

22 Palione Place

2006 purchase price: \$2,560,000 plus \$60,000 for furnishings and future rental bookings

Over \$700,000 in improvements since purchase:

- Hawaiian resort-style waterfall, pool and Jacuzzi with salt cleaning system by Pacific AquaScapes
- Volcanic rock retaining walls, propane tiki torches and extensive landscaping
- Brazilian Ironwood (Ipe) flooring in bedrooms and living room
- Restructured (walls, flooring, windows, roofing) great room adding ½ guest bath, pantry, A/C, and extended covered back deck
- Renovated kitchen with custom mahogany cabinets, subzero refrigeration and freezer system, blue/green Labradorite granite counter tops, copper sinks, exterior bar ice-maker/refer with granite countertop, and more.
- Solid mahogany windows, doors, base and case in main living area
- New cabinets and flooring in 2 bedroom/2 bath adjacent vacation rental
- New 50-year roof in 2013
- Solar hot water system
- Copper gutters
- Remodeled back bathroom with walk-in shower
- Porcelain “wood” plank tiling downstairs
- On-demand hot water system
- “Island Style” copper exterior lighting
- Split A/C system for each bedroom
- 2 additional washer/dryer (3 sets total)
- 13 Tropical Breeze fans
- Monitored security and fire system
- Recycled glass tile walls in master bath

Local, custom art incorporated:

- Dolphin gate by Gregory Craft
- Dolphin and turtle 3D tile by Robert Vogland
- Entry sconces by Leighton Lam
- 8 Granite turtles throughout tiled floor areas by Curt Machado
- Hand carved mahogany pineapple stair railing by Ron Malenka
- “Makua to Makai” etched glass in upper kitchen cabinets by Kelli Ciccone
- “Kailua Sunrise to Sunset” stained glass pendant light by Joe Dwight
- “Honu” ceramic sink by Suzanne Ball
- Pewter decorative cabinetry hardware by Gayle Bright