

# \$3,829,800 - 32 Rue Fontainbleau, Newport Beach

MLS® #OC25016133

**\$3,829,800**

4 Bedroom, 3.00 Bathroom, 2,559 sqft

Residential on 0 Acres

Big Canyon Deane (BCDN), Newport Beach,

This one-of-a-kind luxury home in the award-winning community of Big Canyon offers an exquisite blend of timeless elegance and modern innovation. Originally taken down to the studs and expanded in 2008, this meticulously designed residence lives like a single story, with a main level primary. From the moment you enter the Italian-inspired courtyard, you are welcomed by a serene setting with tranquil water features and lush landscaping. Inside, the dramatic great room and dining area showcase remarkable pitched ceilings with hand-stained wood beams, a custom stone wall, and an impressive hand-carved limestone fireplace made from 500-year-old blocks. NanoWall technology allows the entire back of the home to open seamlessly to an entertainer's paradise, where a built-in outdoor kitchen, seating area, pizza oven, and custom fireplace create the perfect ambiance. The chef's kitchen is a culinary dream, with top-of-the-line European appliances and Sub Zero French door fridge, custom cabinetry, quartzite countertops, and a high-end coffee station with an Antique Elekta Italian espresso machine with morning room, opening to a private courtyard. The primary suite is a sanctuary of luxury, boasting tongue & groove wood floors, custom built-ins, Nano wall doors leading to a private garden, remote-powered shades, and a spa-like master bath with multiple shower heads for a spa like experience. There is also a finished attic in the primary retreat with air-conditioning,



accessed with a remote controlled electric metal staircase and electric hoist provides additional storage and versatility. The second downstairs bedroom, currently used as an office, features a sliding door leading to a secluded patio. Upstairs, two additional bedrooms and a beautifully crafted bath offer comfortable living space. This home includes 40 high-efficiency solar panels, CAT 5 wiring with a media center, five automated remote-control skylights, garage epoxy floors, custom cabinets, EV charging, electric bicycle hoists, and two tankless water heaters.

Additional upgrades include Biblical reclaimed limestone floors (circa 1192 A.D.), retractable screens for the NanoWall doors, a lighted trellis over the BBQ area, a motorized awning, leaf screens on gutters, and fresh interior paint. Located just minutes away, Fashion Island Mall in Newport Beach offers upscale shopping, fine dining, and a vibrant coastal ambiance, featuring luxury boutiques, world-class restaurants, and stunning ocean views.

Built in 1973

## Essential Information

MLS® #	OC25016133
Price	\$3,829,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,559
Acres	0.11
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed

Listing Agent Maryam Amiri  
Listing Office Redfin

## Community Information

Address 32 Rue Fontainbleau  
Area NV - East Bluff - Harbor View  
Subdivision Big Canyon Deane (BCDN)  
City Newport Beach  
County Orange  
Zip Code 92660

## Amenities

Amenities Call for Rules, Management, Controlled Access, Maintenance Front Yard, Maintenance Grounds, Security  
Utilities Electricity Connected, Natural Gas Connected, Water Connected  
Parking Spaces 4  
Parking Concrete, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, Guest, On Street, Covered, Electric Vehicle Charging Station(s), Guarded, Off Street, On Site, Private  
# of Garages 2  
Garages Concrete, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, Guest, On Street, Covered, Electric Vehicle Charging Station(s), Guarded, Off Street, On Site, Private  
View Hills, Courtyard, Trees/Woods  
Pool None  
Security Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community, Gated with Attendant, Gated with Guard, Prewired, Security Guard, Security System, 24 Hour Security

## Exterior

Exterior Stucco, Copper Plumbing, Stone  
Exterior Features Rain Gutters  
Lot Description ZeroToOneUnitAcre, Back Yard, Front Yard, Yard, Sprinklers Timer  
Windows Double Pane Windows, Screens, Custom Covering(s)  
Roof Tile, Concrete  
Construction Stucco, Copper Plumbing, Stone  
Foundation Slab

## Interior

Interior	Wood, Stone
Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Paneling/Wainscoting, Quartz Counters, Stone Counters, Recessed Lighting, Storage, Unfurnished, Wired for Sound, Block Walls, Brick Walls, Pull Down Attic Stairs, Tray Ceiling(s), Wired for Data
Appliances	Built-In Range, Convection Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Water To Refrigerator, Warming Drawer, Barbecue, High Efficiency Water Heater, Self Cleaning Oven, SixBurnerStove, Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Natural Gas, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Gas, Living Room, Gas Starter, Outside
# of Stories	2
Stories	Two

## School Information

District	Newport Mesa Unified
Elementary	Abraham Lincoln
Middle	Southlake
High	Corona Del Mar

## Additional Information

Date Listed	January 23rd, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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