96 Niuiki Circle, Honolulu 96821 ** \$11,898,000

Beds: 4 MLS#: 202415189, FS Year Built: 2021 Bath: **5/1** Status: Active Remodeled: Living Sq. Ft.: 4,302 List Date & DOM: 07-01-2024 & 15 Total Parking: 4 Land Sq. Ft.: 13,500 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: **556** Frontage: Ocean Building: \$1,328,900 Sq. Ft. Other: 660 Tax/Year: \$3,536/2023 Land: **\$3,045,000** Total Sq. Ft. **5,518** Neighborhood: Niu Beach Total: \$4,373,900 Maint./Assoc. \$0 / \$0 Flood Zone: Zone VE - Tool Stories / CPR: Two / No

Parking: 3 Car+, Driveway, Garage Frontage: Ocean

View: Coastline, Diamond Head, Mountain, Ocean, Sunrise, Sunset Zoning: 03 - R10 - Residential District

Public Remarks: This stunning, new tropical modern home epitomizes seamless indoor/outdoor living! Boasting over 120 linear feet of ocean frontage with 180-degree views stretching from Koko Head to Diamond Head, it's a masterpiece of design and location! Step into a culinary haven with the chef's dream kitchen featuring top of the line appliances, a dedicated butler's pantry, complete with coffee station, dishwasher, refrigerator drawer and half bath. Exquisite craftsmanship is evident throughout the property with intricate details in the ceilings, woodwork, and rockwork showcase the renowned talents of architect Pip White and builder John Gregory. Cantilevered pocket doors and Italian porcelain tile flooring throughout effortlessly connect your kitchen and living areas to the expansive lanai, beckoning you towards the tiled pool and hot tub, which overlook Maunalua Bay. Unwind on your private pier, where steps lead directly into the turquoise ocean. Swim, paddle, dive, fish or surf right from your backyard, or simply relax and witness breathtaking sunrises and sunsets with your favorite beverage in hand. This isn't just a home, it's a lifestyle - a luxurious sanctuary where dreams become reality! Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
96 Niuiki Circle	\$11,898,000	4 & 5/1	4,302 \$2,766	13,500 \$881	556	0%	0	15

Address	II I ax Maint. Ass.	Assessed Land		Assessed Total	Ratio	Year & Remodeled
96 Niuiki Circle	\$3,536 \$0 \$0	\$3,045,000	\$1,328,900	\$4,373,900	272%	2021 & NA

96 Niuiki Circle - MLS#: 202415189 - This stunning, new tropical modern home epitomizes seamless indoor/outdoor living! Boasting over 120 linear feet of ocean frontage with 180-degree views stretching from Koko Head to Diamond Head, it's a masterpiece of design and location! Step into a culinary haven with the chef's dream kitchen featuring top of the line appliances, a dedicated butler's pantry, complete with coffee station, dishwasher, refrigerator drawer and half bath. Exquisite craftsmanship is evident throughout the property with intricate details in the ceilings, woodwork, and rockwork showcase the renowned talents of architect Pip White and builder John Gregory. Cantilevered pocket doors and Italian porcelain tile flooring throughout effortlessly connect your kitchen and living areas to the expansive lanai, beckoning you towards the tiled pool and hot tub, which overlook Maunalua Bay. Unwind on your private pier, where steps lead directly into the turquoise ocean. Swim, paddle, dive, fish or surf right from your backyard, or simply relax and witness breathtaking sunrises and sunsets with your favorite beverage in hand. This isn't just a home, it's a lifestyle – a luxurious sanctuary where dreams become reality! Region: Diamond Head Neighborhood: Niu Beach Condition: Excellent Parking: 3 Car+, Driveway, Garage Total Parking: 4 View: Coastline, Diamond Head, Mountain, Ocean, Sunrise, Sunset Frontage: Ocean Pool: Heated In Ground Spa/HotTub Zoning: 03 - R10 - Residential District Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info