



Tyler Coons
REALTOR®(S) RS-55098
Welcome Hawaii Properties
Email: tyler@tylercoonsmaui.com
Tel: 808-280-2480



Roofing & Exterior

- Replaced asphalt roof in 2016 and 2019 (separately due to solar panel installations at different times).
- Installed new gutters.
- Built a new driveway in front of the house.
- Installed new solar/photovoltaic systems (2 systems fully paid).

Interior Updates & Renovations

- Replaced kitchen appliances: refrigerator, stove, microwave, pantry fridge, and freezer.
- Installed new tile throughout the central house area, outdoor lanai, living room, and deck.
- Installed new LVP flooring in bedrooms 2 & 3.
- Installed custom sapele staircase handrail.
- Installed new kitchen faucet and sink
- Installed new faucets in the guest bathroom.
- Replaced the lanai railing with all-glass railing.
- Installed honeycomb blinds throughout.
- Painted interior walls, rooms, completed in 2024.
- All new furniture, including bedrooms, living room, office, 2024.

Welcome Hawaii Properties
 40 Kupuohi Street Ste.203,
 Lahaina, HI 96761

IMPROVEMENTS & ENHANCEMENTS

3911 MAALAEA BAY PL.
WAILUKU, HI 96793

MLS# 404786

Landscaping & Outdoor Projects

- Completely landscaped entire property.
- Built walkways, steps, and handrails.
- Created a small beach under the plumeria tree.
- Graded and leveled flat grassy ground on the north side of the property.
- New fence on the north side bordering the harbor, with landscaping.
- New irrigation and sprinkler system throughout the entire property.
- New Endless Pools exercise swimming pool.
- Exterior paint completed in 2024.

Construction & Remodeling

- Complete tear down and remodel of the entryway, staircase, lanai, dining room, and outdoor area in the center of the house.
- Complete rebuild of the central house lanai area with new roof, high ceilings and window.
- New shed roof and end wall with door, creating a large pantry/storage room next to the kitchen.
- Tore out & rebuilt the entire 2nd bathroom.
- Rebuilt central house lanai area with architectural designs, permits, and licenses.

Strategic Response

- Installed new electrical panels on both sides of the house.
- Installed central alarm system with 8 security cameras at all entry points.
- Installed smoke detectors throughout the house, monitored by the central alarm system.
- Installed all new LED lighting, can lights, chandeliers, and pendant lights in the central part of the house and bathrooms.

Climate Control & Electrical

- Installed two new central air conditioning systems with new ducts, air handlers, compressors, and separate zones.
- Installed Big Ass fans in the central house area.
- Installed remote-controlled high-quality retractable awnings in the lanai and office, along with big fans.

Security & Technology

- Installed Ring Doorbell.
- Installed Lorex® security camera system.
- Installed stroboscope telescoping arm remote control-operated awnings on the lanai and outside office window.

Miscellaneous Enhancements

- Installed custom curly Koa front door.
- Installed custom curly Koa bar and counter.
- Installed new baseboards in the central part of the house and newly tiled areas.
- All work completed with licenses and permits as owner-builder, hiring licensed contractors.

If you already have a real estate agent or broker, please disregard this invitation to contact us.