

# \$9,995,000 - 31 Vista Tramonto, Newport Coast

MLS® #LG25038419

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**\$9,995,000**

5 Bedroom, 6.00 Bathroom, 5,048 sqft

Residential on 0 Acres

Pelican Heights - Montecito (MONT), Newport Coast

Fully remodeled and meticulously updated in 2025. â€œVilla Tramonto,â€• a Mediterranean villa perched above the breathtaking shores of Newport Coast. Modern luxury nestled on an oversized, private corner lot in the prestigious, guard-gated community of Pelican Heights - Montecito. This exquisite five-bedroom estate, plus a dedicated office, offers an unparalleled living experience with mountain, nature, harbor and ocean views that embody true coastal elegance. Every detail of this newly remodeled residence reflects the finest craftsmanship, from the white oak engineered wood flooring, Wine wall in the dining room, to the exquisite cabinetry and premium stone finishes. The brand-new gourmet kitchen is a chefâ€™s dream, featuring custom cabinetry, Thermador appliances, wine-bar, and a stone island perfect for entertaining. Each bedroom is en-suite with a dedicated full bathroom designed with sophisticated materials and serene ambiance. A dedicated downstairs bedroom with separate garage stall and office are ideal for a multitude of options. Step outside into your private resort-style backyard, where a sparkling spa, an all-new outdoor BBQ kitchen with stone accents, and lush gardens create the perfect setting for entertaining or quiet retreat. A manicured turf side yard with an abundance of room for a future Pool, offering a seamless blend of space and functionality. Just moments from world-class Fashion Island shopping, dining, John Wayne Airport and the coastal attractions





of Newport Beach, Vista Tramonto offers a serene yet sophisticated Mediterranean lifestyle with ultimate privacy. For discerning buyers seeking a turn-key luxury escape, this estate stands as an unmatched sanctuary within the guard-gated Newport Coast enclave of Pelican Heights.

Built in 2000

## Essential Information

|                |  |
|----------------|--|
| MLS® #         | LG25038419                                     |
| Price          | \$9,995,000                                    |
| Bedrooms       | 5  |
| Bathrooms      | 6.00   |
| Full Baths     | 5  |
| Half Baths     | 1  |
| Square Footage | 5,048  |
| Acres          | 0.30   |
| Year Built     | 2000   |
| Type           | Residential                                    |
| Sub-Type       | Single Family Residence                        |
| Style          | Mediterranean                                  |
| Status         | Closed   |
| Listing Agent  | Bradford Bankenbush                            |
| Listing Office | Douglas Elliman of California - Corona Del Mar |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 31 Vista Tramonto                  |
| Area        | N26 - Newport Coast                |
| Subdivision | Pelican Heights - Montecito (MONT) |
| City        | Newport Coast                      |
| County      | Orange                             |
| Zip Code    | 92657                              |

## Amenities

|           |   |
|-----------|---|
| Amenities | Guard, Management, Playground, Pool, Spa/Hot Tub, Tennis Court(s)                         |
| Utilities | Electricity Connected, Cable Available, Phone Available, Sewer Connected, Water Connected |



|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Concrete, Door-Multi, Driveway, Driveway Up Slope From Street, Garage, Garage Door Opener  |
| # of Garages   | 3  |
| Garages        | Concrete, Door-Multi, Driveway, Driveway Up Slope From Street, Garage, Garage Door Opener  |
| View           | Catalina, City Lights, Neighborhood, Ocean, Water, Bay, Canyon, Coastline, Harbor, Mountain(s)   |
| Has Pool       | Yes  |
| Pool           | Association, None  |
| Security       | Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Gated Community, Gated with Attendant, Gated with Guard, Prewired, Security Gate, Security Guard, Security Lights, Security System, Smoke Detector(s), 24 Hour Security |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting, Fire Pit, Barbecue, Rain Gutters   |
| Lot Description   | ZeroToOneUnitAcre, Front Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Level, Sprinkler System |
| Windows           | ENERGY STAR Qualified Windows, Insulated Windows   |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Stone, Tile, Wood  |
| Interior Features | Breakfast Bar, Built-in Features, Balcony, Separate/Formal Dining Room, High Ceilings, Living Room Deck Attached, Open Floorplan, Pantry, Storage, Two Story Ceilings, Bar, Breakfast Area, Cathedral Ceiling(s), Crown Molding, Dry Bar, Furnished, In-Law Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Wet Bar |
| Appliances        | SixBurnerStove, Double Oven, Dishwasher, Gas Cooktop, Water Heater, Barbecue, Built-In Range, Convection Oven, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Freezer, Gas Oven, Gas Water Heater, High Efficiency Water Heater, Microwave, Refrigerator, Washer  |
| Heating           | Forced Air, High Efficiency  |
| Cooling           | Central Air, High Efficiency   |
| Fireplace         | Yes  |
| Fireplaces        | Outside, Family Room, Living Room, Primary Bedroom   |
| # of Stories      | 2  |
| Stories           | Two  |

## School Information

|          |                      |
|----------|----------------------|
| District | Newport Mesa Unified |
|----------|----------------------|



**Additional Information**

|                 |                     |
|-----------------|---------------------|
| Date Listed     | February 24th, 2025 |
| Days on Market  | 98                  |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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