



100 Kalelemuku Place
Kula, HI 96790
(237 Kula I'o Road Lot #5)
TMK: 2-2-3-002-138-0000

Built By: Crescent Homes
Designed By: Maui Architectural Group
Location: Kula, HI 96790



- 3.6 acres
- 5-bedroom, 6- baths; 5,218 sq. ft. living
- 2,344 sq. ft. of covered lanai space
- 998 sq. ft. Ohana (collage)
- 1,0728 sq. ft. of garage/storage space
- Gated Community in Kula I'o
- Pool

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Overview

Materials:

Fine tile, stone, custom wood cabinetry, luxury bathroom fixtures and Gaggenau appliances throughout.

Lux Home Highlights:

- The main home's design presents two wings flanking a great room adjacent to the kitchen and dining room.
- The great room opens onto a stunning lanai with a covered built-in barbecue area, pool, and jetted spa.
- One wing of the home features a master suite with a privacy garden, dressing room, and luxurious bath.
- Two additional bedrooms, each with en-suite baths, are located on the same wing.
- The opposite wing houses a second master suite with direct access to the covered lanai and a privacy garden; the second master has its own luxurious bathroom and dressing area.
- Another guest room and a media room are also located on this wing.
- The separate, two-bedroom, two-bath ohana offers a private garage, living room and kitchen, and covered lanai with barbecue. The ohana is self-contained, making it ideal for guests and visiting family.



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Lot size: 3.6 acres



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*Renderings of Finished Construction



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Design Specifications

Project Name: 100 Kalelemuku Place
(237 Kula I'o Road Lot #5)

1. Exterior- Concrete

Description	Material	Model Info	Finish/Color
Driveway	Stamped Concrete		
Lanai	Stamped concrete		

2. Exterior- Roof

Description	Material	Finish/Color	Image
Roof	Concrete tile BORal Saxony Slate black canyon		

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3. Exterior- Columns

Description	Material	Finish	Image
Columns	Stucco with stone around base of columns		

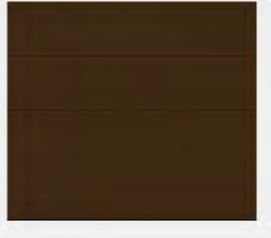
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4. Exterior- Garage

Description	Material	Model Info	Finish
Flooring	Concrete		unfinished
Overhead Doors 18' x 8' & 9' x 8' Smart Garage Door Operator	Garage Door in Dark Brown, Flush Panel, Solid (no glass),	Amarr Lincoln Collection, Model LI3000 (2" Thick), Chamberlain Liftmaster 84501-8'	
Man Door	Aberdeen		


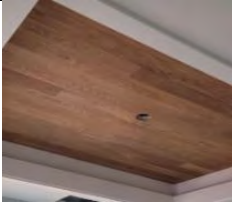
5. Exterior/Interior: Walls & Ceilings

Description	Material	Finish	Image
Fascia	Wood (Winsor)	Chocolate Gray	
Exterior Walls	Stucco - Fine finish		
Lanai Ceiling	Stucco - Fine finish		
Ceilings	Drywall on all lower ceilings	Sherwin Williams - Alabaster in Flat	

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Main House: Walls		SW 7088	
Vaults - Hardwood	Castle Bespoke	Estate Grade, Oil finish	
Vaults - Paint grade		Shwerwin Williams Alabaster in Satin	

6. Exterior/Interior- Windows

Description	Material	Model Info	Color	Image
Windows: <u>Exterior</u>	Aluminum frame	Marvin Essentials	Black	
Glass	clear			
Windows: <u>Interior</u>	Vinyl	Marvin Essentials	White	
Glass	clear			



7. Exterior/Interior- Doors

Description	Material	Model Info	Finish/Color	Image
Doors:				
All interior doors		Aberdeen: Molded flat panel smooth		

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Entry Door Gate		THERMAL FRAME HINGED DOOR SERIES 3900-T		
Entry Door Handle				
Exterior & Interior Great room Sliding Glass Door *Multi-Door and Pockets	Fleetwood Series 3050		Black anodize	
Exterior & Interior Sliding Glass Door ● Hardware	Brushed stainless steel			

8. Exterior/Interior- Door Hardware

Description	Material	Model Info	Finish/Color
Exterior: Hinges	stainless steel		
Interior: Hinges	stainless steel		
Entryway Door Hardware			
Exterior/Interior: Door ● Hardware			

9. Exterior- Pool Dimensions

Description	Model Info	Image
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Pool Size:24'x47' Baja shelf Depth : 3ft - 7 ft		Image to be added once pool has been poured
Exterior Decking Materials to surround the pool		

9a. Exterior- Pool Finishings

Description	Model Info	Image
Tile & Stone -Pool Waterline Tile		
Plaster		

9b. Exterior- Pool Equipment

Description	Model Info	Image
Circulation	Tristar950 SP32950VSP	

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Filtration	SwimClear 5030 C5030	
Heating	HeatPro Heat Pump HP21404T	
Sanitizer - Salt AquaRite® S3 Salt Chlorination Systems	TCELLS340 w/ PKIT	
Secondary Sanitation	Hydrapure	
Spa: Jets	Tristar950 SP32950VSP	
Spa: Heating	Universal HC Series HDF400	
Automation: Control Panel Indoor Control	OmniLogic: HLBASE HLWALLMOUNT	

10. Exterior- Landscaping

Description	Material
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All Landscaping: Full Landscape Plan Included

11. Exterior- Outdoor Dining Area


Description	Material	Model Info	Image
Main House BBQ: Grill Cover		LYNXPROFES LCC42 *CVR* 42 VINYL CVR BI	
Main House BBQ: Lynx Grill		LYNXPROFES LL42TRLP *CVR* 42 BI GRL 1 TRIDENT W/ ROTIS	
Main House BBQ:		LYNXPROFES LLIJ42 42 INSL JKT	
Main House BBQ:		ZEPHYRCORP SP-ZAK7848CS CYPRESS 48" OUTDOOR W/1200CFM S/S	
Main House BBQ: Outdoor Refrigerator		LYNXPROFES LLN24REFL CCY OUTDR UC REFRIG 3.0 SS 24 LH	

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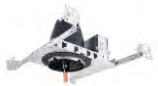

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Main House BBQ:		LYNXPROFES LLN15ICE CCY LF OUTDR IM 15 SS REV	
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12. Exterior/Interior- Lighting & Electrical

Location	Description	Model Info	Color	Image
Main House: Garage	LED Panel Sylvania 2 ft. x 4 ft. 40W LED	74241	White	
Main House:	Clayton Wall Sconce	ARN 2043ALB/PN	Alabaster and Polished	
Main House:	Recessed Lighting KotoTM LED Module	ELK0927		
Main House:	Recessed Trim PexTM 4'' Round Deep Reflector	ELK4118W	White	
Main House:	Recessed Housing 4" New Construction IC Airtight Housing	EL490ICA		
Main House: Master Suite 1 & 2	Decorative wall sconce Square Tube Single Sconce	SL 2819AN-L	Antique Nickel	



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Main House: Bedroom 3 & 4 WIC	Flush Mount Round Ceiling and Wall	FM-11RN-930-BN	Brushed Nickel	
Main House: Hallway CLOsets	Closet Flushmount	FM-4606-30-WT	White	
Main House: Laundry	LED Ceiling Flush Mounts	FM-4313-CH	Chrome	
Main House: Media Room	Wall Light Step And Wall	WL-LED120-AM-BK	Black on Aluminum	

12a. Kitchen

Description	Material	Model Info	Color	Image
Main House: Kitchen	Rhiannon	PD-70148-BK	Black	
Main House: Dining	Modern Forms Rhiannon Chandelier	PD-70128-BK	Black	

12b. Fans

Location	Description	Model Info	Color	Image
Main House: Great Room	Monte Carlo Maverick 88" Ceiling Fan	3MAVR88BK	Black	
Main House: Master Suite 1 & 2 / Bedroom 3 & 4 / Media Room / Study Room	Monte Carlo Maverick 60" Ceiling Fan	3MAVR60BK	Black	

12c. Porte Cochere/Outdoor

Location	Description	Model Info	Color	Image
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Main House	Garage Door Sconce	WS-W24225	Black	
Main House	Outdoor Wall Sconce	WS-W24218	Black	
	Outdoor Pendant	PAX 1252SK	Satin Black	
	Wall Sconces	MADISON WV324114	Iron ; Opal Glass	
	Outdoor Pendant	WS-W24211		
	Medium Wall Mount Lantern	1254SK		
	Small Wall Mount Lantern	1250SK		

12d. Pantry

Area	Description	Model Info	Color/Finish	Image
Main House: Pantry	Cristol Large Triple Flush Mount	Item # ARN 4401HAB- WG	Polished Nickel	





12e. All Bathrooms

Location	Description	Model Info	Color	Image
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Main House: Master Suite 1 & 2 Bath	Bath Sconce Milan 13 Bath	700BCMLN13W S-LED930	Satin Nickel	
Main House: Master Suite 1 & 2 Bath	CHANDELIER Sassi Round LED Chandelier	34153--017	Chrome	
Main House: Bedroom 3 & 4 BATH	Vanity Light Driscoll Three Light Wall	4440403EN3- 962	Brushed Nickel	
Main House: Pool Bath / Flex Bath	Kamden 3-Light Bath	700BCKMD3SS- LED930	Satin Nickel	

13. Interior- Glass/Mirror

Location	Description	Model Info	Color	Image
Mirror-TBD				

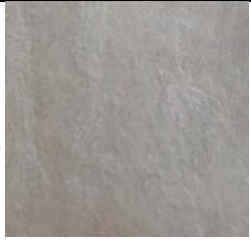
14. Interior- Flooring

Location	Description	Model/Material	Finish/Color	Image
Main House: Flooring	Castle Bespoke		Custom: Kula Grey	



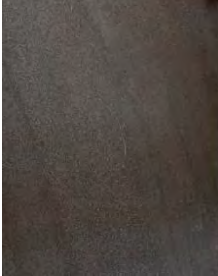


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Main House: ALL Bathroom floors		Marble Brothers	Nordic Ivory Flat	
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15. Interior- Tile & Stone

Location	Description	Model/Material	Image
Main House: Bedroom 3 & 4 Bath	Shower Walls	Park Lineal Acero #100291830	
Main House: Master Suite 1 & 2 Bath	Shower Walls	Shibusa Tortora	
Main House: Pool Bath & Flex Bath	Shower Walls	Pietra Italia Black	
Kitchen island with waterfalls, full height splash in kitchen, Hutch and one of the Master Suites.	Counter Tops	Crystallo, Quartzite, 3cm	
Kitchen Counters, Pantry and Outside BBQ Kitchen	Counter Tops	Victoria Blue, 3cm, Quartzite	


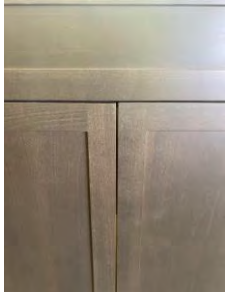
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Laundry, Bathrooms 3 & 4, and Flex Bath	Counter Tops	Victoria Falls 3cm, Quartzite-	
Master Bath and Pool Bath	Counter Tops	Avalanche, 3cm, marble	

16. Interior- Cabinetry

Location	Material	Color/Finish	Image
Main House: Kitchen/ Great Room/ All Baths/ Laundry/ Dressing/Dining hutch	Euro Full Overlay; Alder Wood (all plywood core)	Alder/Paint Grade	
BBQ lanai	Teak Wood	Veneer finish	


17. Interior- Appliances

Location	Description	Model Info	Image
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Main House: Kitchen	Range	GAGGENAU GVG491211CA CKTP SS 36 NAT 5 BRNR FRMD	
Main House: Kitchen		GAGGENAU SP- G10004447 400 SERIES 36"" GAS COOKTOP LP KIT	
Main House: Kitchen	Oven	GAGGENAU GBO480613 SGL CONV WALL OVEN SS 30 ELEC	
Main House: Kitchen	Microwave	GAGGENAU GBM484710 CCY BI MWAVE 30 SS 1.0 600W	
Main House: Kitchen		CM 470 712 Stainless steel-backed full glass front Controls on top Left-hinged only	
Main House: Kitchen	Refrigerator	GAGGENAU GRC472705 *CVR* 30 REFRIGERATION COLUMN HOM	
Main House: Kitchen	Freezer	GAGGENAU GRF411705 *CVR* 18 FREEZER COLUMN WITH INTEG	

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Main House: Kitchen	Dual Zone Wine Cooler	PRB24C01BG	
Main House: Kitchen	Single Zone Beverage Cooler	PRW24C02BPG	
Main House: Kitchen	Hood Liner	AK9540AS	
Main House: Kitchen	Hot water dispenser	HWT300	
Main House: Kitchen	Water chiller	CWT100	
Main House: Kitchen	Instant Hot/Cold Water Faucet	MODERN 3020 FHC3020	
Main House: Kitchen		GAGGENAU GRA460000 *CVR* INST KIT SXS	
Main House: Kitchen		GAGGENAU GRA460012 *CVR* ADDITIONAL SIDE BY SIDE HEATI	

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Description	Material	Model Info	Image
Main House: Laundry	Washer	ELECTROLUX EELFW7637AW *CVR* CCY 27 FL WM FS	
Main House: Laundry	Dryer	ELECTROLUX EELFE7637AW *CVR* CCY 27 ELEC FL DRYR FS	

18. Exterior- Plumbing

Description	Material	Model Info	Image
BBQ Area Sink Faucet			
BBQ Area Sink			
Outdoor Shower			

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19. Interior- Plumbing


Location	Description	Model Info	Image
Main Kitchen		BLANCO B440148 32X19 1B SUPER GRAN SINK *BLAPRE	
Main Kitchen:	Sink	BLANCO B221206 0618 SS SINK F/ *PRECIS SUPER	
Main Kitchen:	Faucet	DELTA D63065LFSSLHP CCY LF 1.8 1HDL LEV PD FCT SS	
Main Kitchen		DELTA DHLK175SS PD FCT LEV HDL *ODIN SS	
Main Kitchen:	Soap Dispenser	DELTA DRP79275SS DM SOAP & LOTION DISPN *SOLNA	


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Main Kitchen:	Drain	BLANCO B442229 SINK WST FLG MEGR	
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Location	Description	Model Info	Image
Main House: Laundry Room	Sink	KOHLER K28001-CM6 CAIRN 24 UM SGL BASIN W/RACK	
Main House: Laundry Room	Drain	KOHLER K8801-VS @ SINK STRN W/ TLPC *DUOSTR VIST	
Main House: Laundry Room	Faucet	AMSTANDARD G31479DC1 CCY LF 1.75 1HDL LEV PD KITC FCT	
Main House: Pool Bath	Sink	K-24050-8-0	

Location	Description	Model Info	Image
Main House: Master Baths	Faucet	AMSTANDARD G20217ENA CCY LF 1.2 2HDL LEV W/SPRD LAV FCT	

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Main House: Master Baths & Other Baths	Sink	SIGNATUREH SHDEU2114WH 21X14 VC UC LAV *DESTIN WHIT	
Main House: Master Baths & Other Baths		AMSTANDARD G19494EN1 CCY 1HDL LEV 2F DIV VLV TRIM BN	
Main House: Master Baths		AMSTANDARD G27814EN1 CCY 1.75 RNSHWR *COSMOP	
Main House: Master Baths & Other Baths		AMSTANDARD G28540EN0 16 SHWR ARM *RAINSH IBNI	
Main House: Master Baths & Other Baths	Shower Head	AMSTANDARD G26547EN0 CCY 1.75 3F H/SHWR *RAINSH BN	
Main House: Master Baths & Other Baths		AMSTANDARD G26635EN0 WALL UNION BN	
Main House: Master Bath 1		AMSTANDARD G29302EN0 CCY LF X FS TUB FILL W/ H/SHWR BN	
Main House: Master Bath 1		SIGNATUREH SHCTFSO6632MWH 66X32 FS BATH CATINO MAWH	

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Location	Description	Model Info	Image
Main House: Master Bath 2		AMSTANDARD G25049EN3 *CVR* CCY ATRIO NEW 2HDL BATH 5H US	
Main House: Master Bath 2		AMSTANDARD G18034EN3 LEV US BRNI *ATRIO	
Main House: Master Bath 2	Sink	KOHLER K2330-0 17X13 0H VC UC SINK *KATHYR WHIT	
Main House: Master Bath 2	Bath tub	KOHLER K1821-0 66X32 DI BATH *UNDERS WHIT	
Main House: Master Bath 2		KOHLER K7272-BN @ SLOT O/FLOW BATH DRN VBNI *CLEARF	
Main House: Master Bath 2 & Other Baths	Toilet	TOTO TMS642124CEFG01 CCY 1.28 GPF 1PC TLT *NEXUS	
Main House: Master Bath 2 & Other Baths		TOTO TTHU750BN LF TRIP LEV PULL ARM TYPE B	

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Main House: Other Baths		AMSTANDARD G26718EN0 *CVR* CCY 250 RAIN SHOWERHEAD 9 7/8	
Main House: Other Baths		AMSTANDARD G26128EN2 CCY 1.75 1HDL P/BAL SHWR FCT	
Main House: Other Baths		INFINITYDR ISAG3836SS 36 DRN SSST	

OHANA

1. Ohana Plumbing - Interior





Location	Description	Model Info	Image
Ohana: Master Bath & Guest Bath	Faucet	AMSTANDARD G20597EN0 CCY LF X 2HDL W/SPRD FCT *DEFINE	
Ohana: Master Bath & Guest Bath	Sink	KOHLER K2330-0 17X13 0H VC UC SINK *KATHYR WHIT	

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Ohana: Master Bath & Guest Bath		AMSTANDARD G19494EN1 CCY 1HDL LEV 2F DIV VLV TRIM BN	
Ohana: Master Bath		AMSTANDARD G28540EN0 16 SHWR ARM *RAINSH IBNI	
Ohana: Master Bath	Shower Head	AMSTANDARD G27814EN1 CCY 1.75 RNSHWR *COSMOP	
Ohana: Master Bath	Shower Head	AMSTANDARD G26547EN0 CCY 1.75 3F H/SHWR *RAINSH BN	
Ohana: Master Bath		AMSTANDARD G26635EN0 WALL UNION BN	
Ohana: Master Bath		INFINITYDR ISAG3836SS 36 DRN SSST	
Ohana: Master Bath & Guest Bath	Toilet	TOTO TMS642124CEFG01 CCY 1.28 GPF 1PC TLT *NEXUS	
Ohana: Master Bath & Guest Bath		TOTO TTHU750BN LF TRIP LEV PULL ARM TYPE B	

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Ohana: Guest Bath		AMSTANDARD G27414EN0 @ 5-5/8 TUBULAR SHWR ARM W/ FLG BN	
Ohana: Guest Bath		AMSTANDARD G26043EN1 CCY 1.75 NTEMP 100 IV SHWR	
Ohana: Guest Bath		AMSTANDARD G13402EN0 CCY LF X WM TUB SPT *DEFINE BN	
Ohana: Guest Bath	Bathtub	KOHLER K20202-LA-0 60X32 LH ACR SKTD BATH *UNDERS WHIT	
		KOHLER K7272-BN @ SLOT O/FLOW BATH DRN VBNI *CLEARF	

2. Ohana Appliances




Location	Description	Model Info	Image
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Ohana: Kitchen	Range	THERMADOR TPRD304WHU *CVR* PRO-HARM 30 DF RANGE 4 BRNR	
Ohana: Kitchen		THERMADOR TPALPKITHW *CVR* LP CONVERSION KIT PRO-HARM AN	
Ohana: Kitchen		THERMADOR TDWHD560CPR CCY BI DW SS 24 5CYC W/ CUST PNL	
Ohana: Kitchen	Refrigerator/Freezer	THERMADOR TT36IB905SP *CVR* 36 BI 2 DR BM E- STAR	
Ohana: Kitchen	Hood	THERMADOR TPH30HWS *CVR* CCY 30-INCH PRO HARMONY WALL	
Ohana: Kitchen		THERMADOR TVTN1DZ CCY 400 CFM INTEG BLWR	

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Ohana: Kitchen	Microwave	THERMADOR TMD24WS CCY BI MWAVE 24 SS 1.2 950W *MASTER	
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3. Ohana Outdoor Dining Area

Location	Description	Model Info	Image
Ohana BBQ:	Grill	BLAZEOUTDO SP- BBLZ4LTE2MGLP BLAZE 32" MARINE GRADE GRILL - L/P	
Ohana BBQ:		BLAZEOUTDO BBLZ4IJ INSUL JKT F/ 4 BRNR OUTDR GRL	
Ohana BBQ:	Grill Cover	BLAZEOUTDO B4BICV CVR F/ BI 4 BRNR GRL BLAC	
Ohana BBQ:		ZEPHYRCORP ZAK9834BS CCY INS OUTDR 36 LED SS 1200 CFM	

4. Ohana Lighting/Electric

Location	Description	Model Info	Color	Image
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Buyer initial_____

Seller initial____30




Guest House : Master Suite/ Living Room/ Guest	Monte Carlo Maverick 60" Ceiling Fan	3MAVR60BK	Black	
Guest House: All Baths	Kamden 3 -Light Bath	700BCKMD	Satin Nickel	

5. Ohana Tile

Location	Description	Model/Material	Image
Ohana: Master & Guest Bedroom Shower Walls	Settecento Oxida	Grey Glazed porcelain	
Ohana: Kitchen, Master & Guest Bathrooms	Counter Tops	Dark Fantasy, granite, 3cm	


6. Ohana Cabinetry

Area	Description	Color/Finish	Image
Ohana: Kitchen/ All Baths/ Closet/	Euro Full Overlay - (all plywood core)	Alder/Paint Grade	

This is the agreed upon specification list for the home. This supersedes any other references on any other documentation. Products are subject to change based upon availability and supply chain issues. In the event a product must be changed , the builder will replace the product with a similar color and quality.

Buyer intial_____

Seller initial____31

Ohana: BBQ lanai	Teak Wood	Veneer finish	
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Buyer intial_____

Seller initial____32

