



IMPROVEMENTS & INVESTMENTS

19 HOLOMAKANI PLACE KA'ANAPALI, MAUI

Since acquiring the property in 2018, the current ownership has invested in a comprehensive program of structural expansion, mechanical modernization, and lifestyle enhancements.

The following document summarizes the upgrades, with emphasis on the structural, mechanical, and permitted improvements that contribute most meaningfully to long-term value, durability, and resale strength.



PERMITTED ADDITIONS

Permitted Structural
Expansion and Additions



MECHANICAL MODERNIZATION

Mechanical, Electrical, and
Systems Modernization



OUTDOOR LIVING

Outdoor Living, Wellness,
and Entertainment



LUSH LANDSCAPING

Grounds, Enevelope,
and Exterior Hardscape



LUXURY FINISHES

Interior Refinements
and Finishes



PERMITTED STRUCTURAL EXPANSION AND ADDITIONS

The home has been meaningfully expanded under proper county permits, with all additions reflected in official records and constructed in full compliance with applicable building codes.

- Two bedrooms added to the home, reflected on county records
- Guest suite layouts designed and constructed in full compliance with county building codes, including legally required interior access and exterior egress
- Expansion of guest suites with new interior and exterior walls and extended roofline, including sound-proof insulation and high-end finishes
- Addition of a spa-inspired full bathroom in the Koa Suite, featuring soaking bathtub, walk-in rain shower, floating vanity, skylight, and instant on-demand hot water heater
- Addition of a private interior entry to the primary suite for enhanced privacy
- Creation of a private office off the primary bedroom and lanai
- Permitting and build-out of the game room square footage (previously unpermitted on county records), now configured as a flexible recreation space for billiards, arcade gaming, tabletop games, and indoor putting practice





MECHANICAL, ELECTRICAL, AND SYSTEMS MODERNIZATION

The home's core systems have been comprehensively upgraded, with substantial investment in capacity, efficiency, and long-term reliability. These improvements are largely invisible day-to-day but represent significant value in resilience and reduced future capital expenditure.

- Electrical system upgraded to current code throughout the property (2021–2025)
- 100 amps of additional electrical capacity added to support expanded amenity and mechanical load
- Solar hot water system installed
- New 120-gallon hot water tank
- Four new split air-conditioning systems installed.
- All existing air-conditioning systems on professional service and maintenance schedule
- Property-wide plumbing fixture upgrades, including replacement of faucets throughout the home
- Whole-property water filtration system upgraded and enhanced
- 3M window and door tinting throughout the property for energy efficiency and privacy
- Redundant high-speed internet infrastructure: local cable/DSL service supplemented by Starlink
- satellite internet
- Smart home networking infrastructure supporting remote access and control
- Remote control and monitoring of pool and spa equipment via smart applications
- Smart control of garage systems
- Remote operation of select windows, blinds, and skylights
- Integration of automation systems for convenience, efficiency, and day-to-day operation



OUTDOOR LIVING, WELLNESS, AND ENTERTAINMENT

The property's outdoor amenities have been substantially expanded, with structural reinforcement, professional electrical work, and permitted installations that exceed typical residential investment in this category.

- Construction of an expansive Trex entertainment deck (30+ year lifespan) configured as a full outdoor kitchen and dining space, including custom fire pit, built-in barbecue, pizza oven, prep sink, dedicated dining and storage areas, and custom-built bench seating
- Addition of two hot tubs, each with proper structural support: one on a dedicated concrete pad, one on the lanai supported by load-bearing beams
- Installation of a Hayward electric pool heater
- Upgrades to pool pump and filtration equipment for improved performance and reliability
- Addition of a dedicated hot tub jet pump for the main pool hot tub
- Addition of pool deck support beams to future-proof deck integrity
- Repairs and re-grouting of pool and hot tub tile coping
- Sandblasting of pool deck to expose natural flagstone finish
- Site preparation and full development of the barrel sauna area, including grading, volcanic stone pavers, decorative rock, adjacent privacy/backdrop fence, reinforcement of the retaining wall, and high-voltage electrical installed under county supervision and permitting
- New sauna heater installed for the original sauna (2025)
- Refinishing and restoration of interior wood surfaces in the original sauna
- Construction of new stairs from the lower deck up to the pool deck
- Removal of former trellis over the original poolside hot tub to open sightlines and improve airflow
- Updated handrails (interior and poolside)

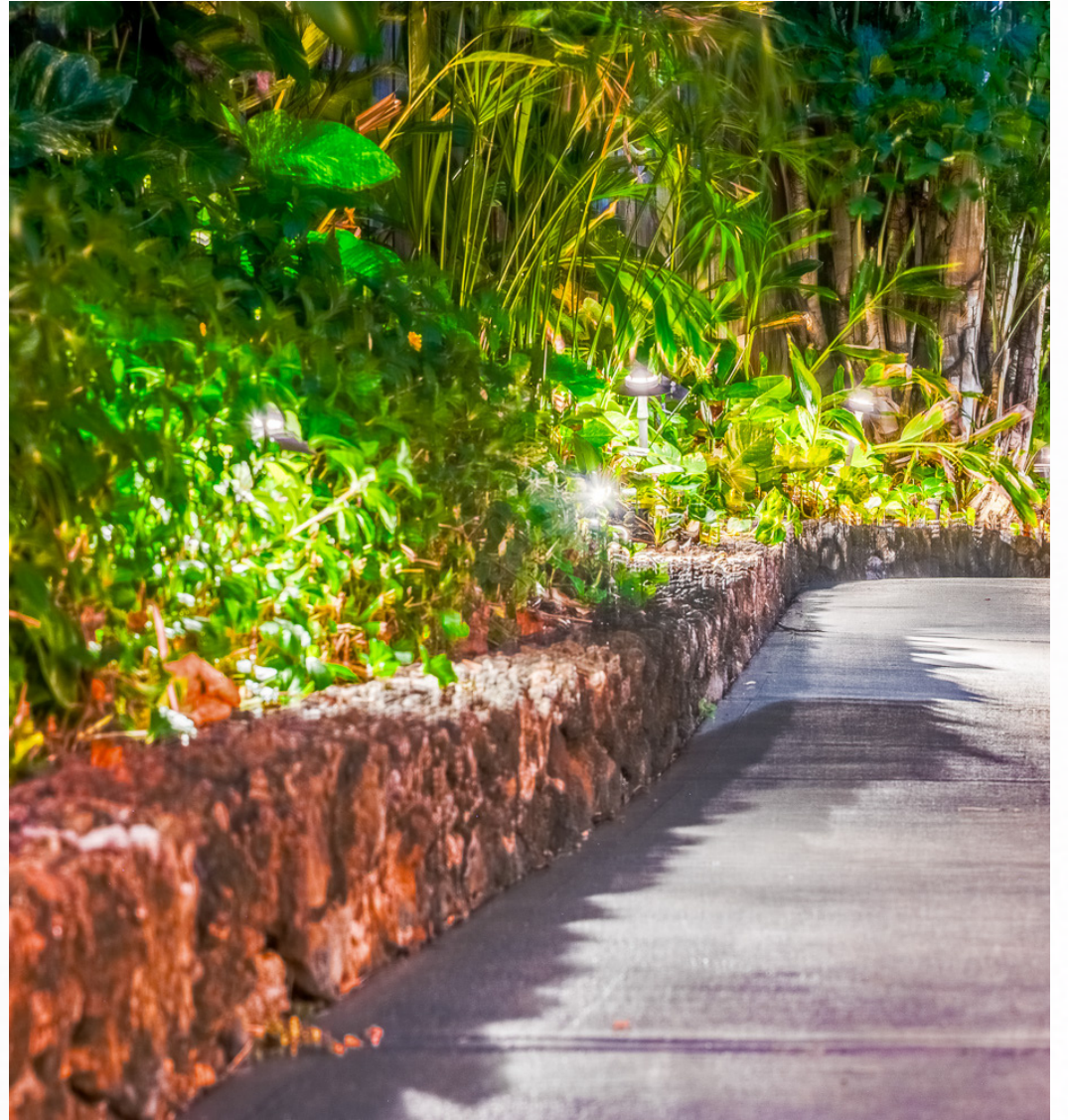




GROUPS, ENVELOPE, AND EXTERIOR HARDSCAPE

The property's outdoor envelope, hardscape, and grounds have been maintained and upgraded to a high standard, with attention to weather resilience, longevity, and curb appeal.

- Extensive landscaping improvements, including grading, new plantings, decorative rock, and overall grounds enhancement
- Installation of irrigation throughout the property, including upgrades to existing systems
- Addition of mature privacy plantings to improve screening from neighboring properties
- Construction of a paver stairway from the rear of the property providing private access to the adjacent
- Ka'anapali Kai golf course
- Exterior repaint completed in 2021
- Marine-grade paint used on pool-adjacent exterior surfaces for enhanced longevity and moisture
- resistance
- Roof maintenance including new vent caps and minor upgrades completed during skylight installation
- Bird blocking installed along rooflines
- Repair, restoration, and updating of exterior volcanic rock walls
- Concrete staining and/or painting of exterior walking paths, driveway, and patio areas
- Installation of new exterior lighting across the property
- Installation of a privacy fence on the primary suite lanai
- Façade improvements, including removal of driveway trellis, adjustment of low roof overhang, and
- modernized exterior appearance
- Installation of a high-quality custom mailbox
- Removal of former basketball court lighting
- Epoxy coating applied to garage floor
- New garage shelving installed



INTERIOR REFINEMENTS AND FINISHES

Beyond the structural expansion, the interior has been refreshed and refined with attention to material quality, lighting, and architectural character.

- Hardwood flooring installed in four bedrooms (2023 and 2025)
- Custom tongue-and-groove wood ceilings installed in four bedrooms, adding warmth and architectural character
- Installation of skylights in the Living Area, Koa Suite, and Eucalypt Suite
- Built-in art display wall upgraded with custom inset cubbies lined in high-end fabric, enhancing presentation and protecting displayed pieces
- Recessed (pot) lighting installed throughout the home
- Nearly all interior lighting and ceiling fans upgraded or replaced (2022–2025)
- New high-end window treatments throughout

