

# \$26,500 - 45 Kai Malina Pkwy 311381, Kaanapali

MLS® #389332

## \$26,500

2 Bedroom, 2.00 Bathroom, 600 sqft  
Fraction-Partial-Interval on 10.00 Acres

N/A, Kaanapali, Hawaii

THIS IS A DISTRESSED SALE. The \$26,500 List Price is far below the Developer's current sales price of \$57,000+. This will be a multiple offer situation. THIS IS A FRACTIONAL OWNERSHIP PROPERTY. Owners receive a fee-simple undivided interest in a condominium with use rights for the one-bedroom lock-off unit for 7 nights each year. This ownership comes with 148,100 StarOptions points which can be used to reserve other units, outside their deeded season, residence type and home resort. THE PROPERTY IS ZONED AND APPROVED FOR NIGHTLY RENTALS. In 2019 the average rental rate for non-shoulder seasons was approximately \$915/night for the two-bedroom, or \$614/night for the one-bedroom unit. The studio was over \$350/night. Past rental performance is no guarantee of future revenue. The Westin Nanea Ocean Resort Villas the perfect island retreat. Located on Ka'anapali Beach, this spacious two-bedroom villa includes private lanais, full-sized kitchen, washers and dryer, generous living and dining room areas, and complimentary Wi-Fi. The beachfront resort includes on site amenities including multiple pools, spa, tennis, restaurant, gym, full concierge, security, spa and other services. MAINTENANCE FEE AND TAXES: The Maintenance Fee includes all property taxes, HOA fees, Common area fees, maintenance fees, housekeeping and a reserve to upgrade all furniture and fixtures and appliances at



regular intervals, typically every 5 years.  
Maintenance fees are due on January 1 of each year. The total maintenance fee for this property is \$2,454.34 per year.

Built in 2015

### **Essential Information**

MLS® #	389332
Price	\$26,500
Bedrooms	2
Bathrooms	2.00
Square Footage	600
Land Tenure	Fee Simple
Acres	10.00
Year Built	2015
Type	Fraction-Partial-Interval
Sub-Type	Fractional
Status	Active

### **Community Information**

Address	45 Kai Malina Pkwy 311381
Area	Kaanapali
Subdivision	N/A
City	Kaanapali
State	Hawaii
Zip Code	96761

### **Amenities**

Parking Spaces	1
Garages	Yes
View	Mountain/Ocean
Is Waterfront	Yes
Waterfront	OceanFront
Has Pool	Yes
Pool	In-Ground

### **Interior**

Cooling	Central AC
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## **Additional Information**

Date Listed            November 18th, 2020

Days on Market      312

Short Sale            Yes

HOA Fees Freq.      Annually

Monthly Maintenance Fees    2454.34

## **Listing Details**

Listing Office            Timeshare Resales Hawaii

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