

\$8,950,000 - 113 Via San Remo, Newport Beach

MLS® #NP25027609

\$8,950,000

4 Bedroom, 4.00 Bathroom, 3,728 sqft
Residential on 0 Acres

Lido Island (LIDO), Newport Beach,

Lido Isle perfection. This French Provincial home, designed by Cynthia Childs and built by Legacy CDM, blends casual luxury with timeless style and design. Spanning approx. 3,700sf on 1.5 lots, this exquisitely curated residence features four beautifully appointed bedrooms, 3.5 baths and a dedicated office. A sun-drenched courtyard with a limestone fountain, lush greenery and a striking wood-burning fireplace sets the stage for a serene escape. Inside, the great room captivates with reclaimed wood beams, limestone flooring and an elegant stone fireplace, creating effortless refinement. Multiple French doors dissolve the barrier between indoor and outdoor living, bathing the home in natural light. Exquisite materials, hardwoods, appointments and craftsmanship shine throughout, with stone and tile design by Concept Studios and custom hardware and lighting by Jacqueline Nicolas. The chef's kitchen is a showstopper, blending form and function. Custom cabinetry, quartzite countertops, a grand center island, and top-tier appliances are complemented by a limestone range hood and backsplash. A walk-in pantry and refrigerated wine cellar elevate the space for entertainers. French doors open to a private south-facing patio with a wood-burning fireplace, BBQ, and soothing fountain for the ultimate alfresco experience. A handsome wood-paneled office overlooks the patio, offering a tranquil retreat for work or reflection. The primary suite is a sanctuary of



sophistication, featuring soaring beamed ceilings, built-in cabinetry, and a spa-like en-suite bath with marble finishes, dual vanities plus a service sink, a soaking tub, shower and large walk-in closet. The secondary suites are equally refined, showcasing tasteful architectural details and finishes. The upper-level lounge/4th bedroom offers flexible living space, while the rooftop terrace stuns with breathtaking views of city lights and bay, an idyllic setting to relax and entertain. Designed for beauty and functionality, this elevator-ready home features a three-car garage and ample storage. Set on a premier south-facing parcel, this residence enjoys a unique location across from a grassy park and is just steps from Lido’s private beach and clubhouse. A short stroll leads to Lido Marina Village, where premier dining, charming cafés, and boutique shopping await. More than a home, this is a statement of luxury—an impeccable architectural gem in one of Newport Beach’s most sought-after waterside communities.

Built in 2019

Essential Information

MLS® #	NP25027609
Price	\$8,950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,728
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	French/Provincial
Status	Closed

Listing Agent	Jon Flagg
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	113 Via San Remo
Area	N8 - West Newport - Lido
Subdivision	Lido Island (LIDO)
City	Newport Beach
County	Orange
Zip Code	92663

Amenities

Amenities	Meeting/Banquet/Party Room, Recreation Room, Barbecue, Clubhouse, Dock, Game Room, Management, Pickleball, Picnic Area, Pier, Playground, Security, Sport Court, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Garage, Direct Access, Door-Multi, Oversized
# of Garages	3
Garages	Garage, Direct Access, Door-Multi, Oversized
View	Water
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features	Barbecue
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows, Custom Covering(s), ENERGY STAR Qualified Windows
Roof	Tile

Interior

Interior	Wood, Stone
Interior Features	Separate/Formal Dining Room, Pantry, Walk-In Pantry, All Bedrooms Up, Beamed Ceilings, Breakfast Bar, Built-in Features, High Ceilings, Primary Suite, Pull Down Attic Stairs, Smart Home, Stone Counters, Walk-In Closet(s), Wine Cellar, Wired for Data, Wired for Sound
Appliances	Dishwasher, Range Hood, Built-In Range, Disposal, Double Oven, Freezer, Gas Cooktop, Gas Oven, Gas Range, Microwave, Refrigerator,

	SixBurnerStove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Outside, Wood Burning
# of Stories	1
Stories	One

School Information

District	Newport Mesa Unified
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Additional Information

Date Listed	February 8th, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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