LUXURY HOME®

MAGAZINE

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

ISSUE 18.4



0 74470 24674 9 08

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Hawaiian Estate Home at Kohanaiki, Big Island
Presented by Joni J. Metzler, See Pages 18-19

QUEEN VICTORIA RESIDENCES



GRAND PENTHOUSE ONE **$2,500,000**

- 3 BD, 3.5 BA, Net Living - 3,205 sf
- 2 Parking Stalls, Views - Diamond Head, Ocean, Coastline, Sunset & Marina

KO`ULA













#2701 **$1,475,000**

- 1 BD, 1 BA, Net Living - 739 sf, Lanai - 92 sf
- 1 Parking Stall, Views - Marina, Ocean & Sunset

#1503 **$870,000**

- 1 BD, 1 BA, Net Living - 509 sf, Lanai - 58 sf
- 1 Parking Stall, Views - Ocean, Park & City



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WAIEA
WARD VILLAGE



VILLA 3 **$5,100,000**

- 3 BD, 3.5 BA, Net Living - 2,705 sf, Lanai - 1,457 sf
- Garage - 2 Parking Stalls, Foyer – 217 sf, Private Lap Pool & BBQ Area



#2105 **$2,850,000**

- 2 BD, 2 BA, Net Living - 1,447 sf, Lanai - 159 sf, Foyer - 63 sf
- 2 Parking Stalls, Views - Ocean, Mountain, Sunset & Marina

Honolulu Business TOP 100 REALTORS HALL of FAME 6

Luxury Home Magazine 2023

WARD VILLAGE Top Producing Agent by Units & Dollar Volume 2014

WARD VILLAGE Top Producing Agent by Units & Dollar Volume 2015

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$8,895,000









280 Poipu Drive

Honolulu, Oahu | 8,945 SQFT
21,539 SQFT Land | 5BR/5Full/2Half BA
MLS# 202311346 | $8,895,000

Modern Contemporary Masterpiece… Enjoy the perfect blend of resort living coupled with stunning modern-day style, space & comfort throughout this spectacular residence. This eye-catching property complete with picturesque ocean, coastline, Diamond Head, & mountain views offers 5-bedrooms, 5-full & 2-half baths plus a theater, detached pool house with gym/massage room + flex space & a dream 900 sq ft garage with hydraulic car lifts. Experience over 6,500 sq ft of generous dimensions & superb design with an abundance of custom built-in features & a brilliantly flexible indoor/outdoor floorplan ideal for entertaining. Embrace the lifestyle you have dreamed about today from this simply stunning home!

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4616 Aukai Avenue

Honolulu, Oahu | 5,128 SQFT
10,800 SQFT Land | 3BR/3Full/2Half BA
MLS# 202306327 | $4,250,000

Your Best Life starts with a home that inspires you… Retreat in comfort throughout this fabulous single level three-bedroom + den, three-full and two-half bath residence located on one of interior Kahala's best streets and favored blocks. Enjoy wide open lounge areas that seamlessly blend indoor/outdoor living with expansive wrap around covered lanai's overlooking a lovely, tiled pool and lush tropical landscape. This residence is perfectly located to nearby parks and easy access to the sandy shores of Kahala Beach, restaurants, shopping, golfing, the Kahala Hotel & more! This truly wonderful home offers a location unlike any other!

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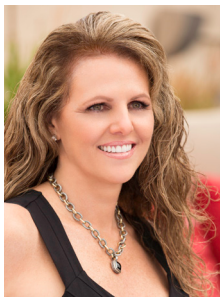


$2,295,000





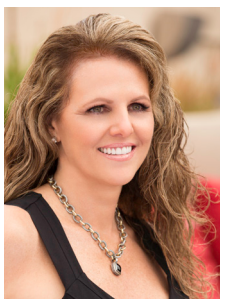




747 Ocean View Drive

Honolulu, Oahu | 2,317 SQFT
5,519 SQFT Land | 4BR/3BA
MLS# 202314488 | $2,295,000

Character Filled Residence on a Fabulous Street… Absolutely charming home situated on one of Kaimuki's favored locations shows beautifully from top to bottom. The flexible floor plan provides for 3 bedrooms & 2 baths on the upper level with relaxed living spaces & a lovely kitchen complete with built-in breakfast nook. The lower level with side entryway & an internal connection provides for extended family use with a private lounge area, the fourth bedroom, & a full bath. A sliding glass door connects this lower-level living space to a peaceful patio and grassy lawn areas providing a relaxing retreat after a long day. This cozy home with all new sparkle is truly fabulous!



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Ka'anapali Ali'i #3-703

Ka'anapali, Maui | 1,523 SQFT
2BR/2BA | MLS# 399205 | $4,450,000

Location is everything and Ka'anapali Ali'i 3-703 delivers exactly that. The breathtaking views from this 7th floor, inner-court 2 bedroom/2 bath residence, has always been the perfect location for many Ka'anapali Ali'i visitors and owners alike. This beautifully remodeled and fully furnished condominium allows you to move right in and start enjoying the many pleasures that lie ahead as a new Ka'anapali Ali'i owner.



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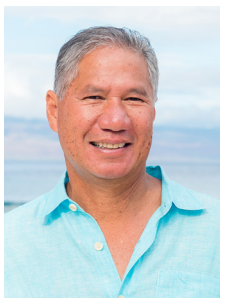

* Founding or Prestigious Member

Prestigious Members are currently featured in *Luxury Home Magazine*® and have averaged placement in 30 issues over the last 6 years.

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Hawaiian Estate Home at Kohanaiki
Pages 18 & 19
Photography by mphotoi.com

LUXURY HOME MAGAZINE®
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Published six times per year

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Made & Printed in the USA.

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ISSUE	DEADLINE	CIRCULATION
18.5	09/06/23	10/20 – 12/19
18.6	11/02/23	12/20 – 02/24



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Aloha from Maresa

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Summer will always be wedding season, and at *Luxury Home Magazine*, we are married to the idea of traditions. On the following pages, you'll find something old, something new, something borrowed, and something blue. But in this issue, we are most excited about our something *new!* Introducing: Luxury Row. This special section, which will continue to appear proceeding this page, is our homage to a handful of Hawaii's top properties. The debut features Realtors Greg Burns and Anna Achauer. We invite you to stop there first and have a look around. Welcome to Luxury Row.

Just beyond Luxury Row, you will find this issue's jaw-dropping cover home. With 7,200 square feet under roof, the Hawaiian Estate Home at Kohanaiki has plenty of room for lounging and entertaining. For more information on this architectural gem, presented by Joni J. Metzler, turn to pages 18 & 19.

Thank you for taking the time to pick up the magazine, read this note, and share some Aloha. We appreciate you!

Mahalo,

Maresa Giovannini

Maresa Giovannini
Editor in Chief


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Lucky We Live Hawaii

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INTRODUCING
LUXURY ROW
Exclusive Listings for Discerning Buyers
LH







24 Coconut Grove Lane #F24

Lahaina, Maui | 2,783 SQFT | 3BR/3.5BA
MLS# 397442 | $6,750,000

Being offered for the first time by the original occupants, 24 Coconut Grove represents a rare opportunity on Maui to own a pre-eminent luxury beachfront condo. Private community nestled in beautiful Kapalua Bay is world renowned for swimming, snorkeling, whale watching, and year-round sunsets. Upper-level residence directly faces Molokai and overlooks the bay. Highly desired floor plan with a spacious lanai, along with the upgraded options of a large ocean-facing study and its own interior elevator. Adjacent to the pool, spa, and exercise facilities. Kapalua is a world-famous resort with two luxury hotels, two first-class golf courses, fine dining and shopping + other sporting and resort amenities. Fully furnished.



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COMPASS









4761 Farmers Rd

Honolulu, Oahu | 5,947 SQFT
9,600 SQFT Land | 5BR/5BA
MLS# 202309351 | $6,190,000

Welcome to a tropical oasis w/ breathtaking landscape. Most recently constructed, custom-built home amongst active listings in Kahala is this Mediterranean-Hawaiian style estate in the heart of Waialae-Kahala. Impressive double-high ceilings & sweeping spiral staircase. Luxury awaits with a grand oversized primary BR + movie theater on first floor & upper-level home office. Home secured with pre-wired surveillance cameras, fire alarm system & exterior fencing. Viking appliances, triple pane Pella windows with built-in shades. Ceramic tiled roofing, copper rain gutters, downspouts. Sustainable home with solar water heater & 33 PV panels (electric costs averaging $26 monthly). Close to the beach!

AIR

Anna Achauer

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$41,900,000









Absolute Luxury in Kapalua

Lahaina (Kapalua), Maui
6,645 SQFT | 9.9 AC | 7BR/10BA
MLS# 397123 | $41,900,000

9 Bay Drive brings together luxurious living and breathtaking views. Located on Hawea Point within the Kapalua Resort, the 9.9-acre estate includes over two acres of reserve land, ensuring the dramatic ocean and outer-island views will always remain unobstructed. The home lies at the center of the property, its every detail carefully crafted to offer unparalleled luxury while maintaining a low profile to connect the home to the stunning landscape. The property's incredible pool and lanai overlook Namalu Bay. This is a home that dreams are made of - a property of commanding beauty and exceptional luxury.



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$26,995,000









213 Kaalawai Place

Honolulu, Oahu | 7,324 SQFT | 0.33 AC
4BR/7.5BA | MLS# 202224397 | $26,995,000

Sophistication and elegance blend in this brand-new beachfront contemporary home showcasing exquisite craftsmanship and cutting-edge design. Stunning, spacious interiors with spectacular views. State-of-the-art technology with whole house automation, audio, security & elevator. Gorgeous outdoor entertainment area with infinity-edge pool & spa, full kitchen & convenient surfboard/outrigger storage. Just beyond, the sandy beach and Pacific Ocean is your playground. AWARD WINNER! Builder was just awarded "Best One-of-a-Kind Home Award" from the prestigious Sothern California Pacific Conference Builders Convention out of 650 entries! Winners showcase the most exciting trends in design, planning, and building.



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68-1058 Honokaope Way Lot 12

Kamuela, Big Island | 5,784 SQFT
1.37 AC | 5BR/5.5BA
MLS# 702237 | $21,000,000

This breathtaking oceanfront residence at 49 Black Sand Beach Mauna Lani Resort offers an unparalleled experience with incredible features and stunning views. With contemporary style and impeccable attention to detail, this furnished residence is perfect for relaxing and entertaining. Seamless blend of indoor-outdoor living allows for uninterrupted views of the Pacific Ocean and dramatic sunsets. Entertain guests with ease thanks to the wet bar and BBQ on the deep lanais while you enjoy the infinity pool and spa. When the sun sets, gather around the firepit for a cozy evening under the stars. Experience the beauty of Hawaii's wildlife as you watch whales and dolphins playing in the Pacific Ocean.

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Cover Home





Hawaiian Estate Home at Kohanaiki

Kohanaiki, Big Island | 7,200 SQFT | 1 AC | 4BR/4.5BA | MLS# 648886 | $20,000,000

Hawaiian Paradise thrives at this Hawaiian Estate home perched on a lushly landscaped acre overlooking the Pacific Ocean. Zak Architecture created a crisp and clean symmetrical plan in their signature contemporary Hawaiian style, as the Douglas Durkin Design team simultaneously developed the rich color palette of the finest architectural and interior design materials. The exquisitely furnished home of approximately 7,200 sq. ft. under roof features 2 Master Suites in the Main Residence and 2 separate Guest Suites. The Great Room opens to an expansive lanai and lawn area with an infinity edge lap pool and jacuzzi.

$20,000,000





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7 Kapalua Place

Kapalua, Maui | 7,810 SQFT
0.65 AC | 6BR/6.5BA
MLS# 399287 | $19,500,000

Embrace the essence of private island living in this beachfront beauty located in exclusive Kapalua Resort on Kapalua Place, West Maui's only gated beachfront residential community. 7 Kapalua Place is one of only five oceanfront estates located in this magnificent enclave perched above Oneloa Bay on a stunning 0.7-acre estate site with direct easy access to the beach below. Innovative enhancements and refined interior design appointments completed in mid-2023 create a new invigorating lifestyle experience while respecting the environment. They capture a fresh sense of belonging along with a relaxed, yet sophisticated feeling. Offered Turnkey.











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4077 Lower Honoapiilani Rd

Lahaina, Maui | 10,151 SQFT
0.88 AC | 5BR/6Full/3Half BA
MLS# 397331 | $16,900,000

Relax and rejuvenate at the edge of the Pacific Ocean on West Maui. This gracious resort-style residence embodies the Maui lifestyle: indoor-outdoor living, beautiful ocean and sunset views, water sports just outside your door and whale watching in season. This custom two-level gated oceanfront estate is nestled between Kaanapali and Kapalua Resorts. Ground level living includes great room with pocket doors, pool with diving board, spa, eat-in kitchen, butler's pantry, formal and informal dining, media room, master suite + 2 guest suites. Upper level with dramatic entry and foyer + guest suite, office and gym/extra bedroom. This smart house has two security gates, complete PV system, a well, built-in hurricane precautions, 1BR ohana and 3-car garage. Offered Turnkey.



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Fire up your ambiance with dramatic features.

See Page 9









Gold Coast Exclusive

Honolulu, Oahu | 4,280 SQFT | 4BR/4BA
MLS# 202305977 | $11,750,000

Expansive sea, sky, and shoreline views from this fabulous double unit on the Gold Coast! Designed with one unit per floor to maximize the circulating trade winds, the 3019 Kalakaua building is perched over the Pacific Ocean at the foot of Diamond Head. Originally purchased as Apt 9 & 10 and then combined, this home features an interior staircase, elevator access on each floor, and 5,000 SQFT of living including exterior lanais. Architectural ceiling, lighting, kitchen, & bath designs. 4 parking stalls provided. This home affords a highly private lifestyle, with easy access to green open space at Kapiolani Park and to gourmet dining at neighboring restaurants, with nightlife of Waikiki & Ward Village nearby.



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LUXURY HOME
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Where aloha is home.



$11,500,000









301 Plantation Estates Drive

Kapalua, Maui | 7,127 SQFT
2.06 AC | 4BR/4.5BA
MLS# 394362 | $11,500,000

This stunning single-level residence is located in the majestic Plantation Estates of Kapalua, a prime gated community of 2+-acre estate sites. Sitting adjacent to the third hole of the world renowned Plantation Golf Course, home to the PGA's first tournament each year, the estate offers magnificent ocean and golf course views in a lush setting of mature landscaping. Designed by Jeffrey Long, Long & Associates Architects and Interiors, the residence was built with the highest level of craftsmanship. Seamlessly incorporating indoor and outdoor living spaces, this gracious estate is built on a grand scale. Offered Turnkey.



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Lines and light lead to a prized view.

See Page 20

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$10,185,000









Find Harmony in an Idyllic Kauai Home

Kukui'ula, Kaua'i | 4,490 SQFT
35,937 SQFT Land | 4BR/4.5BA
MLS# 656172 | $10,185,000

From the moment you open the hand-wrought gate, and stroll through the garden to the carved double door entry, you'll feel right at home in the upper reaches of Kukui'ula, with its breathtaking views. The spacious covered lanai with outdoor kitchen and sweeping ocean panoramas, offers a seamless transition from interior to exterior, and complemented by a ground level pool and outdoor Hamakua shower. Beyond the backyard, enjoy easy access to a host of community amenities. A Tesla solar system, zoned climate control, sound systems, WiFi, and an intercom system ensure energy efficiency, comfort, and connectivity throughout the home



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$9,995,000





Wailea Beach Villas #G201

Wailea, Maui | 2,879 SQFT
3BR/3.5BA | MLS# 398409 | $9,995,000

Wailea's Finest Oceanfront Development: Wailea Beach Villas! Single-level Villa with dramatic Ocean Views! Idyllic indoor/outdoor Hawaiian-style living with large entertaining lanai with BBQ + 2 ensuite lanais. Kitchen features marble countertops, travertine, African mahogany detailing, Studio Becker cabinetry and finishes. Villa is deeded a private 1-car garage with storage. Privately positioned, with easy access to swimming pools and Wailea Beach. Residents may also enjoy game room with kitchen, two lounges to host private events, fitness center, business center & more. Villa has never been rented. Security guard gated complex situated adjacent to The Shops at Wailea, Four Seasons, Grand Wailea and all of Wailea's Amenities. Offered turnkey.



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$9,875,000









8040 Kula Highway
Silver Tree Estate

Kula, Maui | 6,182 SQFT | 7.9640 AC
3BR/4.5BA | MLS# 397161 | $9,875,000

With a magnificent 360° view on one level, this gated Kula estate offers a country lifestyle & privacy on nearly 8 acres. Your main living takes place in the spacious great room with 11' ceilings, custom pocket sliding doors & fireplace. With rustic reclaimed Elm floors, African Mahogany, Silver Oak, & Teak throughout. The Master bedroom has a custom walk-in closet and an ensuite bath with a steam room. Enjoy movies in the sound-proof viewing room with high-definition projector & surround-sound. The outdoor cabana sports a pool & spa, quartzite deck, fire pit, sauna & outdoor shower. This well-constructed country estate features a 3-car garage, an out-building and many more custom features.



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30 Malie Place

Kuau Bay, Maui | 3,881 SQFT
0.2451 AC | 3BR/4BA
MLS# 399256 | $9,200,000

This oceanfront home is situated in an unsurpassed location with direct access to the blue Pacific! Experience tropical elegance in this private, gated, cul-de-sac setting. Residence offers relaxed indoor-outdoor living with floor-to-ceiling sliders to let the ocean breezes & magnificent views in. The spacious, open floor plan features a great room with view seating, dining room, sit-down bar & chef's kitchen. Bedroom suites are ample, with ensuite baths + a flex room. The two-level home has covered lanais, rooftop PV panels, dual garage & manicured yard. Located right on Kuau Bay, close to the famed Mama's Fish House & the world's best windsurfing, foiling & fishing at Ho'okipa Beach Park.

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ISLAND PROPERTIES

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Layered hardscaping is easy on the eyes.
See Page 17









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"Our chef and the team were all phenomenal. Not only was every meal world class, the entire experience was tailored to fit us perfectly. Nothing but the finest ingredients prepared by a world class chef coupled with impeccable service and the utmost flexibility serving a wide range of tastes in our group. Soigne will be my first call when I return to Maui." - Steve M.



Resort-Style Residence, Park Lane #6703

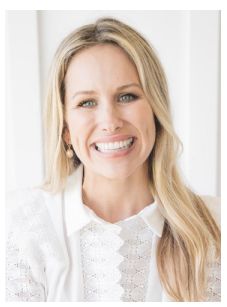
Honolulu, Oahu | 1,601 SQFT
288 SQFT Lanai | 2BR/2.5BA
MLS# 202303130 | $5,950,000

This 2-Bedroom+Den residence is reminiscent of an Aman hotel-inspired aesthetic, featuring interior design by acclaimed San Francisco designer David Oldroyd of ODADA, one of the lead designers for the Park Lane common areas. Every detail was curated to match its owner's taste. Built to reflect classical palettes with a modern twist, the interior has been meticulously crafted to create effortless perfection. Upgrades include Big Island Eucalyptus wood paneling, German limestone entry, luxury upholstery on the bedroom walls + window coverings, new luxury lighting, custom closets, new drywall, extra tall doorways & all new designer furnishings.









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$5,349,000







Serenity Awaits - 62-3456 Hoolani Pl

Mauna Kea Resort, Big Island | 3,400 SQFT
4BR/4.5BA | MLS# 702897 | $5,349,000

Privately nestled villa, majestically perched within one of Hawaii Island's most coveted communities, the Mauna Kea Resort. Delight in your private infinity pool & jacuzzi, the ultimate in relaxation. Cherish the self-sustainability provided by the owned PV solar panels. This splendid Hawaiian haven offers unobstructed, panoramic vistas of the Pacific Ocean, the distant island of Maui. Ownership here opens the door to potential membership at The Mauna Kea Beach Resort. Explore local shops, enjoy a traditional luau at the dedicated grounds, or challenge yourself at the world-renowned Mauna Kea Golf Course. This stunning Mauna Kea villa invites you to savor a lifestyle of leisure, luxury, and aloha.

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http://www.youtube.com/c/EileenLaCerte

NEXT ISSUE: SEE YOUR HOME HERE!

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$5,200,000









WAIEA #2806

Honolulu, Oahu | 2,032 SQFT
78 SQFT Lanai | 3BR/2.5BA
MLS# 202311395 | $5,200,000

Discover Ward Village's flagship residence, Waiea at 1118 Ala Moana. Situated directly across from Ala Moana Beach Park & Kewalo Harbor, this ultra-luxury lifestyle destination puts nearby shops, restaurants, & beaches. Inside this modern-design residence, stunning vistas of paradise stretch from Diamond Head to Magic Island to sandy coastlines & green parks. Features include a designer Chef's kitchen, resort-style primary suite with views, double walk-in closets + ultra-luxury ensuite bath, high-end flooring, finishes, & appointments throughout. Honolulu's most convenient upscale neighborhood includes Whole Foods, South Shore Market, shops, eateries, & Ala Moana Beach Park.



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Sachi HAWAII
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Pineapple Hill Estates Kapalua, Maui

Lahaina, Maui | 3,851 SQFT | 0.46 AC
3BR/3.5BA | MLS# 397856 | $4,695,000

New Price! Fabulous custom single-level home in Pineapple Hill Phase II. Lots of off street parking and elegant porte cochere for your convenience. Views from the entry to the great room are magnificent. Molokai, Lanai, the Bay Course are captivating. Floor plan is spacious and elegant with a large master wing, with indoor/outdoor shower and office/ smaller bedroom, at one end of the home. 3 bedrooms + office, and separate laundry room. Lovely design and use of space. Beautiful views from the kitchen which opens to the pool. The large living/family room has pocket doors opening to the covered lanai pool and spa, for that great indoor/outdoor living. Garage has room for the shop and custom built ins.

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SUPPLY *and* DEMAND

Fully Furnished Homes Make Island Moving a Breeze





It's no secret that moving can be a time-consuming and exhausting process. Unfortunately, the work doesn't end when your belongings are behind a new front door. The true task still lies ahead: how do you begin organizing all that *stuff*? But what if you only had to bring your favorite swimsuit and a few family photos? If you purchase a second home or lease a long-term rental on the Islands, there are plenty of fully furnished options to make your next move seamless and simple.

In Hawaii, houses are often purchased as part-time residences, vacation homes, or as rental property investments, and it's an important and a significant expectation for the buyer that the home be sold furnished. Additionally, the Islands are an ideal market for furnished homes because buyers from the mainland are not likely to have personal items shipped over and therefore, want furnishings readily available. While a primary residence is often decorated with heirlooms, personal collections, and other sentimental decor, this is rarely the case with a secondary home. So local interior designers and Realtors create interior styles that appeal to a variety of buyers and renters.

When outfitting a fully furnished home, it's imperative to think of all the details. That's when specialty interior companies shine. Ultimately, no matter which materials or colors are utilized, filling a house with furniture and accessories provides a potential buyer with the vision of a home. It's no longer an empty space with potential—the space has *realized* its potential. So whether the furnishings in a home are provided for rental purposes or included as part of a sale, it can be beneficial to include them. If you are considering selling your second home or high-end luxury estate, keep in mind that fully furnished properties garner extra attention. So out with your old, and in with your new. ■

Written by Maresa Giovannini

See more of this featured property and front cover home, presented by Joni J. Metzler, on pages 18 & 19.

“it’s imperative to think of all the details.”

$4,695,000









2938 Mokoi Street

Lihue, Kauai | 4,484 SQFT
23,261 SQFT Land | 3BR/3.5BA
MLS# 668911 | $4,695,000

This Luxury Estate is already well known as one of the most stunning properties in all of Kauai. With its 30-foot-high open beam ceilings in the great room, the magnificent all Koa wood kitchen, the incredible 800 sqft 2nd floor Master Suite, and its 600 sqft private lanai with fabulous Ocean and Nawiliwili Harbor Views. PLUS, the Seller has now totally updated every room of this incredible estate, including a total renovation of both the Pool House and Ohana. And, added a all new 30 panel PV system with 2 Tesla batteries. IT TRULY IS A ONE OF A KIND PROPERTY!!!



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$4,395,000









Modern Living on Kahala Avenue

Honolulu, Oahu | 3,462 SQFT
7,079 SQFT Land | 4BR/4.5BA
MLS# 2202313497 | $4,395,000

Welcome Home ~ modern living in the most prestigious address in Honolulu: the Oceanside of Kahala Avenue. This custom steel-framed home built by Pyramid Construction represents some of the highest-quality construction in the area. Natural light brightens the home & lush landscaping envelopes the property for maximum privacy. The home boasts a collection of luxury features: Thermador appliances, custom cabinetry, natural stone, double pane windows w/ built-in blinds, security cameras, upgraded AC system, steam sauna/shower, NEST home automation, two living room areas & a ground floor guest room w/ separate entrance for maximum flexibility.

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$3,988,000





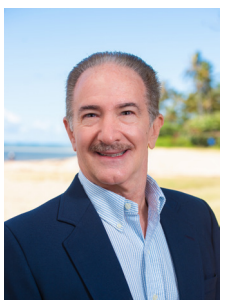




Paradise Found

Koko Kai, Oahu | 2,851 SQFT
10,471 SQFT Land | 5BR/4.5BA
MLS# 202313788 | $3,988,000

Paradise found in this exquisitely remodeled single-level home! Quality craftsmanship & gorgeous Maunalua Bay, ocean & Diamond Head views set this home apart from the rest. African mahogany cabinetry, travertine floors & fully owned solar and photovoltaic systems. Open living space flows out to the covered lanai with steps down to the pool. Primary bedroom suite features ocean and Diamond Head views + a private deck for enjoying morning coffee. Located in the prestigious Koko Kai neighborhood, this home is set on a coveted quiet street leading to a cul-de-sac. Whether lounging at the pool, entertaining guests on the covered lanai, or savoring spectacular sunsets, this is Island style living at its best!



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434 Portlock Rd.

Honolulu, Oahu | 4,836 SQFT
14,788 SQFT Land | 5BR/4.5BA
MLS# 202301437 | $3,950,000

Impeccably maintained and tastefully upgraded residence in the highly coveted Portlock neighborhood. Situated on a 14,788 sq ft LEVEL parcel, this home features a gracious living room with soaring ceilings, beautiful hardwood floors & an expansive primary suite on the first floor. 1BR/1BA LEGAL OHANA guest quarters has a separate entry, its own kitchen & gorgeous Diamond Head & ocean views. Additional features include a spacious open kitchen, covered lanai, beautifully manicured backyard with above-ground swimming pool & 44 owned PV panels with net metering agreement. Immerse yourself in the best of island living as ocean access is just across the street. Must see to appreciate this piece of paradise.



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31 Ohia Lehua Kulamalu Hilltop

Pukalani, Maui | 3,300 SQFT
0.89 AC* | 3BR/2.5BA
MLS# 399268 | $3,950,000

Custom executive residence with 5,700 sf under roof in the gated Kulamalu Hilltop subdivision (598 sf 1BR/1BA attached Ohana. *38,555 sf lot includes a 24,141 sf dedicated easement). Situated on the preeminent "Developer's Parcel," the panoramic bi-coastal & West Maui Mountain views are mesmerizing. The great room affords views through 8-ft retractable glass walls. Solid wood doors & porcelain tile floors throughout the home lend a feeling of warmth. Spacious kitchen, abundant cabinetry, stainless steel appliances, & pantry blend seamlessly into living & dining areas. Luxurious 1,800 sf wraparound lanai, with 984 sf under roof & remote sunshades, provides sun protection & incomparable views! **Pukalani.info**



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Mauna'olu Plantation

Makawao, Maui | 4,214 SQFT
87,556 SQFT Land | 8BR/6BA
MLS# 399078 | $3,600,000

This exceptional Upcountry property is located in the gated Mauna'olu Plantation between Paia and Makawao. The expansive residence offers a luxurious living experience. The main home features two lavish primary suites with stunning ocean and mountain views. The lower level includes three separate large garages for parking or storage. Additionally, there is a stylish 3 bedroom, 2 bathroom cottage with its own detached garage and courtyard. The property is conveniently located near schools, dining, shopping, and the beautiful beaches of the North Shore. With a harmonious blend of tranquility and elegance, this property is perfect for discerning buyers seeking a refined lifestyle.











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HAWAI'I LIFE

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GLOBAL PROPERTIES



Boundary maps approximate







395 Puuikena Drive

Hawaii Loa Ridge, Oahu | 36,161 SQFT Land
MLS# 202224304 | $3,300,000

See your vision come to life as you build your dream home on one of the largest lots in prestigious Hawaii Loa Ridge. This expansive 0.83 acre-corner lot sits at Puuikena Dr and Maono Lp, and features stunning, unobstructed panoramas of the Pacific Ocean, stretching across Oahu's southern shoreline, with Diamond Head and Sunset views from the property. Can't-miss opportunity to create a lasting legacy and develop this one-of-a-kind parcel into a luxury estate. Hawaii Loa Ridge is Honolulu's premier luxury gated community with 24-hour security. Its superb central location puts you minutes from Kahala, Hawaii Kai, Kaka'ako, Honolulu Business district, beaches, shops, restaurants, entertainment & more.

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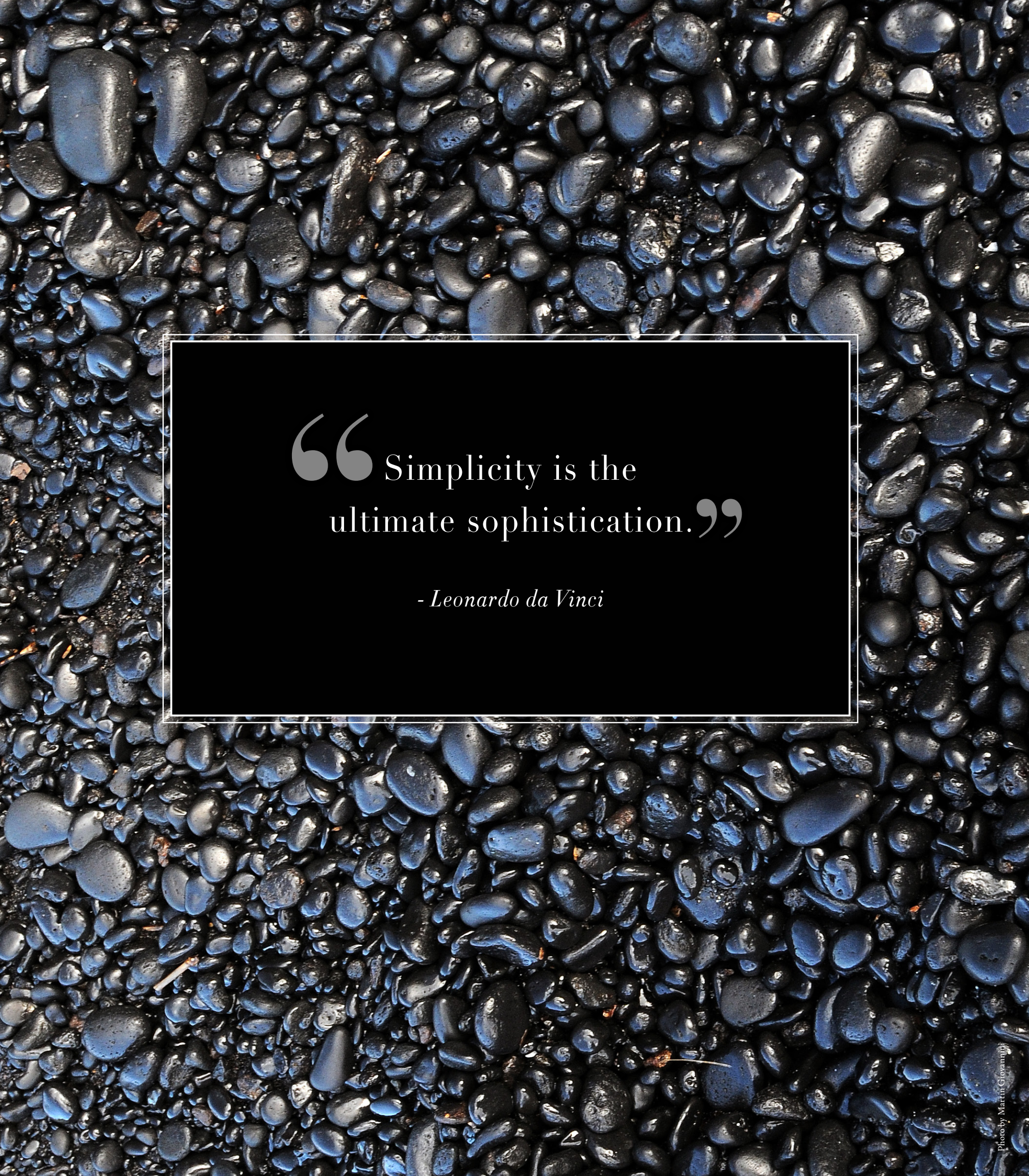

“Simplicity is the ultimate sophistication.”

- Leonardo da Vinci

Photo by Martin Giovannini

$2,495,000







The Falls at Reed's Island

Hilo, Big Island | 2,696 SQFT | 2.25 AC
3BR/3.5BA | MLS# 668254 | $2,495,000

Built on the edge of a bluff adjacent to a double 25-ft. waterfall on the Wailuku River, the famed retreat Falls at Reed's Island is a complex mix of tropical magic, zen energy, solitude, and modernism. Surrounded by state and conservation land, at the edge of the property another 85-ft. waterfall cascades just beyond view. Hailed as a home of distinction by the NY Times as well as multiple award-winning travelogues with 5-star ratings for this successful vacation rental. Accessible by a small bridge, Reed's Island is situated just one mile from historic Hilo but feels like a time capsule of Old Hawaii. This estate located at the very end of the island's only road, is the most prestigious and privileged setting on the island.

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Video Tour

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$1,780,480









76-6304 Kololia Street

Kailua-Kona, Big Island | 2,097 SQFT
10,299 SQFT Land | 4BR/2.5BA
MLS# 702927 | $1,780,480

This home has it all! Come see this air-conditioned, single-level, single-family home with salt-water pool, hot tub, outdoor shower, 2-car garage, and owned solar. Close proximity to Kailua Kona beaches and shopping. The highlight of this property is the outdoor area. The inviting pool and hot tub provide a refreshing oasis where you can relax and unwind while taking in the views of the Ocean, allowing you to enjoy mesmerizing sunsets from the comfort of your own lanai. The outdoor shower offers a convenient way to rinse off after a dip in the pool or a day at the beach. Tropical paradise with fruit trees. Ideal for peaceful living or entertaining. Experience tranquil living here.



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Plantation at Princeville #222

Princeville, Kauai | 1,366 SQFT
3BR/3BA | MLS# 702161 | $1,525,000

Beautifully upgraded top floor end-unit condo with high-end cabinetry and granite slab countertops in kitchen and bathrooms. One-car enclosed garage. Distant ocean view from private lanai. Well-maintained, recent A/C and roof replacement. Currently an active vacation rental with furnishings included except artwork, a few select items and linens. Plantation at Princeville has a luxury resort-style pool with waterfall, hot tub and propane grills + well-equipped gym with designated yoga/stretching area. Centrally located in the Princeville Resort with breathtaking scenery, walk-jog path, community park, restaurants, shopping, library and more. Short drive to world-famous Hanalei Bay, Tunnels (Makua) Beach, ʻAnini Beach and Kilauea Lighthouse.

Oceanfront | Sotheby's INTERNATIONAL REALTY

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Suspend your schedule to take in the breeze.

See Page 17









1001 Queen Street #2503

Honolulu, Oahu | 739 SQFT
1BR/1BA | MLS# 202313792 | $888,000

Rarely available spacious 03 one bedroom floor plan with spectacular ocean views. This home comes with upgraded hardwood floors throughout, floor-to-ceiling glass bay 'wing' windows with motorized window shades, premium Bosch stainless steel appliances, dual vanities in the bathroom, and a large walk-in closet. Parking space is conveniently located on level 3 and a storage room (S-3 44) is included. Aeʻo is one of the latest additions to Ward Village with resort-like amenities and is centrally located and close to theaters, dining, and world-class shopping at Ala Moana Shopping Center.

List | Sotheby's INTERNATIONAL REALTY

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LUXURY HOME MAGAZINE

Q & A

with Renée H. Kraft

Luxury Home Magazine Hawaii **chats with Big Island Realtor Renée H. Kraft about interest rates and if waiting for them to drop before making your next move is a good idea.**

Renée H. Kraft is thankful to call Hawai'i her lifelong home having been born and raised on the Island of Oahu. She attended La Pietra The Hawaii School for Girls and started her real estate career while in college working in property management in downtown Honolulu. While studying and completing her BA degree at the University of Hawaii at Manoa she earned her State of Hawaii real estate license in 1992. With determination to succeed and providing quality service to her clients Renée has received top producing status and noted as one of Hawaii State's very best Realtors by Honolulu Magazine. *As a Big Island resident since 2003 Renée serves as the current Treasurer of the Board with the West Hawaii Association of Realtors, an Alii Circle Sponsor and member of the Kona-Kohala Chamber of Commerce serving on the Economics committee, and Co-Chair of the Kailua-Kona Community Parade Association.*



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LHM: Why are so many potential home buyers hesitant to move to their dream home in Hawaii?

Renée: A lot people are waiting for interest rates to drop for fear they will pay proportionately more than their current living or investment property. This short-term thinking may cost them more in the long run.

LHM: Why would someone to buy their Hawaii dream home now?

Renée: In real estate, timing makes all the difference. Here is why:

1. Current buyers will face much less competition. By acting promptly, you can have a wider selection to choose from and potentially negotiate better terms.
2. When interest rates finally do drop, there will likely be a surge of buyers entering the market. This increased demand can quickly tip the scales in favor of sellers, transforming the current buyer's market into a seller's market. By purchasing before the rates decrease, you can avoid the fierce competition and potentially negotiate more favorable terms, as we saw just a couple years ago.

LHM: Where are interest rates going from here?

Renée: Of course, nobody knows exactly. However, while interest rates may be high at the moment, they are likely to decrease in the future. Savvy lenders understand this trend and may offer options for a free, no-cost refinance when rates eventually drop. By taking advantage of the current market conditions, you can secure your dream property and still have the opportunity to refinance at a lower rate down the road.

LHM: What strategies are your clients using?

Renée: There are few things our clients are taking advantage of while others sit on the sidelines:

1. Our clients are negotiating points and interest rate buydowns. When interest rates are high, buyers have the opportunity to negotiate with sellers to offset the impact of these rates. One option is to request that the seller pay points on your behalf, which effectively lowers your interest rate. This strategy, known as an interest rate buydown, allows you to enjoy a reduced rate during the initial years of homeownership, providing substantial savings.
2. Our clients are able to take advantage of capitalizing on potential appreciation. Remember, real estate is generally an appreciating asset—it matters what you pay for it. Waiting for interest rates to drop may mean missing out on potential price appreciation. The property value gain could lead to significant financial gains, even if you initially paid a higher interest rate.
3. While it is likely rates will come down, recognize rates could go even higher. Our clients are hedging the market now to protect themselves from potential future rate increases.

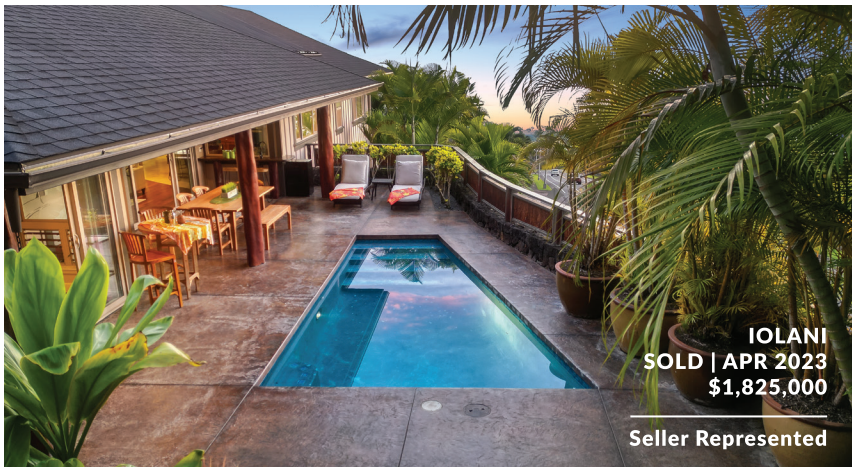
LHM: So, what is the bottom line?

Renée: While waiting for interest rates to drop may seem like a prudent strategy, the current real estate market presents unique opportunities that should not be overlooked. Don't let high-interest rates deter you. Each of our client situations is different. There are many more strategies we explore with our clients. We can help position our clients for the long run. ■

Disclosure: it is recommended to also consult with a qualified licensed lender or financial advisor for personalized advice regarding interest rates and financing options.







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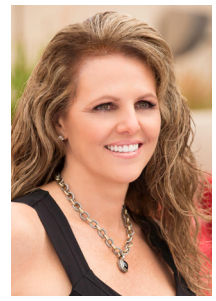

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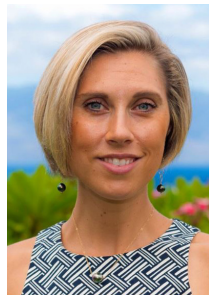

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