

\$8,500,000 - 49 Sarteano Drive, Newport Coast

MLS® #NP25020660

\$8,500,000

3 Bedroom, 4.00 Bathroom, 4,000 sqft
Residential on 0 Acres

Cassis (NCCS), Newport Coast,

Embrace and enjoy one of the best views in Newport Coast! Unobstructed vistas spanning from San Clemente Island to Santa Monica, this Italian Villa in Ocean Heights offers the finest in beachside living. Positioned high on the hillside, this magnificent estate boasts a main floor primary suite and guest bedroom and an upstairs casita with a private courtyard entry. This home offers premium construction with gorgeous rustic exposed beams and brick, with high ceilings and large windows, French doors and stacking sliders. The expansive gourmet kitchen with upgraded Thermador appliances flows seamlessly through the great room with direct access to the outdoor oasis. Each room has been thoughtfully curated to reflect contemporary design using accents, lighting and fixtures to complement the Italian architecture and elements. The backyard sanctuary boasts a pool, spa, mature olive trees, lush foliage and those striking 280* views of the Pacific Ocean. The owner's suite features French doors, a fireplace, a massive walk-in finished closet from California Closets, and a spa-like bathroom. On the opposite end of the house, discover a private and spacious second bedroom with en-suite. The upstairs casita is a serene getaway for guests or extended family. The open courtyard adds more outdoor seating for dining al fresco or entertaining friends and family. The three-car epoxied garage offers storage and room for up to three vehicles, and the oversized driveway makes



parking a breeze. Enjoy endless amenities of this highly desirable and secure guard gated community. Enjoy easy access to tennis courts, clubhouse, pools, hiking and biking trails and local fine restaurants, shops and schools.

Built in 2001

Essential Information

MLS® #	NP25020660
Price	\$8,500,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,000
Acres	0.27
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Michael Fawaz
Listing Office	Compass

Community Information

Address	49 Sarteano Drive
Area	N26 - Newport Coast
Subdivision	Cassis (NCCS)
City	Newport Coast
County	Orange
Zip Code	92657

Amenities

Amenities	Clubhouse, Sport Court, Barbecue, Picnic Area, Pool, Spa/Hot Tub, Tennis Court(s), Trash, Pickleball, Playground, Trail(s)
Parking Spaces	3
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage

# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage
View	City Lights, Harbor, Mountain(s), Ocean, Panoramic, Back Bay, Catalina, Coastline
Has Pool	Yes
Pool	Heated, Private, Association, Gas Heat
Security	Carbon Monoxide Detector(s), 24 Hour Security, Smoke Detector(s), Fire Detection System, Gated with Attendant, Gated with Guard, Security System

Exterior

Exterior	Steel
Exterior Features	Awning(s)
Lot Description	Back Yard, Sprinkler System, Sprinklers Timer
Windows	Double Pane Windows
Roof	Tile
Construction	Steel
Foundation	Slab

Interior

Interior	Wood, Stone
Interior Features	Breakfast Bar, Breakfast Area, Separate/Formal Dining Room, Bedroom on Main Level, Main Level Primary, Cathedral Ceiling(s), Pantry, Walk-In Pantry
Appliances	Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Heater, Electric Range, SixBurnerStove
Heating	Central, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter, Outside, Primary Bedroom
# of Stories	2
Stories	One, Two

School Information

District	Newport Mesa Unified
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Additional Information

Date Listed	January 28th, 2025
Days on Market	38
Short Sale	N
RE / Bank Owned	N

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