

**3927 Kahala Ave.**  
**Honolulu, HI 96816**

5 Bedrooms \* 4-1/2 Baths \* Two 2-Car Garages  
4,688 Sq. Ft. Living Area, 793 Sq. Ft. Other Covered Area  
420 Sq. Ft. Upper Garage, 431 Sq. Ft. Lower Garage  
Total Interior Area (including Garage): 5,239 Sq. Ft.

**BUILDING FEATURES**

- Walking distance of Cromwell Beach, open park space and public transportation.
- Building design maximizes light and natural ventilation.
- Energy-efficient windows minimize solar heat gain.
- 4.6 Kwh Solar Photovoltaic Array
- Re-Use Hawaii Recycled the previous building instead of demolition of the structure.

**LANDSCAPING**

Landscaping features are designed to avoid invasive species and minimize demand for water and synthetic chemicals.

- Water conserving and eco-friendly synthetic lawn.
- Drought-Tolerant Native plants.
- No invasive species.
- Drip irrigation throughout.

**TYPICAL FEATURES – Exterior**

- Private feng shui inspired main entryway.
- 6 foot high privacy lava rock wall at street and side perimeters of property.
- Exterior Honed "Ivory Crema" travertine lanais.
- "Avante" aluminum, anodized bronze, and frosted glass garage doors.
- In-ground lap swimming pool and separate spa with all-tile interior.
- Covered lanais with cedar wrapped posts and stone bases.
- Roof mechanical equipment pen.
- Solar exhaust fan for Garage.
- Provisions for Bar-B-Que hookup at lower lanai.
- Custom address number plaque.
- Custom decorative pedestrian gate with electronic entry.
- Electrical room for easy access and long term maintenance.

**TYPICAL FEATURES – Interior**

- Interior travertine and marble flooring.
- Energy-efficient spray-foam insulation.
- Integrated solar hot water heater system with whole-home hot water recirculation.
- "Crystalite" Railing System with Cherry wood rails and bronze powder coatings.
- Renewable "Mocha" Bamboo Flooring throughout Kitchen and Living Room.
- Energy-efficient central air conditioning with multiple zones.
- Decora light switches and plugs.
- 10 – 12 foot high ceilings in all rooms.
- Forrest Stewardship Council Ghanan Sapele Multi-slider and pocketing glass doors.

- 8 foot Forrest Stewardship Council (FSC) Ghanan Sapele doors with European hardware throughout.
- Andersen 100-series recycled content windows with high-efficiency glass.
- Vaulted ceilings with remote Energy-Star ceiling fans in every room.
- Walk-in closet through Master Bedroom with variable closet system.
- Ceiling mounted speakers by SpeakerCraft with room by room sound control system.
- Central security, smoke, and carbon monoxide alert system.
- Internet and DVR camera monitoring system.
- Pre-wired drapery-ready ceiling pockets for motorized shades.
- Pre-wired for satellite, cable, phone and data in most rooms.
- Plasma televisions throughout.

### **HIGH-TECH CLOSET**

- Connection area for all cable, data, speakers and phone.

### **KITCHEN**

- Custom FSC Ghanan Sapele cabinets with European hardware.
- Provisions for Bar-B-Que hookup.
- Butler's Pantry.
- High-Efficiency Appliances.
- Undercounter Wine Cellar.
- Bar Sink.

### **WINE ROOM**

- Dedicated wine room with temperature control.
- Dual-use as Humidor.