



Mastering the Art of Being Connected

Upcountry

Several miles up the slopes of Haleakala, an entirely different picture of Maui exists from those commonly seen in guidebooks or magazines. Explore rolling hills, lush rainforests and expansive ranches that span from the small town of Haiku to ranch lands of Ulupalakua. The Upcountry region is where residents can escape from the hustle and bustle of Maui's tourism hubs, and enjoy the peace and quiet that comes with living in one of the island's most rural communities.

Enjoy crisp Upcountry nights in Kula, live within walking distance to shops in Makawao or explore waterfalls and hikes in Haiku. Even though Upcountry is largely undeveloped compared to resort destinations like Kihei or Lahaina, there are ample businesses, stores and restaurants located in Upcountry's most popular communities. From historic Makawao town to the hills of Kula, the region is also home to some of Maui's finest schools ranging from preschool to high school.



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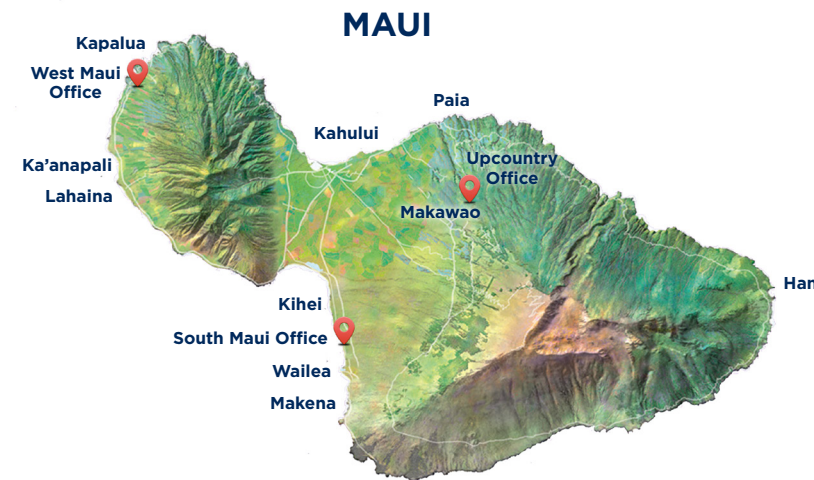
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Three Prominent Locations On Maui

South Maui
2463 S. Kihei Road, #A22
Kihei, HI 96753
(808) 879-8880

Upcountry
3628 Baldwin Avenue
Makawao, HI 96768
(808) 572-8600

West Maui
5095 Napilihau Street, #113A
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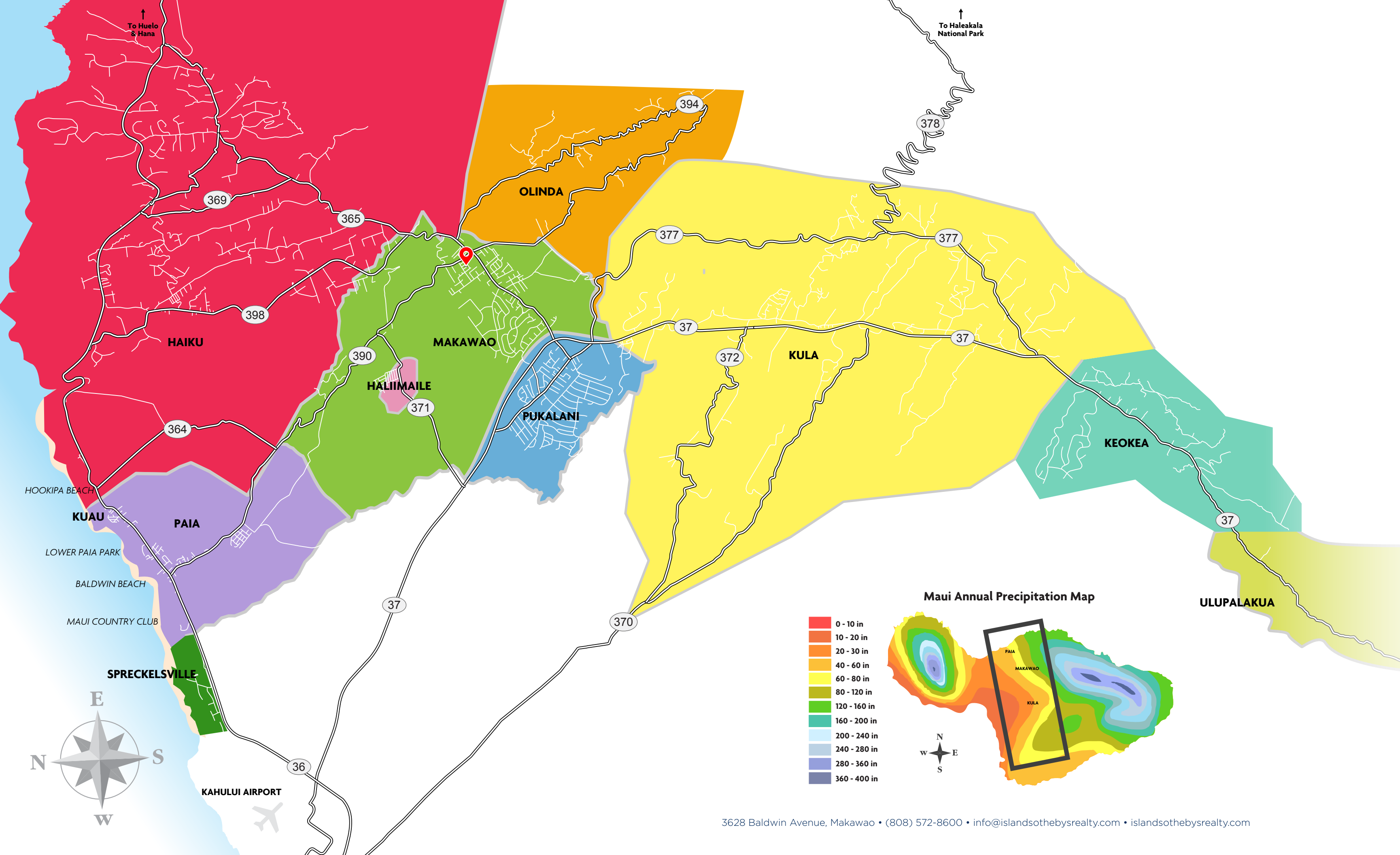
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UPCOUNTRY & NORTH SHORE

ISLAND SOTHEBY'S INTERNATIONAL REALTY



Island Sotheby's International Realty
Upcountry Office Location

PAIA

Overview: Quaint and historic North shore plantation/beach town, at the ocean and near to beach parks (Paia, Baldwin, Hookipa). Restaurants, cafes, galleries, shops, offices, yoga centers, Mana Foods (great health-food store), Post Office, Community Center, Senior Center, Youth Center, basketball court, Hongwanji and Churches, Maui Country Club.

Schools: Public and private (Doris Todd)
Climate: On the windward side of Maui, with prevailing NE trade winds, can be breezy with quickly changing weather, more precipitation in the winter, breezier in the Summer. Close to sea level so temperate/warm, year-round climate. Rainfall Average: 35-45. Elevation: 0-200'.

Real Estate: Variety of land area sizes and neighborhoods. In-town lots typically range from 4000 sf - 1/2 acre.
Neighborhoods/Subdivisions within the Paia area:
Kuu Bay View (6000 sf)
Spreckelsville (6000 sf - 2 acre) along the beach and private Maui Country Club
Skill Village (6000 sf)
Kuuu (4000 sf - 2 acre) along and across from the ocean, home to Mama's Fish House Restaurant

HAIKU

Overview: North Shore area beyond Paia toward Hana from the coastal (makai) cliffs and extending a ways up toward the mountain (mauka). Lush, tropical vegetation. Ocean views. Several community/small village areas within Haiku, centered around former "Canneries" from bygone plantation days. Post Office, parks, stores, shops, cafes, restaurants, gyms, offices, Churches, Community Center, community park. Near to lush waterfall areas and hikes.

Schools: Public Elementary
Climate: Windward location means more wind and higher precipitation. Comfortable and often humid weather, year-round. Weather can change quickly, Higher precipitation in the winter and breezier in the summer. Rainfall average from 50-120"/year, depending upon location (see rainfall map). Elevation: 200-1600'.

Real Estate: In-town lots generally range from 4000 sf - 1/4 acre. Several small lot neighborhoods of 6000 sf, many 2-acre property neighborhoods throughout, several gated, Some larger acreage parcels, agricultural properties and estates.

HALIIMAILE

Overview: Small village between Kahului and Makawao, home of famous Haliimaile General Store restaurant, location of previous pineapple cannery, store and agricultural operations, community park, tennis courts, sports field.

Climate: Average rainfall: 25-35"/year, Elevation: 1000'
Real Estate: Generally smaller lots of 4000-6000 sf. New development upcoming.

MAKAWAO

Overview: Charming, historic plantation/ranch community town with a cowboy (paniolo) influence. Situated near and amidst vast ranch-land. Small town area with main street (still featuring hitching posts for horse-back riders), cafes, restaurants, stores, bakery (including famous 100 year-old Komoda Store & Bakery), galleries, shops, offices, churches, Hongwanji, community center, gymnasium, park, dog park, Hui No'eau Visual Arts Center, rodeo grounds, equestrian facilities, polo fields, yoga facilities, hiking and equestrian trails (Makawao Forest Reserve, Waihou Springs area).

Schools: Public and private schools (Montessori, Seabury Hall).

Climate: Comfortable year-round temperatures, can have cool nights (and some days) in the winter. Typically more precipitation and less wind in the winter and less precipitation and some breezy days in the summer. Rainfall average 35-55"/year. Elevation 1700' (Makawao) and 1900-3800' (Olinda area).

Real Estate: In-town lots generally range from 6000 sf - 1/4 acre. 1/2 acre lot neighborhoods include Makawao Ranch Acres and Maui Uplands; Several neighborhoods of 2 acre properties. Includes the Olinda area (mauka of Makawao), which are mostly 2 acre and larger parcels, ranches and estates.

PUKALANI

Overview: Upcountry commercial center and community with grocery, hardware and drug store options. Banks, restaurants, cafes, shops and offices, Pukalani Country Club (18 hole golf), churches, fitness & yoga centers, tennis, park, playground, basketball, and soccer. Home of the Upcountry Farmers Market (Saturdays 7-noon). Great views.

Schools: Public and private (Cardin Academy).

Climate: Comfortable, year-round climate, less precipitation than Makawao. Rainfall Average: 25-40"/year, Elevation: 1700-2000'.

Real Estate: Variety of residential lot sizes which ranging from 6000 sf - 1/2 acre, occasional 1 - 2 acre and larger parcels.

KULA

Overview: Large, extended community further up-slope (mauka) from Pukalani set amongst large ranch land and beautiful Jacaranda lined roadways. Comfortable year-round temperatures. Fabulous views.

Includes several small community areas with commercial activity including restaurants and Kula Lodge, Grandma's Coffee Shop, stores, credit union, offices, botanical gardens, tennis courts, basketball courts, soccer.

Schools: Public Elementary and private (Waldorf School).

Recreational Activities: Hiking, biking, tennis, paragliding, hang-gliding (Polipoli State Park), near to Haleakala National Park.

Climate: Ideal, comfortable year-round temperatures. Less precipitation and less wind than the North Shore, Makawao and Pukalani. Cool evenings (occasionally even in the summer), occasional cool days and cold nights in the winter. Less precipitation in summers. Significant difference in the climate and vegetation between Lower Kula and Upper Kula.

Real Estate: Offers a variety of lot sizes (6000 sf - 2 acres), as well as larger estates, agricultural and ranch properties (2 - 1000 acres).

Neighborhoods/Subdivisions within the Kula area:
Kula Manu (6000 sf) neighborhood below Kula Lodge
Kula Kai and Kula Mala (1/4 - 1/3 acre)
Kula Highlands (1/2 acre)
Kula 200 (2 acres) officially part of Pukalani but borders Kula
Kula Glen (2 acres) (lower Kula), 2 acres
Kula I'o (4 - 10 acres) newer project.
Kula Nani (2 acres) Upper Kula

Communities within/near Kula:

Keokea: small community with several stores, gallery, restaurant/coffee shop (Grandma's), Kula Hospital and Clinic, and park. Beautiful views, jacaranda trees, vast ranch-land, 3000' elevation.

Ulupalakua: Ranching center, Ulupalakua Ranch headquarters, store, café, winery. Residences and land with land areas of 2 acres +.

