

# \$9,299,000 - 205 Via Eboli, Newport Beach

MLS® #NP25162677

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**\$9,299,000**

4 Bedroom, 5.00 Bathroom, 3,618 sqft  
Residential on 0 Acres

Lido Island (LIDO), Newport Beach,

A newly built architectural jewel by Brandon Architects, expertly designed by Vivienda Studio and crafted by BuildingWorx, 205 Via Eboli is a modern interpretation of the coastal farmhouse—understated, sophisticated, and deeply tactile. Positioned on an oversized parcel along a desirable center-strada on Lido Isle, this home blends organic warmth with refined precision. Step inside through a custom solid wood entry door to a foyer layered with architectural richness—hand-troweled plaster walls, Ridgley Studio lighting, and a sculptural staircase with leather-wrapped balusters by Moore & Giles. Every detail sets the tone for a home grounded in textural balance and tonal restraint. At the heart of the residence, the great room is anchored by a vein-cut travertine fireplace wall—serene, sculptural, and inviting. The space flows effortlessly into a sunlit dining area and a show-stopping kitchen featuring Rift White Oak cabinetry with magnetic touch-latch hardware, Naica Quartz countertops, a full butler’s pantry, and integrated appliances by Sub-Zero, Wolf, and Miele. A Kallista faucet provides a final touch of functional elegance. Pocketing doors dissolve the boundaries between indoor and outdoor living, opening to thoughtfully landscaped spaces accented with drought-tolerant succulents, motorized shades, and ambient lighting for a seamless coastal lifestyle. Upstairs, the primary suite is a private retreat of modern elegance—defined by



geometric wood veneer wallcovering, a Titanium Travertine fireplace hearth, and a spa-like bath wrapped in travertine marble slab with THG Paris fixtures and a TOTO Neorest smart toilet. The custom walk-in closet offers abundant storage space in a beautifully tailored setting. Secondary bedrooms continue the home’s serene palette, with Phillip Jeffries and Holly Hunt wallcoverings, Taj Mahal quartzite vanities, Chablis limestone floors with bronze inlay, and Hansgrohe fixtures. Additional features include a striking powder room with chiseled limestone, a designer elevator with copper-accented stone, laundry with crackled ceramic tile, Baldwin hardware, Jonathan Browning lighting, and wide-plank European White Oak flooring throughout. A rare opportunity to own a thoughtfully designed, timelessly modern home on Lido.

Built in 2025

Essential Information

MLS® #	NP25162677
Price	\$9,299,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,618
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Custom
Status	Closed
Listing Agent	Jon Flagg
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	205 Via Eboli
Area	N8 - West Newport - Lido
Subdivision	Lido Island (LIDO)
City	Newport Beach
County	Orange
Zip Code	92663

## Amenities

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

## Exterior

Exterior Features	Barbecue, Fire Pit
Lot Description	ZeroToOneUnitAcre
Roof	Tile

## Interior

Interior	Wood, Stone
Interior Features	Breakfast Bar, Built-in Features, Elevator, High Ceilings, Open Floorplan, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Stone Counters, Two Story Ceilings, Wired for Sound
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Built-In Range, Freezer, Range Hood, SixBurnerStove
Heating	Forced Air, Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

Additional Information

Date Listed	July 19th, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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