

NANAHEA

AT  HO'OPILI®



Noio (Plan 22)

Nanahea at Ho'opili®

E komo mai!

Welcome home to Nanahea at Ho'opili, a single-family condominium community designed to give residents an opportunity to experience a convenient and new lifestyle. Ho'opili is planned to have six community and recreation centers, more than 200 acres of urban agriculture – comprised of proposed commercial farms, community gardens, and steward farms – and a mix of planned shopping and dining options.

Nanahea has six floor plans to choose from that feature 3 to 5 bedroom layouts ranging from 1,092 to 1,859 square feet of net living area with two-car attached garages, or one-car garage with one-car carport that



Jim Schuler Pa'ani Park

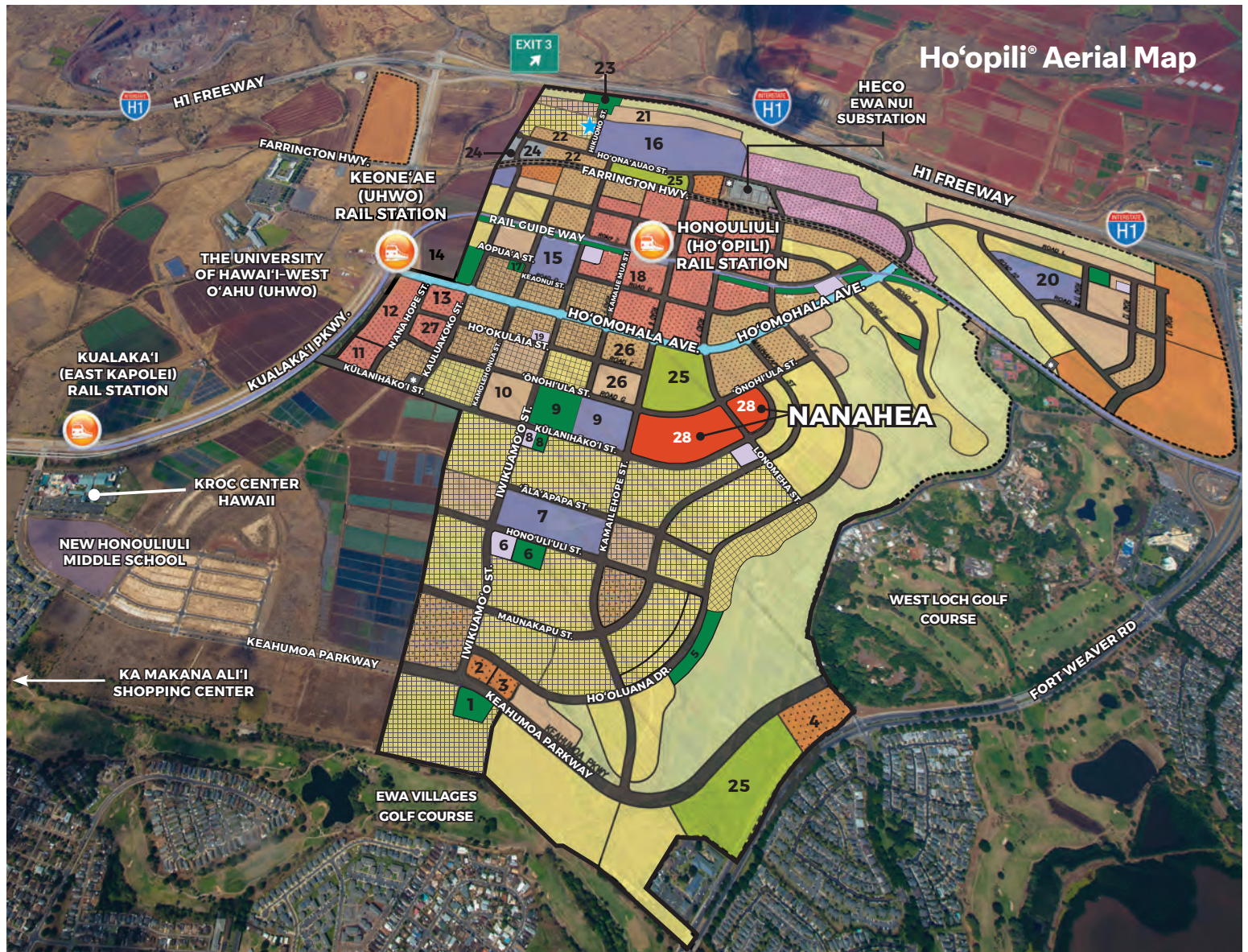
are both PV and EV ready. Each home has designer selected flooring packages, whole house split air conditioning and stainless steel appliances.* Every residence comes with an expanded, Home Is Connected® - Smart Home system.**

Your story begins here.

Ho'opili Pōhaku Estates Sales Center • 91-4116 Hikuha Street • Kapolei, HI 96707
808.674.8398 • E-mail: NanaheaSales@drhorton.com • drhorton.com/hawaii

Offered by D.R. Horton Hawaii LLC (R). D.R. Horton is an Equal Housing Opportunity Builder. D.R. Horton reserves the right to cancel or change all offers without prior notice or obligation. Homes are within Nanahea at Ho'opili, a single-family detached condominium community. Drawings, pictures, photographs, renderings, video, square footages, colors, features, and sizes will vary from the homes as built as they are for illustration purposes only and may be digitalized by virtual staging. Home and community information, including pricing, plans, elevations, included features, options, terms, availability, amenities, and co-broke, are subject to change at any time without notice or obligation. Square footages are approximate and vary by elevation. Square footages of condominium units are expressed in terms of net living area. *Stainless steel appliances include range/oven, micro-hood, and dishwasher. See a D.R. Horton sales agent for complete information. **A D.R. Horton Smart Home is equipped with technology that includes some or all of the following Internet-connected devices: a video doorbell, a door lock; smart light switch(es); a touchscreen smart home control device; garage door opener(s), all of which are integrated by an automation platform hosted by Alarm.com. D.R. Horton reserves the right, without prior notice, to substitute other products for those listed above. Other Smart Home technology features may be offered for an additional charge. For Smart Home technology included in the home to work, homeowners must obtain and pay for their own Internet service and may need to purchase compatible devices and to maintain accounts with third parties for the services. Smart operation of the garage door opener requires a Wi-Fi signal to reach the device in the garage to work. D.R. Horton makes no representation or warranty that any or all of the Smart Home technology is secure, will meet any homeowner needs or will provide any level of physical or cyber security for the home – even if the technology is working as intended. See a D.R. Horton sales agent for complete information. Certain amenities at Ho'opili have not yet been constructed and are subject to change at any time without notice or obligation. D.R. Horton cannot and does not guarantee timing of amenity construction or completion of any future community amenities. See sales agent for complete information and warranty details.





Ho'opili Parks



County Parks



Rec. Centers



Agricultural Land



Sold-Out Communities



Ho'opili Pōhaku Estates Sales Center

1. Kōnane Park

2. Fastop Convenience Stores, Inc.+

3. Waianae Coast Comprehensive Health Center+++

4. Hawaiian Humane Society+

5. Pearl Park

6. SoHo Community Center, Park & Pool

7. Future Elementary School

8. Jim Schuler Pa'ani Park

9. Temporary 4J Soccer Fields (Future Middle School)

10. Kūlia at Ho'opili++

11. Future Hyatt Place

Hyatt House at Ho'opili++

12. The Element++

13. The Queen's Medical Center+

14. Future Park & Ride

15. Future Elementary School

16. Future High School

17. Bark & Ride Park

18. Temporary Park & Ride

19. Future Urban Garden

Community Center, The Urb

20. Future Elementary School

21. Kāpili at Ho'opili Pōhaku Estates

22. Alana at Ho'opili Pōhaku Estates

23. Future Park

24. Stormwater Drainage Basin

25. Future County Park

26. 'Ahakea at Ho'opili

27. Uluwehi at Ho'opili

28. Nanahea at Ho'opili

✚ HECO Substation (Current & Future)

+ Denotes name of owner. Future project.

++ Developed/operated by third parties.

+++ Proposed, subject to change.

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America's Builder

D.R. HORTON

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Nanahea at Ho'opili®

Standard Designer Finishes

- LX Hausys HI-MACS solid surface countertops and drop zone**
- Kohler® Task top-mount kitchen sink
- Luxury vinyl plank and carpet flooring throughout home*

Energy Saving Features

- Split air conditioning throughout home - high efficiency rating
- SEER2 (20.0) certified
- LED lighting package
- Electric vehicle (EV) ready
- Photovoltaic system (PV) ready
- Energy Star washer/dryer
- Energy Star dishwasher
- Insulated roll-up garage door with remotes & chain driven garage door opener
- Solar hot water system

Home Included Features

- Whirlpool® stainless steel kitchen appliance package: range/oven, micro-hood, and dishwasher
- White cabinetry with plywood cabinet boxes
- Soft-close cabinet drawers and doors
- Drop Zone with USB-C outlets**
- Pre-wired for ceiling fans
- Walk-in closet in bedroom 1**
- Dual sinks and shower/bathtub in bathroom 1**
- Shower/bathtub combination in secondary bathrooms**
- Laundry room**
- Bonus storage under stairs**
- Home is Connected® - Smart Home features***

Home Exterior Features

- 10-year limited structural warranty*
- 30-year manufacturer's limited warranty on siding
- Limited lifetime manufacturer's warranty on roofing
- Landscaping comes with grass, irrigation, fruit tree, and raised garden bed
- Private yards are fully fenced
- Two-car garage or one-car garage with a carport
- Entry lanai and covered lanai or rear stoop

Community Amenities

- SoHo Community Center, Park and Pool
- Kōnane neighborhood park
- Jim Schuler Pa'ani Park
- Pearl Park
- Bark & Ride Park (Dog Park & Tot Lot)
- Temporary 4J Soccer Fields (Future Middle School**)
- Pedestrian and bicycle pathways
- Approximately 1.5 miles to KROC Center, 2.0 miles to Ka Makana Ali'i, 1.2 miles to UH West O'ahu
- Close to schools,** shopping & recreational activities
- Future Urban Garden Community Center, The Urb
- Future parks

Upgrades***

- Ceiling fan package
- Whirlpool® refrigerator and washer/dryer
- Window treatment packages

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Nanahea at Ho'opili®

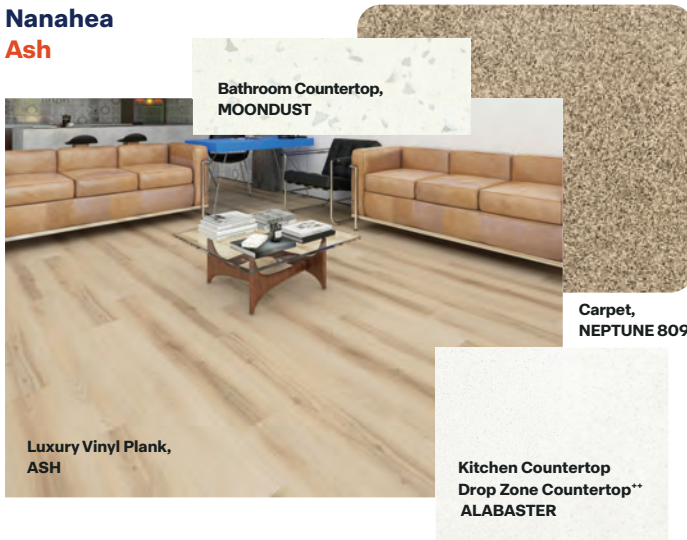
Nanahea Oak



Kohler® Task top-mount kitchen sink



Nanahea Ash



Whirlpool® Appliance Package



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America's Smart HomeSM

Your Home, Smarter

Whether home or away, stay close to the people and place you value most. Introducing D.R. Horton's new smart home system, Home Is Connected. Designed by America's Builder for your peace of mind, this system seamlessly integrates with your devices. Control your system through one application, whether on your computer, tablet or smartphone. Wireless platform operations and automated systems help you stay connected to your family and home around the clock.

Alarm.com App

The alarm.com application serves as the central hub for your Home Is Connected system. Control your lights, unlock your front door, and speak to visitors through one single application. Everything at your fingertips, whether home or away.



Smart System includes:

- 1-Year Warranty Service
- 3-Years Monitoring Service
- QOLSYS IQ5 Hub
- Deako Smart Switches
- Kwikset HomeConnect Lock
- Alarm.com Doorbell Camera

And the ability to manage them all from one app, Alarm.com.

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QOLSYS IQ5 Hub

This award-winning panel connects you to the entire suite of Home Is Connected devices. Enjoy exciting new features with Bluetooth capability, including touchless front door access, integrated geofence technology and much more as you come and go from your home.



QOLSYS IQ5 Hub



Kwikset SmartCode
918 CNT

Kwikset Smartcode 918 CNT

Lock and unlock your door with a single, personalized code from anywhere in the world. Your Home Is Connected system allows you to remotely control your door lock using a smartphone, tablet or internet-connected device.

DC Chain Drive Wi-Fi® Garage Door Opener

The LiftMaster 2100L model is a garage door opener featuring MyQ® app & smartphone connectivity. This allows you to monitor, open and close your garage door from your smartphone, your tablet or your computer, and that's from anywhere.

Smart operation of the garage door opener requires a Wi-Fi signal to reach the device in the garage to work.



DC Chain Drive Wi-Fi®
Garage Door Opener
Model 2100L



Deako
Smart Switch

Deako Smart Switch

Use your voice to control the power to your lights with a Deako Smart Switch. This wireless application replaces regular switches to provide ON/OFF control. Each switch can be manually and remotely controlled by commands sent from your Home Is Connected system.



Alarm.com
Doorbell Camera

Alarm.com Doorbell Camera

Alarm.com provides a smart video doorbell that enables you to see, hear and speak to the visitor at the door – whether you're at home, work or on the go. Stay up-to-date with the traffic in and out of your front door using the Alarm.com Doorbell Camera.

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TREES

Orange, Lemon, Lime,
Tangerine, Tangelo

SHRUBS*

Tiare Gardenia, Eldorado,
Fragrant Ixora, Purple
Eranthemum

PLANTER BOX

Green Onion, Lettuce,
Basil, Oregano, Tomato,
Eggplant, Chives

GRASS

Zoysia 'El Toro'

**Non-Fruiting/Non-Edible*

Nanahea Urban Garden



The vision for the Ho'opili Urban Gardens is to feature edible landscaping throughout each single-family home lot and certain single-family condominium private yard areas. Plantings vary by community and lot and may include a variety of fruit trees, fruiting shrubs, vegetables and/or herbs. By fostering a culture of sustainability, we can enhance the connection between our food sources and our land, creating a healthier and more habitable community.



Your Own Raised Planter Bed⁺

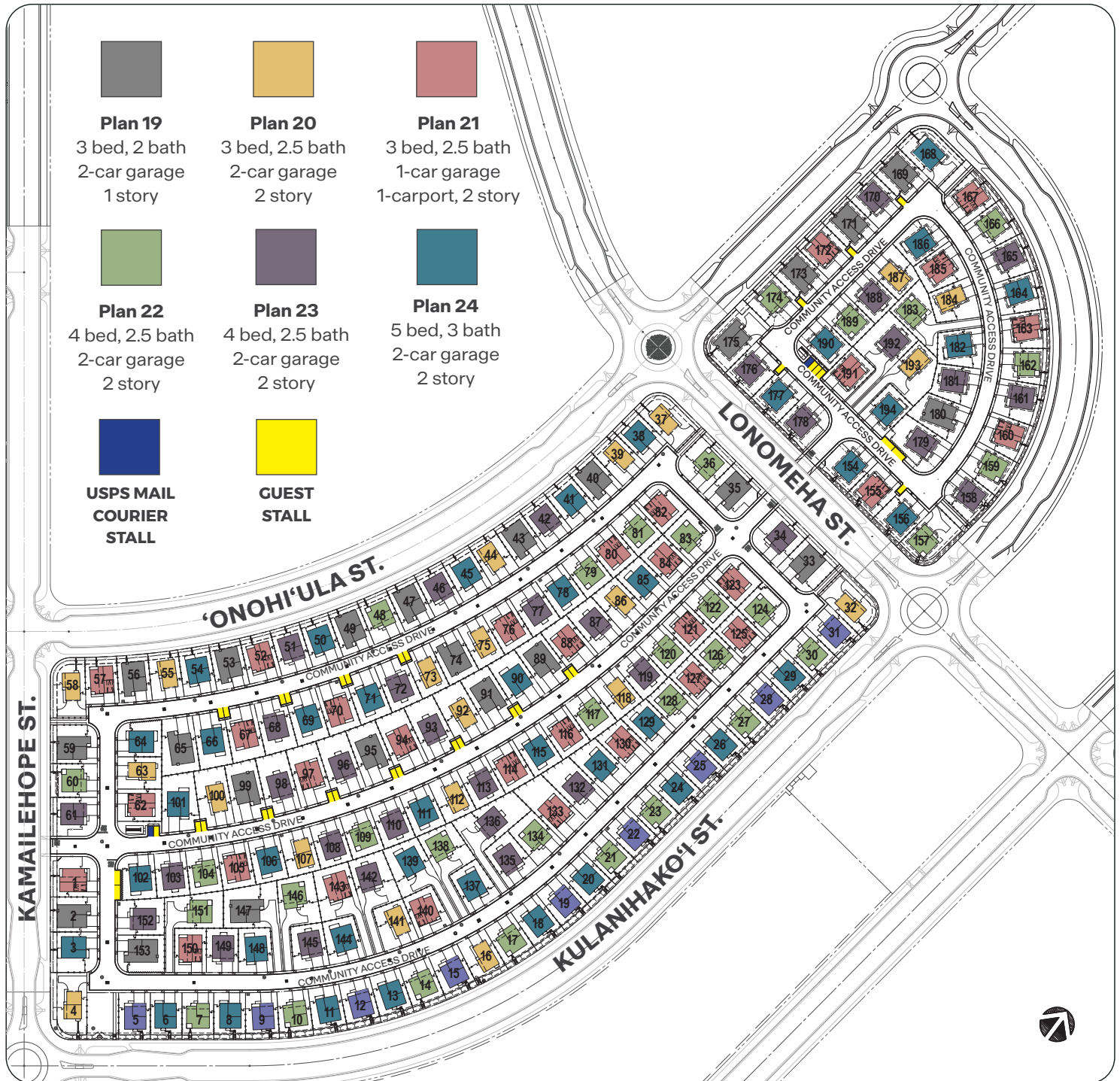
As one of the pillars of our Urban Agricultural commitment, raised vinyl beds are located in the home's private yard area, encouraging the growth of a variety of fruits, vegetables, and herbs. Families may consume what is produced and share with their friends and family.

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Offered by D.R. Horton Hawaii LLC (R). D.R. Horton is an Equal Housing Opportunity Builder. +Raised planter bed size varies by plan type and location. See sales agent for complete details. The above is a selection of some of the plants and trees that could be planted in the private yard area ("PYA"). Not all plants and not all trees on the list will be planted in the PYA due to plant availability and substitutions may occur. It is critical to follow the recommendations in the Soils Condition and Drainage Addendum to the Sales Contract. Seller will provide a 90-day maintenance warranty on landscaping which will run from the time of installation (not closing). Installation of landscaping may occur well in advance of closing. Seller has established the Ho'opili Urban Gardens program for the purpose of steward farming. Individual homeowners shall be responsible for the cost of ongoing care and maintenance. Offered by D.R. Horton Hawaii LLC (R). Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Images are representational only.





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Kōlea

Nanahea at Ho'opili®

1,092 net living area sq.ft. (1,156 gross living area (GLA) sq.ft.)*

3 bed, 2 bath, 2-car garage | 1 story

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(PLAN 19)

Kōlea

‘Pacific Golden-Plover’

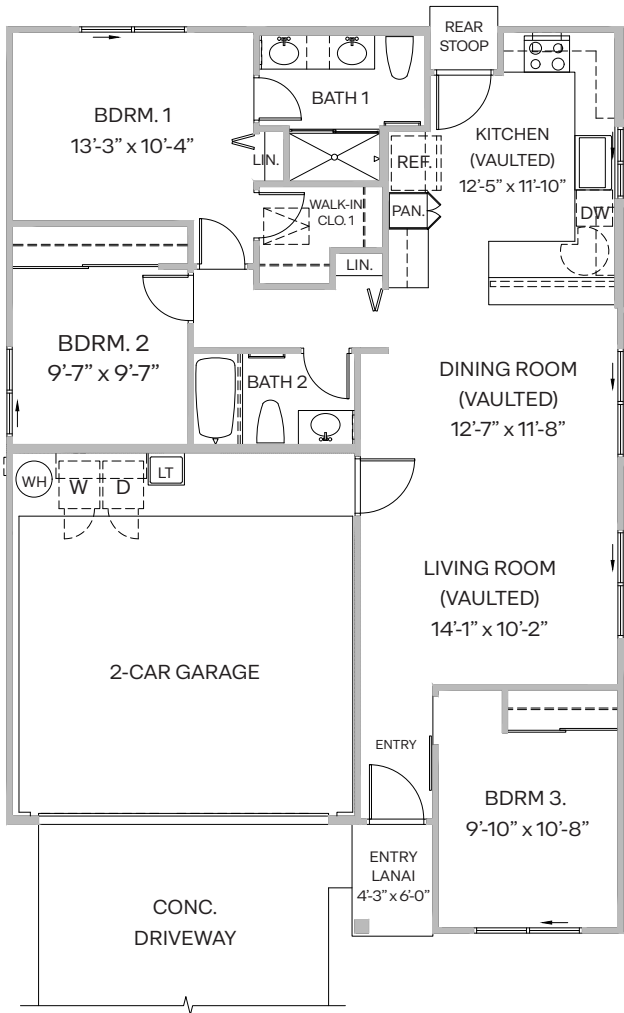
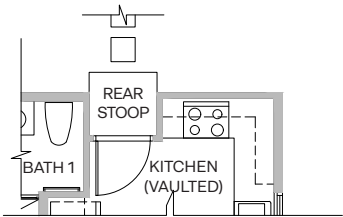
Total Living Area (net) 1,092 sq.ft.

(Gross Living Area (GLA) 1,156 sq.ft.)*

NET LIVING AREA

1st Floor Living Area	1,092 sq.ft.
Total Living Area	1,092 sq.ft.
Garage	376 sq.ft.
Entry Lanai	25 sq.ft.
Rear Stoop	9 sq.ft.
Total Area	1,502 sq.ft.

OPTION #1 - REAR STOOP
AT ALLEY LOADED CONDITION
PARTIAL FLOOR PLAN



**Both net living area and gross living area are shown. For condominiums, including single-family detached dwellings, Hawaii law requires that the square footage of a unit be expressed in terms of net living area which is the floor area of the unit measured from the interior surface of the perimeter walls of the unit. For single family detached dwellings that are not subjected to a condominium property regime, appraisers measure, calculate and report the square footage of a home using gross living area (GLA). GLA is typically based on an American National Standards Institute® standard using exterior perimeter measurements. Other documents and maps may give net floor area and GLA figures that differ from those included herein because a different method of determining net floor area and/or GLA may have been used.*

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Nēnē

Nanahea at Ho'opili®

1,342 net living area sq.ft. (1,464 gross living area (GLA) sq.ft.)*

3 bed, 2.5 bath, 2-car garage | 2 story

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(PLAN 20)

Nēnē

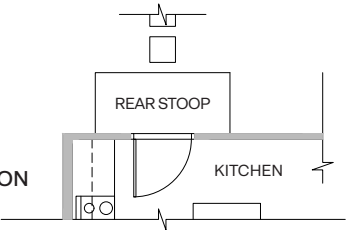
‘Hawaiian Goose’

Total Living Area (net) 1,342 sq.ft.
(Gross Living Area (GLA) 1,464 sq.ft.)*

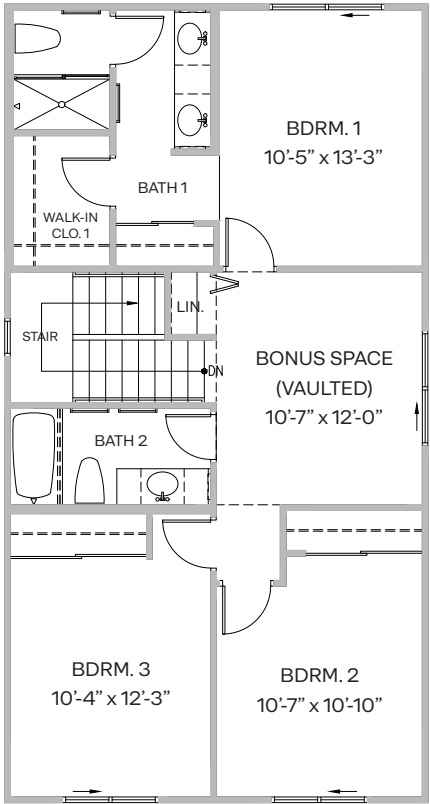
NET LIVING
AREA

1st Floor Living Area	516 sq.ft.
2nd Floor Living Area	826 sq.ft.
Total Living Area	1,342 sq.ft.
Garage	389 sq.ft.
Entry Lanai	16 sq.ft.
Total Area	1,747 sq.ft.

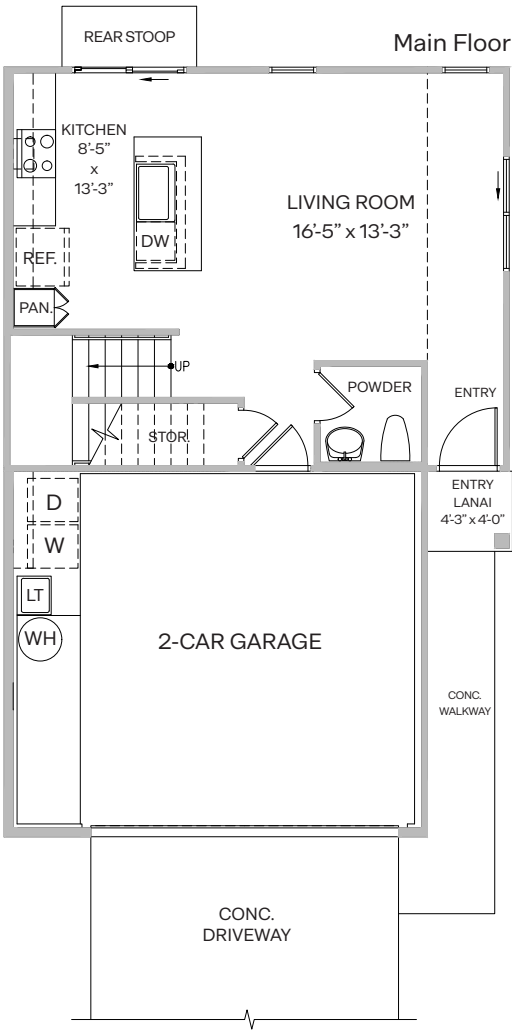
OPTION #1 - REAR STOOP
AT ALLEY LOADED CONDITION
PARTIAL FLOOR PLAN



Upper Floor



Main Floor



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America's Builder

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‘Iwa

Nanahea at Ho‘opili®

1,463 net living area sq.ft. (1,600 gross living area (GLA) sq.ft.)*

3 bed, 2.5 bath, 1-car garage, 1-car carport | 2 story

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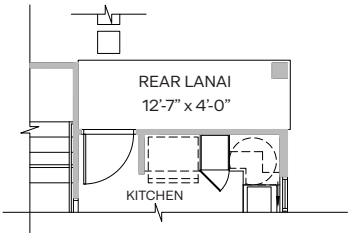
‘Iwa
‘Great Frigatebird’

Total Living Area (net) 1,463 sq.ft.
(Gross Living Area (GLA) 1,600 sq.ft.)*

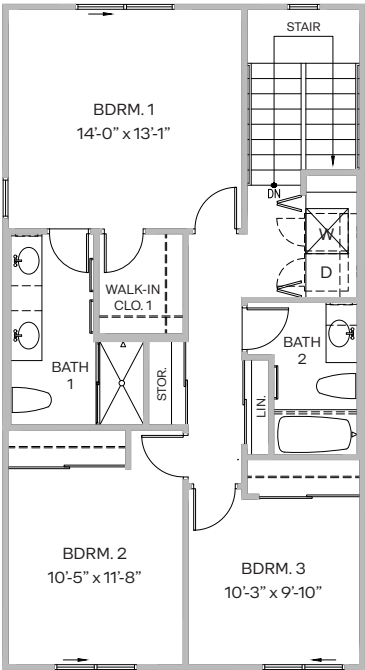
NET LIVING
AREA

1st Floor Living Area	686 sq.ft.
2nd Floor Living Area	777 sq.ft.
Total Living Area	1,463 sq.ft.
Garage	278 sq.ft.
Carport	267 sq.ft.
Entry Lanai	21 sq.ft.
Rear Lanai	49 sq.ft.
Total Area	2,078 sq.ft.

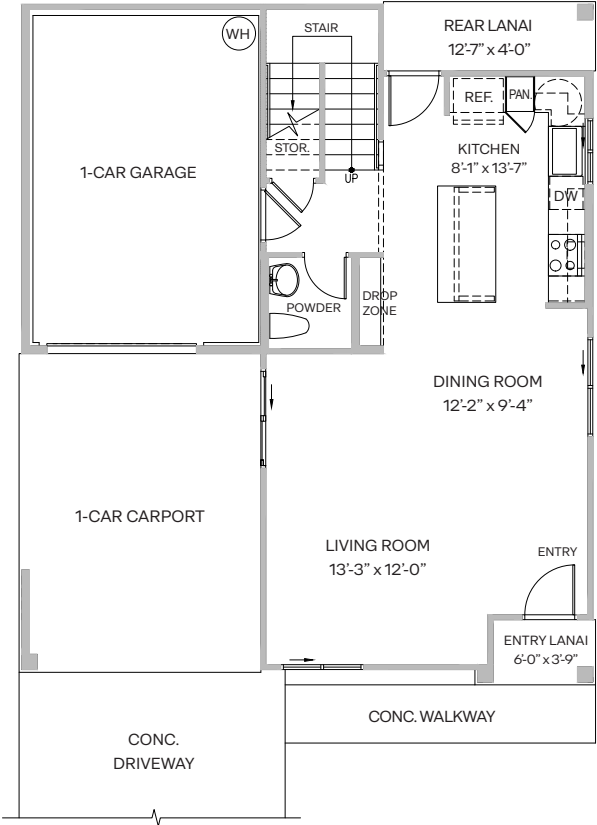
OPTION #1 - REAR LANAI
AT ALLEY LOADED CONDITION
PARTIAL FLOOR PLAN



Upper Floor



Main Floor



**Both net living area and gross living area are shown. For condominiums, including single-family detached dwellings, Hawaii law requires that the square footage of a unit be expressed in terms of net living area which is the floor area of the unit measured from the interior surface of the perimeter walls of the unit. For single family detached dwellings that are not subjected to a condominium property regime, appraisers measure, calculate and report the square footage of a home using gross living area (GLA). GLA is typically based on an American National Standards Institute® standard using exterior perimeter measurements. Other documents and maps may give net floor area and GLA figures that differ from those included herein because a different method of determining net floor area and/or GLA may have been used.*

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Noio

Nanahea at Ho'opili®

1,633 net living area sq.ft. (1,753 gross living area (GLA) sq.ft.)*

4 bed, 2.5 bath, 2-car garage | 2 story

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(PLAN 22)

Noio
‘Black Noddy’

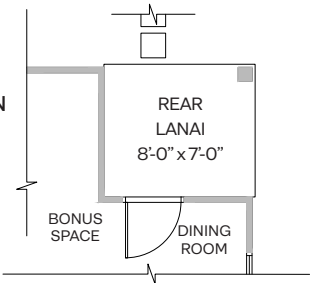
Total Living Area (net) 1,633 sq.ft.
(Gross Living Area (GLA) 1,753 sq.ft.)*

NET LIVING
AREA

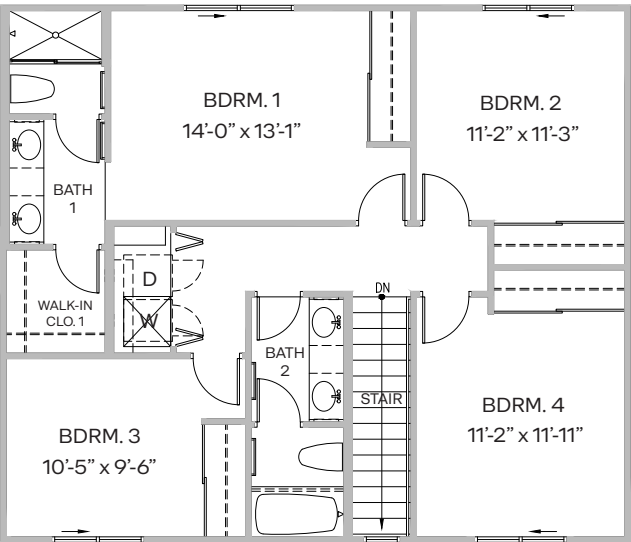
1st Floor Living Area	714 sq.ft.
2nd Floor Living Area	919 sq.ft.
Total Living Area	1,633 sq.ft.
Garage	356 sq.ft.
Entry Lanai	33 sq.ft.
Rear Lanai	55 sq.ft.
Total Area	2,077 sq.ft.

**Both net living area and gross living area are shown. For condominiums, including single-family detached dwellings, Hawaii law requires that the square footage of a unit be expressed in terms of net living area which is the floor area of the unit measured from the interior surface of the perimeter walls of the unit. For single family detached dwellings that are not subjected to a condominium property regime, appraisers measure, calculate and report the square footage of a home using gross living area (GLA). GLA is typically based on an American National Standards Institute® standard using exterior perimeter measurements. Other documents and maps may give net floor area and GLA figures that differ from those included herein because a different method of determining net floor area and/or GLA may have been used.*

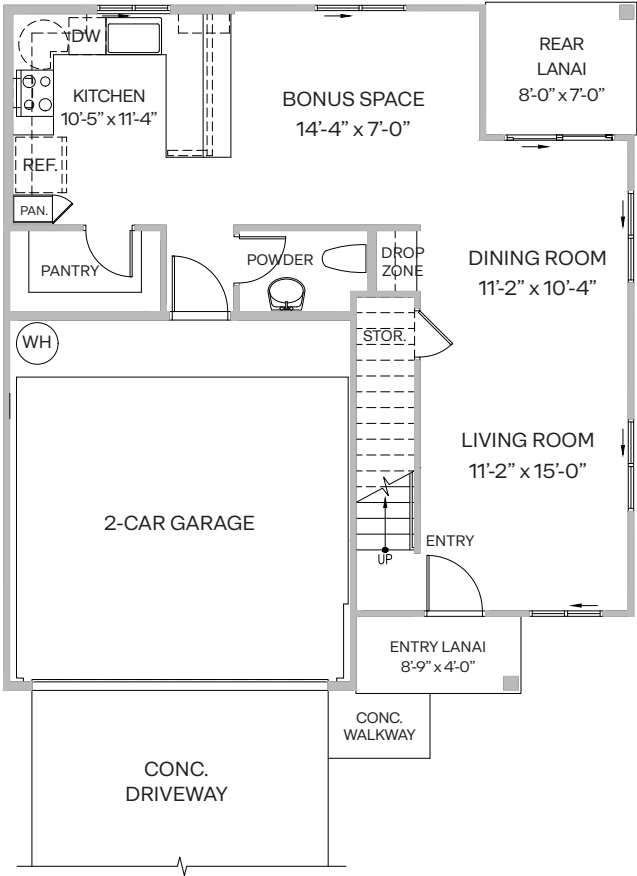
OPTION #1 - REAR LANAI
AT ALLEY LOADED CONDITION
PARTIAL FLOOR PLAN



Upper Floor



Main Floor



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Ae'o

Nanahea at Ho'opili®

1,741 net living area sq.ft. (1,880 gross living area (GLA) sq.ft.)*

4 bed, 2.5 bath, 2-car garage | 2 story

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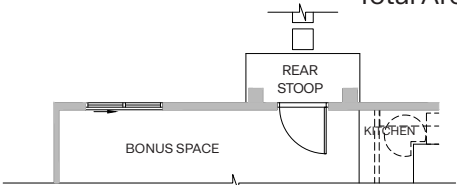
Ae'o
'Black-Necked Stilt'

Total Living Area (net) 1,741 sq.ft.

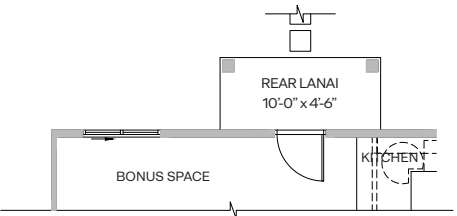
(Gross Living Area (GLA) 1,880 sq.ft.)*

1st Floor Living Area	739 sq.ft.
2nd Floor Living Area	1,002 sq.ft.
Total Living Area	1,741 sq.ft.
Garage	367 sq.ft.
Entry Lanai	52 sq.ft.
Rear Lanai (opt #1)	43 sq.ft.
Total Area	2,203 sq.ft.
Rear Stoop (opt #2)	5 sq.ft.
Total Area	2,165 sq.ft.

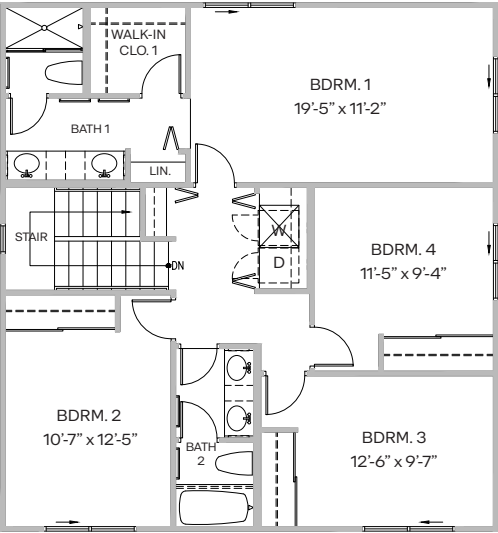
OPTION #2 - REAR STOOP
AT ALLEY LOADED CONDITION
PARTIAL FLOOR PLAN



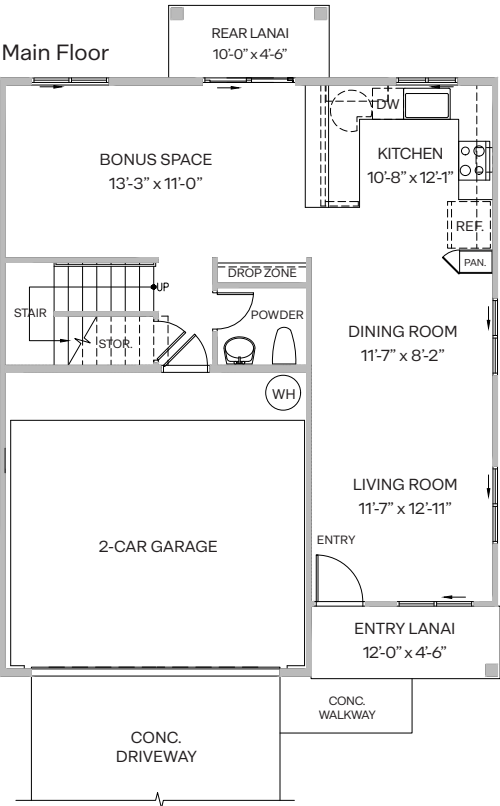
OPTION #1 - REAR LANAI
AT ALLEY LOADED CONDITION
PARTIAL FLOOR PLAN



Upper Floor



Main Floor



*Both net living area and gross living area are shown. For condominiums, including single-family detached dwellings, Hawaii law requires that the square footage of a unit be expressed in terms of net living area which is the floor area of the unit measured from the interior surface of the perimeter walls of the unit. For single family detached dwellings that are not subjected to a condominium property regime, appraisers measure, calculate and report the square footage of a home using gross living area (GLA). GLA is typically based on an American National Standards Institute® standard using exterior perimeter measurements. Other documents and maps may give net floor area and GLA figures that differ from those included herein because a different method of determining net floor area and/or GLA may have been used.

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Koloa

Nanahea at Ho'opili®

1,859 net living area sq.ft. (1,982 gross living area (GLA) sq.ft.)*

5 bed, 3 bath, 2-car garage | 2 story

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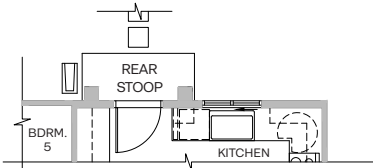
Koloa

‘Hawaiian Duck’

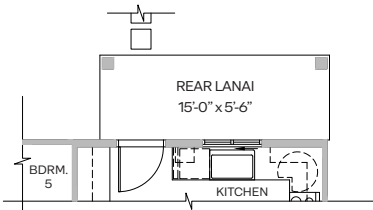
Total Living Area (net) 1,859 sq.ft.
(Gross Living Area (GLA) 1,982 sq.ft.)*

1st Floor Living Area	742 sq.ft.
2nd Floor Living Area	1,117 sq.ft.
Total Living Area	1,859 sq.ft.
Garage	367 sq.ft.
Entry Lanai	47 sq.ft.
Rear Lanai (opt #1)	80 sq.ft.
Total Area	2,353 sq.ft.
Rear Stoop (opt #2)	5 sq.ft.
Total Area	2,278 sq.ft.

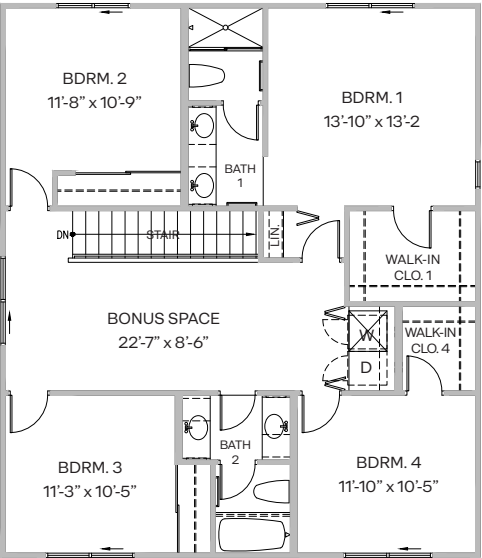
OPTION #2 - REAR STOOP
AT ALLEY LOADED CONDITION
PARTIAL FLOOR PLAN



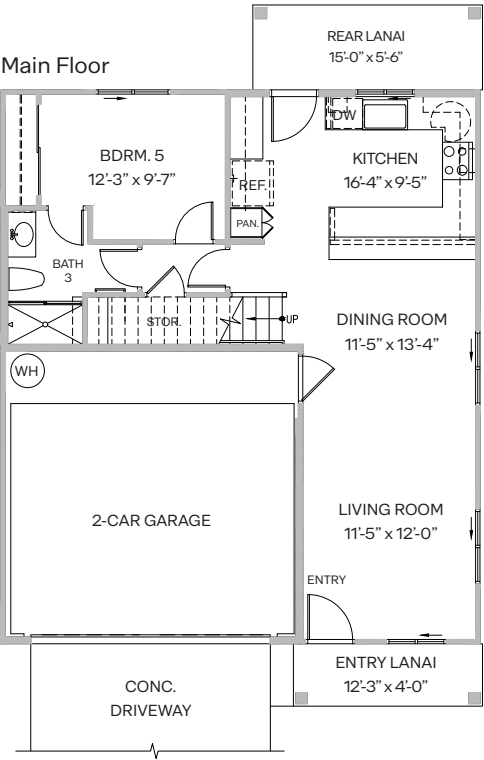
OPTION #1 - REAR LANAI
AT ALLEY LOADED CONDITION
PARTIAL FLOOR PLAN



Upper Floor



Main Floor



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Your story begins **here.**

Receive the latest information about Ho'opili



Get exclusive insight on community updates. Get ahead of the market and know what's coming before anyone else. Join our First-to-Know program for new D.R. Horton Hawaii communities.

Get Started



Inspired by "Coming Together," the Ho'opili master-planned community is nestled between Kapolei and Ewa Beach, offering a convenient location that is ready to welcome you home.

Learn More

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