**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