

\$7,795,000 - 1821 Port Seabourne Way, Newport Beach

MLS® #NP25042479

\$7,795,000

5 Bedroom, 6.00 Bathroom, 4,643 sqft

Residential on 0 Acres

Harbor View Homes (HVHM), Newport Beach,

This brand-new 2025 build is a masterpiece of modern architecture that redefines sophistication in the highly sought-after Port Streets. This home is over 4,600 sqft on an 8,000 sqft. lot. A formal entryway welcomes you into a world of refined elegance, where hardwood floors flow seamlessly throughout. The soaring living room, adorned with a designer chandelier, custom cabinetry, and a captivating fireplace, sets the stage for unforgettable gatherings.

The gourmet kitchen is a chef's dream, boasting a spacious island with seating for five, complete with wireless charging stations for modern convenience. Top-of-the-line Thermador appliances, including a six-burner range, microwave oven, and refrigerator, cater to culinary aspirations. A separate wet bar, equipped with a temperature controlled wine fridge, and ice maker is perfect for entertaining. This is a smart home operated by Control4, security and sound system. The main level features two generously sized bedrooms, each with its own en-suite bathroom, offering privacy and comfort for guests. Rounding out the lower level is an executive office suite offering floor to ceiling glass doors that bring privacy and added elegance to any home office.

Upstairs, discover a luxurious primary suite, complete with a remote-controlled fireplace, miniature Zephyr refrigerator and a showstopping chandelier. Indulge in the spa-like ensuite bathroom, featuring a



freestanding tub, a walk-in shower, and his-and-hers walk-in closets. Two additional spacious ensuite bedrooms and a private laundry room compliment the second level nicely. Relax in style in the dedicated bonus room, complete with a miniature refrigerator, wet bar, built-in cabinetry, and a dutch door leading to a private view deck. The backyard is an entertainers dream, the expansive bi-fold doors reveal a seamless transition between the interior living spaces and the inviting outdoor. A mature, landscaped backyard has a beautiful private pool and spa as well as built-in fire-pit. Additional features include, ample storage, 2-car attached garage, nest thermostat, custom cabinetry throughout, vaulted ceilings and whole house security system. 1821 Port Seabourne is conveniently located near top-rated schools, Fashion Island shopping, stellar dining experiences and world class beaches.

Built in 1970

Essential Information

MLS® #	NP25042479
Price	\$7,795,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,643
Acres	0.18
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Julianne Pierzak
Listing Office	Coldwell Banker Realty

Community Information

Address	1821 Port Seabourne Way
Area	NV - East Bluff - Harbor View
Subdivision	Harbor View Homes (HVHM)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Barbecue, Picnic Area, Playground, Pool, Recreation Room, Sport Court, Tennis Court(s), Trail(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Multi, Garage, Garage Faces Front
# of Garages	2
Garages	Direct Access, Door-Multi, Garage, Garage Faces Front
View	Neighborhood
Has Pool	Yes
Pool	Private, Association, In Ground
Security	Carbon Monoxide Detector(s), Fire Detection System, Security System, Smoke Detector(s)

Exterior

Exterior	Brick, Concrete, Drywall
Lot Description	Sprinkler System
Windows	Double Pane Windows, Screens
Construction	Brick, Concrete, Drywall
Foundation	Concrete Perimeter

Interior

Interior	Wood
Interior Features	Balcony, Bar, Beamed Ceilings, Bedroom on Main Level, Breakfast Bar, Brick Walls, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Smart Home, Two Story Ceilings, Unfurnished, Wet Bar, Wired for Sound
Appliances	Built-In Range, Dishwasher, Disposal, Double Oven, Dryer, Electric Water Heater, Gas Range, Microwave, Refrigerator, SixBurnerStove, Tankless Water Heater, Vented Exhaust Fan, Washer

Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Outside, Primary Bedroom
# of Stories	1
Stories	Two

School Information

District	Newport Mesa Unified
Elementary	Anderson
Middle	Corona Del Mar
High	Corona Del Mar

Additional Information

Date Listed	February 6th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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