



Reduced for fast Sale!!!

MLS #: 325926 **ACTIVE**
 Address: 2450 S Kihei Road
 Bedrooms/Baths: 2 / 2.00
 Living Area Square Feet: 774
 Covered Lanai/Deck: 126
 Uncov Lanai/Deck:
 Floor Level: 1
 Year Built: 1975
 Pool:
 View: Ocean
 WaterFront: BeachFront
 Pets Allowed: N
 Short Term Rental Allowed: Yes
 Virtual Tour:

Building Name: Kamaole Nalu
 Unit: 105 Waterfront Unit: Yes
 TMK: 2 - 3 - 9 - 005 - 008 - 0005
 District: Kihei
 Land SF/Acres: 33976 / 0.7800
 Maintenance Fee \$/Mo : 887.00
 Special Assessment \$:
 Property Taxes \$/Mo:
 Tax Year Ending:
 Tax Exemption: \$
 Leasehold Rent \$/Mo: 651
 Fee Price: \$
 Source Shrt Trm Rntl Info: Condo Association

List Price: \$519,000
 Land Tenure: Leasehold
 Days On Market: 586
 Listing Date: 8/3/2007
 Original Price: \$644,950
 Sold Price:
 Contract Date:
 Closing Date:
 Sold Terms:
 Listing: **Exclusive Right to Sell**

This is the one you've been waiting for! Ground Floor Direct Oceanfront! Best location in the complex; Kamaole Beach II as well as the oceanfront BBO area and pool are just a few steps from the Lanai, no elevators or stairs between you and the fun. Well established vacation rental unit has everything flat screen TV, DVD, Apple I-Mac with roadrunner high speed internet connection, TV's in both bedrooms, Hawaii decor with lots of Bamboo trimmings, original work and much more. Includes web site and domain, call for more info on this, 1-year AHS warranty. This unit always has many advance bookings, seller holds advance booking deposits that will be given to buyer at closing. Association fee includes electricity and cable.



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