

DREW'S NEWS

Volume 4, Number 2

A Real Estate Newsletter

March/April, 1991

Out on a Limb With 1991 Forecasts

Forecasting the future is the stuff of gypsies, crystal balls and those with a gift for the supernatural.

I have none of the aforementioned. But I have formulated an opinion of what may happen to our Kauai real estate market over the next 8 to 12 months.

First, take a good look at the facts. On page 2, you'll find a complete breakout of activity of the first 59 days of 1991, including totals for new listings, sales, under contracts, etc., with South Shore figures highlighted.

Now, size up the current market. We are in the best buyer's market to hit the islands in over four years. We have an abundance of available properties -- over 1,100; extremely low interest rates; a slack market.

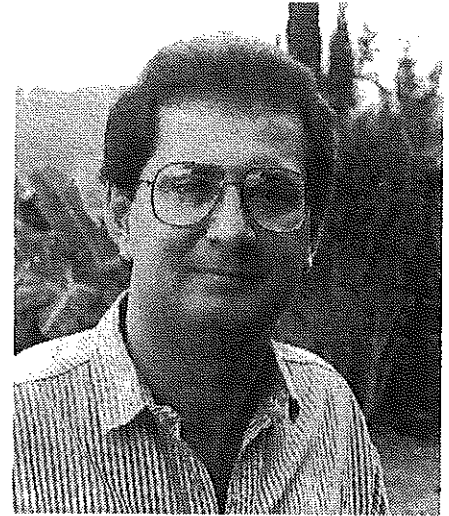
For those in a position to buy, this is the time of opportunity.

This time of opportunity will probably continue for six to eight months. Then, as inventory dwindles, we will enter a transition from buyer's to seller's market. February-March, 1992, is my guess of when the next appreciation period will kick off.

It's possible that the mainland recession will hit harder than I expect, in which case the buyer's market will continue for a longer period.

But I'm betting consumer confidence will be on the rise: the Gulf War is successfully behind us; we have a President seeking re-election. Look for continued low interest rates right into 1992. And, if you can, take advantage of this time of opportunity.

-Drew



Andrew "Drew" Vento
Realtor, G.R.I.
Makai Properties

Waikiki tops 1990 Resort Occupancy

Oahu's Waikiki resort area had the highest occupancy rates in the state in 1990.

Maui's Kaanapali resort area was a distant second, with Kauai's Poipu a close third.

Waikiki	87%
Poipu, Kauai	74%
Central Kauai	69%
North Kauai	45%
Kaanapali, Maui	76%
West Maui	70%
Other Maui	60%
Kona, Big Isle	67%
Hilo, Big Isle	59%
Kohala Coast, Big Isle	58%
Molokai	48%

Source: Poipu Beach Resort Association

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Title Insurance: Don't Buy a Home Without It!

This information is provided by attorney Nancy J. Budd, who specializes in real estate, business and estate planning. Her offices are in Lihue, Kauai. Consultations by appointment: (808) 245-5343.

When purchasing a home or property, the parties are provided with a title search through an escrow company. The title search will disclose all recorded liens or "clouds" on title, as well as other information in public records.

Usually, the buyer requires that outstanding mortgages or other liens of the seller be released before taking title. So why would a buyer need title insurance?

There is always the possibility that things aren't as they appear to be. Despite thorough and meticulous searching of public records, there are certain defects that would not be discovered. As a result, you, the new owner, could have a costly problem on your hands.

Some examples:

- A document in the chain of title could be a forgery.
- A deed may have been signed by a minor or someone who was not competent.
- Perhaps a deed was signed through a power of attorney that had been revoked or was void.
- An heir may have been inadvertently excluded.
- A corporation could have acted without proper authority.
- A person with the same name might have executed the deed.

In cases such as these, title insurance will shift any loss resulting from the defects that are not disclosed in a title search from the new owner to the insurance company. For this protection, a buyer pays a single premium to the company at the time the policy is issued.

Be careful that the policy you buy is an owner's policy, not a mortgage or loan policy. The latter will only protect the mortgage lender even though you, the owner, may have paid the premium.

If you have a legal question that you would like answered in Drew's News, drop me a card. Nancy Budd will respond in an upcoming issue.

This newsletter is printed on re-cycled paper.

First Look at 1991: Real Estate Activity to Date

Below is a compilation of real estate activity figures for the first two months of 1991.

Note that figures are broken out to show first South Shore figures, then all other areas. Combined totals are also tallied.

NEW LISTINGS

	South Shore	Other Areas	Island Totals
Residential	33	70	103
Condo	42	47	89
Land	27	58	85
Commercial	0	6	6
Business	3	7	10
TOTALS	105	178	283

CLOSED ESCROWS

	South Shore	Other Areas	Island Totals
Residential	4	21	25
Condo	3	14	17
Land	2	11	13
Commercial	0	0	0
Business	1	1	2
TOTALS	10	47	57

IN ESCROW/UNDER CONTRACT

	South Shore	Other Areas	Island Totals
Residential	9	14	23
Condo	8	13	21
Land	2	9	11
Commercial	0	1	1
Business	0	1	1
TOTALS	19	38	57

EXPIRED/WITHDRAWN FROM MARKET

	South Shore	Other Areas	Island Totals
Residential	31	59	90
Condo	25	47	72
Land	13	63	76
Commercial	0	10	10
Business	2	7	9
TOTALS	71	186	257

Additionally, there were 188 properties island-wide which adjusted their prices, 39 of which were on the South Shore. Nine sellers temporarily pulled their property off the market.

Information was gathered from the MLS and TMK Service and from the Kauai Board of Realtors.

ISLAND RESIDENTIAL UPDATE

Total Residential Properties Available: 390

Price Range	West Shore	South Shore	Lihue Area	Wailua/Kapaa	North Shore
Under \$150,000	3	0	0	2	1
\$151,000 - \$250,000	3	4	13	19	14
\$251,000 - \$350,000	5	17	9	58	30
\$351,000 - \$500,000	2	31	5	27	31
Over \$501,000	5	40	1	20	50
TOTALS	18	92	28	126	126

Source: Multiple Listings Service (MLS) as of 3/8/91

AVAILABLE SOUTH SHORE HOUSES (FS)

PROPERTY LOCATION	LOT SIZE SQ. FT.	INTERIOR SQ. FT.	BED	BATH	ASKING PRICE
Eleele	10,354	2,928	6	3.5	\$465,000
Kalaheo	5,682	800	3	1.0	195,000
Kalaheo	7,534	486	1	1.0	199,500
Kalaheo	4,314	1,100	3	2.0	232,000
Kalaheo	9,926	1,248	3	2.5	275,000
Kalaheo	10,250	1,124	2	2.0	275,000
Kalaheo	11,321	1,760	3	3.0	298,000
Kalaheo	8,813	1,375	4	3.0	298,000
Kalaheo	10,039	1,280	3	2.0	300,000
Kalaheo	8,162	1,450	3	2.0	310,000
Kalaheo	12,966	1,288	3	2.0	317,000
Kalaheo	18,900	2,116	4	3.5	325,000
Kalaheo	23,651	1,034	2	1.0	332,000
Kalaheo	7,633	1,836	3	2.0	338,000
Kalaheo	8,978	1,720	3	2.0	357,000
Kalaheo	3 acres	500	1	1.0	375,000
Kalaheo	14,687	1,610	2	2.0	395,000
Kalaheo	9,000	2,108	4	3.0	398,000
Kalaheo	10,294	1,700	3	2.0	398,000
Kalaheo	18,665	2,582	4	2.0	399,950
Kalaheo	8,100	1,661	4	2.5	410,000
Kalaheo	11,237	1,968	3	3.0	415,000
Kalaheo	12,945	2,542	4	3.0	415,000
Kalaheo	27,697	2,116	4	3.5	415,000
Kalaheo	10,829	1,920	3	3.0	423,000
Kalaheo	12,729	2,200	4	3.0	425,000
Kalaheo	8,001	1,989	2	2.5	449,000
Kalaheo	9,041	2,400	5	3.0	450,000
Kalaheo	10,009	2,493	4	3.5	469,900
Kalaheo	10,382	1,903	4	3.0	480,000
Kalaheo	9,952	1,800	3	2.0	495,000
Kalaheo	8,850	---	8	4.0	550,000
Kalaheo	10,250	2,700	4	2.5	595,000
Kalaheo	2.15 acres	2,800	4	3.0	675,000
Kalaheo	1.66 acres	2,496	4	2.5	740,000
Kalaheo	1.16 acres	3,012	3	3.5	795,000
Kalaheo	9.19 acres	1,800	2	1.0	899,000
Kalaheo	8,008	2,553	4	4.0	985,000
Kalaheo	30,395	6,638	7	6.5	1,000,000
Kalaheo	3 acres	5,377	4	3.5	2,300,000
Lawai	7,823	1,250	3	2.5	265,000
Lawai	7,500	1,500	4	3.0	269,000
Lawai	5,400	1,900	4	2.0	270,000
Lawai	1 acre	1,054	2	1.0	295,000
Lawai	3.4 acres	1,424	4	2.0	349,000
Lawai	9,600	2,000	3	3.0	595,000

Source: Multiple Listings Service (MLS) as of 3/8/91

continued on page 7

Island Home Inventory Steady

In the last issue of *Drew's News*, we listed 383 homes available island-wide. This issue the total is 390 available homes, an increase of 2 percent.

area	Issue this / last	% change
West side	18 11	+64
South Shore	92 94	-2
Lihue area	28 28	---
Wailua/Kapaa	126 126	---
North Shore	126 124	+2
Totals	390 383	+2

American Dream Home Revealed

Builder Magazine recently surveyed potential home buyers to determine their major preferences in selecting a new home.

Below are survey results, inside and out.

Home Interior Preferences

- At least 2-1/2 baths
- At least 3 bedrooms
- Master bedroom with sitting area
- Separate formal dining area
- Extra room: sunroom, den/library
- Kitchen pantry
- Whirlpool tub & separate shower
- French doors
- Built-in shelving
- Extra storage space
- Wood-burning fireplace
- Ceiling molding

Home Exterior Preferences

- Specialty Windows
- Exterior Lighting
- Rear Yard Fence
- Rear Deck or Patio (Lanai)
- Upgraded Landscaping

Note: My own informal survey on Kauai indicates only one major preference: "Affordable"!

Drew

ISLAND CONDO UPDATE

Total Condominiums for Sale: **369**
 Fee Simple (FS) - 259 Leasehold (LH) - 110

Price Range	South Shore		Lihue Area		Wailua/Kapaa		North Shore	
	FS	LH	FS	LH	FS	LH	FS	LH
Under \$100,000	0	0	0	1	0	1	0	0
\$101,000 - \$150,000	1	12	24	2	8	19	23	13
\$151,000 - \$250,000	45	14	12	0	2	6	43	27
\$251,000 - \$400,000	37	11	5	0	5	2	24	0
Over \$401,000	2	2	0	0	11	0	10	0
TOTALS	92	39	41	3	26	28	100	40

Source: Multiple Listings Service (MLS) as of 3/8/91

South Shore Condos Up 20%

In the last issue of *Drew's News*, we listed 341 condominiums available island-wide. This issue we have a total of 369, an 8 percent increase.

area	Issue		% change
	this	last	
South Shore	131	109	+20
Lihue area	44	41	+7
Wailua/Kapaa	54	54	---
North Shore	140	137	+2
Totals	369	341	+8

AVAILABLE SOUTH SHORE CONDOMINIUMS

PROJECT	BED	BATH	AVAIL	LAND TENURE	ASKING PRICE	
					LOW	HIGH
Hale Kahamalu	No condos available					
Kahala I at Poipu Kai	1	1.0	8	FS	\$175,000	\$260,000
	2	2.0	3	FS	230,000	275,000
Kahalo Pali Kai	3	2.0	10	FS	169,500	197,500
	Kiahuna Plantation	1	1.0	20	LH	129,000
2		2.0	2	LH	365,000	990,000
Koloa Gardens	2	2.0	1	FS	200,000	-----
	Kuhio Shores	1	1.0	3	FS	205,000
2		2.0	2	FS	319,000	345,000
Makahuena	2	2.0	11	LH	169,000	435,000
	2	2.5	4	LH	185,000	295,000
	3	2.0	1	LH	360,000	-----
Makanui Poipu Kai	1	1.5	1	FS	195,000	-----
	2	2.0	5	FS	250,000	375,000
	3	2.0	2	FS	340,000	475,000
Manualoha Poipu Kai	1	1.0	2	FS	185,000	215,000
	1	2.0	3	FS	195,000	199,000
	2	2.0	3	FS	375,000	415,000
	2	2.5	2	FS	315,000	359,000
	2	2.0	14	FS	242,000	379,000
Poipu Crater	2	2.0	4	FS	196,500	241,000
Poipu Kapili	1	2.0	2	FS	330,000	380,000
Poipu Makai	2	3.0	1	FS	475,000	-----
	2	2.0	2	FS	320,000	321,000
Poipu Palms	3	3.0	1	FS	385,000	-----
	2	2.0	2	FS	265,000	300,000
Poipu Sands	1	1.5	2	FS	245,000	-----
Poipu Shores	2	2.0	1	FS	379,000	-----
	2	2.0	2	FS/LH	299,500	335,000
	3	2.0	1	FS	345,000	-----
Prince Kuhio	studio	1	1	FS	137,500	-----
Sunset Kahili	1	1.0	1	FS	167,500	-----
	No condos available					
Waikomo Streams	1	1.0	4	FS	179,000	199,500
	2	2.0	2	FS	250,000	299,500
Whaler's Cove	2	2.0	4	FS	515,000	595,000
	2	2.5	2	FS	495,000	575,000

Source: Multiple Listing Service (MLS) as of 3/8/91

HOT PROPERTIES

All Oceanview Units

MAKAHUENA

All properties LH

Unit #301

Asking Price **\$295,000**

A two-bedroom condo with a townhouse floor plan -- and one of the largest lanai's in Poipu!

Unit #103

Asking Price **\$345,000**

Private ground floor, oceanfront two-bedroom unit with one-level floor plan. Excellent location!

Unit #305

Asking Price **\$360,000**

A large 3-bedroom condo with room to relax after a hard day's play in paradise. Townhouse floor plan separates living from sleeping areas.

**TO BUY OR SELL A
CONDO ON KAUAI**

> CALL DREW <

332-7414

DREW'S HOT PROPERTIES

Great Price & Oceanfront POIPU PALMS CONDO

Asking Price \$265,000 FS

Ocean front, first floor condo, with two bedrooms, 2 baths and a private lanai fronting the ocean. Only 12 units in this private, quaint complex. Lowest priced fee simple 2 bedroom oceanfront condo in Poipu. Call for an appointment!

Great Price, Great Views KUHIO SHORES

Asking Price \$210,000 FS

Priced to sell! #307 is on the third floor, on the bay side of the project, with cool tradewinds, commanding ocean and mountain views. One of the best 'view' values in Poipu! Call Drew for an appointment today.

Right on the Ocean KUHIO SHORES

Asking Price \$345,000 FS

A rare find at Kuhio Shores! Two bedroom, two bath second floor unit right on the ocean! Tastefully decorated. Separate entrance for second bedroom. Sandy beaches and Beach House Restaurant adjacent. Call soon!

Resort within a Resort POIPU CRATER RESORT

Asking Price \$232,500 FS

A condo with the finishing touches: new tile in the kitchen, entry area and dining room, upgraded furnishings throughout. Secluded location. A definite must on your viewing list. Call Drew for an appointment to see!

Near New Hyatt POIPU KAI PARCEL

Asking Price \$240,000 FS

Located in Lanai Villas, this 7,208 square foot property has a mountain view, plus all the terrific amenities of Poipu Kai Resort: pool, tennis, jacuzzi and more. Project is adjacent to the new Hyatt Hotel and Shipwrecks Beach.

Owner may Finance LARGE POIPU LOT

Asking Price \$449,000 FS

Build your Hawaiian Hideaway in the perfect location--Kauai Road, a stone's throw from Brennecke's Beach and Poipu Beach Park. You'll have the land --14,123 sq.ft.-- and a great price. Call Drew for special details!

Lowest-Price Poipu Home POIPU KAI RESIDENCE

Asking Price \$399,900 FS

This home sparkles! Well-built, two-story, 4 bedrooms and 2.5 baths. A full 2,400 square feet of living area features koa cabinets, breakfast nook, family and living room plus much, much more. Call Drew today for your appointment.

A Home with the Works KAI IKENA RESIDENCE

Asking Price \$469,900 FS

Have it all: 4 bedrooms, 3-1/2 baths; open beam ceilings; designer kitchen; large living, dining and study room; fireplace; wraparound lanai. Downstairs 3 car garage, extra bedroom, storage. Plus ocean and mountain views!

New Price! Best Value! KIAHUNA GOLF VILLAGE

Asking Price \$695,500 FS

Luxury home on one of the best fairway lots in the project. Many fine classy touches plus a great floorplan allowing ocean, mountain and fairway views. One of the owners is a realtor. Call for a look-see!

#1 Fairway KIAHUNA GOLF VILLAGE

Asking Price \$385,000 FS

Absolutely the best vacant land parcel on the market at Kiahuna Golf Village. Nearly 12,000 sq.ft. with ocean & mountain views, right on fairway #1. Kiahuna Golf Village is Poipu's best subdivision, and this the best lot. Call!



*In today's market,
there's no substitute
for a professional's
knowledge, experience
and commitment.*

Andrew Vento

Realtor, G.R.I.

(808) 332-7414

fax 742-7685



Makai Properties

Real Estate Sales & Development

Land Inventory Still Rising

In the last issue of *Drews News*, we had a total of 295 land parcels available island-wide. This issue the total has increased to 339, an island-wide increase of 15 percent.

area	issue this / last	% change
West side	12 8	+50
South Shore	78 63	+24
Lihue area	5 7	-29
Wailua/Kapaa	93 81	+15
North Shore	151 136	+11
Totals	339 295	+15

HOT PROPERTIES

New Listings

KAI IKENA

All properties FS, zoned Agricultural. Additional County permits required for second dwellings.

Lot #11

Asking Price \$239,000

1.037 acres of a double whammy! Build one house on the level area with ocean and mountain views. Build the second nestled into the hillside for complete privacy.

Lot #13

Asking Price \$235,000

1.351 acres, this parcel is located at the end of a cul-de-sac. Views and privacy are outstanding! Current zoning allows for an additional dwelling.

Lot #14

Asking Price \$200,000

1.51 acres, next to lot #13. Privacy and views make this one of the best land values on the South Shore.

Lots #13 and #14

Asking Price \$399,900

2.86 acres. Buy two and save \$35,000! Zoning allows each lot two dwellings-only \$100,000 per house!

ISLAND LAND UPDATE

Total Parcels Available: 339

Price Range	West Shore	South Shore	Lihue Area	Wailua /Kapaa	North Shore
Under \$150,000	6	2	3	20	10
\$151,000 - \$250,000	4	28	2	25	44
\$251,000 - \$350,000	1	18	0	10	27
\$351,000 - \$500,000	0	17	0	15	26
Over \$501,000	1	13	0	23	44
TOTALS	12	78	5	93	151

Source: Multiple Listings Service (MLS) as of 3/8/91

AVAILABLE SOUTH SHORE LAND (FS)

AREA	SQUARE FEET	ASKING PRICE
Eleele	6,000	\$105,000
Kalaheo	9,000	145,000
Kalaheo	21,780	150,000
Kalaheo	11,406	155,000
Kalaheo	6,882	162,000
Kalaheo	7,069	165,000
Kalaheo	6,961	165,000
Kalaheo	12,547	165,000
Kalaheo	7,005	166,000
Kalaheo	8,255	168,000
Kalaheo	.51 acre	170,000
Kalaheo	18,449	170,000
Kalaheo	6,815	175,000
Kalaheo	12,876	179,000
Kalaheo	7,442	179,000
Kalaheo	8,015	185,000
Kalaheo	10,829	185,000
Kalaheo	11,164	185,000
Kalaheo	8,000	190,000
Kalaheo	10,650	197,000
Kalaheo	1.5 acres	200,000
Kalaheo	10,479	215,000
Kalaheo	1.35 acres	235,000
Kalaheo	1.04 acres	239,000
Kalaheo	1.778 acres	240,000
Kalaheo	1.4 acres	249,000
Kalaheo	15,280	250,000
Kalaheo	1.46 acres	299,000
Kalaheo	1.25 acres	329,000
Kalaheo	2.84 acres	349,000
Kalaheo	3 acres	375,000
Kalaheo	1.5 acres	385,000
Kalaheo	2.86 acres	399,000
Kalaheo	4.5 acres	427,000
Kalaheo	12.66 acres	450,000
Kalaheo	36,300	500,000
Kalaheo	36,300	540,000
Kalaheo	2.84 acres	695,000
Kalaheo	21.73 acres	3,200,000
Lawai	1 acre	175,000
Lawai	2.25 acres	263,000
Lawai	3.21 acres	295,000
Lawai	4.38 acres	350,000
Lawai	4.7 acres	395,000
Lawai	4.75 acres	495,000

continued on page 7

Name _____
 Address _____
 City, State, Zip _____
 Phone _____

I am interested in the following:

- Price information on my property
 I want to sell my property
 Location of property: _____

- I want to buy property
 Condos
 Land
 Residential property
 Other

- West Side
 Poipu/South Shore
 Lihue area
 Wailua/Kapaa
 North Shore

Property Information Request

I will be happy to answer any real estate questions you have, and to provide information on real estate activity.

Simply fill out and return this information request form.

For immediate assistance, contact me via phone (808) 332-7414, or fax (808) 742-7685.

Mail to:

Drew's News
 P.O. Box 1979, Koloa, HI 96756

AVAILABLE SOUTH SHORE HOUSES (FS) (from p. 3)

LOCATION	LOT SQ. FT.	INTERIOR SQ. FT.	BED	BATH	ASKING PRICE
Omao	1.06 acres	640	1	1.0	\$275,000
Omao	23,478	1,328	3	2.0	314,000
Omao	31,773	2,394	3	3.0	385,000
Omao	21,854	2,670	5	4.0	409,000
Omao	21,780	1,844	3	3.0	425,000
Omao	3.54 acres	3,929	4	3.5	935,000
Koloa	8,380	1,104	3	2.0	260,000
Koloa	10,400	2,208	3	2.0	420,000
Koloa	18,880	3,312	9	6.0	595,000
Poipu	5,500	1,095	2	2.0	375,000
Poipu	6,057	2,445	4	2.5	399,900
Poipu	9,262	1,640	3	2.0	420,000
Poipu	6,000	1,400	3	2.0	429,000
Poipu	11,347	2,000	3	2.5	435,000
Poipu	7,638	1,930	3	3.0	459,000
Poipu	7,113	1,953	2	2.0	475,000
Poipu	5,500	1,561	3	2.5	475,000
Poipu	10,361	2,000	4	3.0	489,000
Poipu	10,120	2,200	3	2.0	492,000
Poipu	9,043	2,070	3	3.0	495,000
Poipu	11,000	2,200	5	4.0	550,000
Poipu	12,476	2,855	4	3.5	572,500
Poipu	11,350	2,500	3	2.5	575,000
Poipu	10,313	2,453	4	4.3	595,000
Poipu	11,350	---	3	2.5	650,000
Poipu	12,064	2,482	3	2.5	675,000
Poipu	10,203	2,450	3	3.5	695,000
Poipu	13,894	2,229	3	2.0	749,000
Poipu	11,575	2,350	3	3.0	750,000
Poipu	10,150	1,560	3	2.0	769,000
Poipu	12,010	3,100	3	3.5	775,000
Poipu	11,175	2,848	4	3.5	845,000
Poipu	20,000	1,800	3	3.0	995,000
Poipu	24,311	640	1	1.0	1,500,000
Poipu	2.31 acres	---	---	---	1,600,000
Poipu	5,335	3,500	5	4.5	1,650,000
Poipu	20,335	2,225	4	4.0	1,700,000
Poipu	.74 acre	3,054	4	3.0	2,200,000
Poipu	15,600	2,000	3	2.5	2,200,000
Poipu	13,206	2,000	3	2.5	2,300,000
Poipu	14,975	5,000	4	5.0	2,950,000
Poipu	3.2 acres	----	--	--	3,100,000

AVAILABLE SOUTH SHORE LAND (FS)

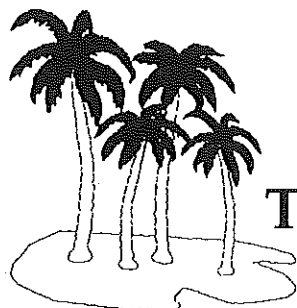
continued from p. 6

Lawai	6.3 acres	\$535,000
Lawai	7.41 acres	595,000
Lawai	9.11 acres	695,000
Lawai	4.76 acres	700,000
Lawai	32.26 acres	2,000,000
Lawai	28 acres	2,600,000
Koloa	2.11 acres	2,750,000
Poipu	6,500	200,000
Poipu	6,000	239,500
Poipu	7,208	240,000
Poipu	11,682	270,000
Poipu	11,682	275,000
Poipu	9,755	280,000
Poipu	10,128	305,000
Poipu	10,108	315,000
Poipu	11,960	315,000
Poipu	11,761	325,000
Poipu	11,669	325,000
Poipu	10,263	325,000
Poipu	11,302	325,000
Poipu	10,858	350,000
Poipu	10,325	350,000
Poipu	11,577	375,000
Poipu	9,515	379,000
Poipu	20,392	385,000
Poipu	11,432	385,000
Poipu	10,942	395,000
Poipu	17,660	398,000
Poipu	11,484	400,000
Poipu	10,000	425,000
Poipu	14,123	449,000
Poipu	9,400	995,000
Poipu	18,545	1,990,000
Poipu	39,961	2,000,000

Source: Multiple Listings Service (MLS) as of 3/8/91

Property owner: If you have your property listed for sale with another Realtor, please consult him/her for your real estate needs. It is not my intention to solicit clients from other Realtors with this newsletter.

--Drew



The Real Estate Newsletter of Kauai's South Shore!

DREW'S HOT LISTINGS!

Family Size with Views **WHALE WATCHER**

Asking Price **\$299,900 FS**

Unit 301-A has great ocean and sunset views. And like most Poipu Shores units, it's perfect to watch whales, dolphins and turtles at play. This 2 bed/2 bath condo has room for a family vacation. Call Drew for special details.

New Listing **LAWAI RESIDENCE**

Asking Price **\$265,000 FS**

A well-built home with ocean and mountain views in a quiet subdivision. 3 bedrooms, 2 baths, skylight in kitchen, 1/2 bath in laundry room, extra storage, view lanai, two-car carport. Call Drew today for more information.

Great Price and Big **PALI KAI CONDO**

Asking Price **\$189,000 FS**

This Kalaheo large residential condo offers 3 bedrooms, 2 baths on a two-level floor plan. Plus ocean view, two lanais, patio, pool & tennis. Project qualifies for FHA funding. Easy to view with notice. A Drew's Best Buy!

Two Homes Possible **KALAHEO AG PARCEL**

Asking Price **\$240,000 FS**

Build your Hawaiian vacation or permanent home on this secluded, 1.779 acre parcel in Kalaheo. Flag lot configuration guarantees views and privacy. Second dwelling possible with county approval. Call now!

Primo Resort Unit **MANUALOHA**

Asking Price **\$375,000 FS**

This is one of the best units at Manualoha, which is part of Poipu Kai Resort. You get resort amenities, plus 2 bed/2 bath on two levels. Second level has Master Suite with 2 private lanais. Great ocean & mountain views. Call!

Mountain & Ocean Views **KAIHUNA GOLF VILLAGE**

Asking Price **\$315,000 FS**

Over 10,000 sq.ft. parcel right on the 17th fairway. All the privacy you need for full-time living, plus the activities and amenities of Poipu nearby. Situated in Poipu's most exclusive neighborhood. Call Drew for details.