

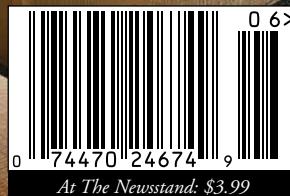
LUXURY HOME®

MAGAZINE

Hawai'i

KAUAI • OAHU • MAUI • MOLOKAI • LANAI • BIG ISLAND

ISSUE 13.6

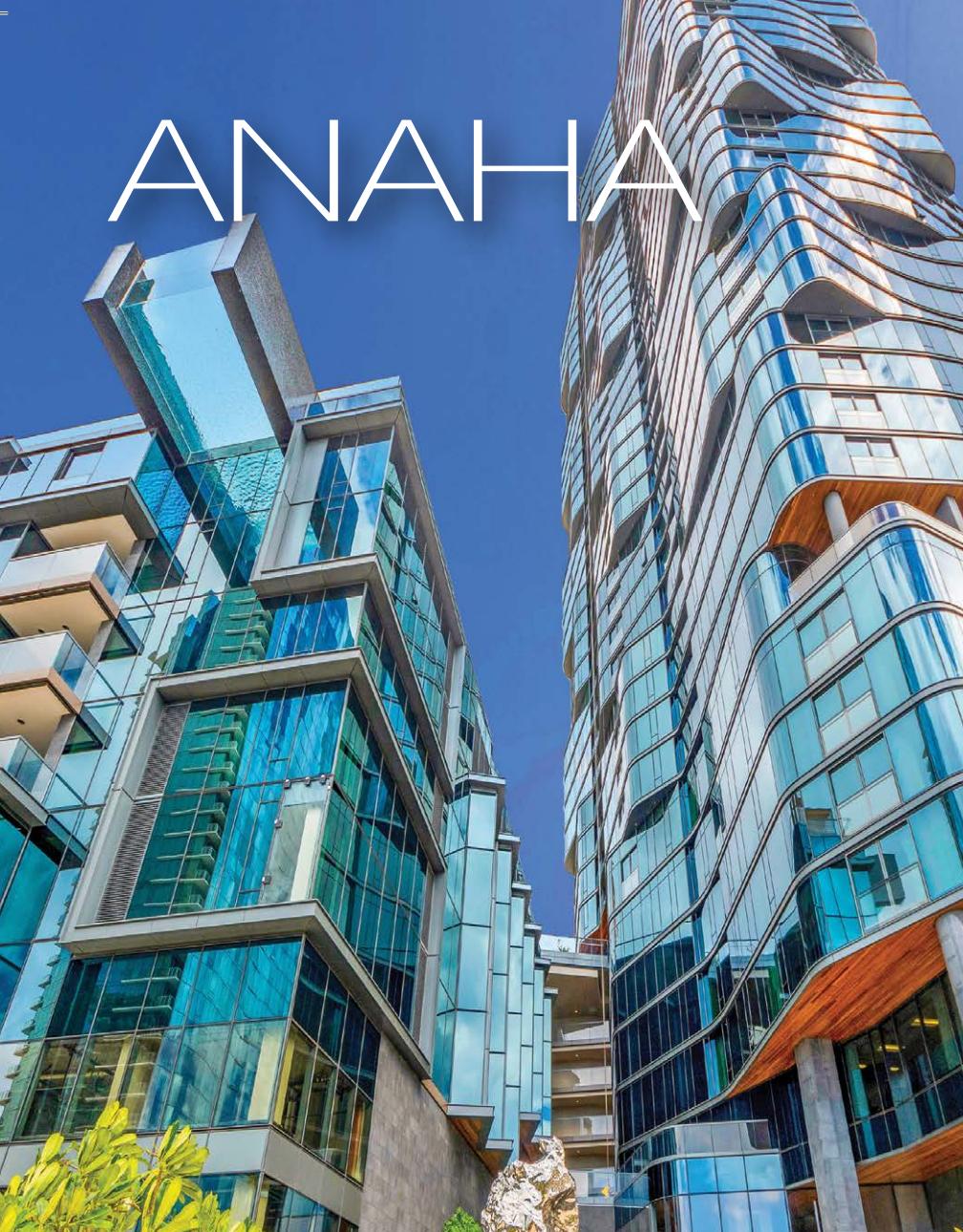


At The Newsstand: \$3.99

LUXURYHOME MAGAZINE.COM

85 Lau Awa Place, Lahaina, Maui on Pages 36 & 37
Presented by Robert R. Myers, Elite Pacific Properties

ANAHĀ



unit 1202 **\$2,150,000** | unit 1102 **\$2,129,000**

- 2 BD + Den, 2 BA, 1,691 - 1,704 sq. ft.
- Diamond Head, Ocean, Marina, City and Mountain Views

unit 305 **\$1,799,000**

- 2 BD, 2.5 BA, Lanai 93 sq. ft., 1,793 sq. ft.
- Partial Ocean and Kamakee Street Views



“ Jack Tyrrell is the consummate real estate professional for all your needs in Hawaii. Jack is more than a real estate agent—he has tremendous business acumen and is a great facilitator in all the stages one needs to conduct a successful transaction ”

Jim & Sue Ajello, Honolulu, Hawaii

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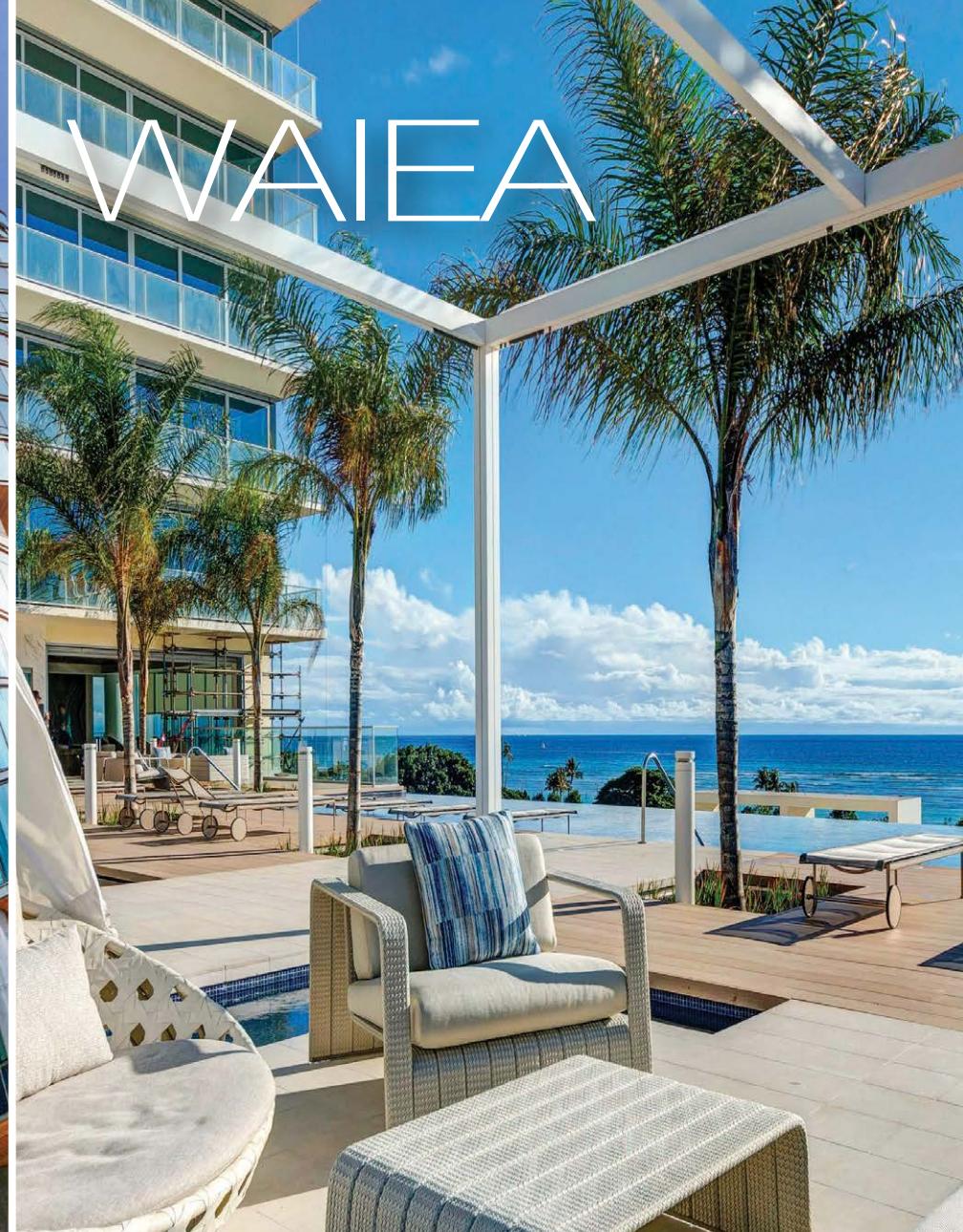
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President
Realtor®, CRS
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C: 808.223.3364



WAIEA

unit 2306 **\$3,800,000**

- 3 BD, 2.5 BA, Lanai 76 sq. ft., 2,099 sq. ft.
- Diamond Head, Waikiki, Ocean, Mountain, Beach Park, Marina Views

unit 1603 **\$2,089,000**

- 1 BD, 2 BA, Lanai 69 sq. ft., 1,139 sq. ft.
- Ocean, Marina, Mountain and Sunset Views



AE`O



unit 2712 \$1,550,000

- 2 BD, 2 BA, 937 sq. ft.
- Magic Island, Mountain and Ocean Views

unit 909 \$780,000

- 1 BD, 1 BA, 494 sq. ft.
- Ocean, Marina, Garden and Sunset Views

* Direct resident access to **Whole Foods** new flagship store



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562-E N KALAHEO AVE

3,354 SQFT | 21,788 SQFT LAND | 5BR/3.5BA
MLS# 201816175 | \$4,888,000 | Kailua

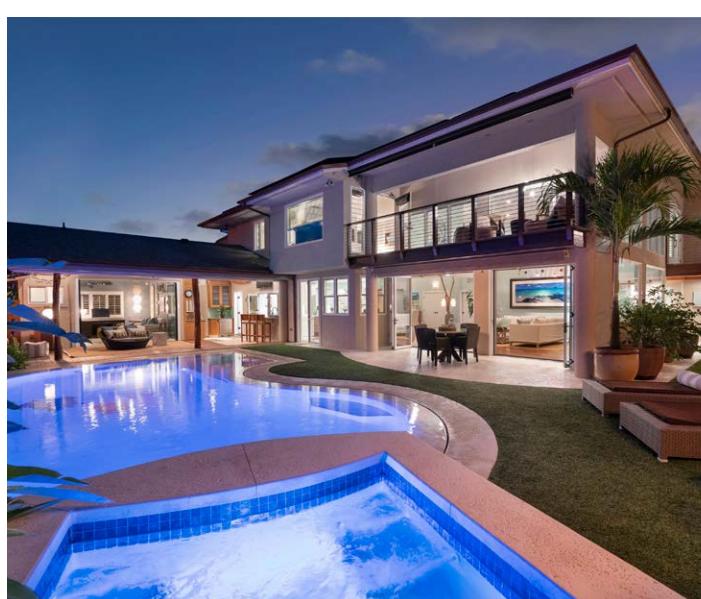
Beach Breezes, Kailua Style. Situated on a private lane on a sprawling beachfront parcel of 21,788 SF, rests this 5-bd, beach hm which exudes pure rest, relaxation & fun! Swim, sun & recharge at your back door along the famed sandy shores of Kailua Beach, repeatedly one of the top-rated beaches worldwide. This peaceful hm offers open-air lanais & living areas creating a true sense of indoor-outdoor living. The possibilities are limitless for this prime beachfront parcel; zoned R-10 & offering 93.71 linear ft of beach frontage complete w/charming beach house! Fabulous!



171 KAILUANA LOOP

6,840 SQFT | 10,134 SQFT LAND | 6BR/5.5BA
MLS# 201816582 | \$3,695,000 | Kailua

Outdoor Living; Beachside Resort Style! Fabulous 6-bdrm coastal compound w/ character, space & timeless flexible floor plan offers a true sense of indoor/outdoor island living w/ gated beach access at your back door! Soaring ceilings, open living areas, dream gourmet kitchen + pool cabana w/gas fire pit & BBQ island overlooks a beautiful salt water pool. Lovely master suite w/ private roof top garden. Gorgeous tropical landscaping w/ stunning living garden wall offers the perfect backdrop for entertaining. This home sets a new benchmark in luxury living.



46-002 NANA PLACE

4,763 SQFT | 11,811 SQFT LAND | 4BR/4BA
MLS# 201827912 | \$2,395,000 | Kaneohe

Bring your boat! Fabulous Kaneohe Bayfront residence offers stunning coastline & mountain views throughout this spacious 4-bd/4-bath home complete with a flexible floor plan. Enjoy open living and dining areas that seamlessly connect to an expansive covered lanai overlooking stunning ocean vistas and your own private pier and dock. Relax after a day of boating in your private hot tub and enjoy mesmerizing views second to none. Fabulous home is wall/gated and located in a wonderful cul-de-sac location.

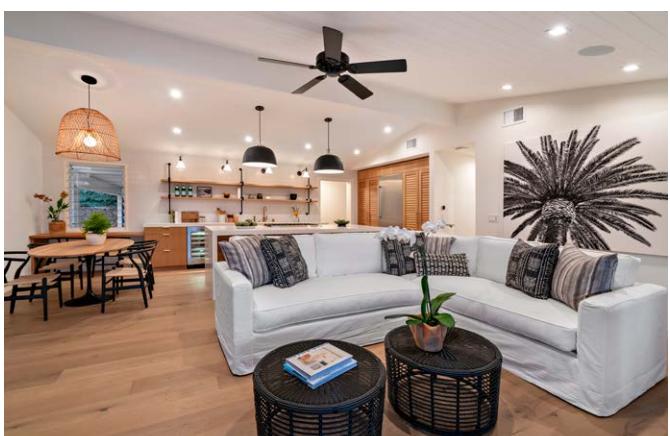


TA
TRACY ALLEN



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955 AALAPAPA

5,072 SQFT | 11,379 SQFT LAND

3BR/5BA | MLS# 201828203

\$3,625,000 | Kailua/Lanikai

The Ultimate Coastal Compound!

This stunning HM is unlike any other & offers a multi-functional floor plan w/room for the whole family! Enjoy tropical grounds & coastal shoreline vistas of turquoise waters & the famed Mokulua Islands. Main residence w/ 3 bds/baths, offers striking contemporary interiors w/French white oak hrdwd flrs, proff kitchen, open living/dining & an expansive cov'd deck for entertaining. Separate rec-rm w/bath is complete w/ a private succulent garden lanai w/outdoor shower. Separate yoga/meditation rm w/bath offers tranquility & lovely views. A dream hm by the sea, steps to famed Lanikai Beach. Fully gated + 5-car encl garage.

*Wishing you all the best
this holiday season....*

Tracy Allen

Vice President, RA, RS-46610

Global Luxury Ambassador

Luxury Property Specialist

808.593.6415

Tracy@cbpacific.com

www.TracyAllenHawaii.com





PENTHOUSE PRESTIGE IN WAIKIKI

4,885 SQFT | 3BR/4.5BA

MLS# 201828425 | \$5,250,000

Honolulu

Welcome to Waikiki Landmark, a famed luxury destination distinguished by its iconic passthrough architectural design. Atop sits Penthouse #3802 designed and constructed by renowned architect Jeff Long. Highlighted by modern-island design, this 4,885 sq.ft. single-level Penthouse features an exquisite wood-paneled library, coffered ceilings, endless floor-to-ceiling glass, and multiple living spaces with Pacific Ocean and Diamond Head vistas. Nearby, fine dining, upscale shopping, and miles of sandy beaches await. Timeless elegance, refinement, and exclusivity in a world-class destination, this is Waikiki Landmark Penthouse #3802. **Virtual Tour:** <http://goo.gl/kXtHSh>



Sachi Braden

President, Principal Broker | RB-16308

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(RA) Realtor Associate

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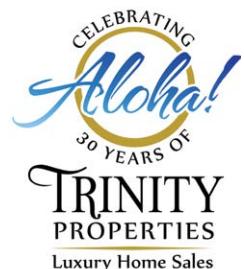




KAILUA SURF - 16 NAMALA PLACE

Kailua | \$6,888,888 | 5,160 SQFT
11,706 SQFT LAND | 5BR/5.5BA
MLS# 201809795

INDULGE yourself in ultimate beachfront luxury on world-renowned Kailua beach! This contemporary masterpiece, designed by award-winning architect Alwyn Trigg-Smith and built in 2008, features world-class amenities with German engineering, ultra modern kitchen and baths, vanishing walls of glass, expansive living spaces, a dramatic 80' lap pool, a 1,200 sf master bedroom suite with forever coastal views, and your own private gym. ENTERTAIN friends and family, RELAX by the pool, PLAY in the surf and ENJOY the best of island living in this stunning private beachfront estate.



Annie Kwock, R

President and Principal Broker

Office: 808.247.7521

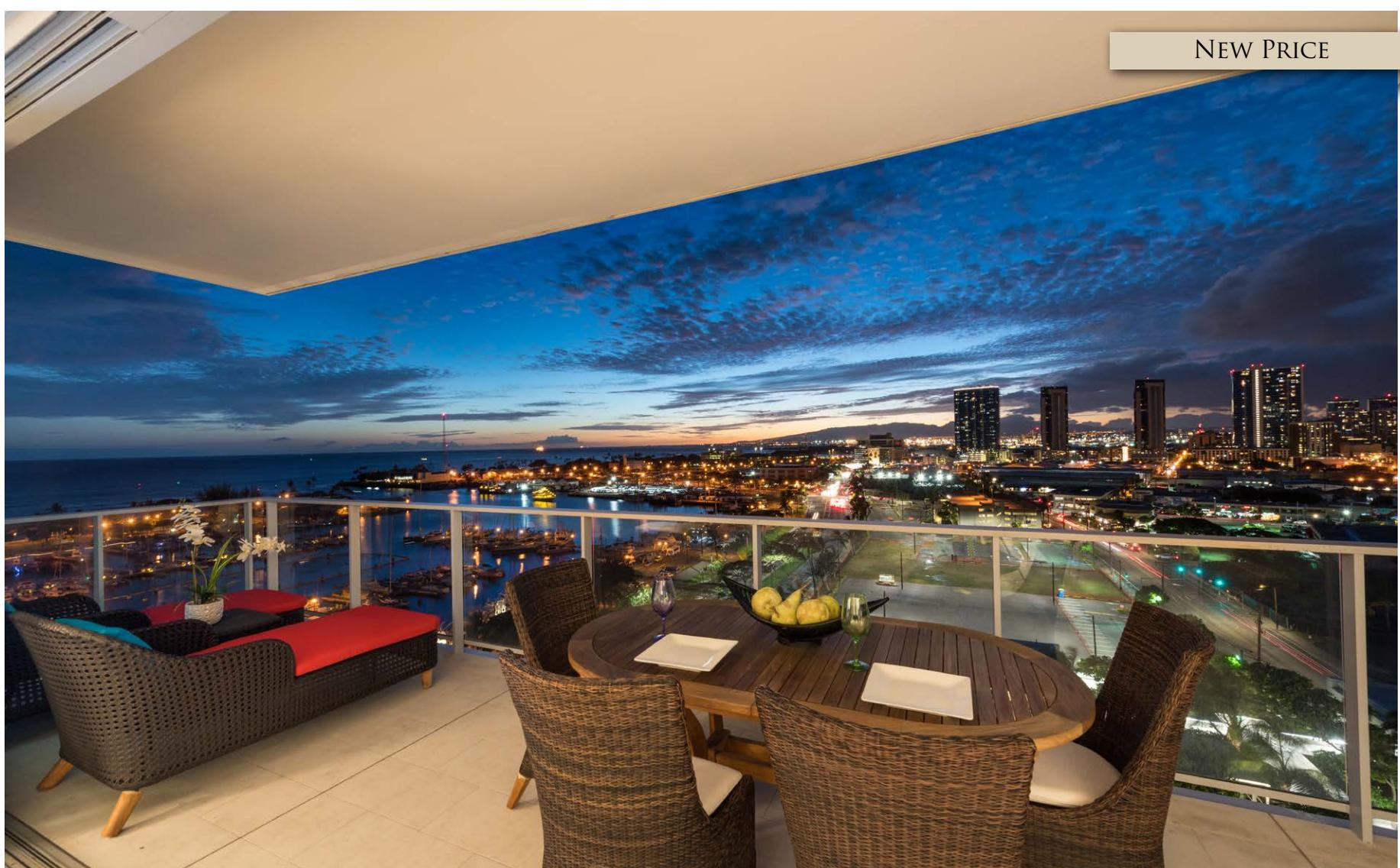
Cell: 808.780.4444

Fax: 808.236.0312

annie@trinityproperties.com

www.trinityproperties.com





WAIEA #1301

2,713 SQFT | 3BR/3.5BA | MLS# 201820242
\$4,490,000 | Kaka'ako

Enjoy luxurious living with this corner unit in Waiea. Contemporary design, upgraded polished Black Sea travertine flooring and private foyer open directly to spectacular views. Miele appls in a chef's kitchen. Spa-like mstr bth with soaking tub/shwr. Diamond Hd, city & ocean vistas from lanai. SOLD fully furnished. Services & amenities are first-class, w/concierge desk, shuttle services to Ala Moana Shopping Ctr, party, theatre & massage rooms, dog park, infinity edge ocean-view pool, whirlpool spa, sauna, steam rm, sunset bar, BBQ's, cabanas, playground, golf simulator, fitness cntr, yoga rm, guest suites, 2 prkg stalls. Video: <https://bit.ly/2Np28SK>



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Samantha Castanera-Ahn

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Cell: 808.284.3803
SamanthaA@cbpacific.com





KAANAPALI ALII 1-1006

1,676 SQFT | 2BR/2BA | MLS# 380510 | \$5,200,000 | Kaanapali

Kaanapali Alii 1-1006, is the long-awaited Ocean Front location you have been looking for. Positioned on the 10th floor of the inner courtyard, this very unique residence boasts total unobstructed views of the islands of Lanai and Molokai and is accompanied by year round sunsets for your personal enjoyment. In addition to the breathtaking views, this residence has been remodeled, tastefully decorated and meticulously maintained. The Kaanapali Alii has been the most sought after, private luxurious condominium on Kaanapali Beach since its beginnings. Come and experience the luxury of Kaanapali beachfront living at its best.



MASTERS 1905

1,516 SQFT | 2BR/2BA | MLS# 379728 | \$1,175,000 | Kaanapali

Masters unit 1905 boasts views of the islands of Lanai and Molokai with year-around sunsets as it peers down the picturesque 10th fairway of the Royal Kaanapali Golf Course. This corner unit along with its spacious "D" floorplan offers easy one level access from your assigned parking stall to the front door. Unit 1905 has been recently upgraded for comfort of living. Some of the new finishes include new wood style tile flooring, select granite countertops w/custom backsplash in the kitchen and baths and new furniture throughout. You will surely enjoy the privacy, beauty and convenience of Masters 1905.



Leah Lambros

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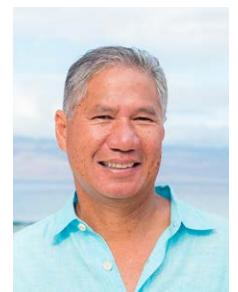
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ISSUE 13.6

Please Join Us for Issue 14.1
 Reservation Deadline: January 16, 2019
 Circulation: February/March

ISSUE	DEADLINE	CIRCULATION
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Aloha from
Maresa

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XXX

Mahalo,
Maresa Giovannini
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 Editor in Chief



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WAILEA ELEGANCE & PANORAMIC OCEAN VIEWS

3BR/3BA | 15,919 SQFT LAND | \$4,925,000
MLS# 380512 | Wailea

Enjoy expansive ocean views across the Islands of Kaho'olawe, Molokini, Lanai and the West Maui Mountains from the apex of the hill adjacent to the 17th fairway of the Wailea Blue Course. Painterly year-round Spectacular Sunsets remind us of nature's gifts! Private and serene, this residence has been consciously renovated and maintained. Walls were repositioned to create harmony and balance and the seamless indoor/outdoor Maui lifestyle. Open beam, vaulted ceilings in finely tuned hues enhance the quiet spacious feeling in all rooms. Oversized windows provide natural light & calming vistas into the surrounding lush gardens.

Waakaula.info



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Robbie@MauiRealEstateAdvisors.com

HUALALAI RESORT: VILLAS AT KE ALAULA #17

2,755 SQFT | 3BR/3BA | MLS# 616406

\$2,675,000 | Kailua Kona

Hualalai Resort at Ka'upulehu welcomes one of its finest Villas of Ke Alaula to the market. Highly updated, this corner end unit offers exceptional privacy & ocean views while overlooking the 3rd & 4th fairways of the members only Ke'olu Golf Course. This multilevel layout incorporates the finest materials and design. Located minutes from the world-class AAA 5 Diamond rated Four Seasons Resort Hualalai. Owners enjoy the world-class resort offerings including ocean sport activities, Jack Nicklaus golf course, spa treatments & some of the finest oceanfront dining on the Big Island.

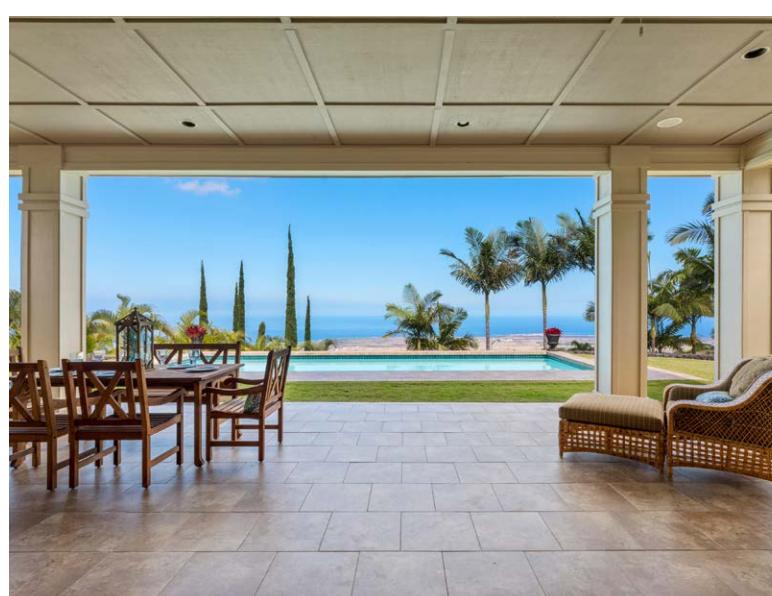


73-4463 AKELE PL

2,682 SQFT | 1.59 AC | 3BR/4BA | MLS# 617740

\$1,560,000 | Kailua-Kona

A masterfully crafted luxury home in the gated community of Kona Hills awaits you! Single-level living with ocean views from every room will have you embracing the calming island life Kona is famous for. With a photovoltaic power system & solar heating panels, your island footprint is reduced. Features include soaring ceilings, Monair tile roof, extensive rock walls & a Koi pond. The spacious property includes existing and producing banana, lychee, orange, tangelo, tangerine, lemon, lime, and avocado trees with room to expand!



76-864 N PUEO PL

MLS# 612703 | \$1,479,000 | Kailua-Kona

Presenting 76-864 N Pueo Place, one of Kailua-Kona's finest offerings in the highly regarded Iolani subdivision. Set on half an acre that is exquisitely landscaped, your new home is positioned perfectly to capture Kona's breezes and world-famous ocean views. Built and cared for to the highest standards of upkeep and maintenance, no attention to detail has been overlooked.



Marco A. Silva

REALTOR®, Broker, RB-20599

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2017 Top 100 REALTOR® Hawaii Business Magazine

2016 Top 100 REALTOR® Hawaii Business Magazine

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BANKER**
ISLAND PROPERTIES

CHAMPION RIDGE #26

3,617 SQFT | 3BR/4.5BA | MLS# 622097
 \$2,725,000 | Big Island Mauna Lani Resort

- Panoramic views overlooking the water feature of the 15th Mauna Lani North fairway, the Kohala mountains and Mauna Kea. Spectacular sunrises and moonrises.
- Stunning architecture with dramatic waterfall entry and granite spa and infinity pool.
- Deep lanais and three spacious bedroom suites with additional small office.
- One level home has no stairs, offered turnkey furnished, including art work.



MAUNA LANI TERRACE J 204

2,462 SQFT | 3BR/3.5BA | MLS# 622451
 \$2,975,000 | Big Island Mauna Lani Resort

- Spectacular oceanfront townhome completely renovated with remarkable ocean and sunset views.
- Tranquil and private location just steps from the ocean overlooking the fishpond.
- Teak cabinets, lauhala ceilings, travertine floors, soaring ceilings, wet bar on the lanai, with ocean, sunset and beautiful pond views.
- Turnkey furnished including all art work.



HUALALAI HILLSIDE VILLAS H3101

2,087 SQFT | 3BR/2.5BA | MLS# 617952
 \$3,650,000 | Big Island Hualalai Resort

- Superb white water, ocean and Maui Island views.
- Newly renovated, Koa cabinets, garden shower and additional powder room.
- Large entertaining lanai and serene island garden.
- Sold fully furnished with golf cart, featuring an enclosed garage with storage space and room for car and cart.
- Central to all Hualalai Resort amenities.



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11 LAPA IKI PLACE

2.07 AC | MLS# 623034 | \$2,500,000 | Lanai

This Estate parcel with over 2 acres located at the corner of Challenge Drive and Lapa Iki Place at Manele provides captivating golf course and ocean views. Island Club Membership is available exclusively to Residents and provides members use of the Manele Golf Course, the Tennis Club, the Fitness Facility and the beach and swimming facilities at the Four Seasons Resort Manele Lanai.



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LOT 55 AT KOHANAIKI

0.91 AC | MLS# 620168 | \$5,500,000 | Kohanaiki

Lot 55, situated at Kohanaiki, offers stunning views of Puhili Point and the Pacific Ocean. Kohanaiki is situated on roughly 450 acres of land with over a mile and a half of beach fronting one of Hawaii's most productive sport fishing grounds, affectionately known as 'Ono Lane', and the Big Island's finest surfing beach. The Kohanaiki Club is a private equity club and membership is by invitation only to Kohanaiki Property Owners.

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WHO'S WHO IN
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REAL ESTATE



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www.MetzlerRealty.com





BEST OF KONA HILLS ESTATES

3,601 SQFT | 1 AC | 4BR/4BA

MLS# 621968 | \$1,580,000

Kailua-Kona

Perfectly situated for impressive panoramic ocean views and spectacular sunsets. Ambiance captivating, impeccable style and accents, home furnishings included in the sale. Main floor features

great room with 2 living areas and fireplace, spacious kitchen, dining, office, bedrooms. 2nd floor private master suite with vaulted ceilings and lanai. Luxurious pool deck with covered lanai, dining, and fire pit surround the custom pool. Two-car tiled floor garage plus additional bay. Landscaped oasis with fruit trees and great lawn. This home radiates warmth of a true Hawaiian estate for use as a private retreat or a personal residence for family and entertaining.



Renée H. Kraft

Realtor RS-51893

Hawaii Beach and Golf Properties

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Email: renee@SearchHawaiiProperty.com

www.HawaiiBeachGolf.com





THE BLUFFS AT MAUNA KEA RESORT

8,094 SQFT | 5BR/5.5BA | MLS# 611774 | \$8,995,000 | Mauna Kea Resort

The Bluffs at Mauna Kea Resort is located between the Mauna Kea Beach Hotel and the Westin Hapuna Beach Hotel. Steps from both beachfront clubs. Amenities abound from the two golf courses to the oceanfront tennis courts. Beaches, tennis courts, golf courses...and a fantastic house also? Billiards room, Bar, Library, Office, and Gym! Want more? There is a two bedroom fully contained guest suite. To see this in 3D and Drone video see this link: <http://bit.ly/Bluffs15>



KAUNAOA AT MAUNA KEA RESORT 5B

3,577 SQFT | 4BR/4.5BA | MLS# 612352 | \$3,500,000 | Mauna Kea Resort

The largest townhome at the best location! View, golf course, and ocean! Walk to white sand beaches or private par-3 practice course, pool, spa, or exercise and massage pavilion. Homeowners are invited to join the Mauna Kea Club which offers two world-class golf courses, two beach clubs, access to shops and dining at the Mauna Kea Beach Hotel and the Westin Hapuna Beach Hotel. Carefree living at its best! 3D and Drone video: <http://bit.ly/KaunaoaHBGP>



PAUOA BEACH AT MAUNA LANI

2,700 SQFT | 3BR/3.5BA | MLS# 617378 | \$3,950,000 | Mauna Lani Resort

Gated oceanfront community between Mauna Lani Bay Hotel and the Fairmont Orchid. Fabulous oceanfront beach club with work out facilities! This home is the much-desired "Pod-style" living centered around lush landscaping and pool and spa. The interior has been totally upgraded. Words just won't do this beach home justice. Please take your own personal 3D tour for best view <http://bit.ly/pauoa7>



ISLANDS AT MAUNA LANI RESORT A2

2,610 SQFT | 3BR/3.5BA | MLS# 616336 | \$1,195,000 | Mauna Lani Resort

Walk to the beach! Walk to the spa! Walk to the restaurants and The Shops at Mauna Lani! This is the large 3-bedroom model. This was the original Model home! Recently refurbished/decorated by Henderson's! Not here on the Big Island? Take a 3D tour from your own home! <http://bit.ly/IslandsA2>



Eileen Lacerte
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www.EileenLacerte.com





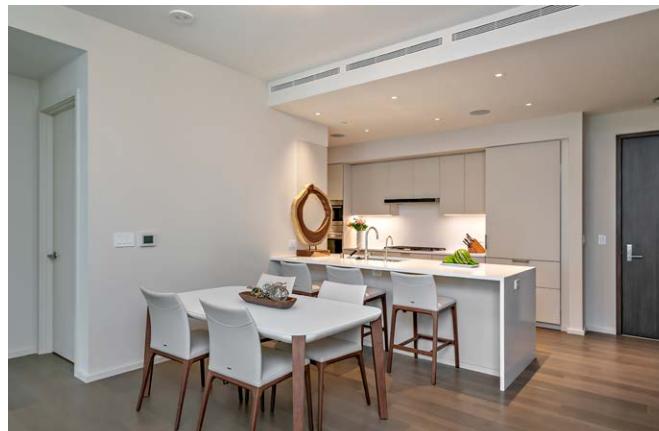
PRESTIGIOUS PARK LANE RESIDENCE

1,463 SQFT | 2BR/2BA

MLS# 201808082 | \$3,850,000

Honolulu

A premier turnkey residence in Park Lane, Honolulu's preeminent luxury residential property. More than a condominium and different than a high rise, Park Lane Ala Moana combines the privacy and space of a single-family home with the luxuries of a 24-hour Residential Services team, unparalleled resort-style amenities, and direct access to Ala Moana Shopping Center. This East-Facing, Courtyard Residence, is being offered fully furnished - upgraded with closet systems, electric blinds, and ToTo Neorest toilets. The open Floor Plan Features 2-Bedrooms + den and has ample space for entertaining and includes an expansive lanai with Wolf gas barbecue and strong ocean views.



Noel Pietsch Shaw

MBA, S. Realtor-Associate, RS-75888

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HEYER
& ASSOCIATES LLC

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Marylou Souza

RA, CRS, SRS, e-Pro

Realtor-Associate

Elite Pacific Properties

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5520 POOLA STREET

6,181 SQFT | 21,926 SQFT LAND | 6BR/6BA
MLS# 201827141 | \$2,150,000 | Kahala Kua

Space, space, space! Ideal set-up for multi-family living - 3 large bedrooms on one wing and another 2 bedrooms with large living area on another, plus studio on the lower level. Four car garage plus plenty of driveway parking, separate entrances and bonus rooms. Very spacious living areas. Beautiful ocean views around the home, but more spectacular view from master bedroom. A home built for a large extended family in a nice gated community.



5783 KALANIANAOLE HIGHWAY

5,198 SQFT | 12,312 SQFT LAND | 6BR/5BA
MLS# 201821060 | \$2,680,000 | Nui Beach

Beautifully remodeled home with very large spaces and separate living areas - ideal for multi-generational living, vacation rental, care home...6 bedrooms plus more...very flexible floor plan with separate entrances with lots of extra parking. Completely walled and gated for privacy. Beautiful ocean and mountain view. Completely walled and gated for privacy.



703 PUUIKENA DRIVE

5,389 SQFT | 10,663 SQFT LAND
5BR/4BA/2HBA | MLS# 201725983
\$2,798,000 | Hawaii Loa Ridge

Impressive architectural design for this grand home! Finished with marble, granite and lots of glass throughout to capture ocean views. Home has large spaces—big living room, two large master suites, open kitchen and family room areas. Lots of parking, too. Great curb appeal!



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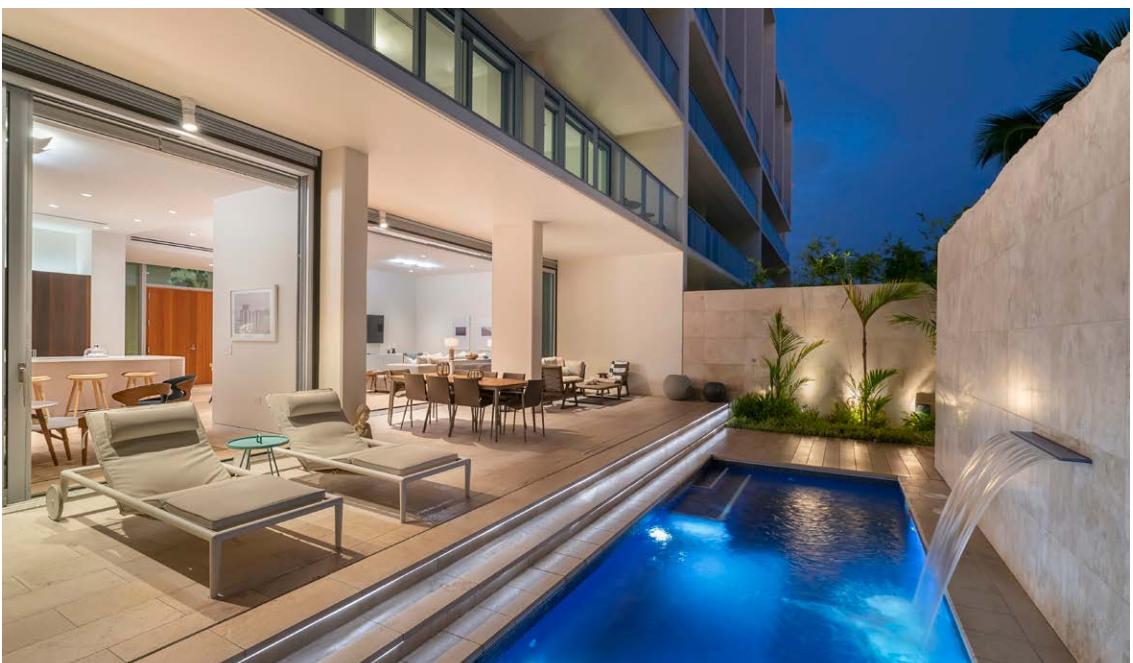




1118 ALA MOANA BLVD. VILLA 8

3,563 SQFT | 4BR/4.5BA | MLS# 201828601 | \$5,800,000 | Kakaako

Waiea Villa 8 - The gold standard of luxury villa living in Hawaii. Enjoy a beautiful indoor-outdoor lifestyle with an open contemporary floor plan and world-class amenities. This premium Villa offers a private walkway entry directly from your parking stalls into your tri-level townhome. A spectacular open sky deck with picturesque ocean and Harbor Views. Modern chic furniture and all accessories are included. Ward Village was Architectural Digest's top master planned community for 2017. The exclusive Villas at Waiea are perfect for the buyer who prefers a single-family home without all the responsibilities of one.



1118 ALA MOANA BLVD. VILLA 4

2,705 SQFT | 3BR/3.5BA | MLS# 201828596 | \$5,300,000 | Kakaako

Luxurious urban villa at the distinctively elegant Waiea residence. Villa 4 is a two-story, ground floor property with a fully enclosed outdoor space. Residents will delight in their own private pool, barbecue and two-car garage. This premium villa is fully furnished with a modern interior design. High ceilings, expansive sliding-door windows, Miele kitchen appliances, motorized sun shades, spacious walk in closets and an open contemporary floor plan that elevates the high standards of luxe-living. In addition, Villa residents have full access to all Waiea amenities. Indulge in the lifestyle of this luxury villa.



Judy Whitfield
REALTOR®
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808 772-2024
jwhitfield@listsir.com



List

Sotheby's
INTERNATIONAL REALTY



1108 AUAHI ST. PH3602

2,906 SQFT | 4BR/4.5BA | MLS# 201813937
\$5,280,000 | Kakaako

Unwind in this rare four bedroom, four and one-half bath penthouse unit in Anaha. With approximately 3,000 sq. ft. of living space, this spacious unit feels like a house and is a must see. The expansive open floor plan with 10-ft high ceilings and spectacular floor-to-ceiling windows showcases panoramic views of the ocean, mountains, and Diamond Head. Each of the unit's four bedrooms has floor-to-ceiling windows and its own private ensuite bathroom. This home features two full-sized wine cellars, Miele appliances, European cabinetry, quartz counters, hardwood flooring, walk-in closets, and separate laundry room.



Sotheby's
INTERNATIONAL REALTY

Esther H. Park

REALTOR® Senior Vice President
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808.489.6733
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한국어 서비스 가능





RECENTLY SOLD

KAILUA BEACHFRONT

- Kalaheo Avenue
- \$18,999,000 LP
- Dune Circle
- \$5,250,000 LP
- Kaapuni Drive
- \$15,888,000 LP

KANEOHE

- Lilipuna Road*
- \$1,800,000 LP

LANIKAI

- Mokumanu Drive
- \$3,39500 LP
- Koohoo Place*
- \$3,200,000 LP

NORTH SHORE

- Napoonala Place*
- \$5,995,000 LP

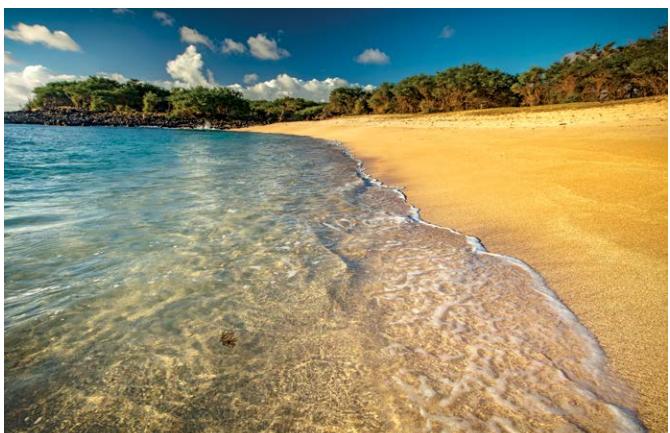
*Represented both Buyer and Seller.



Carvill

Sotheby's
INTERNATIONAL REALTY

Your best life begins with a home that inspires you



MOLOKAI RANCH

Molokai | 55,574.888 AC
 MLS# 201721639 | \$260,000,000
 Maunaloa

The Island of Molokai, has for generations been an oasis for Hawaiian royalty, tycoons and naturalists alike. Comprising approximately 55,575 acres and 35% of the island, Molokai Ranch is the most significant offering in the state of Hawaii.



In addition to the ranching operations, this property consists of agricultural lands, nature preserves, and commercial, residential, golf course, oceanfront resort hotel, and upcountry lodge properties spanning over 300 parcels.

Molokai Ranch presents an incomparable opportunity to acquire the largest collection of privately held real estate assets available in Hawaii.

Scott Carvill

Principal Broker
 808.216.0089
 scott@carvillsir.com
 carvillsir.com





SPRAWLING ESTATE WITH UNPARALLELED VIEWS

11,000+ SQFT | 1.24 AC
3BR/6.02BA | MLS# 617202
\$24,900,000 | Anini Vista

A stunning showplace of architecture and craftsmanship, this sprawling estate offers an elevated living experience. Featuring unparalleled views: epic ocean, white water, Anini Reef, Hanalei mountain and Bali Hai sunsets. The main living area designed after the iconic Princeville hotel with extensive lanais overlooking the sweeping views. Amenities include: massive koi pond, infinity pool, sand-bottom hot tub, lagoon-style pool with sandy beach, outdoor gourmet grill, Hollywood-style theater, wine cellar and more. Detached 5,000sqft showroom is a car collector's dream.



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Oceanfront

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INTERNATIONAL REALTY





ALIOMANU BEACHFRONT HOME WITH POOL

3,239 SQFT | 13,503 SQFT LAND | 3BR/2.5BA
MLS# 612712 | \$3,695,000 | Aliomanu

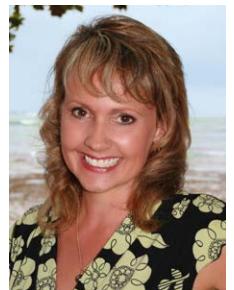
Incredible beachfront home located off the beaten path. Stunning ocean views stretch from Anahola Bay and Kahala Point up the length of Aliomanu Beach providing epic sunrise and moonrise vistas. Watch waves and whales from your living, dining, kitchen and master bedroom. Enjoy outdoor living and ocean breezes on the expansive, covered, Ipe lanai overlooking the 50-foot long pool and just steps from a beautiful swimming beach. The impressive open beam great room and master suite open to the lanai and ocean views. Two more bedrooms overlook the garden and Kalalea mountains. Lower level is a private, garden view suite with wet bar.



Oceanfront
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BRAND NEW | DIAMOND HEAD



New Diamond Head Oceanview Luxury Custom Home to be built by Honolulu's leading custom builder, Pyramid Premier Properties. This 4 bedroom home will feature 2 master suites, 5 full baths, and 2 half baths. East facing ocean views from virtually every room with an infinity spa and large pool. Completion 2020. Call for pricing.



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PatChoi@HawaiiLife.com
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HALE MALIE (TRANQUIL HOME)

2,680 SQFT | 2.6 AC | 4BR/4.5BA
MLS# 616808 | \$4,250,000 | Poipu
Beach

Newly Constructed Custom Home located Poipu Aina Estates where you have all the charm of country living but are only minutes away from the lively attractions of Poipu. The home is comprised of three interlocking sections wrapping around an outdoor pool and open air dining & grill area. A detached 1,008 sq.ft. 4 car garage is only steps away. Plans for an accessory 1 bedroom/1 bath building are included in the transaction and utilities for the yet to be built structure are already installed.

Temporary vacation rentals are not allowed in Poipu Aina Estates. Access this home Virtual Walk Through, Additional Photos and a "Meet The Builder" video at:

www.PoipuAinaLiving.com



Lynda Gill

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Mobile: 808.346.0056
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2015, 2017 & 2018
Top 100 Agents Most Transactions State of Hawaii



THE BEST HOME AT KAI MALU WAILEA!

1,796 SQFT | 3BR/2.5BA | \$1,849,000 | Wailea

Kai Malu Villa 65A is the Turnkey Remodeled Maui Home you've been waiting for! Fully Furnished. RARE Private Saline Pool/spa w Swimjets. Upgrades: Brazilian Cherry Hardwood Floors, Plantation Shutters, Energy Star Washer/Dryer, Outdoor shower, BBQ, Wet bar w Fridge, Tumbled Travertine extended lanai, Remote control Awnings, 4-speed fans, LED lights, Trickler Water Softener & Reverse Osmosis filter, Surround Sound Bose speakers, Security system, French doors, Custom Bookshelves & Closets, Phantom screen door. Mountain & Ocean Views. PV Solar System with just \$19 a month electric bill. Infinity pool, spa, gym, entertaining pavilion, & gated location.



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Meghan Clair

Realtor (S), EcoBroker, RS# 69800

808.463.8485

MauiGreenRealEstate@Gmail.com

Coldwell Banker Island Properties
The Shops at Wailea



PRIVATE NORTHSHORE OASIS KAUAI

3,879 SQFT | 3.58 AC | 3BR/4.5BA
MLS# 616061 | \$3,300,000 | Kilauea

Located on Kauai's iconic North Shore, this estate lives harmoniously with the island's raw, natural beauty. Outdoor elements seamlessly blend into exclusive interior designer features, creating a serene ambiance. Distinctive architectural elements, including six rooftop cupolas and an indoor/outdoor koi pond defining the front entry. Calming sounds of the water are balanced by striking views from every room. Natural light fills every space in this home. This private oasis awaits you.



Robin Savage-Thompson

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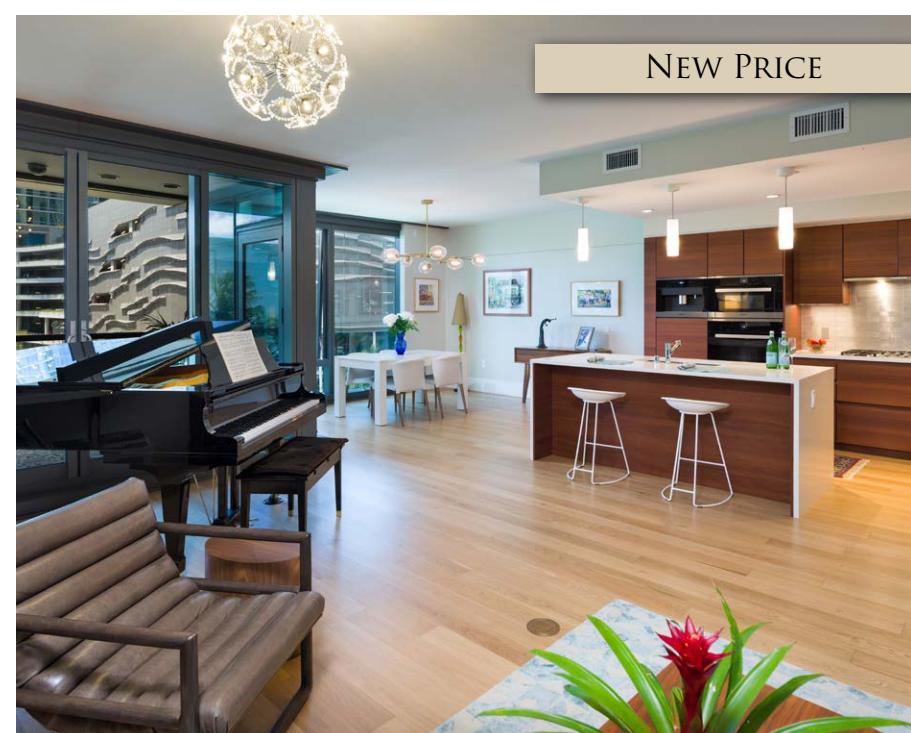


Oceanfront | **Sotheby's**
INTERNATIONAL REALTY

BEST BUILDING IN HONOLULU

1,650 SQFT | 2BR/2.5BA
MLS# 201821595 | \$1,799,000 | Honolulu

Imagine living in a house right in the heart of urban convenience! This is what it feels like owning this unique two-story unit in one of Honolulu's best luxury condominiums Anaha. One-of-a-kind 2 bdr, 2.5 bath apartment with a private garage. Amazing resort-style amenities and proximity to Whole Foods Market and restaurants. Make your dream home a reality!



Lyuba Naiditch

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Aloha 'Aina REALTOR® Awards Program Nominee 2017
Certified International Property Specialist (CIPS) | Accredited Buyer Representative (ABR)
Seller Representative Specialist (SRS) | Military Relocation Professional (MRP)

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CIPS
certified international property specialist



**305 PLANTATION ESTATES
DRIVE - KAPALUA RESORT**
8,179 SQFT | 2.01 AC | \$5,495,000 | Kapalua

Amazing residence at the Plantation Estates at Kapalua Resort! Spectacular views from this contemporary residence overlooking the renowned Kapalua Plantation Championship Golf Course, out to the Pailolo Channel and over to the island of Molokai. A fabulous home that has 6 Ocean view bedroom suites, 6 full baths and 2 half baths, living room and great room, study, gourmet kitchen with Viking appliances, downstairs living room with full wet bar area, 2 laundry rooms, porte cochere, 3 car garage, luxurious pool and spa. Mature trees and well-manicured landscaping.



Patrick T. Sullivan

REALTOR® (B) RB-10064

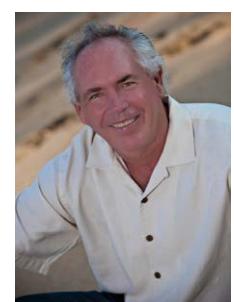
Sullivan Properties, Inc.

10 Hoohui Road Suite #110

Lahaina, HI 96761

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Email: Pat@SullivanProperties.com
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LUXURY HOME

MAGAZINE

Hawai'i KAUAI • OAHU • MAUI • MOLOKAI • LANAI • BIG ISLAND

ISSUE 13.6



At The Newsstand: \$3.99

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85 Lau Awa Place, Lahaina, Maui on Pages 36 & 37
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MELE KALIKIMAKA &
HAU'OLI MAKAHIKI HOU

FROM THE LUXURY HOME MAGAZINE® OHANA

OAHU

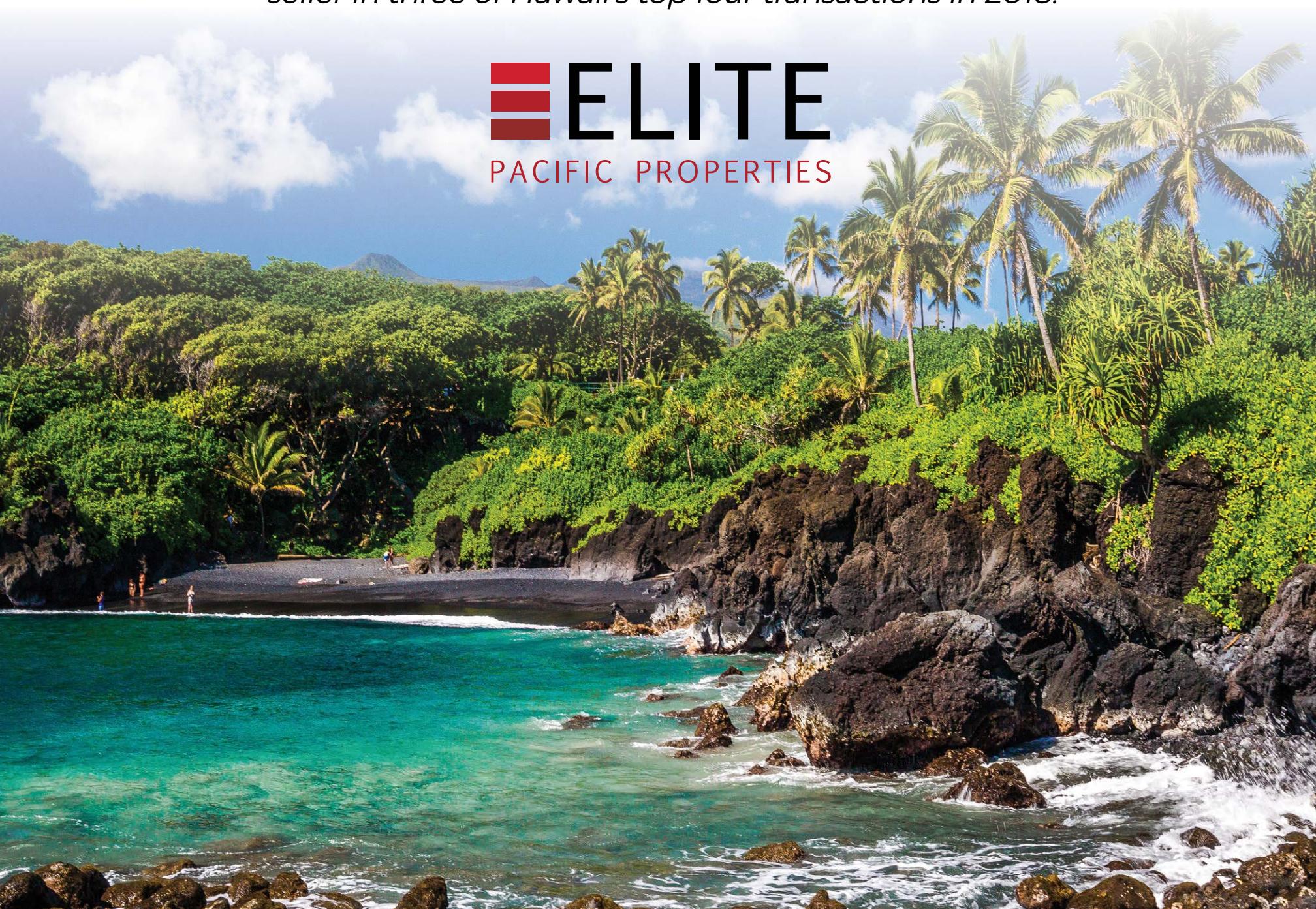
MAUI

KAUAI

BIG ISLAND

Congratulations to Paul Chu, Stephen Cipres, Riette Jenkins, and Dennis Rush

These Elite Pacific agents represented either the buyer or the seller in three of Hawaii's top four transactions in 2018.



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RB-18825



MAJESTIC MAUI IN LAUNIUPOKO



972 Kai Hele Ku Street is a Private Tropical Paradise with spectacular Panoramic Ocean and Island Views. 4 bedrooms, 4.5 baths, **MAUI**
1 Acre of Land. A pool, spa, and fire pit round out quintessential indoor-outdoor living at its best. **LAUNIUPOKO**



Debbie Arakaki

Realtor Broker, Partner, CRS, RB-20674
Direct: 808.283.7214
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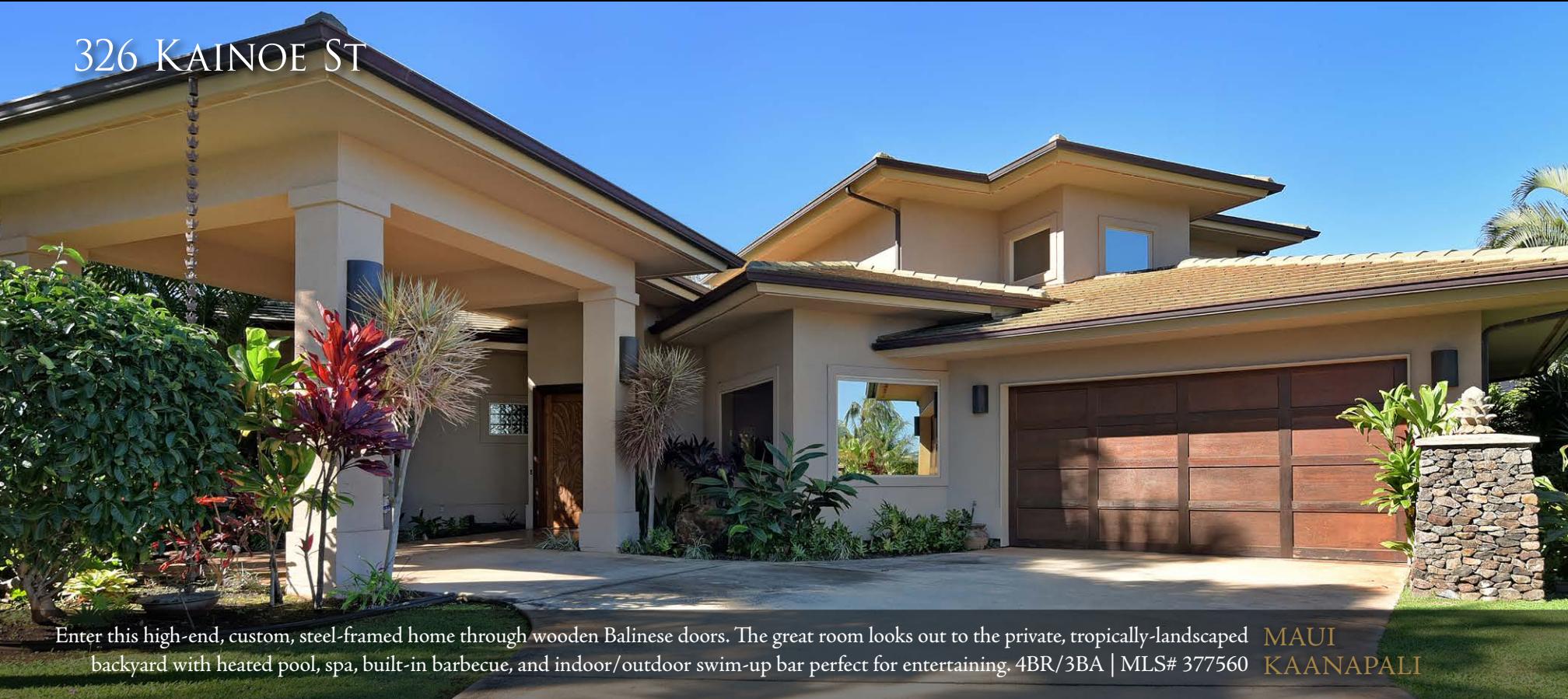
FOR INSTANT
INFO ON LAUNIUPOKO
TEXT #77888
SUBJECT: @LAUNIUPOKO

304 S KAINOE ST



A spacious and highly remodeled home located in sought-after Kaanapali Hillside with Ocean and Island Views. Open floor plan, totally private poolside oasis with outdoor shower and media room that seats eight with a full wet bar. 5BR/5.5BA | MLS# 378830 MAUI KAANAPALI

326 KAINOE ST



Enter this high-end, custom, steel-framed home through wooden Balinese doors. The great room looks out to the private, tropically-landscaped backyard with heated pool, spa, built-in barbecue, and indoor/outdoor swim-up bar perfect for entertaining. 4BR/3BA | MLS# 377560 MAUI KAANAPALI



For all the Maui listings check out my website:

www.MauiHomeSales.com

Including Interactive Maps of Kaanapali, Kapalua and Wailea

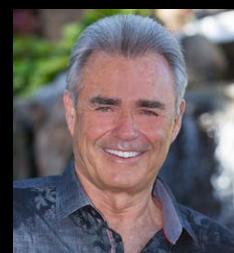
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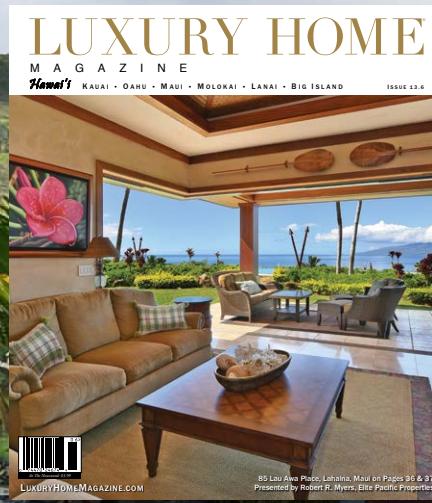
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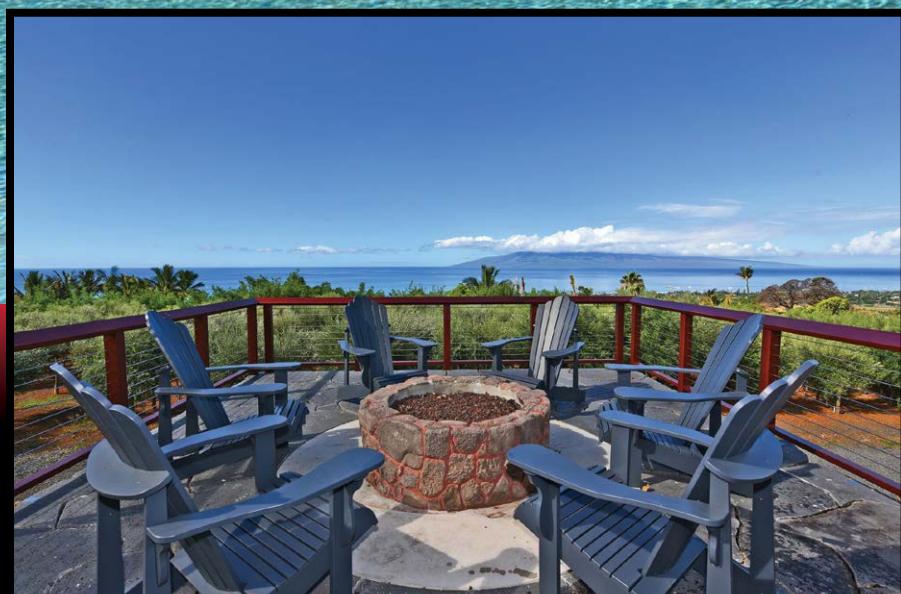
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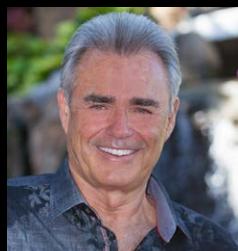


COVER HOME

85 LAU AWA PLACE



This tropical estate, 4 bed and 4 bath main house and 2 bed and 1 bath Ohana complete with a full kitchen, is located on a very private 5.9 acre parcel in the Makila Plantation phase of Launiupoko. This luxury estate has over 4,100 sq. ft. of total living space and almost 1,000 sq. ft. of covered lanai and patio areas together with unsurpassed panoramic ocean and three island views. Sunsets, whales and the West Maui Mountains make a perfect backdrop for your extraordinary home in paradise.



Robert R. Myers

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www.mauihomesales.com





The property also boasts extensive landscaping, a coconut palm farm, fruit tree orchard and olive tree orchard. The wide open floor plan brings the inside out to take advantage of Maui's outdoor living. High end finishes include venetian plaster in the main living areas, travertine flooring, beautiful African Mahogany cabinetry throughout and state of the art stainless steel appliances, all of which add luxury to this home. MLS# 380502

For all the Maui listings check out my website:
www.MaiHomeSales.com
Including Interactive Maps of Kaanapali, Kapalua and Wailea

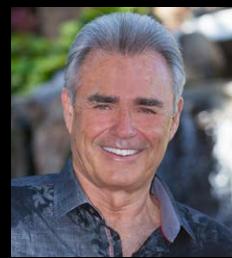
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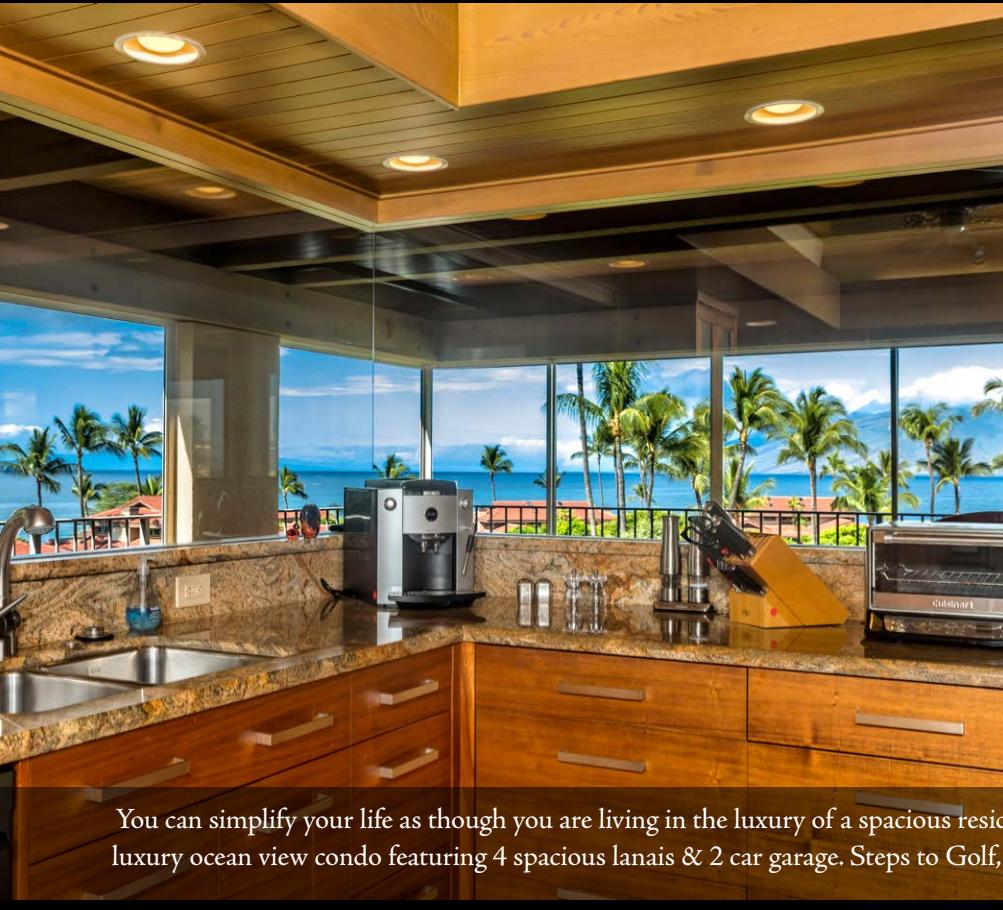


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WAILEA POINT | LUXURY OCEANFRONT DOUBLE UNIT



You can simplify your life as though you are living in the luxury of a spacious residence with the "lock n' leave" convenience of this 4821 sf **MAUI** luxury ocean view condo featuring 4 spacious lanais & 2 car garage. Steps to Golf, Tennis, Resorts & White Sand Beaches. Priced to Sell! **WAILEA**

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Dennis Rush | Martha C. Rush

Maui Luxury Real Estate Brokers | RB-16109 | RB-19743
875.8888 | Se Habla Español y Italiano
dennis@dennisrush.com

www.DennisRush.com

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MLS Properties featuring Cinemas & Videos

THE HALE LANI WAILEA | RESORT STYLE RESIDENCE



On par with the world's finest resorts. 10,000 sf living, fully furnished, turn-key, contemporary design, quality construction and luxury amenities recently completed 3-car garage, wine room, fully equipped spa & fitness center situated directly across street from beach. \$12,888,000

MAUI
WAILEA

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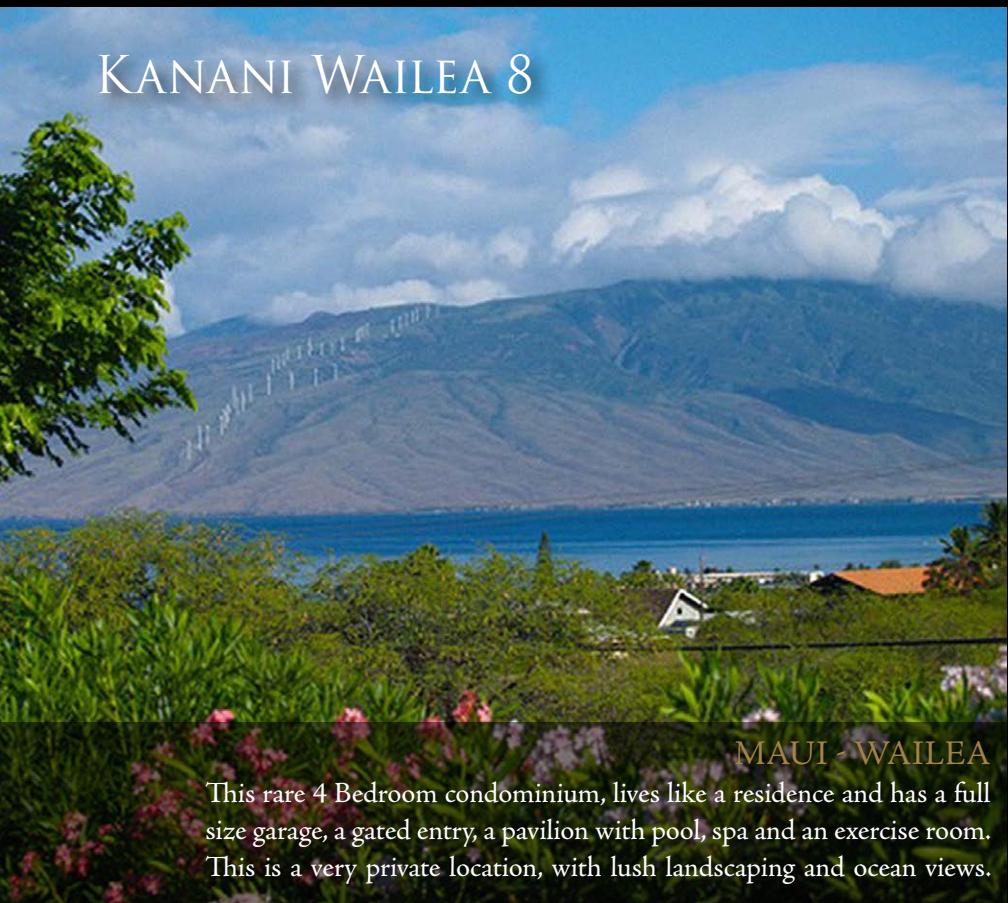
 **LUXURY**
REAL ESTATE



Ideally situated, this state-of-the-art, contemporary, single-level residence boasts perfection of design, with unparalleled views. The estate also includes separate guest quarters and three-stall horse stable. **MAUI KULA**



KANANI WAILEA 8



MAUI - WAILEA

This rare 4 Bedroom condominium, lives like a residence and has a full size garage, a gated entry, a pavilion with pool, spa and an exercise room. This is a very private location, with lush landscaping and ocean views.



WAILEA EKAHI 2E

MAUI - WAILEA

1 bedroom condominium with spectacular ocean views, situated on 34 beach-front acres. Amenities include a beachfront pavilion, swimming pools, paddle tennis and one of the best sandy beaches, Keawakapu Beach.

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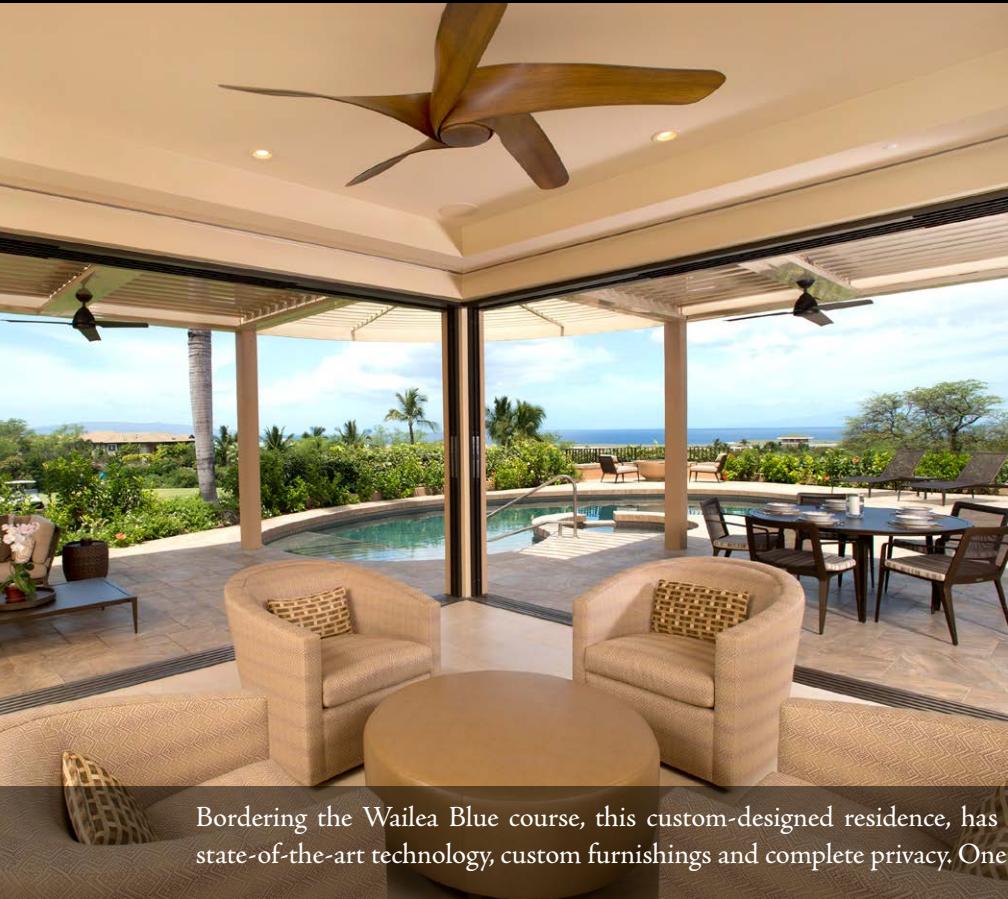
Luxury Service with Aloha Spirit



Riette G. Jenkins

Realtor-Broker, Partner
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Email: riette@waileahawaii.com
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WAILEA GOLF ESTATES | 192 HALAU PLACE



Bordering the Wailea Blue course, this custom-designed residence, has been completely renovated, providing the home with state-of-the-art technology, custom furnishings and complete privacy. One of the best panoramic ocean views, Wailea has to offer. **MAUI WAILEA**

Riette G. Jenkins

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LUXURY HOME MAGAZINE

HOME OF THE MONTH

Hinow

KHNL
HAWAII'S NBC

Tune in weekdays 7am on KGMB and Saturdays 6pm KHNL
24/7 at www.hinowdaily.com

65 WILI OKAI WAY



Enjoy panoramic ocean views from the slopes of the West Maui mountains. Classic plantation style with modern amenities. MAUI
Situated on 5 manicured acres, this 5BR/5.5BA estate with guest home offers the quintessential Hawaiian retreat. \$8.75M LAHAINA

THE
ISLE LUXURY
TEAM



Greg Burns

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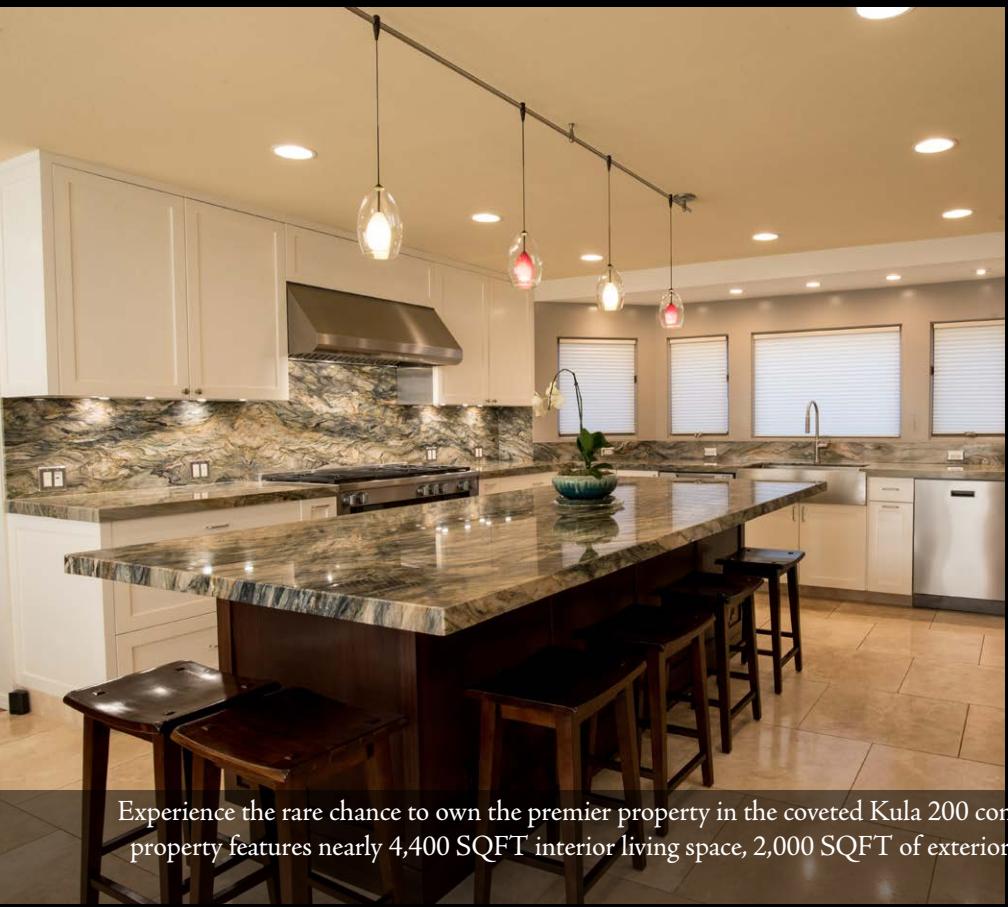
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LuxuryHomeMagazine.com

A RARE OFFERING IN KULA 200



Experience the rare chance to own the premier property in the coveted Kula 200 community. Located on a quiet cul-de-sac, this 2-acre estate property features nearly 4,400 SQFT interior living space, 2,000 SQFT of exterior lanai, and bicoastal ocean views from nearly every room.

www.kulaestateproperty.com

MAUI
KULA

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Raphael Wellerstein

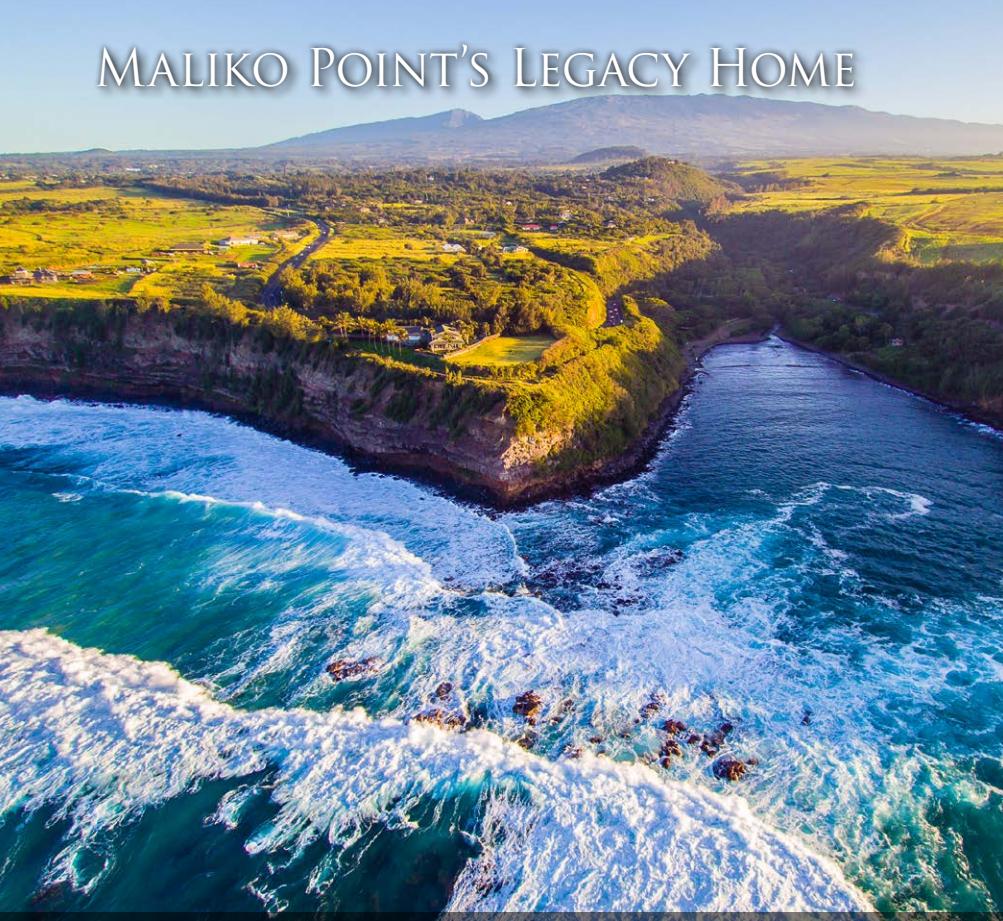
Realtor-Broker | RB -19515

808.385.3992

Email: Raphael.wellerstein@gmail.com

Web: www.rafaelwellerstein.com

MALIKO POINT'S LEGACY HOME



Mind-blowing VALUE! This estate presents an unparalleled investor opportunity at a shockingly low price point. Uninterrupted, exhilarating, **MAUI** and dramatic views of Maui's North Shore coastline from anywhere inside or outside the home! Sophisticated build and dreamy feel. \$3M **NORTH SHORE**



DESIRABLE SPRECKELSVILLE LOT



MAUI - SPRECKELSVILLE

Almost 1 acre adjacent to a secluded white sandy beach. Conservation beachfront ensure dramatic views will always be protected. Ownership includes exclusive deeded beach access, underground utilities, and is shovel ready. Last available lot. \$1.7M



MAUI - HAIKU

Spectacular 10.25-acre agricultural zoned ocean cliff lot with 180 degree view of epic ocean. Design your custom estate, farm, or ranch. Cleared, well-maintained, fenced, private 20ft paved access road, and private well. \$1.25M

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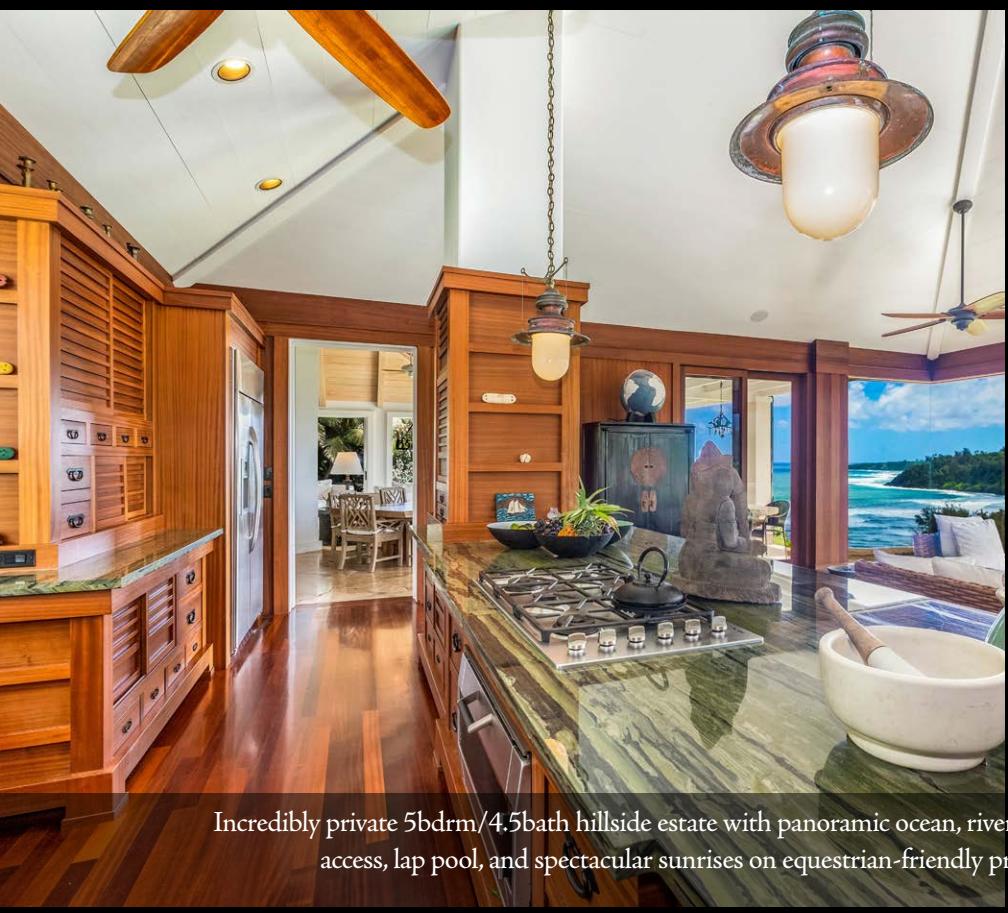
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Incredibly private 5bdrm/4.5bath hillside estate with panoramic ocean, river and mountain views on 6.15 Acres. Enjoy deeded beach **KAUAI** access, lap pool, and spectacular sunrises on equestrian-friendly property adjacent to wildlife sanctuary. Offered at \$13.5M. **KILAUEA**

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Heather Ford

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4066 KAAHUMANU PLACE



Charming Hawaiian Plantation single-level fully furnished home on an oversized lot. Expansive wraparound lanai is perfect to enjoy the tropical climate of Kauai. Ideally located in the Resort community of Princeville, this appealing home is just a short stroll to the Princeville park, shopping and restaurants, and other fun amenities such as beaches, golf, walking trails and more. \$999,999 3BD/3BA 2364 SF

KAUAI
PRINCEVILLE

5494-B KAEHULUA RD #1



This substantial Ocean view home, elevated above Kapaa town, is ideally located and move-in ready. Built in 2004, the home offers acreage in a newer neighborhood close to town yet out of the daily hustle and bustle. The two-story home is designed for a large or multi-generational family. The mountain and waterfall views are also spectacular from the property. \$1,530,000 5BD/4BA 2Half Baths 3414 SF

KAUAI
KAPAA



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4953 ALIOMANU ROAD



A feature-rich single-level residence on a half-acre created utilizing the latest building practices and materials including metal framing, Venetian plaster, aluminum shingles and a 30-panel photovoltaic system. 3,000 sqft of living area includes 3 suites, office, game room and large den plus a garage workshop with standing attic storage all set in an ocean-centric cul-de-sac steps to Aliomanu Beach.

KAUAI
ALIOMANU

\$1,675,000

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KA'IULANI 5



Ka'iulani 5 is an extremely spacious and dramatic space, bathed in light through walls of windows with mesmerizing views. This thoughtfully appointed 3 bedroom 3.5 bath 2,835 sqft townhome with attached two-car garage sits perched on a secluded bluff top with the feeling of a single family residence. Ka'iulani is a pristine amenity rich, luxury resort-like setting, the best Princeville has to offer.

\$1,395,000

KAUAI
PRINCEVILLE



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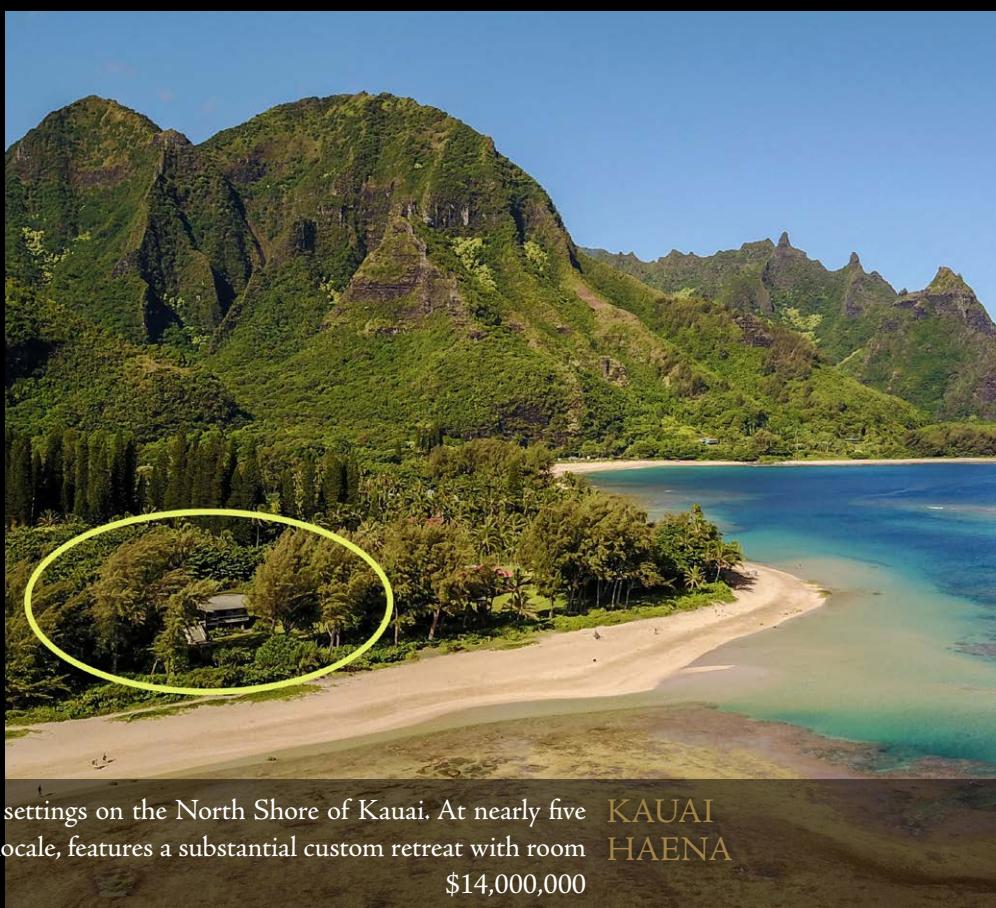
www.luckywelivekauai.com



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Haena Point represents an extremely rare chance to acquire one of the preeminent settings on the North Shore of Kauai. At nearly five acres, with hundreds of feet of beach frontage, this spectacular private and spacious locale, features a substantial custom retreat with room to expand. Truly, a lifetime opportunity.

KAUAI
HAENA
\$14,000,000

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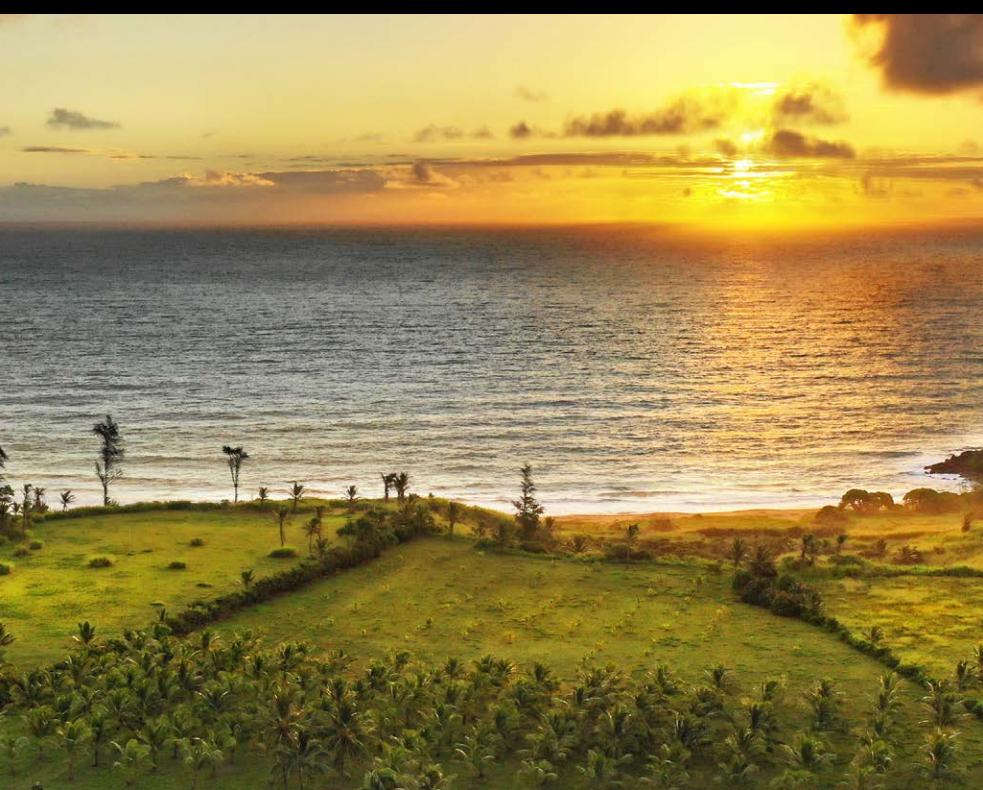


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KAUAI'S SPECTACULAR KEALIA COASTLINE



KEALIA KAI: Final opportunity to purchase developer lots on Kauai's breathtaking eastshore. With ever present coastal views, beach access and a majestic mountain backdrop, this is a rare discovery. 3 Offerings | \$975k to \$2.495 | 3.6 to 6.5 Acres

KAUAI
KUNA BAY



SIROIS
KAUAI HERITAGE PORTFOLIO

Hannah Sirois

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047 KALUAMAKUA PLACE



This vacant lot is located on the North Shore, just outside Kilauea Town. This magical property has a stream running through it, is ready to be developed, and has already been approved for an Additional Dwelling Unit (build two homes). **KAUAI** \$685,000 **KILAUEA**

3794 MOAE PLACE



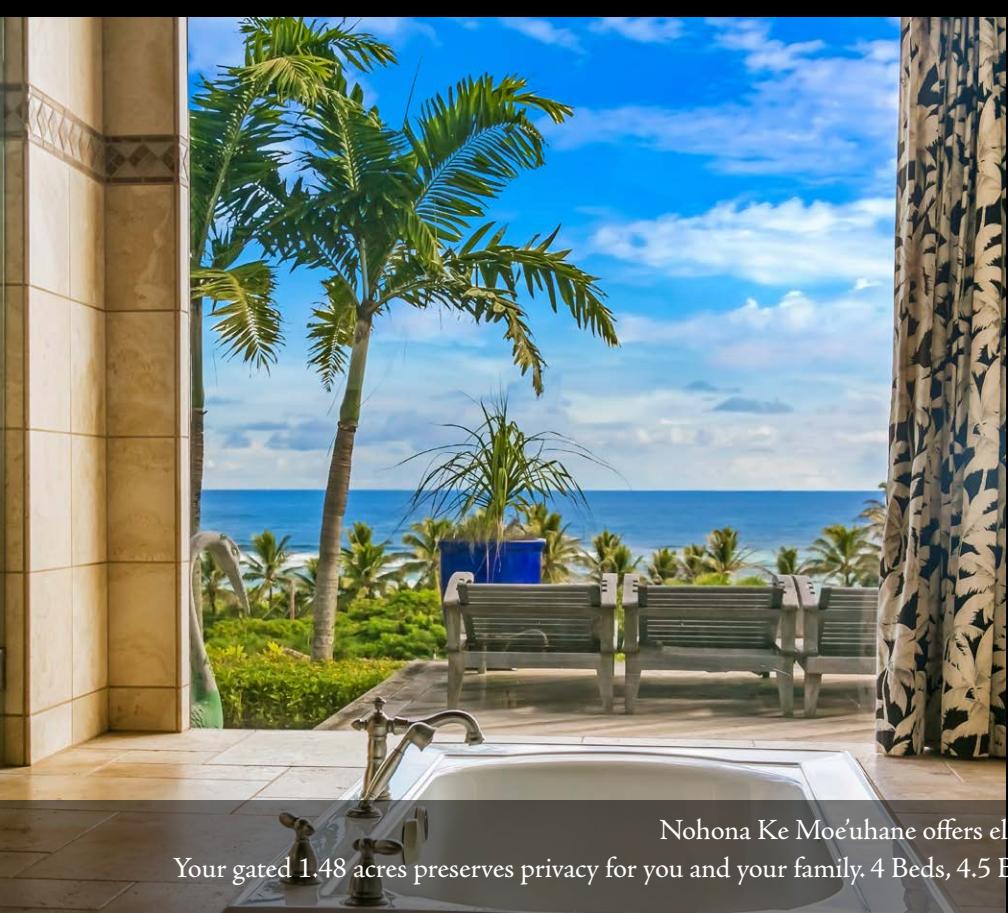
This Plantation-style home is an income producing property, a successful vacation rental, and is being sold turn key. Located in the heart of Princeville, a golf resort community within close proximity to world-class beaches, restaurants, and shopping. **KAUAI** \$899,000 **PRINCEVILLE**


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Born & Raised Kaua'i | Se Habla Español

NOHONA KE MOE'UHANE – KAUAI



Your gated 1.48 acres preserves privacy for you and your family. 4 Beds, 4.5 Baths | 3,938 Square Feet | \$3,150,000 | MLS#622033

Nohona Ke Moe'uhane offers elevated ocean views from each of its three master suites.

**KAUAI
ALIOMANU**



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LUXURY OCEANFRONT LIVING IN POIPU
PRESENTED BY JIM KARLOVSKY

LUXURY OCEANFRONT LIVING IN POIPU

SOLD



4682 LAWAI ROAD: Stunning oceanfront home with one of the largest true oceanfront pools in all of Poipu. Magnificent tropical architecture with private manicured grounds. A recent remodel of the kitchen and bathrooms add to an exceptionally comfortable and well-designed property. \$5,950,000



Luxury Representation for Sellers & Buyers on Kauai
More Information at:
www.KauaiLuxury.Info

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 **LUXURY**
REAL ESTATE



LUXURY COMPOUND ON 6.57 ACRES
PRESENTED BY JIM KARLOVSKY

LUXURY COMPOUND ON 6.57 ACRES



4327 KAPUNA ROAD: An exceptional and rare compound property with ocean views and established fruit tree orchard on the North Shore. Offering includes an elegant plantation-style main home, private guest house, spa pavilion plus building rights for another primary home. \$3,000,000



Luxury Representation for Sellers & Buyers on Kauai
More Information at:
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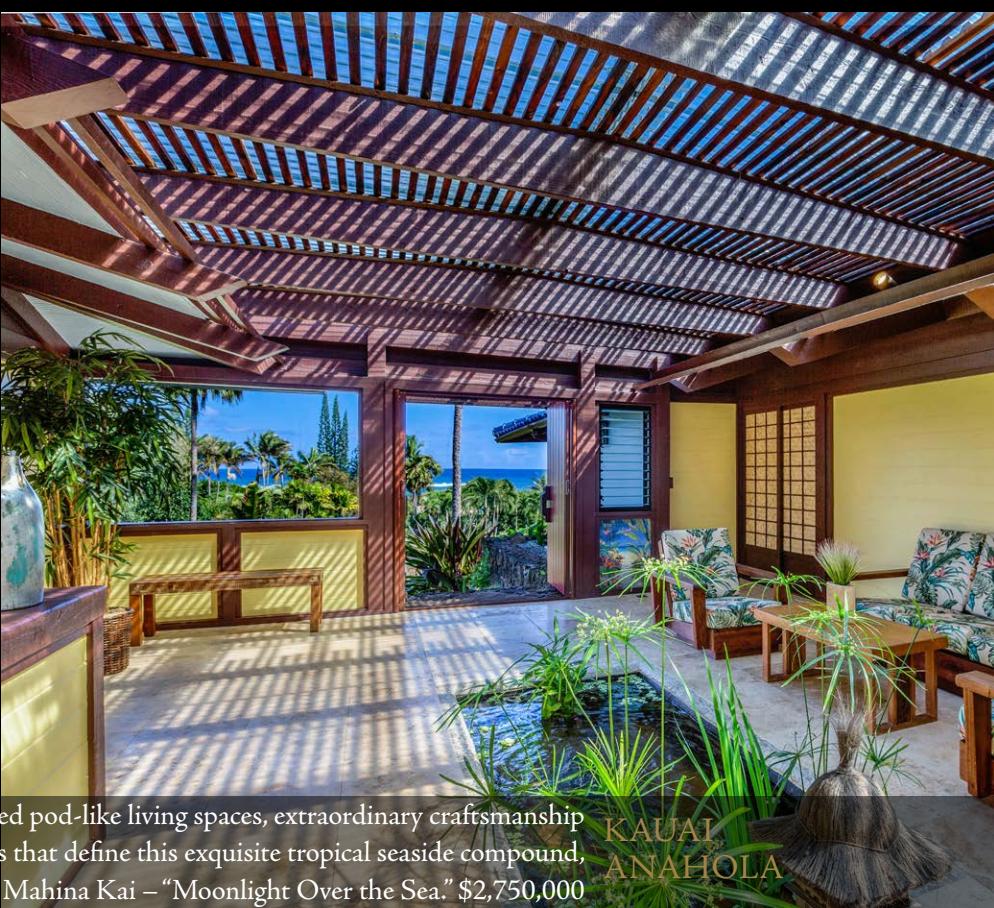


MAHINA KAI – MOONLIGHT OVER THE SEA
PRESENTED BY JIM KARLOVSKY

MAHINA KAI – MOONLIGHT OVER THE SEA



Luxury Representation for Sellers & Buyers on Kauai
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www.KauaiLuxury.Info



4933 ALIOMANU ROAD: White water ocean views, terraced pod-like living spaces, extraordinary craftsmanship and traditional Asian/Polynesian design are the characteristics that define this exquisite tropical seaside compound, Mahina Kai – “Moonlight Over the Sea.” \$2,750,000

KAUAI
ANAHOLA

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7-ACRE PRIVATE COASTAL ESTATE



4235 N. WAIKALUA ROAD: Remarkable, elevated 7-acre property with ocean and mountain views abound. Enjoy the serenity of country living as well as the sights and sounds of the sea from this rare coastal homesite with mature landscaping and beautiful existing structures. \$1,895,000

KAUAI
KILAUEA

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Luxury Representation for Sellers & Buyers on Kauai

More Information at:

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UPSCALE PLANTATION-STYLE HOME ON ACREAGE



4321 KAPUNA ROAD: This extremely private plantation-style home offers the best of traditional Hawaiian design and contemporary finishes. A lovely 3-bedroom, 2.5-bathroom, fully air-conditioned and beautifully renovated home plus oversized garage with private office on 2.3 acres. \$1,495,000

KAUAI
KILAUEA

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More Information at:
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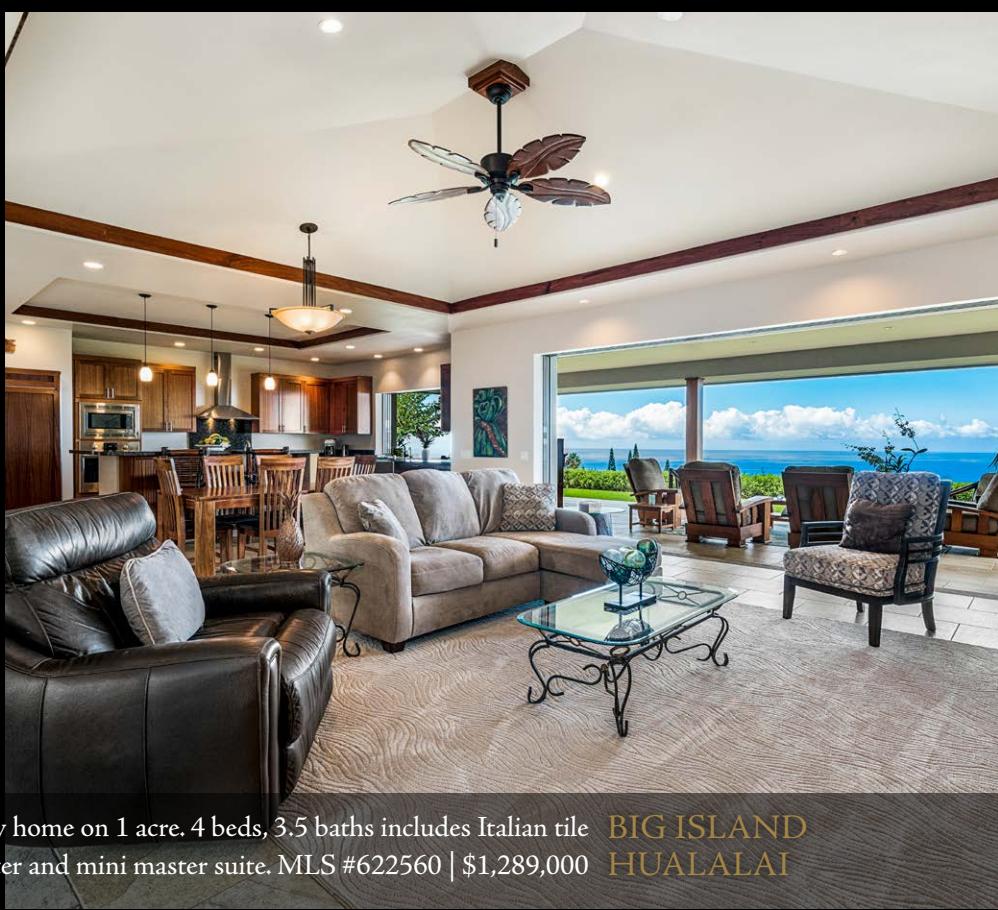
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NEW BAYVIEW ESTATES



Stunning Coastal-Contemporary luxury home offers spectacular panoramic ocean, sunset views & features a large great room with accordion glass doors, exquisite lighting and design. 4 beds, 3 baths in over 3,000 sq. ft. plus private pool & lanai. MLS #620312 | \$1,859,000 **BIG ISLAND KAILUA-KONA**

GORGEOUS HUALALAI VISTAS



Gorgeous unobstructed panoramic ocean, coastline views from this 2016 resort quality home on 1 acre. 4 beds, 3.5 baths includes Italian tile floors, solid granite slab counters and mahogany cabinetry throughout plus a master and mini master suite. MLS #622560 | \$1,289,000 **BIG ISLAND HUALALAI**

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Linda Williams

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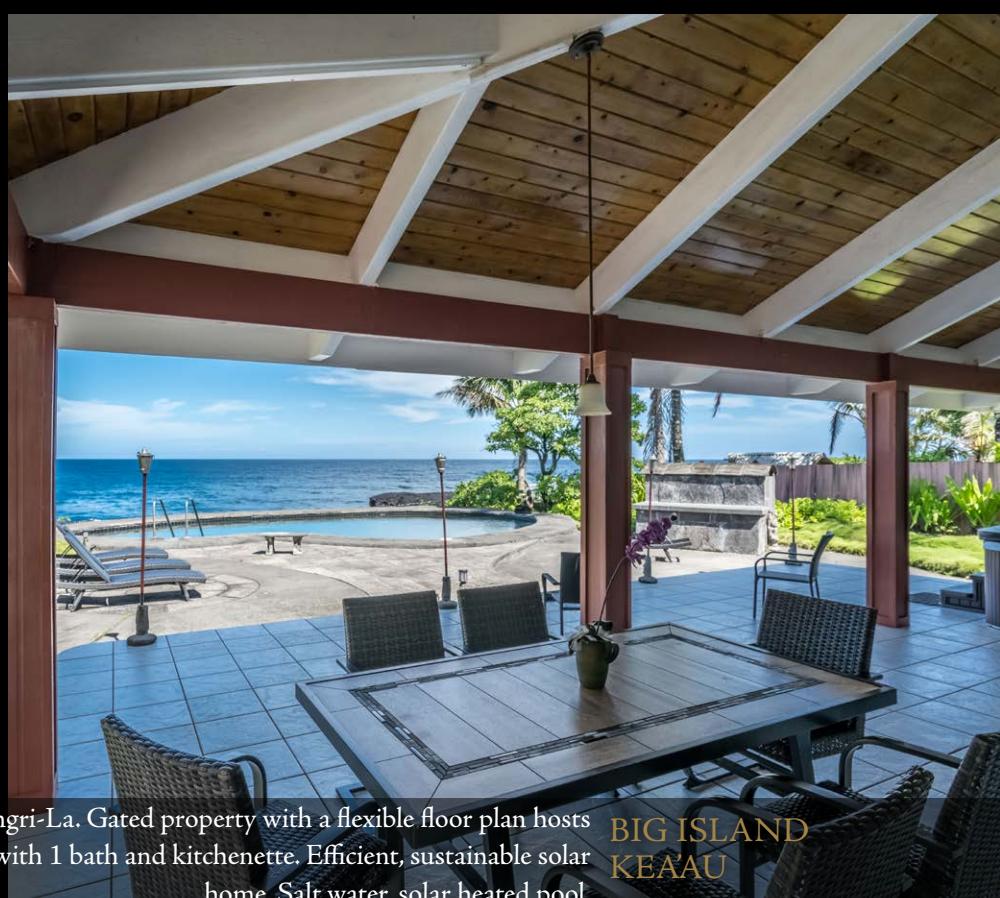
BigIslandRealEstateSales.com | ElitePacific.com



This inviting Oceanfront home is the successful Vacation Rental - Hilo Shangri-La. Gated property with a flexible floor plan hosts a 2 Bedroom/2Bath/Office in the Main House and separate Studio apartment with 1 bath and kitchenette. Efficient, sustainable solar

home. Salt water, solar heated pool.

**BIG ISLAND
KEAAU**



Jessica Gauthier

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NEW HOME OFFERING IN KAUPULEHU/KUKIO



This recently completed and professionally decorated home features stunning views of the Kaupulehu coastline from the great room, gourmet kitchen, and master bedroom. 4BR/5.5BA | 4,483 SF Interior Living | \$6,075,000

**BIG ISLAND
KAUPULEHU**

FRONT ROW LOT IN KAUPULEHU/KUKIO



Limited availability - This 1.25 acre lot is one of only a small handful of large, front row parcels at Kaupulehu/Kukio. **BIG ISLAND
KAUPULEHU**
This very private lot features beautiful shoreline, Maui, and Kohala Mountain views. \$3,995,000



Tom Loratta

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RECENTLY BUILT AT HUALALAI RESORT



One of the newest homes available with exceptional panoramic ocean views, elegant designer furnishings and desirable floor plan. **BIG ISLAND HUALALAI**
3 bedrooms and an office in the main house plus additional guest quarters. 4BR/4.5BA | 5,002 SF Interior Living | \$7,795,000



Centrally located on the 13th green of the Members' golf course. Large great room concept flows to an expansive outdoor living space. **BIG ISLAND HUALALAI**
3 bedroom suites in main house and guest quarters with private entry: 4BR/4.5BA | 4,210 SF Interior Living | \$6,495,000

PINKERT & LORATTA
HAWAII LUXURY PROPERTIES

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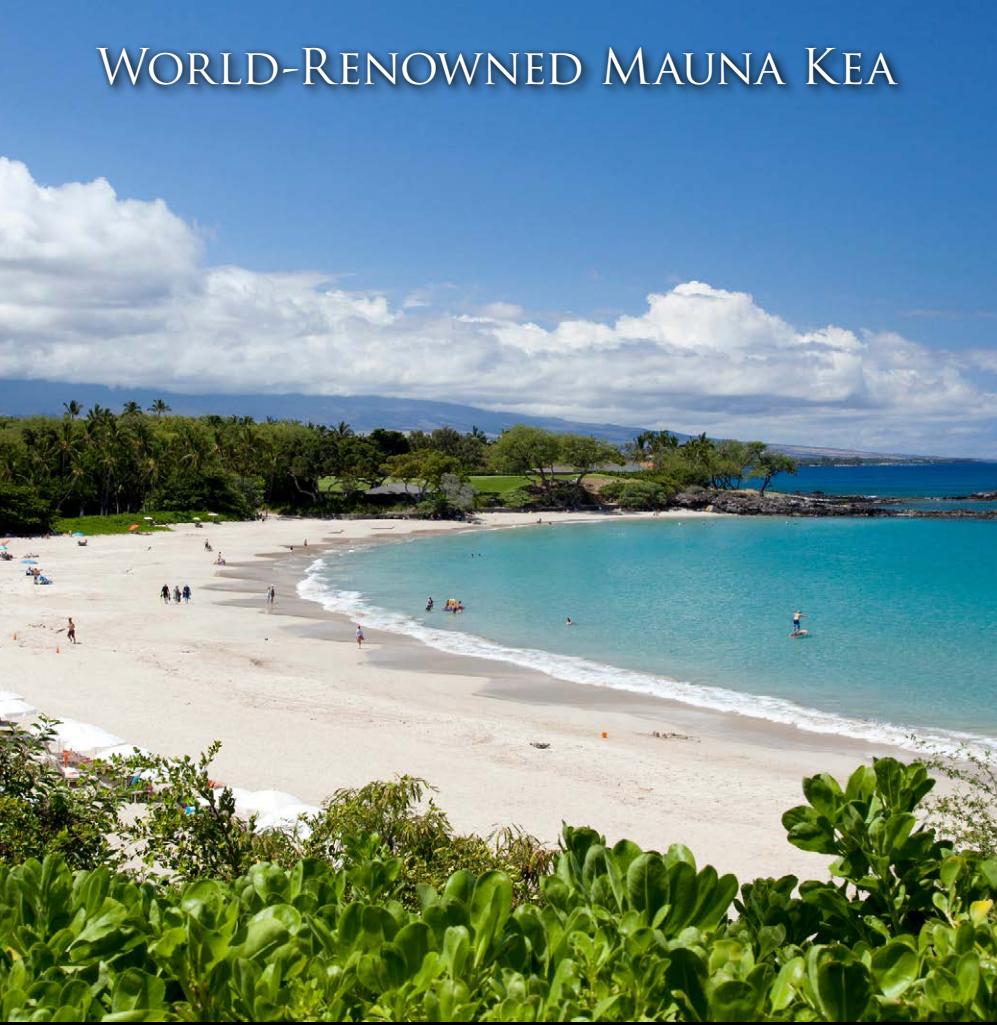


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WHO'S WHO IN
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WORLD-REOWNED MAUNA KEA



Hale O' Pualani! You CAN live the dream of privileged resort life! Sense the wonder, harmony and adventure of Mauna Kea! This elegant single level **BIG ISLAND KOHALA COAST** home comes furnished and includes versatile/rentable guest hale. MLS# 615957 | 4BR/4BA | 23,439 sqft Land | 2,896 sqft Living | \$1,995,000

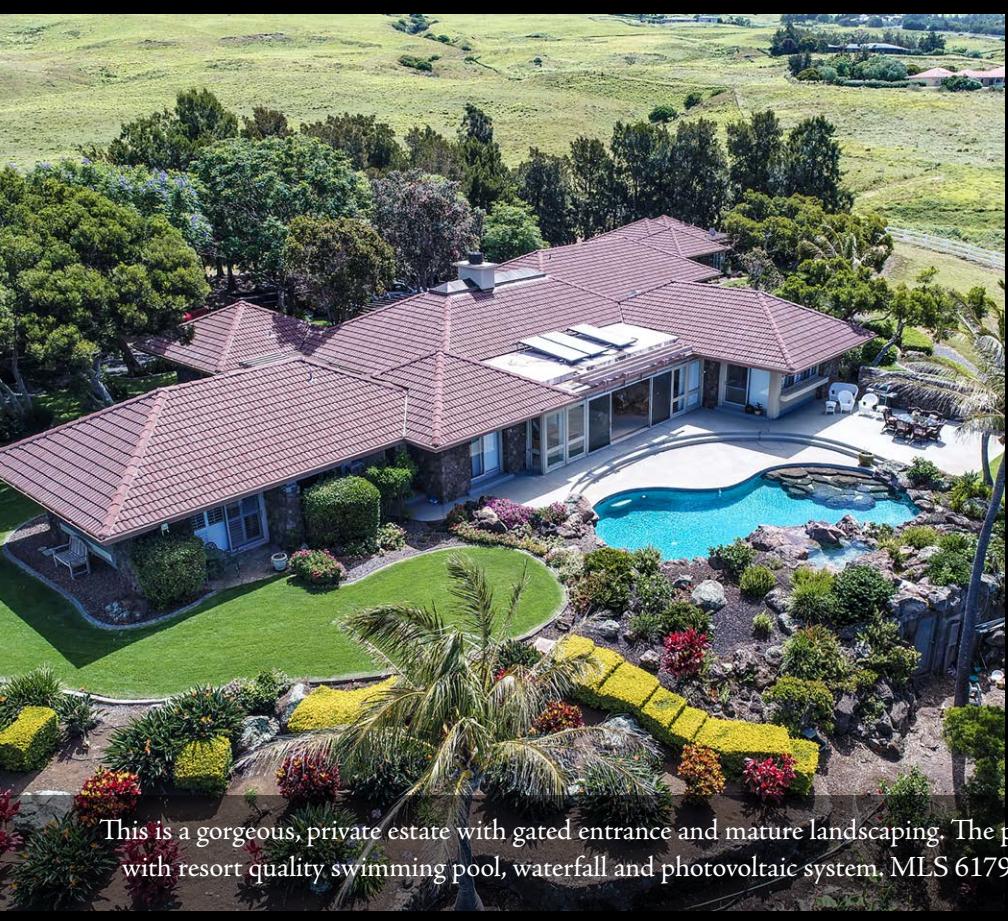
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BREATHTAKING VIEWS



This is a gorgeous, private estate with gated entrance and mature landscaping. The property features a 3,799 sqft, 3BD/3.5BA main house with resort quality swimming pool, waterfall and photovoltaic system. MLS 617931 \$2,249,000. PARTIAL OWNER FINANCING. **BIG ISLAND KOHALA RANCH**



Rebecca Keliihoomalu

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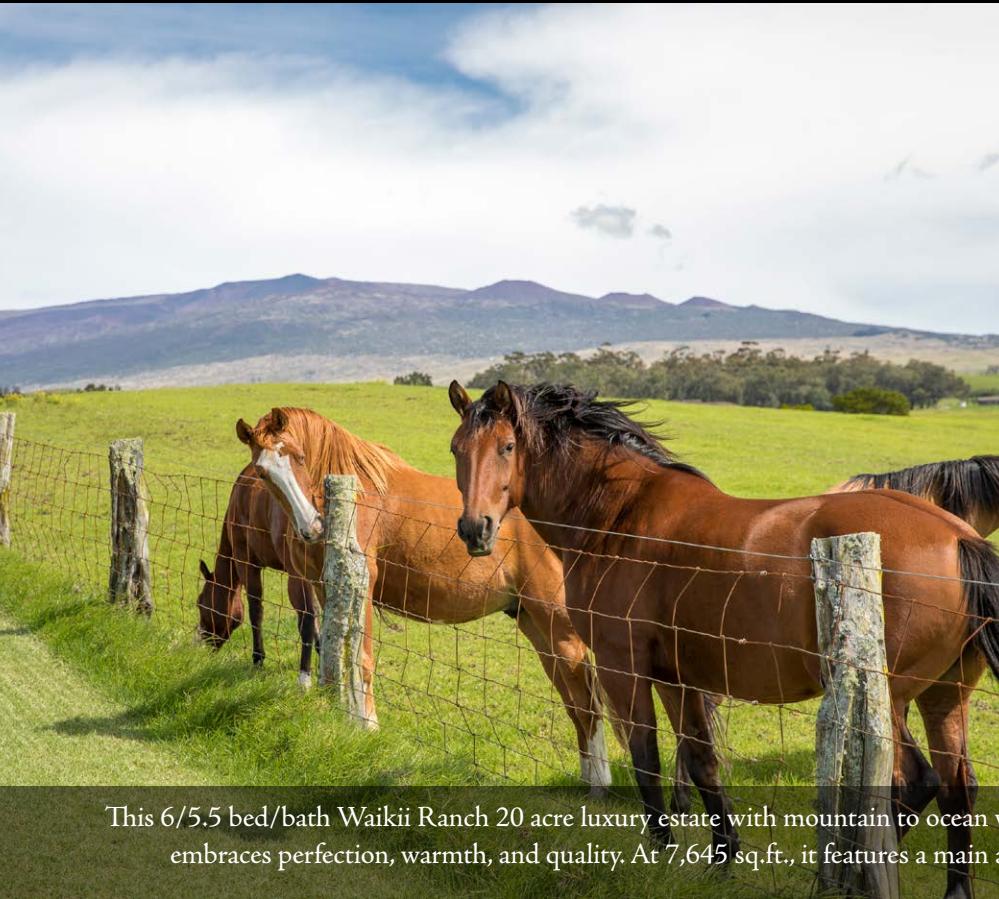


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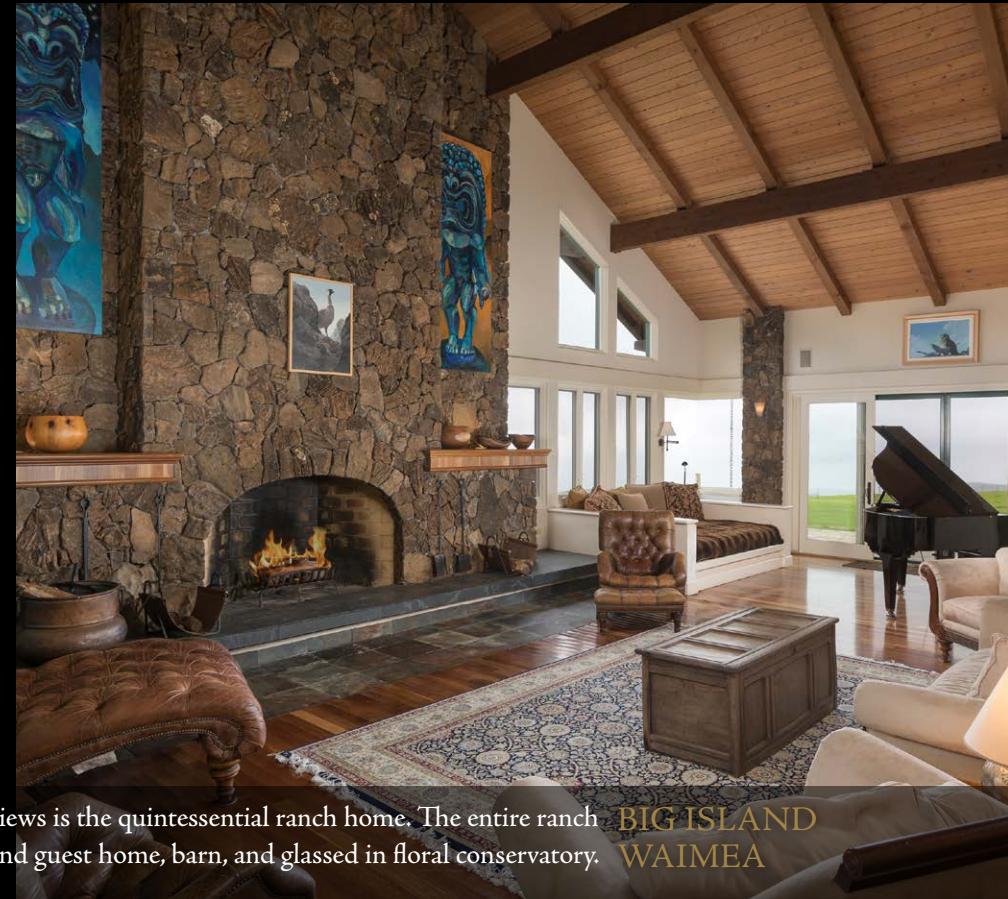
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WAIKII RANCH



This 6/5.5 bed/bath Waikii Ranch 20 acre luxury estate with mountain to ocean views is the quintessential ranch home. The entire ranch embraces perfection, warmth, and quality. At 7,645 sq.ft., it features a main and guest home, barn, and glassed in floral conservatory.

**BIG ISLAND
WAIMEA**



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Rebecca Keliihoomalu

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WHITE SAND PUAKO BEACHFRONT



The dream and vision of owning a white sand beach just steps from your oceanfront lanai, coupled with the best and easiest access channel on this beach for snorkeling, diving, kayaking and swimming, Puako 106 has all of this and more. MLS 620244 \$6,100,000 **BIG ISLAND PUAKO BEACH**



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77-6471 KILOHANA ST. - \$885,000



This spacious stately 3 bedroom, 2 bath Sunset home also offers a prodigious 640 sq. ft. lanai with excellent ocean view!

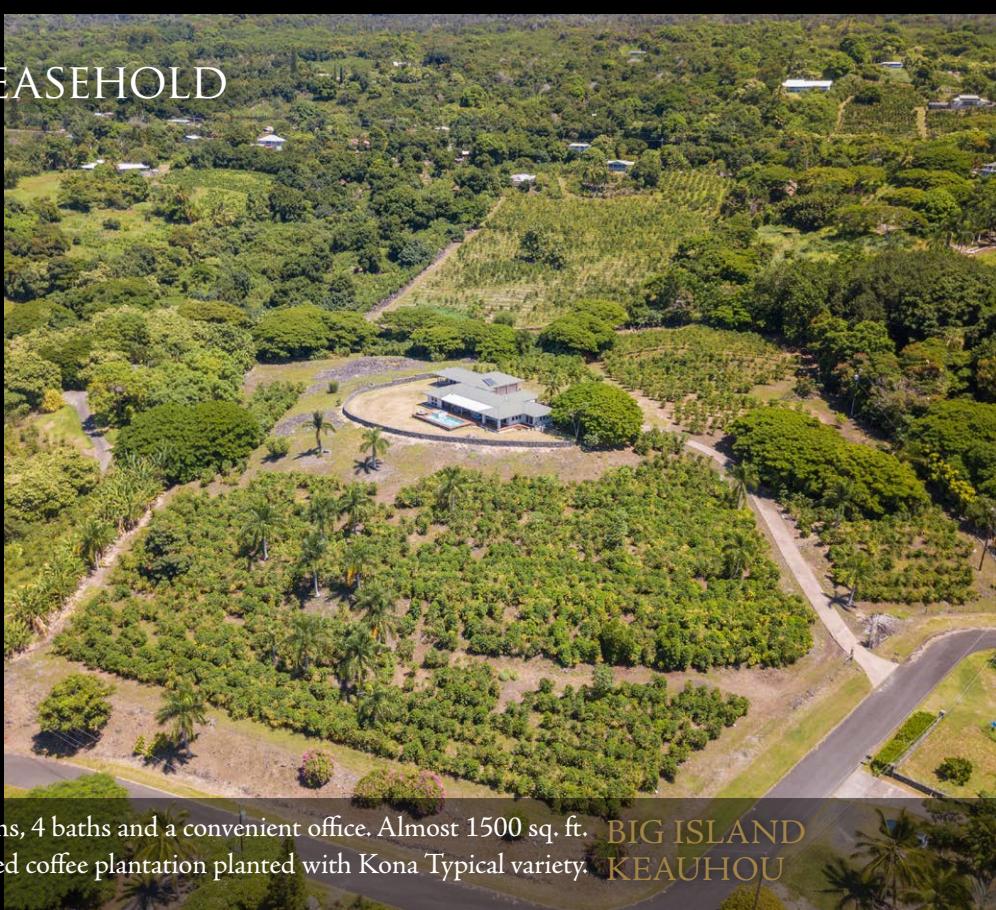
**BIG ISLAND
KAILUA-KONA**

Completely rebuilt with many brand new additions.

78-6817 MAKENAWAI ST. - \$1,500,000 LEASEHOLD



This Estate quality Home located in quiet cool elevation at Keauhou offers 4 bedrooms, 4 baths and a convenient office. Almost 1500 sq. ft. of outdoor living with pool & hottub! Also comes with a well-established coffee plantation planted with Kona Typical variety.



**BIG ISLAND
KEAUHOU**

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Sharly Ward

RB, ABR, CRS, GRI
ACCREDITED STAGING PROFESSIONAL MASTER
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2012 and 2015 Best of West Hawaii Today, Best Real Estate Agent
2009 Lifetime Achievement Hall of Fame

WAIKI'I RANCH



Located on 10 acres of rolling pastures with 180-degree coastline and ocean views. This custom home of superb craftsmanship includes professional recording studio. MLS 621525 | TMK: 3-6-7-4-39 | \$2,428,000 | 3 Bedrooms | 4.5 Bathrooms | 4,498 sqft. **BIG ISLAND WAIKI'I RANCH**

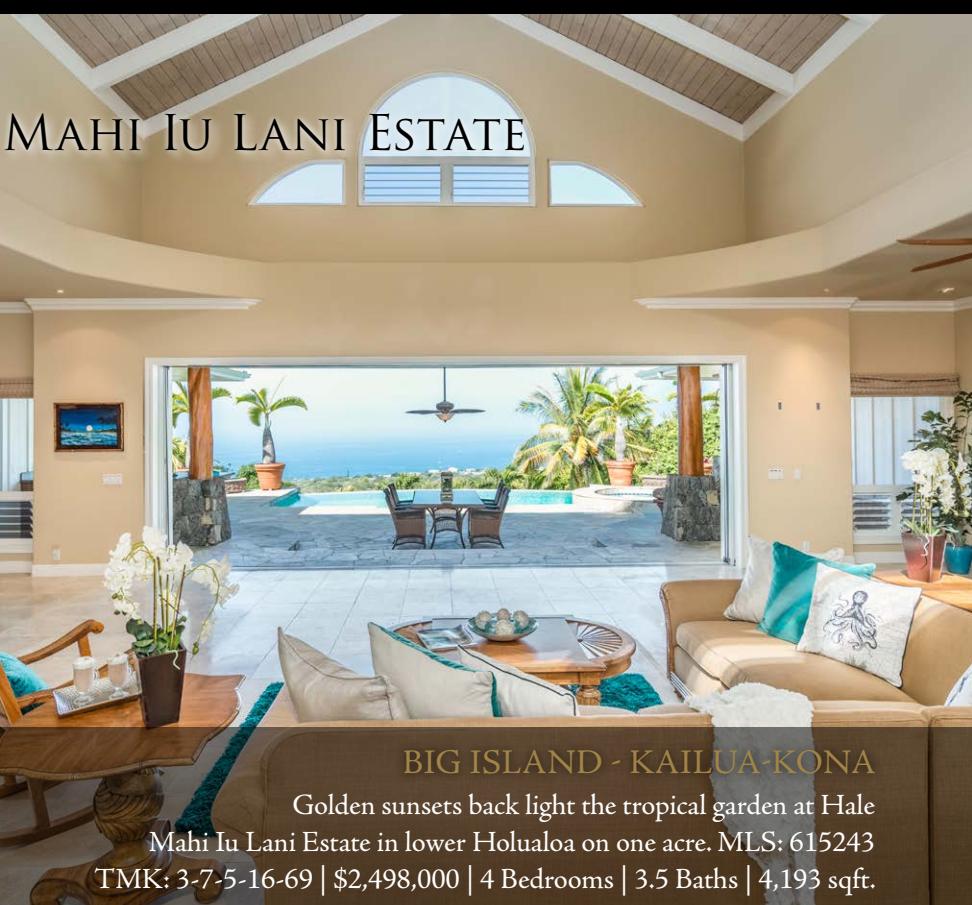
SOLD

VILLAGES AT MAUNA LANI UNIT 611



BIG ISLAND - MAUNA LANI BAY RESORT

Sold in just one day on the market! MLS: 616171 | TMK: 3-6-8-22-4-96
Sold For \$910,000 | 3 Bedrooms | 3.5 Baths | 2,174 sqft.



MAHI IU LANI ESTATE

BIG ISLAND - KAILUA-KONA
Golden sunsets back light the tropical garden at Hale Mahi Iu Lani Estate in lower Holualoa on one acre. MLS: 615243 | TMK: 3-7-5-16-69 | \$2,498,000 | 4 Bedrooms | 3.5 Baths | 4,193 sqft.

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PERFECT HOKULI'A MASTERPIECE



This rare custom home features 180-degree panoramic ocean/golf course views. 5,053 sq.ft. of interior space with 4 bedrooms, 4.5 baths. **BIG ISLAND**
2,300 sq.ft. of exterior lanais. Enjoy Hawaii's ideal climate, outdoor lifestyle, and stunning daily sunsets. **HOKULI'A**

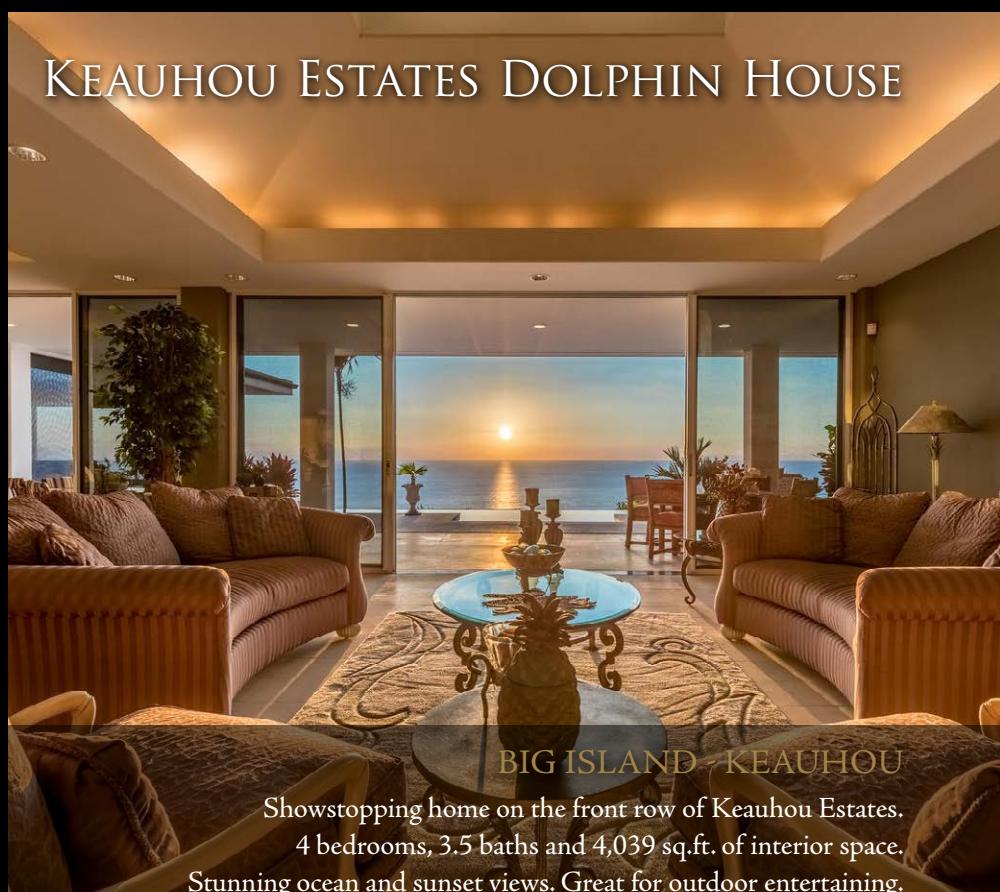
PREMIUM KEAUHOU ESTATES



BIG ISLAND - KEAUHOU

This single-level home offers spectacular views of Keauhou Bay, and stunning year-round sunsets. An infinity-edge pool, spa, waterfall, and swim-up bar offer great outdoor living.

KEAUHOU ESTATES DOLPHIN HOUSE



BIG ISLAND - KEAUHOU

Showstopping home on the front row of Keauhou Estates. 4 bedrooms, 3.5 baths and 4,039 sq.ft. of interior space. Stunning ocean and sunset views. Great for outdoor entertaining.

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Philip Fukushima

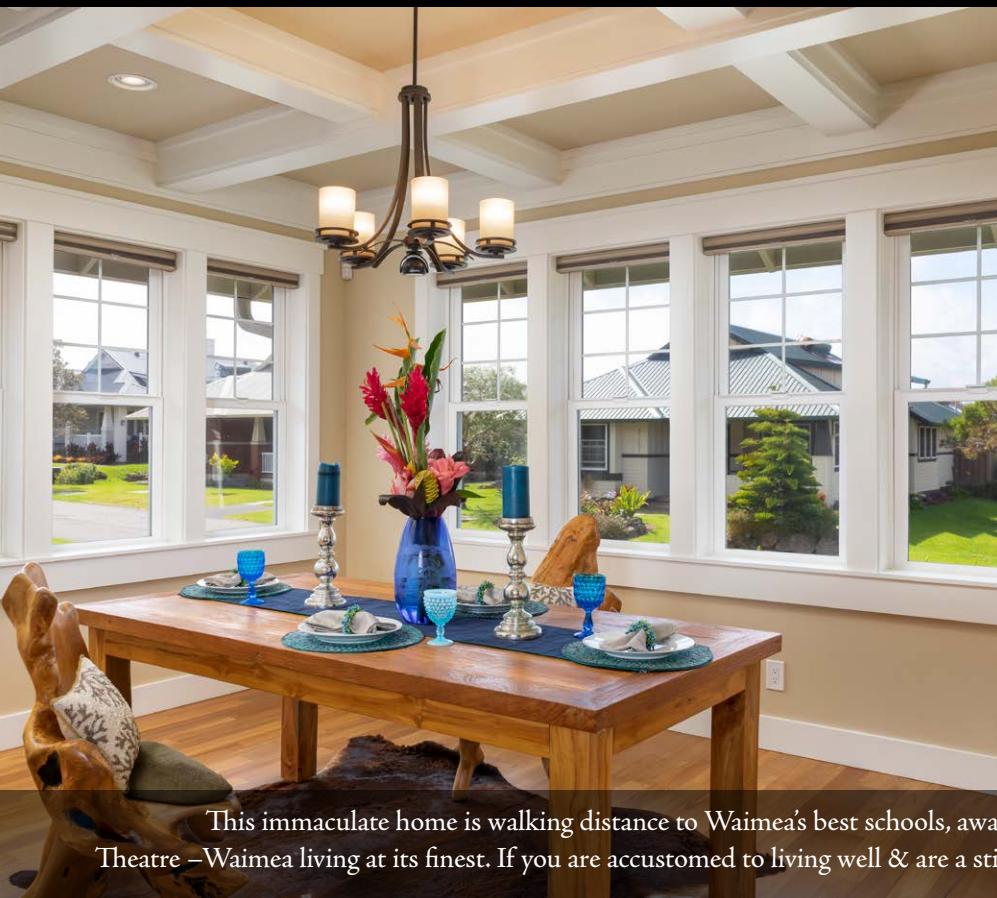
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THE BEST OF THE BEST IN WAIIMEA PARKSIDE!



This immaculate home is walking distance to Waimea's best schools, award-winning restaurants, farmers' markets & The Kahilu Theatre – Waimea living at its finest. If you are accustomed to living well & are a stickler for details, then you must see this beautiful home!



BIG ISLAND
WAIMEA

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WHO'S WHO IN
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FAIRWAYS AT MAUNA LANI #1305



Enjoy resort living within walking distance to the beach in the prestigious Mauna Lani Resort. This spacious, fully furnished town-home offers a wraparound lanai, extra-large master suite, and oversize great room. Access to the Mauna Lani Beach Club is included with this successful vacation rental. 3 BR/2.5 BA | 1,933 SF | MLS #621517 | \$749,000

**BIG ISLAND
MAUNA LANI RESORT**

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Diana J Mahaney

Realtor (S)

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OAHU
HONOLULU



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Darouny Hu

Realtor® - RB-22625
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Languages: English, Mandarin Chinese, French, Lao & Thai

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Jason Carey

RS-76292

808.679.1698

jason@elitepacific.com



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WHO'S WHO IN
LUXURY
REAL ESTATE



EDITOR'S CHOICE IMAGE

We are pleased to present this editorial photo by Knaak Knaak Media & Marketing LLC.
See page 86 for home details.

SPECTACULAR LULANI



Rare opportunity to own one of the most remarkable custom-built homes in Hawaii! Truly incomparable ocean and mountain views. Live **OAHU** amongst tropical splendor near shopping, dining, leisure, and cultural activities. 3,820 SQFT | 4BR/3.5BA | MLS# 201827109 | \$2,498,000 **KANEOHE**

Jeffrey M. Fox

(R) CLHMS, CRB, CRS
Elite Pacific Properties
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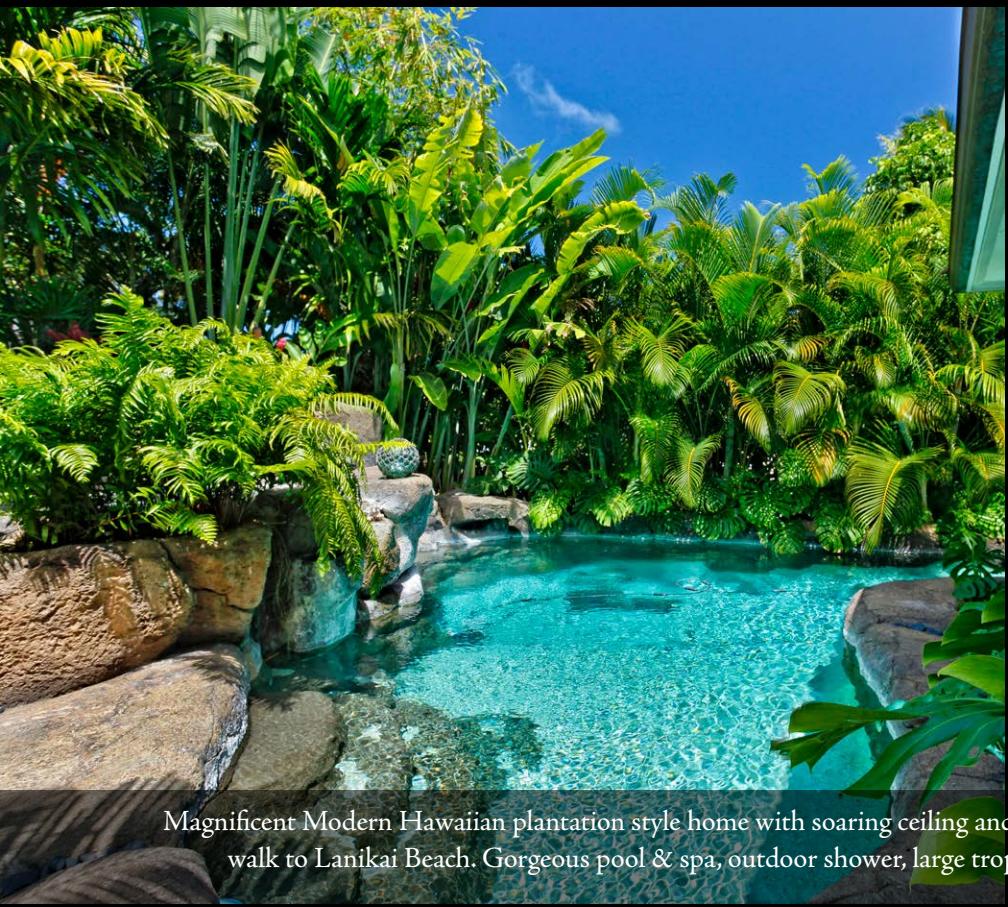


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876B AALAPAPA DR



Magnificent Modern Hawaiian plantation style home with soaring ceiling and tropical views! Exquisite executive home that's a short walk to Lanikai Beach. Gorgeous pool & spa, outdoor shower, large tropical professionally landscaped yard. MLS#201825174



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REALTOR-ASSOCIATE
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www.homehunterhawaii.com



44-547A KANEOHE BAY DR



Rare - Gated Bayfront estate with privately owned dock! Open concept floor plan, vaulted ceilings and large open lanai allows effortless all season entertaining. Separate guest suite above the oversize three car garage. This is Hawaii at its best! MLS#201825646 **OAHU KANEOHE**

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Stephen Cipres
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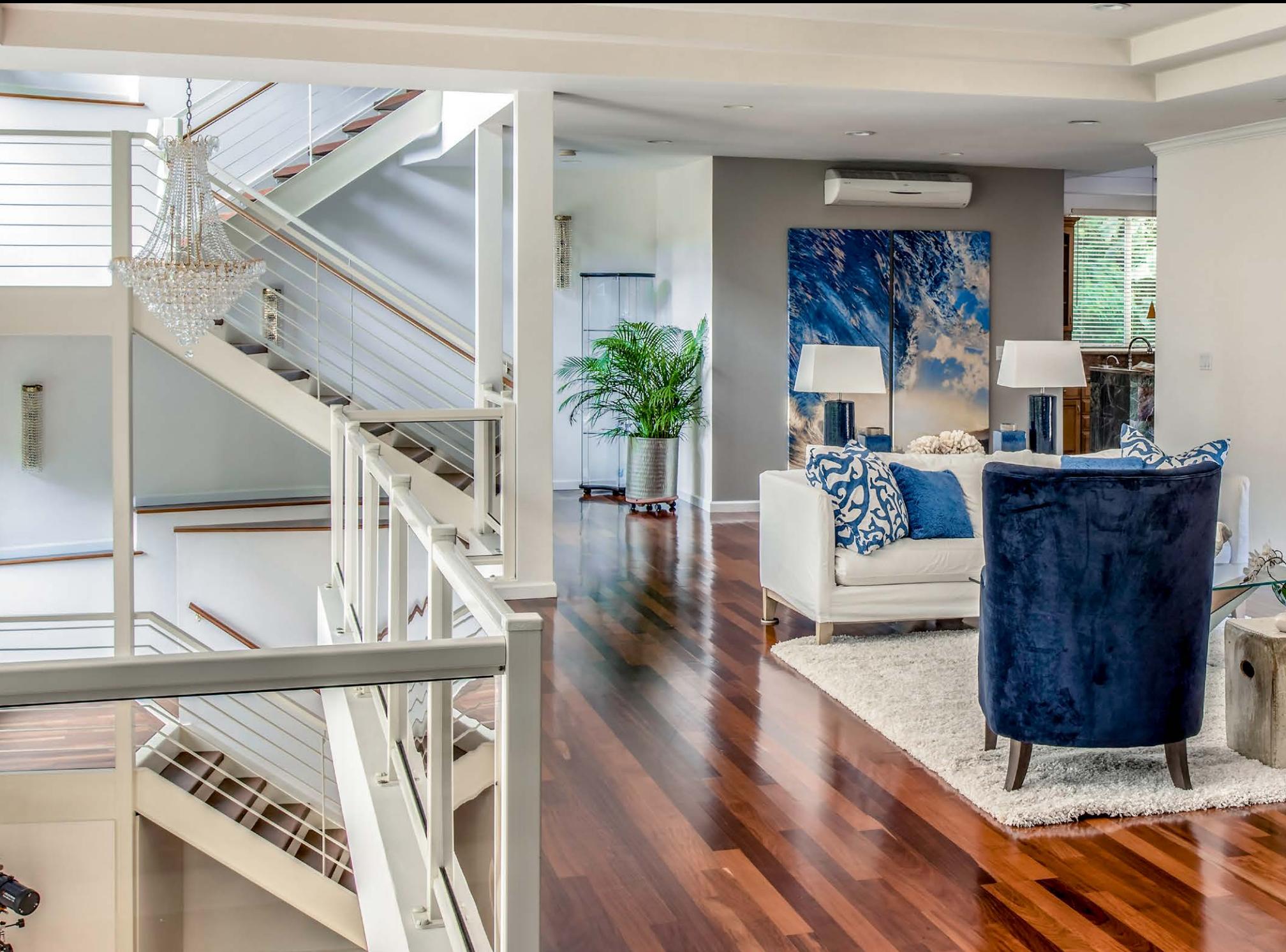
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Jana R. Staggs

REALTOR-Associate

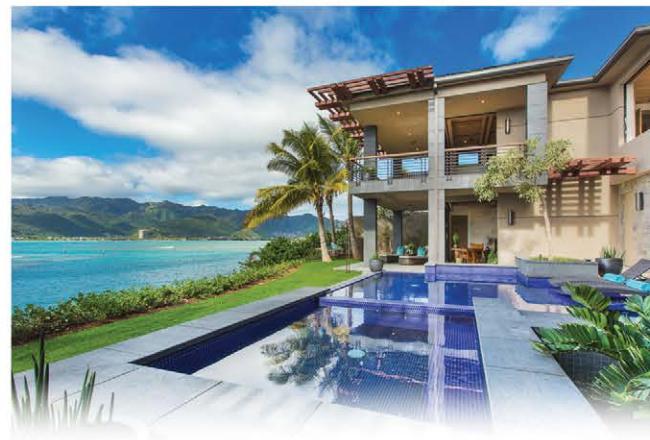
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UNDERSTANDING EASEMENTS

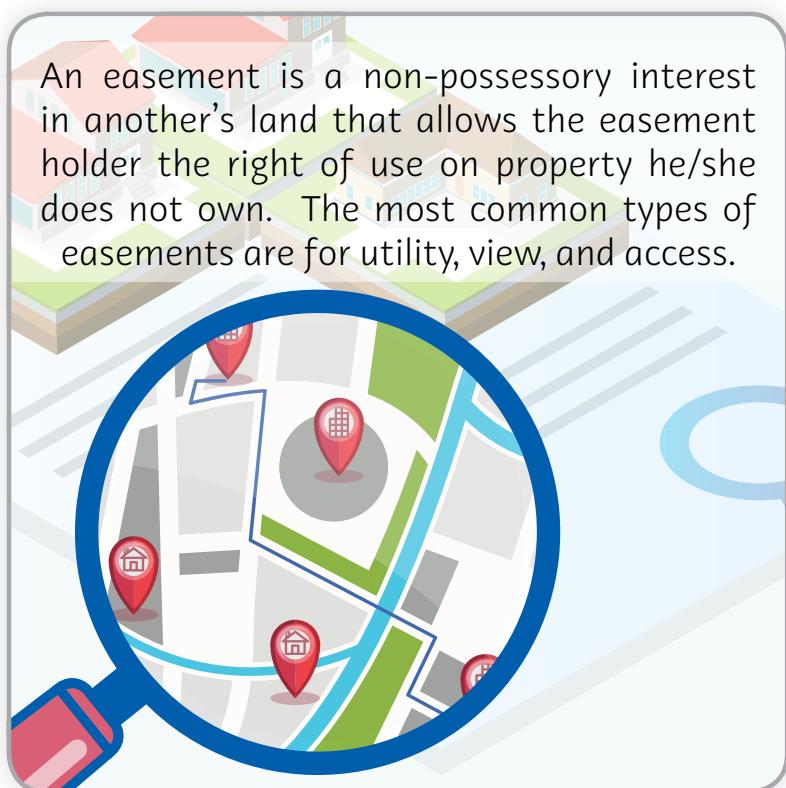
PRESENTED BY TITLE GUARANTY

When purchasing property in Hawaii, a buyer's due diligence should include carefully reviewing the title report to determine if the subject property is burdened and/or benefited by an easement right. What is shown on the title report could make or break the transaction.

For example, if the report reveals the neighbor has the right to use the property's driveway, the buyer should inquire about the ramifications of the neighbor's right. Are there any limitations? Is the easement exclusive or non-exclusive? Does the neighbor share the responsibility for the maintenance, repair, and liability of the driveway?

When buying property on a roadway that is not public, it is the title professional's obligation to determine if the property has a legal right of access over the road and report the findings in the title report. The buyer should ascertain if the right of access includes the burden of liability and the obligation to keep the road in good repair. Along with this responsibility, will fees need to be paid on a monthly or yearly basis?

Beachfront properties may be subject to public or private beach access easements. If it's public, a buyer should expect a fair amount of usage at all hours. If it's private, a buyer should try to determine how many lots have the right to use the access easement.



An easement is a non-possessory interest in another's land that allows the easement holder the right of use on property he/she does not own. The most common types of easements are for utility, view, and access.

"Easements can be a complex matter when buying property in Hawaii. At Title Guaranty, our Title Officers' extensive experience with easements allows them to help buyers navigate the process to ensure both the buyer's and seller's rights are protected."



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CHIEF OPERATING OFFICER
TITLE GUARANTY

IN SUMMARY, WHEN A PROPERTY IS BURDENED OR BENEFITED BY EASEMENTS, A BUYER SHOULD CLEARLY DETERMINE:

- ➔ What rights are included and who has the rights?
- ➔ Is there a maintenance agreement that addresses maintenance, repair, and liability?
- ➔ Will maintenance funds be collected and what are the consequences if funds are not paid?
- ➔ Do the rights run with the land?



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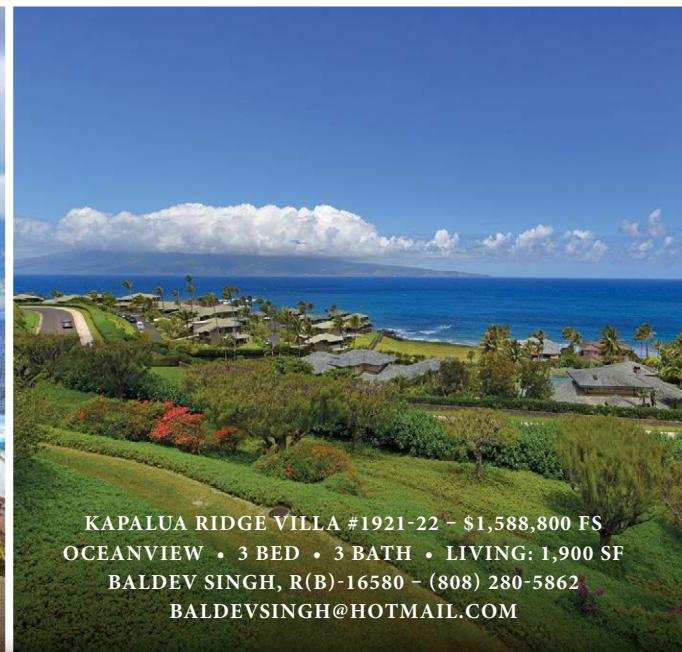
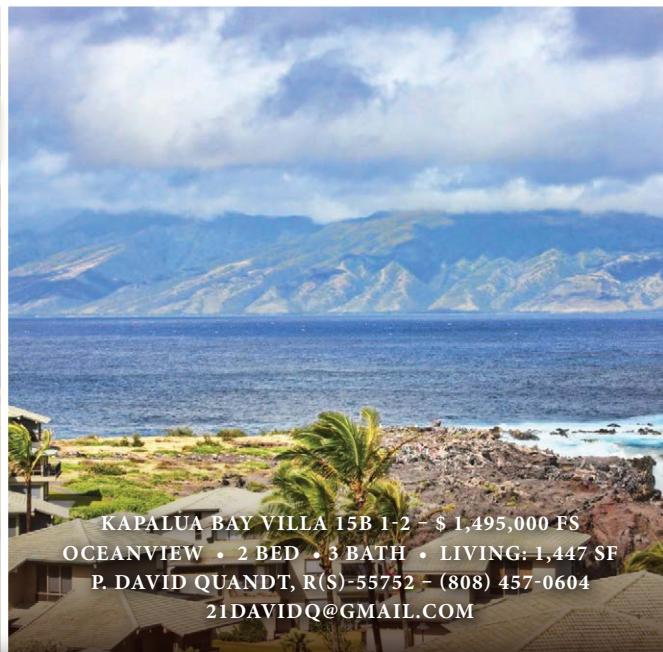
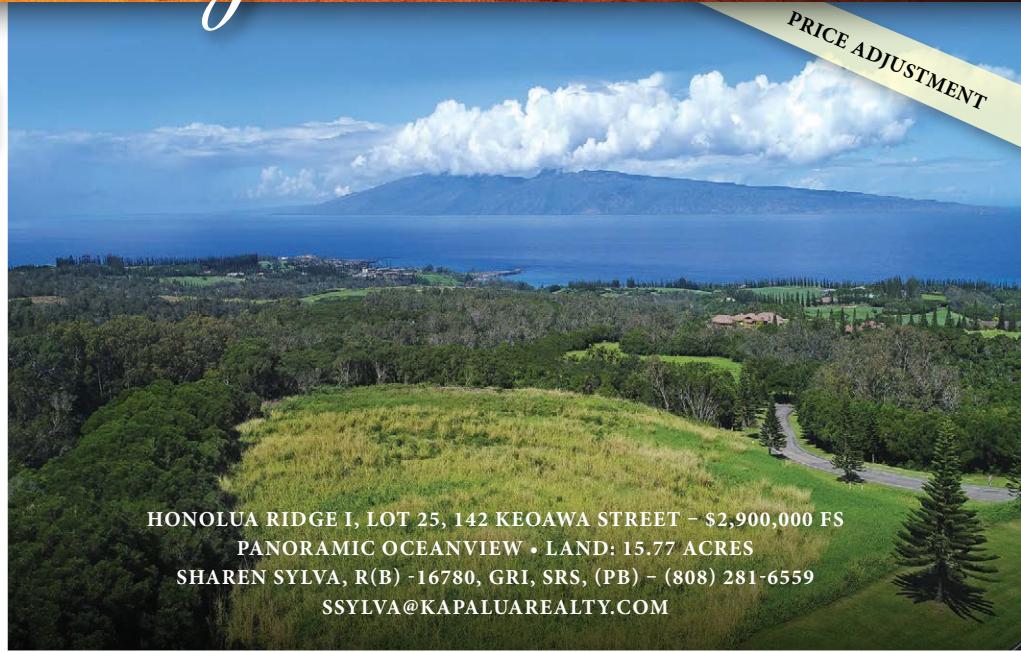
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Papali Wailea is a unique residential development consisting of 24 single-family residential condominium homes situated in a lush, 10-acre garden setting on a gently terraced hillside. The low density and "smart" site plan, breathtaking views from all homes, and generous privacy add to the appeal. Open and airy single-level floor plan. Featuring high-volume ceilings, mahogany finishes, floor-to-ceiling windows, and premium finish work and materials, each individual freestanding residence includes three separate master bedroom/bathroom suites, open lanais, private courtyards, and the rare convenience of an enclosed garage, storage room plus copper roofs. A state-of-the-art community fitness pavilion, stunning 75-foot pool and spa, and an on-site manager to assist owners and oversee the grounds complete this distinctive, elegant and one-of-a-kind Papali Wailea residential community and lifestyle!

Papali Wailea HOME 3 ~ 3 BED - 3.5 BATH ~ \$3,895,000



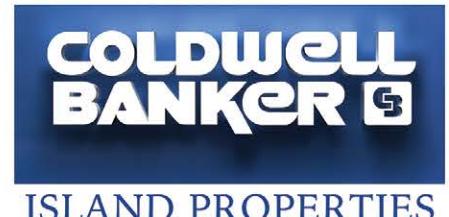
Papali Wailea HOME 23 ~ 3 BED - 3.5 BATH ~ \$3,795,000





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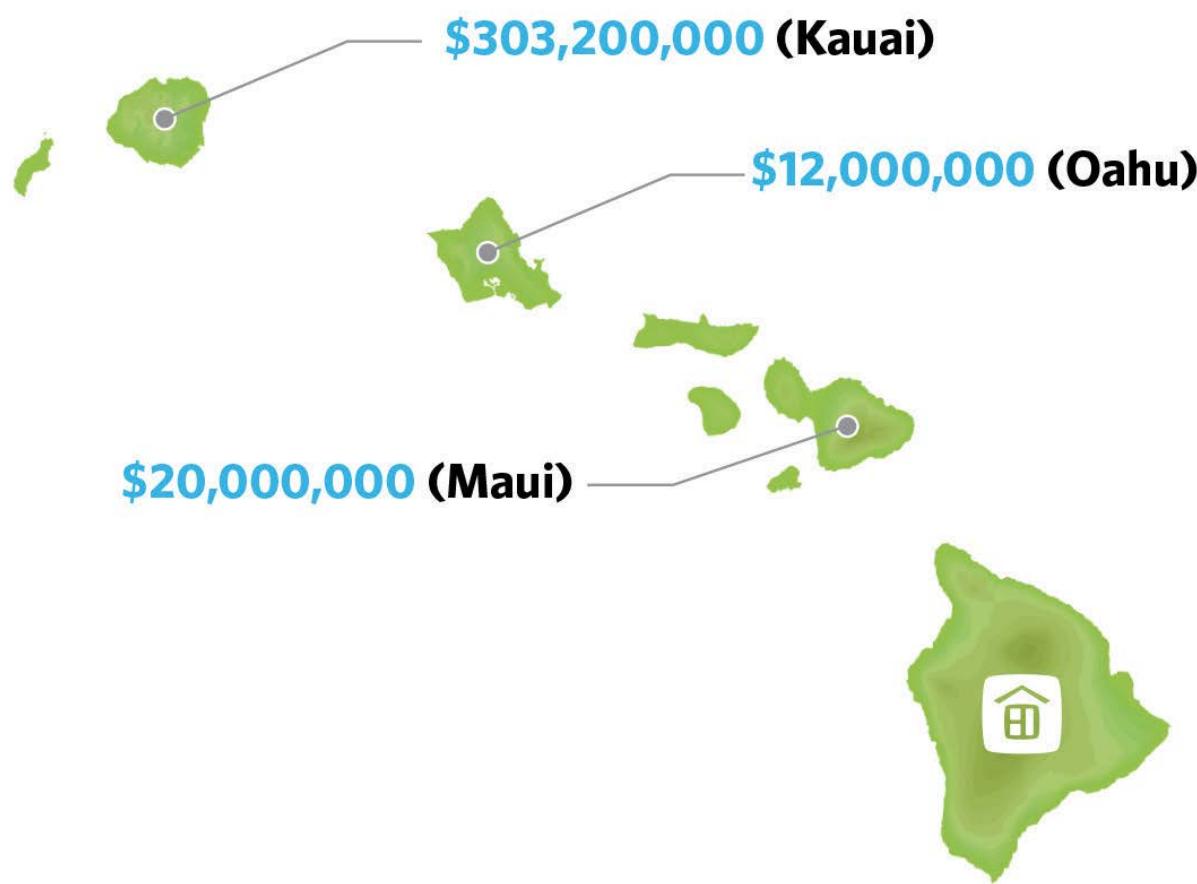


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We are not only your premier agents for the North Shore of Kauai, but anywhere in Hawai'i. Over the past year, we have represented Buyers and Sellers on properties ranging from luxury Honolulu penthouse condos, to oceanfront acreage offerings on Maui, and to the finest beachfront residences from Kihei to Lanikai.

No matter where across the Hawaiian islands you are listing or looking to buy the best properties, we have the infrastructure to give you top of the line representation.

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Ocean View Residence in Kukui'ula

Nestled at the top of the Kahalawai neighborhood within the community of Kukui'ula on Kauai's south shore. Ocean, mountain and coastline views from every room in the home.

Poipu, Kauai | \$12.995M | 4,224 sqft living | 5BR / 5.5BA | MLS# 622397



Modern Estate Above Secret Beach

Sweeping ocean and mountain views from Namahana to Bali Hai. Includes guest house and a resort style pool and spa. Only a short walk or bike ride from the amenities of Kilauea town.

Kilauea, Kauai | \$18M | 14 acres | 9,249 sqft living | 3BR / 4BA | MLS# 619190



Hanalei Beachfront

Two completely renovated and immaculately designed, licensed vacation rental homes in the heart of Hanalei Bay. Princeville's famed golf and tennis are only a five minute drive away.

Hanalei, Kauai | \$16.9M | 5,597 sqft living | 6BR / 5BA | MLS# 619195



Haena Beachfront Compound

A unique opportunity to acquire 2 custom built homes with tennis court on 2.75 acres of land, set on the edge of Tunnels Beach.

Hanalei, Kauai | \$13.5M | 7,200 sqft living | 8BR / 8BA + 3 Half Baths | MLS# 622659

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Commanding Ocean Views in Kukui'ula

Set at the top of Kauai's Kukui'ula community, this exquisite, custom home has superior craftsmanship and attention to detail that is evident at every turn.

Poipu, Kauai | \$11.5M | 5,188 sqft living | 4BR / 4BA + 2 Half Baths | MLS# 618850



Kilauea 21 Acre Oceanfront Estate

This is an incredible real estate opportunity on the North Shore of Kauai: a more than 21 acre estate with 2,238 linear feet of oceanfront land bordering a secluded, sandy beach.

Kilauea, Kauai | \$19M | 4,458 sqft living | 4BR / 4BA | MLS# 617045



Oceanfront Vacation Rental in Poipu

Views in every direction are enjoyed from inside this home located along Poipu's Lawai Beach Road. Beautifully renovated and sold furnished.

Poipu, Kauai | \$2.4M | 4,660 sqft land | 1,728 sqft living | 3BR / 2BA | MLS# 608815



Kilauea Riverfront Acreage

This exceptional parcel of land along the breathtaking Kilauea Riverfront has easy access for boating, or paddling. Zoned for 2 homes and any related farm buildings.

Kilauea, Kauai | \$2.35M | 11.07 acres | Partially Cleared | MLS# 608565

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Pristine Oceanfront Vacation Rental with Pool

Great opportunity to own a highly successful oceanfront vacation rental home with pool in Poipu. The home and pool are fronted by a rare sandy beach and tide pools teeming with sea life. The home's elevation offers spectacular unobstructed views of the Pacific, the Poipu coastline and distant mountains. Entertain oceanfront on your large lanai, just steps from the well-appointed kitchen. The unique layout of the home is designed to bring friends and family together in the great room, while offering three private bedrooms on the second story.

South Kauai | \$5.95M | 0.47 acres | 2,164 sqft living | 3BR / 3BA | Beach Access | Sold Furnished | MLS# 620505



Luxury Living in Lihue, Kauai

This spectacular pod-style, single-level residence has mountain, ocean and harbor views. The vast great room features soaring ceilings and fourteen-foot glass doors to frame the view. The home includes an intimate living area, formal dining, and an expansive island surrounding the large gourmet kitchen. This is the perfect home for entertaining. The home's design complements its surroundings and includes two private master suites, an additional bedroom, an office and 3.5 baths for a combined 3,700 square feet.

Lihue, Kauai | \$4.585M | 2 acres | 3,703 sqft living | 3BR / 3.5BA | MLS# 619653

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North Shore Kauai

Perfect surf, plentiful rainbows, warm water, and stunning scenery...



Hanalei Beachfront - Licensed vacation rental with unsurpassed views of the crescent arch of the Bay, breaking surf, waterfall-clad mountains, and the setting sun.

5156 Weke Road, Hanalei Bay | **1.11** ac beachfront | **4,758** sqft living
5BR / 5.5BA | MLS# 622400 | **\$29.75M**



Anini Vista Estates - Immaculate and tastefully designed ocean bluff home with spectacular ocean views. Successful vacation rental

4201 Anini Vista Drive | **3.02** ac land | **4,003** sqft living | **4BR / 4.5BA**
MLS# 622824 | **\$8.9M**



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Pictured Property - 3630 Anini Road



Anini Beachfront - A truly timeless Polynesian Estate with approximately 240 ft of beach frontage, ample privacy, and a separate guesthouse, in one of the most beautiful settings!

3630 Anini Road | 1 ac beachfront | 3,133 sqft living + 1,300 sqft lanais
4BR / 4.5BA | MLS# 622539 | **\$16.75M**



Surrounded by coconut palms and mature fruit trees, with ocean and mountain views, this peaceful, gated property is walking distance to Secret Beach and Kalihiwai Bay.

2899 Kalihiwai Road | 3.22 ac land | 3,884 sqft living | 3BR / 3BA
Barn & Garage / Studio | MLS# 618601 | **\$2.7M**

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Premium View Location at Black Sand Makena

Kihei, Maui | \$12.75M | 0.82 acres | 5,485 sqft living | 5BR / 5BA | MLS 377267

Black Sand at Makena consists of a 7 lot oceanfront compound with a gated entry. Entering through the massive mahogany door one is captivated by the 20 foot ceilings that capture the full Makena coastline from the Pu'u (cinder cone) of Black Sand Beach through to the West Maui Mountains. The master suite with vaulted ceilings provides an equally impressive view plane of year-round sunsets over the expansive Pacific. When the whales arrive they invariably spend time around Black Sand where you can listen to the sing song of mother and calf. Extensive upgrades and beautifully maintained. Adjacent to the property is the Maluaka subdivision of Discovery.



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Makena Acreage

Makena, Maui | \$6.5M | 2.79 acres | MLS# 378831

Exceptional 2.79 acre estate property across from "Big Beach" in Makena. Utilities to the lot include a 3/4" water meter and underground electricity. You can build one luxury estate or consider subdividing the lot into four 1/2 acre Rural lots. The preliminary subdivision plan includes four lots and four future water meters. With the building site sitting at approximately 48' of elevation there are expansive views of Makena's pristine waters and Haleakala's rolling pastures. 0 Makena Rd is one of the last available parcels in Makena with so many options.

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Pe'ahi Farms on Maui's North Shore

Pe'ahi Farms is a unique development concept inspired by a deep sense of purpose. Conscientious planning integrates just 16 custom estate sites centered around a farm, with a view to preserving Maui's rich farming heritage. Set atop 130 foot bluffs at Opana Point, Pe'ahi Farms' preserves the most fertile land at the heart of this 232-acre property. Home sites range in size from 2.7 to 25 acres. Offering 2.5 miles of completed private roads, private water, power to each lot and SMA approval, Pe'ahi Farms is ready for you to build your dream home.

Haiku Maui | Starting at **\$1.2M** | **2.7 to 25** acre lots | **Ocean and Mountain Views** | **PeahiFarms.com**



Upcountry's Exclusive Kulamalu Hilltop

35 Ohia Lehua Place, **Pukalani, Maui** | **\$2.252M**
.24 acres | **2,981** sqft living | **4BR / 3BA**
MLS# 378656



Tranquil Estate in Kula 200

162 Hoopalua Drive, **Kula, Maui** | **\$1.84M** | **2.02** acres
4BR / 3BA | **3,530** sqft living + **1,131** sqft Cottage
MLS# 377499



Timeless Plantation Estate

3077 Baldwin Avenue, **Upcountry, Maui** | **\$3.5M**
6.63 acres | **3BR / 4BA** | **2,968** sqft living
MLS# 376322

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Modern 2 Acre Estate in Makena

This private two-acre estate in Makena complements the natural elements and is connected to the land. There are seven structures spanning across the two acres encompassing a large kitchen and dining area, a master bedroom suite, two private guest suites, a theater room, gym, office, an 'ohana, and a three-car garage. Pathways through ginger, Ipe bridges over lava rock stream beds, and lush lawns under verdant tree canopies connect the property's structures for a seamless indoor-outdoor living experience. Includes a 25-meter lap pool, infinity lounge pool, gym, and a fully-lit tennis court.

Makena, Maui | **\$12M** | **2.07** acres | **5,828** sqft living | **4BR / 4.5BA + Ohana** | MLS# 379985

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Keawakapu Beach Oceanfront Estate

Located directly on world-renowned Keawakapu Beach, this 1/2 acre property has approximately 95 linear feet of beach frontage. Location and luxury come together in this modern expression of a Hawaiian plantation home. Indoor and outdoor areas blend seamlessly with pocketing doors that open to the oceanfront lawn from the main residence and to the pool courtyard from the cottage. A new state-of-the art Photo Voltaic Solar System by Maui Solar Project and a new Central A/C system combine to minimize expenses and reduce the ecological footprint.

South Maui | **\$15.5M** | **.55** acres | **3,877** sqft living | **5BR / 4BA** | **Beach Access** | MLS# 378401

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Four Seasons Hualalai Resort

Hualalai Resort, Big Island | \$10.9M | 34,230 sqft land | 6,402 sqft living | 5BR / 5.5BA | MLS# 619204

New contemporary home with 24 ft ceilings and integrated glass, producing an abundance of natural light. Bright interior design features Turkish limestone flooring, custom millwork and 9 foot solid mahogany doors. Each bedroom has bath with private shower garden. Family Room, Great Room, Dining Room and Master all flow seamlessly onto lanai, overlooking the infinity pool/spa, generous green spaces and lovely views over the Ke'olu private course out to the ocean/sunsets. Chef's kitchen with Wolf and Sub-Zero appliances and custom bar adjoins the Family Room, complete with a walk-in wine room. A work of art within Hawaii's finest private golf community.



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Kanae Estates at Hualalai Resort

An exquisite large custom residence in Kanae Estates, located in one of Hualalai Resort's premier residential location with extra-large homesites. Enjoy panoramic coastline, ocean and golf course views while entertaining on the expansive covered lanai. A short distance to the member's Keolu Golf Clubhouse for golf or dining.

Hualalai Resort, Big Island | \$12.95M | 5,396 sqft living | 5BR / 5.5BA | MLS# 613291



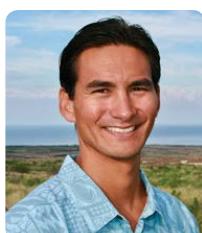
Hillside Villa 6200 at Hualalai Resort

This penthouse expands the entire upper floor of the building and one of only 3 penthouse units facing southwest, fronting the golf course and ocean with breath taking sunset. Custom water features, a private elevator and a fully upgraded kitchen with a built-in BBQ area. A short walk to the Four Seasons Resort Hotel and other resort amenities.

Hualalai Resort, Big Island | \$4.65M | 2,563 sqft living | 3BR / 3.5BA | MLS# 600373



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Kahala Avenue Oceanfront Estate Lot

4767 Kahala Avenue #D, Honolulu, Oahu | **\$12M** | **35,896** sqft land | **126** linear feet of ocean frontage | MLS# 201813468

Kahala Avenue Oceanfront Estate lot on sandy beachfront, with an expansive 126 linear feet of ocean frontage on one of Kahala's finest stretches of sand. Oceanfront estate lined, mile-and-a-half-long Kahala Avenue is one of the World's most prestigious residential neighborhoods with a mix of historic homes and contemporary residences. Easy access to the Kahala Hotel, Kahala shopping area and famous Waikiki for restaurants, luxury shopping and nightlife.

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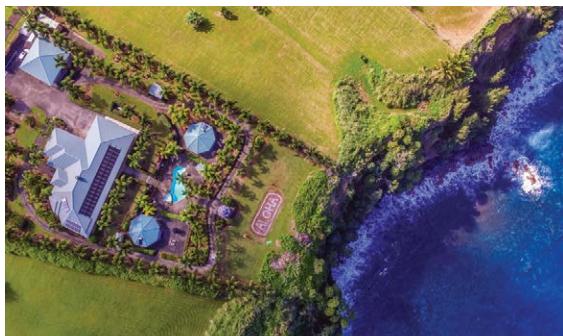
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Resort Quality Estate and Grounds

Ninole, Big Island | **\$2.9M** | **2.06** acres | **4,287** sqft living | **7BR / 6BA** | MLS# 614359

This meticulously crafted property, designed as a vacation rental, features walkways for leisurely strolls through the mature tropical gardens, a salt-water pool with waterfall accent, tiki-bar and spa area with air conditioned cabana units and private sun deck, an oceanfront gazebo that provides the perfect setting for weddings, whale watching and yoga. The grand entry to the main home opens to a sprawling great room with 12ft ceilings, center fireplace and a dream kitchen. Hi gloss slate flooring leads the way through stacking doors to a lanai that spans the ocean side of the home. Live your best Hawai'i Life!

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Oceanview Wailea Townhouse Beauty

Quietly located at the end of a cul-de-sac is this beautifully maintained three bedroom, two & one-half bath townhome. The great room opens to an expanded travertine lanai with wet bar perfect for entertaining. The two-car garage expands for additional parking. Amenities include pool, spa, gym, sauna and steam rooms. \$1,295,000



Upcountry Oceanview Wonderland

Imagine your own secluded forty (40) acres of pastureland at the end of a private gated road within moments to schools, Paniolo Town (Makawao) and only 20 minutes to the airport and Maui's main business centers. Definitely a dream come true for someone looking to build their dream.

\$1,725,000



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Maui ~ Beachfront Paradise!

Enchanting views and a sensational price for this incredible two bedroom, two bath jewel. Walk to resort activities and restaurants, surfing or just simply relax on the beach. Plus enjoy the ability to vacation rent when not using.
\$1,675,000



Photo Credit: Tracy Tegarden of Tradewinds Photography



North Shore Masterpiece

Incredible Ocean Views! Phenomenal location overlooking the cliffs of Uaoa Bay. This North Shore Estate on 4.86 acres is stunning with attention paid to every detail. Dramatic ocean views from multiple rooms, including the two master suites. Detached guest house.

\$1,795,000



Maui Luxury Real Estate LLC

The Hansen Ohana Real Estate Group

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Bob Hansen, R(PB), Donna D. Hansen, R(S) and Clint Hansen, R(B)



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Mauna Lani Point F102

1,555 SQFT | 2BR/2.5BA
\$2,165,000 | Mauna Lani Resort

Oceanfront living in a beautiful setting! This lower level unit in a prime location at the Point has been fully renovated with great attention to detail and delightful custom features. Enjoy a tranquil, private environment open to dramatic views. Unobstructed ocean, fairway, Maui and sunset views year round complete the quality Island living everyone is looking for! All within a gated community with access to all the Resort amenities.



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2,489 SF | 4BR/3.5BATH
\$1,290,000 | MLS# 621878

Ka Milo 419/74-2 is a 4-bedroom paired home with ocean and garden views in the Mauna Lani Resort. It is located in the elevated section of the community, facing northwest. This open concept home is great for family and entertaining. It features hardwood and stone floors, high end kitchen appliances, granite countertops, grass cloth ceiling treatment with Mahogany trim in the great room, pocket doors, LG washer & dryer and 2-car garage. The Photovoltaic system ensures low monthly utility costs. The home is sold furnished and ready for a new owner to move in and enjoy. KaMilo owners enjoy a large amenity center with a gathering hale, fitness room, two hot tubs and two swimming pools.



Beautiful Mountain & Pasture Views in Waimea Kamuela

2,512 SF + 500 SF | 3BR/3.5BATH + Guest Quarter
\$899,000 | MLS# 621481

A spacious two story home set in a classic Waimea location surrounded by rolling green pastures and mountain views, this wonderful family home is ready to move into! The uniquely situated 15,004 square foot property sits on the edge of the subdivision overlooking green pastures with breathtaking views of Mauna Kea. Designed by well-known architect, Lucky Bennett, it is well placed on the land with a comfortable, detail oriented floor plan. An inviting private courtyard entrance welcomes you into the upper level with the master suite and everyday living area all open to expansive views. Two more bedrooms, one bath, a private guest suite (4th bedroom) with its own bath, kitchen, additional laundry and separate, private entrance are downstairs. Numerous custom features include bamboo hardwood floors throughout the upper level, customized concrete floors on the lower level, bathroom travertine tiles, custom concrete kitchen counters made of Hawaiian coral sand, Koa wood counter and more.



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Hapuna Beach Villa

AT MAUNA KEA RESORT



MaunaKeaLiving.com

The Hapuna Beach Villa is a landmark estate set on the most exclusive oceanfront promontory at the Mauna Kea Resort. This is a one-of-a-kind living environment – supremely private, quietly exclusive and in all ways visually and spiritually invigorating. Crowning the most prominent point at the Mauna Kea Resort, and sitting majestically above a velvet green lawn that leads to the beach considered the best in all Hawaii, is a rare opportunity for an unparalleled island lifestyle at the water's edge. No setting on the Big Island is quite so dramatic or enjoys such a rich array of amenities.

Hapuna Beach Villa at Mauna Kea Resort

9,250 SQFT | 4BR/5FB/1HB | 1.46AC



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For Hapuna Beach Residences, obtain the Developer's Public Report for a Condominium required by Hawaii law and read it before signing a binding sales contract. No federal or state agency has judged the merits or value, if any, of these properties. This does not constitute an offer to sell or a solicitation of any offer to buy where prohibited by law. For Hapuna Estates, obtain the Public Offering Statement required by Hawaii law and read it before signing a binding sales contract. No federal or state agency has judged the merits or value, if any, of these properties. This does not constitute an offer to sell or a solicitation of any offer to buy where prohibited by law. It is important to note that some or all of the information set forth herein may change substantially, including whether any properties will, in fact, be offered for sale.

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