



Luala'i  
at Parker Ranch



- Phase III
- - - Nanea Neighborhood
- · - Maluhia Neighborhood
- Wai'olu Neighborhood



- M Makani (PLAN 1)
- E Elua (PLAN 2) NEW!
- W Waena (PLAN 3)
- P Pawa (PLAN 4)
- H Honua (PLAN 5)
- O Ohu (PLAN 6)
- K Kula (PLAN 7)

Developed by **KAOMALO LLC**

a joint venture with D.R. Horton - Schuler Division and Parker Ranch

**OFFERED BY D.R. Horton - Schuler Homes, LLC (R)**

**Luala'i Sales Office**

67-1250 Kamalo'o, Kamuela, HI 96743

Telephone: (808) 887-1246 • Fax: (808) 887-1256



Reggie Yago, R(S)



Kassie Rogers, R(S)



## Home Sweet Home

Condé Nast called Waimea on the Big Island of Hawai'i, "One of the best places to live in the U.S.A." Luala'i at Parker Ranch promises to make life exactly that. With a building boom of multi-million dollar homes occurring all over the Big Island, Luala'i at Parker Ranch offers a more affordable new home community targeted for the people who wish to live year round in the Waimea area.

Located on the dryer pastoral side of Waimea, close to Kamuela Airport, Luala'i at Parker Ranch features seven new homestyles designed with a Paniolo feel and a little taste of heaven. Selected homes will be perched on approximately 5,000, 7,500 and 10,000 sq. ft. lots.

Find your home in a friendly community where neighbors still know neighbors. Fill your leisure time with a myriad of activities: hiking, horseback riding and golfing are just a few favorable past-times. Or perhaps you'd prefer to explore nearby beaches or go fishing. And, of course, everyday conveniences are in walking distance - fantastic restaurants, Kahilu theater, wonderful schools and country views!

*Come home to Waimea.*

*Come home to Luala'i at Parker Ranch.*

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**Kaomalo LLC**

*Your Neighborhood Builder*

To see what the name Kaomalo stands for, look at who stands behind it.

Designing new home community takes vision, careful planning and the right execution. That's why two companies, each with a rich history, experience and a proven track record have come together to create an exciting new community that promises to make life for the people of Waimea the best it can be.

Parker Ranch and D.R. Horton - Schuler Division have partnered together to create a beautiful master planned community - Luala'i at Parker Ranch. They both understand the need for their homebuyers to own a home that not only looks beautiful, but "feels" right. Each homeowner at Luala'i at Parker Ranch should feel the comfort and security knowing two experienced companies have come together to make you feel at home from the day you move in.

Parker Ranch, on the Big Island of Hawai'i, is the largest private ranch under single ownership in the United States and home of Hawaii's cowboy - the paniolo. The 225,000-acre Parker Ranch surrounds the town of Waimea and Kamuela and spreads between the great volcanoes of Mauna Loa and Mauna Kea towards the Pacific Ocean.

The ranch ownership is under a trust foundation, created exclusively for health care, education and charitable purposes. Direct beneficiaries of the foundation are Parker School Trust, Hawaii Preparatory Academy, North Hawaii Community Hospital and the Hawaii Community Foundation.



[www.parkerranch.com](http://www.parkerranch.com)



*Distinctive Exterior Features*

- Covered Entry Lanais
- Decorative Exterior Light Fixtures
- 30 Year Limited Warranty on Asphalt Shingles
- Hardiplank Siding Comes with a 50 Year Limited Warranty

*Upgrade Choices*

- Interior Floor Plan Changes (per plan)
- Appliance Upgrades
- Up-Country Style Exterior (Metal Roof, Rock Accents)
- Wood and Tile Flooring Upgrades
- Fireplace
- Three Different Cabinet Front Choices
- Plus many more options.
- Ask your sales representative.

*Captivating Interior Features*

- Vinyl Flooring in Kitchen and Baths
- Wall-to-Wall Plush Carpeting
- Designer Light Fixtures
- Automatic Garage Door Opener with 2 Remotes
- Quality Kitchen Cabinets
- Solid Surface Kitchen Counter Tops
- Prewired for Telephones, Cable TV and Ceiling Fan
- Appliances - Dishwasher, Range, Hood
- Double Sinks in Kitchen
- Smoke Detectors

*No Cost Choices*

- Flooring, Carpet and Ceramic Tile Entry Color
- Solid Surface Kitchen Counter Top Color

This plan is a schematic presentation of a proposed development for Luala'i at Parker Ranch and will be subject to change at any time. These materials, features and amenities depicted in this site plan are based on current development plans which are subject to change or may be adjusted without notice at the developer's discretion.

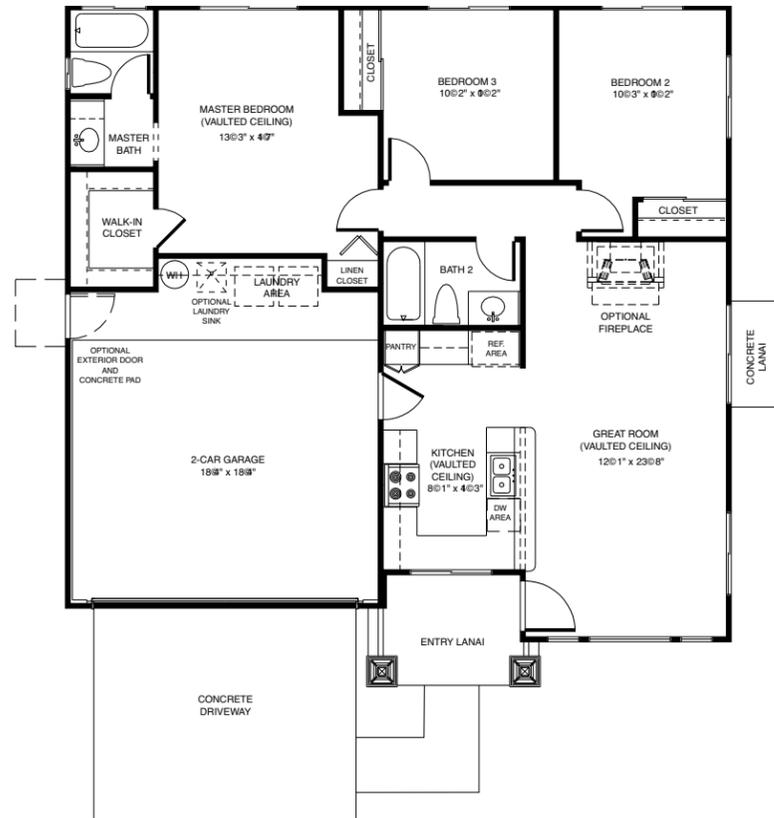
# Makani

3 Bedroom • 2 Bath

(Offered in the Nanea Neighborhood Only)

## FLOOR AREA (Plan 1)

Living Area	1,074 Sq. Ft.
Garage	375 Sq. Ft.
Entry Lanai	51 Sq. Ft.
<b>Total</b>	<b>1,500 Sq. Ft.</b>



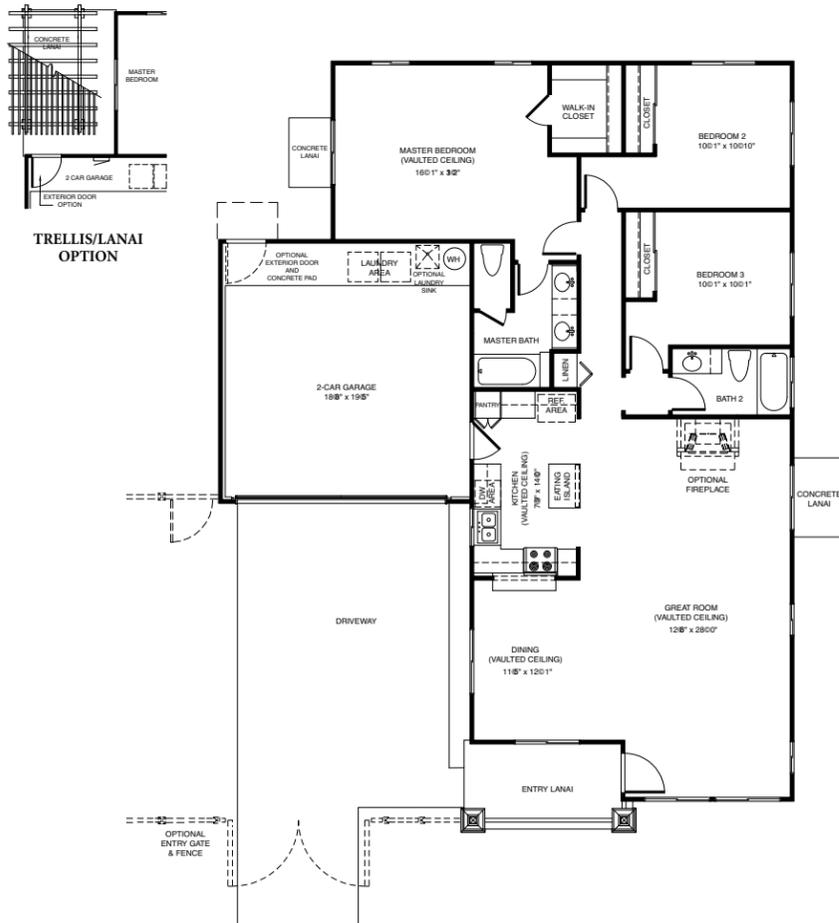
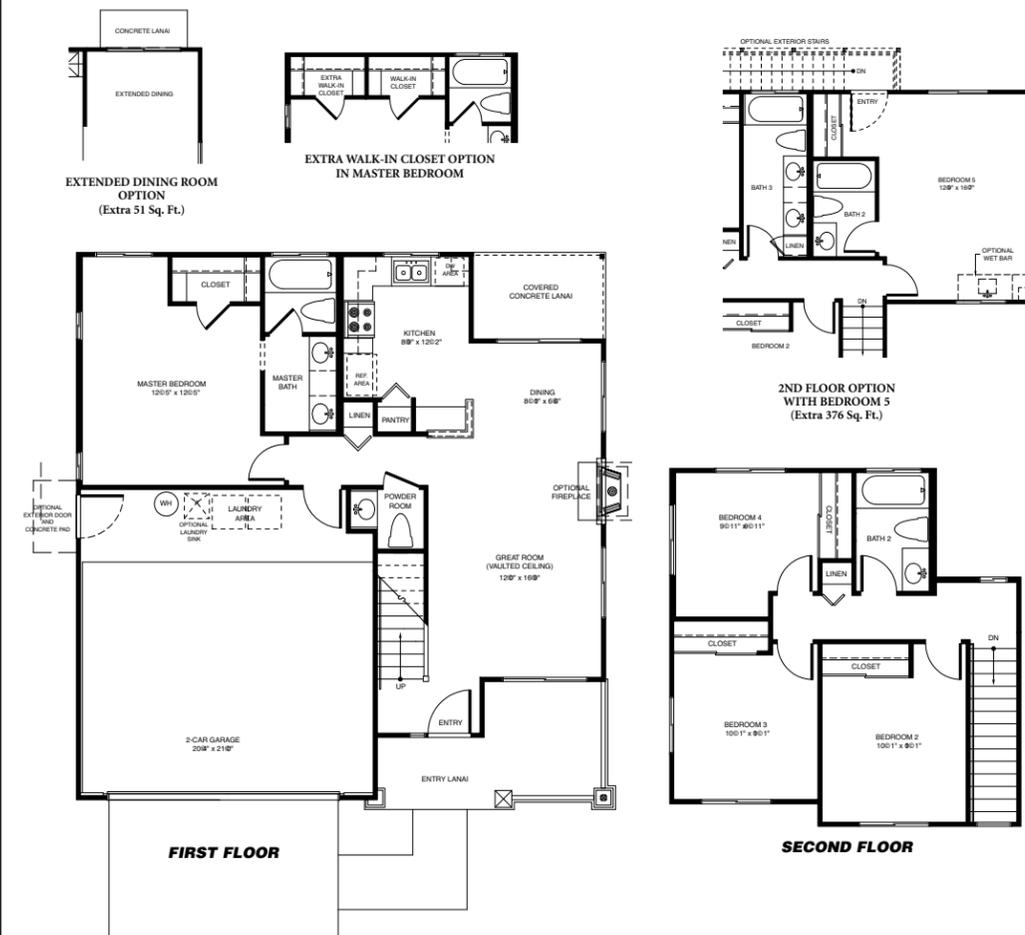
# Waena

4 Bedroom • 2.5 Bath

(Offered in the Wai'olu and Nanea Neighborhoods Only)

## FLOOR AREA (Plan 3)

Living Area 1st Floor	806 Sq. Ft.
Living Area 2nd Floor	509 Sq. Ft.
<b>Total Living Area</b>	<b>1,315 Sq. Ft.</b>
Garage	443 Sq. Ft.
Entry Lanai	102 Sq. Ft.
Rear Lanai	56 Sq. Ft.
<b>Total</b>	<b>1,916 Sq. Ft.</b>



# Honua

3 Bedroom • 2 Bath

(Offered in the Wai'olu and Maluhia Neighborhoods Only)

## FLOOR AREA (Plan 5)

Living Area	1,468 Sq. Ft.
Garage	377 Sq. Ft.
Entry Lanai	69 Sq. Ft.
<b>Total</b>	<b>1,914 Sq. Ft.</b>



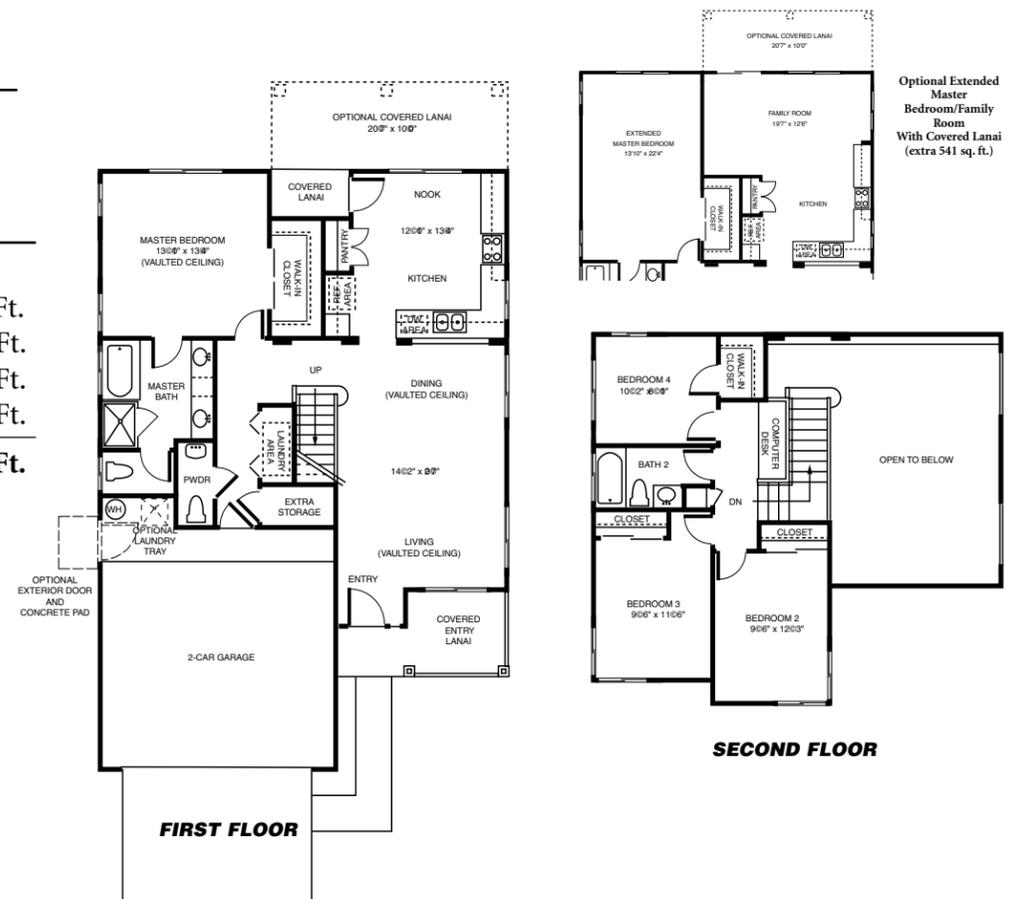
# Pawa

4 Bedroom • 2.5 Bath

(Offered in the Wai'olu and Nanea Neighborhoods Only)

## FLOOR AREA (Plan 4)

Living Area	1,604 Sq. Ft.
Garage	416 Sq. Ft.
Entry Lanai	84 Sq. Ft.
Rear Lanai	26 Sq. Ft.
<b>Total</b>	<b>2,130 Sq. Ft.</b>



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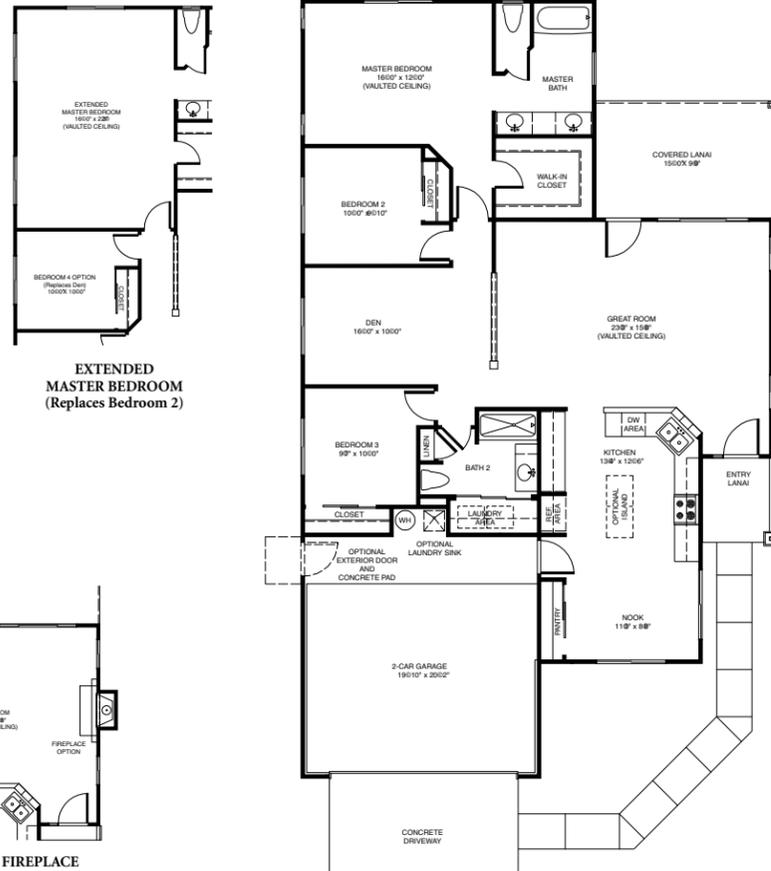
# Ohu

3 Bedroom • 2 Bath

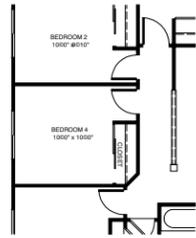
(Offered in the Maluhia Neighborhood Only)

## FLOOR AREA (Plan 6)

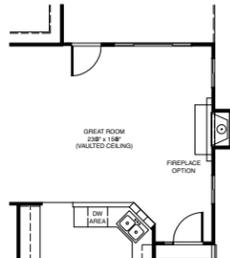
Living Area	1,643 Sq. Ft.
Garage	424 Sq. Ft.
Entry Lanai	44 Sq. Ft.
Lanai	150 Sq. Ft.
<b>Total</b>	<b>2,261 Sq. Ft.</b>



EXTENDED MASTER BEDROOM (Replaces Bedroom 2)



BEDROOM 4 OPTION (Replaces Den)



OPTIONAL FIREPLACE

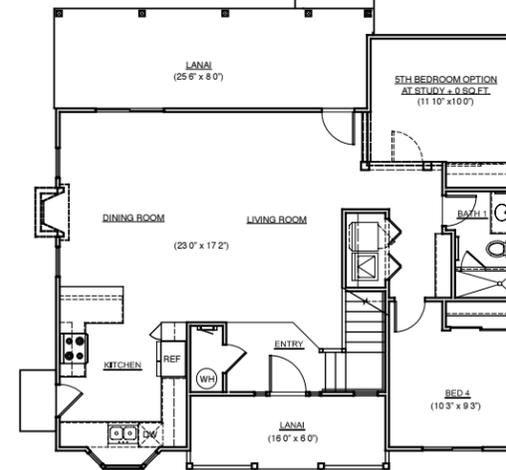
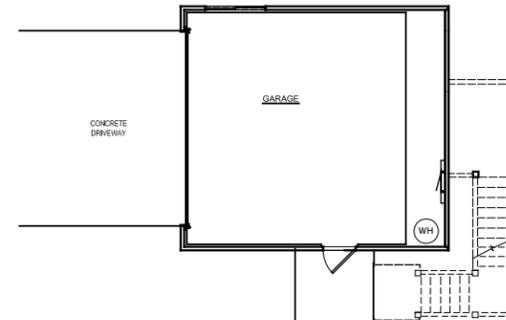
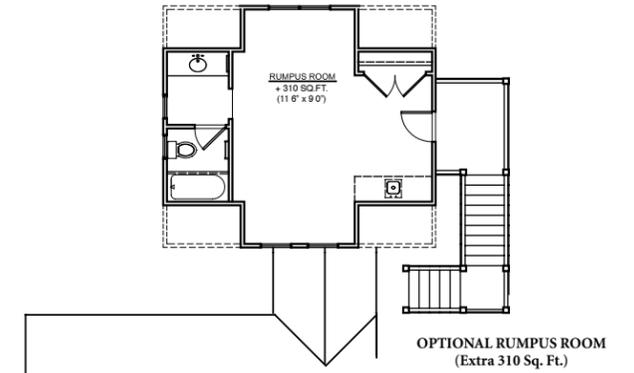
# Elua

6 Bedroom • 3 Bath

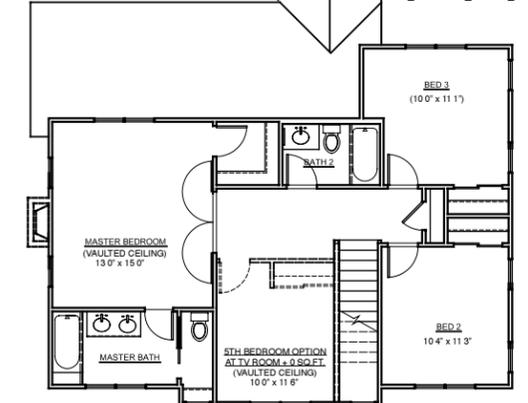
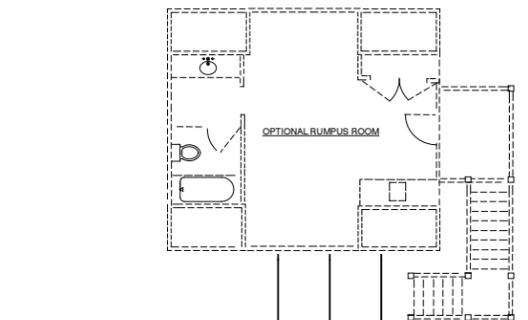
(Offered in Phase 3 Only)

## FLOOR AREA (Plan 2)

Living Area	1,970 Sq. Ft.
Garage	420 Sq. Ft.
Entry Lanai	96 Sq. Ft.
Rear Lanai	205 Sq. Ft.
<b>Total</b>	<b>2,691 Sq. Ft.</b>
Rompus Room	310 Sq. Ft.
<b>Total</b>	<b>2,901 Sq. Ft.</b>



FIRST FLOOR



SECOND FLOOR

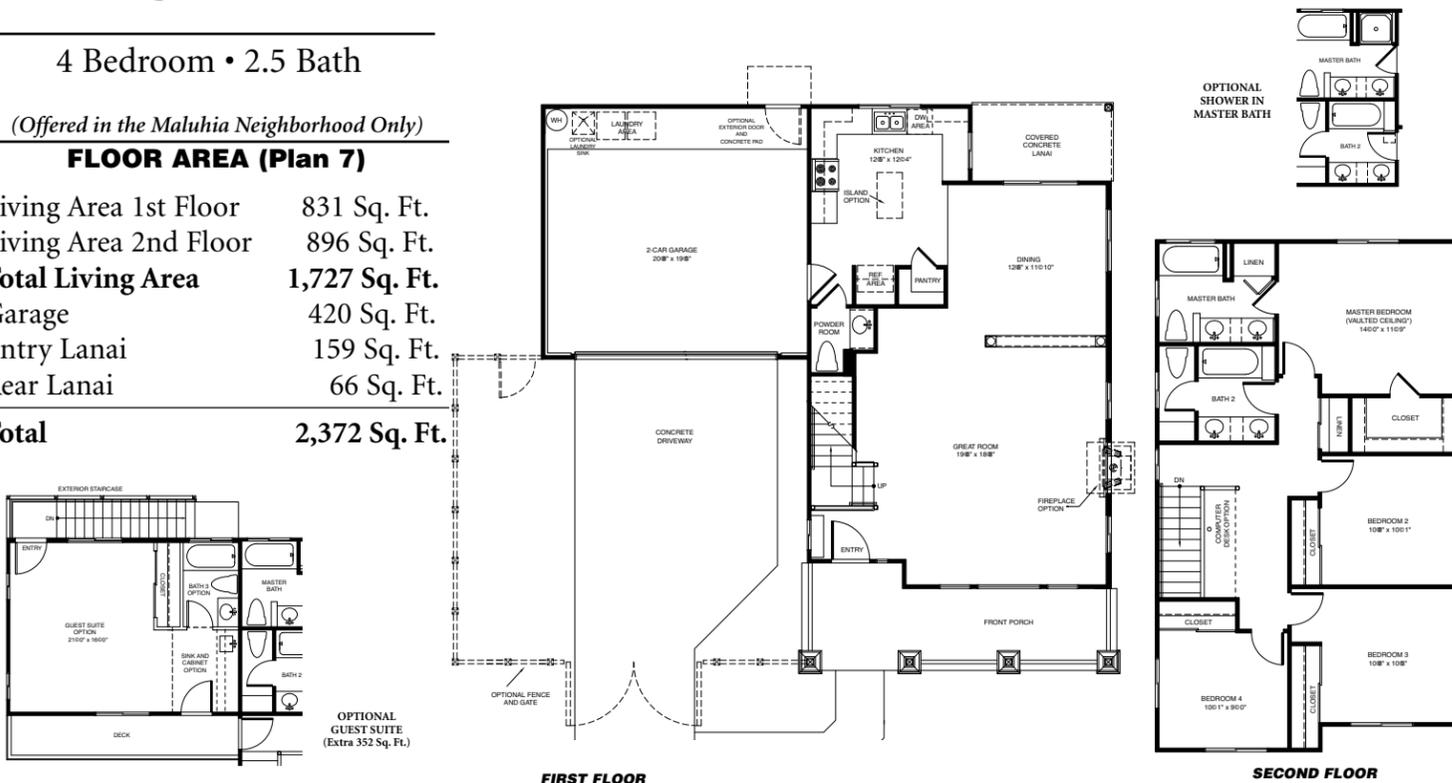
# Kula

4 Bedroom • 2.5 Bath

(Offered in the Maluhia Neighborhood Only)

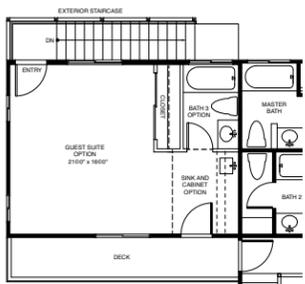
## FLOOR AREA (Plan 7)

Living Area 1st Floor	831 Sq. Ft.
Living Area 2nd Floor	896 Sq. Ft.
<b>Total Living Area</b>	<b>1,727 Sq. Ft.</b>
Garage	420 Sq. Ft.
Entry Lanai	159 Sq. Ft.
Rear Lanai	66 Sq. Ft.
<b>Total</b>	<b>2,372 Sq. Ft.</b>



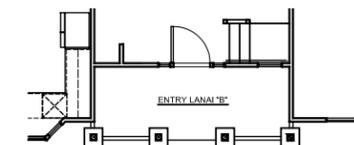
FIRST FLOOR

SECOND FLOOR

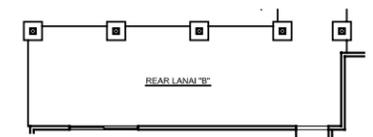


OPTIONAL GUEST SUITE (Extra 352 Sq. Ft.)

OPTIONAL FENCE AND GATE



ENTRY LANAI (+96 Sq. Ft.)



REAR LANAI (+205 Sq. Ft.)

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