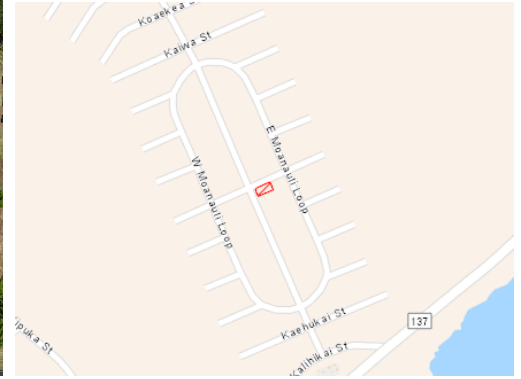


12-154 MAPUANA AVE, PAHOA, HI 96778

MLS: [711885](#) | Active | Taxkey: [3-1-2-35-48](#) | Residential

PHOTOS



LISTING DETAILS

PRICE: **\$725,000**

DISTRICT: **Puna**

SUBDIVISION: **KALAPANA
SEA VIEW ESTATES**

ZONING: **A-3A**

LAND TENURE: **Fee Simple**

RECORD SYS:

PROJECT:

FLOOD ZONE: **X**

SALE TYPE: **Standard Sale**

OWNERSHIP: **Full**

LOT: **159**

LAVA ZONE: **2**

OCEANFRONT PARCEL: **No**

INCR/BLOCK:

PROPERTY DETAILS

BEDROOMS: **3**

PARKING: **Detached,
Unassigned**

ROADS: **Paved**

SUB-TYPE: **Attached**

BATHRMS: **2 [Full], 1 [Half]**

GARAGE AREA (TOTAL): **0 sqft**

FRONTAGE:

UNIT DESCR:

LIVING AREA: **2,016 sqft**

CARPORT AREA (TOTAL): **0 sqft**

TOPOGRAPHY: **Level,
Terraced**

DESIGN:

LAND AREA: **7,914 sqft**

OTHER SQFT (TOTAL): **592
sqft**

EASEMENT:

VIEW:

YEAR BUILT: **2009 - 2016**

EXT AREA: **1,882 sqft**

Public Remarks:

Wai Mana is a successful organic farm and hosted turn-key vacation rental within an ocean community. The 3 separate and unique living spaces plus office are set amongst abundant raised garden beds, fruit trees, colorful foliage, and complete privacy. The main house features 1,232 sq ft of interior living space plus an 896 sq ft lanai, perfect for entertaining while surrounded by a food forest. Within the main house, the "Loft" is offered with a full kitchen featuring modern stainless steel countertops and open to the living area and a wood-burning stove, a full bathroom w/ a shower that leads out to the lanai. The adjacent "Studio" has its own 1/4 bathroom, an outdoor shower, a wet bar, and an office area. Large sliding doors lead to the private courtyard. The office is adjacent to the studio and is set up to meet and greet guests. It houses the laundry and supply room. Throughout the house, high ceilings offer light, spaciousness, and fresh air all year. The adjacent 3-story "Mini House" is a short distance away, with a 424 sq ft rooftop deck, amazing for star gazing, with wonderful ocean views, captivating sunrises, and sunsets! The 2nd floor 196 sq ft bedroom also has a beautiful ocean view overlooking coconut trees. The ground floor 196 sq ft screened-in lanai features a comfortable living area with a wet bar and a bathroom just off the 186 sq ft uncovered lanai. This property offers so many living options you can develop throughout the years. The quality of craftsmanship is timeless. It is truly a private sanctuary on its own, or you have 1st option to purchase the 2 adjacent parcels also offered for sale, for more gardens and living options to make your dream life come true. See MLS numbers 711886 and 711887. All vacation rental management systems can pass along, making this a seamless transition into this property. Great internet so you can work from home! VIDEO: <https://vimeo.com/user19597573/review/994361448/33d72364dc>

UTILITIES/FEATURES

POWER: **Overhead**

WATER: **Catchment**

HEATING/COOLING:

WASHER/DRYER: **Dryer, Washer**

APPLIANCES: **Dishwasher, Refrigerator, Range/Oven**

OTHER FEATURES: **Ceilings-9'+, BBQ/Cooking Pit, Exterior Lighting, Smoke/Heat Detector, Bar-Wet**

WASTEWATER: **Septic**

TV AVAIL: **Cable, Satellite**

POOL:

WATER FEAT:

TELEPHONE AVAIL: **Cell, Land Line, Satellite**

INTERNET AVAIL: **Satellite, Wireless, Fiber-Optic**

WINDOW COVERS:

FIREPLACE: **Wood Burning**

KITCHEN: **Island**

CC&R'S: **No**

PETS ALLOWED:

SECURITY:

FENCING:

SCHOOLS:

FINANCIAL DETAILS

CURRENT TAXES: **\$5,820.84**

SPEC. ASSESS.:

MONTHLY ASSN.:

ASSESSED BLDG: **\$490,500**

SPEC. ASSESS. AMT.:

MONTHLY MAINT.:

EXIST LOAN TP:

ASSESSED LND: **\$49,600**

ROAD MAINT/YR: **\$240**

OTHER FEES:

TOTAL EXEMPTION AMT: **\$0**

PRICE PER SQFT: **\$359.62**

TERMS ACCEPT.: **1031 Exchange, Cash, Conventional**



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LOCAL VALUES, GLOBAL IMPACT