

Ka'ulu
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

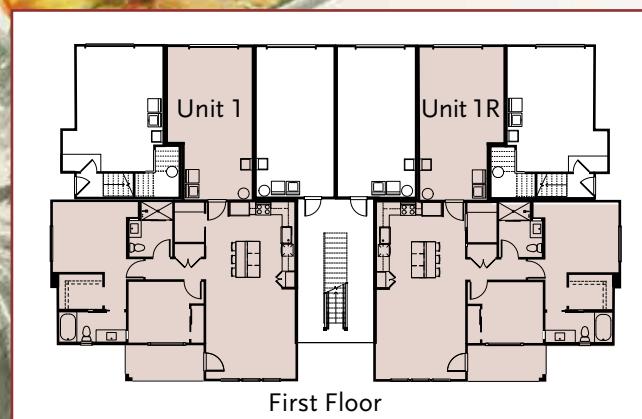
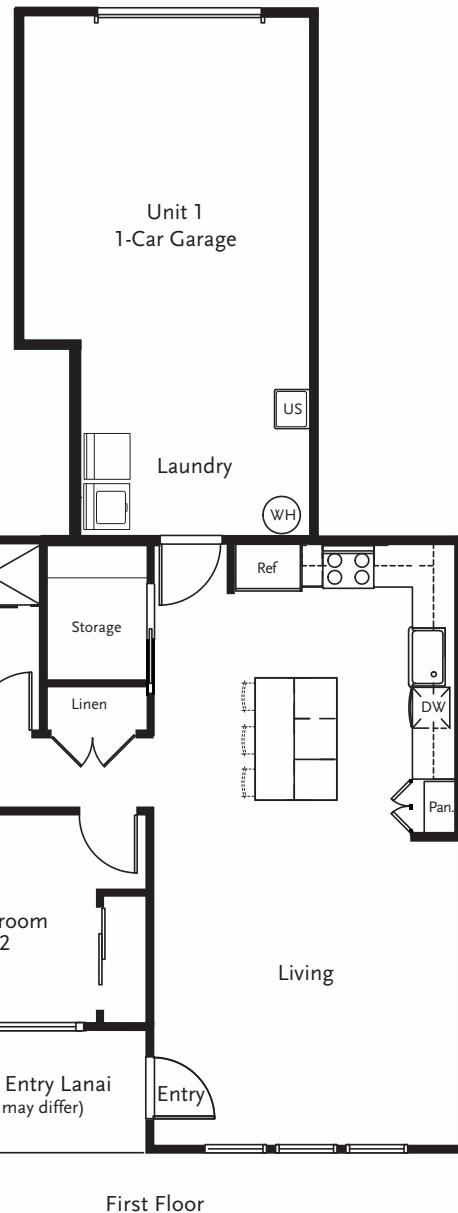
Floor plan square footages may vary depending on Plantation or Craftman style.

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.



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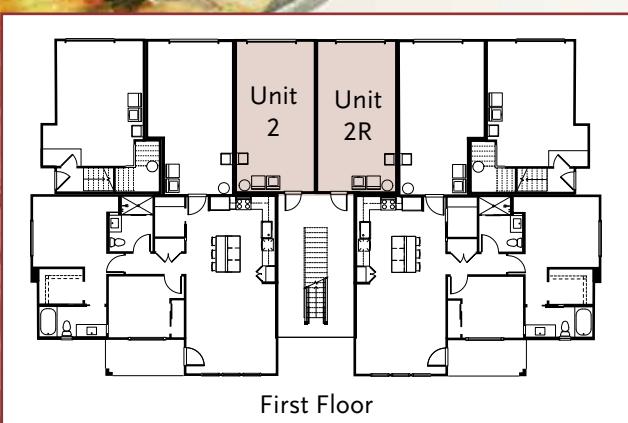
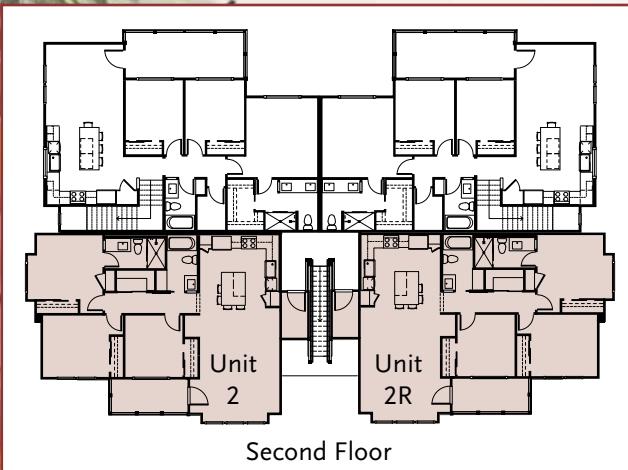
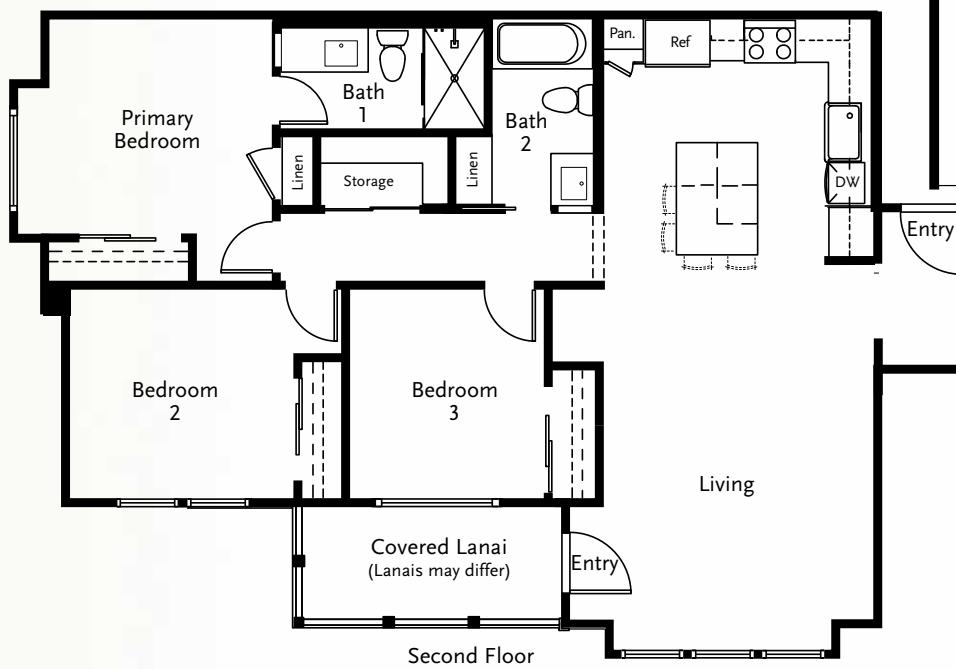
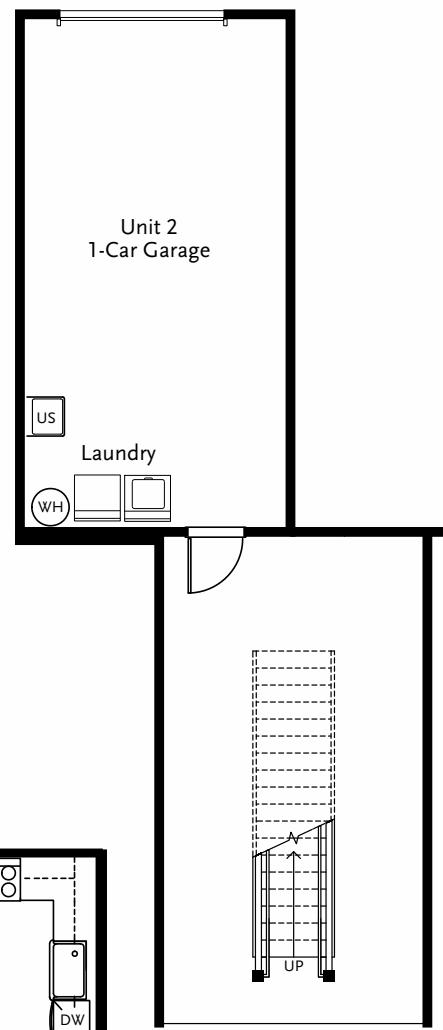
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LOKAHI - UNIT 2

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.



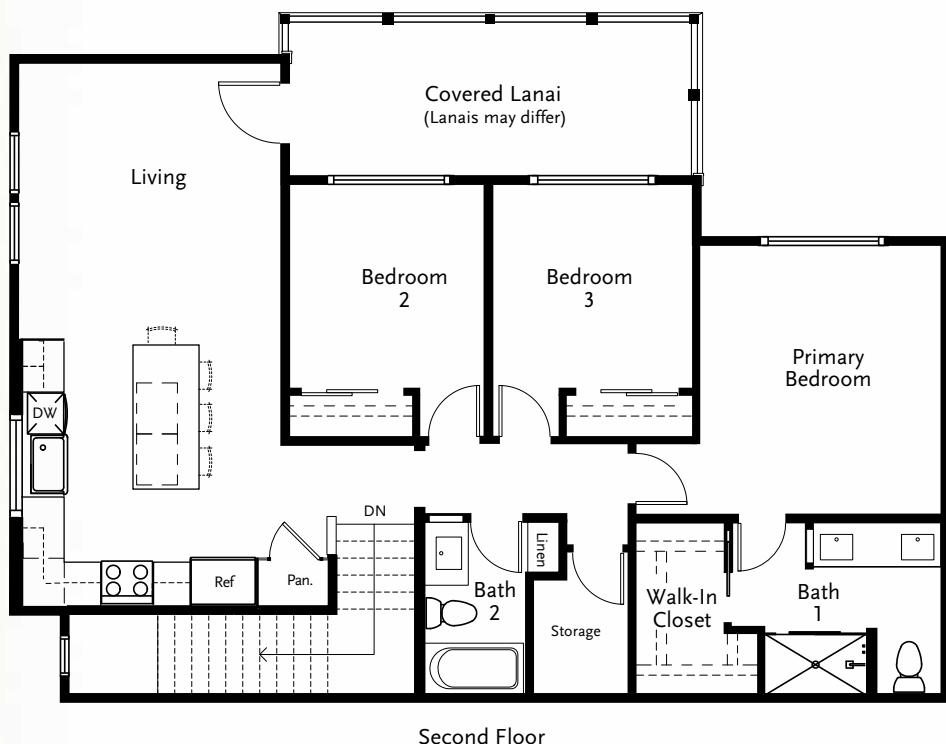
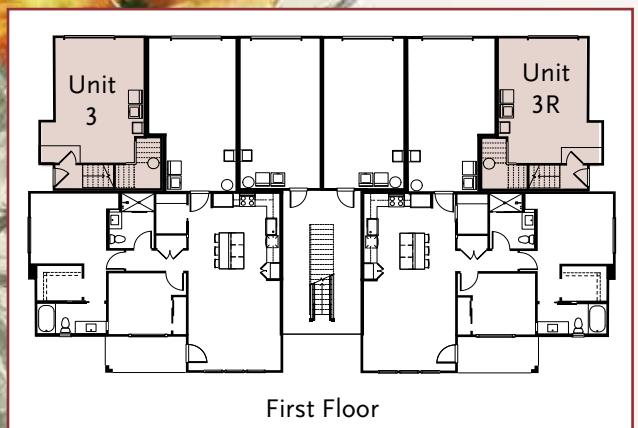
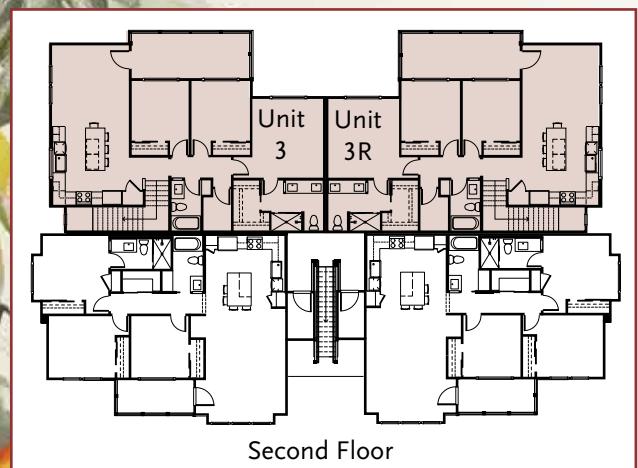
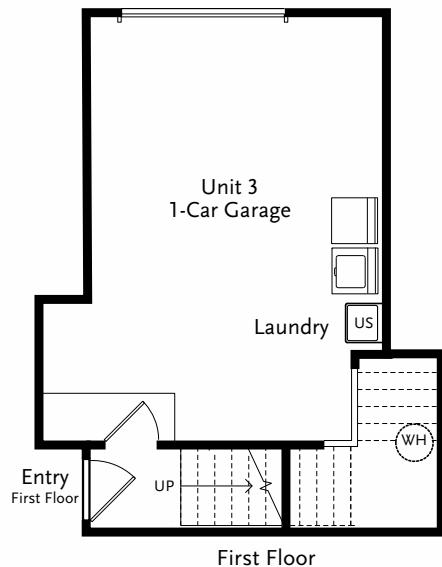
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MAKANI- UNIT 3

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.



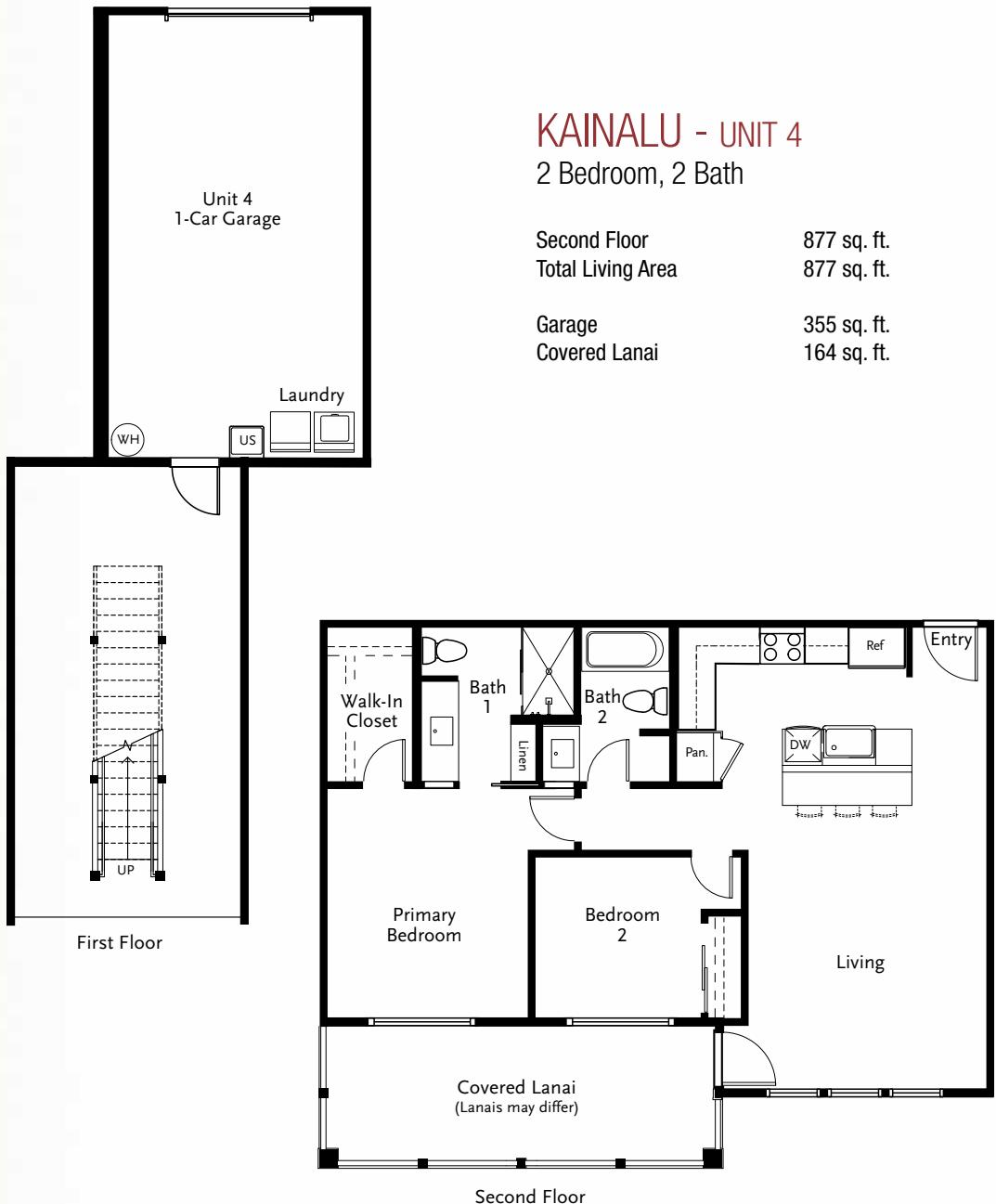
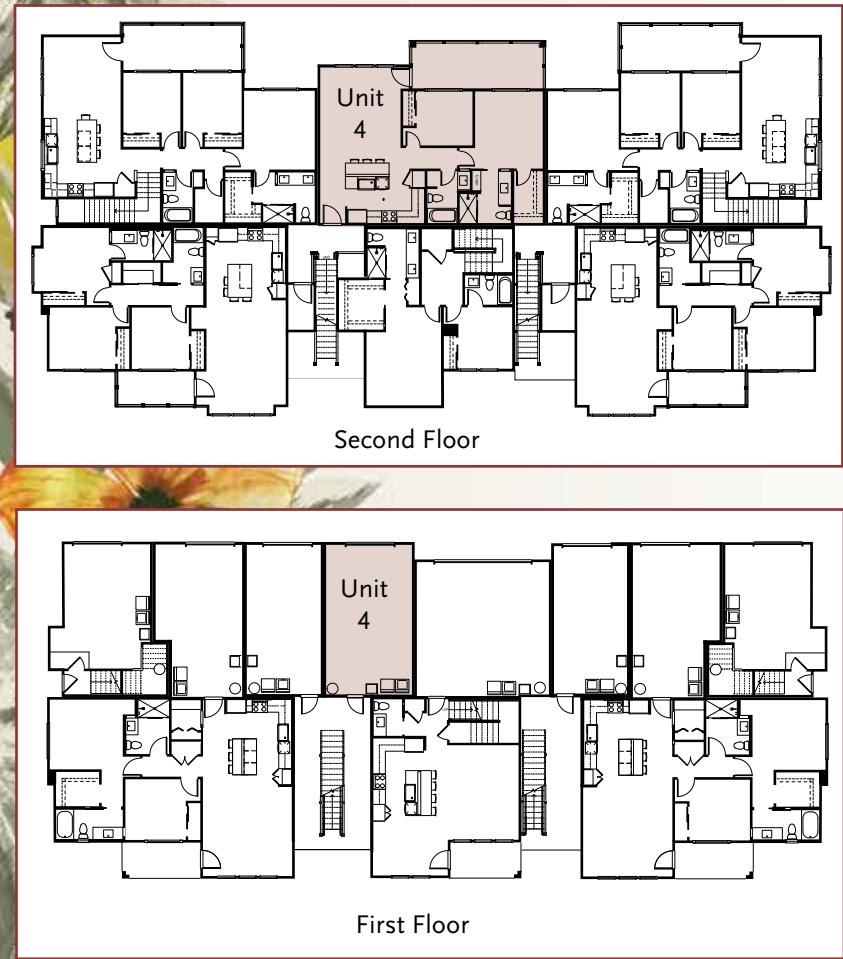
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Craftsman 8-Plex

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KAINALU - UNIT 4

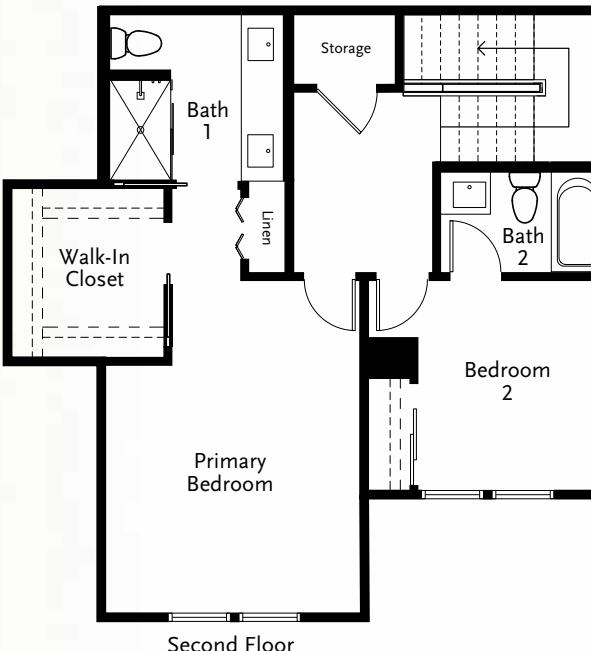
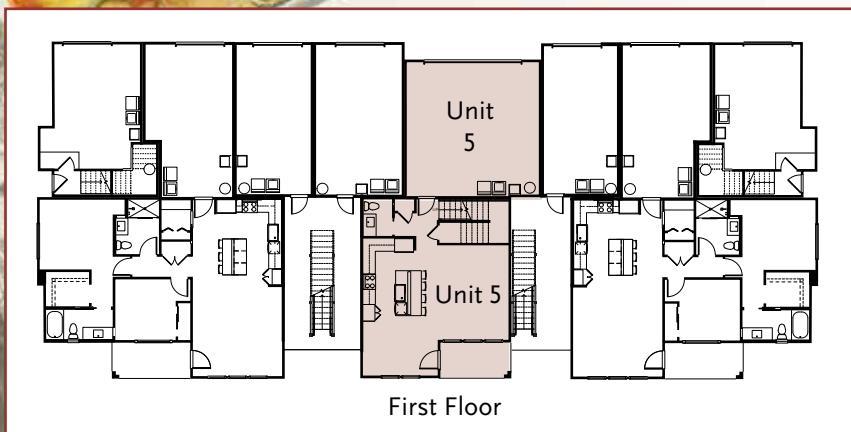
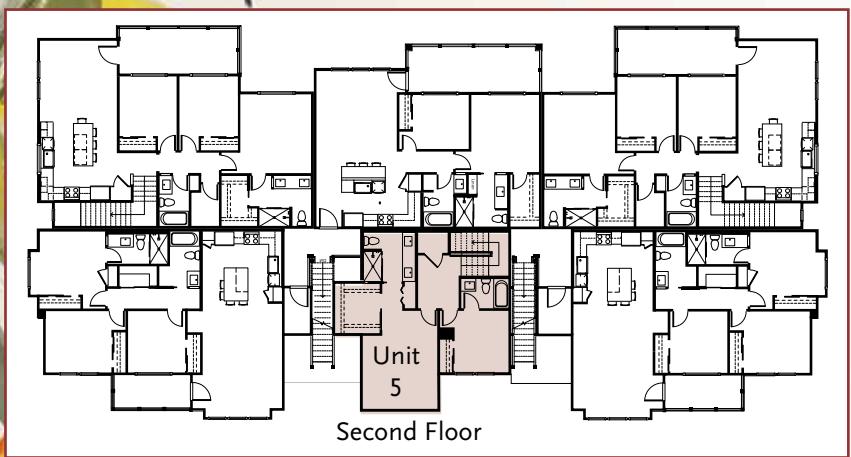
2 Bedroom, 2 Bath

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

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

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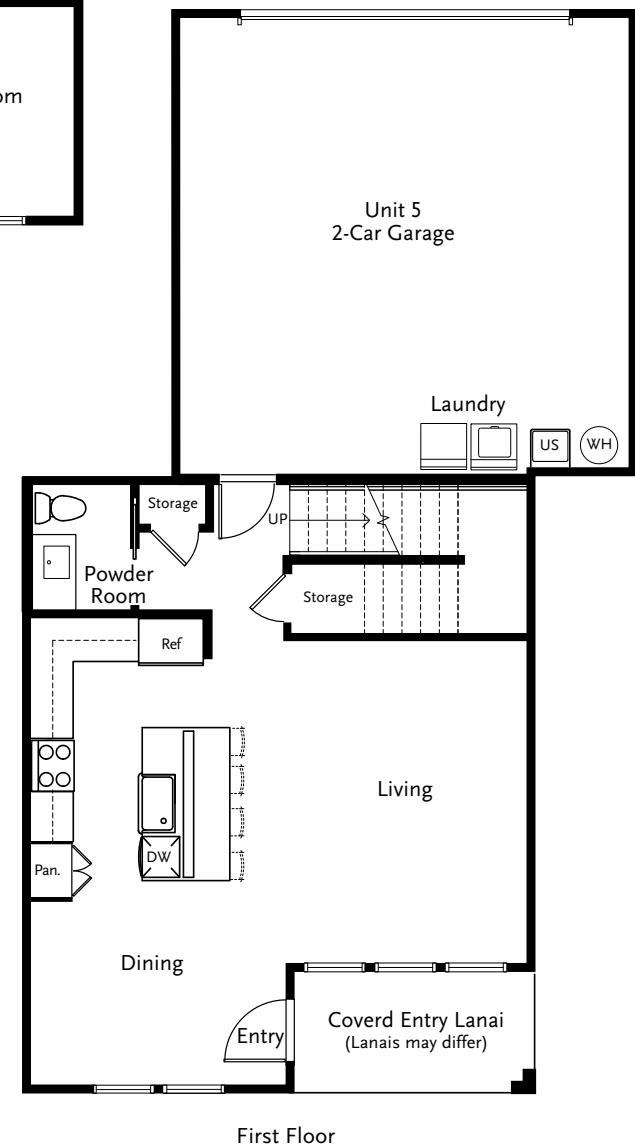
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WILIWILI - UNIT 5

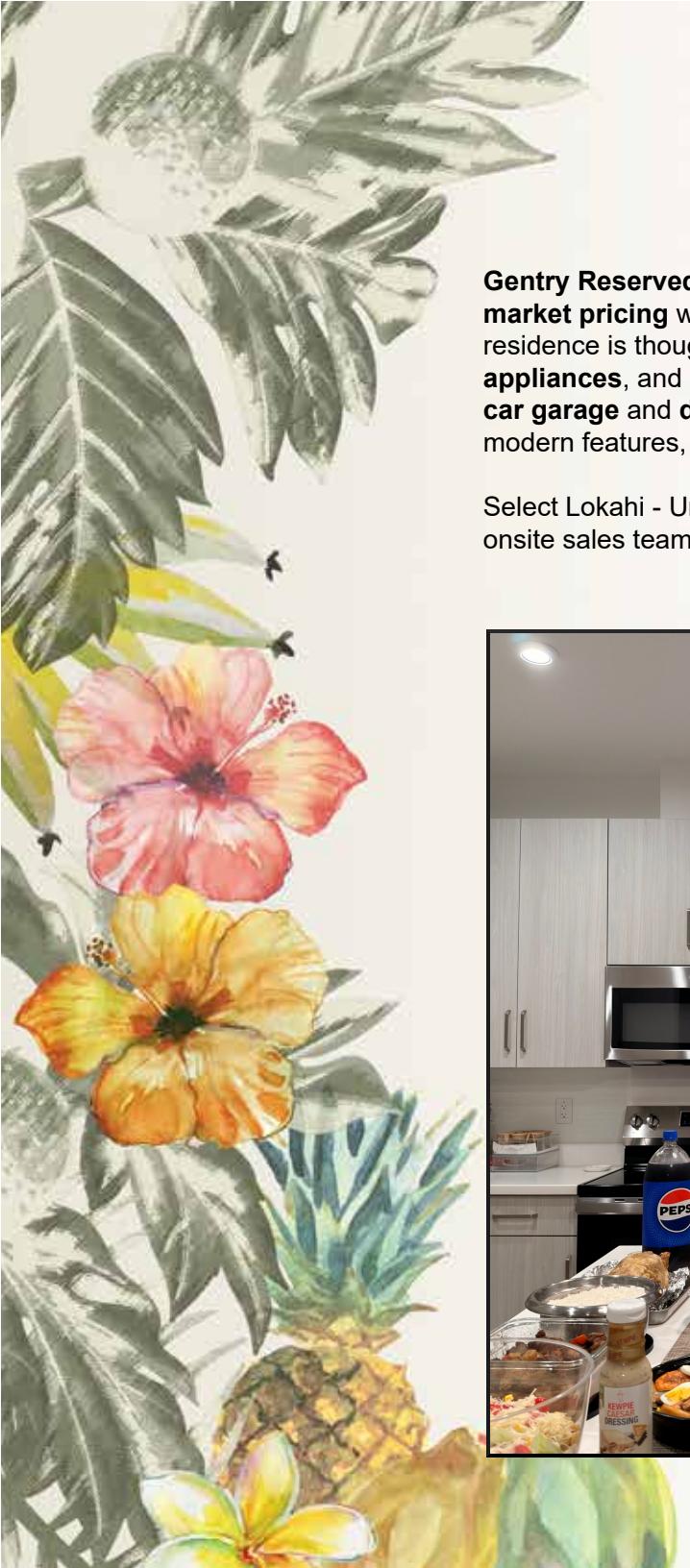
2 Bedroom, 2.5 Bath

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



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Reserved Housing Program

A NEW BEGINNING for qualified first-time homebuyers!

Gentry Reserved Homes make homeownership more attainable for **qualified first-time homebuyers**, offering **below-market pricing** without compromising on quality. Built to the **same exceptional standards** as our market homes, each residence is thoughtfully designed with **energy-efficient upgrades**—including open-cell foam insulation, **ENERGY STAR® appliances**, and **SEER 16 central air conditioning—at no additional cost**. Every home also features an **enclosed single-car garage** and **dedicated open space**, providing comfort, convenience, and long-term value. With quality craftsmanship, modern features, and smart savings, **a Gentry Reserved home delivers more for your investment**.

Select Lokahi - Unit 2 and Kainalu - Unit 4 homes are available as part of the reserved housing program. Please inquire with onsite sales team for more information.

Angel Penalosa

"Buying a home was always part of our plan—we just didn't know when. Joining Gentry HomeLoans gave us clarity and confidence. Being surrounded by knowledgeable professionals helped us understand where to start, and after careful consideration, we decided to move forward with purchasing a Gentry home.

Through the Reserved Housing program, we were able to qualify. Purchasing the home at an affordable price and seeing its value increase at appraisal allowed us to secure lower interest rates and mortgage insurance—resulting in a more affordable monthly payment. The seller credit also made a meaningful difference, especially as first-time homebuyers.

Our home is a 3-bedroom, 2-bath residence with an enclosed garage—an incredible value and a perfect starter home for our family of three.

After viewing countless listings, Gentry homes truly stood out. From the thoughtful details in every nook and cranny to the high ceilings and energy-efficient design, the quality is unmistakable.

From start to finish, we're grateful we chose Gentry. It made our homebuying journey not just possible but truly rewarding."





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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Open Tues - Sun 10 am to 5 pm
Mon - 12 pm to 5 pm

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