**House and Land Specifics and Square Footage**

Main House Total: 2345 sf   
Living Room, Kitchen, Dining, Foyer: 952 sf   
Master Bedroom with 2 double closets: 250 sf  
Master Bath: 68 sf (one piece enclosed acrylic tub with ceiling light)  
Bedroom #2 with closet: 156 sf  
Bath # 2: 66 sf (one piece acrylic shower with seat and ceiling light)    
Laundry Room with Sink and New Washer and Dryer: 47 sf                
Bonus Room #1: 42 sf      
Bonus Room #2: 350 sf  
Bonus Room #3 with sink: 414 sf:  
Enclosed Attic above Bonus Room #3 with Pull-Down Stairs 160 sf  
Attached 2 Car Garage with 18' wide Electric, Roll-Up Door: 484 sf  
Covered Lanai: 180 sf  
Covered Entrance Porch with Water Feature: 55 sf  
Enclosed Aviary on Lanai: 26 sf  
Breezeway with Firewood Storage, Trash Storage and Sink: 216 sf   
20,000 Gallon Water Tank, Covered Under Roof: 576 sf  
Separate Woodworking Shop with 12' wide Electric Roll-Up Door: 528 sf  
Lumber Storage Room with 1/2 Bath:  272 sf  
Shop Exterior Utility Storage: 164 sf  
Garden Area with 28 Raised Beds, plus 2 Landscape Flower Beds: approximately  3220 sf   
Garden Atrium with Sink 108 sf  
Garden Exterior Storage: 72 sf   
Garden Greenhouse 80 sf  
Concrete Driveway to House and Shop: 385 feet

**More Features:**

Entrance is Tiled with Slate  
Water Feature at Entrance is Structured with Rebars, Wire and Cement  
House and Lanai have Tile Flooring  
Bonus Rooms #2 and #3 and Woodworking Shop have Sheet Vinyl Flooring  
House and Shop Exterior have Acrylic Stucco over 1” Concrete and Wood Shear Wall  
All Windows are Double Pane  
House, Woodworking Shop and Garage are Insulated throughout Walls and Ceiling  
Woodworking Shop has Dust Collector System  
Electricity on Grid - Paid SSPP with HELCO  
15 Photovoltaic Panels with Net Metering  
200-amp Meter: 100-amp Service to House,100-amp Service to Woodworking shop  
80 Gallon Solar/Electric Water Heater, with 2 Solar Panels  
Underground Septic System  
Entrance has Solar/Electric Gate  
Wood Burning Stove  
Mature Fruit Trees  
Ornamental Landscaping  
Walking Trails through Native Old Growth Forest  
Hidden Safe in House   
Home Security Alarm, Landline, Dish Network and Broadband Wired into House  
Home Security Alarm, Landline and Dish Network Wired into Woodworking Shop  
Custom Cabinetry throughout House and Shops; Laminate with Wood Trim  
Kitchen Cabinets have Hawaiian Koa Trim  
Kitchen and Bath have Corian Countertops  
All Appliances are Included Energy Efficient:   
Refrigerator - 2018, Glass Top Range – 2018, Dishwasher - 2018, Washer/Dryer- 2024   
Water Pump and Pressure Tank with 2 Filters; 50 micron and 10 microns -   
Multi Pure Drinking Water Faucet in Kitchen – Annual Filter Change - 07-2024

**Property Features**

Property is 4 Acres, Fenced- in with Walking Trails in Old Growth Ohia and Koa Forest  
Three of the Acres are Consolidated and One is Separate  
Total Acreage is 173,728 sf  
Three Acres: 9-2-041-038 = 130,724 sf  
One acre: 9-2-041-039 = 43,004 sf (This acre is behind the house at the top of the property. It can also be sold, or built on, separately from the main house.)

House had Building Permit in 2004  
The Final Inspection was done in 2004  
Exterior House and Shop Painted in 2024  
Interior, Doors and Trim Painted in 2024  
Interior Garage Painted in 2024  
New Garage Door Motor in 2024  
Home Security Alarm checked and new battery added in 2024

Termite Treatment - Orange Oil – Smart Pest – Kitchen Cabinets – 05/2023  
Last Termite Inspection 6-2024 – Results: No termites found.

\* Special Notes:

House description does not match County of Hawaii records for number of bedrooms.

House is sold unfurnished except for shelving in bonus room #2 and #3

Exterior sinks have cold water only