

Dolphin House
HONOKAA, HAMAKUA COAST
BIG ISLAND OF HAWAII

HALE MAUNA PALI KAI (House of Mountain, Cliff, and Sea) is brand new and sits at approximate 450' elevation on 16+ acres with just under 500' of oceanfront at 200' elevation. The entire property has been fenced into two homesteads and four paddocks. Water for livestock is available along the entire eastern fence line. The 5 bedroom main house, attached guesthouse and swimming pool sit high on the 16+-acre property at approximately 450' elevation. The 4 bedroom guest house is barely visible from the main house at approx. 250' elevation. The property is about 1.5 miles below Honokaa, on the Big Island of Hawaii.

Main (Mauka) House details:

Views: 180+ degree Ocean, Sunrise, Sunset, Maui, Kahoolawe, Waipio Valley, and Mauna Kea.

Approximately 9,947 total square feet: 6,440 living area, 1031 covered lanais, 743' pool deck area, and 1,248' 4- bay garage, at approximate elevation 450'.

5 bedrooms; 4 1/2 baths (three with body-spray showers) and master bath whirlpool tub, two great rooms with fireplaces and home theaters, dining room, main kitchen, guest kitchenette, covered outdoor kitchen/bar; vaulted foyer, covered port-cochere with koi ponds, two laundry facilities, 40x30 main swimming pool with 12x20 reflecting pool with waterfall.

All trim woods are local Hawaiian woods milled in Hilo specifically for this property. A **Koa** <http://www.hawaii-forest.org/guide/hawaiiswood2.html> log was acquired from which the entire kitchen and shell case bar were made, as well as all the cabinet and front door inserts. The window and door trim is **Deglupta** <http://www.winklerwoods.com/deglup.html> and the cabinetry is **Saligna** <http://www.hawaii-forest.org/guide/hawaiiswood4.html>, an extremely hard wood, even harder than **Koa**. The outdoor bar top is a single slash of **Saligna**. The stair treads and floors are **Monkey Pod** http://www.na.fs.fed.us/pubs/silvics_manual/volume_2/pithecellobium/saman.htm.

Gourmet custom designer all-**Koa** kitchen features top of the line SubZero refrigerator/freezer with exterior ice dispenser, SubZero bar refrigerator and wine cooler, two Miele dishwashers, Wolf cooktop, Wolf built-in convection oven, and Wolf microwave/convection oven, Kitchenaid compactor and disposal. Kitchen countertops are Silestone <http://www.silestoneusa.com>, as are all vanity and counter tops throughout the house, including the outdoor bar-kitchen. The attached guest house also has a SubZero compact refrigerator.

There are wood-burning fireplaces with Ohia-log mantels in the main living room, master bedroom, and guest living room.

The one-of-a kind 45,000 gal swimming pool was designed for laps (40' long) and entertaining. The "Reflecting Pool" opposite the outdoor bar features a rock waterfall and an all-around bench seat for relaxing or ease of sitting with keiki. Both are one-of-a-kind custom designs on separate salt chlorine sand-filter systems. Sundance Hot Tub for luxury soaking.

The swimming pool deck is easy underfoot, water permeable Futurastone <http://www.futurastonehawaii.com/whatisfuturastone.nxg> over a concrete pad with numerous drains to carry unwanted water away. The pool planting area lighting is solar powered with roughing for future low-voltage lighting and irrigation if desired.

. The 18-foot double main entry doors were custom designed and built of **Koa, Saligna** and **Deglupta**. The magnificent doorway looks through the foyer to the pool area, and from the foyer out to the western rim of the Waipio Valley. The entry is flanked by two 1,000 gallon koi ponds.

All ground floors are custom selected **Travertine** shipped directly from Spain to the building site. The second story floors are durable, exquisite **Monkey Pod**, as are the stair treads. Stair risers are **Deglupta** specially selected for the image of Mauna Kea captured in the grain.

Four-bay garage for maximum vehicle and equipment storage. The garage also features a separate washer/dryer, large freezer and slop sink. Although no hurricane has struck Hawaii in recorded history, the automatic garage doors have the extra hurricane package lock-down protection.

The main house was designed the house to flow down the hillside and provide views from every window. The rooms are based on an oversized 20x20 foot "ideal" and are situated to maximize the view from each. The kitchen was placed looking out to the ocean and receives both the sunrise and sunset, as does the master bedroom and bath. Each room has been planned to receive maximum cross ventilation, wall pukas inserted where necessary permit air flow throughout the house and closets. All bedrooms have closets and main house bedrooms have walk-in closets. There are four lanais in addition to the entertainment-central outdoor kitchen and 25' bar.

The attached guest house was designed specifically to accommodate mainland guests who stay for a week or more. It has a large (20x40) great room with wood-burning fireplace, home theater system with 50" plasma flat screen monitor, kitchenette, two bedrooms and two baths.

The main house is fully insulated throughout for sound and solidity. The main house features Milgaard UV thermopane double-hung windows, Fleetwood sliders, custom bottom-up, top-down bamboo window treatments. All window treatments are included. Power is underground from Helco, 200 AMP service, Propane gas, County Water, HawaiianTelcom, telephone, wireless high-speed internet, expandable Panasonic custom phone/intercom, and many additional phone and television connection for maximum flexibility and utility.

The main house is offered fully furnished as shown.

Makai house:

Approximately 2,200 square feet with four bedrooms, two full baths, large great room with shell case bar and solid Koa kitchen. All bath vanities are also solid Koa and both baths feature separate tubs and stall showers. Kitchen also features pantry, dishwasher, wall oven, microwave, and cooktop.

Fabulous view of the Waipio Valley and Maui.

It is on County water, solar for electric, and cellular for telephone. Gas is propane. Construction is post and pier, board and batten. It was completed in 2004.

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