

Hawaiian Island Homes

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Homes

Apartments

Rentals

Open Homes



HOT SHEET



\$249,000 (FS)

Queen Emma Gardens
1511 Nuuanu Ave. #821

By Appointment
Great Downtown location!
Studio/1 bath with ocean view. End unit.

John Sestak (RA) 943-9045
Hawaiian Island Homes Ltd.



\$449,000 (FS)

Ewa Gentry
91-1171 Kanela St. #M24

By Appointment
Must see! 3 bed/2.5 bath
move-in condition. Nice
garden in backyard.

Celedonia Querido (RA)
368-8052
Hawaiian Island Homes Ltd.



\$250,000 (FS)

Terrazza
1020 Green Street #108

By Appointment
1 bd apt w/lanai. Unique his-
toric design. New carpet,
paint, ceramic tile. Move-in
condition, A/C, high ceiling,
walk-in closet. Make offer.

Sandra Lee (RA) 943-9152
Hawaiian Island Homes Ltd.

Wood...The "Green" Choice

Fourth in a series on the "Greening" of Hawaii's housing industry.

In planning a new home, the builder, designer, and client are faced with a myriad of choices regarding materials. The factors that will influence them are principally budget, aesthetics, lifestyle issues, durability, and now, perhaps more than ever before, environmental impact considerations.

Most homes in the U. S. are constructed with a combination of materials...wood, both natural dimensions and engineered, steel,

concrete, vinyl, glass, tile, and more. However, the principal component of the vast majority of homes throughout the U. S. is wood. A house may be framed with either wood, concrete, or steel, but usually the flooring, siding, doors, interior finishes, and trim are fabricated with wood.

A house constructed primarily of wood is generally the least expensive to build for a variety of reasons. The material itself has reached a 15 year low in pricing per thousand board feet, while the cost of other building materials

has escalated. Construction time for a wood house is generally less than that required to build a house in which steel and concrete are major components, meaning savings in terms of man hours. The difference in cost is even greater for hillside home sites where wood can easily be hauled but concrete work can be problematic.

In terms of durability, homes built of wood that has been properly dried, pressure treated, and maintained are resistant to both adverse Hawaii weather conditions and insects and can last for centuries. The oldest known frame house in the U. S., located in Massachusetts, is nearly 400 years old.

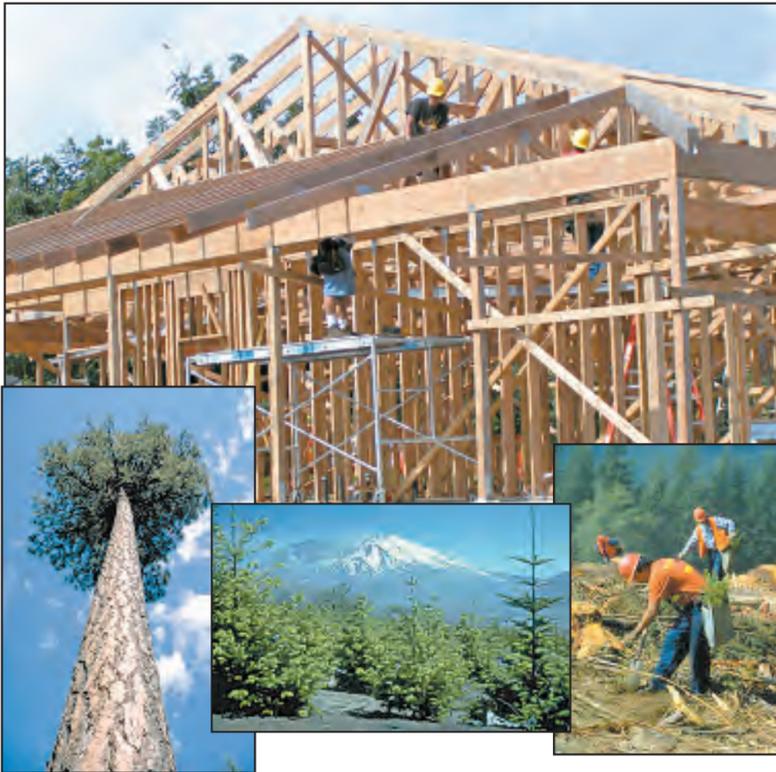
When it comes to aesthetics, wood offers more variety and design options than any other material. Each piece of wood is unique visually...no two pieces look exactly the same.

But what about environmental impact concerns? Are lumber companies depleting our forests to produce wood for home building? Quite the contrary. Today, there are 747 million acres of forestland in the U. S., about 71% as much as in 1630...and the same amount of land is covered by trees (or

slightly less) as in 1907. Each year about 1.7 billion tree seedlings are planted, roughly 4.0 million a day, more than making up for those that are harvested.

According to Dr. Patrick Moore, co-founder of Greenpeace, author of "Green Spirit - Trees Are The Answer," and now president of Greenspirit, an environmental consultant to government and industry, "the environmental movement has unfortunately led the public into believing that when people use wood, they cause the loss of forests. This widespread guilt is misplaced because North America's forests are not disappearing. In fact, there is about the same amount of forest cover today as there was 100 years ago, even though we consume more wood per capita than any other region in the world. When we buy wood, we are sending a signal to plant more trees to satisfy demand. If there were no demand for wood, landowners would clear away the forest and grow something else instead."

He points out that commonly held Green design standards call for buildings to be constructed of recycled or recyclable materials when, in fact, wood as a renewable material offers greater Green value. The environmental impacts and costs associated with the recycling of such materials as steel, concrete, and plastic, among others, are known to be less than producing new supplies from the earth's finite resources, but these impacts and costs are still much greater than those created by the production of wood for home building. Any product that starts with consuming the earth's finite resources to produce



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EAST HONOLULU

MARINER'S VALLEY OPEN 2-5, 1000 KALAPAKI ST.
\$728,000. Beautifully maintained single level home with nice gardens surrounding the property. Very open floor plan with big covered lanai- great for parties and barbecues. Mls 2709015. Dolores Panilio Bediones(R) 383-9787.

WEST MARINA OPEN 2-5, 520 LUNALULO HOME RD. 7202.
\$698,000. Single family feel with the convenience of condominium living. This upscale three bedroom design with expansive Great Room and designer kitchen. Mls 2708620. Sonnet Grant (RA) 371-8333.

HONOLULU

ALA MOANA
\$228,000. Enjoy ocean views by day & sparkling Honolulu city lights by night! Superb location next to world class shopping center, walk to sandy beach. Mls 2709370.0.

DOWNTOWN
\$364,500. Contemporary well configured open floor plan unit w/European style kitchen & separate dining area. Italian ceramic tile throughout. Mls 2708738.

HOLIDAY MART
\$205,000. Location, Location, Location Come home to this upgraded unit with ocean & Mountain views, new paint, AC, ceiling fan, etc. Mls 2708950.

KAIMUKI OPEN 2-5, 4047 KAIMUKI AVE.
\$798,000. Convenient location minutes to Kahala Mall. Upstairs 3bd/2ba unit has 1,282SF of living space, refinished hardwood floors, and renovated kitchen and baths. Mls 2709307. Brandon Lau (R) 230-1234.

KALIHI LOWER OPEN 2-5, 1519 DEMENT ST.
\$659,000. This tastefully remodeled 4bdrm 2.5ba home perfect for extended family-2 hrs within one,1rg living rm&fam rm w/separate entry. Mls 2709300. Stephanie Chan (R) 429-3218.

KAPALAMA
\$250,000. Cozy 2 bedroom, 1 bath condo in the heart of town, close to airport, schools, shopping and bus lines. Mls 2709333.

KAPIOLANI
\$549,000. Diamond Head, Golf Course & Ala Wai views. Excellent appliances, New plumbing, light fixtures, paint & W/D. Bath/Kitchen Covered w/Marble. Mls 2708712.

MAKIKI AREA
\$248,000. Located in the quiet midside of Makiki. Excellent remodeling throughout. Large lanai, washer/dryer in the unit. Mls 2708746.

MAKIKI AREA
\$359,000. Pet friendly! Utterly charming! Rare ground floor apt w/ spacious, private, gated courtyard- perfect extension of living space for children or entertaining. Mls 2709004.

MAKIKI AREA
\$465,000. Exceptional high floor unit w/ocean, city & fire-work views! Desired 2bd/1ba floor plan - retirement life at it's best. Fee simple building. Mls 2708532.

PUNCHBOWL AREA
\$948,000. Great location - 5 minutes to Downtown Honolulu. Beautiful contemporary home nicely furnished with all the living spaces you will need - 4bdrms, family room. Mls 2708394.

PUNCHBOWL LOWER
\$229,500. Must see! Large Fee Simple Studio w/balcony. Excellent condition with new paint and new pergo floor with ocean view from lanai. Mls 2709266.

PUNCHBOWL LOWER OPEN 2-5, 410 MAGELLAN AVE. #907
\$368,000. This is a large 2/2 with excellent view of the city and ocean. It comes with a giant lanai for indoor/outdoor living. Mls 2708516. Jim Mao (R) 382-0252

ST. LOUIS
\$899,000. Brand new home on CPR'd lot in desirable Chamaine Terrace Heights. Unobstructed view from every room. Underground utilities in mature neighborhood. Mls 2709331.

SALT LAKE

\$279,000. Very Spacious living room & lanai, unit remodeled in 2006. Excellent condition. Cool, breezy end unit. Close to shopping center and bus stop. Mls 2708713.

WAIKIKI
\$349,000. FABULOUS ocean, beach, Diamond Head & Kapiolani Park PANORAMIC views!! Approx. 50 yards to the beach/ocean! Mls 2709119.

WAIKIKI
\$480,000. Awesome lagoon & ocean view. Beautifully upgraded. Complete remodel done in 2005. Bamboo laminate floors, oak cabinets, granite countertops, 5/5 appliances. Mls 2708498.

LEEWARD

EWA GEN LAS BRISAS
\$433,000. A lot for A little! Space for 3 CARS! Great open floor plan w/the kitchen opening up to the living room, lots of storage. Great Condition! Mls 2708648.

HALAWA
\$640,000. Come one, come all, here it is - what you've all been waiting for! A-1 level chamer on a large level lot in an excellent neighborhood. Mls 2709365.

KAPOLEI IWALANI OPEN 2-5, 92-309 PALAULAU.
\$635,000. Wonderful Move in Condition Home with Great Living spaces. Huge vaulted ceilings with Living and Family Rooms. Spacious Open Kitchen with fantastic cabinets. Mls 2709196. Carla Young (RA) 295-1776.

MAIILI
\$1,550,000. Great investment opportunity on large level R-5 zoned lot just minutes away from the beach. Currently there are 7 homes consisting of 4x 3 bedroom/1 bath @ 660 sq.ft., 2x 3 bedroom/1 bath @ 800 sq.ft. & 1x 4 bedroom/1 bath @ 1288 sq.ft. all with it's own carport and fenced yard. Mls 2709148.

MAKAKILO - ANUHEA
\$650,000. Dream Home on Ideal Lot. Newly Built home with Commanding Views. Home has lots of elegant design qualities and features. Mls 2708554.

MAKAKILO - LOWER

OPEN 2-5, 92-765 PALALAI ST.
\$724,000. Meticulously kept, this gracious home affords comfortable living for a large family. The master suite added in 1992 boasts vaulted ceilings, ocean views, wet bar. Mls 2709117. Bernie Tong (R) 306-0430.

MAKAKILO - WEST HILLS OPEN 2-5, 92-7008 KAHEA ST.
\$875,000. The roofed tiled front walkway & tropical koi pond welcome you into this large home w/2 master suites & 2 living rooms Mls 2708617. Susan L. Henderson (RA) 358-9184

MANANA
\$334,000. A terrific price on a terrific 2BR/2BA residence! New kitchen cabinets, Corian counters, bathrooms, flooring & paint. Enjoy sensational views. Mls 2708990.

MILLIANI AREA
\$227,000. This one-bedroom unit features a spacious 607 sq. ft. of living space and 97 sq ft of covered lanai. Too many upgrades to list, truly a must see. Mls 2709219.

MILLIANI AREA
\$227,000. Location, location, location. One of the most convenient locations in Milliani. Across from shopping, movies and much more. Mls 2708331.

MILLIANI AREA
\$299,000. Come home & enjoy the peaceful setting at the Ridge at Launani Valley! Upstairs unit with no one above you! 2 bedrooms, 2 baths & 2 parking stalls. Mls 2708647.

MILLIANI AREA OPEN 2-5, 95-431 KUAHELANI AVE, 124.
\$423,000. Excellent in so many ways. End unit, new kitchen and baths, large sq. footage. Lowest maintenance fee in Milliani. Huge lanai. Mls 2708526. Linda M McCabe (R) 225-1048.

MILLIANI AREA
\$599,000. Spacious single level home conveniently located near schools, pools, parks and shopping. Lovely ceramic and wood laminate flooring. Extra Large family room, Solar & Split AC. Mls 2709078.

MILLIANI MAUKA OPEN 2-5, 95-1012 HALEPAKUI ST.
\$780,000. 4 bedroom, 3 bath at top! Full bath, bedroom downstairs. Designer upgrades. Mls 2706117. Dianna Noble (RA) 554-7980.

OCEAN POINTE
\$579,000. Your castle on the park! Send the kids out to play on the lush green lawns and check on them from your living room. BBQ in your private backyard. Mls 2708537.

PEARLRIDGE
\$229,000 Leasehold. Leasehold but fee is available. Great opportunity to own a 3 bedroom 1.5 bath townhome in Pearlridge. Mls 2708531.

PEARLRIDGE
\$309,000. Unit remodeled in 2005. Corner End unit with nice Ocean View, Close to shopping center, Restaurant, bus stop. Mls 2708715.

PEARLRIDGE
\$320,000. Unit remodeled in 2005. Corner End unit with nice Ocean View, Close to shopping center, Restaurant, bus stop. Mls 2709334.

PEARLRIDGE OPEN 2-5, 98402 KOAUKA LP, 916.
\$349,000. Beautiful unit extensive renovation! New paint, cpi, ceramic tile flrs, kitchen faucet, refrig, range/oven, micro, washer/dryer, toilet. Mls 2709144. Thomas Determan (RA) 347-3432.

PEARLRIDGE
\$415,000. Best Value in Desirable Pearlridge neighborhood! Cool 3 bdrm, 2 bath split-level, end unit w/ some Ocean views. 2 parking stalls- ez to see, call & go! Mls 2709291.

ROYAL KUNIA OPEN 2-5, 94-215 WAHAMANA PL.
\$524,000. Charming single family home in a cul-de-sac, 3/2, w/extra storage in garage. Backyard ideal for barbecuing and lounging with mountain and garden views. Mls 2708743. Jackie Oldbury (R) 393-3823.

ROYAL KUNIA
\$615,000. Beautifully maintained, single family home located on perimeter with fabulous ocean views from upstairs. Beautiful landscaping with no neighbors in back. Mls 2708974.

WAIKELE
\$538,000. Split level corner unit with golf course frontage, large courtyard. 3 bdrm, 2.5 ba, 2 car enclosed garage. Great for young family. Mls 2708619.

WAILUNA
\$465,000. Rarely available two-bedroom Wailuna! Enclosed lanai. Ocean and City views. Work in progress: paint, carpet, vinyl, new stove, dishwasher. Mls 2708764.

WAIPIO GENTRY
\$297,000. In excellent condition, this ground fir and corner unit comes w/upgraded fixtures, including NEW kitchen cabinets, crown moulding, interior paint, appliances. Mls 2709249.

Prudential Locations LLC

FINE HOMES INTERNATIONAL



KOKO VILLAS
\$1,289,000. OPEN 2-5, 1011 KOKO UKA PL. Parade of Homes Award winner gorgeous Villa 4 highly upgraded & customized single-story home w/additional 4th bedroom. Customized travertine flooring, central A/C, Bosch Next Premium w/d, Sub-Zero 42", 5/5 appliances, granite countertops, spacious floor plan w/10 ft ceilings w/so many upgrades. Megan Ture (RA) 392-2323. Mls 2708798.

KAHALA KUA
\$2,195,000. Outstanding ocean & mountain views from this elegant home in exclusive gated community. Built using the finest materials: marble, granite, and lots of glass throughout. Very open floor plan with 20'ft ceilings and floor to ceiling windows, large, separate "in-law" quarters on lower level. Dolores Bediones (R) 383-9787. Mls 2708358.

WINDWARD

ENCHANTED LAKE OPEN 2-5, 1008 KAMAHELE ST.
\$805,000. Recently Renovated 3/2 home on LARGE level lot in beautiful Enchanted Lake. Mls 2707304. Victor Hickenbottom (RA) 306-4747

ENCHANTED LAKE
\$887,500. Terrific opportunity to purchase an immaculate home, with large family room, in one of the best areas of Ench. Lake. 5th Bedroom off of family room is currently used as office / study. Mls 2709105.

KALAHEO HILLSIDE
\$775,000. Bring your Investment minded clients as this Huge home boasts 6 bedrooms 4 bath split equally between 2 parts of the house w/separate entry. Mls 2708844.

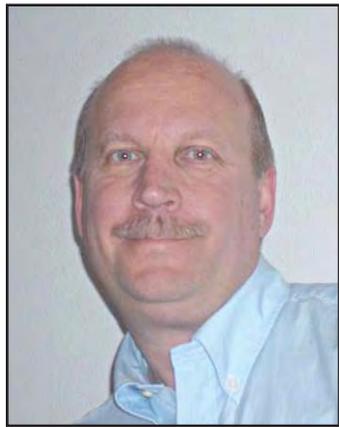
KOOPA
\$775,000. Lovely open flowing floor plan on this 3bdr/2ba home on Exceptionally Large lot, great for BBQ's and Entertaining. Remodeled kitchen & bath. New cabinets, appliances & flooring. 1722 sf. Mls 2708841.

LILIPUNA
\$1,780,000. 10yrs young, huge 8,292 total int sft!!! 2 - 4/2(\$2240 & \$1,660/mo), 1 - 3/1 (\$1400), 1 - 2/1 (\$960 - built in 1949 & remod in 1997) 1 - 2/1 (owner) 1 - 3/2 & 1 - 1/1 (vacant) w/5 individual & 4 tandem (total of 13 parking). Ea has own entry but can be connected as 1 whole estate. Mls 2708995.

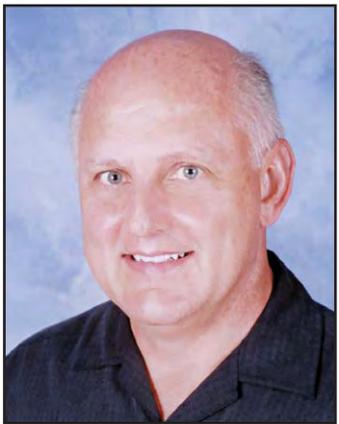
Wood...The "Green" Choice

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an original product capable of being recycled into other new, alternate, and replacement products fails the Green tests of sustainable



Al Huber
Director, Hawaii Lumber Products Association
Manager, Weyerhaeuser Company iLevel Division, Columbia Region



Hap Person
President, Hawaii Lumber Products Association
President, Honolulu Wood Treating

and renewable. When it comes to building homes and low-rise buildings, however, wood is the only true renewable and sustainable major building material that can be defined as very Green because it uses the sun's energy to renew itself in a continuous, sustainable cycle.

The Hawaii Lumber Products Association (HLP) was formed in 2003 to promote lumber products as a preferred building material based on the proven track record of wood and its achievement of long-term performance in Hawaii's construction industry as well as a renewable building material resource that provides benefits to the environment.

HLP President Hap Person is president of Honolulu Wood Treating, Hawaii's largest wood treatment facility and wholesale distributor of building mate-

rials. "Builders like wood because it's easy to work with using standard techniques and equipment, architects like it because of its visual variety and versatility in terms of workmanship, and home owners like it because of its durability and proven structural dependability," Person said.

"Another feature, of particular interest in Hawaii, is that a standard wood framed wall without added thermal breaks or insulation is 400 times less heat conductive than light gauge steel wall assemblies and 8.5 less than concrete. Of course, any framing material can be insulated against heat conductivity, but then you are looking at added cost. This is one of the features that we consider in assessing wood as an affordable building material.

"Wood also holds up well in the Hawaiian climate with its high moisture and salt air...it also withstands climate changes better than most materials. However, like any other building material it has to be prepared and used properly. State building codes and nationally approved wood pressure-treatment standards for Borate-based treatments, such as Hi-Bor, safeguard wood against both Hawaii's weather conditions and insect attacks.

"The borate used in Hi-Bor-treated wood is a naturally occurring mineral used in many consumer products like hand soap and eyewash and is an important plant nutrient. Borate has the unique ability to be drawn deep into the wood's fibers by the natural moisture in wood prior to drying, which provides greater penetration to prevent decay or termite activity. Once the borate dries, it returns to a solid mineral form providing long term protection. Some borate wood treatments offer a 20 year structural warranty against termites and decay, but can actually remain effective for a lifetime."

Al Huber, a member of the HLP Board of Directors and Manager of the Columbia Region of iLevel, a division of Weyerhaeuser Company, said one of the association's priorities is to dispel the myth that the industry is over-harvesting trees in the

nation's forests. The world's largest owner of forest lands with over six million acres in the U. S., Weyerhaeuser harvests only one to three percent of its timberlands and plants more than 100 million seedlings annually. Weyerhaeuser forest lands are operated within the stringent environmental standards set by the Sustainable Forest Initiative (SFI) in the U. S. and the Canadian Standards Association (CSA) in Canada.

Huber pointed out that 98 percent of all timber products brought to a mill are turned into a usable product, including fuel to offset the use of fossil fuels in running the mill. Mulch and bark for ornamental landscaping, chips for pulp and paper, and sawdust for the manufacture of some paneling are other by-products.

"Probably the biggest change in the industry has been the development of engineered wood products, or 'EWP,'" Huber said. "TimberStrand LSL, or laminated strand lumber, is a wood product fabricated from wood strands bonded with adhesives that offers the predictability of steel with the versatility of lumber and consistent uniformity. The product comes in lengths of up to 64 feet and widths of up to eight feet and is strong enough and straight enough to be used for joists and beams. Certain types of EWP, such as Parallam PSL, or parallel strand lumber, have a rough sawn appearance and are suitable for use in exposed view applications. We also have an engineered wood decking product, ChoiceDeck, which has a wood grain that takes stain as well as natural wood and resists warping and water infiltration.

"By using more lumber, we are actually generating the planting of more trees. As the demand increases, the lumber companies acquire more unforested land where they plant trees that will eventually be harvested. Most lumber today is not taken from public forests, but from replanted private lands. Despite the increase in population and urban development, there are more trees growing in the U. S. and Canada today than there were 100 years ago."