



LIVING AT
HUALĀLAI

20 YEARS
AT HUALĀLAI

**KE'OLU CLUBHOUSE
A RESORT OF YOUR OWN
MAKING GREAT ROOMS EVEN GREATER
ON THE UPSWING**



C-23211

Chambers Landscaping & Irrigation

Craig Chambers
808.936.4542 cell 808.323.3908 office
chambers0007@hawaii.rr.com



Specializing in renovation and new installation projects



2



8



34

TABLE OF CONTENTS

- 2 **Twenty Years at Hualālai**
Reinventing the Hawai'i Experience
- 8 **Ke'olu Clubhouse Happenings**
A Fresh Take on the Food Experience
- 10 **Memories & Milestones**
- 13 **The Next Great Neighborhood**
Paradise at Pi'iuka Estates
- 14 **A Resort of Your Own**
Villas, Homes, Land Offerings
- 16 **Limited-Edition Living**
Kulanakauhale's 11 Custom Homes
- 28 **Top Trends in Great Room Design**
- 34 **Making Great Homes Even Greater**
Inside the Art of the Family Hub
- 39 **On the Upswing**
Hualālai Tennis Club Takes Its Game to the Next Level

20 Years at Hualālai

REINVENTING THE HAWAII EXPERIENCE

Hualālai Resort reaches a new milestone in September 2016 – 20 years of excellence and leadership as one of the world’s most acclaimed luxury residential resorts. We’re celebrating all year long and taking time to remember the highlights along the way that make the Resort special.

This resort community was designed to create a unique environment that unites both the serenity of the past and the enlightenment of the future. At the time of its inception, the vision was to respect the Hawaiian traditions of *mālama ʻāina* (take care of the land). From the first phase, which adopted the time-honored architecture of Hawaiian *kauhale* (ancient

coastal village), each neighborhood has been arranged into intimate and inviting groups. As we moved forward, a low-density and low-rise approach that left any archeological sites undisturbed and restoring natural resources were important factors. This practice, along with the cultural values of *ʻohana* (family), *oiaʻiʻo* (genuine), *pono* (excellence), *ʻike* (knowledge) and *aloha* were the cornerstones of building a unique community.

The management and staff of Four Seasons Hualālai and Hualālai Resort have been committed to establishing and maintaining a reputation of excellence for the past 20 years. As a result, Hualālai has been a recipient of the AAA Five Diamond Award





for 18 consecutive years since 1999, a Forbes Five-Star Award since 2010, the Urban Land Institute award, along with other travel awards, such as *Travel + Leisure* and *Condé Nast Traveler*.

As part of looking back these 20 years, we've asked staff and some of our longtime Hualālai Residents and Club Members to share their Hualālai memories to commemorate this special anniversary.

Robert Whitfield
Regional Vice President and General Manager

“What inspired me when I arrived was the beauty of the surroundings and now, more than anything, it's the staff. There are so many wonderful people here who share their *aloha*. I feel fortunate to be able to say I work at Hualālai with this incredible team. One of my most memorable experiences is in an outrigger canoe with the Alaka'i Nalu. Swimming with the dolphins, playing with a small octopus and seeing a whale up close is unlike anything I've experienced... you make a spiritual connection.”

Patrick Fitzgerald
President of Hualālai Development Company

“My wife Marilyn, our son and I started coming here as guests in November 1996 – two months after opening. It was our favorite vacation of the year for nine years. Nearly eleven years ago,

I was recruited to be the CEO of Hualālai. Since that time, I have been lucky to work with all the staff at this beautiful place called Hualālai. It's the people that really make this place special. Over the past ten years, we have experienced some strong challenges, but thanks to our great team we continue to deliver on the promise of Hualālai – an exceptional resort community.”

Kapena Singsong
Security (Entry Gate Greeter), 20 years

“Over the years, I've seen this child (Hualālai Resort) grow from a field of lava to the incredible, special place it is today. I am honored to be among the initial employees, who I truly believe gave *Hā* (the breath of life) to Hualālai. There is no place like it anywhere, and I can't imagine being anywhere else.”

“Brown Bear” (Derek Haspe)
Golf Operations, 20 years

“From the start, I have been inspired by the development team's vision – that Hualālai Resort is a truly Hawaiian resort, and not just a resort in Hawai'i. That was – and is – a perfect fit for me. While I lived on the mainland for a number of years, I was born and raised right here on Hawai'i Island. I've met thousands of wonderful people in my Golf Starter position. I've seen kids grow up over the years and return with their own families. It's been a blessing being a part of Hualālai all these years!”

Vivian Tobias
Real Estate, 20 years

“It was exciting watching the vision come to life right before my eyes, just like an artist painting a masterpiece. Now, 20 years later, I am still just as excited to be part of this remarkable place and especially proud to be part of the stellar Realty team.”

Heather and Sanjay J.
Members since 2004

“The Hualālai experience has provided us with a lifetime of memories, including the friendships our children have developed over the past decade. Being able to indulge in world-class resort amenities year-round due to consistent weather is a plus. One experience that stands out is outrigger canoe paddling alongside dolphins and whales in the majestic waters. To share this together is something our family will always treasure.”

Dr. Ray L.
Member since 2003

“What sets Hualālai apart is the genuine warm *aloha* and true sense of community; it's the employees who make our tropical dreams come true.”

Rob and Barbara Kildow
Members since 2001

“I sold myself on Hualālai Resort before ever selling a property here in my role as Director of Residential Sales. My wife Barbara and I moved into our Waiulu Villa in 2001 and

20 YEARS OF APPRECIATION

Hualālai, over the last 20 years, has attracted discriminating buyers from around the world. Its real estate values continue to set the standard for high-end resort real estate. Even during challenging times, such as the major economic downturn starting in 2008, values fluctuated much less than other parts of the island as well as the country.

There are many factors that contribute to real estate values at Hualālai. It's not just the "bricks and mortar." Hualālai delivers so many wonderful opportunities for family and friends. Our amenity package is second to none, our weather is the best, but what I believe connects everything is the people. I haven't seen a resort community with such an incredible connection between Members and staff. It creates a remarkable sense of place that we all enjoy and appreciate.

"On the eve of our 20th year," Rob says, "we take a look back and share the following with you:

The first Golf Villa #5201 (fronting the 18th fairway of the Hualālai Golf Course, with close-up ocean and shoreline views) was sold in 1996 for \$1,700,000. That same Golf Villa sold for \$4,230,000 in December 2014."

We invite you to come grow with us.

LIVING AT HUALĀLAI LEGACY

have been enjoying living at Hualālai ever since. In 2003, I was thrilled to accept the offer to lead residential sales here. Besides the people, the beauty and the many Member benefits, I have the best commute ever – just a five-minute cart ride to and from my office!"

Hank and Judy H.
Members since 1998

"We are 18-year Residents and have loved every minute! What makes Hualālai such a special place is the wonderful 'ōhana (family) spirit."

David Chai
Dir of Natural Resources, since 1990

"These past 20 years have been an amazing journey. I started with this project simply to fulfill mandated environmental requirements as a condition for development. I took a full-time position here because of what I discovered right away and have realized while working here throughout the years. My realization was that our Resort and its leadership, no matter who has taken the reigns, have consistently gone far beyond a simple fulfillment of requirements. We as a collective have embraced the vision and role of being good stewards of this place, where mālama and aloha 'āina (care and love of the land) are more than just words, but are fulfilled through deeds and actions. I know that I work in a

special place and I have always felt good inside to be a part of this. Not to mention, it's been a really fun ride and the future here looks super exciting."

Erin Lee

Dir of Landscaping, 15 years

"I've been here 15 years and have witnessed the growth and evolution of this amazing property. I feel a great sense of pride in the contribution our own resort landscaping team has made in maintaining our sense of place at Ka'ūpūlehu and the development of Hualālai Resort. Many hands have touched all aspects of the land here over the years, and our legacy will be in the beauty of our setting and the timeless feeling you get when you enter the property. I am grateful for the opportunity to have been directly involved in past and present development projects. During my tenure, our kuleana as a team has always been to do what is pono for the land and for all the people here."

Earl Regidor
Ka'ūpūlehu Cultural Center Manager, 20 years

"Change comes with time, but the beauty and the special feeling I have for this 'āina will always be in me."

DESIGN DESTINATIONS

LAI LONGHOUSE GROUP Design+Build



**Custom Luxury Homes & Resorts
Hawaii & California ABC-24891
www.LAI-HAWAII.com**



Ke'olu
CLUBHOUSE HAPPENINGS

A FRESH TAKE ON THE FOOD EXPERIENCE

“Now Members may shop at their very own farmer’s market, right here on property, and enjoy the same excellent produce at home that they’ve been enjoying in our dining venues for years.”

It was a big year in 2015 at this private, Member-only getaway, a decorative and edible community garden has been planted just north of the Ke’olu Clubhouse. Featuring a variety of 25 herbs, vegetables, citrus trees and pineapples, the produce from the garden will supplement purchases made from local farmers for use in the Clubhouse dining room, according to the Resort’s Assistant Director of Food and Beverage, Wayne Duprey. Members are also encouraged to pick items from the garden for use at home. “Most importantly, we want our Members to know the garden is here for them, not only our chef,” he says.

On a larger, more diverse selection scale, the Ke’olu Clubhouse event lawn is now host to a weekly farmer’s market. Each Wednesday, Betsy Sanderson and Paul Johnston of Kekala Farms in Waimea, bring morning-harvested fruits and vegetables to the market. The couple has a longtime relationship with Hualālai Resort, providing sustainably farmed produce for use in its restaurants

over the past dozen years.

Complementing the produce, Ke’olu Pastry chef Lisa Siu prepares hot malasadas (a Portuguese confection) on the spot, along with baked items that vary from week to week. Among the delicious items are quiche, banana bread, gluten-free items, pizza dough, focaccia and other assorted breads, individual pies and house-made jellies and preserves.

Fresh garden-to-table herbs are crafted into specialty drinks at the Ke’olu bar, a gathering place for Members and their accompanied guests. A familiar face is always graciously welcoming them to enjoy a cocktail, bar or lunch menu or catch up on the game.

Our Chef de Cuisine, Joseph Dirks, is bringing his experience from around the world and continues to support the local farm industry by including fresh ingredients in his dishes. He will also be enhancing some of the Members favorite dishes by

adding a few spices and herbs from Asia. The Kale Caesar Salad includes kale, romaine lettuce and spinach. Chef Dirks will be topping this signature dish with crispy quinoa. This is just a sample of what’s to come. He is excited to be a part of Ke’olu Clubhouse.

Join us, *kau kau* (eat) and enjoy all the new food and beverage options at Ke’olu.

MEMORIES & MILESTONES

Jan 1996
The Hualalai Golf Course,
the first Jack Nicklaus
Signature on Hawaii's
Island, opens

Sep 1996
Four Seasons Resort Hualalai
opens

Jan 1999
Four Seasons Resort
Hualalai receives the first
of 18 consecutive AAA Five
Diamond Awards

Sep 1996
Hualalai's first residential
property sale, a Golf Villa
located on the 18th fairway of
The Hualalai Golf Course

Jan 1997
First MasterCard
Championship is hosted at
Hualalai Resort

1999
Hualalai Spa and Hualalai Sports
Club named #1 by *Travel + Leisure*
magazine - the first of many
such accolades received from
prestigious publications

2006
Ke'olu Member-only
Clubhouse opens

Nov 2007
First Hualalai Club
multi-day Member/
Guest Golf Tournament
is played

2011
Four Seasons Resort Hualalai
debuts enhanced Palm Tree
Grove, with new privacy pool
and swim-up bar

Jun 2006
Fond *aloha* (goodbye)
to Hualalai developer
Kajima; *aloha* (welcome)
to new owners Hualalai
Investors, LLC

2009
Four Seasons Resort
Hualalai Bridge Suites are
completed; re-imagined
Beach Tree Restaurant
and Hualalai Spa re-open;
and Seaside Boutiques
open

May 2002
Hualālai Club
Membership Program is
introduced exclusively
for property owners.



Aug 2002
Hualālai Canoe Club opens



2004
Ke'olu Member-only
Golf Course is completed



Nov 2001
Hualālai Coffee
Company opens

Jun 2002
First nine holes of the
"Weiskopf Course" (now
Ke'olu) open

Apr 2003
Hualālai Residents form
the Hualālai 'Ohana
Foundation



Nov 2012
Pahu'ia re-opens the 'ULU
Ocean Grill + Sushi Lounge

Summer/Fall 2015
Re-modeled and expanded
comfort stations open on
Ke'olu Golf Course

2016
Expanded decking for
increased seating to be
in place at the Hualālai
Canoe Club

2014
Hualālai Resort surpasses
\$2 billion in resort-wide real
estate sales (developer and
resale transactions)

Dec 2015
Renovated and expanded
Trading Company
re-opens; two new bocce
ball courts replace the
sand volleyball court



*Creating many happy
family memories for
the past 20 years.*



Hualālai Realty

Hualālai Realty has the privilege of helping families find their perfect Hualālai Home. As the resorts' only on-site real estate office, we look forward to sharing with you exclusive listings, market insights, and lifestyle tips at the world's premier destination; Four Seasons Resort Hualālai.

www.HualalaiRealty.com

Visit our on-property office located adjacent to the Trading Company
Watch in-room Real Estate Channel 62

For more information call us at (800) 983-3880 or (808) 325-8500

* in 09/2016



Certain information contained in this magazine has been provided by third-parties, and Hualālai Realty does not represent or warrant the accuracy of such information. Hualālai Realty disclaims any responsibility or liability for any such consequence relating directly or indirectly to any action or inaction that a prospective buyer may take based on such information. It is recommended that prospective buyers independently verify all such information. Copyright 2015 Hualālai Realty. All Rights Reserved. All residential sales offered by Hualālai Residential, LLC d.b.a. Hualālai Realty.



II

I2

All property listings are offered by Hualālai Realty. Property sizes are listed as square feet and are approximate. Visit www.hualalairealty.com for up-to-date listing details.

THE NEXT GREAT NEIGHBORHOOD

Paradise at Pi'iuka Estates

Late last year, Hualālai Realty proudly released the last fairway-fronting, ocean-view custom homesites to be offered by Hualālai Resort. The new neighborhood – Pi'iuka Estates – consists of 12 exceptional properties that front the 14th fairway of the Member-only Ke'olu Golf Course.

“Consistent with our original residential sales plan, we are committed to maintaining low-density development and protecting the exclusivity of our Hualālai community,” says Rob Kildow, Director of Residential Sales.

The first six lots are available, with the remaining six coming to market later this year.

Pi'iuka Estates Lot 11	\$2,000,000	41,325 sq. ft.
Pi'iuka Estates Lot 12	\$2,100,000	47,661 sq. ft.
Pi'iuka Estates Lot 13	\$2,200,000	36,218 sq. ft.
Pi'iuka Estates Lot 14	\$2,300,000	32,564 sq. ft.
Pi'iuka Estates Lot 15	\$2,350,000	32,513 sq. ft.
Pi'iuka Estates Lot 16	\$2,400,000	32,839 sq. ft.

Contact Hualālai Realty at (808) 325-8500 to arrange your private tour of this new neighborhood.

13

14

15

16

A RESORT OF YOUR

OWN

865 ACRES of gently sloping, pristine land rests comfortably at the foot of Mt. Hualālai, stretching to the blue Pacific Ocean below and providing a home for Hualālai Resort. Emerald green golf courses enhance the native landscape and dramatic lava fields, while lush, tropical landscaping surrounds Four Seasons Resort Hualālai, homes and villas. A diverse collection of low-rise, low-density neighborhoods is situated to capture tropical trade winds and spectacular mountain and ocean vistas – no high-rise, monolith structures are found here.

Private and discreet, each neighborhood possesses a special charm and unique viewscape; exquisite beauty and tranquil ambiance are the common denominators among them all. Revered as a truly authentic Hawaiian resort, Hualālai offers unmatched world-class luxury resort residential living.



To receive the price list, overall site plan, individual lot details and a video tour of the neighborhood, contact Hualālai Realty at (808) 325-8500 or www.hualalairealty.com



The Resort includes Four Seasons Resort Hualālai, with homeowner access to all of its award-winning amenities and Five Diamond service as well as access to private Hualālai Club facilities reserved exclusively for Residents with membership in the Hualālai Club. Among the many Member-only benefits are: unlimited golf with no tee times needed for the Ke'olu Golf Course; daily complimentary tennis clinics; weekly complimentary outrigger canoe paddles; special Member pricing and preferred reservations at the Hualālai Sports Club, Hualālai Spa and designated Resort dining venues; and numerous Member-only special events hosted throughout the year.

We invite you to join our Hualālai 'ohana (family).

Limited- Edition Living

KULANAKAUHALE'S 11 CUSTOM HOMES

Local contractor Russell Trull and interior designer Gina Willman, both Hawai'i Island residents, were chosen by Hualālai Resort Resident/Member Ron Johnson to create the home plans. Two color palettes and two finishes are available to choose from as well, according to Willman. In addition, the talented Craig Chambers is tasked with the landscape planning.

"We've put together the 'dream team' to design these homes, and with the first model completed late in 2015, the result is absolutely stunning," Johnson says.

Hualālai Director of Residential Sales, Rob Kildow, says, "We're delighted to offer this amazing new neighborhood located a short cart ride away from our Member-only facilities – the Ke'olu Clubhouse and Golf Course and the ocean-side Hualālai Canoe Club. The 11 homes to be completed at Kulanakauhale will provide excellent opportunities for our buyers looking for new construction."

The homes are offered from \$4.2 to \$6.2 million.



www.hualalarealty.com

Price: \$6,150,000
Bedrooms: 5
Bathrooms: 6.5
Interior Living Area: 4,527 Sq. Ft.
Lānai Area: 758 Sq. Ft.
Under-Roof Area: 6,062 Sq. Ft.
Land Area: 38,843 Sq. Ft.

A Hualālai Signature

KULANAKAUHALE'S SHOWCASE HOME AT 72-127 PU'U KOLE STREET

The model home for the new Kulanakauhale neighborhood is our showcase home for this issue of *Living at Hualālai* magazine. This signature home is the largest of 11 that will comprise this blissfully private development. It boasts 5 bedrooms, 6.5 baths and a large, detached *hale* (guest house). With 6,062 square feet of space under roof, this spacious and stylish home incorporates traditional Hualālai style with a contemporary vibe.

Situated on a 38,843-square-foot lot, the home is located at the very end of the Pu'u Kole Street cul-de-sac for ultra-premium privacy. It features exquisite finishes, including granite countertops, custom African mahogany cabinetry, frameless windows, travertine flooring and a Madeira concrete shake Lifetile roof. Additional highlights include a 3-car garage, infinity-edged pool with built-in spa and lush, tropical landscaping.



All Listing information current as of April 1, 2016



72-147 Paku'i Street

Elegantly appointed residence overlooking the 9th fairway of the Hualālai Golf Course with beautiful views of the Pacific Ocean, island of Maui and the Kohala Mountains. The home was designed with a large great room that features pocket sliding doors opening to golf course and ocean views. In addition a built-in integrated audio-visual system is discretely placed in an entertainment cabinet hidden with beautiful wooden doors. Both guest bedrooms are accessed from the garden courtyard, allowing guests to

enter and depart the home privately. A generous kitchen with top-of-the-line appliances and features welcomed by both tenured chefs and those in training. The home's location on Paku'i Street sets it within walking distance of the Four Seasons Resort Hualālai amenities while offering convenient access to the Ke'olu Clubhouse and Members' Canoe Club via a short drive in your own golf cart.

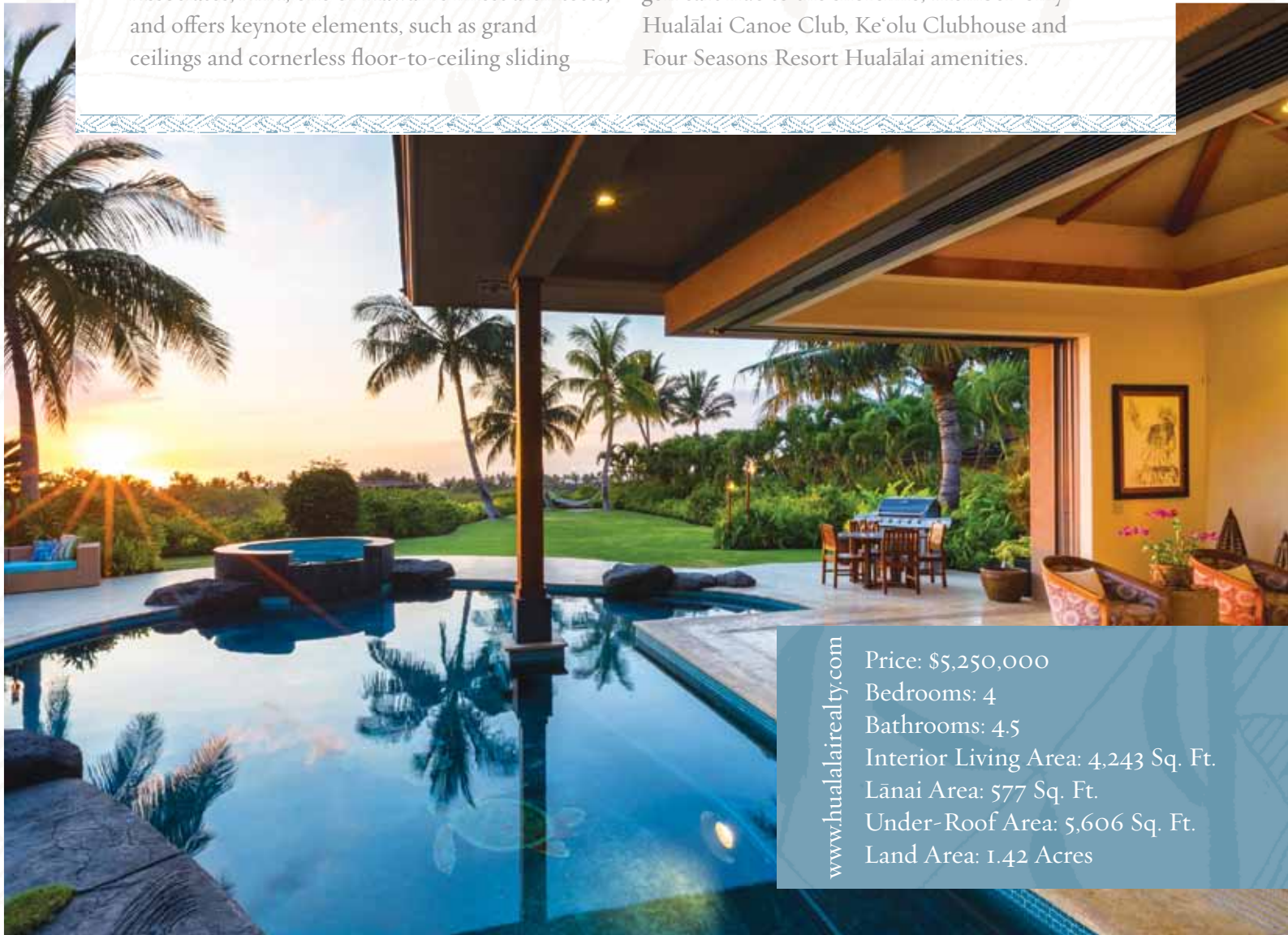




72-176 Ke Alaula Street

Immerse yourself in the beauty and splendor of the tropics as you pass through a private, gated entry to a large lava and grass motorcourt, arriving at your own private, lushly landscaped 1.4-acre resort. Enjoy a massage under the stunning pool pavilion. Or relax, book in hand, within a dreamy hammock, mesmerized by views of the Pacific Ocean and gentle ocean breezes. This spacious home was designed and furnished by Long & Associates, AIA, one of Hawai'i's finest architects, and offers keynote elements, such as grand ceilings and cornerless floor-to-ceiling sliding

doors that bring in natural light, a generous kitchen with separate temperate-controlled wine closet and butler's pantry, and three lushly landscaped lava rock outdoor shower gardens. There are conceptual plans available to add a 1- or 2-bedroom detached guest house to create a grand 6-bedroom estate. The home has generous lawns and large outdoor spaces to enjoy beautiful sunsets and ocean views. All this, within a quick golf cart ride to the shoreline, Member-only Hualālai Canoe Club, Ke'olu Clubhouse and Four Seasons Resort Hualālai amenities.



www.hualalair Realty.com

Price: \$5,250,000
Bedrooms: 4
Bathrooms: 4.5
Interior Living Area: 4,243 Sq. Ft.
Lānai Area: 577 Sq. Ft.
Under-Roof Area: 5,606 Sq. Ft.
Land Area: 1.42 Acres



72-155 Lau'ekī Street

Dramatic sunset and ocean views are the signature feature of this uniquely designed 4-bedroom home overlooking the 2nd hole of the Ke'olu Golf Course. Recently updated landscaped entry creates a welcoming arrival experience with a large motor court surfaced with grass and stone pavers. Exposed ceilings with truss and beams and Ipe wood flooring are finished throughout kitchen and family/media room. Lutron lighting system and a whole house-integrated audio system with speakers situated throughout the house, lānai, garden and pool. The living room and master *hale*

offer spectacular ocean views through cornerless pocket sliding doors that open to large covered lānai. All bedrooms are accessed from the garden courtyard entry. The swimming pool has a contemporary design and features an outdoor dining pavilion and barbecue, making this the perfect place to relax and enjoy the spectacular sunsets and ocean views. Located at the end of Lau'ekī Street, the home is set in a private location with central access to both Four Seasons Resort and the Member-only Ke'olu amenities.



www.hualalair Realty.com

Price: \$5,495,000
Bedrooms: 4
Bathrooms: 4.5
Interior Living Area: 4,364 Sq. Ft.
Lānai Area: 1,680 Sq. Ft.
Under-Roof Area: 6,728 Sq. Ft.
Land Area: 21,021 Sq. Ft.



72-467 Ka'ūpūlehu Drive

Sited on an oversized corner parcel, this custom residence offers dramatic views of the 11th hole and 12th fairway of the Ke'olu Golf Course with panoramic vistas of the Pacific Ocean, Kohala Mountains, island of Maui and tropical sunsets. In addition to stunning interior appointments, the home features a large lawn, sunset pavilion, outdoor kitchen and a photovoltaic system. The keynote detail of this home, however, is the impressive 25-meter infinity-edge wrap-around swimming pool, complete with wet deck to enjoy lazy afternoons. Two of the bedrooms

feature their own private walkway and entrance separate from the main residence. Each of these two-bedrooms opens to ocean views and access to the lawn, swimming pool and sunset pavilion, providing guests ultimate privacy while offering easy use of the home's outdoor amenities. A generously sized media room is set off the kitchen and great room, allowing family members to enjoy their favorite shows and be part of the happenings in the rest of the home. Within walking distance to the Ke'olu Clubhouse and just a short golf cart ride away from the Resort's luxurious amenities,



www.hualalairrealty.com

Price: \$5,950,000
Bedrooms: 4
Bathrooms: 4.5
Interior Living Area: 3,886 Sq. Ft.
Lānai Area: 647 Sq. Ft.
Under-Roof Area: 5,173 Sq. Ft.
Land Area: 49,537 Sq. Ft.



Seaside Boutique



The true definition of resort luxury can be found at Hualālai Resort. Seaside Luxe, Seaside Beach and the Club Shop feature the world's most premiere fashion lines, which can only be found here in our Seaside Boutiques. From Missoni dresses, Pucci swimsuits and James Perse exclusive designs to the precious gems of Irene Neuwirth and Kimberly McDonald.

Hualālai

home of Four Seasons Resort Hualālai

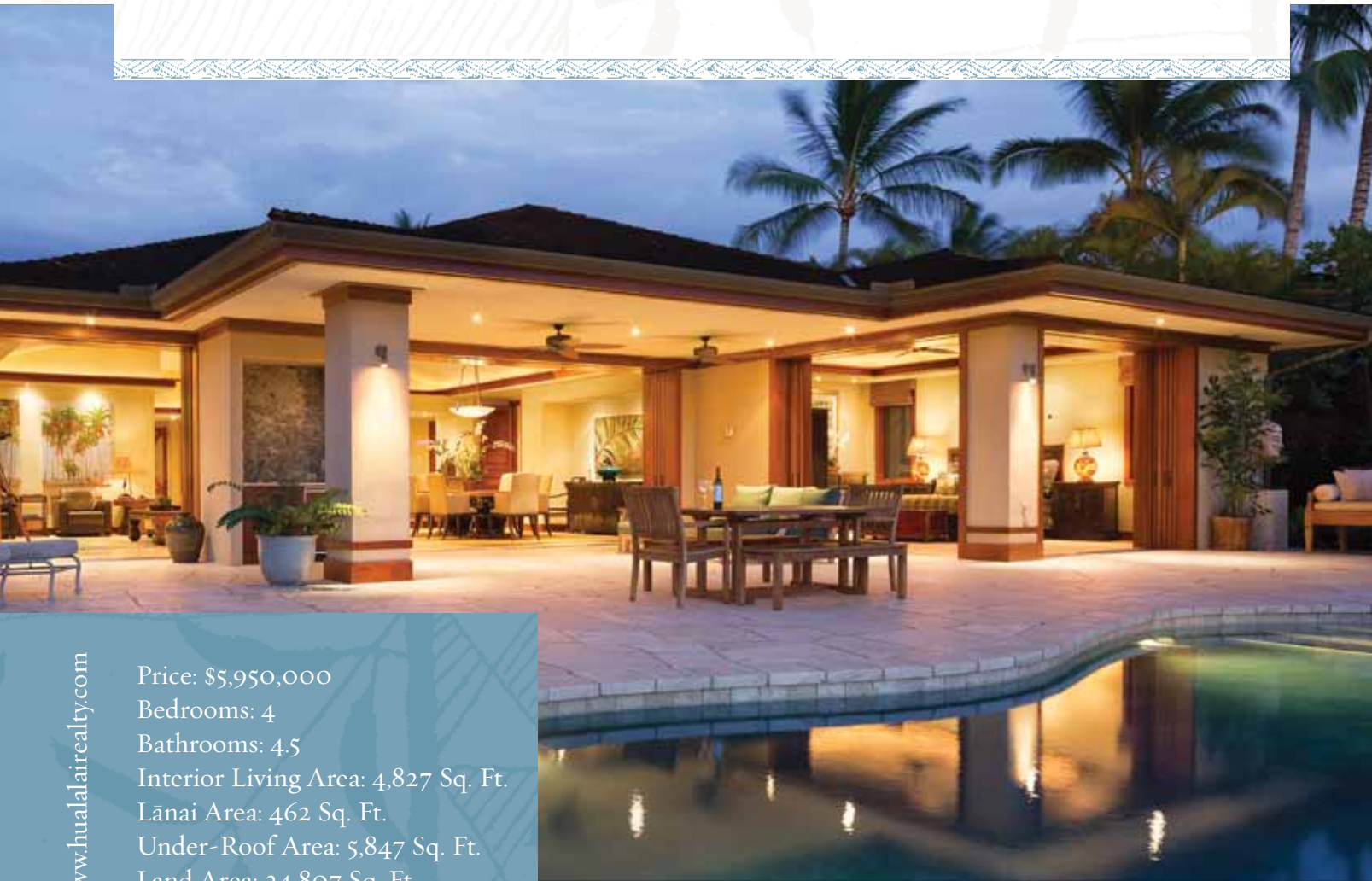
Kailua Kona, Hawai'i 96740

808-325-8459 or www.hualalairesort.com



72-119 Nani Wale Place

This distinctive home is located on a quiet cul-da-sac and is centrally located in the Resort. It's a pitching wedge's distance from the lower level Member-only Ke'olu Golf Course driving range with the option of private golf cart only access to the Ke'olu Clubhouse. The property and grounds have been very well maintained by the original owner and the home has never been rented. This is a wonderful family home with 3 suites in the main house and a large, attached guest suite accessed from the gated courtyard.



www.hualalairealty.com

Price: \$5,950,000
Bedrooms: 4
Bathrooms: 4.5
Interior Living Area: 4,827 Sq. Ft.
Lānai Area: 462 Sq. Ft.
Under-Roof Area: 5,847 Sq. Ft.
Land Area: 24,807 Sq. Ft.



ECOASIS

INNOVATION DRIVEN LAND DEVELOPMENT

72-435 Ka'ūpūlehu Drive

This newly completed home sits on an oversized corner lot and enjoys exquisite ocean and golf course views. Every aspect of this outstanding home exemplifies island lifestyle. Designed by Vancouver-based OpenSpace Architecture—specialists in unique residential projects—this home features a contemporary open-concept. The great room, dining room, family room and master suite all flow on to expansive west-facing lanai and lawn, towards an inviting infinity pool and spa. High-vaulted ceilings provide light and airy interiors with large sliding glass doors that transition seamlessly to the beautifully landscaped outdoors. A central courtyard with cascading water wall provides access to the private guest suites.



Price: \$9,000,000
Bedrooms: 5
Bathrooms: 5.5

Interior Living Area: 5,457 Sq. Ft.
Lānai Area: 917 Sq. Ft.
Under-Roof Area: 7,134 Sq. Ft.
Land Area: 31,336 Sq. Ft.

www.hualalarealty.com



ECOASIS

INNOVATION DRIVEN LAND DEVELOPMENT

72-433 Ka'ūpūlehu Drive

Through maximizing the use of this lot's ample frontage, Ecoasis Developments brings the dramatic views of the expansive Pacific Ocean right into your living space. Designed by Vancouver-based OpenSpace Architecture—specialists in unique residential projects—this luxury residence offers over 6,400 sq. ft. of contemporary, open-concept living, with ceilings reaching heights up to 20 feet. Created with family and enjoyment in mind, this home features 5-bedrooms, each with its own ensuite complete with exquisite Blu Bath fixtures and private walk-out shower garden. The west-facing family room, living room, dining room and master bedroom all flow seamlessly onto lanai for enjoyment of the infinity pool and spa as well as spectacular views of the Ke'olu Golf Course. Scheduled for completion June 2016.



Price: \$10,000,000
Bedrooms: 5
Bathrooms: 5.5

Interior Living Area: 6,402 Sq. Ft.
Lānai Area: 786 Sq. Ft.
Under-Roof Area: 7,798 Sq. Ft.
Land Area: 34,230 Sq. Ft.

www.hualalarealty.com



72-122 Hainoa Place

Spacious 4-bedroom condo-home with private swimming pool, spa, detached guest house and 2.5-car garage. Views over the 1st fairway of the Ke'olu Golf Course are enjoyed from large covered lanai and open lawn areas surrounding the pool. A built-in barbecue is set just off the great room lanai, offering the opportunity to cook and dine surrounded by Hawai'i's warm tropical air. This particular floor plan offers an additional family room that can be used as a media room. Within walking distance to the Member-only Ke'olu Clubhouse.

Price: \$4,575,000

Bedrooms: 4

Bathrooms: 4.5

Interior Living Area: 3,572 Sq. Ft.

Lānai Area: 1,467 Sq. Ft.

www.hualalairealty.com



72-181A Waiulu Street

With unobstructed sandy shoreline views of Uluweu Bay, this Estate Villa with private swimming pool and surrounding yard is a unique offering that rarely becomes available at Hualālai. With only four properties in this neighborhood, this villa is set at the *maka'i* (ocean) end, which allows it to be closest to the water and set away from the golf course for ultimate privacy. Sweeping views of the 5th green of the Ke'olu Golf Course and the slopes of Hualālai Mountain are a beautiful contrast to the azure ocean and breathtaking sunsets.

Price: \$10,450,000

Bedrooms: 4

Bathrooms: 4.5

Interior Living Area: 4,109 Sq. Ft.

Lānai Area: 2,311 Sq. Ft.

www.hualalairealty.com





Hainoa Villa 2903B

Enjoy an incredible panoramic view of the Pacific Ocean, island of Maui and Kohala Mountains. Within walking distance to the Member-only Ke'olu Clubhouse and just a short golf cart ride away from the rest of the Resort amenities.

Price: \$1,415,000
Bedrooms: 2
Bathrooms: 2

Interior Living Area: 1,778 Sq. Ft.
Lānai Area: 328 Sq. Ft.

Fairway Villa 104D

Fronting the 15th hole of the Hualālai Golf Course, this upper-floor villa has beautiful sweeping views of the ocean, Maui island, Kohala Mountain and Maunakea Mountain. An added plus is being close enough to the ocean to hear winter surf.

Price: \$1,490,000
Bedrooms: 2
Bathrooms: 2

Interior Living Area: 1,800 Sq. Ft.
Lānai Area: 328 Sq. Ft.



Hainoa Villa 2905A

Rare offering of a 2-bedroom, 2-bath ground-floor villa offering Pacific Ocean and sunset views. Master bedroom suite enjoys a walk-in closet, soaking tub, outdoor shower and lānai leading to beautiful ocean and island views.

Price: \$1,525,000
Bedrooms: 2
Bathrooms: 2

Interior Living Area: 1,678 Sq. Ft.
Lānai Area: 377 Sq. Ft.



Waiulu Villa 133B

An opportunity to own a 2-bedroom Waiulu Villa that offers stunning golf course, Hualālai Mountain and ocean views combined with interior decor by Werner Design Associates, including a completely renovated kitchen.

Price: \$1,950,000
Bedrooms: 2
Bathrooms: 2

Interior Living Area: 1,857 Sq. Ft.
Lānai Area: 383 Sq. Ft.





TOP TRENDS

IN GREAT ROOM DESIGN



We asked the four designers featured in this magazine to share a few of their top trendsetting tips to ensure Hualālai great rooms live up to their names, while maintaining the signature Hualālai style. Their thoughts, in no particular order, follow:

-
- A strong visual focus - a stunning piece of art or a clear, open ocean view
 - Seamless transitions between indoor and outdoor living spaces
 - Flexibility - easily movable furnishings to create expanded and/or more intimate seating areas within the living space
 - Soaring ceilings in keeping with the scale of the home, with unique architectural components and textured ceiling treatments
 - Beach chic/elegant - a focus on comfort and relaxation
 - Outdoor fabrics - including numerous aesthetically pleasing, ultra-luxe options for wonderfully practical and gorgeous furnishings, rugs and decorative pillows - a must for active families and great for the inevitable entertaining spills
 - Technology-smart - keep all the gadgets close at hand to control everything from music, lighting and temperature throughout the home to tiki torches, gated entrances and pool and spa temperatures in the outdoor areas, including strategically placed outlets to plug-in
 - Keiki (child) - for families with children or grandchildren, a designated great room space just for kids and their friends with all the needed toys and gadgets (in view, but not underfoot)
 - Going natural - liberal use of native woods and other natural materials to soften the feel and create a true sense of place

Waiulu Villa 111B

This newly renovated and upgraded 2-bedroom villa is centrally located within walking distance to the Members' Canoe Club, Four Seasons Resort amenities and the sandy shoreline of Uluweuweu Bay.

Price: \$1,975,000
Bedrooms: 2
Bathrooms: 2

Interior Living Area: 1,857 Sq. Ft.
Lānai Area: 383 Sq. Ft.



Hainoa Villa 2909D

Located in the first building, this upper-floor location offers panoramic views in the neighborhood stretching from Maunakea, to the Kohala Mountains and shoreline, onto the island of Maui and beyond, with year-round sunsets to the west.

Price: \$1,980,000
Bedrooms: 3
Bathrooms: 3

Interior Living Area: 2,139 Sq. Ft.
Lānai Area: 330 Sq. Ft.

Hainoa Villa 2905C

One of the very best locations in the Hainoa Villa neighborhood with stunning ocean views. This is an elegantly furnished, garden-level end unit, with large pocket doors, an outdoor kitchen, stone floors, granite counters and mahogany finishes.

Price: \$1,980,000
Bedrooms: 3
Bathrooms: 3

Interior Living Area: 2,015 Sq. Ft.
Lānai Area: 370 Sq. Ft.



Ka'ulu Villa 109B

Enjoy watching the Mitsubishi Electric Championship professionals play annually on the 4th hole of the Hualālai Golf Course from this well-positioned villa, centrally located within the Resort community.

Price: \$1,990,000
Bedrooms: 3
Bathrooms: 3

Additional Room: Retreat
Interior Living Area: 2,414 Sq. Ft.
Lānai Area: 970 Sq. Ft.

Ka'ulu Villa 131B

This villa overlooks the 4th tee of the Hualālai Golf Course, offering a welcomed amount of privacy from both the upper and lower levels while allowing for stunning panoramic ocean and golf course views.

Price: \$1,850,000
Bedrooms: 3
Bathrooms: 3

Additional Room: Retreat
Interior Living Area: 2,408 Sq. Ft.
Lānai Area: 955 Sq. Ft.



Ka'ulu Villa 131D

Centrally located within the Resort, allowing you to choose to go either by foot or golf cart to the Resort amenities, Member-only Canoe Club, shoreline and Ke'olu Clubhouse. Corner unit decorated in crisp whites and blues.

Price: \$2,150,000
Bedrooms: 3
Bathrooms: 3

Additional Room: Retreat
Interior Living Area: 2,576 Sq. Ft.
Lānai Area: 1,285 Sq. Ft.

Ka'ulu Villa 129D

Located on the 4th fairway of the Hualālai Golf Course, this is a popular plan for families, with gathering areas on both floors and very ample outdoor lānai space. This was the developer model villa and offers many noteworthy upgraded features.

Price: \$2,150,000
Bedrooms: 3
Bathrooms: 3

Additional Room: Retreat
Interior Living Area: 2,576 Sq. Ft.
Lānai Area: 1,285 Sq. Ft.



Ka'ulu Villa 131C

Recently remodeled, this exquisite villa features modern design and beautiful views of the ocean, island of Maui and 4th fairway of the Hualālai Golf Course.

Price: \$2,160,000
Bedrooms: 3
Bathrooms: 3

Additional Room: Retreat
Interior Living Area: 2,414 Sq. Ft.
Lānai Area: 967 Sq. Ft.



Ke Alaula Villa 210B

Positioned on a bluff overlooking the Hales at Ke Alaula, this property features views of the ocean, island of Maui and Kohala Mountains from both the upper and lower levels. A sizeable kitchen features a breakfast lanai with additional views of Hualalai Mountain.

Price: \$2,695,000
Bedrooms: 3
Bathrooms: 3

Additional Room: Retreat
Interior Living Area: 2,657 Sq. Ft.
Lanai Area: 940 Sq. Ft.

Fairway Villa 110A

Fronting the 15th hole of the Hualalai Golf Course, this upper-floor villa has beautiful sweeping views of the ocean, Maui island, Kohala Mountain and Maunakea Mountain. Close enough to the ocean to hear winter surf rolling onto the shoreline.

Price: \$2,695,000
Bedrooms: 3
Bathrooms: 3.5

Interior Living Area: 2,644 Sq. Ft.
Lanai Area: 417 Sq. Ft.



Ke Alaula Villa 228A In Escrow

Set on a bluff off the golf course, this corner unit enjoys a welcomed amount of privacy. Ocean views are enjoyed from both the upper and lower levels. Pocket sliding doors offer the opportunity to enjoy Hawai'i's consistent warm weather.

Price: \$2,900,000
Bedrooms: 3
Bathrooms: 3

Additional Room: Retreat
Interior Living Area: 2,754 Sq. Ft.
Lanai Area: 1,255 Sq. Ft.

Palm Villa 126B

Complete renovation of an end unit townhome, including new floors, ceiling, countertops, fixtures, appliances and furnishings. Interior design done by Belle Grey Interiors. "New" villa in a fantastic location.

Price: \$2,800,000
Bedrooms: 3
Bathrooms: 3

Additional Room: Retreat
Interior Living Area: 2,930 Sq. Ft.
Lanai Area: 781 Sq. Ft.



We set up efficient and reliable smart home systems that are fun to use!



Whole House Automation
Single-Room Control
Audio & Video
Network, Phones & PBX
Troubleshooting & Support
Access, Security, Gates
Alarm Monitoring * New *



Patrick Soesman
(808) 345-1177

Patrick@HawaiiSmartHome.com
www.HawaiiSmartHome.com



HAWAII DEVELOPMENT SERVICES

HDS CONSULTING, LLC

Owner's Representative

Specializing in Hawai'i Luxury Custom Home Builds. 25 years of Big Island development and construction experience.

Michael J. Tobias

mike@mtobias.com 808-345-9339

*It's a complex process from setting the design team members, selecting contractor resources, and negotiating the contracts through construction and turnover. Let us represent **your interests** throughout the process.*



Pu'u Kole Estates Lot 26

Cradled between the 12th and 13th fairways of the Ke'olu Golf Course, this parcel offers stunning sunset, ocean, island of Maui and Kohala shoreline views. Resort and Club amenities are a short golf cart ride away.

Price:
\$2,000,000

Land Area:
22,528 Sq. Ft.

Puka pā Estates Lot 01

Last offering in the Puka pā neighborhood. This lot overlooks the 15th and 16th holes of the Ke'olu Golf Course and enjoys Pacific Ocean, island of Maui and Kohala Mountain views.

Price:
\$2,100,000

Land Area:
27,547 Sq. Ft.



MAKING GREAT HOMES EVEN GREATER

Inside the Art of the Family Hub

Rooted in traditional Hawaiian architecture, the great room dates to ancient Hawaiians in their functional one-room *hale* (small house) to Plantation Era homes with broad, covered *lānai*, Dickey rooflines and high-ceilinged, multi-purpose gathering rooms.

Here's what some of the most respected designers—those intimately familiar with Hualālai style and creators of some of the most innovative takes on the contemporary great room – had to say on what's trending.

“The great room is always at the center of our design, setting the tone for the rest of the home. A strong focal point in this large space is essential and furnishings that allow lots of flexibility,” Eric Henderson, Founder and CEO of the Henderson Design Group, says. Based in San Francisco

with a satellite-studio on Hawai'i Island, Henderson says he's spending more time in the islands as the design group's reputation and contemporary style win ever-more sophisticated clients.

Great rooms are getting bigger, demanding larger furnishings. “We love creating multiple seating areas for intimate conversations, techno work stations – technology is a fact of life, and even if some family members are plugged-in, they're still in the same room – play areas for kids and cozy corners where clients can settle in with a good book.”

The key, he says, is furniture (ottomans and stacked tables that are easily tucked away) that is totally mobile, moving from inside out and within the varying seating areas. Splashes of color add some fun – decorative

pillows, artwork and rugs.

San Francisco designer Jeff Werner, of Werner Design Associates, designed his first home at Hualālai in 1997 and counts it among 35 design projects now completed here, including his recently finished, style-setting home.

“For my residence, I took the great room concept of seamless indoor/outdoor to a new dimension entirely. It's all outdoors – the expansive living room and dining areas are window- and wall-free,”

Werner says. “Outdoor grills are neatly concealed and complemented by the completely outfitted, sleek and efficient indoor kitchen.”

Entering the home is walking into a serene tropical garden, with infinity views from the lawn to the emerald green 9th fairway



“As architects, we create the stage and structure where interior finishes and furnishings are optimized.”
Jeff Long, founder/owner of Long & Associates
Architecture & Design

HENDERSON



HENDERSON Design Group

The Shops at Mauna Lani Suite 500 - 808.936.1613
1798 Bryant Street, San Francisco - 415.374.7331
info@henderson.house - www.henderson.house

of the Hualālai Golf Course and the ocean beyond. Open-transom pavilions and broad, covered lānai provide shelter for living spaces furnished with fully upholstered, divinely comfortable pieces that take them out of the lānai-mode, he says.

“The huge improvements in outdoor fabric allow luxury, aesthetics and are practical to co-exist in perfect balance.”

Hawai‘i island designer Gina Willman says the great room is truly the gathering place in the homes she designs. “It’s the place to hang with family and friends, to entertain and to enjoy comfortable, casual living at its best.”

Today most clients are leaning away from formal, interior dining areas. “We’re in Hawai‘i with a climate that invites outdoor living and dining. Not so long ago, you’d enter the great room only to see duplicate

dining areas – one inside and one outside – clients are recognizing that interior space can be put to better use, an intimate conversation space or play area for kids, for example.”

Beautifully textured, durable and stain-resistant fabrics, she says, are a must, while another growing trend is taller, bar-height counters are disappearing in favor of counter-high seating bordering the kitchen. “This opens the view and enhances the seamless transition from living to cooking area.”

The Honolulu-based Long & Associates Architecture and Interior Design has been under the direction of founder Jeff Long for 35 years.

From the start, he says, we’re identifying what colors inspire the client most and determining their entertaining style and general lifestyle – from casual fun to intimate and romantic.

“One thing we always try to integrate into our architectural design plans, however, is many built-ins from seating to wall shelving and media components (televisions that recede into the floor or rise up into the ceiling, for example),” Long says.

Bringing the outside in is also important, he says. “On a recent project, we literally moved the swimming pool up to the edge of the great room, so the clients and their guests can dangle their legs in the pool without stepping outdoors.”

The epitome of the Hawaiian great room is the outdoor living space, he says. “Create a dark sky by not over-lighting your exteriors and gardens – get out there and stare at the night sky. It’s a starscape view with comets, planets and the moon more clearly in sight than nearly anywhere in the world. It’s the ultimate in sharing with family and friends.”





WERNER
Design
ASSOCIATES

INTERIORS • LANDSCAPE • LIGHTING



ON THE UPSWING

Hualālai Tennis Club Takes Its Game to the Next Level

Under the direction of Head Tennis Professional Mark Willman and a seasoned staff of coaching professionals, the Hualālai Tennis Club has received multiple accolades and awards from national publications over the years. It's also brought together Members looking for a game they can enjoy for life, while socializing with others in the Hualālai *'ohana* (family).

Willman, a talented Kiwi and native of Wellington, New Zealand, says, "Our goal is to create a positive environment for Junior Members, Members and Resort guests to create a group of lifetime tennis players. In fact, some of our junior players got their inspiration here and have since gone on to shine on high school and highly ranked university teams. We may even see an ATP or WTA star emerge at some point."

The caliber of the Club's year-round and visiting pros is unsurpassed in the Hawaiian Islands, according to Willman. "We frequently have former ATP and WTA pros either teaching or performing exhibitions here during peak seasons, and we have a priceless network of resources to draw from."

Among them is Willman's Brother Dan, a veteran ATP tour competitor ranked number one in New Zealand at one point and ultimately reaching a ranking that placed him among the top 300 players in the world. Most recently, Dan was honored with the USTA Coach of the Year Award in 2015. Others have included superstar Andy Roddick, who was ranked number one in the U.S. at the time; members of the NCAA champion University of Illinois tennis team; and Jessica (Landes) Knudson, who for years taught private lessons

and clinics here when she had time off from the Women's Professional Tour.

Willman, a former tennis ace himself at both the University of Florida and University of Hawai'i, says, "Our entire staff is really close; we have a good time and the camaraderie is contagious. If you happen to wander by, we'll try our best to lure you in."

Whether you're looking for a friendly game of doubles, some competitive singles or a private lesson – by far the most requested of many offerings – Willman and his team will hook you up. Want to try your luck playing against one of the pros? Set up an hour of play, and the typical fee for a playing lesson will be waived if you win a set.

Two of the most popular, enduring Junior Member Clinics were introduced years ago by the Tennis Club's

most tenured teaching pro, Jim Murray. A charming Aussie, Murray adds another international vibe to the team. His "Golden Coin" program is a clinic format for *keiki* (children) of all ages. Participants collect gold coins when they hit a cone placed strategically on the court or show exemplary sportsmanship during the clinic. The coins may be exchanged for goodies at some of the Resort outlets. Magic Tennis, available to *keiki* 4 years to about 8 years old, ups the ante when it comes to targets. Large cartoon characters and superheroes are set up on the other side of the net for some high-spirited target practice.

Adult clinics are offered daily—complimentary for Members on an every-other-day basis or daily space available. A Beginner Clinic is available Mondays, and an Advanced 4.0 (and above) Clinic takes place each Thursday.

FUTURE GOALS FOR A TENNIS DYNASTY

Plans are being discussed to enhance the Junior programming here at Hualālai Resort. Mark's vision is to also run more Member and guest camps. He's hopeful to bring in top-level professionals to do exhibitions and specials events. The goal is to have a meet and greet and provide a few more options to have playing time with Members and guests.

Imagine being able to be on the court with your tennis hero and learning some of the trade secrets to enhance your play. This and more news will be shared throughout the year. "With the quality of instructors here, we strive to remain the best in the state," added Willman.



HILDGUND

hildgund.com

Big Island
Four Seasons Hualalai
Mauna Kea Beach Hotel
Mauna Lani Bay Hotel

Oahu
Halekulani
The Kahala Hotel

Maui
Four Seasons Resort
at Wailea

ETHAN TWEEDIE
PHOTOGRAPHY



GM
Construction
Inc.