



*Ka'uili*  
*by Gentry*



## KALAELOA...A NEW BEGINNING

*When Polynesian voyagers embarked on a journey in their double-hulled canoes in search of a new life and a promising future, Kalaeloa was one of their first landing spots on the Island of O'ahu. They brought with them the 'ulu or breadfruit tree, an important staple for the early Hawaiian settlers, and planted the first 'ulu trees in the Kalaeloa region. Like these first Hawaiian settlers who started a new life in a new world, local families can look forward to a new beginning in Ka'ulu by Gentry in the emerging and evolving Kalaeloa region.*







*Plantation 6-Plex*

Floor plan square footages may vary depending on Plantaton or Craftman style.

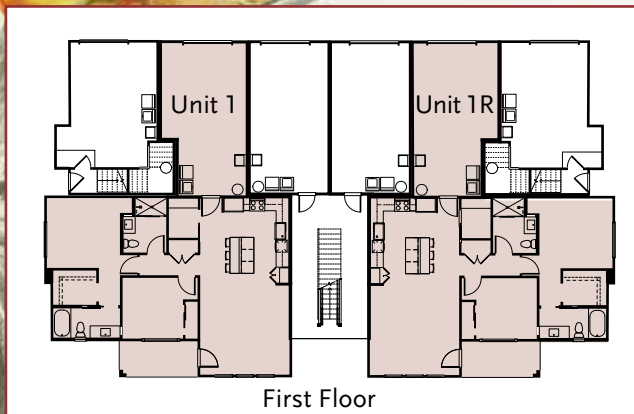
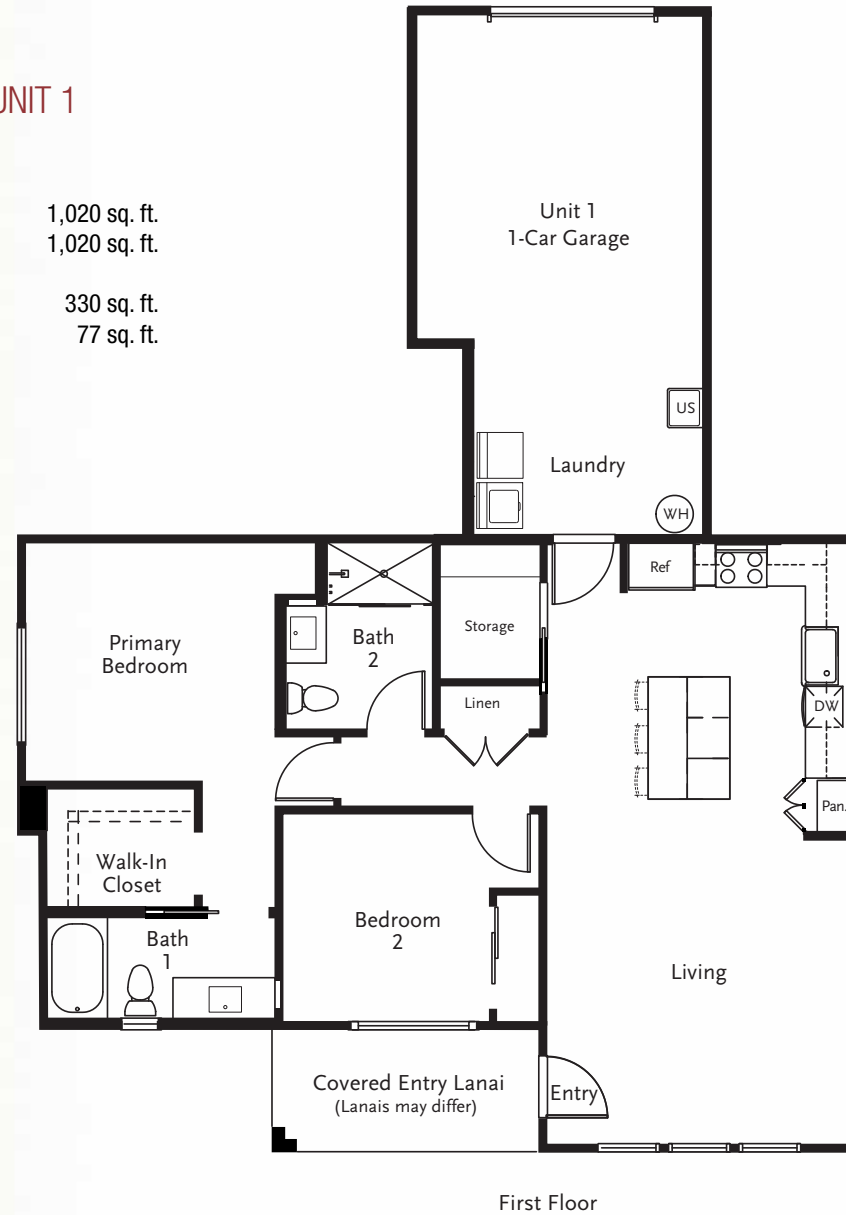


## WAIPUNA - UNIT 1

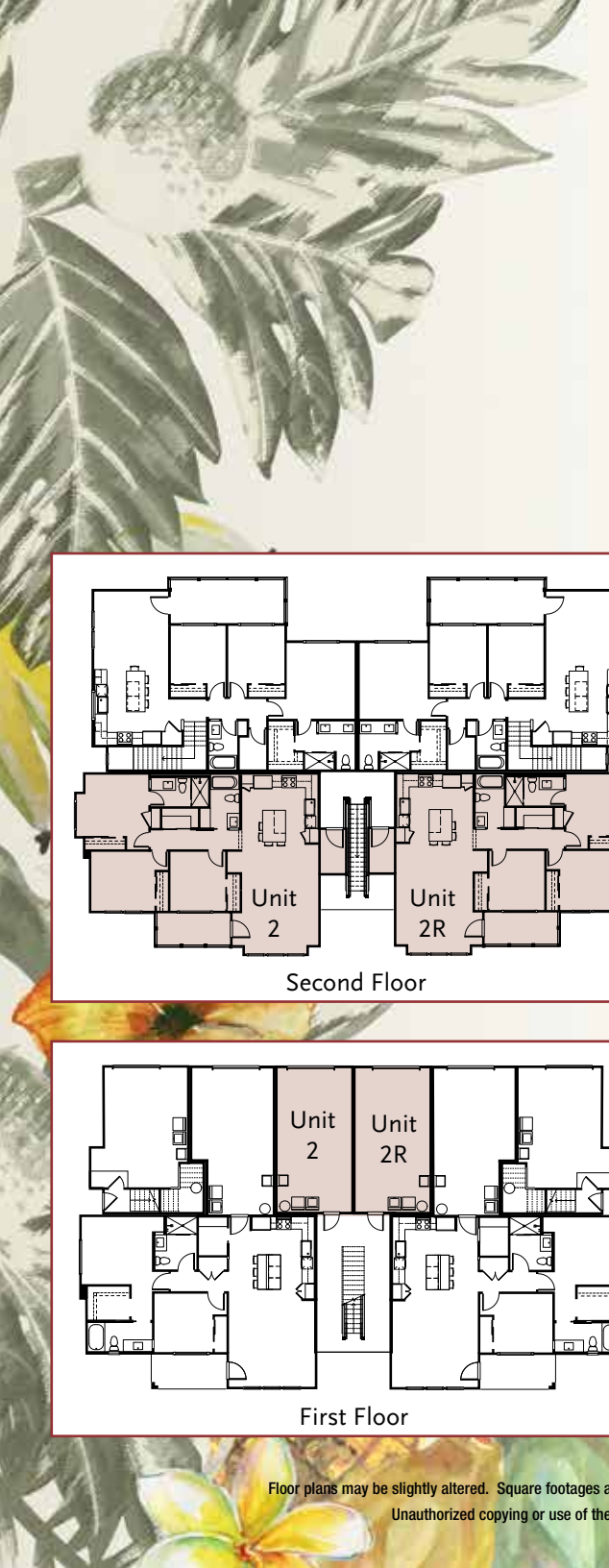
2 Bedroom, 2 Bath

First Floor 1,020 sq. ft.  
Total Living Area 1,020 sq. ft.

Garage 330 sq. ft.  
Covered Entry Lanai 77 sq. ft.



Floor plans may be slightly altered. Square footages are approximate and may vary due to elevation and plan type. Gentry reserves the right to make changes to design specifications and make material substitution without notice. These plans are copyrighted. Unauthorized copying or use of these plans is a willful infringement of Gentry Homes, Ltd.'s rights under copyright law and may result in a liability up to \$100,000 and attorney's fees and costs incurred to protect its rights.

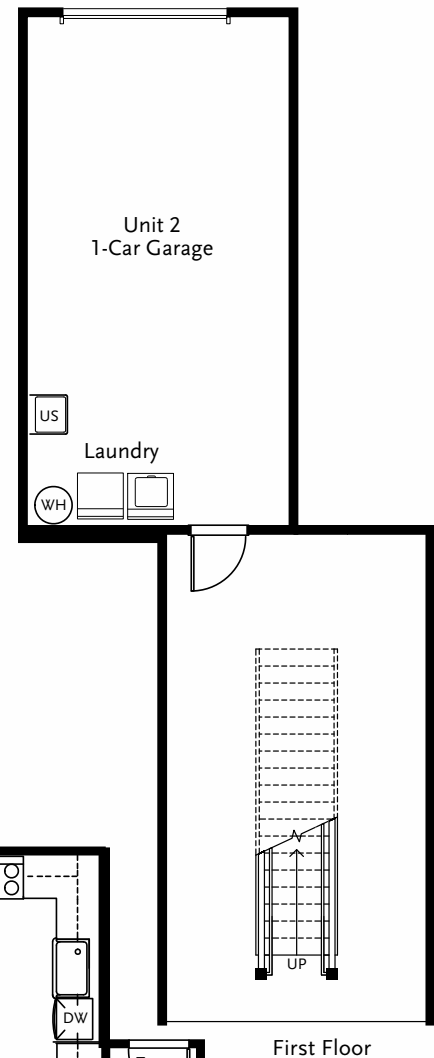
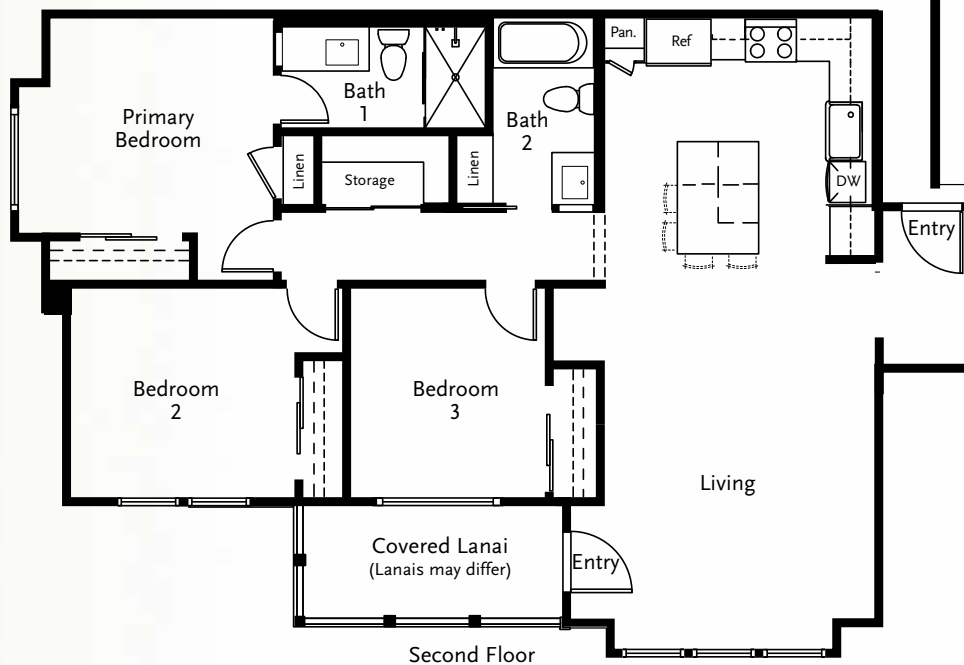
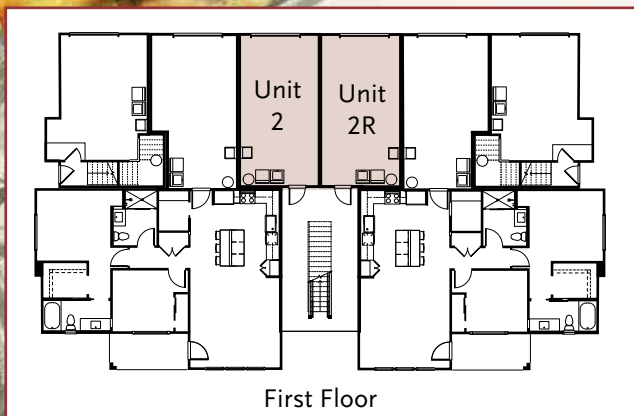
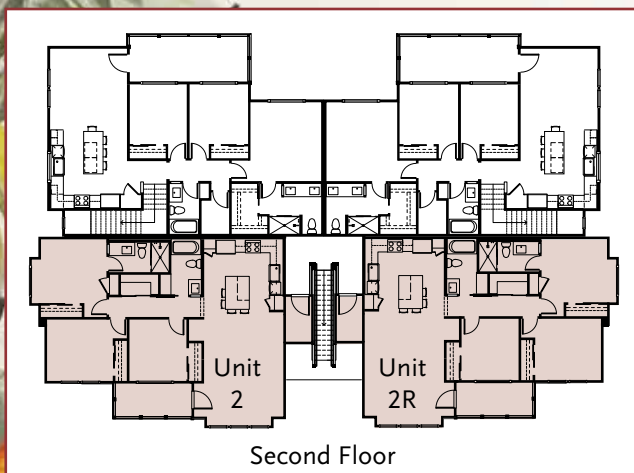


## LOKAHI - UNIT 2

3 Bedroom, 2 Bath

Second Floor 1,080 sq. ft.  
Total Living Area 1,080 sq. ft.

Garage 306 sq. ft.  
Covered Lanai 70 sq. ft.





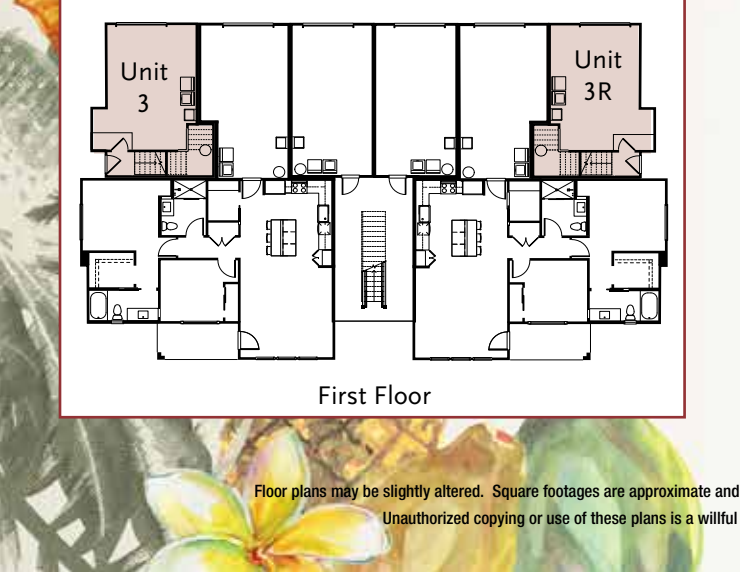
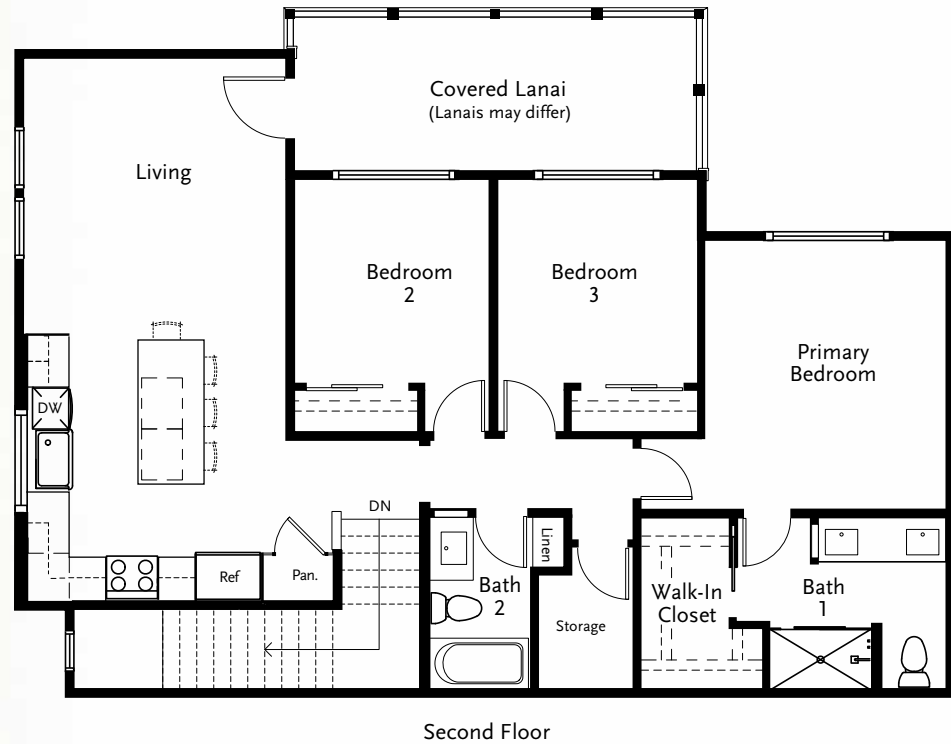
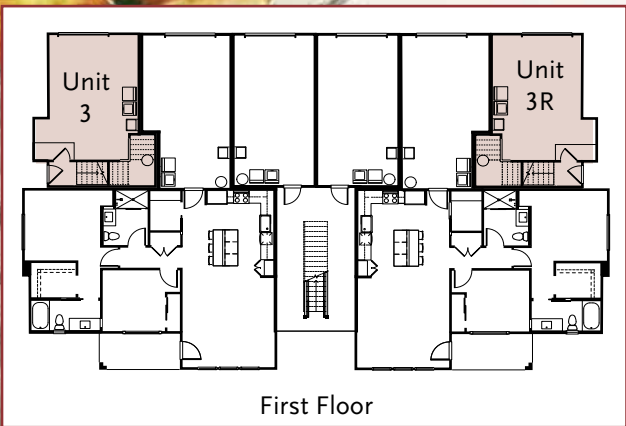
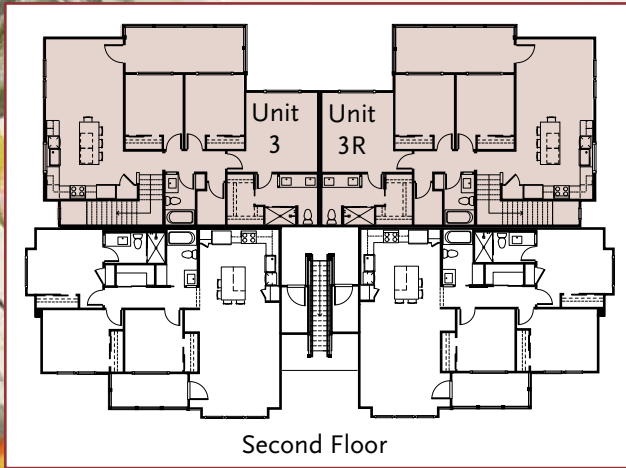
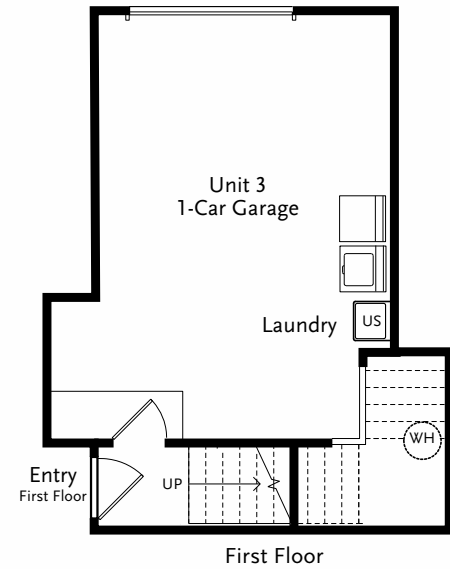


## MAKANI- UNIT 3

3 Bedroom, 2 Bath

First Floor 36 sq. ft.  
 Second Floor 1,158 sq. ft.  
 Total Living Area 1,194 sq. ft.

Garage 353 sq. ft.  
 Covered Lanai 147 sq. ft.





*Craftsman 8-Plex*

Floor plan square footages may vary depending on Plantation or Craftsman style.



# KAINALU - UNIT 4

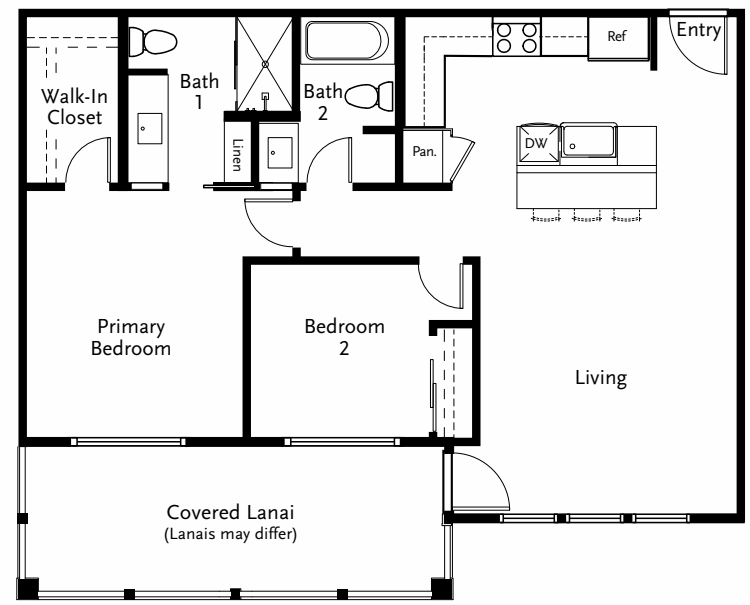
2 Bedroom, 2 Bath

Second Floor 877 sq. ft.  
Total Living Area 877 sq. ft.

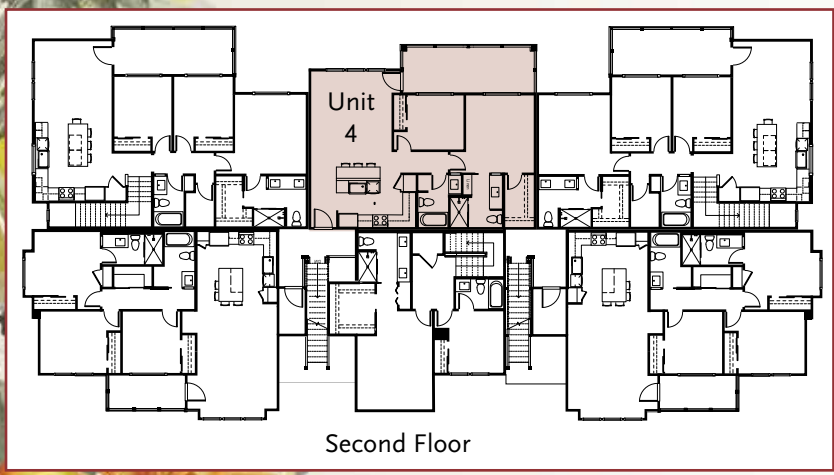
Garage 355 sq. ft.  
Covered Lanai 164 sq. ft.



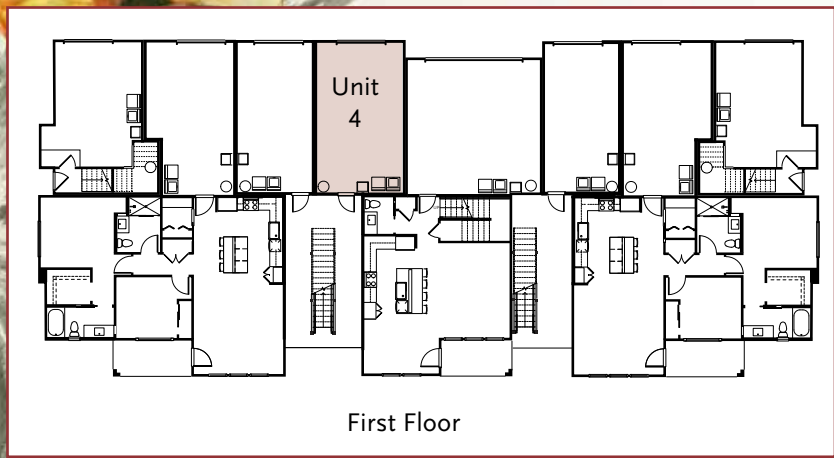
First Floor



Second Floor



Second Floor

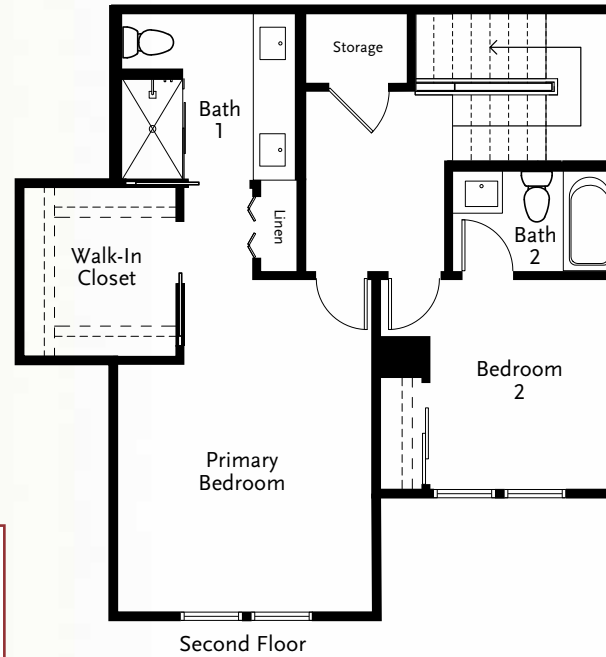


First Floor

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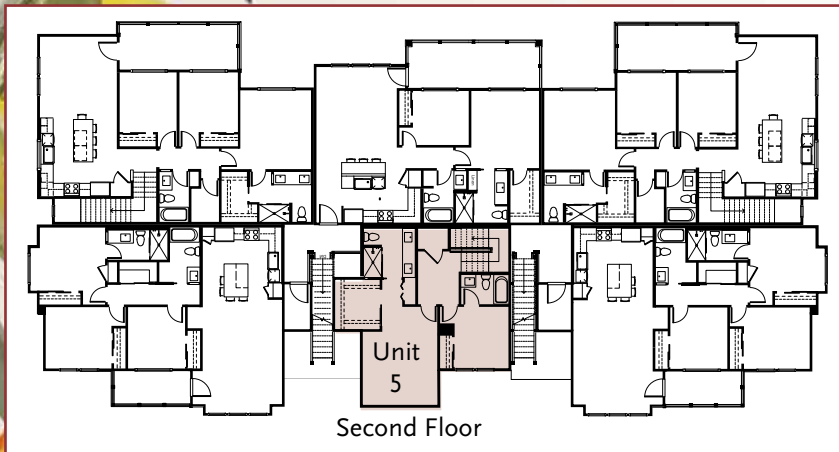




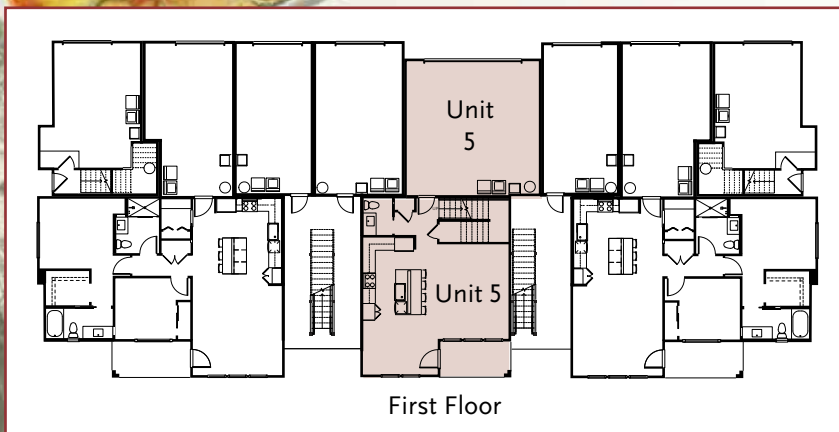
Second Floor



First Floor



Second Floor

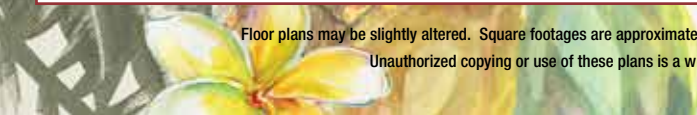


First Floor

### WILIWILI - UNIT 5

2 Bedroom, 2.5 Bath

First Floor	644 sq. ft.
Second Floor	680 sq. ft.
<b>Total Living Area</b>	<b>1,324 sq. ft.</b>
Garage	489 sq. ft.
Covered Entry Lanai	69 sq. ft.





# Features

## Ka'ulu Multi-Family

### ***Energy Savings Features***

- Low-E impact-resistant vinyl windows
- Central air conditioning-high efficiency rating SEER2 (16+) certified
- Digital thermostat
- Solar water heating system with 80-gallon tank
- Spray foam insulation
- LED lighting package
- Insulated roll-up garage door with remotes & quiet belt driven motor
- Electric vehicle (EV) ready
- Energy Star appliances\*

### ***Interior Appointments***

- 9' ceiling in most living room areas
- Luxury Vinyl Plank (LVP) in living areas, bathrooms and stairs
- Plush wall-to-wall carpet in all bedrooms
- Designer laminate cabinets
- Solid surface kitchen counter tops
- Stainless steel GE appliance package including:
  - Ceramic-top range/oven
  - Dishwasher\*
  - Microwave/hood
  - Refrigerator\*
  - Washer/Dryer\*
- Kohler "Task" stainless steel kitchen sink
- Kohler plumbing fixtures throughout
- Walk-in closets in primary bedrooms (except Unit 2)
- Mirrored closet doors
- Solid surface vanity counter tops with integral bowl
- Sterling brand Vikrell tub and shower surrounds
- Coaxial cable in all bedrooms and living area
- Ceiling lights in all bedrooms with fan-rated box
- Fiber-optic cable to the home and CAT-6 wiring in all living areas
- USB outlets in bedrooms and kitchen
- Structured data panel and wiring for high performance networking

### ***Exterior/Structural Appointments***

- Enclosed yard with 3' open picket vinyl fence (Units 1 & 5 only)
- Utility sink in garage
- Silent truss joist flooring system
- Borate-treated lumber with 30-year warranty
- Composite roof with 40-year limited lifetime warranty
  - Polymer modified shingles
  - 3M algae resistant
  - CRRC "cool roof" rated shingles
- James Hardie siding with 30-year non-prorated warranty
- Gravel edging around building
- Seamless rain gutters
- Individual meters for water and electrical

### ***Your maintenance fee includes the following:***

- Insurance and maintenance for exterior of building
- Landscaping and maintenance of entry, park and roadways
- Water, sewer and electrical fees for common areas only

### ***Optional Upgrades:***

- Ceiling fans
- Flooring upgrade to LVP throughout home





*Ka'ulu will be a green community with ample open space and common areas for recreation. It will be a pedestrian friendly community conveniently located near shopping and entertainment. With attention to detail, thoughtful living spaces, energy-saving features and other Value Included in Price (VIP) features, Ka'ulu homes will be "Tomorrow's Homes Today."*



*We welcome you to a new beginning at Kalaeloa...E komo mai i Ka'ulu by Gentry!*



## GENTRY HOMES

### Our Vision

People building quality homes and communities for a better Hawai'i.

### Our Mission

Provide value to our customers through:

- Innovative design and technology
- Quality construction
- Competitive pricing
- Superior customer attention

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