



MAUI LOA

AT KOA RIDGE



A LIMITED COLLECTION.
AN EXCEPTIONAL SETTING.

A LIMITED COLLECTION OF
DISTINCTIVE HOMES

*Some opportunities are rare.
Some homes are exceptional.
Mau Loa brings them together.*

Welcome to Mau Loa at Koa Ridge, where contemporary homes are thoughtfully designed for those who appreciate timeless architecture, superior craftsmanship, and the chance to own in one of Koa Ridge’s most desirable neighborhoods.

Offering spacious three- and four-bedroom floor plans ranging from approximately 1,535 to 2,271 square feet, Mau Loa combines generous living spaces with sophisticated design and opportunities to personalize your home to reflect your lifestyle.



A SYMBOL OF NEW BEGINNINGS
Representing the keiki koa, or young koa tree, the koa leaf has become a defining symbol of Koa Ridge—signifying new life, growth, and the promise of new beginnings.



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AN EXCEPTIONAL SETTING.

WHERE NATURE AND COMMUNITY COME TOGETHER.

Perfectly positioned within Koa Ridge, Mau Loa is adjacent to the future Community Park, connected to the Ho'āla Trail, and just moments from Kalāhikiola Park. Surrounded by an array of planned amenities, open green spaces, and the natural beauty of Central O'ahu, it's a place where nature, recreation, and community come together to enrich everyday living.

- ✓ Adjacent to the future Community Park
- ✓ Connected to the 7.5-mile Ho'āla Trail
- ✓ Near Kalāhikiola Park
- ✓ Exclusive perimeter homesites available
- ✓ Close to everything Koa Ridge has to offer



KOA RIDGE. WHERE EVERY DAY BEGINS AND ENDS BEAUTIFULLY.

LIVE, GROW, THRIVE

EVERYTHING YOU LOVE, RIGHT WHERE YOU BELONG.

At Koa Ridge, life is designed to bring everything closer—making every day easier, more connected, and more fulfilling.

The Village Green will bring neighbors together through farmers markets, food trucks, and community events, while the 7.5-mile Ho’āla Trail connects parks, open spaces, and everyday destinations throughout the community.

Future amenities—including The Gateway with shopping, dining, and entertainment, a recreation center with a pool, and a planned elementary school—will further enhance the vibrant lifestyle that makes Koa Ridge unique.

Ideally located in Central O’ahu, Koa Ridge keeps you close to town, the airport, and surrounding communities. Future employment opportunities within the community also offer the potential for shorter commutes and more time to enjoy what matters most.

At Mau Loa, everything you need isn’t just nearby—it’s part of a community designed for connection, convenience, and a true sense of belonging.



PARKS AND OPEN SPACES



HO’ĀLA TRAIL
7.5-MILE SHARED USE PATH



THE GATEWAY
SHOPPING, DINING, ENTERTAINMENT
& GROCER



RECREATION CENTER & POOL



VILLAGE GREEN
COMMUNITY GATHERINGS



ELEMENTARY SCHOOL



KOA RIDGE BUSINESS PARK



HEALTHCARE



INSPIRED LIVING
STARTS AT KOA RIDGE.

A MASTER-PLANNED COMMUNITY

ROOTED IN PLACE. INSPIRED BY POSSIBILITY.

MAU LOA 
AT KOA RIDGE

MAU LOA
A limited collection of beautifully designed residences, including exclusive perimeter homesites, near parks, trails, and future community amenities.

CENTRAL O'AHU
REGIONAL PARK

KAMEHAMEHA HWY

KA UKA BLVD

KALĀHIKIOLA PARK

HEALTHCARE

KOA RIDGE
BUSINESS PARK

WAIPI'O
COSTCO

GROCER

HOTEL

BIG BOX
STORE

THE GATEWAY
Shopping, Dining, Entertainment & Grocer

RECREATION
CENTER

VILLAGE GREEN
Gathering Place

COMMUNITY PARK

DOG PARK

ELEMENTARY SCHOOL

HO'ĀLA TRAIL
7.5-Mile Shared Use Path

H2
FREEWAY

This map is for illustrative purposes only and intended to provide a general overview of the amenities planned at Koa Ridge. The information depicted is subject to change due to the evolving nature of the development. No guarantee is made that the buildings, features, roadways, landscaping, colors, sizes, and other information depicted or otherwise described will be built or, if built, will be the same as depicted or described herein. CCHHI, its successors, and assigns, reserve the right, in their sole and absolute discretion, to make changes at any time without notice or obligation.

CENTRAL O'AHU

Close to town. Close to the airport.
Close to everything that matters.

THOUGHTFULLY DESIGNED
FIVE FLOOR PLANS.
ENDLESS POSSIBILITIES.

Designed for the way families live today, Mau Loa offers a collection of contemporary three- and four-bedroom detached single-family condominiums, with select floor plan configurations accommodating up to six bedrooms. Open first-floor living areas feature nine-foot ceilings and luxury vinyl tile, while covered lānais create a natural extension of the home for relaxed indoor-outdoor living.

Each residence features a curated exterior color scheme, selected from four distinctive options, along with a private yard and enclosed two-car garage. Stainless-steel kitchen appliances, Kohler plumbing fixtures, and split-system air conditioning bring comfort, quality, and convenience to everyday life. A variety of personalization options allows you to shape your home around the way you live.



3 and 4
BEDROOMS
+ OPTIONS



2 to 3.5
BATHROOMS



1,535 to 2,271
SQUARE FEET



PERSONALIZATION
OPTIONS

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PREMIUM FEATURES. EXCEPTIONAL COMFORT.

From high-quality finishes to energy-efficient construction and smart-home technology, every feature is selected to make life at home more comfortable and convenient while delivering the lasting quality expected from Castle & Cooke.

INTERIOR

- 9'-high ceiling in first-floor living areas
- Mini-split air conditioning systems in the living room, family room, and all bedrooms
- Luxury vinyl tile (LVT) throughout and wall-to-wall carpet in bedrooms and where specified
- Stainless-steel range/oven, dishwasher, and hood fan
- Stainless-steel Kohler kitchen sink
- Kohler kitchen and bathroom plumbing fixtures
- Quartz kitchen countertops
- European frameless-style cabinetry with soft closers and wood boxes
- LX Hausys HIMACS solid-surface countertops, tub, and shower surround at bathrooms
- Mirrored wardrobe doors in the bedrooms
- Closet and storage wire shelving systems, as specified
- Dual high-power USB-C outlets in kitchens and primary bedrooms

EXTERIOR

- Contemporary architectural styles in four color schemes
- HardiePanel and HardiePlank siding with a 30-year warranty
- Asphalt shingle roofing with a 30-year warranty
- Privacy vinyl fencing at the rear yard of interior lots
- Fiberglass exterior doors
- Hurricane impact windows and doors, including Raynor hurricane-ready garage doors



SMART HOME FEATURES

- High-definition smart doorbell
- Smart Wi-Fi switch
- Garage door mobile app integration
- 1-year free doorbell and whole-home control mobile app

ENERGY EFFICIENCY

- Solar hot-water system
- Electric Vehicle (EV) ready
- Photovoltaic (PV) ready

OPTIONAL UPGRADES

- Washer, dryer, refrigerator, and microwave options
- Cabinet upgrades
- Flooring upgrades
- Quartz countertop upgrades
- Upgraded plumbing fixtures and bath accessories
- Kitchen tile backsplash upgrades
- Closet system upgrades
- Recessed lighting and under-cabinet lighting upgrades
- Smart home upgrades, including cameras, additional smart switches, alarm systems, and other options

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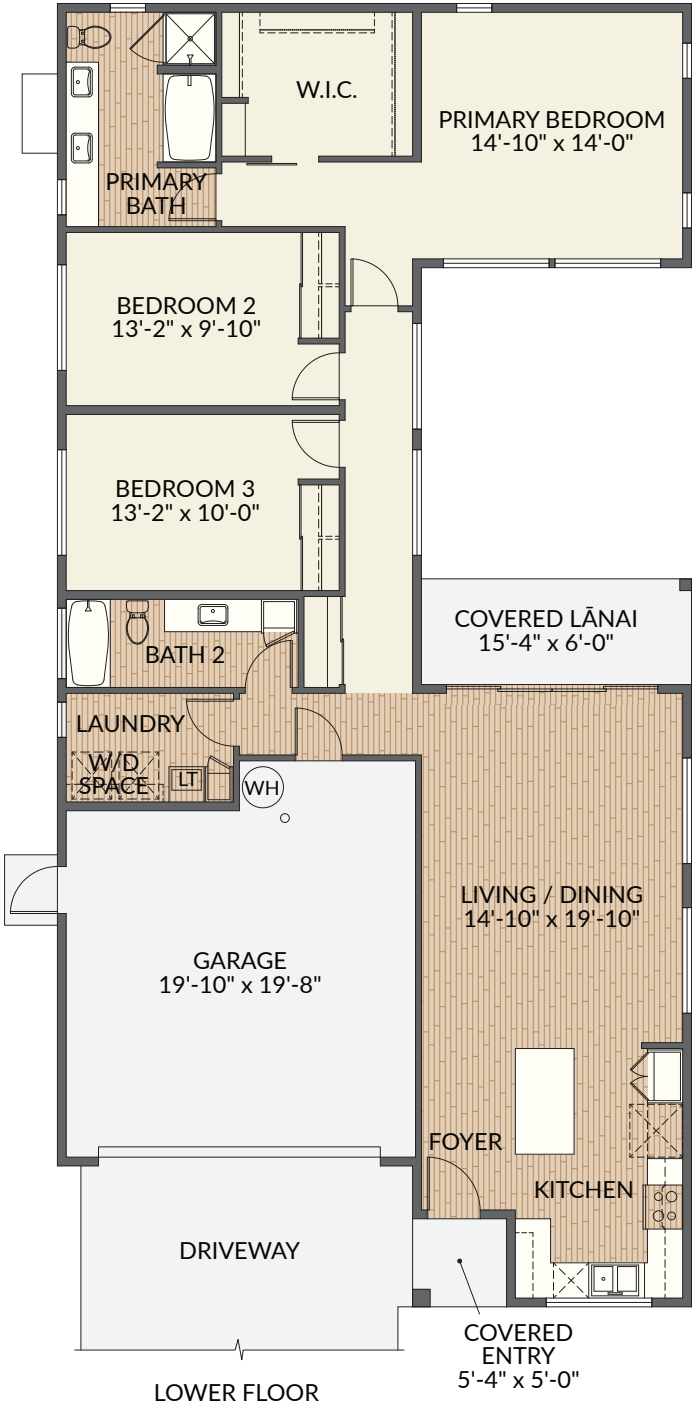
ELEVATED DESIGN. BEAUTIFULLY LIVED.

Open, welcoming living spaces, well-appointed kitchens, abundant natural light, and inviting private retreats come together to create homes that are equally suited for quiet evenings, family gatherings, and effortless entertaining.

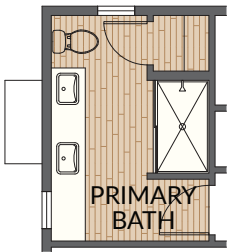
PLAN 1A/B 3 Bedroom | 2 Bath

OPTIONS

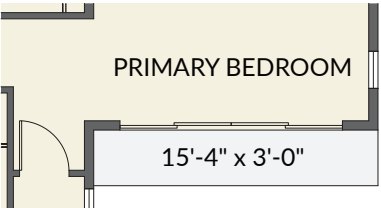
PLAN 1A		PLAN 1B	
Living Area:	1,539 SF	Living Area:	1,535 SF
Garage:	409 SF	Garage:	409 SF
Covered Entry:	25 SF	Covered Entry:	25 SF
Covered Lānai:	91 SF	Covered Lānai:	91 SF
Total:	2,064 SF	Total:	2,060 SF
Net Living Area:	1,539 SF*	Net Living Area:	1,535 SF*
Gross Living Area (GLA):	1,675 SF*	Gross Living Area (GLA):	1,675 SF*



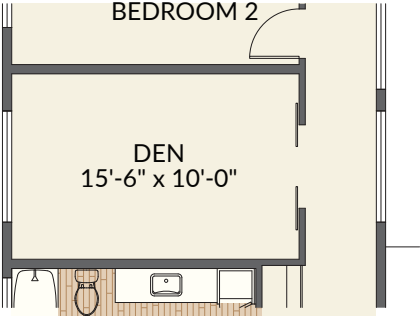
LOWER FLOOR



SHOWER AND STORAGE OPTION
(IN LIEU OF TUB & SHOWER)



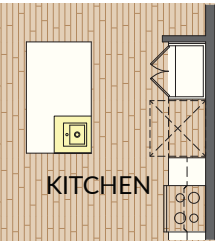
SLIDING DOOR OPTION



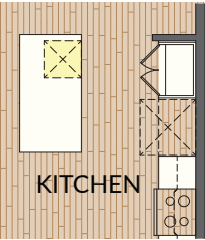
DEN OPTION
(IN LIEU OF BEDROOM 3)



SHOWER OPTION
(IN LIEU OF TUB)



SINK OPTION



BEVERAGE CENTER OPTION

Luxury Vinyl Tile

Carpet

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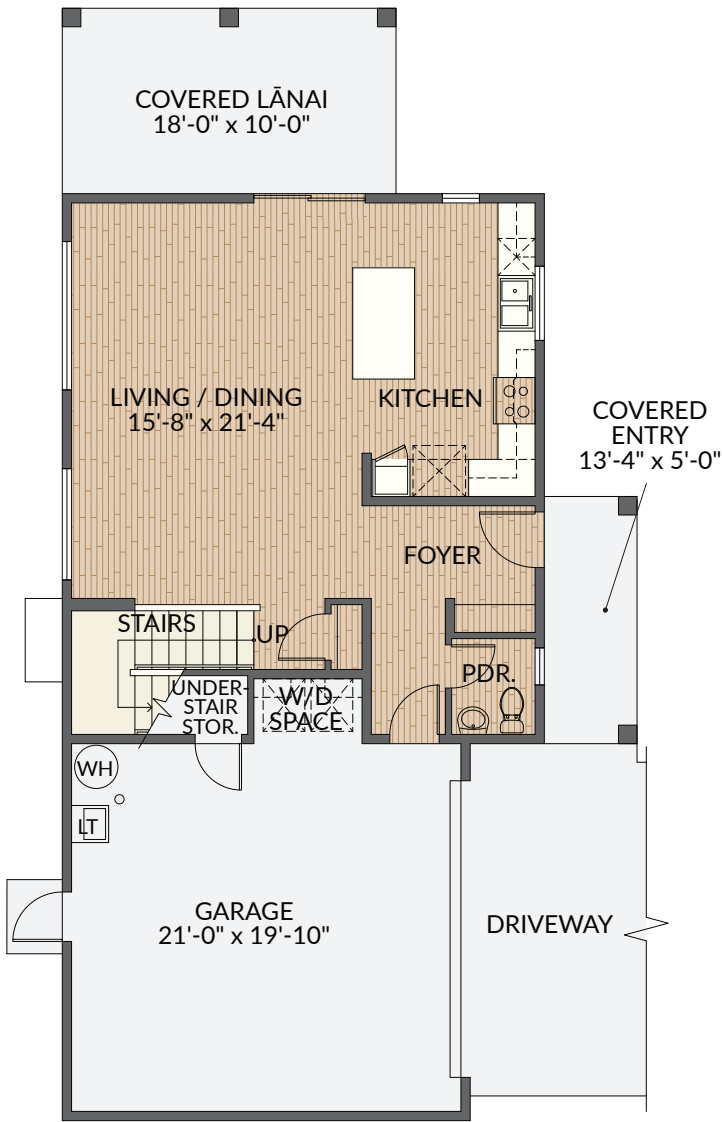
*Both net living area (NLA) and gross living area (GLA) are shown. For condominiums, including detached single-family condominium residences, Hawaii law requires unit square footage to be stated as net living area (NLA), measured from the interior surface of the perimeter walls excluding any area occupied by a load-bearing structure. For single-family residences (not subject to a condominium property regime), GLA is typically noted with use of American National Standards Institute® exterior perimeter measurements.

PLAN 2A/B 3 or 4 Bedroom | 2.5 Bath

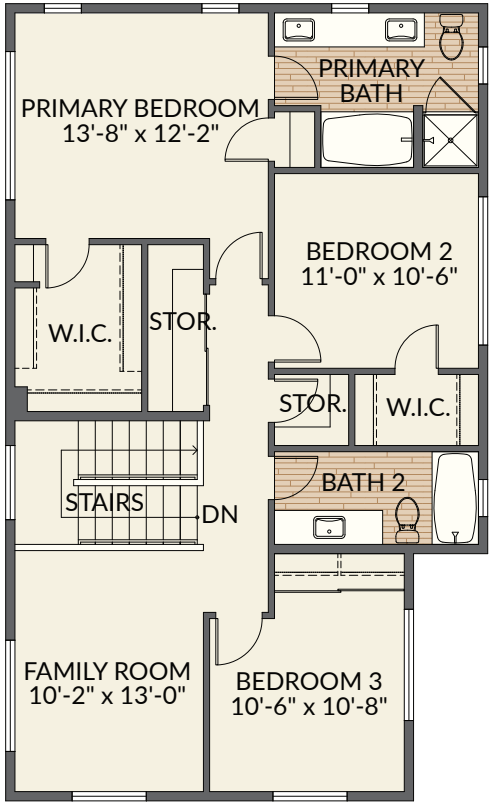
LIVING AREA
Lower Floor: 685 SF
Upper Floor: 917 SF
Sub Total: 1,602 SF

Garage: 427 SF
Covered Entry: 64 SF
Covered Lānai: 177 SF
Total: 2,270 SF

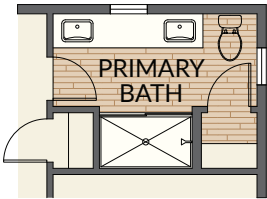
Net Living Area: 1,602 SF*
Gross Living Area (GLA): 1,705 SF*



LOWER FLOOR



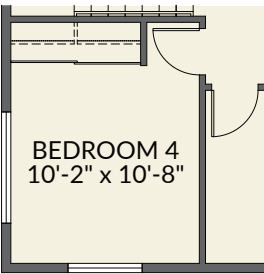
UPPER FLOOR



SHOWER AND STORAGE OPTION
(IN LIEU OF TUB & SHOWER)

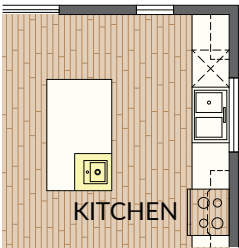


SHOWER OPTION
(IN LIEU OF TUB)

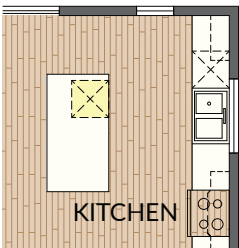


BEDROOM 4 OPTION
(IN LIEU OF FAMILY ROOM)

LOWER FLOOR OPTIONS



SINK OPTION



BEVERAGE CENTER OPTION

Luxury Vinyl Tile

Carpet

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PLAN 3A/B 4 to 6 Bedroom | 3 Bath

LIVING AREA
Lower Floor: 898 SF
Upper Floor: 1,029 SF
Sub Total: 1,927 SF

Garage: 384 SF
Covered Entry: 76 SF
Covered Lānai: 190 SF
Total: 2,577 SF

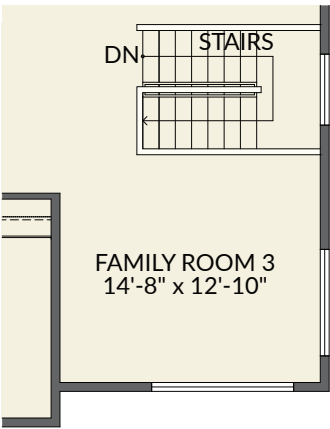
Net Living Area: 1,927 SF*
Gross Living Area (GLA): 2,123 SF*



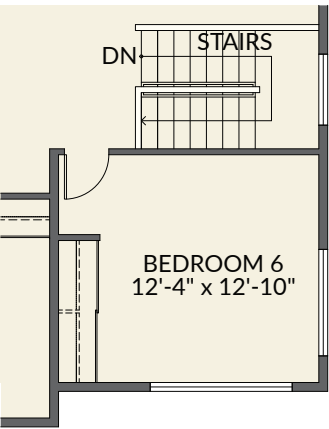
UPPER FLOOR OPTIONS



BEDROOM 5 OPTION
(IN LIEU OF FAMILY ROOM 2)



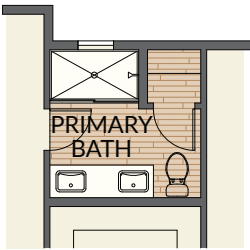
FAMILY ROOM 3 OPTION
(IN LIEU OF VOLUME CEILING)



BEDROOM 6 OPTION
(IN LIEU OF VOLUME CEILING)

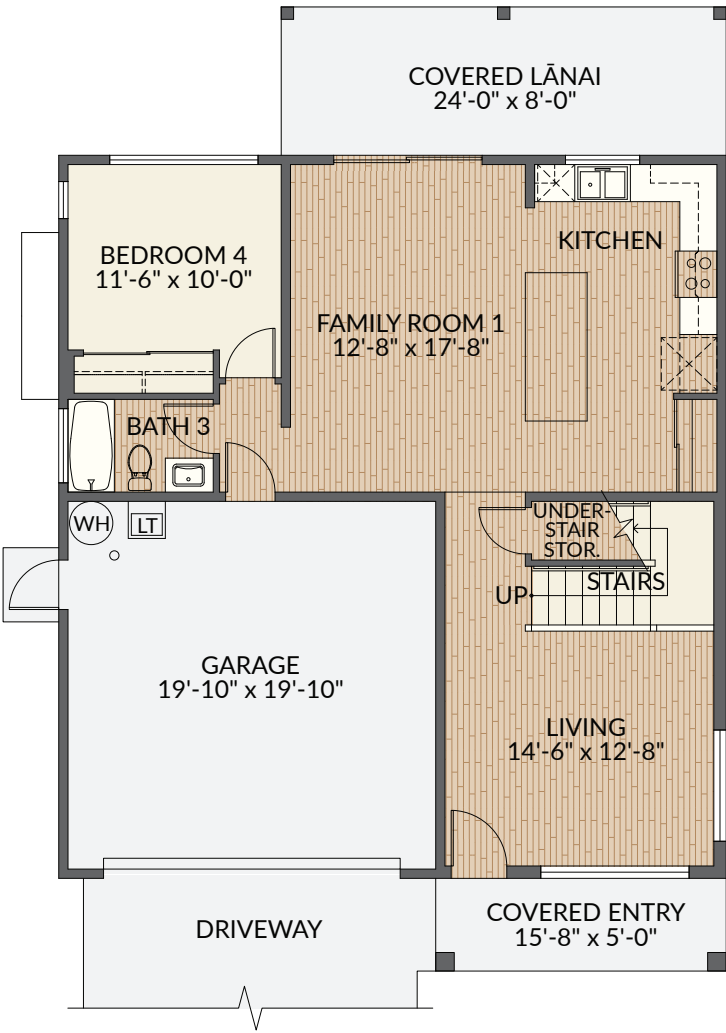


SHOWER OPTION
(IN LIEU OF TUB)

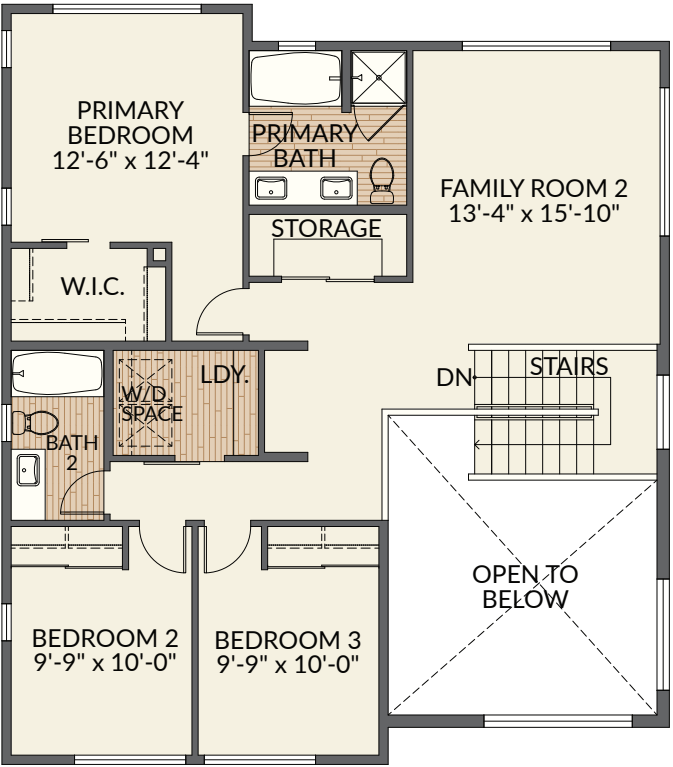


SHOWER OPTION
(IN LIEU OF TUB)

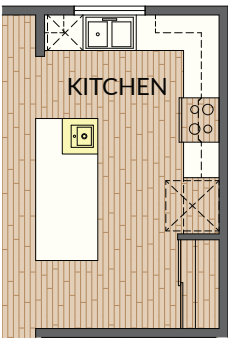
LOWER FLOOR OPTIONS



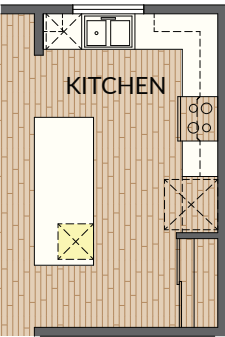
LOWER FLOOR



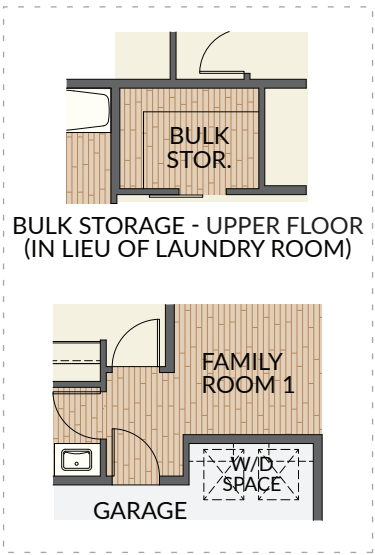
UPPER FLOOR



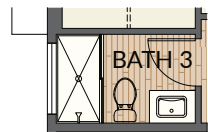
SINK OPTION



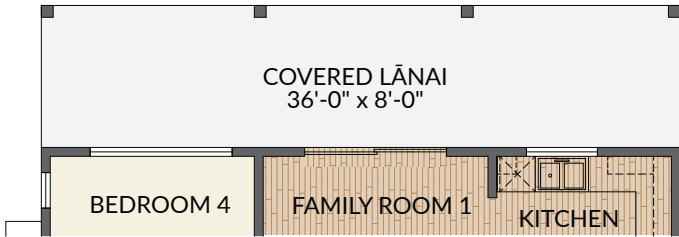
BEVERAGE CENTER OPTION



GARAGE LAUNDRY OPTION



SHOWER OPTION
(IN LIEU OF TUB)



EXPANDED LĀNAI OPTION

Luxury Vinyl Tile

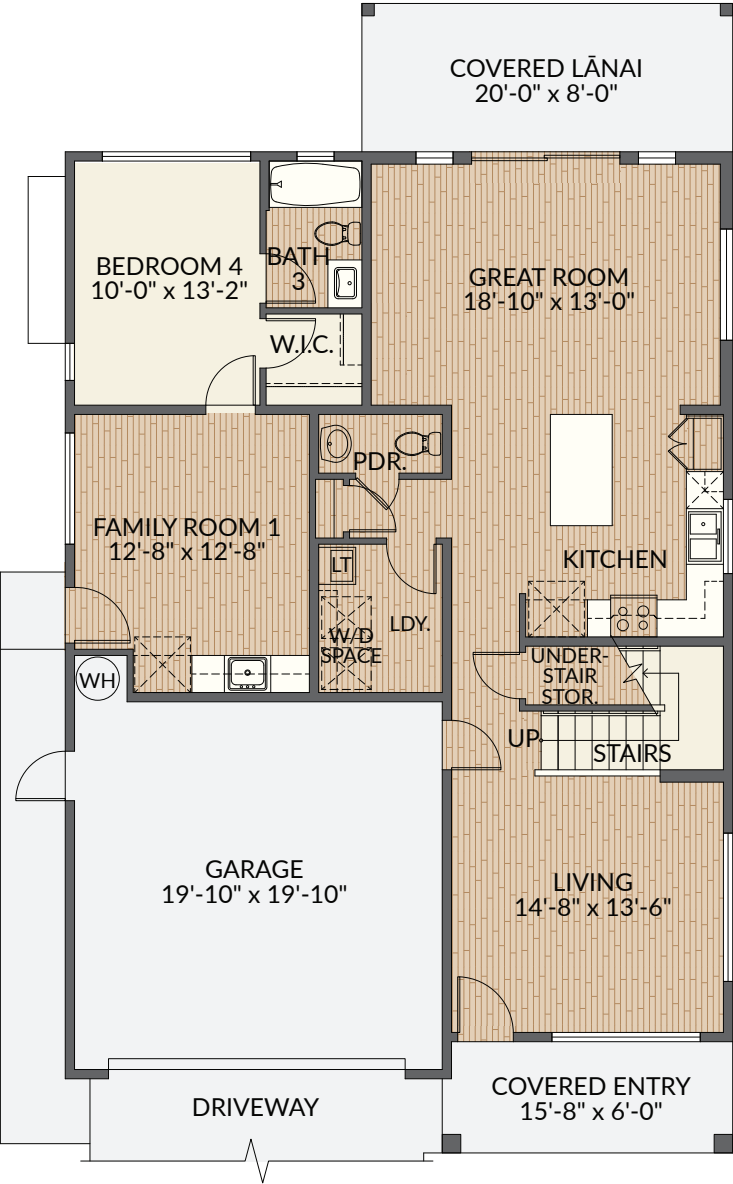
Carpet

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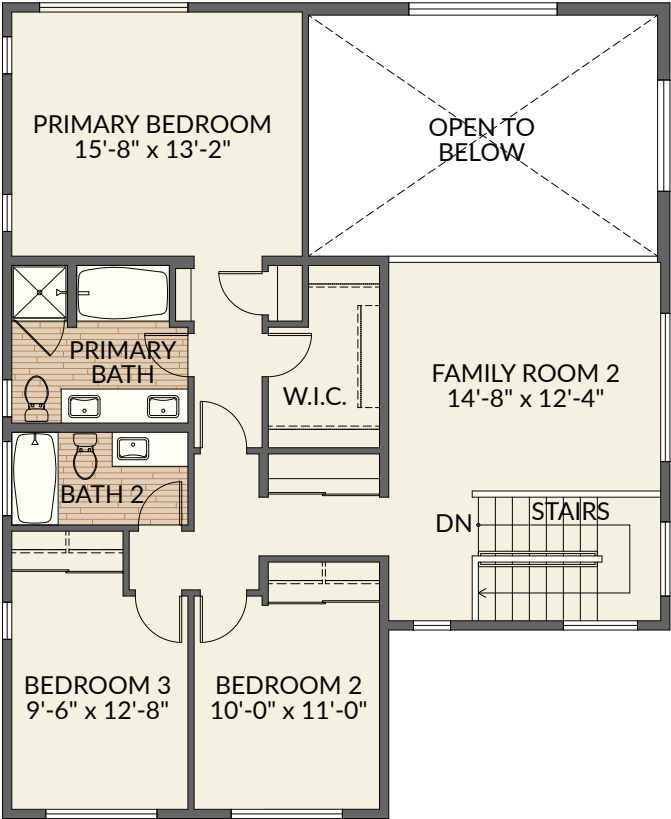
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PLAN 4A/B 4 or 5 Bedroom | 3.5 Bath

PLAN 4A		PLAN 4B	
Living Area		Living Area	
Lower Floor:	1,231 SF	Lower Floor:	1,231 SF
Upper Floor:	1,005 SF	Upper Floor:	1,007 SF
Sub Total:	2,236 SF	Sub Total:	2,238 SF
Garage:		Garage:	
391 SF		391 SF	
Covered Entry:		Covered Entry:	
91 SF		91 SF	
Covered Lānai:		Covered Lānai:	
159 SF		159 SF	
Total:		Total:	
2,877 SF		2,879 SF	
Net Living Area:		Net Living Area:	
2,236 SF*		2,238 SF*	
Gross Living Area (GLA):		Gross Living Area (GLA):	
2,466 SF*		2,466 SF*	



LOWER FLOOR



UPPER FLOOR

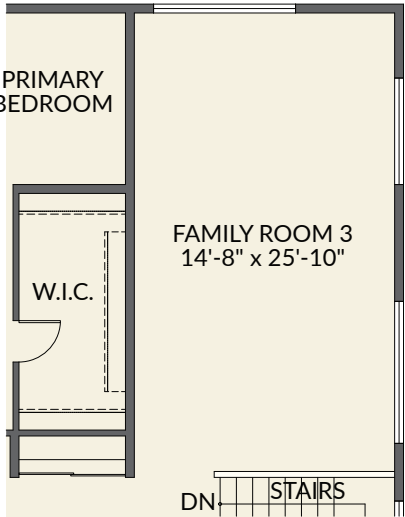
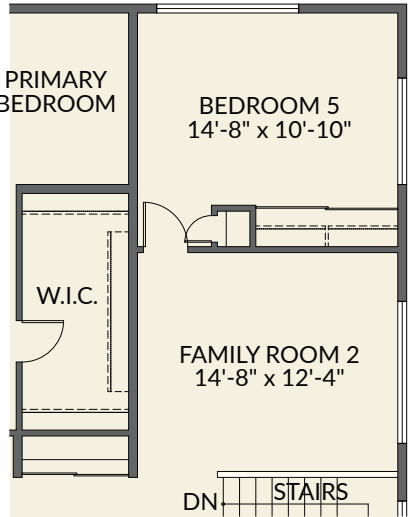
Luxury Vinyl Tile

Carpet

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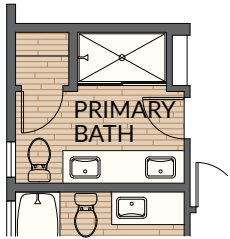
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UPPER FLOOR OPTIONS

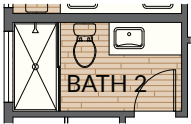


BEDROOM 5 OPTION
(IN LIEU OF VOLUME CEILING)

EXPANDED FAMILY ROOM OPTION
(IN LIEU OF VOLUME CEILING & FAMILY ROOM 2)

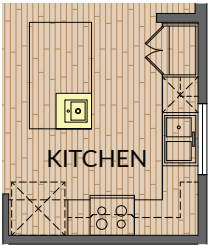


SHOWER AND STORAGE OPTION
(IN LIEU OF TUB & SHOWER)

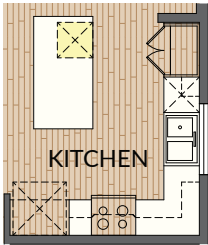


SHOWER OPTION
(IN LIEU OF TUB)

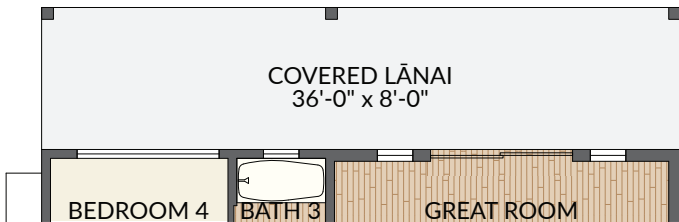
LOWER FLOOR OPTIONS



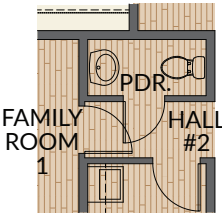
SINK OPTION



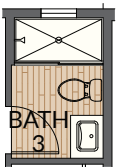
BEVERAGE CENTER OPTION



EXPANDED LĀNAI OPTION



FAMILY ROOM 1 - DOOR OPTION



SHOWER OPTION
(IN LIEU OF TUB)

PLAN 5A/B 4 or 5 Bedroom | 3.5 Bath

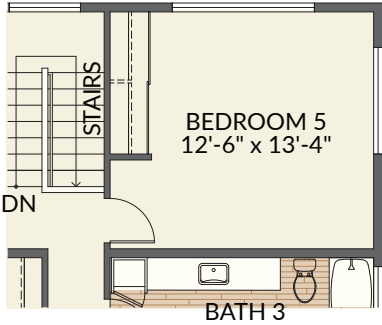
LIVING AREA
Lower Floor: 1,090 SF
Upper Floor: 1,181 SF
Sub Total: 2,271 SF

Garage: 402 SF
Covered Entry: 90 SF
Covered Lānai: 227 SF
Total: 2,990 SF

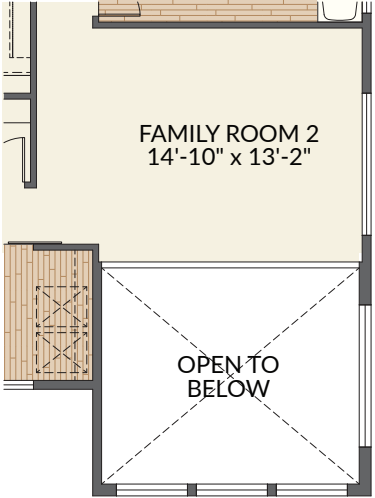
Net Living Area: 2,271 SF*
Gross Living Area (GLA): 2,496 SF*



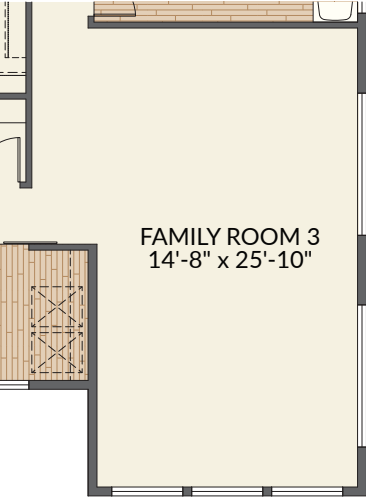
UPPER FLOOR OPTIONS



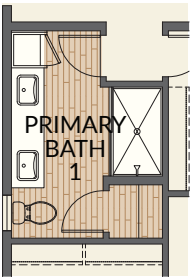
BEDROOM 5 OPTION
(IN LIEU OF FAMILY ROOM)



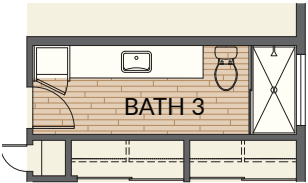
FAMILY ROOM 2 OPTION
(IN LIEU OF BEDROOM 3)



FAMILY ROOM 3 OPTION
(IN LIEU OF VOLUME CEILING
& BEDROOM 3)

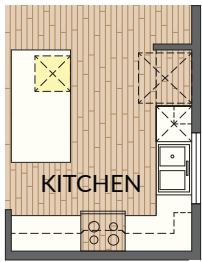


SHOWER AND STORAGE OPTION
(IN LIEU OF TUB & SHOWER)

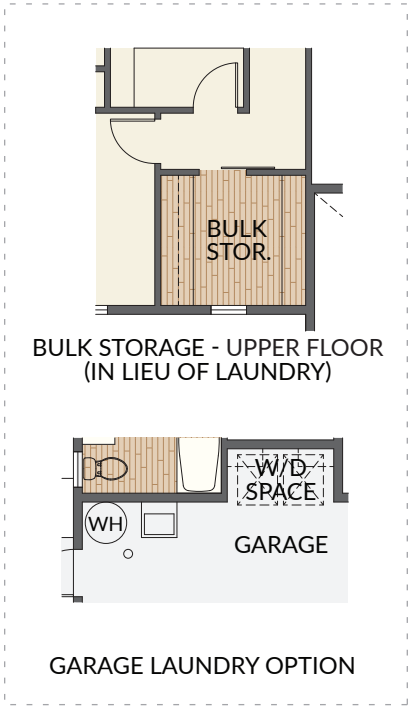


SHOWER OPTION
(IN LIEU OF TUB)

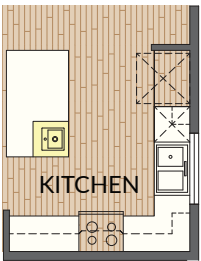
LOWER FLOOR OPTIONS



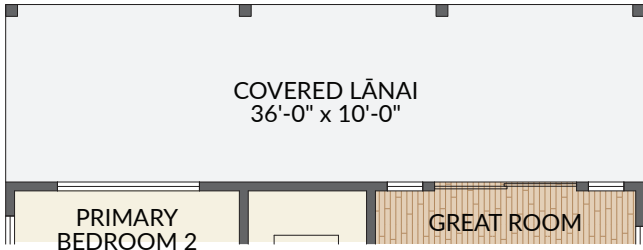
BEVERAGE CENTER OPTION



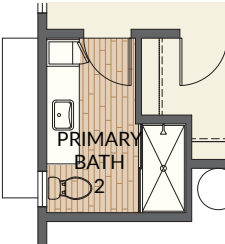
BULK STORAGE - UPPER FLOOR
(IN LIEU OF LAUNDRY)



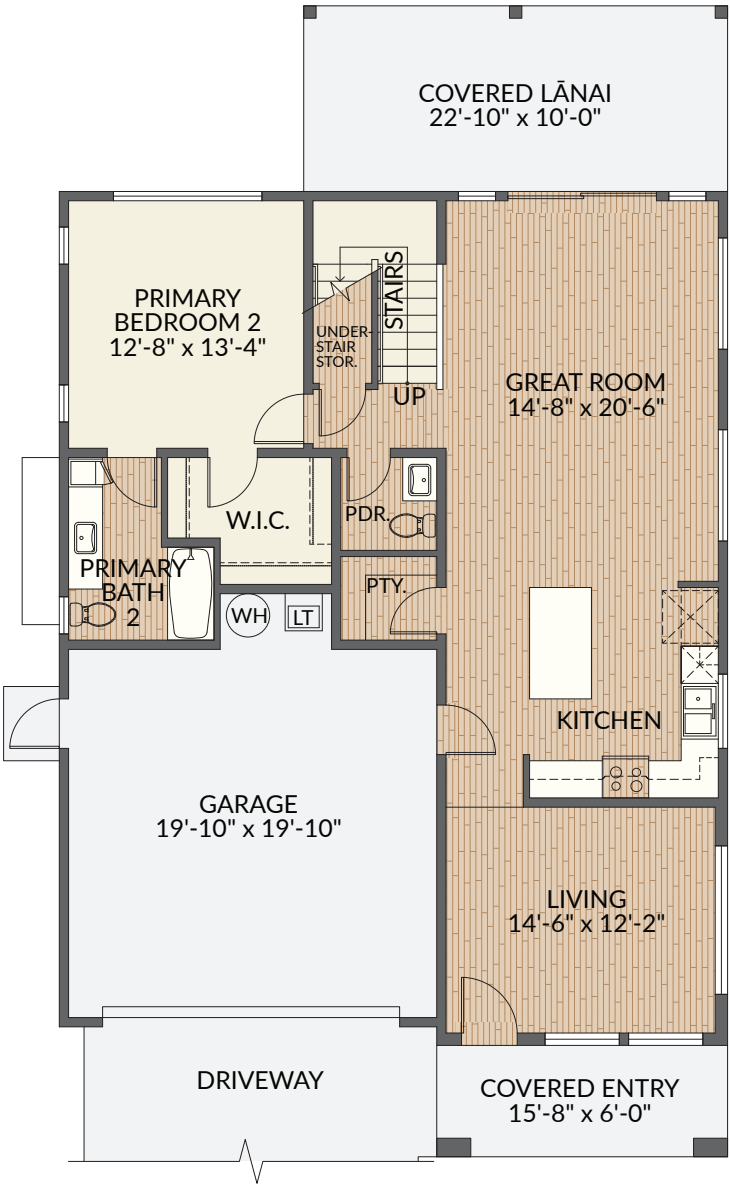
SINK OPTION



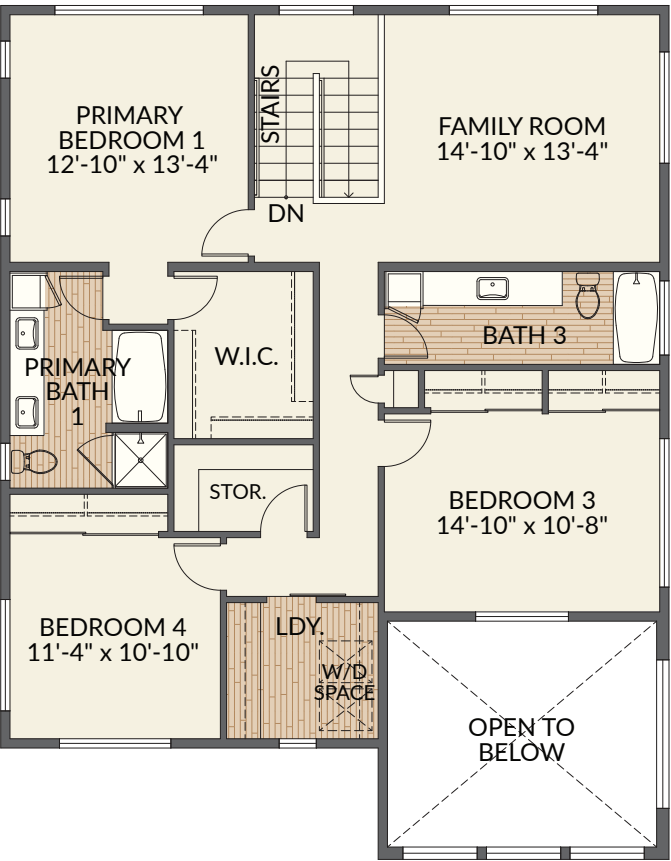
EXPANDED LĀNAI OPTION



SHOWER OPTION
(IN LIEU OF TUB)



LOWER FLOOR



UPPER FLOOR

Luxury Vinyl Tile

Carpet

Images, renderings, floor plans, features, colors, sizes and other information are approximate and subject to change due to the evolving nature of development. No guarantee is made that the images, renderings, features and other information depicted or otherwise described will be built or, if built, will be the same as depicted or described herein. CCHHI, its successors, and assigns, reserve the right, in their sole and absolute discretion, to make changes at any time without notice or obligation.

*Both net living area (NLA) and gross living area (GLA) are shown. For condominiums, including detached single-family condominium residences, Hawaii law requires unit square footage to be stated as net living area (NLA), measured from the interior surface of the perimeter walls excluding any area occupied by a load-bearing structure. For single-family residences (not subject to a condominium property regime), GLA is typically noted with use of American National Standards Institute® exterior perimeter measurements.

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QUALITY ISN'T SIMPLY
BUILT INTO OUR
HOMES.
IT'S BUILT INTO
EVERYTHING WE DO.

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From the award-winning master-planned community of Mililani, where more than 16,000 homes have been built for local families, to Koa Ridge today, Castle & Cooke's reputation for quality has been earned one home at a time. Mau Loa at Koa Ridge carries that tradition forward.





Founded in 1851, Castle & Cooke's roots run deep in the history of these islands—
a time-honored legacy of investing in Hawai'i, creating communities, and delivering dreams.
Today, Castle & Cooke is one of the state's premier developers of master-planned communities, including
Mililani, which was awarded the title of All-America City in 1986 by the National Civic League.
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