

# \$28,800,000 - 1 Premiere Point, Newport Coast

MLS® #OC22251238

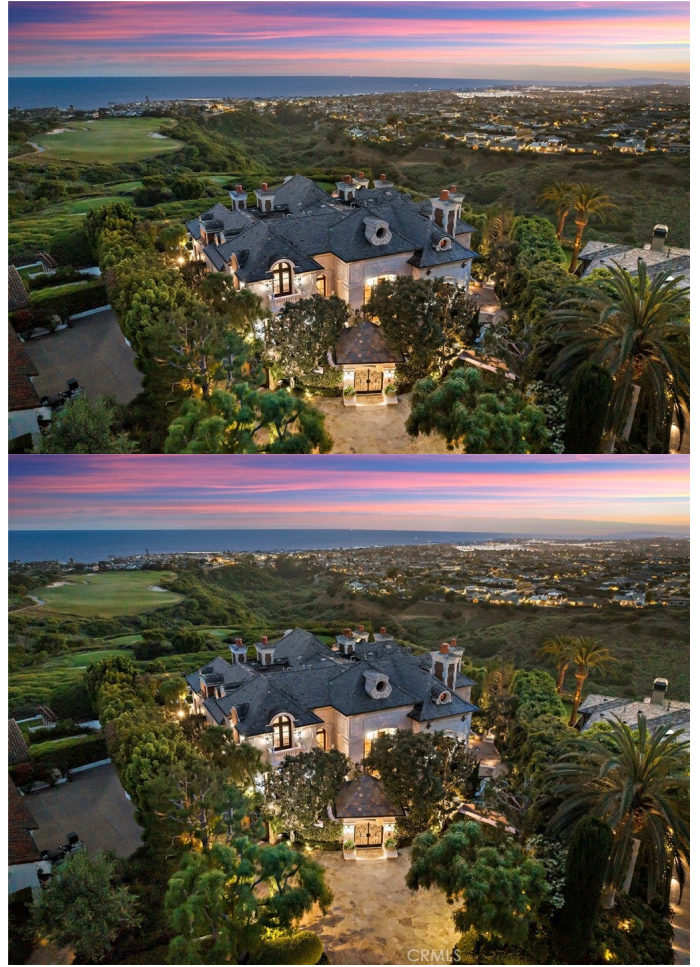
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## \$28,800,000

6 Bedroom, 9.00 Bathroom, 11,402 sqft  
Residential on 1 Acres

Pelican Hill (NCPH), Newport Coast,

1 Premiere Point is an address unsurpassed in its prestige, evoking a sense of sublime luxury and offering a rare opportunity to own a nearly  $\frac{3}{4}$ -acre parcel on Newport Coast's™s coveted front row. Perched on the edge of the Pelican Hill Resort with 240'™ feet of view frontage, this prime locale offers commanding views of the iconic coastline, giving the feeling that all of Southern California is within your grasp; from the sunsets over Palos Verdes melding into the Pacific, to Catalina and San Clemente Islands looming large, while the ultra-luxe yachts of Newport Harbor beckon, city lights glisten, and Pelican Hill Golf Course lies at your feet. Sun-drenched limestone walls and a slate roof give way to a recently refreshed interior that offers 11,402 s.f. +/-, with 6 bedrooms, 9 bathrooms, and an elevator for effortless access. A lavish foyer links to a living room with intricate moldings, a stone fireplace, and a row of ocean-facing French doors. An open family room is a comforting space to host friends and family, featuring a wet bar, fireplace, and French doors that open to an airy loggia. The adjoining kitchen is equipped with top of line appliances, a prep sink, and an oversized island. The demands of an extraordinary lifestyle are anticipated and effortlessly met, with a 2-story library, dedicated theater with a new state-of-the-art projector, large wine cellar, full home gym, and a 8-car garage. The primary bedroom is a calming retreat, with a fireplace, sitting area, couture-worthy dual



closets, and French doors that open to a balcony overlooking manicured greens and rugged coastline. Dual ensuite bathrooms radiate luxury, with opulent stone surfaces, and every amenity necessary to indulge in pure bliss. Five secondary bedrooms offer ensuite bathrooms for an elevated guest experience. Situated on a quiet cul-de-sac, sprawling private grounds offer an immersive experience in enchanting French charm, featuring covered loggias, a barbecue pavilion, infinity pool, spa, formal gardens, a terraced lower yard with a verdant lawn, and koi pond with cascading waterfall. Whether hosting spirited cocktail parties or intimate gatherings, this is where memories of the sun dipping below the ocean linger long after the last ray fades. Residents are nearby to the prestigious Pelican Hill Resort and Golf Club, Fashion Island, world-class dining, and the beautiful beaches of Newport and Laguna.

Built in 2002

**Essential Information**

MLS® #	OC22251238
Price	\$28,800,000
Bedrooms	6
Bathrooms	9.00
Full Baths	2
Half Baths	3
Square Footage	11,402
Acres	0.68
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Cain
Listing Office	Pacific Sotheby's Int'l Realty

**Community Information**

Address	1 Premiere Point
Area	N26 - Newport Coast
Subdivision	Pelican Hill (NCPH)
City	Newport Coast
County	Orange
Zip Code	92657

## Amenities

Amenities	Controlled Access, Management, Guard, Security
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	8
Parking	Controlled Entrance, Direct Access, Underground, Garage
# of Garages	8
Garages	Controlled Entrance, Direct Access, Underground, Garage
View	Catalina, Golf Course, Ocean, Panoramic, Pool
Has Pool	Yes
Pool	In Ground, Private
Security	Gated Community

## Exterior

Exterior Features	Awning(s), Koi Pond, Lighting
Lot Description	Cul-De-Sac, Sprinkler System
Roof	Slate

## Interior

Interior	Carpet, Stone
Interior Features	Built-in Features, Balcony, Ceiling Fan(s), Crown Molding, Coffered Ceiling(s), Elevator, High Ceilings, Multiple Staircases, Pantry, Recessed Lighting, Storage, Bar, Primary Suite, Wine Cellar, Walk-In Closet(s)
Appliances	6 Burner Stove, Double Oven, Dishwasher, Gas Oven, Gas Range, Refrigerator, Warming Drawer
Heating	Central, Forced Air, Fireplace(s)
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Gas, Outside
# of Stories	3
Stories	Three Or More

## School Information

District	Newport Mesa Unified
Elementary	Newport Coast
Middle	Corona Del Mar
High	Corona Del Mar

### **Additional Information**

Date Listed	June 27th, 2023
Days on Market	63
Short Sale	N
RE / Bank Owned	N

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