

# \$6,449,000 - 1 Ocean Heights Drive, Newport Coast

MLS® #NP25219134

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## \$6,449,000

3 Bedroom, 4.00 Bathroom, 3,646 sqft  
Residential on 0 Acres

Strada (STRD), Newport Coast,

Perched within the prestigious guard-gated community of Ocean Heights, this exquisite estate offers sweeping vistas of the Pacific Ocean, Catalina Island, glittering city lights and mountain views. Thoughtfully designed for privacy and flexibility, the residence features separate entrances to a casita and a guest quarters—perfect for visiting family, extended stays, or a private home office. The upper level of the main house is devoted to a grand primary suite, complete with a cozy fireplace, spacious walk-in closet, and a luxurious bath retreat—all framed by the property's breathtaking views. A third-floor flex space off the primary suite provides an ideal area for a gym, art studio, or private office.

Inside, timeless architectural details—such as exposed wood beams, French doors, and rich hardwood flooring—create a warm, elegant ambiance. A gourmet kitchen with high-end appliances opens to a private inner courtyard with fireplace and a charming fountain, ideal for morning coffee, casual meals, or intimate gatherings.

Designed for seamless indoor-outdoor living, the backyard retreat features private terraces, BBQ, a fireplace, a fountain, a fire pit, lush landscaping, and a spa, all overlooking some of the most commanding views in Newport Coast. From sunrise to sunset, every moment is elevated by the dramatic scenery.

Living in Ocean Heights offers more than a home—it provides a coveted lifestyle.

Residents enjoy 24-hour guard-gated security,



meticulously maintained grounds, and proximity to award-winning schools, Crystal Cove State Beach, Pelican Hill Resort, and premier dining and shopping at Fashion Island and South Coast Plaza. This property exemplifies luxury, privacy, and the quintessential coastal California experience.

Built in 2001

**Essential Information**

MLS® #	NP25219134
Price	\$6,449,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,646
Acres	0.28
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Adriana Farfan
Listing Office	Pacific Sotheby's Int'l Realty

**Community Information**

Address	1 Ocean Heights Drive
Area	N26 - Newport Coast
Subdivision	Strada (STRD)
City	Newport Coast
County	Orange
Zip Code	92657

**Amenities**

Amenities	Clubhouse, Barbecue, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2

Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Catalina, City Lights, Coastline, Hills, Mountain(s), Ocean, Panoramic
Has Pool	Yes
Pool	Association
Security	Prewired, Security System, Gated with Guard, Gated Community, Gated with Attendant, 24 Hour Security

## Exterior

Exterior	Brick, Stucco
Exterior Features	Awning(s), Barbecue, Fire Pit
Lot Description	Corner Lot, Sprinklers In Rear, Sprinklers In Front, Sprinklers Timer, Sprinkler System
Windows	Blinds, Custom Covering(s), Plantation Shutters
Roof	Clay, Spanish Tile
Construction	Brick, Stucco

## Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Balcony, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Wired for Sound, Primary Suite, Walk-In Pantry, Wine Cellar, Walk-In Closet(s), Central Vacuum
Appliances	Built-In Range, Double Oven, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric, Gas, Great Room, Living Room, Primary Bedroom, Outside
# of Stories	2
Stories	Two

## School Information

District	Newport Mesa Unified
Elementary	Newport Coast
High	Corona Del Mar

## Additional Information

Date Listed	September 17th, 2025
Days on Market	63

Short Sale                      N

RE / Bank Owned        N

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