

\$8,998,000 - 45 Sarteano Drive, Newport Coast

MLS® #OC25243764

\$8,998,000

3 Bedroom, 4.00 Bathroom, 4,000 sqft

Residential on 0 Acres

Cassis (NCCS), Newport Coast,

Experience coastal living at its finest from this commanding Ocean Heights residence, where panoramic sit-down ocean, coastline, and city-light views create a breathtaking backdrop from sunrise to sunset. Set on an expansive ~13,000 Sq Ft lot, this architectural gem lives primarily as a single-level home, complimented by a private second-story Casita ideal for guests or extended family.

Spanning ~4,000 Sq Ft, the residence offers 3 en-suite bedrooms, an executive office, and 3.5 baths - all framed by soaring 13 foot ceilings and an abundance of natural light. Every finish has been curated with precision, blending timeless sophistication with modern functionality. A custom mix of Richard Marshall hardwood and Walker Zanger stone flooring, EuroDesign cabinetry, and bespoke millwork throughout.

Designed for seamless indoor/outdoor living, the home's open floor plan flows effortlessly to the entertainer's backyard - complete with a spa, BBQ island, covered loggia, and multiple lounge areas - all capturing unobstructed vistas from Catalina Island to Palos Verdes. The private courtyard and refined stonework enhance the sense of tranquility and exclusivity.

Located behind 24-hour guard gates, residents of Ocean Heights enjoy unmatched privacy and security while remaining moments from world-class shopping, fine dining, the Resort at Pelican Hill, and award-winning schools.



Built in 2001

Essential Information

MLS® #	OC25243764
Price	\$8,998,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,000
Acres	0.30
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean, Spanish
Status	Closed
Listing Agent	Paul Daftarian
Listing Office	Luxe Real Estate

Community Information

Address	45 Sarteano Drive
Area	N26 - Newport Coast
Subdivision	Cassis (NCCS)
City	Newport Coast
County	Orange
Zip Code	92657

Amenities

Amenities	Controlled Access, Sport Court, Outdoor Cooking Area, Barbecue, Picnic Area, Pool, Guard, Spa/Hot Tub
Parking Spaces	3
Parking	Direct Access, Garage Faces Front, Garage, Garage Door Opener
# of Garages	3
Garages	Direct Access, Garage Faces Front, Garage, Garage Door Opener
View	Catalina, City Lights, Coastline, Harbor, Ocean, Panoramic
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Gated with Guard, Gated Community, 24 Hour Security, Smoke Detector(s)

Exterior

Exterior	Stone, Stucco
Exterior Features	Barbecue, Lighting
Lot Description	Back Yard, Landscaped, Sprinkler System
Windows	Drapes, Insulated Windows
Roof	Spanish Tile
Construction	Stone, Stucco
Foundation	Slab

Interior

Interior	Carpet, Stone, Wood
Interior Features	Breakfast Bar, Breakfast Area, Crown Molding, Separate/Formal Dining Room, High Ceilings, Recessed Lighting, Bedroom on Main Level, Entrance Foyer, Instant Hot Water, Primary Suite, Walk-In Closet(s)
Appliances	SixBurnerStove, Built-In Range, Barbecue, Double Oven, Dishwasher, Freezer, Disposal, Microwave, Refrigerator, Warming Drawer
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Living Room, Outside
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
Elementary	Newport Coast
High	Corona Del Mar

Additional Information

Date Listed	October 20th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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