

HOUSE FOR SALE

Home Details – 111 Kaula iLi Way, Maunaloa, Molokai, Hawaii, USA 96770

Price: \$4,000,000

<u>Year Built:</u> 1991 Renovated 2022	<u>Price per sq. foot:</u> <u>\$1224.00</u>	<u>Air Conditioning:</u> Yes In certain rooms
<u>Days on the market:</u> 0 <u>3 Beds 3 1/2 baths</u>	<u>Association Fees:</u> \$120/yr	<u>Solar:</u> Hot water
<u>Total Area</u> 5268 sq. Feet	<u>Interior Area:</u> 3,269 sq. ft.	<u>Large Swimming Pool</u>
<u>Land Area</u> 5 acres or 2.36.531 sq. ft.	<u>Frontage:</u> Ocean	<u>Open Lanai Area:</u> 150 sq. ft.
<u>Nearest Town</u> Maunaloa	<u>Region</u> Molokai, Hawaii, USA 96770	<u>Neighbourhood:</u> Kaula Koi
<u>View & Oceanfront</u> Ocean & Beach		<u>Beach:</u> Papohaku Beach
		<u>Island:</u> Molokai

Listed By:

Owners: Ron and Monk Hiebert

250-228-6648 Monk Hiebert Cell

808-552-2239 Hiebert Local Hawaii Residence

780-901-8571 Ron Hiebert Cell

Fully cooperating with other Realtors. Full Commission paid.

MLS# _____

- This home may be for sale in the future. Please contact us if you are interested. We are open to offers. We also would consider part ownership for 2 years with the intention of taking full ownership over time.
- You won't ever find an abundance of beachfront homes for sale on Papohaku Beach. From 2021-2022 we have had the biggest turn over of homes. As this is a

desirable property it is unlikely that the price will be reduced to attract buyers. The owners are considering selling only to downsize in their elder years. Anyone serious about buying a Papohaku Beach property will spend more on oceanfront property here than anywhere else on the island. If you want to own an oceanfront property on Papohaku Beach in Molokai...you couldn't find a better house and property. Your eyes will light up and you will fall in love with the property as soon as you step through the front door.

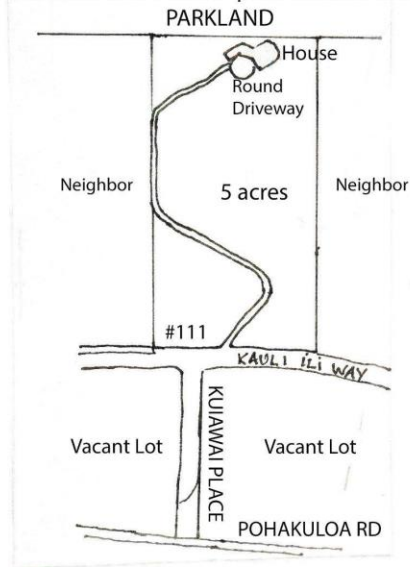
- Tranquil and tropical retreat facing the scenic 3-mile white sands of Papohaku Beach and the rocky peninsula where the waves sometimes crash...it's a spiritual place where the ocean seems to encompass the home. Between the ocean and beach views, sound of crashing waves, sunset and sunrise views, and sight of whales in the winter you can easily experience the ocean. The house is located on a bluff just above the end of Papohaku Beach so you can enjoy a long view of the waves coming onto the beach which is mesmerizing. It is a short two-minute walk to the 3-mile white sand beach.
- It is the matchless location, comfort, and impeccable design of this home that makes it so coveted.
- Warm weather nearly all year round; every day is perfect to soak up the sun. The sun rises at 6am and sets at 6pm every evening. The birds greet the morning and evening with their own type of loud chorus all singing at once.
- Our neighbors and friends are stellar. You can always count on them to help you with anything.

The Exterior and Grounds of the Estate Home

OCEANFRONT SANCTUARY IN MOLOKAI

Location of House on Lot

Papohaku Beach: 2.7 miles of pure white sand beach



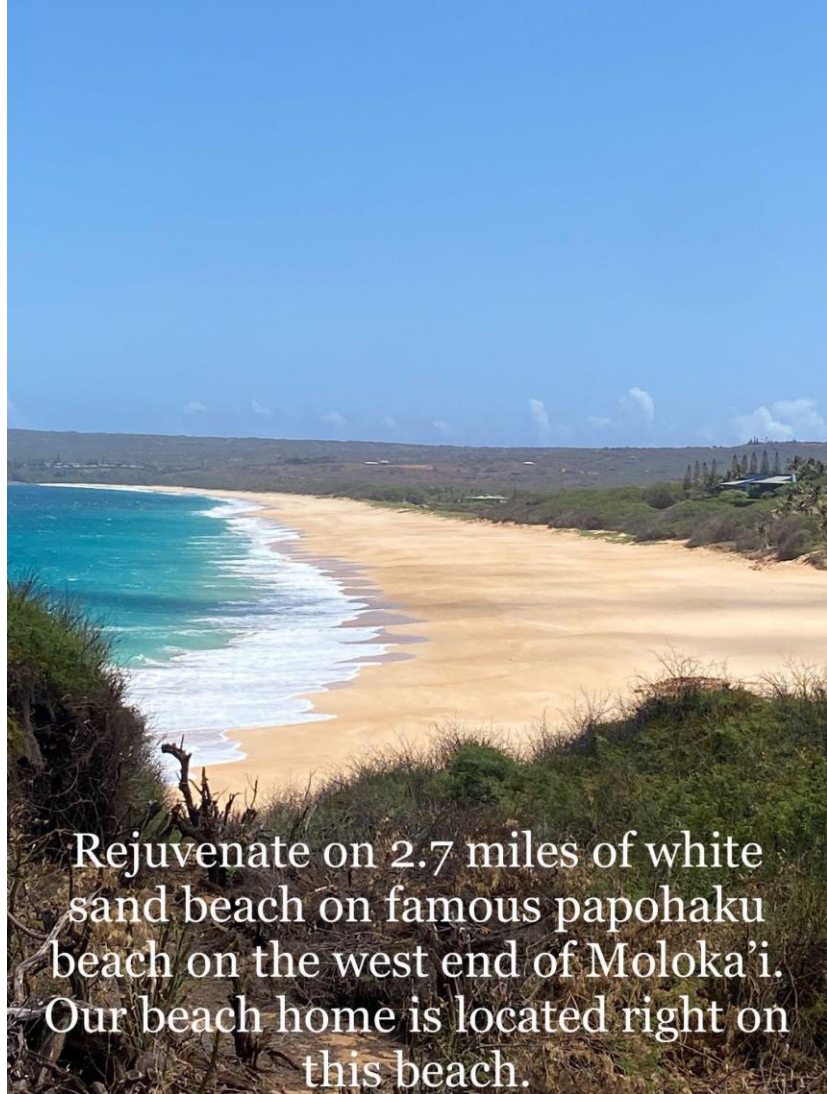
Address: 111 KAULA ILI WAY
PAPOHAKU BEACH, MAUNALOHA, HI, 96770

Ph: 250-228-6648 (MONK's cell)

Home: 808-552-2239 (Molokai)

Tax map key # 5-1-007-031-0000







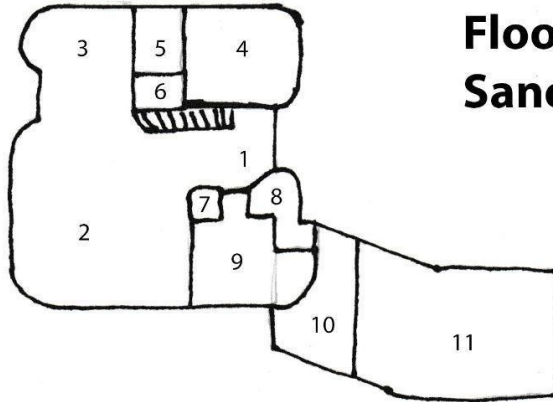
- The total land area is 5.43 acres or 236,531 sq. ft.
- Located right on the ocean & beach
- Colorful bougainvillea's line our street front to welcome you home
- Automated, Lift Master front gate with two-way intercom
- Curved rock wall flanks the custom steel front gate of the estate.

- Over one quarter mile of concrete driveway: very well-made with upgraded rebar and 6"-8" of special concrete (very expensive feature)
- Hunter automatic irrigation system throughout property
- The driveway is flanked by beautiful native trees and bushes that canopy the driveway in parts. People love to walk down the driveway and pick bananas, coconuts, lilikoi, fresh ginger and to see the welcoming trees.
- Large shade nursery for growing exotic plants such as pineapple and papaya.
- Fruit tree nursery with guava, star fruit, sour sap, lemons, etc.
- A green oasis of special grass surrounds the house and pool
- Many exotic plants
- Stucco exterior in a light beige blush color covers the house and three garages and a large studio that is 5268 sq. ft. total area.
- New shingle roof with 30-year warranty with heavy, wind resistant, top-quality shingles replaced in 2020. Extra shingles are in storage if ever needed. The shingles are burnt sienna in color.
- A sidewalk made of slate goes around the whole house
- Copper flashing drip edge around the whole house
- lightning rod
- Septic system - 2 large tanks and a large septic field recently renovated
- Large front driveway pad - large enough for a small helicopter to land on, edged with slate
- Sidewalks and front door landing are slate
- Pool - medium-sized pool with updated pool equipment and new pool interior recently resurfaced with shimmering cerulean blue gunite interior edged with tile. The pool deck is made from slate. There is a ramp for entry into the pool.
- Excellent gradual incline for people with disability and children.
- The deep end for the pool is 5 ft. Excellent size for family and friends.
- Complete pool room with updated equipment.
- The pool has colorful lights that randomly change color that give a romantic light at night.
- Vibrant bougainvillea on each side of the front portico welcomes you and leads you to the massive art deco-stained glass, front teak double doors which open grandly so furniture like grand pianos can easily be moved in and out

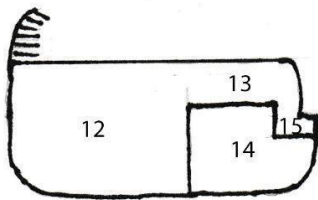
- Convenient shutoff valve for the main water line in the house.
- Many outdoor electrical outlets and water taps are located around the whole house for ease of use.
- Many pot lights and motion sensor lights including a large work light that lights up the circular driveway pad and other lights that illuminate the front gate of the property and house.
- Large stately pillars
- Covered deck off the primary bedroom that is completely tiled.
- Outdoor shower with hot and cold running water
- Convenient in-ground service boxes for all services, telephone/internet, water shutoff, irrigation, etc.
- New satellite dish on roof
- Extra electrical lines if ever needed. Currently the house has an unused 220amp power line from the house to the exterior of the house.
- The keys are all keyed to one key except for the private suite.

The Interior of the Estate Home

Floor Plan of Ocean Front Sanctuary in Molokai



TOTAL SQUARE FT: 5268
HOUSE SQUARE FT: 3269
MAIN FLOOR SQUARE FT: 2319
UPPER FLOOR SQUARE FT: 950



1. Foyer
2. Living Room/ Dining Room (33x30)
3. Kitchen (17x15)
4. Private Studio Suite (16x20)
5. Private Suite's Wheelchair Accessible Bathroom (7x10)
6. Private Suite's Fridge Room (8x6)
7. Powder Room
8. Laundry Room
9. Main Floor Guest Bedroom (12x21; Bathroom 8x7)
10. MONK's Art Studio (12x21)
11. 3 Garages including Workshop (27.2x26.3; 735 sq ft)
12. Primary Bedroom / Office
13. Closet / Exercise Area (20x11)
14. Primary Bedroom's Bathroom (18x25)
15. Toilet (20x14)



Massive living room and dining room for enjoying family and friends.



Two levels of luxury of this open plan.

- This home is truly a remarkable one-of-a-kind property, constructed by a custom builder and designed by well-known architect Luigi Manera.
- Interior area 3269 sq. ft. that includes 3 bedrooms including one private suite
- The house has many curved glass windows which are very expensive. This adds to the uniquely round architecture of the house. The windows provide strength, durability, and beauty.
- There are two clover shaped windows, one in the foyer and one that mirrors the other on the upper stairway. These large, uniquely shaped windows have iridescent glass with each shining at different times of the day. In the morning, the one over the stairs lights up with the sunrise, giving a dramatic effect and in the afternoon the clover shaped window in the foyer, showers rainbows all over the walls.
- Large painting studio for MONK, a well-known artist

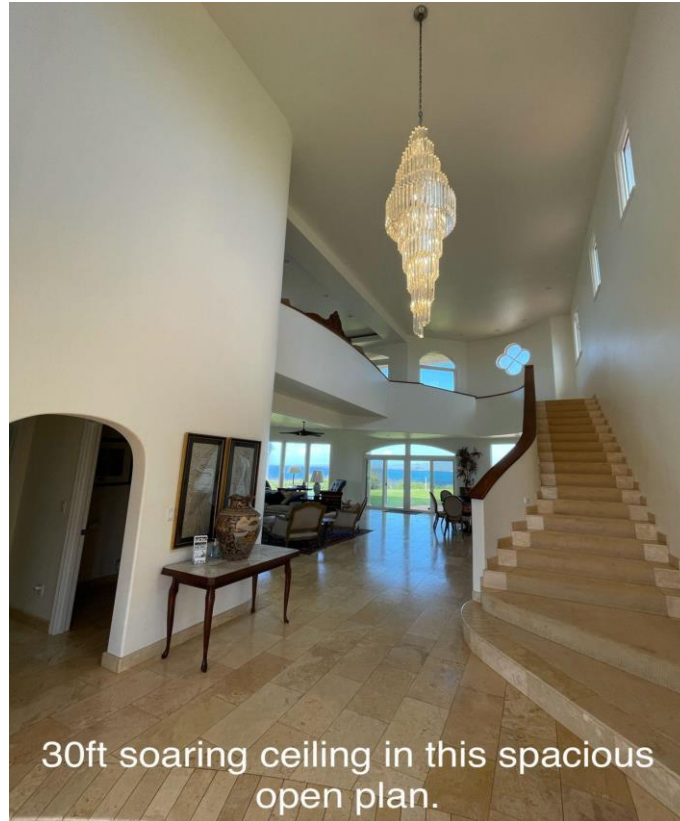
Common to All Rooms



- Wide 4" baseboards, mostly of travertine tile that matches the floor

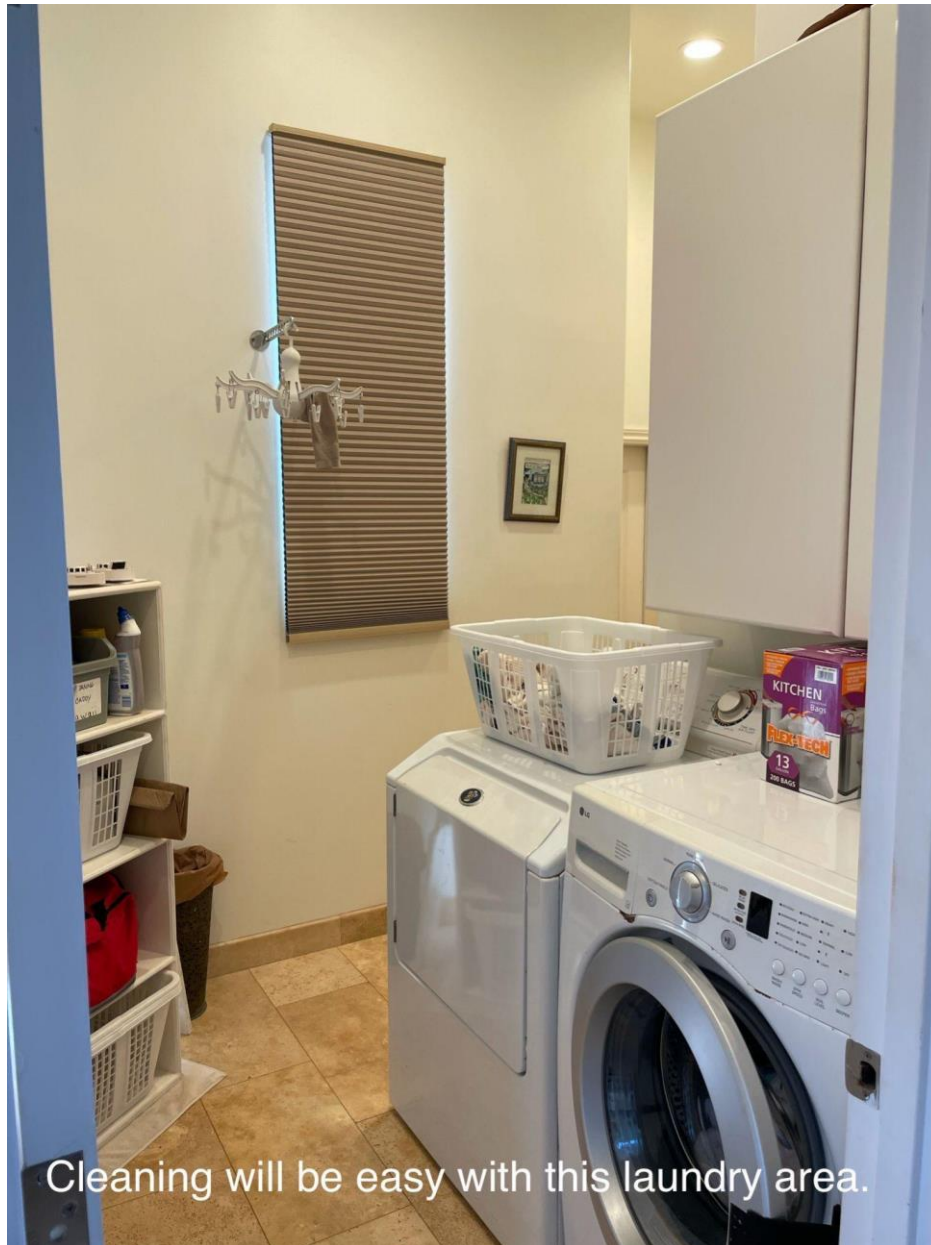
- Custom solid core wooden doors with stainless steel hinges painted white, 2 panel arched top
- Flooring - 18" rectangular natural stone matte travertine flooring - easy to clean and never looks dirty. Natural color: a mix of beige/ivory/sand color
- Windows - New custom commercial grade windows designed for the house by Coastal Windows out of Honolulu. Full lifetime guarantee, UV protection, little heat transfer, secure locks, smooth running tracks, special screens with extra small weave. Watertight even in high winds. Special hurricane clips on all windows and sliding glass doors. They were replaced in 2020. Long-lasting trouble-free performance, exceptional craftsmanship.
- Casement and slider windows, single and double hung windows
- Many sliding glass doors bring the outside in. Each door is built with durability, lasting beauty, and glides smoothly and effortlessly time after time, year after year.
- May be able to withstand hurricane force wind loads along with high volumes of wind-driven rains
- Solid vinyl frame, thermal welded
- Handles - stainless steel locking mechanism
- The panels of the window are very secure and cannot be lifted out from the outside.
- High-performance stainless-steel rollers offers superior corrosion resistance and easy gilding
- Windows are internally reinforced with galvanized steel for added strength and durability
- All vinyl sliding screen doors
- Raised track system for strength and little water infiltration
- Blocks out sound, dust, drafts, and insects. Airtight
- 8ft door open with arch
- Center support beam and cross. Beams for increased stability.
- The windows comprise most of the wall space, so the beach and ocean views and nature become the focal point from within the home.
- Top quality locks and deadbolts
- Fire alarm and connection with alarm company and local fire station
- Open modern design allows excellent flow of people with areas of restful privacy. The home can easily host 50 people for special events and parties.

Foyer



- 30ft soaring ceiling
- Open design concept
- modern 8ft crystal chandelier with automatic electric hoist for easy cleaning
- Large teak double custom-made front doors with art deco-stained glass that both open so that large pieces of furniture can be moved
- Interior neutral color: soft white and candlelight ivory.
- Inviting modern stairway that leads up to the primary suite - top rail is solid teak and sand-colored neutral carpet edged with travertine stone tile
- Flooring - durable large terrazzo tiles
- Travertine stone tiles give a seamless, expansive look to the large main floor entertainment area and kitchen and are easy to keep clean.

Laundry Room/Electrical Panel



- The laundry room and main electrical panel is located off the foyer. It has a large LG front load washer and a large capacity Whirlpool dryer.
- White cupboards conveniently house all cleaning supplies, household supplies and laundry needs. The laundry chute comes from the primary bedroom into this room.

Powder Room



- This bathroom is well-lit, so it is easy to read when on the John.
- Powder room just off the foyer for easy access by everyone. One elongated, taller, white ambulant Kohler toilet with a carved wooden cabinet above the toilet.
- Towel bar, towel ring.
- Unique sink. Glass blown sink that sits atop a base with wrought iron legs gives this bathroom a sense of interest.
- 3 panel beveled mirror and convenient shelf above the sink.
- Large capacity exhaust fan.
- Pot lights for excellent lighting.
- Large travertine tiles.
- Solid core door with stainless steel hinges with passage lock.
- Wide travertine baseboards.

Main Floor Guest Bedroom



- Ocean view from the large double glass sliding screen doors with full screen step out onto the grass and walk around to the pool.
- Ample closet space - two closets with mirrored doors
- Aqua green walls in the bathroom and candlelight ivory walls are in the bedroom area.
- Bathroom - with generous-sized tile shower, Kohler sink and marble vanity
- Vanity is Snaidero modern cream color with storage and GFI outlets
- Many bright LED pot lights on a dimmer
- Separate switches for powerful exhaust fan and bright lights
- Curtains for privacy
- Bright LED lights and Artemis XL5 model ceiling fan with remote
- Ample and convenient electrical plug-ins throughout the bedroom
- Satellite television.
- Small bar refrigerator.

Gourmet Kitchen





Enjoy breakfast, lunch and dinner with a ocean view.

- If to you, food is art and is something to be savored and enjoyed, this kitchen is for you! Design and placement of equipment create a wonderful workflow environment for chefs. Just the right size for preparing, cooking, and eating the

best foods using the best appliances and equipment. It is a space where multiple people can cook and prepare food comfortably at the same time.

- This elite cabinetry comes directly from the Italian company Snaidero and is designed by Paolo Pininfarina. Sleek, functional, modern. The custom cabinetry is a crucial part the kitchen's design. The practical cabinets are in a cream color gloss, that are easy to clean with specialty stainless steel knobs.
- The kitchen, sensual and contemporary, elicits the Ferrari style and attitude into the heart of the home. The creator of this home was Dr. Bumguard who was a back surgeon from Beverly Hills. He is an avid car collector and therefore the Ferrari style by Ferrari designer Paolo Pininfarina was necessary for him to have. I like the look and feel of the kitchen. The designers use of automotive technology created unprecedented efficiency of movement in the kitchen. Tubular steel handles placed horizontally around the kitchen that round out the design both in form and function.
- Multiple cutlery organizers
- Rollouts in cabinets and pullouts by the cooktop
- Three countertops available in rare, high end Brazilian Blue quartz (\$200+/sq ft) are both durable and beautiful with thick bull nose edges. Bakers love the coolness of this counter for rolling out pastry.
- Every facet has been designed by an architect who loves to cook, from the layout to the appliances, to storage, to the electrical lighting...all to create the perfect experience and efficient work triangle.
- The kitchen has a large center island with cabinetry below the countertops. They are spacious and durable and provide excellent workflow.
- Two large double 318 stainless steel deep sinks with garbage disposal with goose neck faucets that have a sprayer that pulls out. One double sink is an under a large window that opens to the ocean breeze and the other double sink is integrated into a 318 stainless steel counter. Both are very convenient for they allow the cook to wipe food scraps from the counter straight into the sink to the garbage disposal.
- There are many heavy-duty storage drawers and accessories that combine modern design and tailor-made functionality for the contemporary kitchen.
- Extra hot water on demand, heater under the sink
- High end professional grade appliances.
- Electric Gaggenau and a BOSCH wall oven with smart connect convection and rotisserie, along with regular features. The ovens are self-cleaning.

Large Panasonic microwave/convection oven with lead lined cabinet and door for the super safety conscience.

- Sub Zero side by side refrigerator freezer, ice and water, with superb air purification system and vacuum seal to keep food fresh longer. Sub Zero has always been a cut above other fridge manufacturers.
- BOSH stainless steel countertop range with high BTUs with powerful exhaust fan for excellent ventilation and over the range task lighting. The stainless-steel stove, sink and back splash are all one integrated unit.
- Pot lighting throughout the kitchen with LED ambient accent lighting
- Two dishwashers, BOSH professional grade, so no more stacking dirty dishes in the sink.
- The casual kitchen dining area comfortably seats six and has a marvellous view to the pool and beyond to the 3-mile white sandy beach with waves crashing and sweeping ocean views, making it a wonderful place to watch whales.

Primary Bedroom Suite including Office, Bathroom, Closet/Exercise Area









- This bedroom breaks the boundaries when it comes to the unique and serene atmosphere with a tropical elegance. Relax and enjoy the beauty of this Hawaiian Ocean paradise. The spacious area is 945 sq. ft. which encompasses a large room with high 10 to 12 ft. ceilings, a king-sized bed and a reading or television watching area.
- There is an office with a large executive desk and credenza.
- A covered patio is 150 sq. ft. and can be accessed by three massive sliding glass doors with half rounded tops that give you a magnificent view from any area of the bedroom. Sit and have breakfast and watch the waves crash onto the deserted beach.
- The large exercise and wardrobe room flow from the bedroom and office area. Built in large drawers and cupboards keeps everything organized, as does the mirrored closet. A convenient laundry chute takes your wash to the laundry room.
- Access to the attic is from this room. The attic is well insulated with reflective panels that deflect the heat. A solar powered attic fan keeps the hot air moving which results in a cooler home. The electric chandelier hoist is in the attic.
- The bathroom is big enough to dance in. The curved Snaidero cabinets, which provide plenty of storage, are topped with rare blue granite stone and marble,

with deep, white Kohler undermount sinks with specially designed sink faucets with fish sculpted into the knobs. The oversize white undermount bathtub with unique Dolphin faucets is perfectly situated to sip on champagne while enjoying sex, reading, or relaxing.

- The bathtub is surrounded by rare blue granite. The six windows help you enjoy the beautiful sunset ocean views. The windows open keeping the fresh air pouring in.
- Separate toilet with white solid core door. White elongated Kohler toilet with shut off valve. Large exhaust fan with separate light switch. Wall telephone that is convenient. Window with double cell shade in neutral colour.
- The shower area has a large rain showerhead, tiled with natural travertine stone and a single wall mount overhead shower that converts to a handheld shower that has multiple spray patterns.
- Two large mirrors over the sinks from the sink backsplash to the tops of the tall windows which flank them.
- Variable speed ceiling fan, quiet and efficient.
- Many LED pot lights on dimmer to set mood for ambience or brighter for make up application.
- White marble floor tiles with patina.
- 4 large binders neatly house all the warranties and instruction manuals for items inside the house and are kept inside the file cabinet.

Primary Bedroom Patio



- The veranda off the master bedroom is tiled and has a balustrade railing topped by a wide top where people can watch the birds greet you in the morning. The patio gives you 180degrees views of both sunrise and sunset over the water. It is a beautiful place to have breakfast or read a book. For most of the day the veranda is shaded from the sun.
- Large sliding windows, with screens, let the ocean breezes in.
- A convenient water tap for the hose is on this patio so cleaning windows is easy.
- The fibre optic WiFi and telephone connection goes into the primary bedroom from the veranda area. Fibre optic cable is underground in schedule 90 pipe from the lot line by the water and the electrical meter. This work was completed 3 years ago. It is very dependable and gives us extremely fast WiFi which is broadcast throughout the house. The speed is better than on the mainland.

General Overview of Private Studio Suite

- Suite Measurement: approximately 400 square feet
- Soundproof
- Free and secure parking
- Pool – Outdoor (no jacuzzi)
- Pet Free
- Smoke free property
- Access to Pool Furniture
- This suite was created with friends and family and our elder years in mind. If the stairs are too difficult this would be an excellent oversized primary main floor bedroom perfect for people with disability.
- Beach – 3-mile white sand Papohaku Beach
- WIFI very high speed with fiber optic internet, unlimited data, HDMI, internet cords.
- Outdoor shower with hot and cold water for quick sand removal
- Access to Barbeque
- Separate keys for the doors of the suite make this private and secure.
- Ocean view from the large double glass sliding screen doors with full screen step out onto the grass and walk around to the pool.
- Ample closet space - two closets with mirrored doors
- Aqua green walls in the bathroom and candlelight ivory walls are in the bedroom area.
- Bathroom - with generous-sized tile shower, Kohler sink and marble vanity
- Vanity is Snaidero modern cream color with storage and GFI outlets
- Many bright LED pot lights on a dimmer
- Separate switches for powerful exhaust fan and bright lights
- Curtains for privacy
- Bright LED lights and Artemis XL5 model ceiling fan with remote
- Ample and convenient electrical plug-ins throughout the bedroom
- Satellite television.
- Small bar refrigerator.

Closet/Fridge/Freezer Room in Private Studio Suite



- Electrical panel for suite and main kitchen.
- Closet/fridge room with large stand-alone fridge and large stand-alone freezer with an ice maker.
- Large laundry sink with storage below.
- Many electrical outlets, Wi-Fi, and cable wiring CAT 7.
- Oversized built-in drawers give you lots of storage
- Ample, convenient storage under stairs for suitcases, etc.
- Attic access to roof, kitchen, and suite
- Solar fan pushes hot air out of the attic keeping the rooms cool.
- Iron and Ironing Board

Bathroom Ensuite in Private Studio Suite



- Tiled in white and gray porcelain marble, large 18" tiles.
- Ample towel racks, hooks, and towel rings.
- Shutoff valves for toilets and sinks.
- Shutoff valve for outdoor shower.

- Large ensuite, with two deep, white Kohler porcelain sinks on bathroom vanity that has a light-coloured granite countertop and backsplash. The vanity has two cupboards and three drawers for storage.
- The shower is wheelchair accessible with three different showerheads and handy pail filling tap.
- The large oval mirror with wooden frame is flanked by bright wall sconces and over the mirror lights. Excellent lighting for makeup application.
- Quiet but forceful fan in bathroom to remove moisture and odors quickly.
- The exterior door to this bathroom is convenient for those using the pool area. The door is a solid fiberglass door with an obscure shower glass window that opens and has a screen.
- Hair Dryer
- Complimentary bathroom amenities, shampoo, conditioner hand soap, body wash, disinfecting solutions.
- Wheelchair accessible toilet
- Ample storage and convenient pullout shelf near the toilet
- Telephone
- Television

Private Studio Suite/Main Room



- Large open studio suite with 3 large sets of new windows that are locking with screens.
- Modern teak ceiling fan by Artemis, XL5 model, with remote control.
- Mitsubishi quality air conditioner unit with remote that cools quickly.
- Exterior door and door to main house have deadbolts on them.
- Solid core doors with stainless steel hinges and lever knobs.
- Exterior light by the bathroom/suite door has a motion sensor light and is photocell controlled.
- All CAT 7 cable wiring.
- 80" large screen Smart TV with satellite (negotiable)

- Neutral colored cellular blinds and brown roll-down shades that give plenty of privacy when desired.
- Many dimmable LED pot lights give excellent light.
- Unique recessed, heavy arched top door to the main house into the foyer has a deadbolt and is not easily seen as a door but rather is often mistaken as a cove for art for example. It is like a secret door.
- 21" monitor which can be hooked up to your laptop
- Speakers (blue tooth)
- X-box, older style
- All Linens, extra pillows, towels, beach towels
- Comfortable sofa and pillows
- Table and chairs
- Desk
- King sized bed (that can be made into 2 extra long twin beds)
- Picnic Gear

Private Studio Suite Kitchen in Main Room

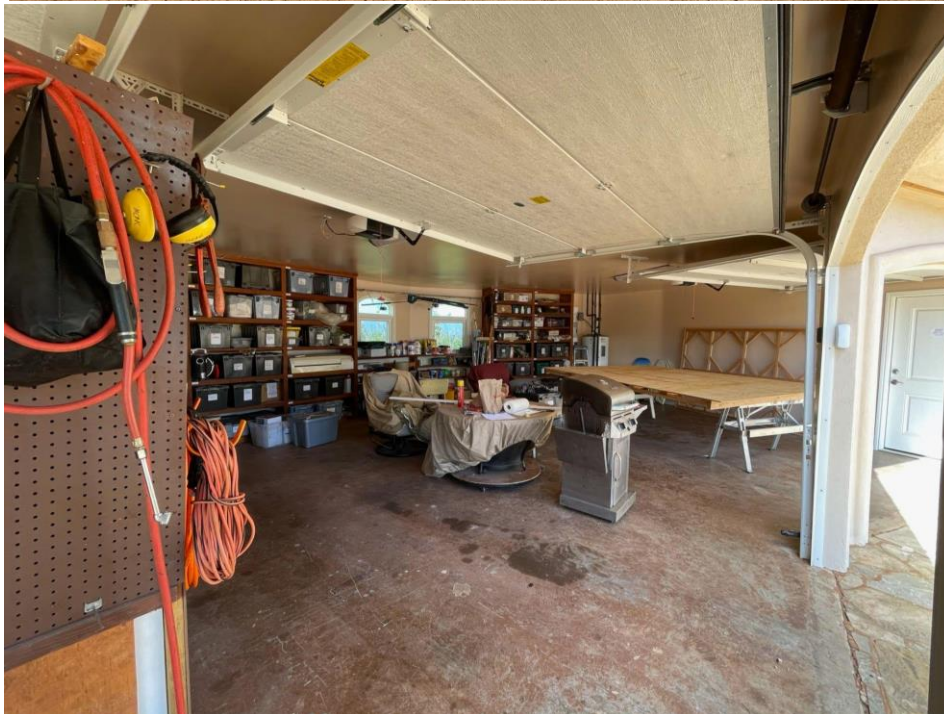


- This brand-new full-service kitchen was recently installed with granite-looking countertop and large sink, stove, convection microwave oven, soft-close kitchen drawers
- Open Concept Kitchen
 - Microwave/Convection oven
 - Large stand-alone fridge & separate large freezer (are in attached room)
 - Rice cooker
 - Toaster, Coffee maker, Coffee grinder
 - Kettle and Grater
 - Electric Griddle
 - Top quality pots & pans
 - Dish Rack, Dishes and Utensils, Cutting Boards Sharp knives
 - Garbage Can
 - Welcome Pack with tea, coffee and more
 - Electric stove top
- Access to Barbeque
- Separate keys for the doors of the suite make this private and secure.

Artist Studio

- MONK, a famous artist, designed the art studio which is located on the main floor of the house.
- The area of the studio is 12' X 21' ft. It is a tiled, air-conditioned studio with four doors: one large, sliding glass door going onto the front driveway, one door leading to the garage, one to the house and one to the side yard with an ocean view. Two of the doors have a steel core inside that will retard fire and one is an arched solid wooden door. All the doors have deadbolts. The keys are all keyed to one key except for the private suite.
- The ceilings are 8' and 2''.
- A special exhaust fan is installed.
- Special lights and electrical outlets on the ceiling. There are generous electrical outlets throughout the whole room.
- Wi-Fi and satellite television are in the studio
- Separate LG air conditioning unit for the studio with remote control

Garage



- Extra large garage with three bays is 700 sq. ft. At it's longest point, the garage 35' long and 21' 4" deep. The ceiling height is 8'6". Large enough for a full-size F-150 truck.
- There are three garage doors that measure:

Bay one is 8'8"W X 7'1"H

Bay two is 8'9"W X 7'1"H

Bay three is 9'9"W X 7'1"H

- Wayne Dalton, fiberglass, raised panel garage doors. These white, fiberglass garage doors are engulfed with molded wood grain fiberglass surface that is bonded to durable steel construction, the beauty of wood without the cracking, warping, and rotting. The garage doors come with a Genie electric chain driven garage door openers with 2 light bulbs per unit. Comes with 3 separate remotes and 3 outside wall mounted covered wireless keypads.
- Garage doors are insulated with an R Value of 7.6.
- Garage doors are mounted on special galvanized steel tracks.
- All stainless-steel hardware.
- Garage doors come with a lifetime limited warranty.
- The garage is open concept with a workshop complete with vices and workbenches and under the counter storage.
- The back wall has 30 ft. of beautiful mahogany long, wide, and deep shelves for ample storage.
- The garage has 4 windows that open with screens.
- The interior wall color of the garage is bright beige with a salmon undertone.
- Garage floor is stained in a rust color.
- Special LED fixtures light up the garage and workbenches.
- The tool storage area with hooks on the wall neatly keep your yard tools off the floor for easy clean up.
- Workbench, 10 ft. long, comes with storage and a large vice.
- Filing cabinet holds all warranties and instructions for all outdoor items.
- Large outdoor work light to light up the driveway.
- 2 outdoor photo and motion sensor lights. The switch for all the outdoor lights is in the studio by the stairs.
- The garage is meticulously organized with the best quality hardware and tools that are all categorized so that they will stay organized. The inventory in the garage is such that you do not have to run to the hardware store every time there is a project.