

# \$26,850,000 - 1 Island Vista, Newport Coast

MLS® #23271821

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**\$26,850,000**

5 Bedroom, 7.00 Bathroom, 11,438 sqft  
Residential on 1 Acres

N/A, Newport Coast,

Rarely offered but highly sought after, 1 Island Vista is a newly reimagined & reconstructed estate in the ultra-exclusive, guard gated community of Pelican Crest. Championed on an oversized corner lot to emphasize the dramatic frontage & unparalleled curb appeal, this property offers expansive scenes of the Pacific Ocean's sparkling blue waters, & rolling cliff sides of Catalina Island, providing a surreal backdrop from nearly every room. Upon arrival, an impressive limestone entryway leads to a double Foyer that rivals the lobbies of the world's finest hotels - setting the tone of sophistication & refinement to be experienced throughout. This open-concept custom estate provides seamless transitions between the living room, chef's kitchen, & multiple outdoor spaces, allowing one the opportunity to host large-scale gatherings while maintaining the warmth & practicality sought after in everyday living. Characterized by imported custom Stonework on every countertop, Herringbone French Oak flooring, & magnificent crystal chandeliers throughout, this property sets an unprecedented standard for design through its careful selection of the richest materials, lustrous textures, & serene patterns. The gourmet chef's kitchen, featuring commercial grade professional appliances, Calcutta Borghini marble countertops, & bespoke cabinetry throughout; lies adjacent to the living room, which is highlighted by multiple sets of French doors & features Savant Smart Home w/ Lutron lighting throughout. Upstairs,



the generously appointed primary suite spans the entire length of the home. The spacious primary bathroom wrapped in book-matched Italian marble, oversized his + her vanities, features an oversized steam shower with multiple jet & rain shower heads. An oversized, "dream" walk-in closet boasting Cleef cabinetry, custom lighting, & a Miel coffee maker, sets the scenery for a perfect morning routine. Downstairs, a limestone slab, UV & Ozone purified indoor pool, wet bar with custom marble countertops, tailor-made cabinetry, and a classic hot rock squabble sauna provides a level of accommodation surpassing the luxury spa at your favorite resort. A private entertainer's backyard, enveloped with hedges and seasonal florals, is complemented by symmetrical fire features & mature Mediterranean landscaping, completing the atmosphere of excellence that distinguishes this property from any other. This once-in-a-lifetime opportunity to own this generational treasure is a dream brought to life.

Built in 1999

## Essential Information

MLS® #	23271821
Price	\$26,850,000
Bedrooms	5
Bathrooms	7.00
Full Baths	7
Square Footage	11,438
Acres	0.51
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joshua Altman
Listing Office	Douglas Elliman of California, Inc.

## Community Information

Address	1 Island Vista
Area	N26 - Newport Coast
Subdivision	N/A
City	Newport Coast
County	Orange
Zip Code	92657

## Amenities

Amenities	Pool, Security
Parking Spaces	12
Parking	Driveway, Garage, Guest, Gated, Private
# of Garages	8
Garages	Driveway, Garage, Guest, Gated, Private
View	Catalina, City Lights, Coastline, Canyon, Harbor, Ocean, Panoramic, Water
Has Pool	Yes
Pool	Indoor, In Ground, Private, Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Security Gate, Gated with Guard, Gated Community, 24 Hour Security, Smoke Detector(s), Security Guard

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, Lawn, Yard

## Interior

Interior	Tile, Wood
Interior Features	Wet Bar, Dry Bar, Coffered Ceiling(s), Elevator, High Ceilings, Multiple Staircases, Recessed Lighting, Bar, Dressing Area, Walk-In Pantry
Appliances	Barbecue, Built-In, Double Oven, Dishwasher, Disposal, Microwave, Oven, Range, Refrigerator, Range Hood, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den, Family Room, Living Room, Primary Bedroom
# of Stories	3

## Additional Information

Date Listed	May 23rd, 2023
Days on Market	65

Short Sale                    N

RE / Bank Owned        N

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