

\$450,000 - 32-2471 Stone Road, Papaaloa

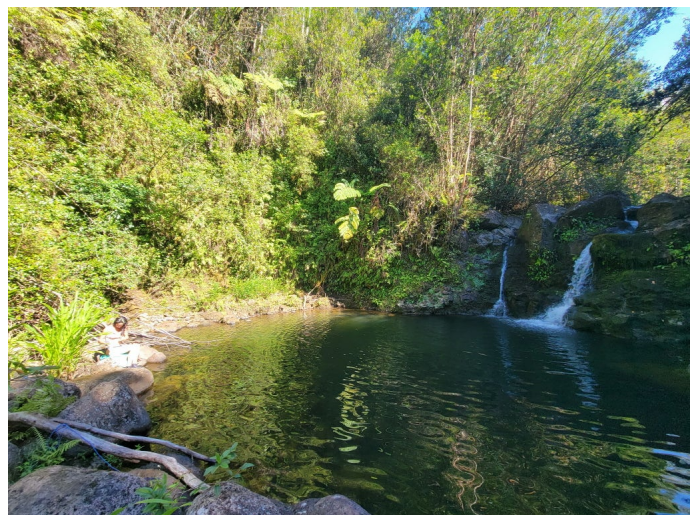
MLS® #717904

\$450,000

0 Bedroom, 0.00 Bathroom,
Land on 3.21 Acres

N/A, Papaaloa, HI

Discover a rare opportunity to own a 3.2-acre ocean-view parcel on the stunning Hamakua Coast, just minutes from Ninole. This elevated lot offers breathtaking sunrises, refreshing trade winds, and the soothing sounds of a 100-foot year-round waterfall just 250 feet away. Surrounded by lush jungle and streams, this property is a true Hawaiian paradise—perfect for those seeking a peaceful retreat with modern conveniences. Zoned Agricultural but located within the State Land Use Conservation District, this property previously received DLNR approval through a Conservation District Use Application (CDUA) for an off-grid single-family residence and related improvements. The approval included a 1,500 sq. ft. home, 1,500 sq. ft. lanai, greenhouse, orchard, shed, utility room, and water catchment system. Although the permit term has since lapsed, the environmental, archaeological, and cultural studies—representing over \$75,000 of work—remain complete and on file. This prior approval establishes clear precedent for future residential use within this Conservation District, and a new owner may be able to renew or modify the permit through a simplified process rather than starting from scratch. Buyer to do their own due diligence. A copy of the prior CDUA/CDUP approval is available upon request. At an ideal elevation for comfortable temperatures and excellent growing conditions, this property is perfect for



tropical farming or a sustainable homestead. Residents in the area rely on photovoltaic power and water catchment, eliminating utility costs, and enjoy reliable access via a county-maintained paved road and bridge—rare for the area. Starlink provides high-speed internet, and nearby T-Mobile coverage ensures strong cell service for remote work. A truly rare offering—a private retreat with waterfall, streams, and ocean views in one of the most sought-after settings on the Hamakua Coast.

Essential Information

MLS® #	717904
Price	\$450,000
Bathrooms	0.00
Acres	3.21
Type	Land
Status	Active

Community Information

Address	32-2471 Stone Road
Subdivision	N/A
City	Papaaloa
State	HI
Zip Code	96780

Amenities

View	Ocean, Ocean Horizon, Pasture, Sunrise
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Exterior

Lot Description	Grassy, Rocky, Wooded
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Additional Information

Date Listed	October 15th, 2025
Days on Market	7
Zoning	A-20A

Listing Details

Listing Office

eXp Realty

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Listing information last updated on October 22nd, 2025 at 10:04pm HST