

119 Niuiki Circle, Honolulu 96821 * * \$3,125,000

Sold Price: \$2,900,000 Sold Date: 05-10-2024 Sold Ratio: 93%
 Beds: **4** MLS#: **202400353, FS** Year Built: **1954**
 Bath: **4/0** Status: **Sold** Remodeled:
 Living Sq. Ft.: **2,919** List Date & DOM: **02-05-2024 & 77** Total Parking: **4**
 Land Sq. Ft.: **10,574** Condition: **Excellent** [Assessed Value](#)
 Lanai Sq. Ft.: **342** Frontage: Building: **\$1,194,500**
 Sq. Ft. Other: **113** Tax/Year: **\$2,002/2023** Land: **\$1,713,000**
 Total Sq. Ft. **3,374** Neighborhood: **Niu Beach** Total: **\$2,907,500**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone AE - Tool** Stories / CPR: **One / No**
 Parking: **3 Car+, Driveway** Frontage:
 Zoning: **03 - R10 - Residential District** View: **Garden, Mountain**

Public Remarks: RARELY AVAILABLE....Single Level Home in Niuiki Circle with Deeded Ocean Access. This beautifully appointed Island Style home features a gourmet kitchen with top-of-the-line appliances, granite counters & custom cabinetry; High Ceilings; Spacious bedroom suites; Security System; PV System; and Professional Landscaping. Sliding Glass Doors open to a large covered patio, swimming pool, and large backyard for indoor/outdoor entertaining. Excellent floor plan. Lots of parking. Private ocean access directly across the street is perfect for paddle boarding, kayaking, swimming, etc. This property is a 30-day rental with nice returns for investors. Great 1031 exchange property! **Sale Conditions:** None **Schools:** , , *

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Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
119 Niuiki Circle	\$3,125,000	4 & 4/0	2,919 \$1,071	10,574 \$296	342	0%	0	77

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
119 Niuiki Circle	\$2,002 \$0 \$0	\$1,713,000	\$1,194,500	\$2,907,500	107%	1954 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
119 Niuiki Circle	\$2,900,000	05-10-2024	93%	93%	Cash 50000

119 Niuiki Circle - MLS#: **202400353** - RARELY AVAILABLE....Single Level Home in Niuiki Circle with Deeded Ocean Access. This beautifully appointed Island Style home features a gourmet kitchen with top-of-the-line appliances, granite counters & custom cabinetry; High Ceilings; Spacious bedroom suites; Security System; PV System; and Professional Landscaping. Sliding Glass Doors open to a large covered patio, swimming pool, and large backyard for indoor/outdoor entertaining. Excellent floor plan. Lots of parking. Private ocean access directly across the street is perfect for paddle boarding, kayaking, swimming, etc. This property is a 30-day rental with nice returns for investors. Great 1031 exchange property! **Region:** Diamond Head **Neighborhood:** Niu Beach **Condition:** Excellent **Parking:** 3 Car+, Driveway **Total Parking:** 4 **View:** Garden, Mountain **Frontage:** Pool: In Ground **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , *

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