

# **\$8,925,000 - 16 Clearview, Newport Coast**

MLS® #OC25010522

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## **\$8,925,000**

4 Bedroom, 5.00 Bathroom, 4,662 sqft

Residential on 0 Acres

Pelican Ridge Estates (NCOR), Newport Coast,

Nestled on a premium ocean view parcel, 16 Clearview boasts a private end cul-de-sac location in Ridge Estates exudes tranquility, privacy, and a fresh transitional remodel giving residents and guests a sense of elegance and epitomizes refined luxury living at its finest. Newly renovated to perfection, this stunning residence stands as a beacon of modern luxury within the prestigious guard-gated Pelican Ridge Estates. Spanning approximately 4,660 +/- sqft of transitional living space, every detail of this home has been meticulously redesigned to offer an unparalleled living experience. Upon arrival, guests are welcomed by an impressive 20-foot-tall grand foyer, setting the stage for the exceptional elegance found throughout. Bi-folding doors and windows seamlessly merge indoor and outdoor areas, creating an inviting open concept floor plan. Designer touches abound, from custom milled cabinetry to luxurious limestone, wood flooring, and sumptuous marble countertops. The gourmet kitchen, adorned with chef-grade Viking Appliances, is a haven for culinary enthusiasts, complete with a breakfast nook for casual dining. Additionally, the meticulously crafted interior includes an office, stunning powder room, adding to the functional and luxurious appeal of the home. Multiple fireplaces add warmth and ambiance, while a convenient main floor bedroom offers versatility for guests or in-laws. Upstairs, two generously sized secondary bedrooms await, each boasting



custom milled closets and designer finishes and a laundry room. The lavish master suite is a true retreat, offering expansive views of rolling hillsides and the sparkling Pacific Ocean. A private retreat area complements the primary suite, while the primary bathroom features an oversized shower, spa tub, and herringbone wood floors, creating a spa-like oasis. What was once an additional bedroom has been meticulously converted into a sprawling primary closet, providing unparalleled storage and organization options. Step outside to discover the backyard oasis, complete with private sun terraces, pergola, BBQ, bar, and ample space for hosting while enjoying mesmerizing views. Residents will appreciate immediate access to top-tier schools, upscale dining, shopping destinations, and the pristine beaches lining the picturesque coastline. With its unparalleled blend of sophistication and convenience, this move-in ready estate offers an unparalleled opportunity to experience coastal luxury at its finest.

Built in 1994

**Essential Information**

MLS® #	OC25010522
Price	\$8,925,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,662
Acres	0.24
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Paul Daftarian

Listing Office      Luxe Real Estate

## Community Information

Address      16 Clearview  
Area      N26 - Newport Coast  
Subdivision      Pelican Ridge Estates (NCOR)  
City      Newport Coast  
County      Orange  
Zip Code      92657

## Amenities

Amenities      Barbecue, Outdoor Cooking Area, Picnic Area, Pool, Spa/Hot Tub  
Utilities      Electricity Available, Natural Gas Available, Sewer Available, Water Available, Cable Available, Phone Available  
Parking Spaces      3  
# of Garages      3  
View      Canyon, Neighborhood, Ocean  
Has Pool      Yes  
Pool      Association, Community

## Exterior

Exterior Features      Barbecue, Fire Pit, Rain Gutters  
Lot Description      ZeroToOneUnitAcre, Cul-De-Sac, Yard  
Roof      Clay

## Interior

Interior      Wood, Stone  
Interior Features      Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Primary Suite, Walk-In Closet(s), Bedroom on Main Level, Breakfast Area, Built-in Features, Stone Counters, Storage, Two Story Ceilings, Wet Bar, Wired for Sound  
Appliances      Double Oven, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Built-In Range, Freezer, Gas Cooktop, Gas Oven, Gas Water Heater, SixBurnerStove  
Heating      Central, Fireplace(s)  
Cooling      Central Air  
Fireplace      Yes  
Fireplaces      Family Room, Living Room, Outside, Gas  
# of Stories      3  
Stories      Three Or More

**School Information**

District                      Newport Mesa Unified

**Additional Information**

Date Listed                      January 15th, 2025  
Days on Market                5  
Short Sale                        N  
RE / Bank Owned            N

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