

## Fact Sheet for 54-154 Hauula Homestead Road

1.7 Acres

Zoned AG-2

Usage: single family home, estate, ranch, farm, nursery

Not sub-dividable

Improved Acreage; over \$200K in improvements including rock walls and driveway

Cleared and Landscaped

Ready to Build

Fruit Trees include: Avocado, grapefruit, guava, lime and allspice.

Level site pads

Gentle Slope and terraced with rock walls

Water Meter installed

Electricity easily available

Requires Septic System; no city sewer service available in this area.

On a county maintained paved road

Ocean views

Backs state conservation land

No easements

Street frontage 90ft

Privacy

Close to state hiking trails

Close to Hauula Beach Park

Shopping:

15 minutes to Laie Shopping center

5 minutes to Hauula Shopping center

25 minutes to Kaneohe

Taxes: \$1200 annually