

# The New Luxury Kahala Lifestyle Design Features

4292 Kahala Avenue

Designed by J. Timothy Gutierrez ~ Pyramid Premier Properties

- African Mahogany tongue & groove ceiling and crown moldings. Soaring ceilings in main living areas.
- Merbau Wood Flooring in living room, hallways and 4 bedrooms. Carpet in loft area. Stone throughout. Solid Merbau Doors with case and basing. Cornerless sliding pocket doors in all main areas including Master Bedroom and Pool House.
- Fortuny Italian Light Fixtures
- *Architectural Series* double insulated stained Pella windows with Merbau casing
- Professional Two-Station Kitchen with Subzero & Wolf Appliances. Wine Refrigerators in 3 locations. Natural Gas Appliances throughout. Rohl Plumbing Fixtures from England throughout.
- Handmade African Mahogany Cabinets & boxes in all areas with top-of-the-line Blum hardware
- Every Bedroom features Walk-In Closets and separate bathrooms
- Sony and Sharp LCD Televisions throughout. Kitchen/Family 65" LCD HDTV Center.
- Central Air Conditioning throughout home, with separate zones in each room and Pool House.
- Programmable proprietary Telephone System with entry call capability
- Over 800 SF of Loft space above Garage—Ideal for an office, yoga studio or Home Theater
- 2-story poolside BBQ Entertainment area with flat screen TV, enclosable with pocket doors & windows. Leads to Infinity Pool with glass tile and large upper yard. Large grassy resort-style backyard with mature landscaping for privacy—with lap pool and gym.
- 2 Swimming Pools with water features and infinity waterfalls. Jacuzzi with natural gas heater and high tech controls and Outdoor Showers.
- Alarm and recordable Surveillance Cameras
- Martin Ranch Style Garage Door. Large 3-Car Garage & Equipment Room. Sliding Solid Copper Entry Gate
- Huge Driveway with large turn-around area for easy access to Kahala Avenue
- Solid Concrete Exterior Walls around property with Moss Rock Walls fronting property. Golden Beach Limestone throughout with exterior Peruvian Limestone and moss rock veneer.
- Monier Roofing, slate style multi-colored shingles with 50-year warranty

