

**1040 Ikena Circle, Honolulu 96821 \* \$1,650,000 \* Originally \$1,970,000**

Sold Price: \$1,630,000      Sold Date: 03-16-2020      Sold Ratio: 99%  
 Beds: **4**      MLS#: **201918858, FS**      Year Built: **1991**  
 Bath: **3/1**      Status: **Sold**      Remodeled:  
 Living Sq. Ft.: **3,522**      List Date & DOM: **07-03-2019 & 125**      Total Parking: **2**  
 Land Sq. Ft.: **8,750**      Condition: **Above Average**      [Assessed Value](#)  
 Lanai Sq. Ft.: **0**      Frontage: **Other**      Building: **\$1,058,600**  
 Sq. Ft. Other: **0**      Tax/Year: **\$647/2019**      Land: **\$1,279,700**  
 Total Sq. Ft. **3,522**      Neighborhood: **Hawaii Loa Ridge**      Total: **\$2,338,300**  
 Maint./Assoc. **\$0 / \$225**      [Flood Zone](#): **Zone D - Tool**      Stories / CPR: **Two / No**  
 Parking: **2 Car, Garage**      Frontage: **Other**  
[Zoning](#): **04 - R-7.5 Residential District**      View: **Ocean**

**Public Remarks:** Perched atop Ikena Circle in prestigious Hawaii Loa Ridge, come home to this spacious 2 story 4 bed/3.5 bath with soaring ceilings, ocean views, two master en-suites & two car garage. Entertain guests in the wide open pool and patio area or open up the floor to ceiling glass patio doors and bring the party inside. The home offers newly painted interiors throughout, partially updated master bath vanities, marble flooring on the first floor/upstairs bathrooms & carpet throughout the upstairs bedrooms. Largest interior sq ft property in HLR listed under \$2mil and priced to sell well below assessed value.

**Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                           | Price              | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|-----------------------------------|--------------------|----------|---------------|---------------|-----|
| <a href="#">1040 Ikena Circle</a> | <b>\$1,650,000</b> | 4 & 3/1  | 3,522   \$468 | 8,750   \$189 | 125 |

| Address                           | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-----------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1040 Ikena Circle</a> | \$647   \$0   \$225 | \$1,279,700   | \$1,058,600       | \$2,338,300    | 71%   | 1991 & NA        |

| Address                           | Sold Price  | Sold Date  | Sold Ratio | Original Ratio | Sold Terms   |
|-----------------------------------|-------------|------------|------------|----------------|--------------|
| <a href="#">1040 Ikena Circle</a> | \$1,630,000 | 03-16-2020 | 99%        | 83%            | Conventional |

[1040 Ikena Circle](#) - MLS#: [201918858](#) - Original price was \$1,970,000 - Perched atop Ikena Circle in prestigious Hawaii Loa Ridge, come home to this spacious 2 story 4 bed/3.5 bath with soaring ceilings, ocean views, two master en-suites & two car garage. Entertain guests in the wide open pool and patio area or open up the floor to ceiling glass patio doors and bring the party inside. The home offers newly painted interiors throughout, partially updated master bath vanities, marble flooring on the first floor/upstairs bathrooms & carpet throughout the upstairs bedrooms. Largest interior sq ft property in HLR listed under \$2mil and priced to sell well below assessed value. **Region:** Diamond Head **Neighborhood:** Hawaii Loa Ridge  
**Condition:** Above Average **Parking:** 2 Car, Garage **Total Parking:** 2 **View:** Ocean **Frontage:** Other **Pool:** In Ground  
**Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market