

LUXURY HOME®

MAGAZINE

Hawai'i

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

ISSUE 20.6



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LUXURYHOMEMAGAZINE.COM

Modern Oceanfront Living on West Maui
Presented by Mary Anne Fitch, Pages 24-25

KO`OLANI

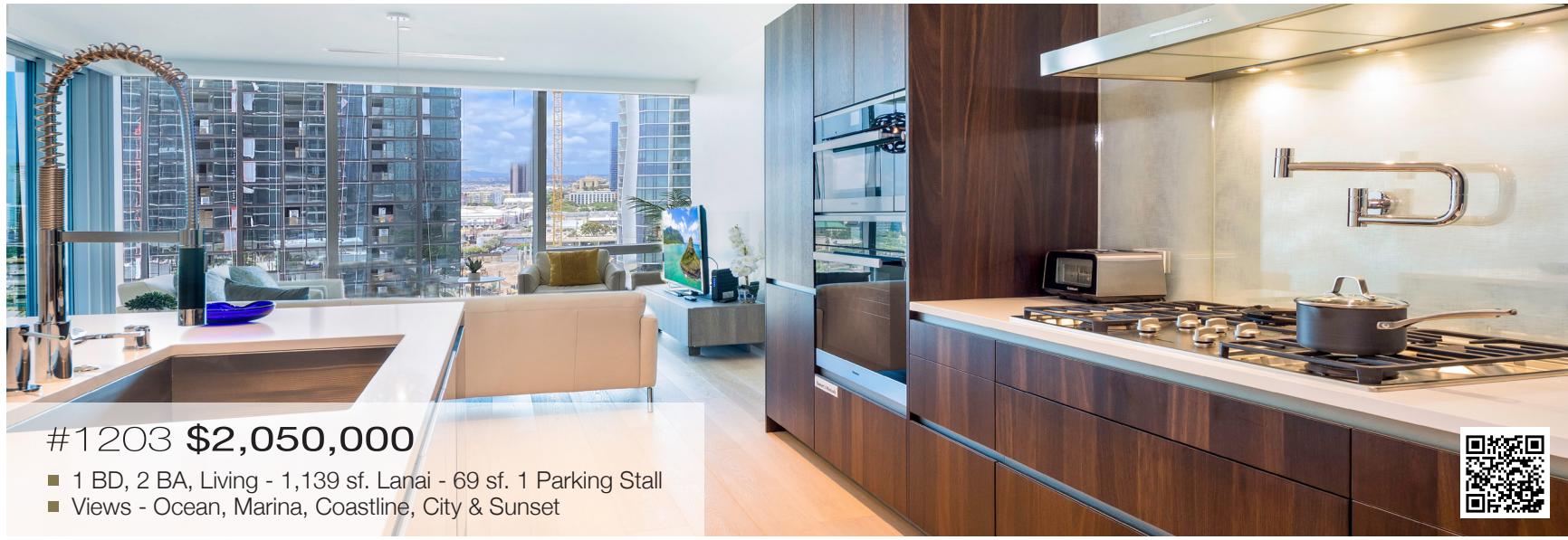
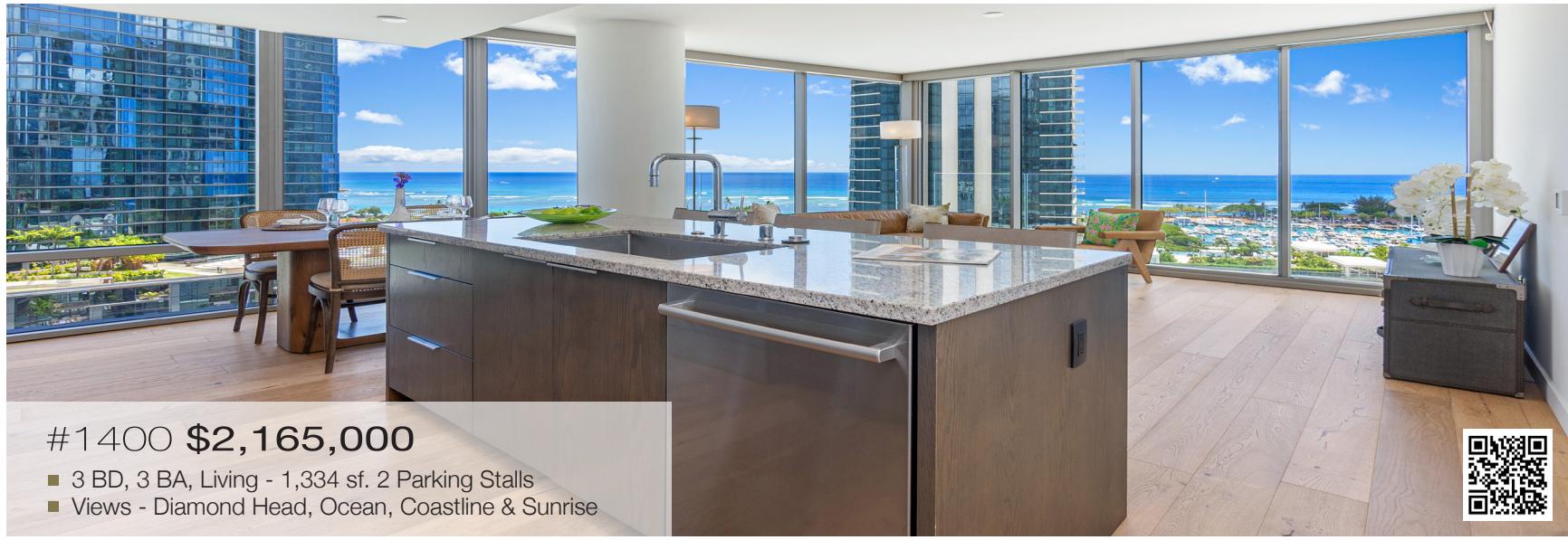
East Kaka'ako

WAIEA

Ward Village

AE`O

Ward Village



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WAIEA

Ward Village



#2000/2002 **\$12,800,000**

- 4 BD, 4.5 BA, Living - 4,830 sf. Lanai - 152 sf. 4 Parking Stalls
- Views - Diamond Head, Ocean, Coastline, Sunrise, Sunset, Mountain, Beach Park, Marina & City

WAIEA

Ward Village



#1000 **\$7,100,000**

- 3 BD, 3.5 BA, Living - 2,801 sf. Lanai - 154 sf. 2 Parking Stalls
- Views - Diamond Head, Ocean, Coastline, Sunrise, Sunset, Mountain, Beach Park, Marina & City



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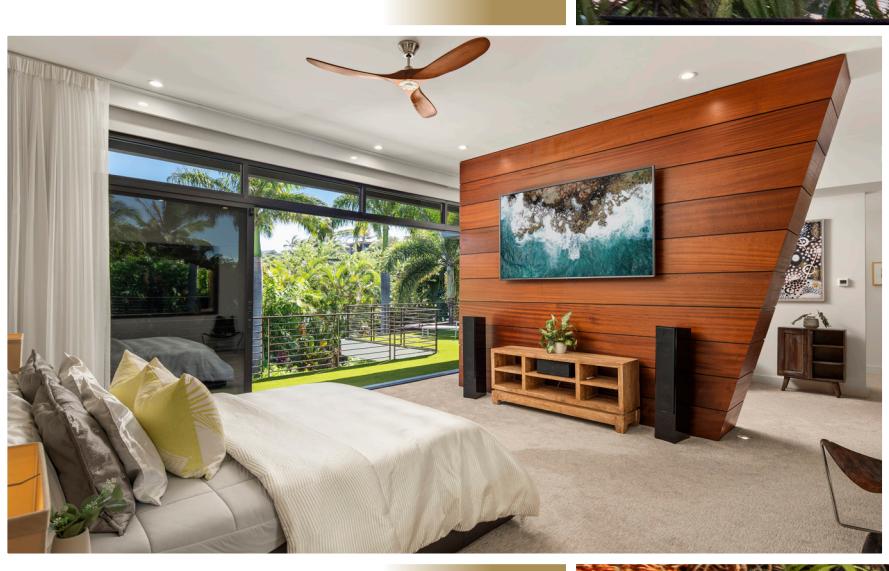


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4366 ROYAL PLACE

Honolulu, Oahu | 9,834 SQFT | 14,809 SQFT Land | 5BR/5.5 BA | MLS# 202525308 | \$8,875,000

JUST LISTED! RARE OCEAN ADJACENT ESTATE ON ROYAL PLACE...

Nestled between Royal Place and Kahala Avenue, this extraordinary island estate offers privacy, space, and refined coastal living just moments from the ocean. The main residence features 4 bedrooms and 4.5 baths, highlighted by a dramatic primary suite with an open air lanai, dual walk in closets, and a spa inspired bath. A versatile studio apartment with full bath and kitchenette rests above the 4 car garage

and is connected through a spacious gym complete with climbing wall. Expansive indoor and outdoor living areas flow seamlessly to a private rooftop deck where sweeping ocean and Diamond Head views take center stage. Designed for those who value artistry and discretion, this home unites modern luxury with timeless island beauty. Conveniently located minutes to beaches, golfing and tennis at Waialae Country Club, The Kahala Hotel, shopping, dining and more.

\$8,875,000



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\$9,895,000



4543 AUKAI AVENUE

Honolulu, Oahu | 7,519 SQFT
11,754 SQFT Land | 5BR/5.5BA
MLS# 202524955 | \$9,895,000

WHERE MODERN DESIGN MEETS ISLAND LUXURY. Brand new 5BD/5.5BA Kahala home, where sleek contemporary architecture harmonizes beautifully with resort style comfort. Showcasing masterful craftsmanship w/ rich Iroko wood, Shou Sugi Ban siding & natural lava stone detailing. Lush palms frame the pool & spa surrounded by verdant lawns & dramatic outdoor living spaces. Covered lanais & a poolside pavilion offer the perfect setting for dining al fresco. The primary suite offers oak floors, a luxe walk-in closet & a spa-inspired bath. A sculptural staircase, statement lighting, elevator & 3-car garage, complete this rare home. Truly exceptional!



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*Wishing All of My Wonderful
a Very Merry Christmas &*



\$45,000,000



4505 KAHALA AVENUE

Honolulu, Oahu | 18,206 SQFT
 56,511 SQFT Land | 6BR/6Full/2Half BA
 MLS# 202506837 | \$45,000,000

THE CROWN JEWEL OF KAHALA. Welcome to a rare oceanfront estate in the heart of Kahala, an incredibly private retreat spanning 1.3 acres w/171 ft. of prized frontage. This newly reimagined single-level residence presents a magnificent retreat blending contemporary design w/ the natural beauty of Hawai'i. A gated entry opens to an impressive motor court, leading inside where soaring ceilings & walls of glass showcase endless ocean views. The expansive primary suite w/ spa-inspired bath evokes the feel of a 5-star resort. Designed for effortless indoor-outdoor living & impossible to duplicate, this is truly oceanfront living at its finest.

*Clients, Friends, and Colleagues
 a Fabulous New Year!*

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2895 KALAKAUA AVENUE #1403, 1404, 1405

Honolulu, Oahu | 2,372 SQFT | 3BR/3BA
MLS# 202516952 | \$5,795,000

TRIPLE THE VIEWS, TRIPLE THE SPACE, TRULY ONE OF A KIND. Colony Surf's most unique offering, this expansive triple unit residence blends elegant coastal living with unrivaled views from sunrise to sunset. Breezy, welcoming interiors open to the ocean, creating a peaceful retreat above Waikiki's iconic shoreline. Whether enjoyed as one grand home or separate private suites, the lifestyle here is unmatched. Beach days, ocean activities and world class dining sit right outside your door. A rare chance to own a signature residence in an iconic coastal setting. Opportunities of this caliber rarely come to market.



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*Wishing All of My Wonderful
a Very Merry Christmas &*



4462 Kahala Avenue - *Highest Off Water Sale for 2025 in all of Kahala & Diamond Head



11 Niuhi Street



471 Maono Loop



4356 Aukai Avenue

JUST SOLD PROPERTIES

4462 Kahala Avenue | Sold at \$8,880,000 FS

11 Niuhi Street | Sold at \$4,550,000 FS

471 Maono Loop | Sold at \$3,400,000 FS

4356 Aukai Avenue | Sold at \$3,205,000 FS

WE DON'T JUST LIST HOMES. WE SELL THEM. THAT'S WHY WE'RE NUMBER ONE IN HAWAII.

The homes you see above aren't just sold listings, to our clients they represent the results of dedication and hard work. With 35 years in real estate, my philosophy is simple: 'Don't stop until the job is done.' This is why we continue to break sales records and achieve recognition as #1 in Hawaii with Coldwell Banker Realty. If you're considering selling, purchasing, or have questions about the market, contact me. I look forward to helping you realize your real estate goals and getting the job done for you!

*Clients, Friends, and Colleagues
a Fabulous New Year!*

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\$3,790,000



258 S. ULUKOA PLACE

Ka'anapali, Maui | Ka'anapali Golf Estates
3,127 SQFT | 3BR/3.5BA | \$3,790,000

Overlooking the 9th hole of the Ka'anapali Kai Golf Course, this elegant single-level residence blends timeless design with effortless island living. Enjoy ocean views, private pool and spa + direct access to the golf course from your own backyard oasis. Inside, imperial plaster walls and refined finishes frame a spacious layout with office space and impressive primary suite. Fully furnished and carefully maintained, this home offers privacy and comfort within one of Maui's most sought-after neighborhoods. Just minutes from the world-class Ka'anapali Beach + shopping, dining, and entertainment of Whaler's Village, this is the perfect opportunity to begin living your Ka'anapali luxury lifestyle!



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**TOP 100
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2025

**MAUI'S TOP
REALTORS®**
2020
Top 50 Real Estate Agents



THE ISLAND OF MAUI

Price	Agent	Page
\$27M	Josh Jerman, David W. Richardson	20
\$21.85M	Jessica Baker, Gail Swanson	23
\$19.75M	Mary Anne Fitch, Nam L. Le Viet	Front Cover, 24-25
\$19.75M	Mary Anne Fitch, Nam L. Le Viet	27
\$13.9M	Mino McLean, Sam Utley	38
\$11.998M	Diane K Pool	41
\$9.85M	Rhonda Smith-Sanchez	43
\$7.44M	Diana Rodbourn	78
\$7.25M	Buz Moffett, Kelly Robinson	49
\$3.79M	Gregory Harbottle, Leah Harbottle	11
\$3.275M	Rhonda Smith-Sanchez	71-73
\$2.675M	Robert R. Myers	62
Various	Mary Anne Fitch, Jennifer L. Edwards	68-69
Various	Diana Rodbourn	79
Various	Tyler Coons, Kiendra Fleck	80-81

THE BIG ISLAND

\$49M	Nicole Vincent, Brian Axelrod	16-17
\$29.5M	Nicole Vincent	19
\$26.5M	Eileen Lacerte	21
\$23.5M	Carrie Nicholson	22
\$19.327M	Rob Kildow, Kurtis S. Becker	28-29
\$17.5M	Yvonne J. Khouri-Morgan	31
\$13.5M	Tomoko Matsumoto, Kapina Lansdale	87
\$9.6M	Leslie Oxley-Friedrich, Jennifer Rice	45
\$9.5M	Mark Johnson	46
\$8.75M	Leanna Flem, Laura Flem	48
\$7.999M	Tomoko Matsumoto, Kemi Kidani	86
\$6.9M	Sean F. Ginella, Lex Ferguson	77, 78
\$6.595M	Tomoko Matsumoto, Margery Mayo	85
\$5.8M	Carrie Nicholson	51
\$5.45M	Eileen Lacerte	53
\$4.988M	Tomoko Matsumoto, Margery Mayo	84
\$4.95M	Shelby Leicher	55
\$4.9M	Carrie Nicholson	56
\$4.45M	Tracy Abrams	78
\$2.75M	Renée H. Kraft	61
\$1.989M	Eileen Lacerte	65
\$850K	LUVA Real Estate	75
Various	Hokuli'a	44



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us in
2026

THE ISLAND OF OAHU

Price	Agent	Page
\$55M	Noel Pietsch Shaw	13
\$45M	Tracy Allen	7
\$34M	Anne Hogan Perry	18
\$18.88M	Myron & Ambur Kiriu, Sherrie Sasaki	30
\$17.5M	Beth Chang	32
\$16.8M	Noel Pietsch Shaw, Erik Hinshaw	33
\$14.88M	Olivia Sadeler	35
\$12.65M	Noel Pietsch Shaw	39
\$11.5M	Sachi Braden, Moe Matsuda	42
\$9.895M	Tracy Allen	6
\$9.369M	Drew Read	47
\$8.875M	Tracy Allen	4-5
\$5.87M	Sandra Sagisi Moser, N. Angelia Miao	50
\$5.795M	Tracy Allen	8
\$5.599M	Ralph Gray	52
\$4.999+M	Akimi Mallin	54
\$4.5M	Nana Takahashi Saines	57
\$4.395M	Dolores & Amanda Panlilio Bediones	59
\$3.75M	Myron & Ambur Kiriu, Sherrie Sasaki	60
\$3.25M	Sean F. Ginella, Lex Ferguson	77
\$3.25M	Frances Sagun, Lynell Hart	78
\$2.48M	Atsuko Ajed	63
\$1.998M	Diane K Pool, Liah L. Gingerich	64
\$1.888M	Esther Park Kusunoki	67
Various	John "Jack" Tyrrell, May Lew Tyrrell	2-3
Various	Drew Read	70
Various	Mikako Borden	82-83
Sold	Tracy Allen	9
Sold	Sandie Choe-Yamasato, Mia Lin	74

THE ISLAND OF KAUAI

BUSINESS PARTNERS

\$14.595M	Suzanne M. Harding, Jeff Skinner	36-37
Various	Suzanne M. Harding, Jeff Skinner	Back Cover
	Heather Carver	

Padilla Designs, LLC

Indich

Interluxe Auctions

GCLA Landscape Design



Front Cover Home

Modern Oceanfront Living on West Maui
See Pages 24 & 25
Photo by Travis Rowan

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ISSUE	DEADLINE	CIRCULATION
21.1	01/21/26	02/28 - 04/21
21.2	03/09/26	04/22 - 06/12
21.3	05/04/26	06/13 - 08/08
21.4	06/29/26	08/09 - 10/10
21.5	08/31/26	10/11 - 12/09
21.6	11/02/26	12/10 - 02/21



3735 DIAMOND HEAD ROAD

Honolulu, Oahu | 13,626 SQFT | 2.046 AC
11BR/10.5BA | MLS# 202421173 | \$55,000,000

Located on Diamond Head Road, Ho'oluana Estate is one of Honolulu's last remaining legacy estate-sized properties, spanning over two acres across two adjacent parcels. Encompassing nearly 89,120 square feet in R-7.5 zoning, the estate features two residences and an open lot, sweeping ocean views, beachfront access, and exceptional flexibility for development or preservation. Perfectly positioned between Kahala and Waikiki, this property combines luxury, tranquility, and proximity to world-class surfing, shopping, dining, and more. Ho'oluana Estate presents a rare opportunity to establish a landmark estate in one of Honolulu's most prestigious locations.



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Aloha from Maresa

Say Aloha! Send editorial & advertising inquiries to info@lhmhi.com



We are so pleased to welcome you to the holiday issue of *Luxury Home Magazine*!

Every year, we look forward to filling the pages of this issue with celebration. It's the culmination of a year well spent. We celebrate the year's successes and acknowledge its challenges; without the rain, we wouldn't get our rainbows. And through it all, we are comforted by the excitement and tradition of the holidays. Whatever your seasonal traditions are—ours are going to look at Christmas lights, sharing stories over special meals, and playing dice games—we hope they feel especially sweet this year. So, this holiday season, hold your ohana close, be grateful for community, and remember that we're all doing the best we can with what we have.

We are sincerely grateful for your involvement with *Luxury Home Magazine*—whether you are a reader, a Realtor, or another industry professional. Mahalo for letting us share our ohana with you, and we hope to learn more about you and yours in the coming years. Cheers to a warm holiday season and a bright New Year full of health and happiness!

Mahalo,

Maresa Giovannini

Maresa Giovannini
Editor in Chief

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MELE KALIKIMAKA & HAU'OLI MAKAHIKI HOU

FROM THE LUXURY HOME MAGAZINE® OHANA





BIG SURF ESTATE: UNRIValed PRIVACY & PANORAMIC OCEANFRONT VIEWS

Kailua Kona, Big Island | 12,528 SQFT | 21.87 AC | 10BR/13BA | MLS# 719986 | \$49,000,000

Discover 21.8 acres of secluded luxury, where every detail is crafted for a life of privacy and elegance. This estate embodies a blend of luxury and natural beauty. Expansive living spaces, lush outdoor areas, and sweeping views of Kailua Bay create a refined island experience. Designed by de Reus Architects with interiors by Philpotts, the residences were recently refreshed under the direction of

Michael Kao. The main residence offers five bedrooms, a theater, two offices, and beautiful views, creating a tranquil retreat. The guest house offers five additional bedrooms, a gathering room and full kitchen. A private marina offers convenient access, while advanced security systems guarantee peace and discretion.



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\$34,000,000



SANCTUARY OF THE SEA

Honolulu, Oahu | 5,226 SQFT
 34,157 SQFT Land | 5BR/4Full/5Half BA
 MLS# 202523993 | \$34,000,000

Featured in The Wall Street Journal and honored by the Smithsonian for its extraordinary gardens, this rare Diamond Head estate is a sanctuary of timeless elegance. Set on 34,157 sqft, it has been lovingly refined with exceptional craftsmanship and modern sophistication. Terraced gardens with arbors, fountains, and winding paths frame serene lanais, a pilates studio, and a guest cottage—creating an oasis of tranquility just moments from Waikiki's world-class beaches and amenities.



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ANNE | **HOGAN**
PERRY
COMPASS



\$29,500,000



KUKIO FRONT ROW!

Kukio, Big Island | 5,334 SQFT
3BR/4.5BA | MLS# 708951
\$29,500,000

Exclusive offering in a remarkable location! Situated on Kukio's front row, one of only nine building sites on Kakapa Place, opportunities to occupy a residence of this caliber are extremely limited. The Zak architecture devotion to thoughtful design and exquisite craftsmanship are evident throughout K95, which features a grouping of pavilions organized around an expansive main hale, creating the ideal balance of privacy and connection—with striking ocean views. Outdoor living with a lanai that flows to an infinity pool and a spa. A short walk down the Mai Tai Trail is one of the island's most picturesque bays, along with dining, spa, and fitness facility at the Kukio Golf and Beach Club. For the discerning buyer, this home offers sophisticated island living, peace, and privacy in a coveted Kohala Coast location.



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\$27,000,000



BEACHFRONT ESTATE ON MAUI'S SOUTH SHORE

South Shore, Maui | 7,244 SQFT | .55 AC
5BR/5BA/2Half BA | MLS# 405195
\$27,000,000

This over a half-acre property is located within the ideal stretch of Keawakapu Beach, offering unparalleled access to Maui's most coveted shoreline a matter of steps from the home's living room. This architectural triumph blends contemporary elegance and convenience with the island's natural beauty, creating a private sanctuary of sophistication and rare serenity. Designed for those who appreciate refined living and grand entertaining, this estate features 5 spacious en-suite bedrooms, multiple areas for relaxed socializing, and a seamless indoor-outdoor flow that embraces the home's stunning pool courtyard and oceanfront experience.



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MAUNA KEA RESORT

Mauna Kea Resort, Big Island | 6,301 SQFT
6BR/6.5BA | MLS# 716779 | \$26,500,000

Perched on 1.62 acres in The Bluffs at Mauna Kea Resort, this 6,300-square-foot estate offers stunning ocean views. Featuring six bedrooms, six and a half baths, and over 2,000 square feet of lanais, it blends Balinese, Chinese, and Hawaiian design. Recognized by Architectural Digest, the property highlights indoor-outdoor living with custom outdoor showers, koi ponds, and a serene infinity-edge pool. Resort amenities include two luxury hotels, championship golf courses, and oceanfront tennis, making this a premier destination for refined island living.

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\$23,500,000



ALA KAHAKAI 27 HALE KAI APO

Kohanaiki, Big Island | 6,670 SQFT | 1.17 AC
6BR/5.5BA | MLS# 715383 | \$23,500,000

Premier Front Row Estate with white sand beach views, Hale Kai Apo is a fully furnished masterpiece by Averylily, offering the pinnacle of coastal luxury. This 6,670 sq. ft. modern estate blends Shay Zak's Hawaiian architecture with sweeping ocean vistas, six-bedroom suites, and seamless indoor-outdoor living. Dual primary suites overlook the Kona Coast, while sliding mahogany doors lead to a 1,280 sq. ft. lanai with a dining lounge, spa, and fire pit. Steps away from the 67,000 sq. ft. Clubhouse, enjoy access to the Rees Jones designed golf course, fine dining, spa services, and a world-class fitness center. A lifestyle like no other.



Carrie Nicholson

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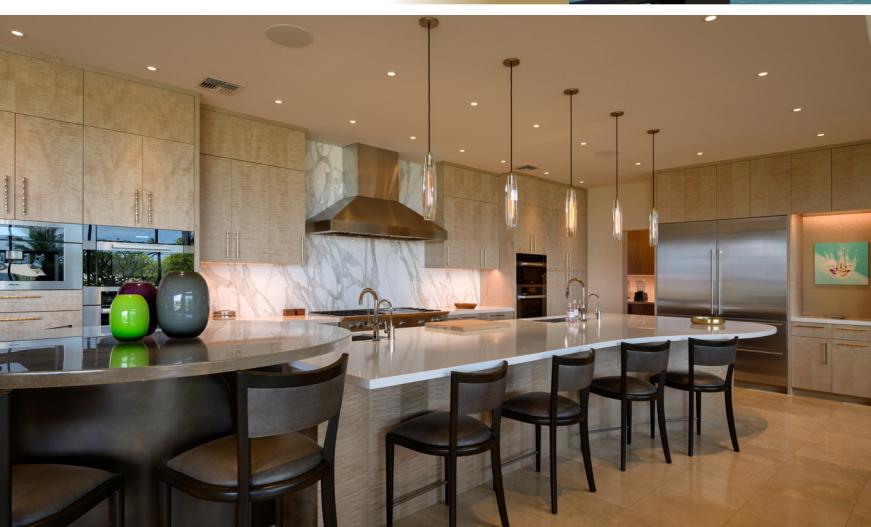
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jb



4809 LOWER HONOAPIILANI ROAD

Kahana, Maui | 8,412 SQFT | 0.51 AC | 7BR/6Full/3Half BA | OHANA: 700 SQFT, 1BR/1BA | MLS# 406991 | \$19,750,000

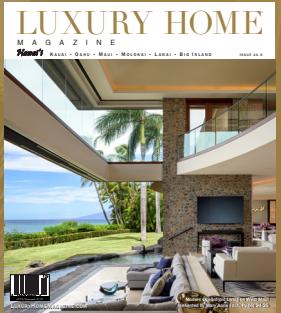
This alluring oceanfront West Maui estate rests on 1/2 acre of prime land with over 250 feet of ocean frontage. Perfectly located between Kaanapali & Kapalua Resorts, this nearly 10,000 sq. ft. residence and private ohana epitomizes Pacific Rim architecture. Glass pocket doors slide into rock walls bordering the spacious great room which includes grand living and dining areas, a newly designed open kitchen and custom pool and water features. A floating mezzanine soars above the great room with an elegant lounging area and sports bar. All 7 suites are oceanfront with sweeping ocean and neighbor island views. Offered turnkey.



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NOTABLE SALES

Our Luxury Agents have been busy securing prime real estate for their clients.

Here, we share some featured deals. **Clients of Luxury Home Magazine® are noted in bold.**



CLOSED AT \$6,500,000

Montage #1205 (1 Bay Drive, #1205), Maui | Closed at \$6,500,000

Listed by: **Mary Anne Fitch & Jennifer Edwards, Coldwell Banker Island Properties**

Buyer's rep: Lida Zwi, Susan Jackson Real Estate

Alaeloa 28 (20 Hui Rd, #28), Maui | Closed at \$2,925,000

Listed by: **Mary Anne Fitch, Coldwell Banker Island Properties**

Buyer's rep: Harrison McCandless, Coldwell Banker Island Properties

2029 Kuola Street, Oahu | Closed at \$2,950,000

Listed by: **Tracy Allen, Coldwell Banker Realty**

Buyer's rep: Min Yong, RE/MAX Honolulu

4819 Kahala Ave, Unit C, Oahu | \$18,500,000

Listed by: **Anne Hogan Perry, Compass**

Buyer's rep: Not listed



Highest Off-Water Sale for 2025 in All of Kahala & Diamond Head

4462 Kahala Avenue, Oahu | Closed at \$8,880,000

Listed by: **Tracy Allen, Coldwell Banker Realty**

Buyer's rep: Akino Hayakawa, Coldwell Banker Realty



CLOSED AT \$7,770,000

57 Wai Kulu Place, Maui | Closed at \$7,770,000

Listed by: **Diana Rodbourn, Compass**

Buyer's rep: Shauvon Young, The Agency

41 Kai Pali Place, Maui | Closed at \$2,600,000

Listed by: **Mary Anne Fitch, Coldwell Banker Island Properties**

Buyer's rep: **Mary Anne Fitch, Coldwell Banker Island Properties**

550 Puuikena Drive, Oahu | Closed at \$3,000,000

Listed by: Ray-Stan Tanaka, Island Estates, Inc.

Buyer's rep: **Tracy Allen, Coldwell Banker Realty**

Hale Hanohano, Oahu | Closed at \$65,750,000

Listed by: **Derek Kamm, Coldwell Banker & Noel Pietsch Shaw, Hawai'i Life**

Buyer's rep: **Anne Hogan Perry, Compass**



\$19,750,000



51 HUI ROAD E

Kahana, Maui | 4,790 SQFT

0.62 AC | 4BR/4.5BA

MLS# 407563 | \$19,750,000

A rare, oceanfront jewel, Maui's premier estate blends timeless architecture and design with a magnificent setting. Perched just 25 feet from the shoreline, of all-concrete construction, this exquisite residence can never be duplicated this close to the beautiful Pacific. Large glass doors open the great room, with its 17-foot vaulted ceilings and romantic star-shaped skylights, to shimmering ocean views, including the islands of Lanai and Molokai. Enjoy magical year-round sunsets and whales frolicking in season. Gracious lanais set the stage for the inviting palapa, perfect for casual outdoor living and dining. Steps away, the heated swimming pool, finished in mosaic tile mirroring the sea, and inset spa await. A garden lap pool, fully stocked koi pond, and lush, mature landscaping enhance the setting.



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HA'IKUA POINT ESTATE

Kailua Kona, Big Island | 8,913 SQFT | 1.32 AC | 8BR/8.5BA | MLS# 723887 | \$19,327,000

Your Private Hawaiian Peninsula - A Resort-Style Estate Beyond Compare. Create your own legacy to pass on for generations. Discover an exclusive and historic 1.3-acre estate perched on its own private peninsula along the Kona Coast. Surrounded by the Pacific Ocean and two serene bays, this legacy property offers over 600 feet of bulkheaded private shoreline and unobstructed 270 degrees views. Designed as a private resort-style sanctuary, the estate is comprised of four separate residences across five parcels, creating the ultimate retreat for



family, friends, and guests. Lush, landscaped grounds designed for both beauty and minimal maintenance. Includes all furnishings, art, and collections. No HOA, No CC&Rs - absolute privacy with the ocean as your only neighbor. Ha'ikaua Point is more than a home - it is a self-contained private resort, offering unmatched opportunities for entertaining, hosting intimate gatherings, or establishing a world-class corporate or wellness retreat. Just 10 minutes from private golf and dining, this peninsula estate is truly one-of-a-kind.

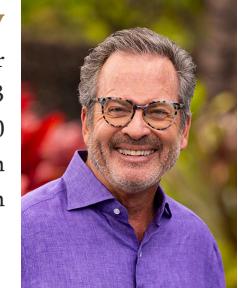
\$19,327,000



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572C N KALAHEO AVENUE

Kailua, Oahu | 14,151 SQFT
41,924 SQFT Land | 12BR/14BA/2Half BA
MLS# 202520168 | \$18,880,000

Welcome to this exceptional Kailua beachfront estate. This gated resort-like retreat is situated on nearly an acre of land fronting one of the most beautiful beaches in the world. With over 14,000 sq ft of sophisticated living space, the main residence is a masterpiece of design featuring a luxurious, expansive primary suite with panoramic ocean views, and an additional 9 bedrooms—each boasting a private en-suite bathroom, a spacious gym/recreation room, 2 additional full bathrooms, and 2 powder rooms. A charming, detached 2BR/2BA guest quarters & 3-car garage further complement this magnificent property. Embrace this once-in-a-lifetime opportunity to own this prime oceanfront property.



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REMAX HAWAII

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\$17,500,000



68-1028 HONOKAOPE PLACE

Kamuela, Big Island | 8,178 SQFT
28,793 SQFT Land | 6BR/7.5BA
MLS# 725284 | \$17,500,000

HALE OHI'A. The Soul of Hawai'i, masterfully crafted and set along the 12th fairway of the Mauna Lani Golf Course, Hale Ohi'a embodies the rare artistry of island living—where architecture, nature, and spirit become one. It has an atmosphere of warmth and quiet grandeur. A curved bamboo bar, chef's kitchen, game lounge, and entertainment area open seamlessly to the lanai where koi ponds, waterfalls, and a resort-style pool and spa create the ultimate gathering place for family and friends. Sweeping views of the ocean, golf course, Mauna Kea, and Mauna Loa. Hale Ohi'a captures the pinnacle of Big Island living—timeless, authentic, and profoundly luxurious. Irreplaceable. Unrepeatable. Where family, friends, and Hawai'i's essence become home.

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200 S KALAHEO AVE

Kailua, Oahu | 6,113 SQFT
17,726 SQFT Land | 4BR/4.5 BA
MLS# 202525105 | \$17,500,000

Experience tranquil beachfront living in one of the most pristine areas along Kailua Beach, featuring stunning ocean views from the modern kitchen, spacious living room, and an entire new private second story primary bedroom suite with its own private deck. Recent renovations include stylish baths that enhance the contemporary vibe. The custom kitchen flows into a welcoming dining area, ideal for gatherings and entertaining. A cozy cottage area offers guest privacy, while ample parking and a three-car garage provide convenience. A dedicated office with courtyard access creates a peaceful workspace. Enjoy the lagoon pool and waterfall spa, with the beach just steps away for swimming, paddleboarding, or relaxing. Minutes from Kailua Beach Park, Mid-Pac Country Club, and Kailua Town, this home combines luxury and convenience. Your dream island lifestyle awaits!



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REALTY



\$16,800,000



ELEVATED LIVING IN HAWAII LOA RIDGE

Honolulu, Oahu | 8,795 SQFT
22,388 SQFT Land | 5BR/6.5BA
MLS# 202501454 | \$16,800,000

Newly priced at a fraction of the cost to rebuild! Situated on one of the most desired lots in Hawaii Loa Ridge, Kaimana Hila offers complete privacy and unobstructed views of Diamond Head, the Pacific Ocean, and Honolulu's coast from nearly every room. Designed by award-winning architect Jeff Long, this residence combines resilient steel-and-concrete construction with interiors crafted by artisans known for their work on ultra-luxury yachts and couture boutiques. German-engineered hurricane shutters, a professional security system, and a gated community with 24-hour security make this a true lock-and-go residence—offering unmatched luxury and refinement in Honolulu.



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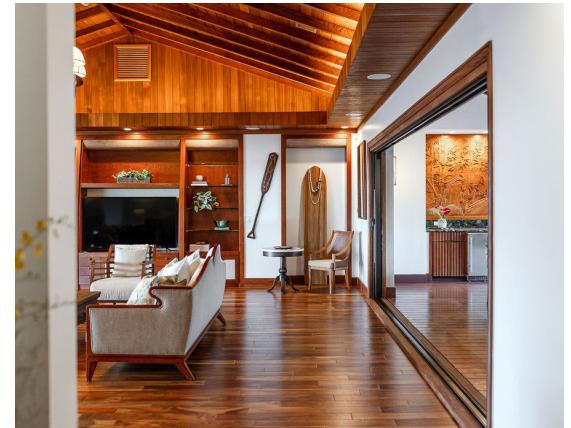




MODERN INTERIORS & SWEET DREAMS
SEE PAGE 38



\$14,880,000



47 KAILUANA PLACE

Kailua, Oahu | 5,804 SQFT
 32,968 SQFT Land | 5BR/6Full/2Half BA
 MLS# 202515183 | \$14,880,000

Discover the pinnacle of oceanfront living at 47 Kailuana Pl, offering ultimate privacy, unmatched views & double-gated entrance on a private peninsula. This Balinese-Hawaiian-inspired single-level estate offers a history of prestige & exclusivity, as it was once the holiday retreat of a former U.S. President. This one-of-a-kind estate boasts panoramic views of Kailua Bay and the Mokulua islands. Its gracious interior flows seamlessly onto over 2,000 sf of covered lanais, walkways & lush tropical grounds. A new standing seam aluminum roof & 5 solar attic fans, plus central & split AC, ensure comfort & efficiency year round. Resort-style amenities include a lagoon style swimming pool, spa w/waterfall & fully equipped gym. Welcome home to your dream island sanctuary!



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MALUHIA KAI

Kukui'ula, Kaua'i | 5,608 SQFT | 0.09 AC | 4BR/4.5BA | MLS# 724647 | \$14,595,000

Set within the exclusive Kula Makai enclave, Maluhia Kai at 4268 Noho Kai Street is a masterfully crafted 4-bedroom, 4.5-bath estate with sweeping views of the Pacific and Spouting Horn. Designed to embrace Kaua'i's natural rhythms, the home blends post and beam architecture with museum-grade Koa furnishings, wide-plank Walnut floors, and curated Hawaiian modern interiors. A vaulted great room, chef's kitchen with Wolf and Sub-Zero

appliances, and expansive lānai offer seamless indoor-outdoor living. Outside, a custom pool and spa, terraced landscaping, and one of Kukui'ula's only approved pickleball courts create a private resort experience. Smart systems, solar with Tesla backup, and energy-efficient features bring sustainability to its luxury design. Built in 2023, this home is a one-of-a-kind expression of artistry, comfort, and island living. Proudly co-listed with Compass.

\$14,595,000



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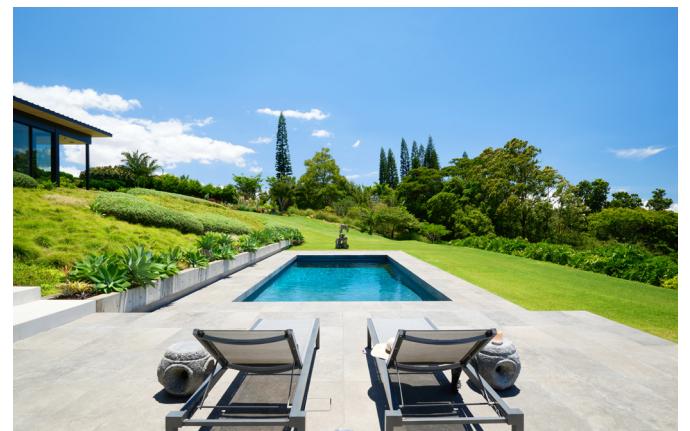
\$13,900,000



1642 W KUIAHA ROAD

Haiku, Maui | 5,493 SQFT
18.06 AC | 4BR/3.5BA
MLS# 406606 | \$13,900,000

Perched on a sweeping green slope with panoramic ocean and mountain views, this award-winning Haiku retreat blends modern architecture with the serene elegance of a high-end sanctuary. Designed by renowned firm SEE Architecture, the home draws inspiration from iconic museums like the Getty and Venice Guggenheim, mid-century modern design, and the quiet refinement of luxury retreats. A separate guest cottage provides space for visitors, work, or creative pursuits. Several acres of established orchard produce a bounty of citrus, avocado, mango, banana, starfruit, and more. A 1,152 sqft barn sits tucked near a private eucalyptus forest. This is more than a residence—it's a living gallery of design, detail, and tranquility.



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PARK LANE ALA MOANA

Honolulu, Oahu | 4,792 SQFT
4BR/3.5BA | MLS# 202516904
\$12,650,000

Rarely available, Four Bedroom Park Residence at Park Lane Ala Moana, Honolulu's preeminent luxury development. This Penthouse sized home, situated along the namesake Park Lane walk-way, is for the most discerning buyer. From this home, enjoy lush, tropical landscaping outside your back windows and direct ocean views out front. The interior design and custom upgrades in this home were done by award-winning luxury design firm Philpotts Interiors and include custom built-in Walnut cabinetry by Logan White, primary bedroom walk-in closet by Poliform, Designer light fixtures by Holly Hunt, Johnathan Browning, Bocci and Boyd. This home also includes a private garage and a deep 732 s/f covered lanai, making the outdoor space a true extension of the home.



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Honolulu, HI 96814
808.596.7333
Monday-Saturday:
9:30-5:30, Sunday: 10-4

Maui

259 East Wakea Ave.
Kahului, HI 96732
808.877.7200
Monday-Friday: 9:30-5

Kona

Kaloko Business Center V
73-5617 Maiau St.
Kailua-Kona, HI 96740
808.329.6500
Monday-Sunday: 10-6



MODERN MASTERPIECE

Wailea, Maui | 5,126 SQFT
0.50 AC | 4BR/4.5BA
MLS# 406282 | \$11,998,000

From its highly sought after location at The Ridge at Wailea on Maui, this spectacular new build boasts panoramic ocean views + exceptional features and finishes. Beyond the covered parking promenade and through a gated garden courtyard, a steel and stone spiral staircase welcomes you to another level of luxury. Floor-to-ceiling wall of windows & doors provides natural light and views from south of Molokini to Maui's majestic West Mountains. Designed by Guy Dreier Designs & built by Trend Builders, this estate is enhanced by sculptural shapes, dramatic lines, and organic spaces. The seamless integration of indoor/outdoor spaces serves to further enhance the open-air, island lifestyle. Listing Broker has a recorded interest and Hawaii RE license.



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Video: <http://vimeo.com/soldOnMaui>

Diane K Pool

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\$11,500,000



PARK LANE #8604 ALA MOANA

Honolulu, Oahu | 2,996 SQFT | 3BR/3.5BA
MLS# 202524527 | \$11,500,000

Park Lane is positioned as Honolulu's premier ultra-luxury boutique condominium residence. Rarely available 3-bedroom plus den, 3.5-bath, 2,996 sq.ft. Island Residence featuring elevated interior design and curated furnishings. Pacific Ocean and verdant Park vistas deliver unforgettable scenery to your primary living spaces and covered lanai. A grand primary suite includes two walk-in closets, an elegant luxury ensuite double vanity bathroom with walk-in shower room and deep soaking tub; two additional bedrooms plus a den provide flexibility. Turn-key residence with exceptional quality and detail.



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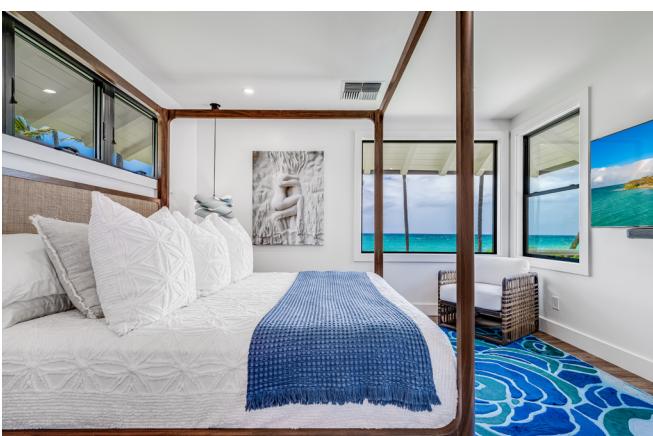
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\$9,850,000



461 LAULEA PLACE

Spreckelsville, Maui | 2,612 SQFT
0.521 AC | 4BR/3.5BA
MLS# 406854 | \$9,850,000

Wake up to the sound of waves and the sight of the sun rising over the Pacific at this rare Spreckelsville beachfront retreat. With 100 feet of peaceful, secluded sandy beach just beyond your lawn, this home is designed for those who dream of an effortless oceanfront lifestyle. The four-bedroom layout—three with ensuite baths—welcomes family and friends in comfort. This home pairs the beauty of beach life with sustainability, featuring a 50-panel solar array and four Tesla Powerwalls to keep your energy clean and efficient. The street-to-beach access through the extra-large first-level garage is ideal for water lovers, while a quick stroll to the Maui Country Club offers golf, pickleball, tennis, and dining. Here, every day feels like a vacation, and every sunset is yours.

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BREATHING ROOM

with a view

Hōkūli'a is a luxury oceanfront community on Hawai'i Islands Kona Coast, offering estate parcels with sweeping ocean views and ample space to build your legacy. Spanning 1,260 acres, the community features a Jack Nicklaus Signature 18-hole golf course, private club amenities, and a farm-to-table lifestyle rooted in the land. Each homesite is carefully positioned to embrace the natural beauty of the coastline.



HŌKŪLI'A

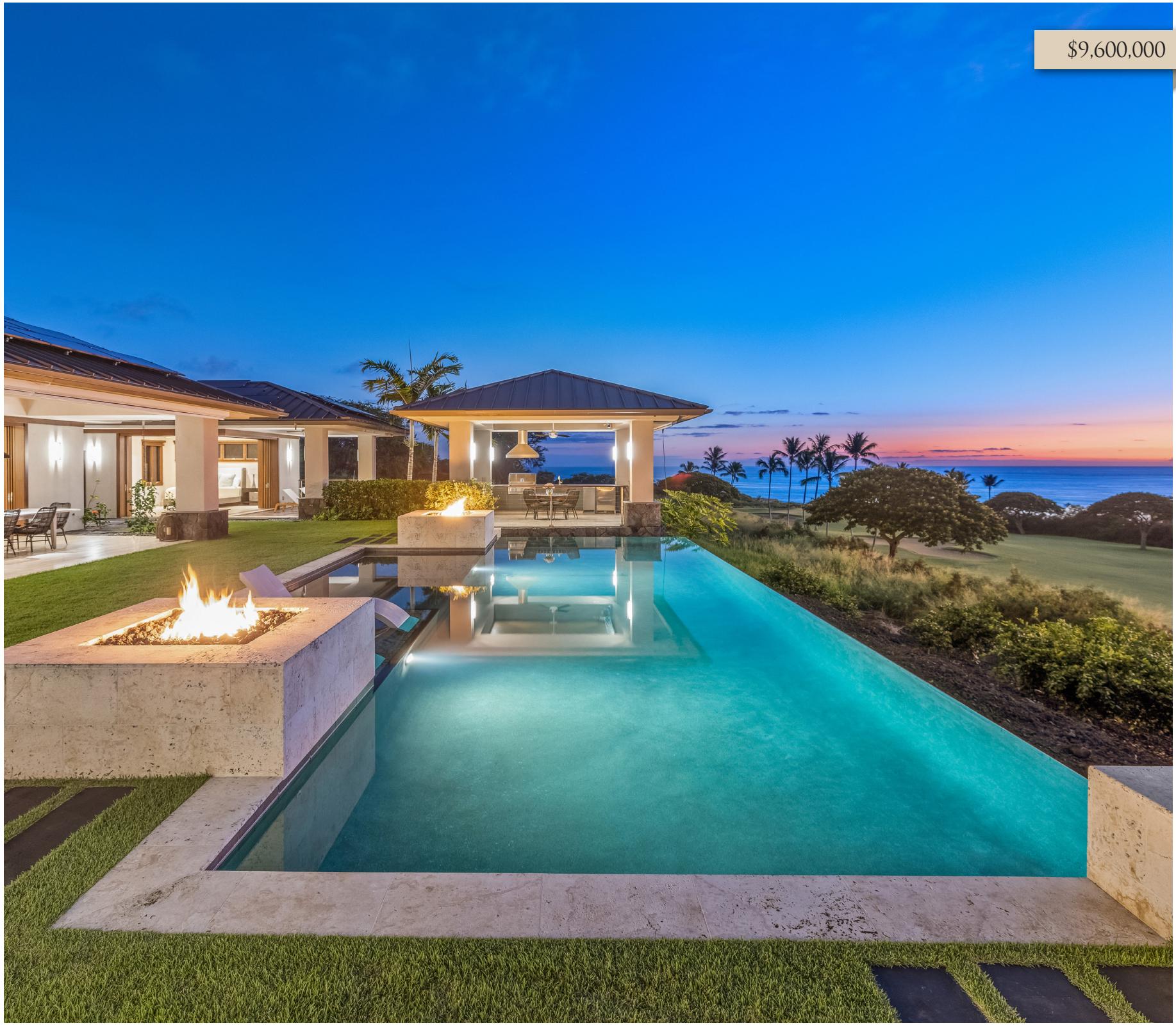
Hokulia.com | (808) 731-4354 | Hokulia@HawaiiLife.com



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\$9,600,000



81-6575 HIAAIONO PL

Kealakekua, Big Island | 4,774 SQFT
 1.15 AC | 4BR/4.5BA
 MLS# 721527 | \$9,600,000

Hokuli'a 116 is a truly remarkable residence along the golf course fairway within the exclusive community of Hokuli'a. This property spans 1.15 acres and offers breathtaking views of the ocean and coastline. Designed to celebrate the natural beauty of Hawai'i, it combines refined architecture with an enviable location, providing the ideal setting for a peaceful and elegant island lifestyle. With more than 7,000 square feet under roof, the property includes a dedicated office and spacious great room. The private pool and spa tub provide a tranquil retreat, where you can start your mornings with a swim or end your evenings soaking in the vibrant hues of a Hawaiian sunset. A Hokuli'a Club Membership is included.



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\$9,500,000



PUAKO OCEANFRONT LUXURY PROPERTY

Puako, Big Island | 4,723 SQFT | .36 AC
4BR/4.5BA | \$9,500,000

Rare opportunity to own a custom-furnished beachfront residence in Puako. Four ocean-view bedrooms, each with an en suite bathroom and direct lanai access. Vaulted cedar ceilings and pocket doors throughout. Expansive great room with soaring ceilings opening to a covered oceanfront lanai. Built-in outdoor bar with seating, sink, refrigerator, ice maker, and BBQ. Great oceanfront lawn area has been used for weddings and private parties, able to host 150+ party guests. 100+ ft of direct ocean frontage with walk-in sandy beach. 2 Rooftop solar PV systems with battery backup. Nearby amenities: Fairmont Orchid Hotel, Mauna Lani, Mauna Kea, and Hapuna Resorts, world-class golf, restaurants, surfing, snorkeling, whale watching, and turtle visits.



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96 NIUIKI CIRCLE

Honolulu, Oahu | 4,302 SQFT | 0.31 AC
4BR/5.5BA | \$9,369,000

This stunning, new tropical modern home epitomizes seamless indoor/outdoor living! With over 120 feet of ocean frontage and 180-degree views from Koko Head to Diamond Head, it's a masterpiece of design and location. Exquisite craftsmanship defines every detail, from intricate ceiling designs to custom Sapele Mahogany doors and window frames. Cantilevered pocket doors and Italian porcelain tile flooring connect the kitchen and living areas to the lanai, pool, and hot tub overlooking Maunalua Bay. Unwind on your private pier with direct ocean access. This isn't just a luxury home, it's a lifestyle!



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\$8,750,000



ONE OCEAN 19

Kamuela, Hawai'i Island | 4,376 SQFT
 36,156 SQFT Land | 5BR/5.5BA
 MLS# 724700 | \$8,750,000

This home was meticulously constructed, leaving no room for chance. The pool, waterfalls, courtyard ponds, fire pits, and outdoor kitchen are all of exceptional quality. The interior and exterior are adorned with beautiful sapele wood ceilings, while the bathrooms and pool feature custom mosaic tile. Situated on the fourth hole of the renowned Mauna Lani South course, the sunsets here are simply breathtaking. The pool and spa offer an unparalleled experience, and the outdoor kitchen features a Lynx grill and pizza oven. Home includes a 35-panel solar system that generates 14.35 kilowatts of power, powered by a 6-Enphase battery system.



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137 ANAPUNI LOOP

Kaanapali, Maui | 4,047 SQFT
21,902 SQFT Land | 5BR/6BA
\$7,250,000

Lanikeha, located in the Kaanapali Golf Estates on the idyllic island of Maui. A tropical oasis, this magnificent estate offers breathtaking views of the Pacific Ocean, beautifully framed by the mystical islands of Lanai and Molokai. The open-concept floor plan, complemented by expansive windows, seamlessly merge indoor and outdoor living. Custom finishes throughout evoke the spirit and culture of Hawaii. Enjoy effortless access to the wealth of offerings at the resort, including pristine beaches, golf, tennis, pickleball, and dining and shopping at Whalers Village. Every aspect of this home has been thoughtfully curated to blend sophistication, comfort, and the natural beauty that surrounds it, creating an exceptional living experience in paradise.

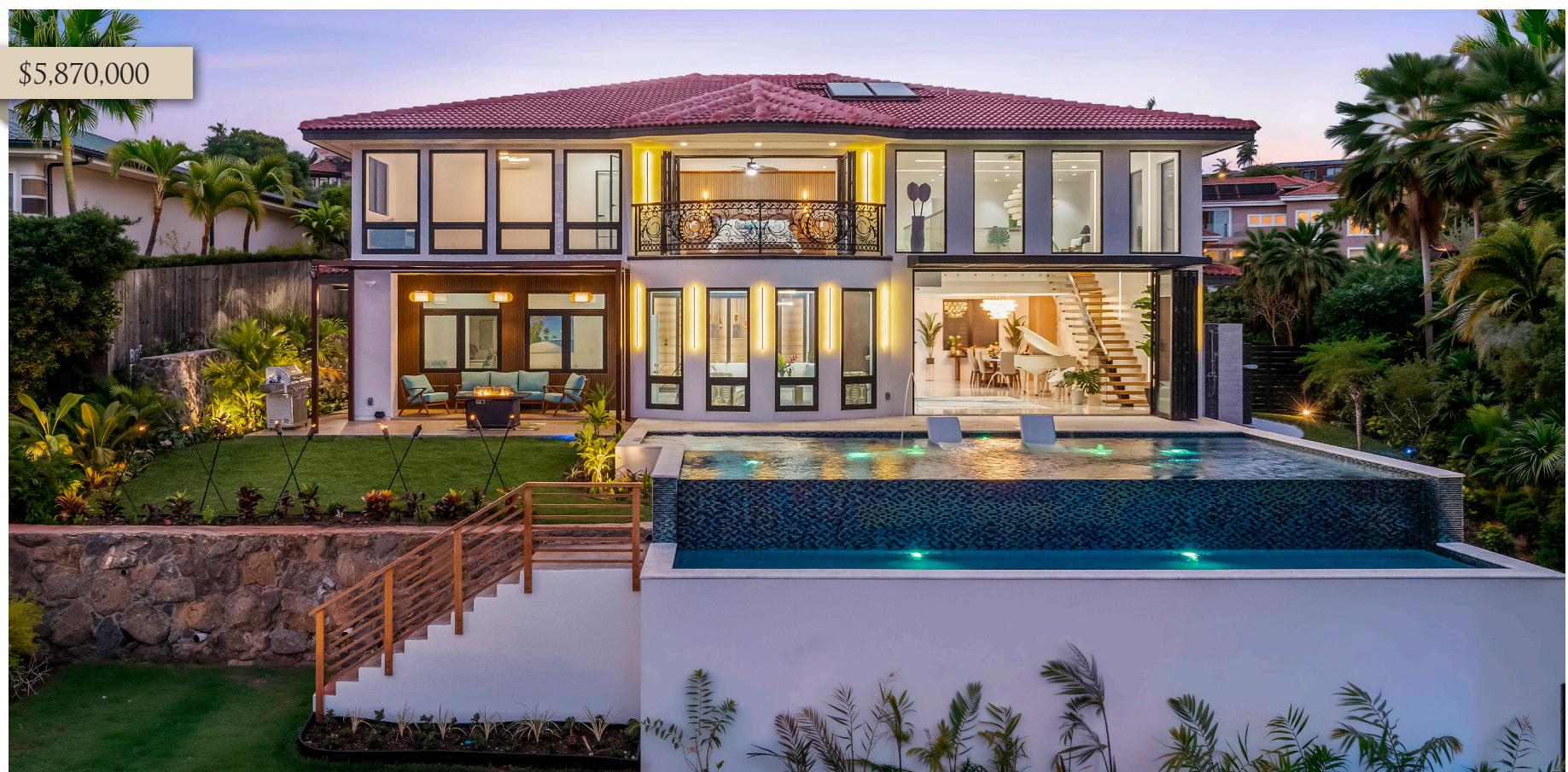


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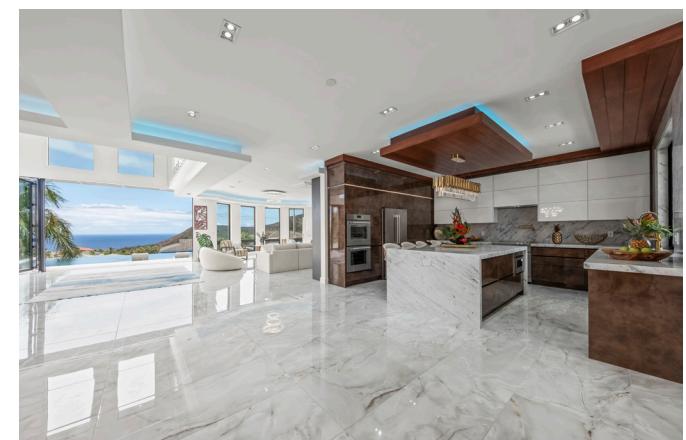


Photography by Visionary Views LLC

123 WAIHILI PL

Honolulu, Oahu | 5,082 SQFT
11,302 SQFT Land | 5BR/5.5BA
MLS# 202513611 | \$5,870,000

Luxury living in this stunning newly custom-built estate in Na Pali Haweo. Constructed with steel frames, beams, and columns, this home offers breathtaking panoramic views of the ocean, Koko Crater, and vibrant sunsets. The expansive open floor plan showcases soaring ceilings and designer appliances. LED lights are embedded in the walls and in the custom European kitchen cabinets that have drawers with soft touches. An infinity, self-cleaning saltwater pool and spa feature a sophisticated glass tile finish. Each bedroom has ensuite bath, primary has golden bathtub, and one room is flooded with natural light from seamless corner windows. 123 Waihili embodies modern island living, where you can experience tranquility and relaxation with this serene, indoor-outdoor lifestyle.



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angeliamiao808@gmail.com





\$5,800,000



HALE 'ALANI PHASE II #33

Kohanaiki, Big Island | 4,089 SQFT
4BR/4.5BA | MLS# 725295 | \$5,800,000

Located along the 7th fairway of the Rees Jones-designed golf course at Kohanaiki, Hale 'Alani Phase II #33 is a 4 bedroom, 4.5 bathroom residence with approximately 4,089 total sq. ft., positioned to welcome warm sunrise views over Hualālai and Mauna Loa Mountain on those extra clear Kona mornings. This residence includes a gourmet kitchen with bar seating, Wolf & Sub-Zero appliances, a great room with vaulted ceilings, sliding pocket doors, and approximately 592 sq. ft. of covered lanai to enjoy the indoor/outdoor living. Plus, a short golf cart ride brings you to the 'Ohana Pool and Beach Bar, which is perfect for family living and all that Kohanaiki has to offer.



KOHANAIKI
Kona Coast



Carrie Nicholson
R(B)-19302
Principal Broker, Vice President Sales & Marketing
Kohanaiki Realty, LLC
808.329.5599
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1319 MOKULUA DR

Kailua, Oahu | 3,908 SQFT
10,500 SQFT Land | 4BR/5BA
MLS# 202515310 | \$5,599,000

Recent Price Improvement: Steps from the ocean, this stunning island retreat blends luxury, comfort, and convenience. Renovated with modern touches, the home invites beachside living—bring your swimsuit and paddleboard, with ample storage for ocean gear. Enjoy breathtaking ocean and mountain views from this serene oasis, featuring 2 spacious primary suites, a private pool, a cozy fireplace, and an expansive covered lanai that leads to a generous backyard—perfect for entertaining. The upgraded kitchen is a dream for any chef, combining elegant style with functionality. The downstairs den and bath can serve as a 5th bedroom. With a spacious front yard, electric gate, and large open backyard, this home offers peace and privacy moments from the shoreline.



Ralph Gray
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RS-57803
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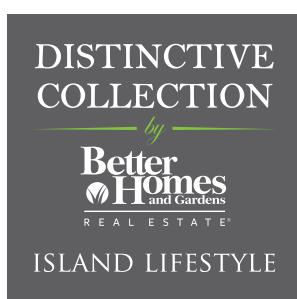
\$5,450,000



MAUNA KEA RESORT

Mauna Kea Resort, Big Island | 3,389 SQFT
4BR/4.5BA | MLS# 725003 | \$5,450,000

Positioned within the iconic Mauna Kea Resort, this rare single level 4 bed, 4.5 bath residence offers a refined sanctuary for those who value privacy, quality, and heritage real estate. Ocean, Maui, and golf views on both sides of the home create a sense of place unique to the Kohala Coast. The private pool, spa, and lanai are designed for intimate gatherings and effortless hosting. Custom mango and mahogany cabinetry and Calley O'Neill stained glass reflect true island artistry. Solar, Tesla Powerwalls, and EV charger ensure modern resilience. Ownership includes access to Mauna Kea's beaches, golf, dining, and exclusive resort privileges that define legacy living in Hawai'i.



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\$4,999,999



2533 ALA WAI BLVD PENTHOUSE

Honolulu, Oahu | 6,536 SQFT
3BR/3.5BA | MLS# 202523698
\$4,999,999

Discover this exceptional single level Waikiki penthouse retreat where luxury, elegance, and Hawaiian beauty seamlessly meet. Encompassing 6,536 sq. ft. of unmatched comfort, design and functionality. Handcrafted Alf Monticarlo kitchen features an expansive Cambria island, Gaggenau appliances & dual-temperature wine cellar. Extensive upgrades including plumbing retrofit, new roof, rescheduled windows, major structural enhancements, overseen by 5 engineers with detailed plans and permits. \$240,000 in concrete work on the lanai and concrete interior with polished porcelain tiles for added durability and beauty. A cantilevered balcony offers 360-degree views & contributes to noise isolation, enhancing the serene atmosphere.



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List

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Photography by Simone Matucci



75-5492 KONA BAY DRIVE

Kailua-Kona, Big Island | 4,242 SQFT
13,234 SQFT Land | 4BR/4.5BA
MLS# 723397 | \$4,950,000

Rare oceanfront opportunity in Kona Bay Estates, one of Kona's premier gated communities. This Hawaiian Plantation-style home offers luxury, privacy, and daily views of marine life, cruise ships, and year-round sunsets from your backyard. With soaring ceilings, panoramic ocean views, and a spacious wraparound porch, it's designed for dining, lounging, and entertaining to the sound of the Pacific. Kona Bay Estates features 24/7 security, the beloved Keiki Pond beach, and the historic King Kamehameha estate. Dining, shopping, beaches, and public recreation facilities including a gym, pool, and tennis courts are all just beyond the gates. Experience the best of Kona oceanfront living—luxury, history, and convenience in one extraordinary home.



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HALE KA HALA NEIGHBORHOOD

Kohanaiki, Big Island | 4,473 SQFT
5BR/4.5BA | Starting at \$4,900,000

Located along the 6th fairway of the Rees Jones–designed golf course at Kohanaiki, these 5 bedrooms, 4.5 bath townhomes with 4,473 total sq. ft. are positioned to welcome warm sunrise views over Hualālai Mountain on those extra clear Kona mornings. Each townhome features a gourmet kitchen with bar seating, top-of-the-line Wolf and Sub-Zero appliances, a spacious great room, and expansive sliding doors that open to a covered lanai to enjoy the effortless indoor/outdoor living that defines Kona. In addition, a detached 'Ohana above the garage provides flexible space for guests, family, or private retreat. This unit is under construction, and the images provided are renderings.



Carrie Nicholson

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KOHANAIKI
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KA LA'I #3410 223 SARATOGA ROAD

Honolulu, Oahu | 2,050 SQFT | 3BR/3.5BA
MLS# 202520667 | \$4,500,000

A rare opportunity to own a brand-new-like oceanfront residence at Honolulu's most anticipated luxury resort. Perched high above the Pacific, Residence 3410 showcases breathtaking views of uninterrupted ocean view, Diamond Head, Koko Head, with mesmerizing sunsets and Friday-night fireworks. The thoughtful layout with three ensuites sets this home apart—offering comfort, privacy, and effortless flow for families or guests. A full hotel-design renovation, paid in full by the current owner and completing January 2026, brings refined finishes and LXR-standard sophistication. Ka La'i 3410 is more than a home—it's a refined lifestyle investment at the heart of Hawaii's newest world-class resort.



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A GOOD BOOK & A PRIVATE MARINA
SEE PAGES 16 & 17



\$4,395,000



4498 PAHOA AVENUE

Kahala, Oahu | 2,783 SQFT
10,161 SQFT Land | 3BR/2.5BA
MLS# 202519341 | \$4,395,000

Alternative to Condo Living...offering an easy, comfortable, low maintenance lifestyle...no waiting in elevators, no hallways... Drive in to your own garage and walk in to the privacy of your home ...Modern luxury in the heart of Kahala...single level home with open floor plan...living, dining, kitchen, primary bedrooms open to the swimming pool and well manicured landscaping...high ceilings with wood trim, skylights and lots of natural light, exquisite coral stone throughout enhances the architecture...innovative revolving glass doors from living room looking out to the pool with waterfalls and an indoor water feature...multiple indoor/outdoor access. Fully walled in offering complete privacy. Easy home to maintain...lock up and go... American Institute of Architects Honolulu award winning design...Minutes to Kahala Mall and Kahala Beach.



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Dolores & Amanda Panlilio Bediones

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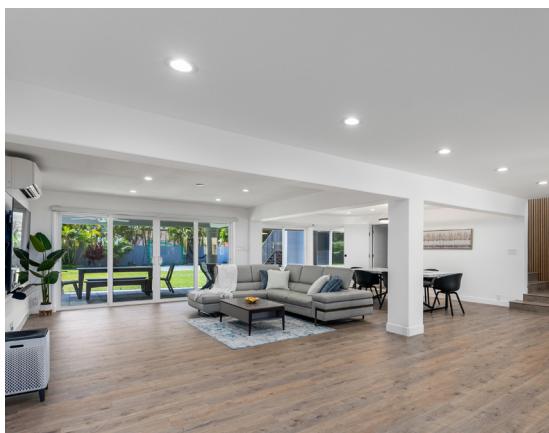
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www.doloresbedioneshawaii.com

www.portlockhome.com



\$3,750,000



243 PORTLOCK ROAD

Honolulu, Oahu | 4,079 SQFT
12,926 SQFT Land | 5BR/4BA
MLS# 202517076 | \$3,750,000

Discover the epitome of island living in this exquisitely remodeled and impeccably maintained executive style residence in the highly sought-after Portlock neighborhood. Nestled on a nearly 13,000 sq. ft. LEVEL lot, this home boasts over 4,000 sq. ft. of elegantly detailed living space that seamlessly blends style and functionality. The newly renovated interior features a spacious open floor plan. The home is thoughtfully designed to be able to separate 1BR/1BA/living room with a wet bar and private entry as your ideal guest quarters. Just one lot away from a sandy beach and conveniently located near Koko Marina Shopping Center, Costco, and Hawaii Kai Shopping Center. This exceptional residence is a must see!



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UPLANDS AT MAUNA KEA F-102 MAUNA KEA RESORT

South Kohala, Big Island | 2,082 SQFT
3BR/3BA | MLS# 724970 | \$2,750,000

Luxury Wai'ula'ula ground floor ocean view condo. Successful permitted vacation rental showcases panoramic ocean views offering unforgettable sunsets over the Pacific. Sold fully furnished with designer furnishings, natural stone floors, and a light-filled open plan that flows seamlessly outdoors. Two primary suites with direct lanai access. Third bedroom perfect for guests or a home office. Gourmet outdoor kitchen with Wolf BBQ and Sub-Zero refrigerator. Private Amenities + Resort Access + Membership available.

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REALTOR® Broker RB-23004

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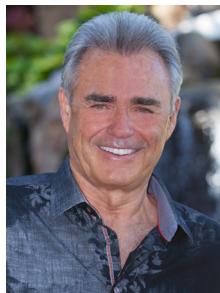
\$2,675,000



HONUA KAI KONEA NR609

Lahaina, Maui | 1,315 SQFT | 2BR/2BA
MLS# 406602 | \$2,675,000

Honua Kai - Konea NR609 is an ocean-view residence with an expansive interior courtyard. Set well above the palm trees that grace the grounds, it enjoys a commanding vista of the Pacific. With the lanai's glass nano walls wide open, the indoor/outdoor living space blends to a total of 1545 sqft. Sunsets and whale-watching abound from the comforts of home. Beautifully appointed and fully furnished with high-end touches. Honua Kai Resort boasts 3 spectacular pools, Dukes Restaurant, full-service spa, gym, beachside grills, hot tubs, and Ka'anapali Beach with some of the best snorkeling. Konea NR609 is in one of Maui's most sought-after resorts with an impressive rental history.



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VICTORIA PLACE #903 KAKA'AKO

Honolulu, Oahu | 1,107 SQFT | 2BR/2BA
MLS# 202524513 | \$2,480,000

Victoria Place stands as an icon of ultra-luxury condominium living in Honolulu. This 2-bedroom, 2-bath residence delivers refined luxury living throughout its 1,107 sq.ft. modern-design floor plan, with Pacific Ocean and Boat Harbor views from the living room and both bedrooms. A chef's kitchen with top-of-the-line Sub-Zero and Wolf appliances and an elegant marble-wrapped bar seating connects with the primary living room, offering a modern luxury lifestyle experience. The primary bedroom suite includes a walk-in closet, and a resort ensuite bath with a shower room and deep soaking tub. Enjoy world-class amenities in an unrivaled resort setting.



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\$1,998,000



88 PIKOI STREET #4406

Honolulu, Oahu | 1,398 SQFT
2BR/2BA | MLS# 202506791
\$1,998,000

A Rare Opportunity for Elevated Island Living – 44th-Floor Residence in Hawaiki Towers. Experience luxury in this exquisitely renovated residence. Expansive floor-to-ceiling windows in living and bedrooms. This stunning home offers panoramic views of Magic Island, Ala Moana Beach Park, sunsets over Diamond Head, and the Koolau slopes. Custom high-end finishes, including sapele wood cabinetry, gourmet kitchen, and a primary suite to enhance the refined living experience. Two secured covered parking stalls and resort-style amenities. Located across from Ala Moana Center and just steps from the beach. This fully furnished unit offers the perfect blend of luxury, convenience, and breathtaking views. Owner is Licensed HI Realtor.



Diane K Pool

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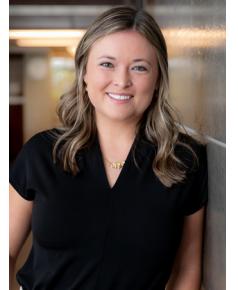
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See video at hawaiilife.com/DianePool

Liah L. Gingerich

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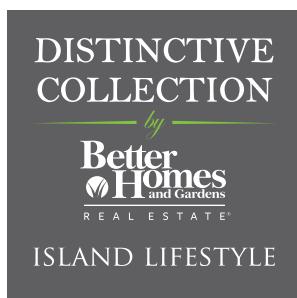
\$1,989,000



MAUNA LANI POINT J-104

Mauna Lani Resort, Big Island | 1,400 SQFT
2BR/2.5BA | MLS# 723576 | \$1,989,000

Trade winter for warm coastal living at Mauna Lani Point in the Mauna Lani Resort, Hawaii. This fully renovated, furnished 2BR, 2.5BA home features new plumbing, wiring, flooring, modern baths, and a new kitchen with custom cabinets and high-end appliances. Ocean and golf views from the lanai and private side yard! Central AC, office space, and laundry add comfort and convenience for work or play. Gated community with pool, spa, sauna, and BBQ pavilion, plus access to the Mauna Lani Private Beach Club for calm swimming, snorkeling, dining, and sunsets. Close to golf, dining, shopping, and shoreline trails. Move in, relax, and enjoy Hawaii living.



ML Point J-104



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1100 ALA MOANA BLVD.
#906

Honolulu, Oahu | 895 SQFT
1BR/1BA | \$1,888,000

This pristine luxury one-bedroom at Victoria Place offers elegance, comfort, and stunning views in one of Honolulu's most desirable addresses. With approximately 895 sq. ft. of thoughtfully designed living space, it blends style and function seamlessly. High-end upgrades include motorized shades and custom bathroom shelving, enhancing its modern appeal. Expansive windows showcase sweeping views of the Pacific Ocean, Ala Moana Park, and Diamond Head. Enjoy world-class amenities and refined island living in this premier Victoria Place residence.



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\$3,750,000 - \$6,750,000



MONTAGE RESIDENCES KAPALUA BAY OFFERINGS

Montage 1204 | 2,789 SQFT | 3BR/3.5BA | MLS# 406018 | \$6,750,000

Montage 4505 | 2,087 SQFT | 3BR/3.5BA | MLS# 406396 | \$4,670,000

Montage 5104 | 2,789 SQFT | 3BR/3.5BA | MLS# 406929 | \$3,795,000

Montage 2204 | 2,789 SQFT | 3BR/3.5BA | MLS# 406017 | \$3,750,000

On over 20 breathtaking oceanfront acres along Maui's northwest coast, Montage Kapalua Bay is the only Forbes Five-Star resort in West Maui that offers private ownership. The residences range from spacious two, three, and four-bedrooms overlooking Namalu and Kapalua Bay, with stunning views of Lanai and Molokai and year-round sunsets. Among the Five-Star featured amenities are state-of-the-art gourmet kitchens, concierge services, resort pools and spas, and award-winning dining options. Owners can also access two championship golf courses, five pristine beaches, a private pool at the Kapalua Beach Club, and renowned snorkeling spots and hiking trails. Connect with Jennifer Edwards and Mary Anne Fitch to discover more about the available Montage Residences.



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Email: maryanne@soldmaui.com
Web: soldmaui.com





3015 KALAKAUA AVE #401

Honolulu, Oahu | 1,082 SQFT | 2BR/2BA | MLS# 202502324 | \$1,990,000

Experience elevated coastal living in this fully furnished oceanfront residence, occupying half a floor with only 2 units per level. Located in the prestigious Diamond Head neighborhood along the sought-after Gold Coast, this property offers a rare blend of exclusivity, comfort, and breathtaking beauty. Enjoy seamless indoor-outdoor living with floor-to-ceiling pocketing sliding doors. Amazing views span from iconic Diamond Head to the sparkling Pacific. Ideally positioned near Kapiolani Park, Waikiki, the Outrigger Canoe Club, Elks Club, tennis and pickleball courts, dining, shopping, and beaches + a dedicated parking stall and storage unit.



1690 ALA MOANA BLVD #1401

Honolulu, Oahu | 3BR/3BA | MLS# 202523535 | \$898,000

Welcome to a rare opportunity in Waikiki! This upgraded corner unit offers unmatched flexibility, modern upgrades, and outstanding rental income potential. With two separate exterior entrances, this property can be configured as a 3BR/3BA or 2BR/2BA + studio/1BA. Open floor plan + 3 lanais allow for cross breeze and stunning views of the ocean, mountains, city and Ala Wai Canal. Located at the gateway to Waikiki and Ala Moana, just a short stroll from world class beaches, surf spots, yacht club, Ala Moana Shopping Center, restaurants, nightlife, convention center + more. This pet-friendly, VA-approved boutique building includes split AC and a covered parking stall.



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A HOME SHAPED BY CRAFT, INTENTION, AND LAND



THE ART FARM

Set at the quiet elevation where Haiku's cool trade winds soften the day and the light falls gently across rolling terrain, 796 Awalau Road is more than a residence it is the result of nearly a decade of thoughtful design, stewardship, and creativity. The property spans 15.87 acres, once densely wooded and nearly impossible to navigate, before being patiently opened, shaped, and given purpose.





THE BARN

The first structure to emerge was the Barn, completed in September 2016. Inspired by Maui's WWII-era Quonset huts used in pineapple production, the design provides a generous 2,560 square feet under a sweeping arc of curved steel assembled from approximately 5,000 bolts. Inside, the barn is divided into three design studios, a full bath, and a theater. The interiors are finished in hand-collected pallet wood, gathered from around Kahului, carefully deconstructed and repurposed into textured wall cladding. Redwood sliding doors two interior and two exterior create dynamic flow throughout the space.

THE OUTDOOR KITCHEN

The outdoor kitchen and covered gathering space sit beneath a curved roof formed from reclaimed beams originally shaped on Kauai. Its design subtly increases solar performance during winter months and creates a flexible, sheltered environment for dining, events, and daily living. The concrete floor is scored to orient to the cardinal directions, with one additional line pointing toward Peahi—Jaws.

THE REMOTE STUDIO

Further into the trees, the Remote Studio rests among filtered green light and quiet. Built using lumber milled on the property, it has served as a massage space, pottery studio, and currently, a printmaking studio for a visiting artist from Dallas. It is a retreat, creative, contemplative, and private.

THE OHANA

Before the Main House was constructed, the Ohana served as the primary residence. Placed in a natural clearing and aligned visually with the future home site, its positioning establishes the architectural dialogue of the property: structures that speak to one another, grounded in land, elevation, and prevailing winds.

SYSTEMS THAT SUPPORT LIFE

796 Awalau is fully self-sustaining with:

- 48 solar panels (plus future expansion panels)
- 10 lithium storage batteries
- Cummins 20kw backup generator
- 500-gallon propane tank
- Multi-reservoir water catchment system with filtration & first-flush design
- Refined dual-faucet drinking water setup





THE MAIN HOUSE

Is a study in thoughtful placement and lived experience. Positioned along the East–West axis, the home welcomes sunrise in the primary bedroom and closes the evening in the living/media room as the day settles. The interior layout is defined not by walls, but by changes in volume and elevation, creating an open yet distinct flow between the coffee bar, kitchen, dining, office, and living spaces.

The structure is elevated 36 inches above grade to encourage airflow and minimize moisture—essential at this elevation. The butterfly roof again plays its role: collecting rainwater efficiently while also offering generous interior volume and light. A redesign during construction—after the original telephone poles were lost at sea en route—led to the use of exposed structural timbers, resulting in a home that is stronger, warmer, and visually beautiful. A fortunate accident that became one of the property's defining features.

SOLAR CARPORT

Built alongside the Barn, the butterfly-roof carport serves both function and innovation. The angled roof maximizes solar gain, while the central trough efficiently channels rainwater into the catchment system. Beneath, four parking bays and an electrical control room form the heart of the property's energy infrastructure—quiet, self-sustaining, efficient.



RHONDA
Smith-Sanchez

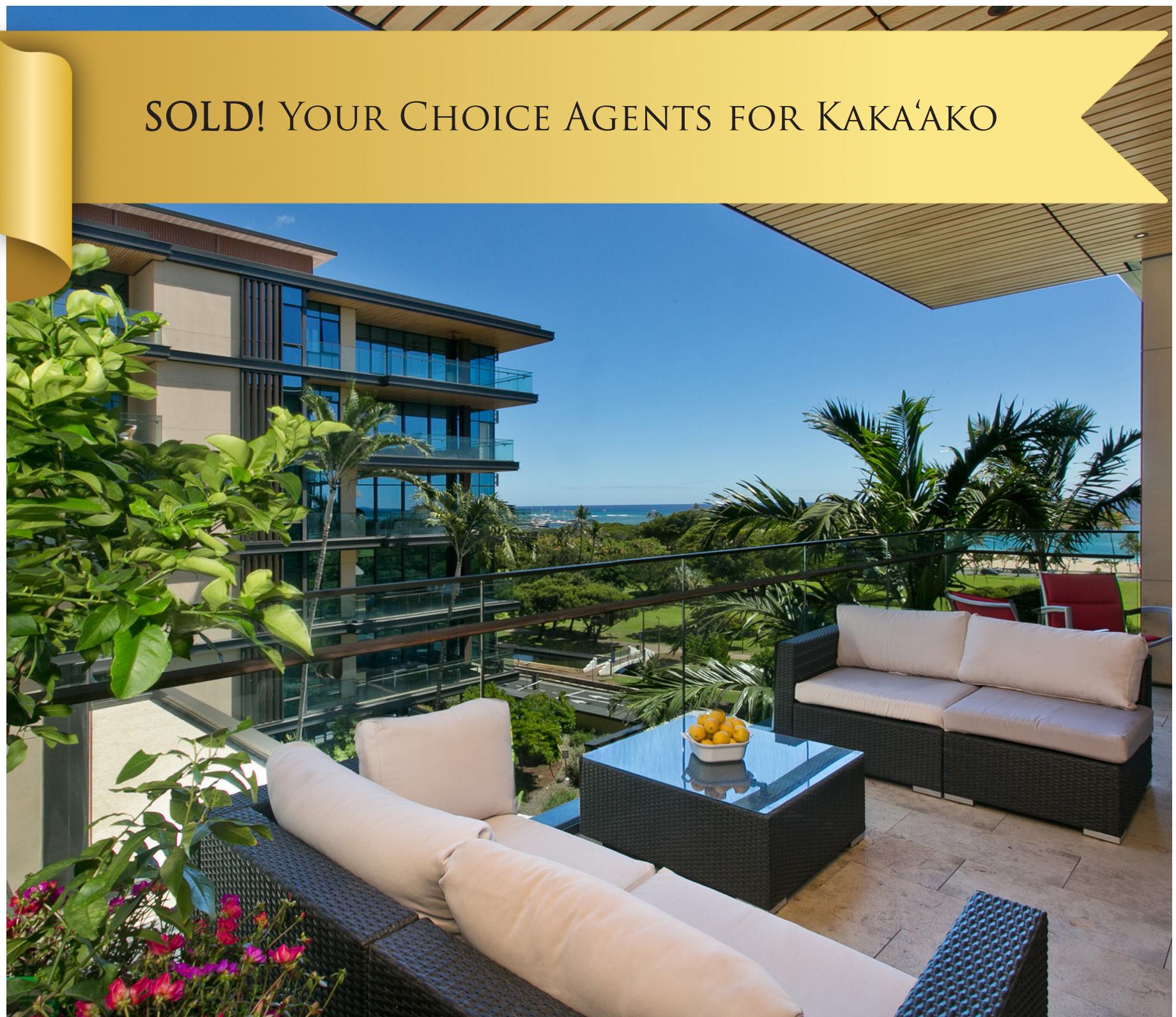
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SCAN FOR MORE INFO





SOLD: 1388 ALA MOANA BLVD #5602

Honolulu, Oahu | 1,474 SQFT | 2BR/2BA
MLS# 202421212 | \$3,800,000

Experience the luxury living at Park Lane Ala Moana! This stunning 2-bed/2-bath offers unparalleled views of the ocean and Ala Moana Beach Park. Floor-to-ceiling windows provide natural light, highlighting the elegant finishes and open-concept living area. Featuring a gourmet kitchen with top-of-the-line appliances and a spacious living area that flows seamless to your private lanai. Exclusive access to world-class amenities; a resort-style pool, fully equipped fitness center, and beautifully appointed common areas for entertaining. Adjoin to the world-famous Ala Moana Shopping Center, you're moments away from premier shopping, dining & entertainment options. Embrace the best of Honolulu living in this extraordinary HOME!



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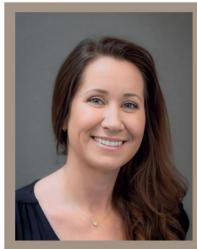


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FEATURED LISTING

28-3188 Beach Rd., Pepeekeo, HI 96783

4.31 Acres | \$850,000 (FS)

Vacant Lot | MLS #724690

Yuki Laliberte
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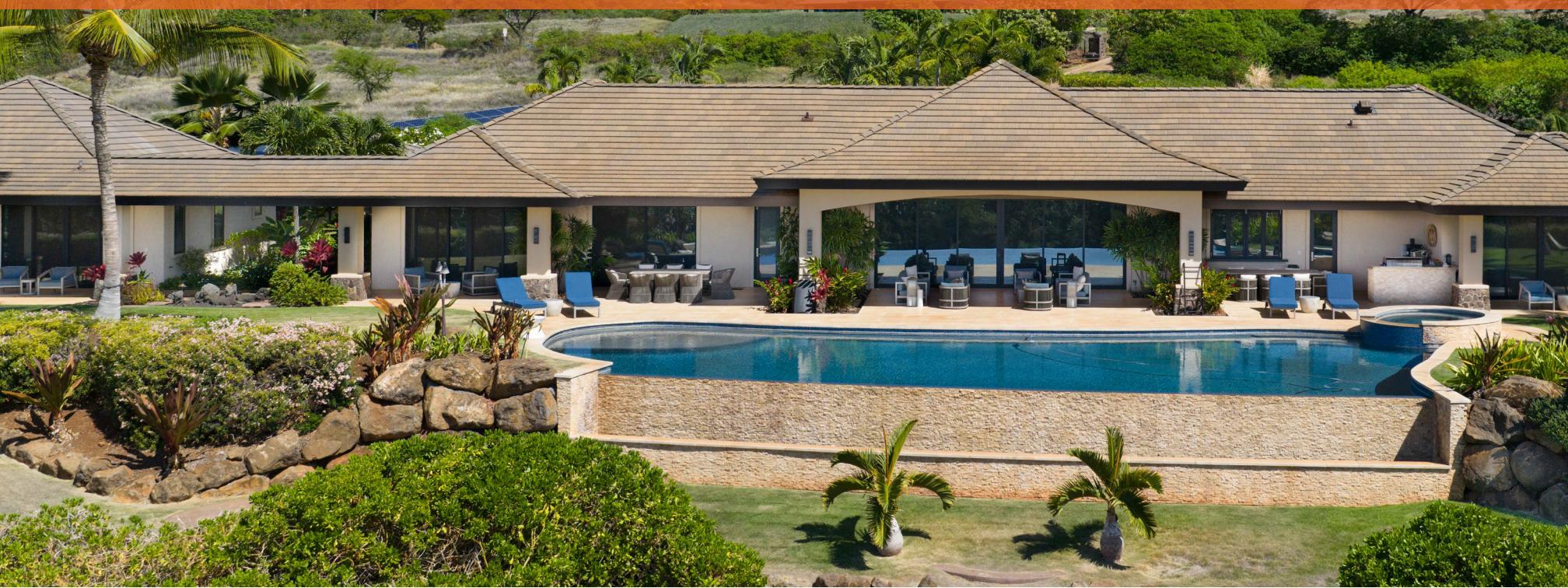
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65-500 KAUKONAHUA RD, UNIT 18

Just over 6.5 acres AG Zoned lot in the foothills above Haleiwa. 10 minutes to Haleiwa town and the Ocean. 10 minutes to H-2. New 3000 sq ft AG Accessory Building with Bathroom and Kitchen. Separate 1 bedroom 1 bath Yurt. Currently Solar and Propane service to the AG Structures and Yurt with HECO available. Regular Septic Permitted. Private Potable Well water. Irrigation water meters and Fire Hydrants to the property. Mango, Starfruit, Citrus trees and goats on the land. Great Sunrise and Sunset Mauka Makai Views!

Kaala Ainalani, Oahu | 6.5 AC | MLS# 202525265 | \$3,250,000



HĀLOA 'ĀINA SANDALWOOD AND KOA FOREST

Rare Sandalwood & Koa Forest in South Kona. Exceptional opportunity to be owners and stewards of a Native Hawaiian Dry Land Forest. Located between 4800 ft - 5800 ft elevation up the private paved Puu Lehua Drive. This unique ecosystem is among the rarest on Earth. The Lee Ohana has restored the land, producing the world's finest Sandalwood Oil while revitalizing the forest. Six of the world's 18 Sandalwood species are endemic to Hawaii, including the prized Santalum Paniculatum found here. Sustainable harvesting, invasive species removal, and thousands of new native plantings have led to a thriving forest with doubling rainfall. www.sandalwoodkoaforest.com

South Kona, Big Island | 636.70 AC | \$6,900,000



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real LUXURY

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PACIFIC LUXURY LIVING



72-1176 Kekahawaiole Drive, Kailua-Kona, Big Island
1.01AC | MLS# 723152 | \$4,450,000
 Tracy Abrams, CLHMS, RS-78699
 Corcoran Pacific Properties
 808.757.8104 | Tracy.Abrams@CorcoranPacific.com | www.corcoranpacific.com



91 Kumu Niu Place A, Lahaina, Maui
4,012 SQFT | 2.09AC | 4BR/4BA | MLS# 406075 | \$7,440,000
 Diana Rodbourn, REALTOR® | RS-81738
 Maui Real Estate Specialist
 808.868.8759 | diana@yestomaui.com | www.yestomaui.com



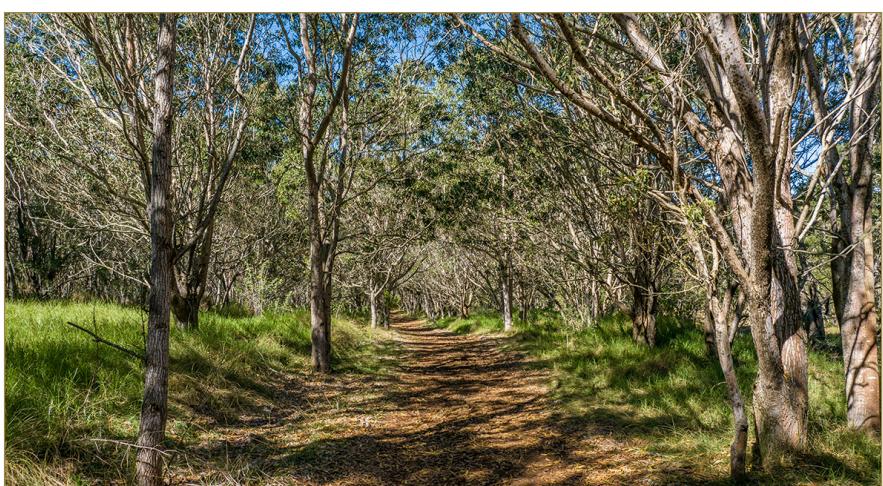
1009 Kapiolani Blvd #PH 4802, Honolulu, Oahu
2,558 SQFT | 4BR/4BA | MLS# 202510885 | \$3,250,000
 Frances Sagun, RB-22645, Principal Broker | 808.368.1964 | fran.sagun@gmail.com
 Lynell Hart, RS-63434, RA | 808.783.7831 | Lynellhart@gmail.com
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GC LA LANDSCAPE DESIGN



Hāloa 'Āina Sandalwood & Koa Forest, South Kona, Big Island
63.70 AC | \$6,900,000
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NEW LUXURY ESTATE COLLECTION

Introducing an exclusive new offering of eight thoughtfully envisioned luxury estates in one of Maui's most desirable neighborhoods. Perched on the slopes of the West Maui Mountains, this remarkable collection is being brought to life by one of the island's premier custom home builders. Each estate features breathtaking ocean views, sweeping vistas of the outer islands, and stunning mountain backdrops. Privately gated homesites range from one to twelve acres, offering the perfect setting for a tranquil retreat or tropical orchard, all while embracing sustainable island living. Architect-designed floor plans are already in place, and the permit process has begun, eliminating the years-long wait typically required for building a new home on Maui. This streamlined approach allows buyers to secure their dream residence without the delays of starting the design and permitting process themselves. With all homes now in the early stages of construction, buyers have a rare opportunity to personalize finishes and collaborate with the design team to bring their vision to life. All offered for purchase while under construction.



DIANA RODBOURN
REALTOR® | RS-81738
Maui Real Estate Specialist
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yestomaui.com



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Explore the Estates



DIANA RODBOURN

MAUI REAL ESTATE

COMPASS

\$10,995,000



100 KALELEMUKU PLACE

Kula, Maui | 7,085 SQFT | 3.623 AC
7BR/7BA | MLS# 406423 | \$10,995,000

At Tyler Coons Maui - Welcome Hawaii Properties we represent stately homes in Maui's resort neighborhoods, bringing refined presentation and market know-how to every listing.

\$5,950,000

300 MAHANA RIDGE ST
Lahaina, Maui | 3,156 SQFT | 1.294 AC
4BR/4.5BA | MLS# 406629 | \$5,950,000

\$5,495,000

44 LOLI'I PLACE
Lahaina, Maui | 3,691 SQFT | .4629 AC
4BR/5BA | MLS# 406460 | \$5,495,000

\$4,995,000

837 ANAPUNI LOOP
Lahaina, Maui | 3,710 SQFT | .6874 AC
4BR/5BA | MLS# 404626 | \$4,995,000

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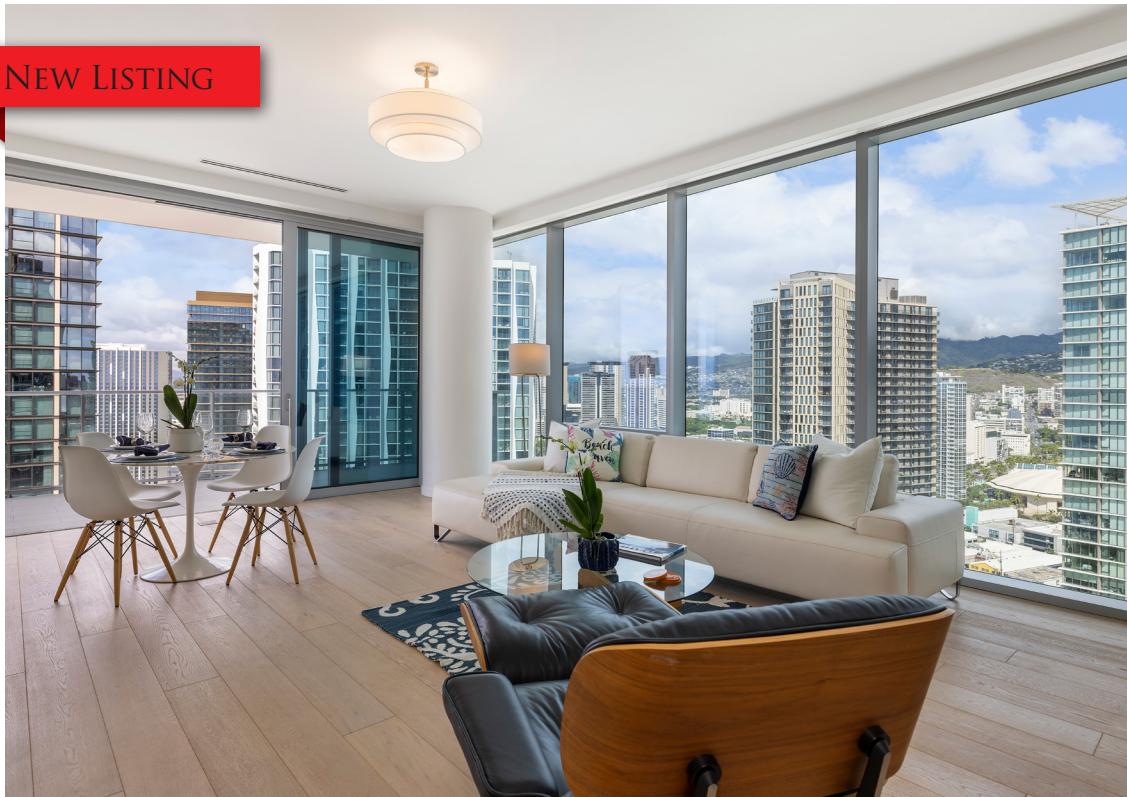


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NEW LISTING



WAIEA - 1118 ALA MOANA #2905

Honolulu, Oahu | 1,468 SQFT | 2BA/2BR | \$2,999,000

Waiea represents the pinnacle of high-end living on Ala Moana Boulevard with a striking glass façade and refined interiors. This 29th-floor two-bedroom, two-bath residence offers 1,468 sq ft of elegant living, plus a private foyer and expansive lanai with panoramic ocean and mountain views.

Enjoy surfing at Ala Moana Beach Park, relaxing by the infinity pool, or catching a film in the private theater. Entertain effortlessly in the chef's kitchen, formal dining room, or BBQ cabanas on the amenity deck. Life here is as vibrant or serene as you choose.



WAIEA - 1118 ALA MOANA BLVD #2102

Honolulu, Oahu | 1,880 SQFT | 2BA/2.5BR | MLS# 202505010 | \$3,988,000

Step into this spacious unit offering breathtaking views of Diamond Head and the ocean. Located in the prestigious Waiea at Ward Village, this residence exudes elegance and sophistication. The meticulously crafted living space features soaring ceilings, oak and stone flooring, European cabinetry, and Miele appliances. The expansive primary bedroom boasts double walk-in closets with advanced closet systems. The bathroom is adorned with a stunning onyx book-matched wall, Toto Neorest, and Dornbracht fixtures. Residents can enjoy a state-of-the-art amenities for health, fitness, business, and entertaining. Co-listed with Joe Jeong of Sachi Hawaii.



NEW LISTING



HOKUA AT 1288 ALA MOANA BLVD #5G

Honolulu, Oahu | 1,620 SQFT | 2BA/2BR | MLS# 202521154 | \$2,795,000

Welcome to Hokua, Honolulu's crown jewel of luxury condo living. Apt. 5G is a rare gem, fully renovated with every detail thoughtfully curated for comfort, style, and functionality. The two-bedroom layout offers privacy with a long hallway separating the suites, while the living room showcases stunning views of Ala Moana Beach Park and the ocean beyond. Enjoy resort-style amenities with the feel of a single-family home, plus the convenience of a dedicated EV charging stall.



3849 Poka St



2326 Sonoma St



Anaha 3205

JUST SOLD PROPERTIES

3849 Poka St - \$6,3000,000 | 2326 Sonoma St - \$2,0000,000 | Anaha 3205 - Pending Escrow

After retiring to Honolulu following a successful 20-year career as a sales executive for multinational companies in Japan, Mikako Borden discovered her passion for real estate. She now serves as a trusted advisor to local families, international expats, U.S. mainland transplants, and second-home owners, guiding them through some of their most important real estate decisions. From a cozy condotel in Waikiki to a multi-million-dollar estate in Diamond Head, a new condominium in Kaka'ako, or expansive agricultural land on the North Shore, Mikako approaches every transaction with the same care and dedication as if it were her own. Proud recipient of the Aloha 'Āina Realtor Award.



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REALTY

Mikako Borden

ボーデンミカ子

(RA) RS-61153

LUXURY PROPERTY SPECIALIST

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MikakoB@cbpacific.com | www.cbpacific.com/MikakoB

ハワイの不動産についてのご質問がおありになりましたら、お気軽に日本語でご連絡下さい。





KOHALA RANCH NORTH KOHALA

Kamuela, Big Island | 3,196 SQFT
4BR/4BA | MLS# 724388 | \$4,988,000

Exceptional Brand-New Home in an Idyllic location! Perched above our beautiful coastline, this exceptional home is only a short drive to world-class resorts, premier amenities and our Island's best beaches. Combining resort quality design with wide open vistas and generous space between neighbors, the property offers room to breathe and desirable privacy. The features include open floor plan, premium Wolf/Subzero/Cove appliance package, walk-in pantry, remote-controlled shades, pool/spa/fire pit, oversized 3-car garage and more. The versatile 4th suite has a private entrance. Set on 5.03 beautifully landscaped acres within a gated community, the home captures sweeping ocean and pasture views while maintaining a wonderful sense of seclusion. This spectacular home is ready to welcome its first owner!



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\$6,595,000



HALIA HALE AT KAUNAOA 10B

Mauna Kea Resort, Big Island
3,577 SQFT | 4BR/4.5BA
MLS# 720772 | \$6,595,000

An exceptional home in a rare, private location within easy access to one of the best beaches and resorts! A spacious, well designed floor plan, fully furnished, is perfect for personal and desirable vacation rental use. Beautifully landscaped with covered lanai + your own pool with the soothing sounds of a waterfall. Golf course and ocean horizon/sunset views complete this private oasis. Amenities include a beautifully appointed Clubhouse with kitchen, lap pool, work-out pavilion with a view, private Tom Weiskopf-designed par 3 golf course all with the convenience of full time concierge services. This unique community is within a quick walk to the world-class Mauna Kea Beach Resort with all it has to offer! Club at Mauna Kea membership is available.



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\$7,999,000



HAPUNA ESTATES AT MAUNA KEA RESORT, LOT 10

Kamuela, Big Island | 2,960 SQFT

4BR/4.5BA | MLS# 716656

\$7,999,000

This exceptional brand new custom home offers the ultimate in luxury living at Mauna Kea Resort, boasting panoramic views of both ocean and majestic mountains. Nestled on the 8th fairway, the property provides a prime location for enjoying the island's natural beauty. With 4 bedrooms, 4.5 bathrooms, a private pool, spa and a spacious three-car garage, the home is perfect for both personal enjoyment and as a short-term vacation rental. With a Club at Mauna Kea membership, you will gain access to the resort's world-class amenities, including two golf courses, tennis courts, pristine beaches, fitness centers, gourmet restaurants, and more. Experience the pinnacle of island living at Mauna Kea Resort!



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Kemi Kidani

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Kemi@HapunaRealty.com

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808.228.4661



\$13,500,000



HAPUNA ESTATES AT MAUNA KEA RESORT, LOT 4

Kamuela, Big Island | 4,999 SQFT
6BR/6.5BA | MLS# 720133
\$13,500,000

Golfer's Dream Come True! Hapuna Estates at Mauna Kea Resort Lot 4 offers forever, unobstructed, front-row golf course views overlooking the Pacific Ocean, Mauna Kea summit & the 7th green of the Hapuna Arnold Palmer Golf Course! Enjoy the views from the rear of the lot to the 9th & 10th holes! Designed by the award-winning team of Ethos Architects & Lorriann Gordon Landscape Architecture and being constructed by Brown Development, this estate features 4BR/4.5BA main residence, 2BR/2BA in the detached guest quarter, totaling approximately 6,108sf of livable area. The home is offered furnished, perfect for both personal enjoyment and as a short-term vacation rental.



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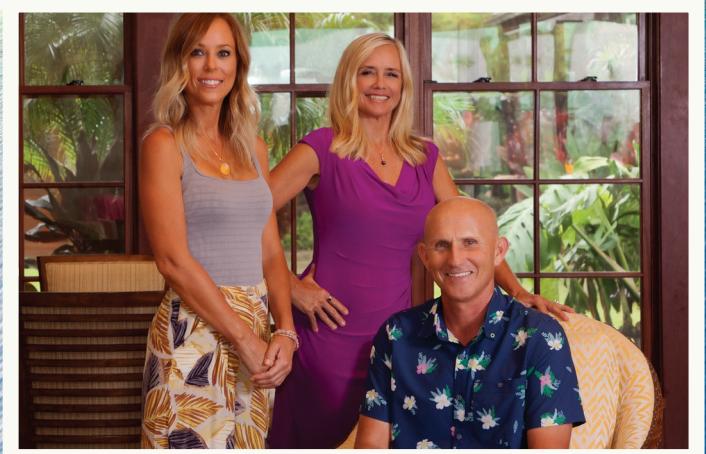


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Luxury Home Magazine®

HAWAII

Issue 206