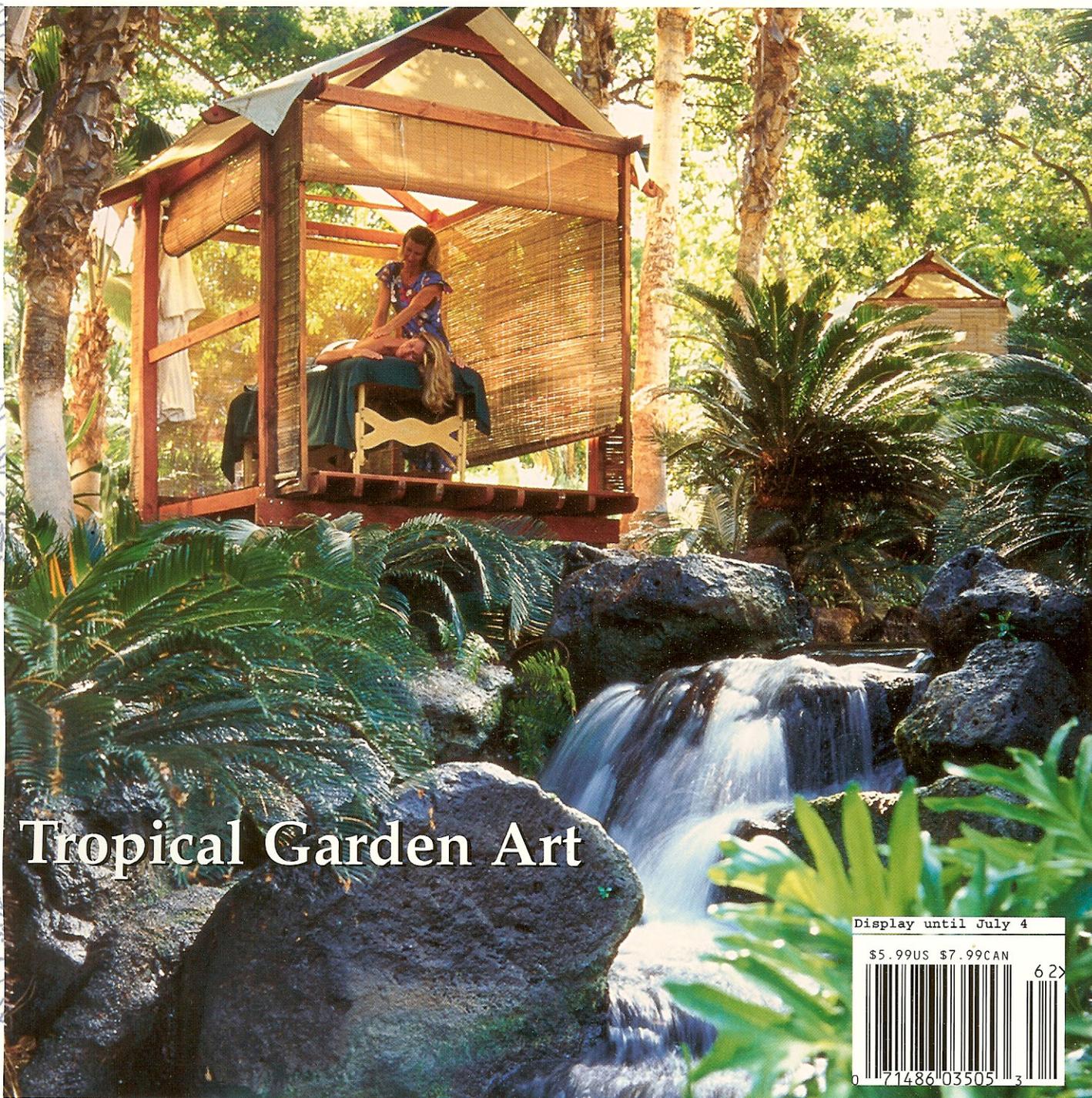


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Tropical Garden Art

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Looking through the great room ones sees the custom woven entry gates past an enclosed courtyard whose path meanders past tropical greenery and koi pond.



At Home In Hualālai

TURN-KEY RESIDENCE OFFERS LUXURY LIVING
IN HISTORIC OCEANSIDE COMMUNITY

Architecture by/ H & S International

Interior Design by/ W Interiors

Text by/ Leslie Lang

Photography by/ David Duncan Livingston

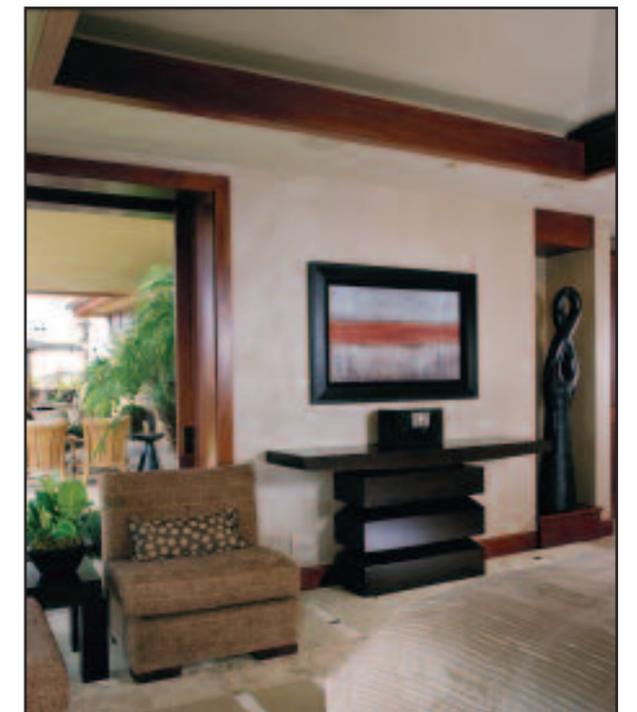
WHEN YOU DRIVE DOWN THE COAST ALONG KONA'S HIGHWAY 19, you pass a rock wall sign for the relatively new development *Hualālai*, at *Historic Ka'upulehu*. Turn toward the ocean and there, amid brown lava from an 1801 Hualālai flow, you find an unexpected and stunningly green oasis of luxury homes.

Hualālai is a new name for the area that was historically called Ka'upulehu (literally, "the roasted breadfruit"). One tale says that the volcano goddess Pele met two girls roasting 'ulu (breadfruit) there. Only one of them, a girl named Pahinahina, shared her food with Pele, and that night Pele caused the volcano Hualālai to erupt and destroy the village of Ka'upulehu, but she spared Pahinahina's home.

Now homes have again sprung up in the area, and these are houses of a very different nature. One—a new, 5,625-sq. ft. structure—was developed by Knudson Luxury Housing as a "turn-key" home. It pays tribute to its Hawaiian setting by making the most of gorgeous ocean and mountain views, fresh sea breezes and lush tropical plants. Toni Knudson, director of design at Knudson

TOP: W Interiors designed a contemporary Asian inspired cabinet handmade by Heartwoodworks. A kapa by Big Island legend Pua Van Dorpe graces the wall.

RIGHT: The artwork is remotely controlled to roll up into the frame revealing a plasma TV recessed into the wall. The angular lines of the console are balanced by the sensuous curves of the sculpture.





ABOVE: A custom rug from Joan Weismann provides grounding for a custom dining base and chairs. The art was created by renowned Big Island artist Hiroki Morinoue.



LEFT: The office is a study in tone and texture. The owner is afforded views to the koi pond from one view point, and the golf and mountains from the other.



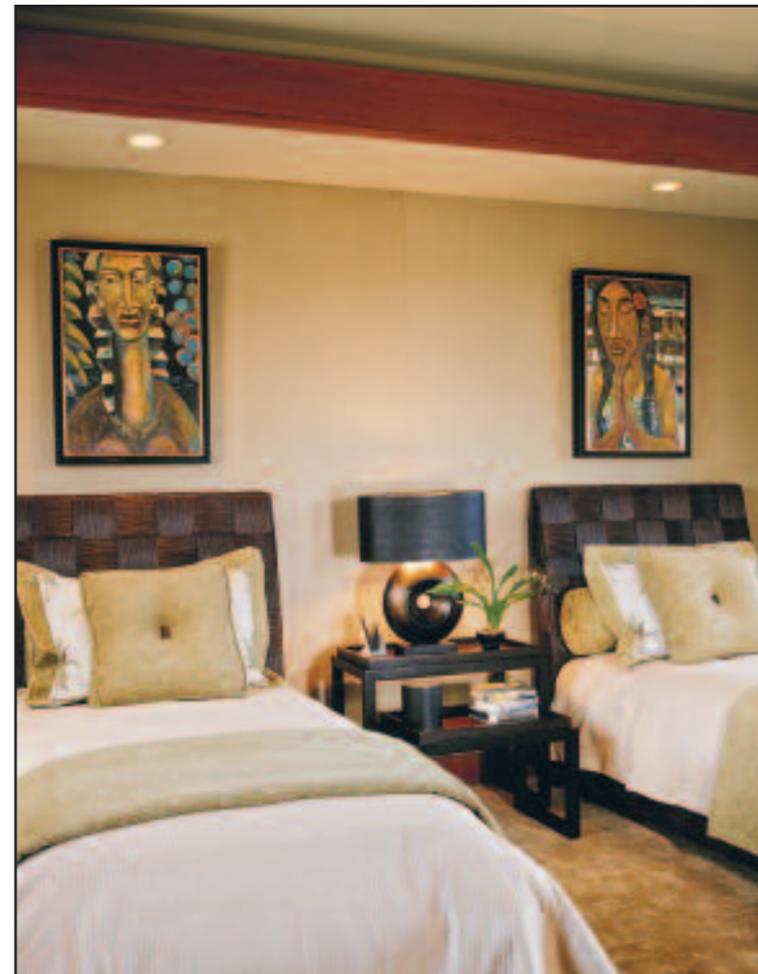
ABOVE: The grand lānai is an extension of the great room and living space.



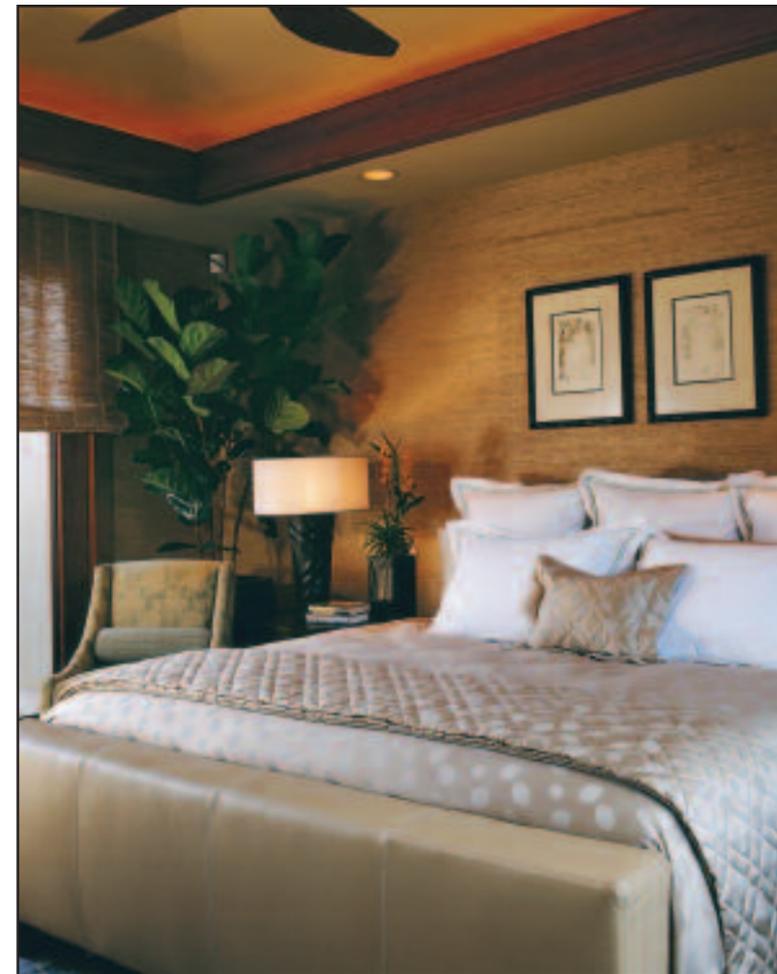
ABOVE: A cozy guest living room opens into lush green grass through pocket doors. The detached guest house offers a king-sized bed, its own washer and dryer, wet bar, coffee bar and fridge, as well as glass walls that open to the courtyard.



LEFT: a breakfast nook that overlooks the koi pond in the central courtyard, provides a tranquil spot to sip tea or plan a menu



ABOVE: Avi Kiriatty's "Long Neck" and "Madonna" hang over woven twin beds.



ABOVE: Madge Tennant etchings hang over a leather bed appointment with Anichini linens.

Luxury Housing, explains that building such residences is all about creating a lifestyle. "Most of the people who buy these homes are multiple homeowners," she says, "and this is their fourth or fifth home. Many of them are extremely affluent, with very busy lives and classic Type A personalities. It's not just about giving them a home; it's creating that ultimate luxury lifestyle and that instant gratification."

This elegant home definitely says "luxury lifestyle." Passing through its custom-designed, mahogany-stained slatted gate, which matches the garage door, you enter a peaceful, well-landscaped courtyard where water trickles down a two-toned bronze Archie Held sculpture into a pond. Koi swim amidst lily pads and traditional Hawaiian taro.

It barely feels like you're inside when you step from the courtyard into the rather formal Great Room. Knudson talks about having made a conscious decision to emphasize the outdoors. "I think until you live here, you don't understand indoor/outdoor living," she says. "I think that's really unique to Hawai'i, or the tropics and other areas like Indonesia, where you literally open things up."

The high-ceilinged Great Room has large retractable glass pocket doors that recess into its walls and allow the living space to extend to the Turkish travertine tiled lānai, where the outdoor furniture harmonizes nicely with the inside furnishings. Beyond the lānai, palm trees sway gently against a blue sky and an infinity pool seems to drop off the edge of the world.

The Great Room is open to a more contemporary yet classy dining area and kitchen. The project's interior designer, Gina Willman, ASID, of W Interiors, says, "We tried to make it not so much like a kitchen because it's so open to the Great Room. So we dressed it up with the Bisazza glass tile backsplash." Even the extractor hood over the oven, with its curves, looks rather like a sculpture.

The kitchen's cupboards are mahogany with a custom stain, and its countertops are Baltic brown granite. Dishwashers stand conveniently on both sides of the sink, and a pot filler faucet sits above the Viking professional stove. A 27-inch armoire-style SubZero refrigerator, with separate refrigerator drawers, stands next to a matching 27-inch freezer and its freezer drawers.

Another highlight of the kitchen is its enormous 10'6"



ABOVE: The master bedroom provides stunning views through the glass pocket doors. W Interiors created a dramatic headboard and covered the bed with an exquisite silk coverlet. The rug was custom made of silk and wool.

RIGHT: A monolithic basalt tub from Bella Pietra, floats in a bed of river rocks in the master bathroom.

working island, which itself has more drawers and cupboard space than one finds in some small homes. “Caterers go wild to have all the working space,” says Knudson.

An additional and less formal dining area is tucked into a corner off the kitchen, where the glass walls recess back to open the space to the courtyard and its lovely sound of trickling water. With the walls open, the dining area achieves a Japanese tea room effect—it’s as though the room floats on the pond.

Willman explains that she used a rather neutral palette for the home’s interior colors and kept things interesting by using lots of textures, such as in the wood and slats, in the fabric on the chairs, and in the bronze vases for flower arrangements. There is also local texture in the tables of polished coconut shell as well as bamboo and wicker accents.

A faux finish on the walls by Joe Eby, a decorative painter from Omaha, adds additional interest. The wall treatment in



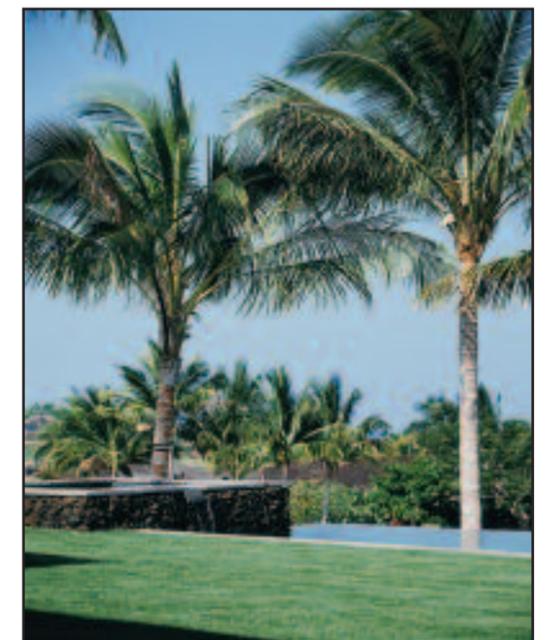
ABOVE: Looking into the master bedroom from the back yard shows the wide view that is created with the pocket doors.

RIGHT: The view from the home across the infinity edged pool and Jacuzzi.

the office, developed by Eby specifically for this home, is a multi-layered finish of sandstone texture, paint and glaze he calls “Coconut Husk.”

Throughout the house local Island artwork is displayed. A piece of kapa (traditional handmade bark cloth) by local artist Puanani Van Dorpe hangs on one wall. Other works, including pieces by Big Island artists Avi Kiriatty, Hiroki Morinoue and others, also add a local flavor.

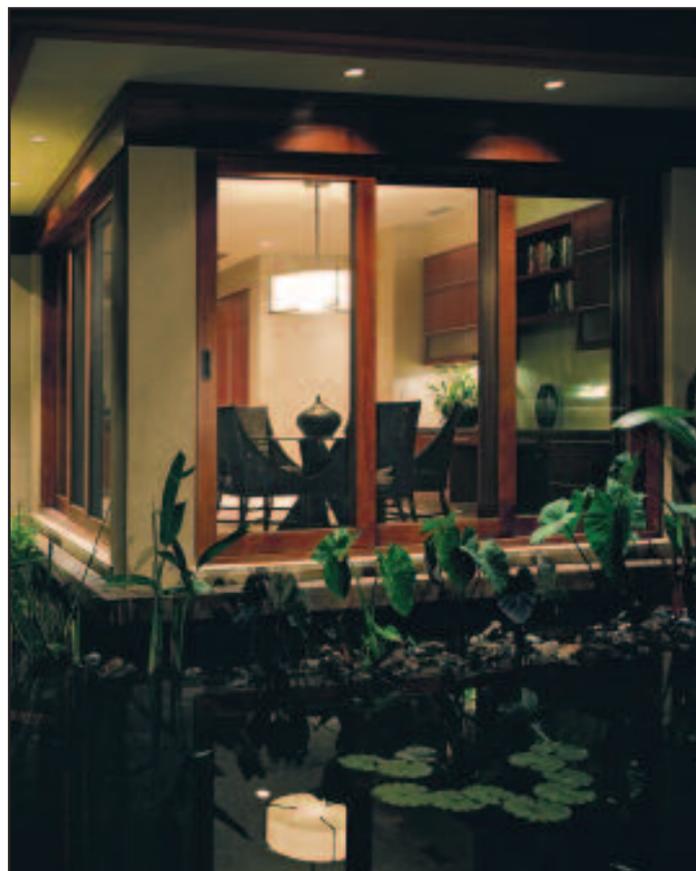
Visual drama shapes the master bedroom. On one wall hangs the unexpected “Vision-art,” a remote-controlled painting that retracts into its frame to reveal a 42-inch plasma television screen. Glass walls pocket back to open two adjoining walls and vastly extend the living area to a tiled





ABOVE: The central courtyard features a custom bronze two toned water feature sculpture that can be seen and heard from many interior and exterior vantage points.

LEFT: Looking across the center courtyard koi pond into the dining nook, gives one the sense the room is floating on the water.



“I think until you live here, you don’t understand indoor/outdoor living,” Knudson says. “I think that’s really unique to Hawai’i, or the tropics and other areas like Indonesia, where you literally open things up.”



ABOVE: An inviting grand lanai setting group. “Most of the people who buy these homes are multiple homeowners,” Toni Knudson says. “It’s not just about giving them a home; it’s creating that ultimate luxury lifestyle and that instant gratification.”

lanai, a soft, intimate breeze and a view of the spa with its sound of water trickling down into the infinity pool.

In the master bath, a dramatic, sculptural free-standing tub carved from one piece of basalt is a stunning centerpiece. It sits on a bed of smooth black river rock, with floor drains concealed below to catch any overflow. And as in all the home’s showers, a glass door opens to a rock wall-enclosed, outdoor shower garden. Nicely landscaped with big stepping-stone tiles and an enormous rainshower head, it’s like showering in a friendly jungle.

There’s more: a detached guest house with king-sized bed, its own washer and dryer, wet bar, coffee bar and fridge, as well as glass walls that open to the courtyard. Two other guest rooms

continue the sense of space, elegance and luxury.

Knudson and Willman have equipped the turn-key home down to the smallest detail. There are luggage racks, wooden hangers and beautiful Indonesian-style cotton robes hanging in the closets, and even cotton swabs in the bathrooms and aluminum foil and laundry detergent on the appropriate shelves. “You literally only need to buy food,” says Knudson.

The well-appointed luxury home is not anything that Pahinahina, the girl with the roasted breadfruit, would recognize. But she’d recognize the views of the volcano and the ocean. The banana trees on its private lanai and the cool breezes. She’d recognize its feel of Hawai’i. 🌴