

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

Beds: <b>4</b>	MLS#: <b>202415189, FS</b>	Year Built: <b>2021</b>
Bath: <b>5/1</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>4,302</b>	List Date & DOM: <b>07-01-2024 &amp; 15</b>	Total Parking: <b>4</b>
Land Sq. Ft.: <b>13,500</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>556</b>	Frontage: <b>Ocean</b>	Building: <b>\$1,328,900</b>
Sq. Ft. Other: <b>660</b>	Tax/Year: <b>\$3,536/2023</b>	Land: <b>\$3,045,000</b>
Total Sq. Ft. <b>5,518</b>	Neighborhood: <b>Niu Beach</b>	Total: <b>\$4,373,900</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone VE - Tool</b>	Stories / CPR: <b>Two / No</b>
Parking: <b>3 Car+, Driveway, Garage</b>	Frontage: <b>Ocean</b>	
<a href="#">Zoning</a> : <b>03 - R10 - Residential District</b>	View: <b>Coastline, Diamond Head, Mountain, Ocean, Sunrise, Sunset</b>	

**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
<a href="#">96 Niuiki Circle</a>	<a href="#">\$11,898,000</a>	4 & 5/1	4,302   \$2,766	13,500   \$881	556	0%	0	15

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">96 Niuiki Circle</a>	\$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](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number