

\$425,000 - 36-3352 Kuwili Lani Pl, Laupahoehoe

MLS® #712911

\$425,000

0 Bedroom, 0.00 Bathroom,
Land on 1.20 Acres

KUWILI LANI SUBDIVISION, Laupahoehoe,
HI

SEE ATTACHED VIDEO!

WELCOME TO OCEAN&TM S GATE, a premium 1.2-acre parcel. Lot 3 is located at the top of Kuwili Lani, the only fenced and gated agricultural subdivision on the Big Island, providing panoramic ocean views, deep soil, plus at least \$40,000 in money-saving improvements! PMM owner-financing option, no prepayment penalty, 50% down, 3-year ,7.5% interest, with or without a balloon. One year of HOA dues, a \$3,600 credit, offered with the sale.

BUILD YOUR HOME or take advantage of two curated designs:
1) HOA-approved plans for a 1200 sq ft, 3-bed/2-bath home plus detached bedroom suite, garage and pool.
2) two-story circular home plan (subject to HOA review)

OCEAN&TM S GATE IS LOCATED JUST MINUTES FROM HWY 19, and captures the essence of the rural Hawaii lifestyle. Lot-3 is one of eleven one to 1.5 acre properties. Three homes have already been built, and two custom homesites are currently under construction.

\$40,000 IN ADDED VALUE:
~Installed 4-bedroom septic system (\$16 K value)
~Connected high-speed fiber optic Internet, ready for telecommuting
~Connection to the subdivision&TM s county-supplied potable drinking water system for indoor use. (Rainwater catchment for exterior irrigation and PV power will need to be installed.)
~160 LF trellises already in place to begin



growing and harvesting a variety of vegetables for market or personal use
~Gated and fenced private entry into the lot
~\$300/month HOA dues include unlimited high-speed fiber optic internet (\$55/month value) and potable County water (\$100/month value)

LOT 3 is the highest elevation lot in Kuwili Lani, affording panoramic ocean views and privacy, cooling breezes, and dark night skies.

LAUPAHOEHOE is situated midway on the picturesque Hamakua Coast. Essential services include a post office, K-12 school, health clinic, police and fire dept, library, community pool, country store and cafÃ©, and a convenience store/gas station.

Essential Information

MLS® #	712911
Price	\$425,000
Bathrooms	0.00
Acres	1.20
Type	Land
Status	Active Under Contract

Community Information

Address	36-3352 Kuwili Lani Pl
Subdivision	KUWILI LANI SUBDIVISION
City	Laupahoehoe
State	HI
Zip Code	96764

Amenities

View	Coastline, Forest, Mountain(s), Ocean, Ocean Horizon, Pasture, Sunrise
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Exterior

Lot Description	Cleared, Dead End, Grassy
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Additional Information

Date Listed	August 8th, 2024
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Days on Market	300
Zoning	A-1A
HOA Fees	300
HOA Fees Freq.	Monthly
Land Tenure	Fee Simple

Listing Details

Listing Office Coldwell Banker Island Properties - Hilo

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