



KAUAI REAL ESTATE QUARTERLY

AN UPDATE FROM DEBRA A. JASON, REALTOR-
ASSOCIATE®, VISION REALTY ALL ISLANDS KAUAI

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Do You Have a C.L.U.E.?

Want to find out some history on a house you're thinking of buying? These days, more home buyers, concerned about possible previous insurance losses at a property they are considering, are requiring home sellers to provide a C.L.U.E.® report as a contingency to their offer to purchase.

C.L.U.E. stands for Comprehensive Loss Underwriting Exchange. Many sellers order a C.L.U.E. report on their own so they can assure potential buyers that their home has been damage-free and that coverage won't be difficult to obtain.

A C.L.U.E. Home Seller's Disclosure Report is an independent source of information about insurance losses at your home address within the past five years. "If the report shows no losses, it means the house hasn't sustained the kind of damage that would prompt the owner to file an insurance claim. On the other hand, if a claim was filed, a user will be able to direct his or her attention to that matter and advise a home inspector to examine that area more closely to make sure it was repaired properly, particularly somewhere that might get overlooked."

Unlike other loss history reports, the C.L.U.E. Home Seller's Disclosure Report does not display information that a home seller may wish to keep private, such as Name, Social Security Number and Date of Birth. It will include for any listed loss: date of loss, loss type, status, amount paid, policy type and insurance company name.

Prospective buyers are not allowed to request a C.L.U.E. report. C.L.U.E. reports are protected by the Fair Credit Reporting Act and can only be accessed by the owner or lender for the property. However, as the buyer, you can request that the current owner of the property order one and provide you with a copy of the report.

Owners interested in obtaining the report for their primary address can do so immediately online from Choice Trust. The cost is only \$19.50. Visit www.choicetrust.com. If you own

other properties, you can request the report via mail. You may call Choice Trust toll free at 1-866-312-8076

(Source: *The Costco Connection*, Dec. 2006 and ChoiceTrust.com, 12/15/2006)

Recent Sales on Kauai

Here are some recent sales as reported in the Multiple Listing Service in December 2006:

CONDOS

- New 3-bedroom condo at Nihilani in Princeville sold for \$835,000 on 12/18/06. Asking price was \$835,000

Source: Hawaii Information Service, 12/27/06



Princeville Luxury with Mountain & Ocean Views

Enjoy the resort community lifestyle in this fabulous 3-bedroom/3.5 bath home. Two years new, the home has been beautifully maintained and includes hardwood floors, granite counter tops, water features, tiled walk-in shower, whirlpool tub and more. Bonus room can be used as a 4th bedroom (has its own bathroom). Call Debra for more details (808) 635 8031

- 3-bedroom Plantation at Princeville sold for \$760,000 on 12/27/06. Asking price was \$799,000
- 2-bedroom Nihi Kai Villa sold for \$937,500 on 12/19/06. Asking price was \$950,000

RESIDENTIAL

- 3-bedroom Kiahuna Golf Village home sold for \$1,875,000 on

- 12/26/06. Asking price was \$1,975,000
- 3-bedroom mountain view Princeville home sold for \$1,525,000 on 12/12/06. Asking price was \$1,675,000
- 3-bedroom Kilauea home sold for \$587,000 on 12/12/06. Asking price was \$595,000

VACANT LAND

- Approx. 3.6 acres in Kalaheo sold for \$750,000 on 12/19/06. Asking price was \$750,000
- Approx. 19,929 SF of land in Kilauea sold for \$350,000 on 12/19/06. Asking price was \$350,000

Kauai's Latest Listings

From condos to vacant land, here are some of the listings currently found on Kauai's MLS:

CONDOS

- 1-bedroom Paniolo in Princeville. Lock out unit. Live in one side, rent the other. MLS #188646, \$412,000
- 1-bedroom Waipouli Beach Resort in Kapaa. Penthouse w/ocean view. MLS #188669 \$1,250,000
- 3-bedroom Halelani Village in Puhi. On the rim. MLS #188294 \$396,000

RESIDENTIAL

- 4-bedroom Kapaa home on approx. 2.02 acres of land.. MLS #188062, \$1,380,000
- 3-bedroom Princeville home w/golf course views (9th hole). 13,387 SF of land. MLS #188368, \$995,000
- 4-bedroom Kapaa home on approx. 7,595 SF of land. MLS #188570, \$537,000

VACANT LAND

- Approx. 1.08 acres of land on the popular north shore. Near Wainiha Stream. MLS #188378, \$599,000.
- Approx. 2.13 acres of land on Koolau Rd., Moloaa. MLS

- #188665, \$585,000
Approx. 9,695 SF of land in
Princeville on Punahale Rd. MLS
#187252, \$548,000

See *something you like*? Call or e-mail me today.

Want to receive Kauai's latest listings each week? Sign up at www.kauaihawaii-realestate.com, click on "Latest Kauai Listings" (in the left-hand menu) to receive the *Preferred Homebuyers' Weekly Scoop* — latest Kauai listings e-mailed to you each week, *absolutely free!*

Source: Listings are as reported by Hawaii Information Service on 12/27/06 and are subject to change between now and the time you receive this publication.

What Does It Mean?

ADDITIONAL dwelling unit. For Additional Dwelling Units on Residually Zoned Lots, the beginning of Kauai's Comprehensive Zoning Code (Sec. 8-26.2) reads:

(a) Notwithstanding other provisions to the contrary, for any residentially-zoned lot where only one single-family residential dwelling is permitted, one additional single-family residential dwelling unit (attached or detached) may be developed, provided:

(1) All applicable county requirements, not inconsistent with Section 46-4©, Hawaii Revised Statutes and the County's zoning provisions applicable to residential use are met, including but not limited to, building height, setback, maximum lot coverage, parking, and floor area requirements.

For the remaining details of Sec. 8-26.2 visit the Kauai Comprehensive Zoning Code at http://www.kauai-realtor.com/ezo_26.htm

Meet Vision Realty's Top Producer for 2006, Debra A. Jason, RA, ABR

At their annual holiday dinner on Dec. 8, 2006, the owner and Principal Broker of Vision Realty All Islands Kauai both announced that I was the company's top producer for 2006.



During a year, when real estate seemed to be slumping, I have been humbled by this achievement and have you — my loyal and trusting clients — to thank for it. Mahalo for calling upon me to assist you and for your ongoing referrals. You make what I do enjoyable and worthwhile.

In addition, I greatly appreciate the acknowledgment from and support of my professional colleagues — the team players at Vision Realty.

May 2007 bring you and yours success, prosperity, good health and much desired happiness. Mahalo nui.

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Know someone else who is looking to buy or sell real estate? The HIGHEST compliment you can give me is the referral of your friends, family & business associates!

Did You Know . . . ?

- The Grand Hyatt Kauai Resort & Spa is considered one of the most valuable properties on the island at \$161.7 million ('06 assessed value, land & building)?
- The Princeville Resort is considered to be the next most valuable property on Kauai at \$49.5 million in assessed value?
- The Kamehameha Schools are considered the wealthiest landowner in the state?

Source: *Hawaii Business*, Nov. 2006

Do You Want to Receive This Newsletter?

If, for any reason, you'd like to remove your name from the mailing list, please write Debra Jason at PO Box 608, Hanalei, HI 96714. Or, e-mail her at dajason@hawaii.rr.com.

The Kauai Real Estate Quarterly wants to be in your mailbox each quarter *only* if you want it there. Or, if you prefer to receive this publication via e-mail, please send an e-mail saying so and you'll receive the next edition electronically.

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"Truly the most informative newsletter I've received from any real estate agent or agency. Keep it up please..."

- W. R., Princeville, HI