

\$6,595,000 - 15 Sarteano Drive, Newport Coast

MLS® #NP25131851

\$6,595,000

3 Bedroom, 4.00 Bathroom, 3,990 sqft
Residential on 0 Acres

Cassis (NCCS), Newport Coast,

Embrace and enjoy one of the best views in Newport Coast! Unobstructed vistas spanning Mountain, city lights and ocean views, 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 and French doors. The expansive gourmet kitchen with upgraded 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 spa. The owner's suite features French doors, a massive walk-in finished closet, 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 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 2003

Essential Information

MLS® #	NP25131851
Price	\$6,595,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,990
Acres	0.27
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Michael Fawaz
Listing Office	Compass

Community Information

Address	15 Sarteano Drive
Area	N26 - Newport Coast
Subdivision	Cassis (NCCS)
City	Newport Coast
County	Orange
Zip Code	92657

Amenities

Amenities	Clubhouse, Barbecue, Playground, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s), Trail(s)
Parking Spaces	3
Parking	Direct Access, Garage, Door-Multi, Garage Faces Front
# of Garages	3
Garages	Direct Access, Garage, Door-Multi, Garage Faces Front
View	Canyon, City Lights, Mountain(s), Ocean, Panoramic

Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s), Fire Detection System, Gated with Attendant, Security System

Exterior

Exterior Features	Barbecue, Fire Pit, Lighting, Rain Gutters
Lot Description	Front Yard, Back Yard, Sprinkler System
Windows	Double Pane Windows
Roof	Spanish Tile
Foundation	Slab

Interior

Interior	Carpet, Stone
Interior Features	Balcony, Bedroom on Main Level, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Breakfast Area, Breakfast Bar, Dry Bar, Granite Counters, High Ceilings, Main Level Primary, Open Floorplan, Separate/Formal Dining Room
Appliances	Barbecue, Dishwasher, Double Oven, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Library
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
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Additional Information

Date Listed	June 12th, 2025
Days on Market	56
Short Sale	N
RE / Bank Owned	N

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