

# DREW'S NEWS

Volume 3, Number 4

A Real Estate Newsletter

July/August, 1990

## New Leasehold Law Packs a Punch

The 1990 legislature passed a number of laws which greatly affect real estate sales, operations and ownership in Hawaii.

One of the most important new laws, Chapter 516D, affects disclosures of LEASEHOLD property. As of July 31, 1990, a seller of leasehold property must give the new buyer a copy of the lease, plus all amendments; a lease summary; a glossary of terms; and other pertinent data.

A seller must deliver these documents to the buyer within 10 calendar days from acceptance of the DROA. The buyer will have 5 days to accept, understand and approve the documentation. If the buyer rejects the documents, he can cancel the sale of the property -- provided it is done in the proper time period.

This is now the law! Even if you sell the property yourself or buyer and seller agree to no disclosure, the seller is still responsible to give disclosure documentation. The seller could be held accountable for omissions years after the sale or transfer of ownership. The liability of the seller is so far-reaching that every step must be taken to avoid future legal problems.

The new law was written mainly for the protection of the buyer. In many cases, owners and buyers of leasehold property are unaware of just what is in the lease.

In the long run, chapter 516D will benefit all parties involved with a leasehold real estate sale. If you would like additional information on this new law, drop me a card.

-Drew



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

## Where The Kids Are

University of Hawaii:

UH, Manoa	18,546
UH, Hilo	3,964
West Oahu College	601
Honolulu C.C.	4,193
Kapiolani C.C.	5,717
Kauai C.C.	1,299
Leeward C.C. (Oahu)	5,646
Maui C.C.	2,074
Windward C.C. (Oahu)	1,604
<i>Independent Colleges:</i>	

B.Y.U., Hawaii campus	2,061
Cannon's Business	680
Chaminade (Oahu)	2,412
Hawaii Loa	597
Hawaii Pacific	4,962
Roosevelt Hawaii Program	236

Source: Hawaii Assn. of Independent Schools;  
University of Hawaii. Data is fall, 1989.

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## Disclose or Pay

*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.*

Sellers of all types of real estate (land, residential, condominiums, etc.) and their realtors take note: all pertinent facts about a property must be disclosed to the purchasers before the closing. Fail to do so, and you may be legally liable.

Disgruntled purchasers who discover an undisclosed "defect" in the property after buying it will look to the seller and realtor for damages. Courts have found that both seller and realtor have a duty to make full and complete disclosure of all facts known and/or discoverable by a diligent inspection of the property.

The Hawaii Association of Realtors has prepared a Disclosure Statement to make this job less complicated. Questions regarding title, condition of the property, potential disputes or anything else which may affect a property's value or desirability should be disclosed in detail.

It is better to let the buyer know all conditions, even seemingly insignificant (e.g., water pooling after rainstorms or history of complaints by neighbors), than run the risk of a lawsuit for negligence or misrepresentation.

Fill out the form thoroughly and sell your property with confidence!

*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.*

## Property Pushers Update

There are currently 83 Real Estate companies affiliated with the Kauai Board of Realtors, with a roster of 468 active Real Estate Brokers and Associates.

A total of 755 properties are now listed for sale with the Kauai Board of Realtors -- 283 residential, 257 condominiums and 215 land parcels. This equates to 9.1 listings per real estate company, and 1.61 listings per Real estate agent.

Currently at Makai Properties we have a total of 77 listings. Drew has 15 of those listings; 6 properties now in escrow; a 1990 sales volume to date of over \$3,000,000.

Drew gets results. Call 332-7414 today!

## Who Owns Hawaii

According to the State Land Use Commission, total acreage in Hawaii in 1989 was 4,112,388 acres. Of all 50 states, Hawaii is the only state to classify all its lands into land use classifications. Here's the 1989 breakout:

171,214 acres	Urban Land
10,196 acres	Rural Land
1,963,784 acres	Agricultural
1,967,194 acres	Conservation

Federal, state and county governments own 1,541,175 acres, or 38 percent of the acres available for ownership in 1988. With 38 percent of all land owned by the government, it should be possible to develop some low-cost housing for the residents of Hawaii.

The six largest private land owners represented a total of 912,853 acres, or 36 percent of all privately held land, in 1988. These same six land owners, back in 1964, owned a total of 52 percent of all privately held land in Hawaii.

Sources: Hawaii State Department of Business and Economic Development; private landowners.

## Island High

The State of Hawaii is a group of islands with beautiful mountains. Below is an island-by-island report on the highest peaks:

Hawaii	feet	Maui	feet
Mauna Kea	13,796	Haleakala RH	10,023
Mauna Loa	13,679	Haleakala KG	8,201
Hualalai	8,271	Puu Kukui	5,788
Kahoolawe		Molokai	
Puu Moaulanue	1,483	Kamakou	4,961
Puu Moaulaiki	1,434	Olokui	4,606
Kauai		Kaunuohua	4,535
Kawaikini	5,243	Molokini	160
Waialeale	5,148	Niihau	
Namolokama	4,421	Paniau	1,281
Kalalau Lookout	4,120	Oahu	
Haupu	2,297	Kaala	4,017
Sleeping Giant	1,241	Puu Kalena	3,504
Lanai		Konahuanui	3,150
Lanaihale	3,370		

# Island Residential Update

Total Residential Properties Available: 283

Price Range	West Shore	South Shore	Lihue Area	Wailua/Kapaa	North Shore
Under \$150,000	2	0	0	1	0
\$151,000 - \$250,000	4	3	2	33	7
\$251,000 - \$350,000	3	15	1	22	23
\$351,000 - \$500,000	1	21	5	28	33
Over \$501,000	3	26	1	18	31
<b>TOTALS</b>	<b>13</b>	<b>65</b>	<b>9</b>	<b>102</b>	<b>94</b>

Source: Multiple Listings Service (MLS) as of 7/12/90

## 23% Increase in Homes For Sale!

In the last issue of *Drew's News*, we listed 261 residential properties available. This issue we're up to 283, a moderate increase of 8%. Poipu/South Shore had the highest increase of inventory, with a 23% increase in the last 60 days.

area	issue this/last	% change
West side	13 15	-13
South Shore	65 53	+23
Lihue area	9 11	-18
Wailua/Kapaa	102 84	+21
North Shore	94 98	-4

## Available South Shore Houses

All properties listed are fee simple

PROPERTY LOCATION	LOT SIZE SQ. FT.	INTERIOR SQ. FT.	BED	BATH	ASKING PRICE
Eleele	6,348	944	2	1.5	\$173,000
Eleele	7,148	1,104	3	3.0	262,000
Kalaheo	8,500	1,200	3	2.0	260,000
Kalaheo	9,926	1,248	3	2.5	275,000
Kalaheo	9,232	1,424	4	2.0	282,000
Kalaheo	9,020	1,888	3	3.0	298,000
Kalaheo	----	1,888	3	3.0	298,000
Kalaheo	----	1,888	3	3.0	304,000
Kalaheo	9,158	2,108	4	3.0	345,000
Kalaheo	7,021	1,644	3	3.0	349,000
Kalaheo	12,028	----	4	3.5	388,500
Kalaheo	9,000	2,108	4	2.0	398,000
Kalaheo	8,811	1,886	3	3.0	399,900
Kalaheo	10,829	1,920	3	3.0	423,000
Kalaheo	9,014	2,400	5	3.0	450,000
Kalaheo	10,009	2,493	4	3.5	450,000
Kalaheo	459,000	1,831	2	2.5	459,900
Kalaheo	12,688	1,700	3	2.5	467,000
Kalaheo	8,195	3,041	4	3.0	495,000
Kalaheo	9,952	1,800	3	2.0	495,000
Kalaheo	8,000	5,000	5	3.5	650,000
Kalaheo	2.14 acres	2,278	3	2.0	685,000
Kalaheo	1.66 acres	2,496	4	2.5	700,000
Kalaheo	1.23 acres	1,200	3	2.0	339,000
Kalaheo	.46 acre	2,100	3	2.5	350,000
Kalaheo	27,903	1,140	3	2.0	370,000
Kalaheo	9.19 acres	1,800	2	1.0	939,000
Kalaheo	30,395	6,638	7	6.5	1,000,000
Kalaheo	3.00 acres	5,377	4	3.5	2,300,000
Lawai	7,926	1,258	3	2.0	220,000
Lawai	7,200	1,014	2	1.0	235,000
Lawai	1.23 acres	1,164	2	2.0	345,000
Lawai	18,033	3,170	6	4.0	425,000

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## How Land is Used on Kauai

As in the accompanying story on Hawaii land use, Kauai has its own breakout of land use:

Agriculture	202,883 acres
Conservation	181,018 acres
Residential	
Improved	4,298 acres
Unimproved	4,332 acres
Industrial	1,313 acres
Resort	764 acres
Apartment	659 acres
Commercial	554 acres

In 1988, Kauai had a total of 19,476 housing units. Of these, 11,541 units were renter-occupied or vacant; 7,237 units were owner-occupied; 2,855 were condominium units in rental pools, intended for transient occupancy.

Source: Hawaii State Department of Finance.

**TO BUY OR SELL  
HOMES ON KAUAI**

**> CALL DREW <  
332-7414**

# Island Condo Update

Total Condominiums for Sale: 257  
 Fee Simple (FS) - 153 Leasehold (LH) - 104

Price Range	South Shore		Lihue Area		Wailua/Kapaa		North Shore	
	FS	LH	FS	LH	FS	LH	FS	LH
Under \$100,000	0	0	0	2	0	0	0	0
\$101,000 - \$150,000	1	17	12	3	0	11	15	21
\$151,000 - \$250,000	24	12	4	0	3	6	30	20
\$251,000 - \$400,000	17	5	0	0	1	0	19	4
Over \$401,000	10	3	0	0	5	0	12	0
<b>TOTALS</b>	<b>52</b>	<b>37</b>	<b>16</b>	<b>5</b>	<b>9</b>	<b>17</b>	<b>76</b>	<b>45</b>

Source: Multiple Listings Service (MLS) as of 7/12/90

## Available South Shore Condominiums

PROJECT	BED	BATH	UNITS AVAIL	LAND TENURE	ASKING PRICE	
					LOW	HIGH
Hale Kahamalu	No condos available					
Kahala I at Poipu Kai	1	1.0	6	FS	\$185,000	\$260,000
	2	2.0	1	FS	275,000	-----
Kahaleo Pali Kai	3	2.0	5	FS	187,500	220,000
	Kiahuna Plantation	1	1.0	26	LH	129,000
2		2.0	1	LH	990,000	-----
Koloa Gardens	No condos available					
Kuhio Shores	1	1.0	2	FS	205,000	210,000
	2	2.0	1	FS	319,000	-----
Makahuena	2	2.0	7	LH	189,000	550,000
	2	2.5	2	LH	210,000	210,000
	3	2	3	LH	295,000	375,000
Makanui Poipu Kai	1	1.5	1	FS	205,000	-----
	2	2.0	2	FS	265,000	340,000
Manualoha Poipu Kai	1	1.0	1	FS	204,000	-----
	1	2.0	2	FS	199,000	199,000
	2	2.0	1	FS	395,000	-----
	2	2.5	1	FS	375,000	-----
Nihi Kai Villas	2	2.0	7	FS	242,000	350,000
Poipu Crater	2	2.0	3	FS	225,000	241,000
Poipu Kapili	2	3.0	2	FS	435,000	475,000
Poipu Makai	3	3.0	1	FS	385,000	-----
Poipu Palms	No condos available					
Poipu Sands	1	1.0	1	FS	245,000	-----
	2	2.0	1	FS	350,000	-----
Poipu Shores	2	2.0	2	FS	315,000	325,000
Prince Kuhio	studio		1	FS	115,000	-----
Sunset Kahili	No condos available					
Waikomo Streams	No condos available					

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## More Condos in Princeville

In the last issue of *Drew's News*, we listed 255 condominiums available. This issue we have 257 available. Very little change. The Princeville/Northshore area has the lion share of available condos with 47% of the condos for sale.

area	issue this/last	% change
South Shore	89 88	+1
Lihue area	21 24	-13
Wailua/Kapaa	26 30	-13
North Shore	121 113	+7

## Candy and Stamps and . . .

- Eighty percent of all candy produced in Hawaii ends up in a Japanese mouth, according to the Hawaii State Department of Business and Economic Development.

- In 1865, a 2-cent stamp got your letter to another island. A 10-cent stamp took it to the mainland.

- A round trip flight from Honolulu to San Francisco in 1936 took 20 hours and cost \$712 -- in first class.

- A flight from Honolulu to Hilo in 1929 took an hour and 40 minutes and cost \$30 each way.

- 150 years ago, downtown Honolulu boasted 11 wholesale/retail stores, 14 retail-only stores, 2 auctioneers, 5 hotels, 6 boarding houses and 6 "sailor grog shops."

**TO BUY OR SELL  
 A CONDO ON KAUAI  
 Call Drew Vento  
 332-7414**

# Hot Properties

## Mini Fixer

### WAILUA HOMESTEADS

New Asking Price \$215,000 Fee Simple  
Reasonably-priced property in an escalating market. Great mountain views from lanai and yard. Three bedroom, two bath home, over 2,000 square feet with garage. Large 9,000 square foot lot. Call now for your appointment to see this diamond in the rough.

## New Listing

### KOLOA RESIDENCE

Asking Price \$189,000 Fee Simple  
Lowest-priced home on the south shore! Three bedrooms, 1.5 baths with outside shower. Older home but in good condition with a completely fenced yard. Bargain hunters, this is the house! Call Drew for your showing appointment today.

## Mountain and Ocean View Parcel

### KIAHUNA GOLF VILLAGE

New Asking Price \$315,000 Fee Simple  
Over 10,000 square feet, right on the 17th fairway. All the privacy you need for full-time living, plus all the activities and amenities of Poipu nearby. Situated in Poipu's most exclusive neighborhood. Call Drew!

## Best views on South Shore

### AG PARCEL NEAR POIPU

Price Reduction-- \$285,000 Fee Simple  
Owner Financing Available

2.25 acres of agricultural land with ocean, mountain and valley views! Just 7 minutes from Poipu, a special property with privacy and great views. Discount for cash, call Drew today!

## Ocean View Residence

### KIAHUNA GOLF VILLAGE

Asking Price \$625,000 Fee Simple  
A lovely two-story home with master suite, sitting room and private deck on the second floor. Landscaped to perfection! To view this special property, contact Drew. Owner is real estate agent licensed in the state of Hawaii.

## Resort within a Resort

### POIPU CRATER RESORT

Asking Price \$225,000 Fee Simple  
You'll find special touches in this condo: new tile in the kitchen, entry area and dining room, upgraded furnishings throughout. Secluded location. This is a definite must on your viewing list. Call Drew today for an appointment to see!

## Ocean Front Condo

### POIPU SHORES

Asking Price \$325,000 Fee Simple  
One of the best on the market today. Unit 401-A is on the 4th floor, an end unit with 2 bedrooms, 2 baths, completely furnished. Excellent views and rental history. Let the soothing sounds of the ocean put you to sleep tonight! Call Drew for more information.

## Under Construction

### GRACIOUS LIVING

Asking Price \$850,000 Fee Simple  
A home with the finest in privacy and luxury: Nestled on the ridge of a valley in Lawai, over 3,700 square feet of living area, a three-car garage, courtyards and lanais. More than 6,200 square feet of home and extras. Call for details.

## Old Poipu

### LARGE POIPU LOT

Asking Price \$495,000 Fee Simple  
Build your Hawaiian Hedeaway in the perfect location--on Kauai Road, just a stone's throw from Brennecke's Beach and Poipu Beach Park. You'll have the land--14,123 square feet, and a great price--\$495,000. Call Drew for special details!

Andrew Vento, Realtor, G.R.I.

(808) 332-7414 fax 742-7685



**Makai Properties**

Real Estate Sales & Development

# Land Inventory Is Constant

In the last issue of *Drews News*, we listed 218 land parcels available. This issue we're down to 216, a marginal decrease of 1%. The South Shore's inventory of land increased by 21%, to a total of 40 parcels now for sale.

area	issue this/last	% change
West side	7 10	-30
South Shore	40 33	+21
Lihue area	7 6	+17
Wailua/Kapaa	42 53	-21
North Shore	119 116	+03

# From Honolulu to . . .

Place	Statute Miles
Anchorage, Alaska	2,781
Agana, Guam	3,306
Auckland, New Zealand	4,393
Beijing, China	5,127
Chicago, Ill.	4,179
Hong Kong	5,541
Jakarta, Indonesia	6,807
Los Angeles, Calif.	2,557
Manila, Philippines	5,293
Marshall Islands	2,443
Miami, Florida	4,856
New York, New York	4,959
Pago Pago, Am. Samoa	2,606
Papua, New Guinea	4,290
San Francisco, Calif.	2,397
Seattle, Wash.	2,679
Seoul, Korea	4,529
Singapore	6,706
Sydney, Aust.	5,070
Papeete, Tahiti	2,741
Taipei, Taiwan	5,040
Tokyo, Japan	3,847
Toronto, Canada	4,659
Washington, D.C.	4,829

Sources: U. S. Department of Interior; Economic Development Corp. Honolulu; University of Hawaii.

# Island Land Update

Total Parcels Available: 216

Price Range	West Shore	South Shore	Lihue Area	Wailua /Kapaa	North Shore
Under \$150,000	1	1	0	7	6
\$151,000 - \$250,000	3	12	2	15	41
\$251,000 - \$350,000	1	11	0	2	24
\$351,000 - \$500,000	0	10	0	9	16
Over \$501,000	2	6	5	10	32
<b>TOTALS</b>	<b>7</b>	<b>40</b>	<b>7</b>	<b>43</b>	<b>119</b>

Source: Multiple Listings Service (MLS) as of 7/12/90

# Available Land on the South Shore (FS)

AREA	SQUARE FEET	ASKING PRICE
Eleele	5,864	\$125,000
Kalaheo	12,256	185,000
Kalaheo	11,406	185,500
Kalaheo	12,954	190,000
Kalaheo	15,280	212,000
Kalaheo	10,479	215,000
Kalaheo	1.4 acres	249,000
Kalaheo	1.2 acres	269,000
Kalaheo	1.22 acres	275,000
Kalaheo	1.02 acres	339,000
Kalaheo	3 acres	350,000
Kalaheo	36,300	500,000
Kalaheo	12.66 acres	650,000
Lawai	1.67 acres	230,000
Lawai	2.62 acres	235,000
Lawai	2.65 acres	250,000
Lawai	2.25 acres	285,000
Lawai	65,253	675,000
Lawai	32.26 acres	2,000,000
Poipu	6,000	239,000
Poipu	7,208	240,000
Poipu	9,755	295,000
Poipu	10,108	315,000
Poipu	11,761	325,000
Poipu	10,128	325,000
Poipu	11,352	325,000
Poipu	14,356	345,000
Poipu	9,593	375,000
Poipu	8,700	395,000
Poipu	11,432	400,000
Poipu	11,484	400,000
Poipu	9,811	400,000
Poipu	11,965	435,000
Poipu	18,014	495,000
Poipu	14,123	495,000
Poipu	17,660	500,000
Poipu	10,000	595,000
Poipu	9,400	1,800,000
Poipu	24,829	2,500,000

Source: Multiple Listings Service (MLS) as of 7/12/90

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: \_\_\_\_\_

- |   |                   |                          |
|---|-------------------|--------------------------|
| <input type="checkbox"/> I want to buy property | West Side         | <input type="checkbox"/> |
| <input type="checkbox"/> Condos                 | Poipu/South Shore | <input type="checkbox"/> |
| <input type="checkbox"/> Land                   | Lihue area        | <input type="checkbox"/> |
| <input type="checkbox"/> Residential property   | Wailua/Kapaa      | <input type="checkbox"/> |
| <input type="checkbox"/> Other                  | North Shore       | <input type="checkbox"/> |

## 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, send via fax (808) 742-7685, or call me at (808) 332-7414.

Mail to:

**Drew's News**  
 PO Box 1979  
 Koloa, Kauai, HI 96756

## Available South Shore Houses (FS) (from p. 3)

LOCATION	INTERIOR SQ. FT.	SO. FT.	BED	BATH	ASKING PRICE
Lawai	3.4 acres	1,424	4	2.0	695,000
Lawai	2 acres	3,750	4	3.0	850,000
Lawai	5 acres	2,586	4	3.0	950,000
Lawai	18.96 acres	3,040	6	5.5	1,900,000
Omao	21,800	1,150	3	2.0	325,000
Omao	23,478	1,395	2	2.0	340,000
Omao	21,807	1,686	4	3.0	395,000
Omao	21,780	1,844	3	3.0	425,000
Omao	6,011	1,272	3	1.5	189,000
Koloa	5,513	1,520	4	2.0	249,000
Koloa	10,400	1,104	6	4.0	420,000
Koloa	18,800	1,104	9	6.0	595,000
Poipu	9,793	1,682	3	2.0	399,500
Poipu	6,546	2,150	3	2.5	449,000
Poipu	6,057	2,445	4	2.5	459,000
Poipu	6,000	1,680	3	3.0	495,000
Poipu	9,043	803	3	3.5	499,000
Poipu	11,484	1,988	4	2.0	550,000
Poipu	10,313	2,453	4	3.5	625,000
Poipu	9,248	2,872	4	2.5	625,000
Poipu	10,210	1,950	3	2.0	625,000
Poipu	11,350	2,500	3	2.5	650,000
Poipu	9,760	4,020	5	3.0	675,000
Poipu	10,585	2,800	4	3.5	700,000
Poipu	11,917	2,160	5	4.0	725,000
Poipu	12,064	2,482	3	2.5	725,000
Poipu	12,010	3,100	3	3.5	775,000
Poipu	20,000	1,318	2	2.0	1,300,000
Poipu	20,335	2,225	4	4.0	1,700,000
Poipu	15,600	1,780	3	2.5	2,200,000
Poipu	8,100	2,770	2	2.0	2,500,000

Source: Multiple Listing Service (MLS) as of 7/12/90

## About Drew's News

*Drew's News* is an independent real estate newsletter produced here on Kauai by Andrew Vento, Realtor. Drew is a real estate broker for Makai Properties in Poipu, Kauai.

Approximately 5,000 copies of *Drew's News* are printed, six times a year. *Drew's News* is mailed to property owners from Poipu to Elele, at no cost to the owners.

The purpose of *Drew's News* is to advertise my real estate listings, introduce new buyers and sellers to my real estate services and give south shore property owners important information that may affect their investments.

If this is your first copy of *Drew's News*, feel free to write me about the contents of this newsletter--good or bad!

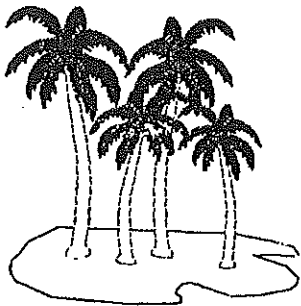
--Drew Vento

## Available South Shore Condos (from p.4)

PROJECT	BED	BATH	UNITS AVAIL	LAND TENURE	ASKING PRICE	
					LOW	HIGH
Whaler's Cove	2	2.0	4	FS	635,000	850,000
	2	2.5	3	FS	575,000	685,000

Source: Multiple Listings Service (MLS) as of 7/12/90

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.



## The Real Estate Newsletter of Kauai's South Shore!

### HOT NEW LISTINGS!

**New Listing**

**NEW WAILUA HOME**

Asking Price \$255,000 FS

Great location in a new subdivision half a mile from the beach in Wailua: 3 bedrooms, two baths, two-car carport. Easy walk to Coco Palms and the beach, easy drive to the amenities of Wailua. Call Drew now about this Hot Property!

**New Listing**

**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.

**New Listing**

**WHALERS COVE, POIPU**

Asking Price \$625,000 FS

One of the most exclusive condominium projects in Hawaii! #135 is a two-story condo with 2 bedrooms & 2.5 baths, total ocean views and a fantastic furnishing package. Easy to view with proper notice. Want the best? This is it!

**New Listing**

**POIPU KAI RESIDENCE**

Asking Price \$459,000 FS

A well-built two-story home with 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.

**New Listing**

**LAWAI WITH VIEWS**

Asking Price \$289,000 FS

A newer home in excellent condition. Three bedroom, 2.5 bath, plus additional outside shower. Large kitchen skylight provides plenty of natural light. Ocean and mountain views from lanai and from living and dining areas.

**New Listing**

**PRINCE KUHIO STUDIO**

Asking Price \$115,000 FS

Lowest-priced property on the south shore! Located on the third floor of the Park side of complex, unit #335 gives you cool tradewinds and a relaxing view through the park to the ocean. A quick 3-minute walk to the beach.