

# \$7,995,000 - 207 Via Eboli, Newport Beach

MLS® #NP25118986

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## \$7,995,000

4 Bedroom, 5.00 Bathroom, 3,099 sqft  
Residential on 0 Acres

Lido Island (LIDO), Newport Beach,

Experience elevated island living at 207 Via Eboli—a newly constructed architectural gem by Brandon Architects, situated on an expansive lot in the heart of Lido Isle. This stunning home offers a refined blend of organic-modern and mid-century design influences, paired with masterful craftsmanship and premium finishes throughout. Boasting 4 bedrooms (one used as an office) and 4.5 baths, the residence welcomes you with a custom solid pivot door into a dramatic great room with soaring ceilings and a tumbled limestone fireplace. Floor-to-ceiling glass walls frame the lushly landscaped strada, opening via custom sliders to a spacious patio outfitted with a limestone fire pit, built-in seating, and a fully equipped outdoor kitchen—creating the perfect setting for indoor-outdoor living and entertaining. The open-concept chef's kitchen is a showpiece, featuring a large statement island, premium appliances from AGA, Sub-Zero, and Wolf, and an oversized butler's pantry. Materials were chosen with care and intention, including wide plank oak flooring, white oak custom cabinetry, curated lighting, and tile from Concept Studio. Portola Paint's Roman Clay and lime wash finishes complement Italian slabs of Arebescato, Calacatta, and Statuario marble. Ascend the wide glass staircase to find four beautifully designed bedroom suites. The primary retreat is a luxurious sanctuary, complete with a glass balcony, limestone fireplace, resort-style bath, and an expansive



walk-in closet. Secondary bedrooms are equally sophisticated, perfect for family or guests. Additional amenities include a rooftop deck with panoramic views of Newport Beach, a custom wine room with dual-zone cooling, a private elevator, and tailor-made window treatments. The exterior boasts solid hemlock wood siding, matte charcoal brick, a V-groove garage door, and copper Louis Poulsen lighting. With 51 feet of frontage, the home offers an oversized two-car garage and full-size port. A true statement of elegance, innovation, and casual coastal sophistication—this home captures the essence of Lido Isle luxury living.

Built in 2024

Essential Information

MLS® #	NP25118986
Price	\$7,995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,099
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Jon Flagg
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	207 Via Eboli
Area	N8 - West Newport - Lido
Subdivision	Lido Island (LIDO)
City	Newport Beach

County	Orange
Zip Code	92663

## Amenities

Amenities	Clubhouse, Picnic Area, Playground, Tennis Court(s), Barbecue, Management, Meeting/Banquet/Party Room, Pier, Sport Court
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Direct Access, Garage, Carport
# of Garages	2
Garages	Direct Access, Garage, Carport
View	City Lights
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Tile

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Stone Counters, All Bedrooms Up, Walk-In Closet(s), Elevator, Wine Cellar
Appliances	SixBurnerStove, Dishwasher, Freezer, Disposal, Gas Range, Microwave, Refrigerator, Built-In Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

## School Information

District	Newport Mesa Unified
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## Additional Information

Date Listed	May 29th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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