

# **\$9,499,000 - 52 Burning Tree Road, Newport Beach**

MLS® #PW25041504

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## **\$9,499,000**

3 Bedroom, 4.00 Bathroom, 4,438 sqft  
Residential on 0 Acres

Big Canyon Custom (BCCS), Newport Beach,

Rare find! An exquisite single-level custom home with sky views in the prestigious guard-gated Big Canyon community of Newport Beach. This elegant residence, which was rebuilt in 2002, offers privacy and serene views, ideal for sophisticated living and entertaining. Perfectly appointed with traditional design, a gated flagstone entry and water features lead to custom double entry door with beveled glass. Inside, the formal living room features cavernous ceilings, French doors, a marble fireplace, and a sunken wet bar. The dining room boasts silk walls, custom wine storage, and cove lighting, with access to a private patio with a soothing fountain. The chef's kitchen is equipped with granite counters, a large island, and premium high-end appliances, opening to an informal living space with a stone fireplace and additional dining area. A private office with cherry cabinetry provides a refined workspace. The primary suite includes a luxurious bath with marble floors, a spa tub, and dual customized walk-in closets. Additional generously-sized bedrooms offer en suite baths and walk-in closets. The private yard features an outdoor kitchen, fireplace, fountain and flagstone patio. Additional amenities include limestone floors, volume ceilings, laundry room, air conditioning, and 3-car garage. This home has an enviable location on a quiet single-loaded street. Discover luxury living in the exclusive Big Canyon guard gated community, one of the finest golf clubs in the



world and minutes from Fashion Island and the Pacific Ocean.

Built in 1972

**Essential Information**

MLS® #	PW25041504
Price	\$9,499,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,438
Acres	0.27
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Holly Mcdonald
Listing Office	Compass Newport Beach

**Community Information**

Address	52 Burning Tree Road
Area	NV - East Bluff - Harbor View
Subdivision	Big Canyon Custom (BCCS)
City	Newport Beach
County	Orange
Zip Code	92660

**Amenities**

Amenities	Picnic Area, Playground, Pool, Guard, Security, Controlled Access, Dog Park, Golf Course, Spa/Hot Tub
Parking Spaces	6
Parking	Door-Multi, Direct Access, Garage
# of Garages	3
Garages	Door-Multi, Direct Access, Garage
View	Trees/Woods
Has Pool	Yes

Pool	Association
Security	Carbon Monoxide Detector(s), Gated with Guard, Gated Community, Gated with Attendant, 24 Hour Security, Security Guard

## Exterior

Lot Description	Back Yard, Landscaped, Sloped Up, Sprinklers In Front, Sprinklers On Side, Sprinklers Timer, Trees, Yard
Windows	Custom Covering(s), French/Mullioned, Plantation Shutters
Roof	Slate
Foundation	Slab

## Interior

Interior	Carpet, Stone
Interior Features	Breakfast Bar, Crown Molding, Separate/Formal Dining Room, High Ceilings, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Breakfast Area, Built-in Features, Cathedral Ceiling(s), Chair Rail, Coffered Ceiling(s), Granite Counters, Paneling/Wainscoting, Pantry, Recessed Lighting, Utility Room, Wet Bar, Wired for Sound
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Refrigerator, Double Oven, Electric Oven, Freezer, Vented Exhaust Fan, Warming Drawer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Outside
# of Stories	1
Stories	One

## School Information

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

## Additional Information

Date Listed	February 18th, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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