

# \$475,000 - 2290 Kaupakalua Rd, Haiku

MLS® #400100

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## \$475,000

2 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 8 Acres

N/A, Haiku, HI

Opportunity for visionary builder. Significant project. Listed as residential since tax records reflect a dwelling, but dwelling is not habitable and would NOT qualify for a conventional loan.

Value is in the land and having a spot to build at location of driveway and remnants of the old structure. A river (stream) runs through it, usually. Majority of the land is steeply sloped. Remnants of structure has been officially unoccupied many years and has big gaps in walls and roof with portions caved in. Buyer will need to demolish, remove and (re)build to have residence. Uncertain whether property served by a cesspool. If it is, location unknown. Any new construction would likely need septic. Installing septic system would be challenge on steep slope. Land goes to and across valley bottom of Kaapuaahohui Gulch, where stream usually runs, and up a ways on the other side/steep slope. Only access is from Kaupakalua Road side. Bees and bee hive(s) are present in and around structure. Water currently turned off at 5/8" meter to deter squatters. Utilities have previously served structure.



Built in 1975

## Essential Information

MLS® #	400100
Sale Price	\$475,000
Bedrooms	2

Bathrooms	1.00
Square Footage	768
Acres	7.85
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2290 Kaupakalua Rd
Area	Haiku
Subdivision	N/A
City	Haiku
State	HI
Zip Code	96708

### Amenities

Utilities	Cable Connected
View	Other
Waterfront	None

### Interior

Stories	Two
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### Exterior

Lot Description	Steep Slope
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### Additional Information

Date Listed	October 27th, 2023
Days on Market	196

### Listing Details

Listing Office	Island Sotheby's Int'l Rlty(M)
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