

# \$4,995,000 - 110 Via Orvieto, Newport Beach

MLS® #NP25075332

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## \$4,995,000

4 Bedroom, 4.00 Bathroom, 2,603 sqft  
Residential on 0 Acres

Lido Island (LIDO), Newport Beach,

Nestled in the heart of picturesque Lido Island, 110 Via Orvieto is a custom Spanish-style residence that beautifully blends timeless elegance, coastal charm, and refined Mediterranean design. Ideally situated mid-island on a desirable street-to-street lot near a serene bayfront park, this exquisite home is a true sanctuary by the sea. Framed by mature olive trees and thoughtfully designed drought-tolerant landscaping, the striking stucco façade sets the tone for the sophistication within. A private, code-secured wooden gate opens to a tranquil courtyard, where a custom stone fountain welcomes you with soothing ambiance as you approach the arched entry. Inside, the home is filled with natural light and warmth, featuring stone floors, soaring vaulted beamed ceilings, and expansive windows and doors that create seamless indoor-outdoor flow. The open-concept layout includes four bedrooms and four bathrooms, centered around a spacious great room with a cozy fireplace and French doors that open to the lush courtyard—perfect for entertaining or quiet relaxation. The adjacent dining room and breakfast bar connect effortlessly to the chef’s kitchen, appointed with marble countertops, a center island, professional-grade Thermador appliances, dual sinks, wine storage, and a generous walk-in pantry. A secluded main-level bedroom, currently configured as a home office, features new designer carpeting and



serene privacy. Upstairs, a graceful wood staircase leads to two spacious secondary bedrooms, each with en-suite baths and walk-in closets. The inviting primary suite is a retreat of its own, offering vaulted ceilings, abundant natural light, and access to a private terrace. The luxurious primary bathroom is designed for indulgence, with an oversized dual-head rain shower, a soaking tub, dual vanities, and a large walk-in closet. The third-level rooftop deck is a true highlight, complete with a built-in BBQ, prep counter, and ample space for al fresco dining and sunset gatherings year-round. Enjoy the coveted coastal lifestyle of Lido Island, complete with a private yacht club, marina docks, tennis courts, neighborhood parks, and secluded beaches. Just moments away is the vibrant Lido Marina Village, offering upscale boutiques, caf  s, and fine dining. Graciously shown by appointment only.

Built in 2011

**Essential Information**

MLS�� #	NP25075332
Price	\$4,995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,603
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean, Spanish, Custom
Status	Closed
Listing Agent	Phillip Caruso
Listing Office	Christie's International R.E. Southern California

**Community Information**

Address	110 Via Orvieto
Area	N8 - West Newport - Lido
Subdivision	Lido Island (LIDO)
City	Newport Beach
County	Orange
Zip Code	92663

## Amenities

Amenities	Clubhouse, Sport Court, Dock, Management, Barbecue, Picnic Area, Playground, Pickleball, Tennis Court(s), Meeting/Banquet/Party Room, Pier
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, See Remarks
Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage, Garage Faces Rear, Side By Side
# of Garages	2
Garages	Door-Multi, Direct Access, Garage, Garage Faces Rear, Side By Side
View	City Lights, Hills, Mountain(s), Neighborhood, Panoramic
Waterfront	Beach Access, Ocean Side Of Freeway, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s), Prewired, Security System

## Exterior

Exterior	Stucco, Drywall, Flagstone, Glass
Lot Description	ZeroToOneUnitAcre, Landscaped, Drip Irrigation/Bubblers, Level, Rectangular Lot
Windows	Screens
Roof	See Remarks, Slate
Construction	Stucco, Drywall, Flagstone, Glass

## Interior

Interior	Carpet, Stone, Wood
Interior Features	Breakfast Bar, Built-in Features, Balcony, Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Beamed Ceilings, Smart Home, Stone Counters, Wired for Data, Wired for Sound
Appliances	Dishwasher, Disposal, Gas Range, Refrigerator, Range Hood, Freezer, SixBurnerStove
Heating	Central, Forced Air, Fireplace(s), See Remarks
Cooling	Central Air, Zoned

Fireplace	Yes
Fireplaces	Gas, Living Room, Gas Starter, See Remarks
# of Stories	3
Stories	Two

### **School Information**

District	Newport Mesa Unified
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### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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