



COTTAGES AT KULAMALU



Upcountry, Maui



COTTAGES AT KULAMALU



Upcountry, Maui

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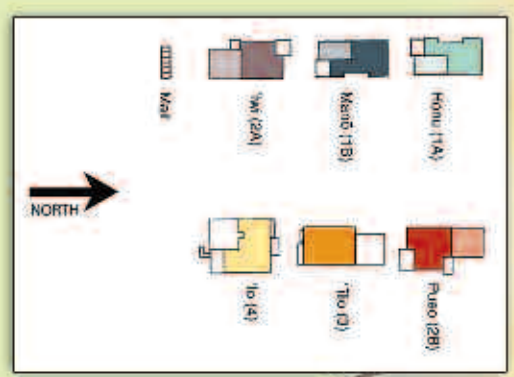
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Offered by D.R. Horton - Schuler Homes, LLC (R)

Site plans and other advertising materials are included to assist the reader in visualizing the development. The developer reserves the right to modify the siteplan, specifications and features without prior notice or obligations. The Site plan may not always depict lot lines, common areas, streets, etc., and is only meant to give the buyer a general view of the siteplan. Some models may be reversed on certain lots when compared to the floorplans in the brochure. D.R. Horton, Schuler Homes, reserves the right to develop any housing it shall choose or leave the future development parcel.



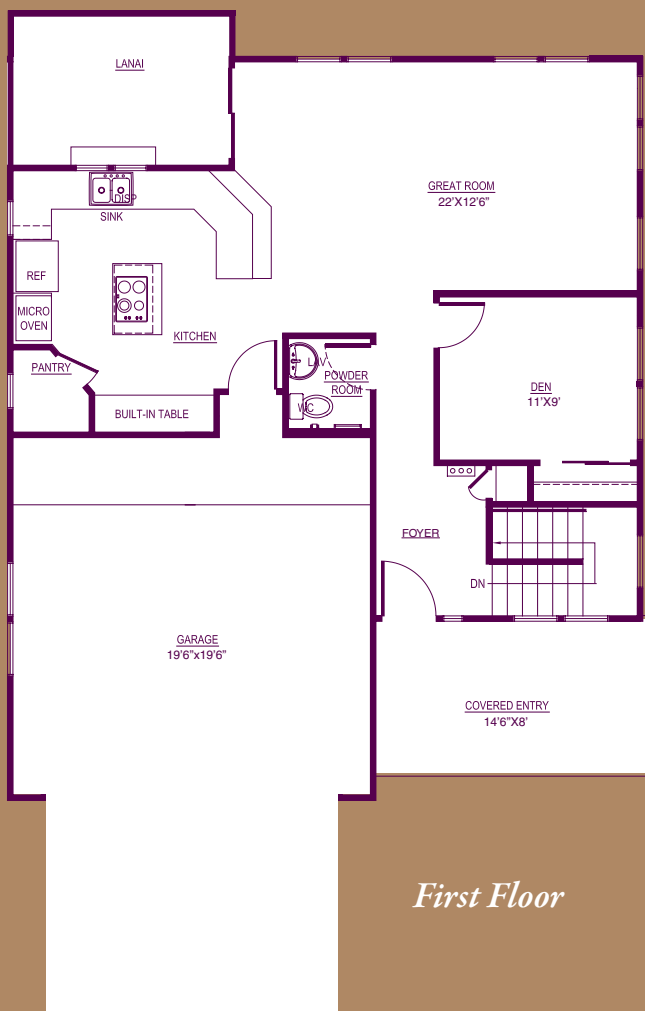
'A'APUEO PARKWAY

KULA HIGHWAY

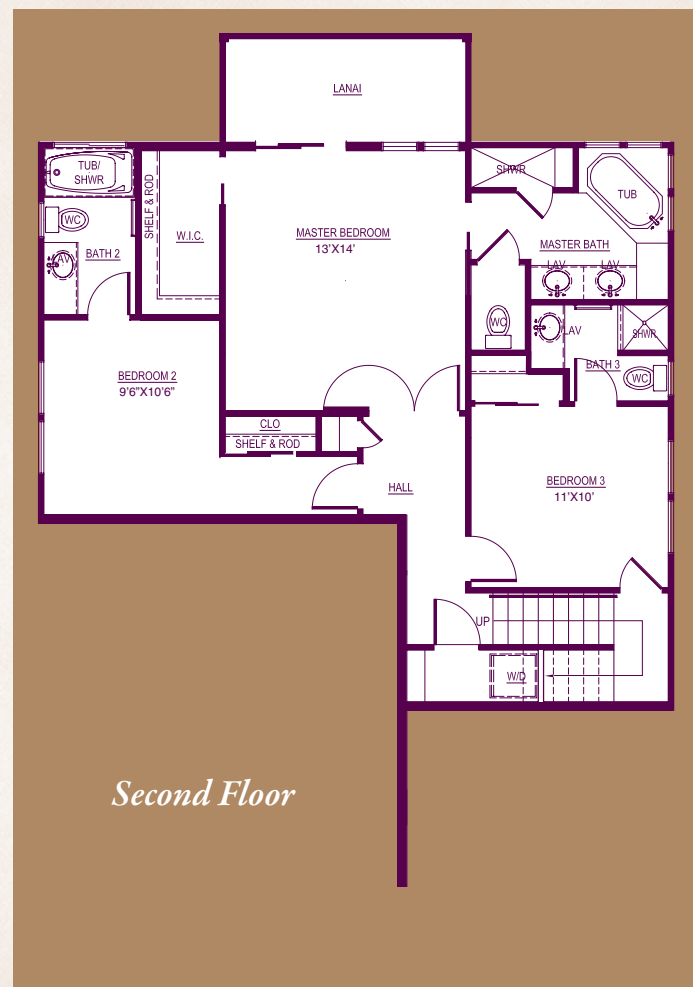
To Plan 4

COTTAGES AT KULAMALU

Living Area	1,692 Sq. Ft.
Garage	391 Sq. Ft.
Covered Lanai	188 Sq. Ft.
Covered Entry	130 Sq. Ft.
Total Area	2,401 Sq. Ft.



First Floor



Second Floor

Live a world away... Upcountry

Make Kula, Maui your home and know how perfect life can really be!



Fields of flowers line the roads awaiting your arrival to a new type of paradise. The Cottages at Kulamalu isn't your typical island community, it's much, much more. Take a day for a leisurely stroll through the many *botanical gardens* of *protea, lilies, orchids* and over 1,500 species of other exotic and tropical plants. The rich volcanic soil is perfect for crops which is why so many of Maui's famous vegetables are grown here. Living in Kula, Maui is like living in another world. The beauty of the town is breathtaking with hillsides of eucalyptus and purple jacaranda trees. The days are warm and the nights cool—a mixture of sea and mountain air and *perfect weather* for *relaxing* outside on the lanai while you take in the view of the valley and ocean.

If you prefer buying vegetables to growing your own, then head over to the *Kulamalu Town Center*. This 'New Town' development houses *shops, cafes, offices* and services for your convenience. The playing fields nearby are perfect for those with children who want to *participate in sports*, or just *enjoy a picnic* in the wonderful Kula air.

The Cottages at Kulamalu is a *family-friendly community*. Kulamalu is home to the Pukulani Elementary School, and the Kula Elementary School, Haleakala Waldorf School and Seabury Hall are relatively close by. The Cottages at Kulamalu is also located near King Kekaulike High School and is a stone's throw away from the renowned Kamehameha Schools.

This special place is just minutes away from Kahului if you crave shopping, restaurants or a taste of the hustle and bustle. *Reach the beach, shopping, and the airports just 12 miles from your home in Kulamalu*, then take the beautiful drive back home to your own world at the Cottages at Kulamalu.

Because we are continually improving our homes, we reserve the right to make changes and modifications to methods and materials of construction and to the floorplans, features, square footage and room dimensions without notice. Floorplans, features, square footage and room dimensions are intended to be as accurate as possible. However, due to actual construction, floorplans, features, square footage and room dimensions may differ. These floorplans, photos and renderings are a fair representation of the models to assist the customer in visualizing the homes and may not be accurately depicted. Sales prices are subject to change without notice. Check with your sales representative.



Take in the Scenery...

We know that the exterior of your home is important in both beauty and functionality....

- Secure front door hardware
- Concrete driveways, sidewalks, and lanais
- Hardiplank siding with a 50 year limited warranty on materials or wood shingles
- 30 year limited warranty on roofing material (asphalt or wood)
- Dual pane windows and sliding glass doors
- Insulation of exterior walls & ceilings

Enter your World...

The interior of your home is your world where you laugh, relax and enjoy time with your loved ones...

- Vaulted Ceilings*
- Floorplans designed for comfortable family living
- Attractive white raised panel cabinetry
- Pre-wired for cable TV & telephone*
- Pre-wired for ceiling fans
- Walk-in closets in master bedroom*
- Solid surface Corian kitchen / bathroom countertops (cultured marble)
- Bonus storage & utility closets*
- Range, dishwasher, refrigerator, microwave / hood
- Designer selected wall to wall carpeting
- Interior laundry areas*
- Low-maintenance vinyl flooring in kitchen & bathrooms
- Ceramic tile kitchen, bathroom and entryway flooring
- Air Conditioning (optional)

*per plan (some homes may not have this feature)

Features

Rest your Mind...

The D.R. Horton standard of quality building brings you peace of mind. Every measure has been taken to ensure your comfort and relaxation...

- Enclosed 1 or 2 car garage with steel roll-up door*
- Automatic garage door openers
- Direct access from your garage
- Termite treatment on all structural lumber
- Ground termite warranty
- Major structural components inspected by a third party independent engineer
- Smoke detectors
- 10-year builder warranty

Choose your Path...

Tailor your home to your own taste by choosing colors that suit your style. Let your home be a statement of you...

- Select your solid surface countertop color
- Select your carpet color
- Select your ceramic tile

Make your Choice...

Further customize your home and make your surroundings truly yours with these options...

- Upgraded flooring
- Solid surface countertops (upgrade at kitchen & bath)
- A/C optional w/ 200 amp.
- Appliance upgrades
- Security alarms
- Shower enclosures
- Concrete lanais*
- Gutters
- And many more choices to make your home uniquely yours

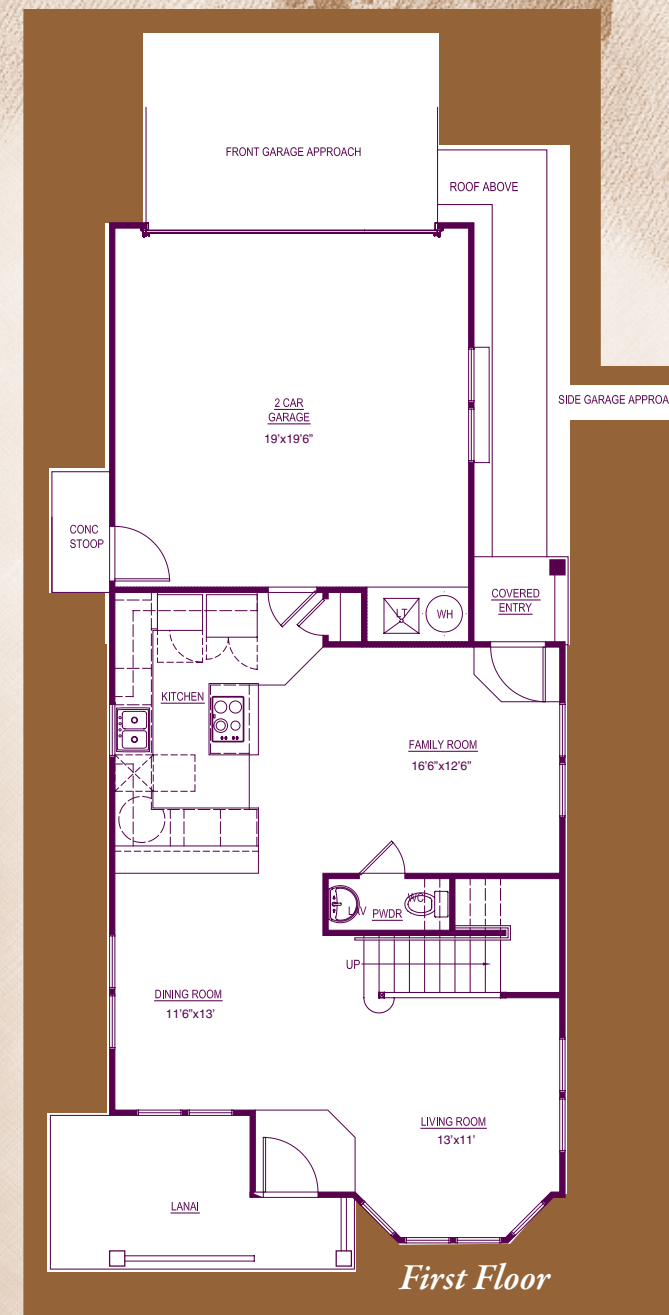


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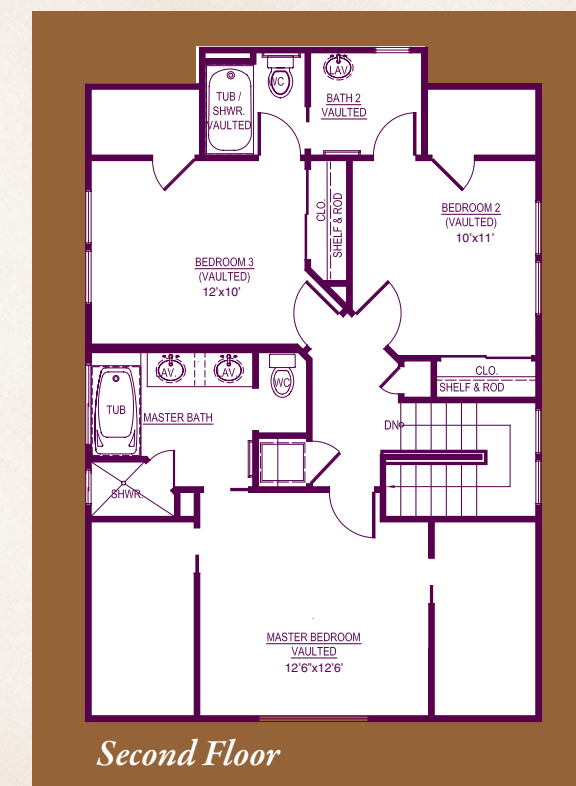
Flio Plan 3

Living Area	1,633 Sq. Ft.
Garage	394 Sq. Ft.
Covered Lanai	113 Sq. Ft.
Covered Entry	24 Sq. Ft.
Total Area	2,164 Sq. Ft.

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First Floor



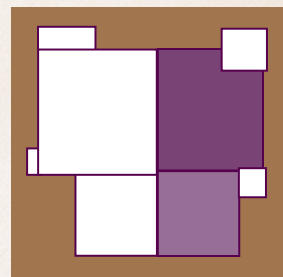
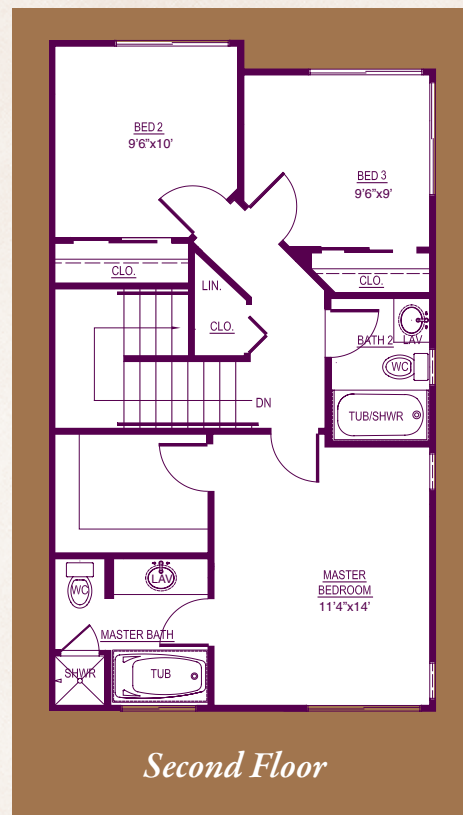
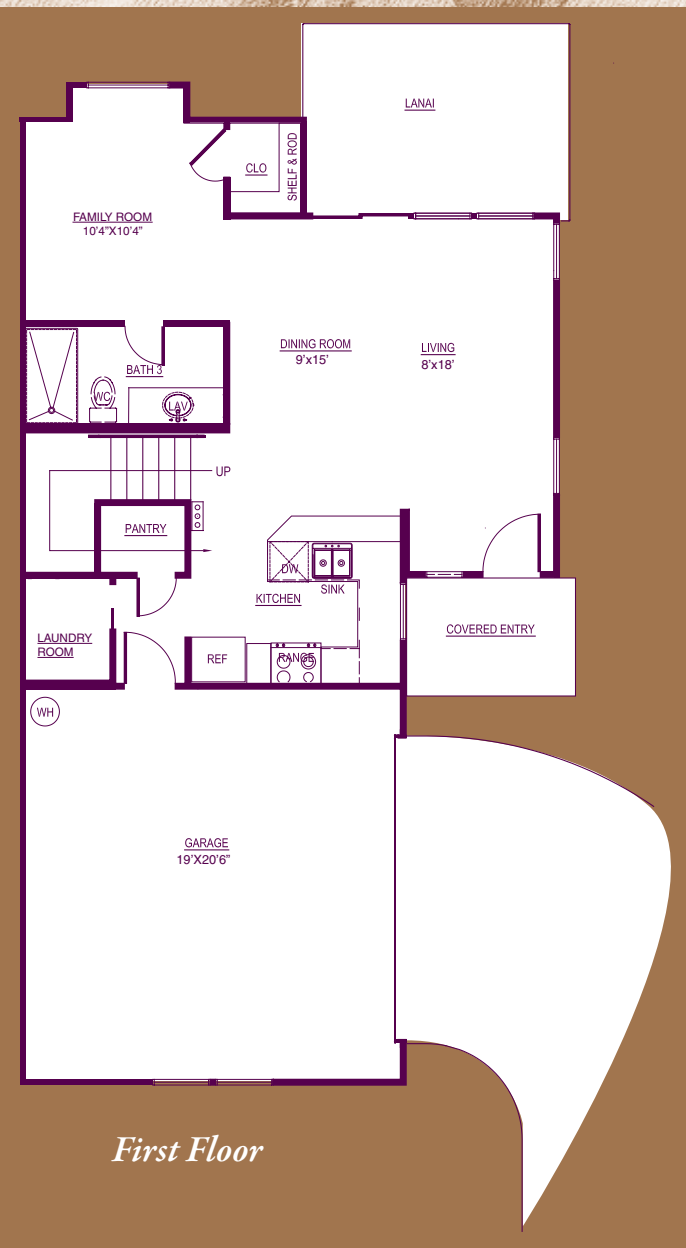
Second Floor

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Pueo Plan 2B

Living Area 1,398 Sq. Ft.
 Garage 402 Sq. Ft.
 Covered Lanai 138 Sq. Ft.
 Covered Entry 38 Sq. Ft.
 Total Area 2,009 Sq. Ft.

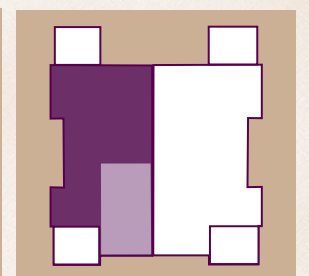
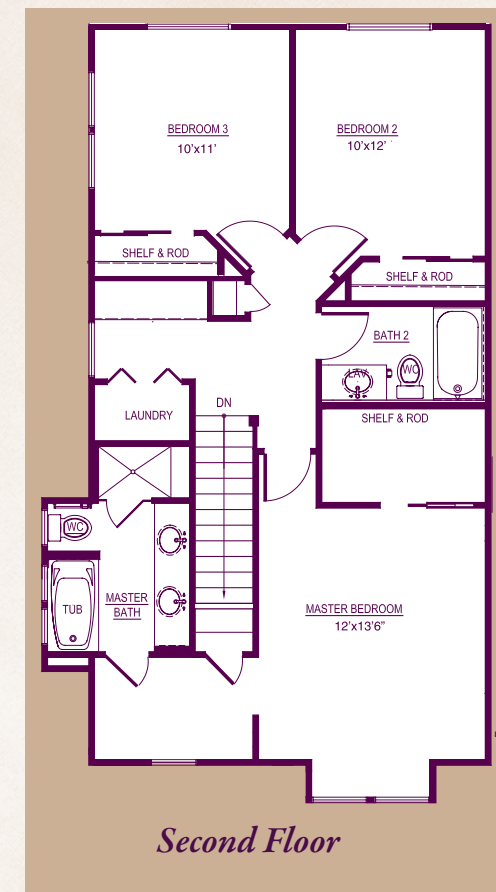
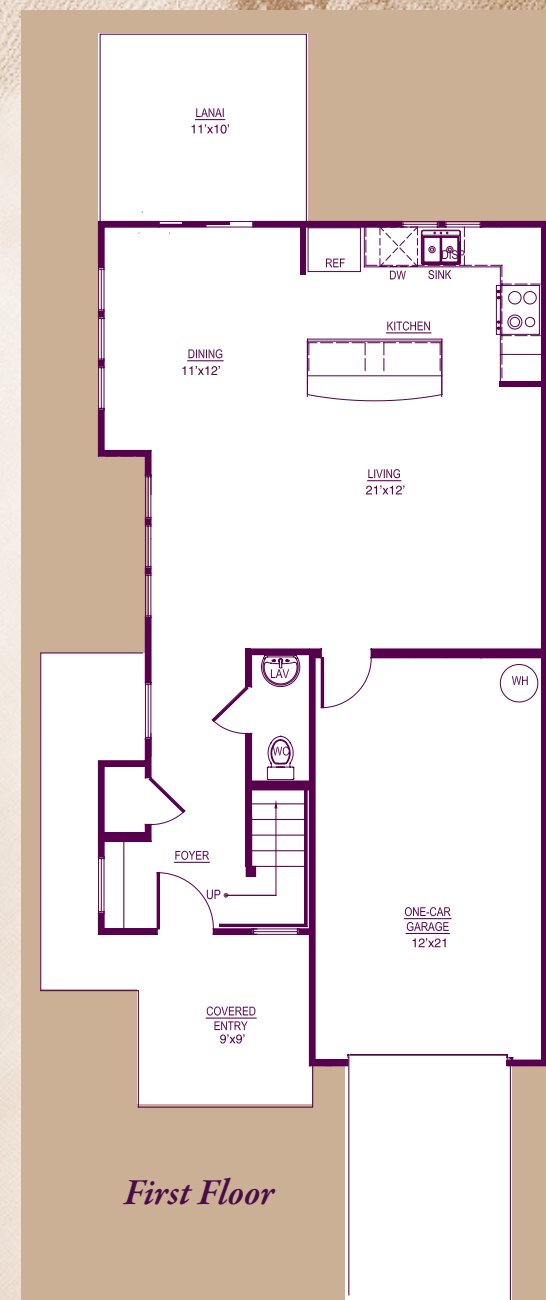
COTTAGES AT KULAMALU



Honu Plan IA

Living Area 1,529 Sq. Ft.
 Garage 263 Sq. Ft.
 Covered Lanai 108 Sq. Ft.
 Covered Entry 157 Sq. Ft.
 Total Area 2,057 Sq. Ft.

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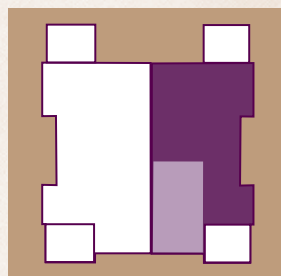
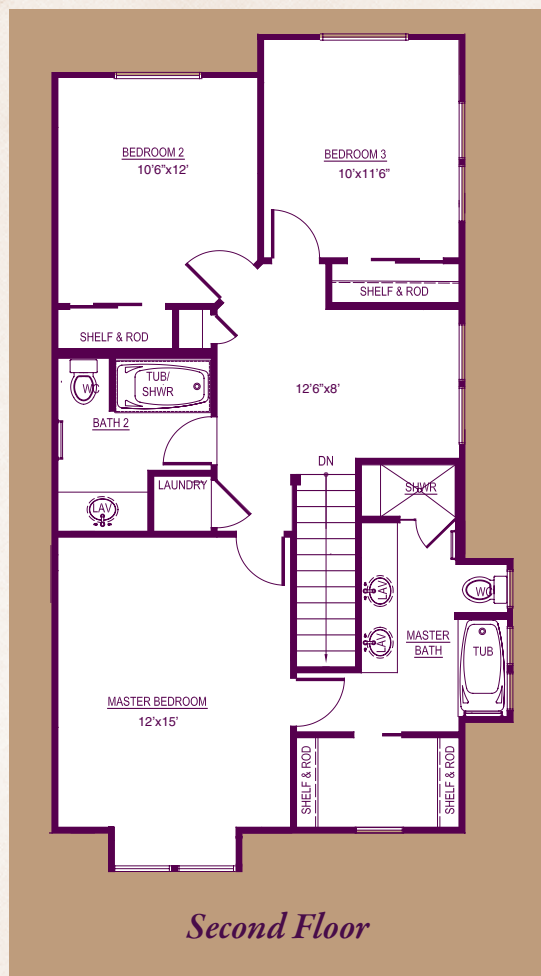
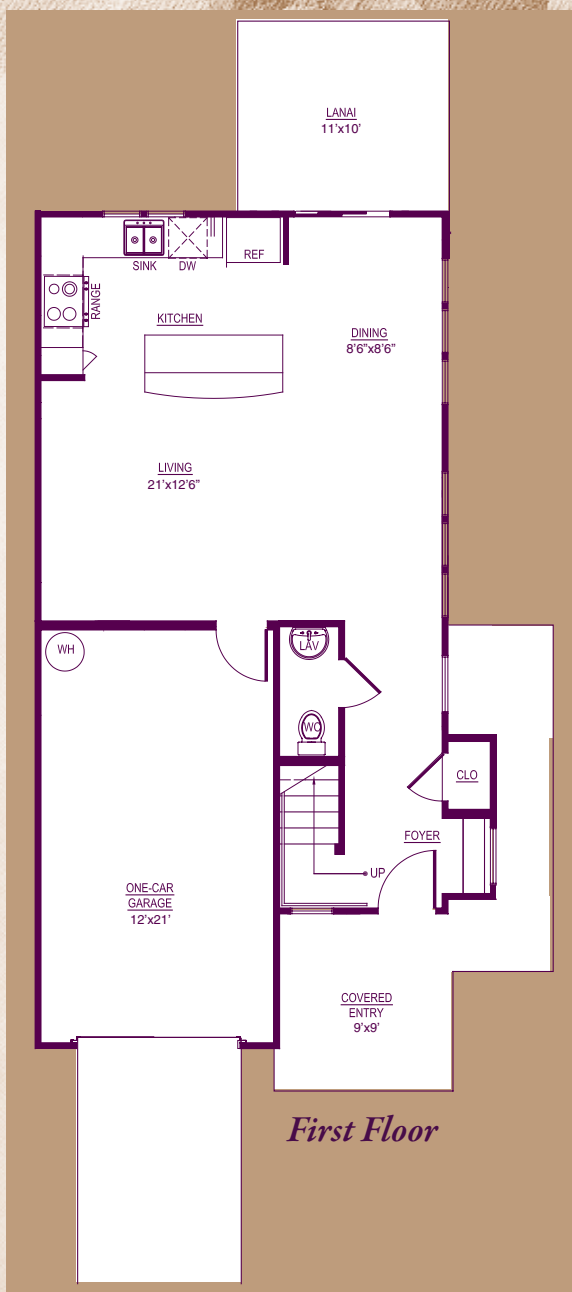
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Maño Plan IB

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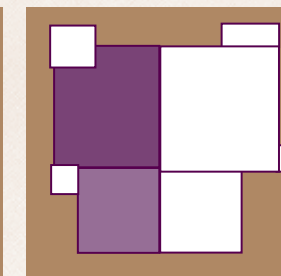
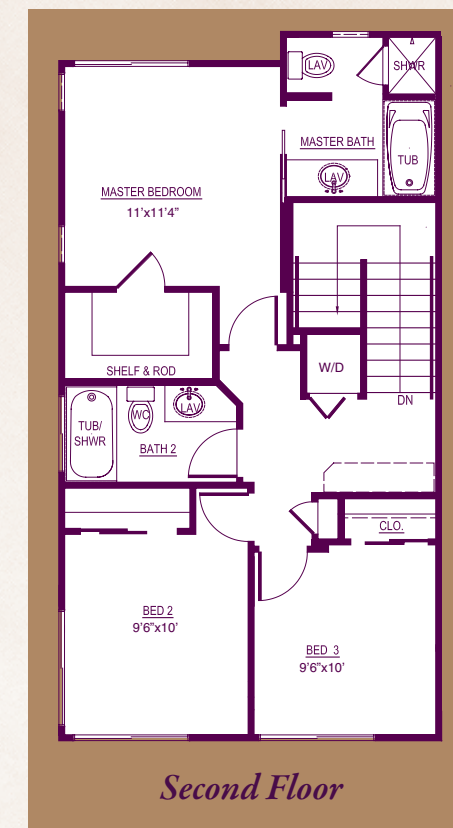
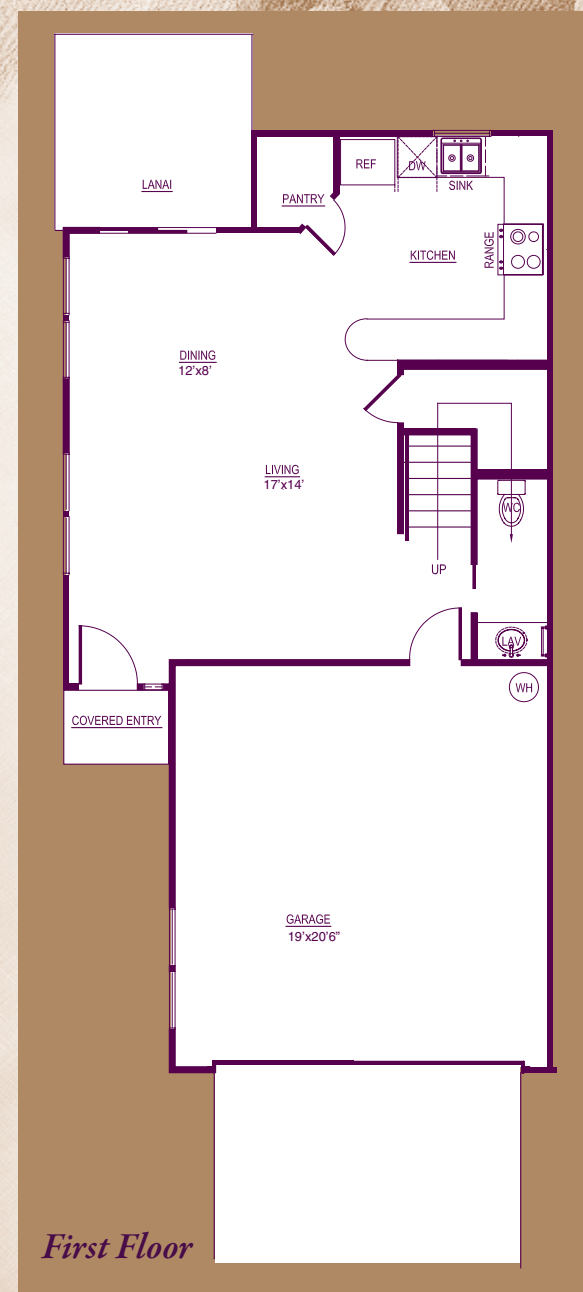
Living Area	1,485 Sq. Ft.
Garage	264 Sq. Ft.
Covered Lanai	107 Sq. Ft.
Covered Entry	159 Sq. Ft.
Total Area	2,015 Sq. Ft.



Iwi Plan 2A

COTTAGES AT KULAMALU

Living Area	1,324 Sq. Ft.
Garage	399 Sq. Ft.
Covered Lanai	103 Sq. Ft.
Covered Entry	38 Sq. Ft.
Total Area	1,864 Sq. Ft.



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D·R·HORTON DHI
Mortgage
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America's Builder
SCHULER DIVISION

D.R. Horton, America's Builder-Schuler Division, is one of Hawai'i's largest, oldest and most respected homebuilders in the islands.

D.R. Horton is renowned for its careful attention to every stage of the building process: from planning to design, from materials to craftsmanship, and from excellent sales to after sale service. The result is a high quality, high value home that's built to last.

D.R. Horton, America's Builder, is the number one homebuilder in America since 2001. Founded in 1978, D. R. Horton, Inc. specializes in the construction and sale of high quality homes for both first-time and "move-up" buyers. D.R. Horton currently builds homes in 21 states and 51 markets throughout the nation, including Hawai'i.

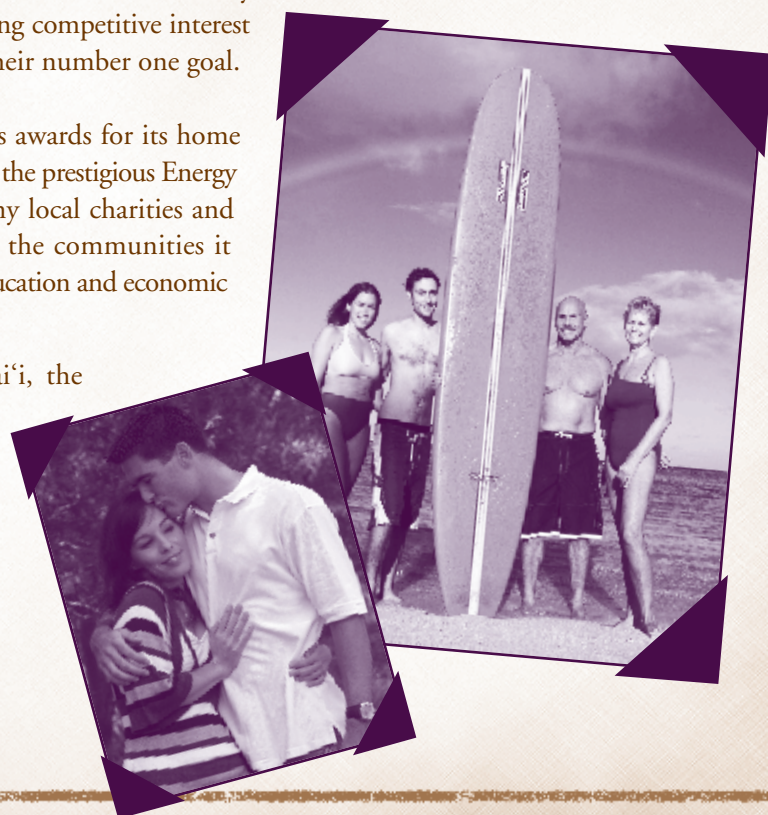
Whether you're a first time buyer or an experienced homeowner, D.R. Horton makes it easy to find and purchase your dream home. D.R. Horton uses the most experienced, most trusted general contractors in the state to insure that your home is built to the highest standards. Everywhere you look, you'll see quality that is the hallmark of D.R. Horton.

Not only can D.R. Horton - Schuler Division build your home, D.R. Horton can also help you finance it. We have teamed up with DHI Mortgage, one of the largest and fastest-growing mortgage companies in the nation. DHI Mortgage can provide your mortgage approval in minutes, and offers many different financing products to choose from. Ensuring competitive interest rates, DHI Mortgage makes customer satisfaction their number one goal.

D.R. Horton-Schuler Division, has won numerous awards for its home design and construction, and is a three-time winner of the prestigious Energy Value Housing Award. An active supporter of many local charities and community programs, D.R. Horton give back to the communities it serves, with a special emphasis on youth programs, education and economic development.

A kamaaina company with deep roots in Hawai'i, the Schuler Division was founded by Jim Schuler in 1974. Since then the Company has built more than 8,000 quality homes throughout the state.

As America's Builder, we create a place to call home, and are privileged to do so.



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Notes:
