

# \$2,799,000 - 2214 Santiago Drive, Newport Beach

MLS® #LG24040693

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## \$2,799,000

3 Bedroom, 3.00 Bathroom, 2,009 sqft  
Residential on 0 Acres

Upper Newport Bay (UBNB), Newport Beach,

The Rita Ranch, designed by iconic Mid Century Modern architect Herb Brownell, is a rare find, offering a unique opportunity to own an architectural gem on a sprawling parcel of approximately 16,500 square feet. Built in the early 1950s, the property exudes enchantment and charm as you approach down a private lane, to find it nestled in lush greenery and mature trees. The home's design, with its distinctive lines and secluded setting, is truly captivating. Known affectionately as "The Rita Ranch" by the late second owner's offspring and friends who have cherished memories of the property since the 1950s, this home is a testament to timeless design. The use of adobe, redwood, terracotta floors, skylights and glass, including a plethora of clerestory windows, bathes the interior in natural light, creating a warm and inviting atmosphere. Inside, the high open beam ceilings and expansive wall of glass in the great room provide stunning views of the surrounding landscape. The functional floor plan includes a great room with a free-standing wood-burning fireplace, an open kitchen, and three bedrooms each with a bathroom en suite. The primary bedroom features its own wall of glass and a private bathroom, while the secondary bedrooms also enjoy ample natural light through large windows as well as a bathroom with a shower that has a floor to ceiling wall of glass to a private courtyard. The property's grounds are equally impressive, with a large patio off of the great room perfect for outdoor



dining, mature landscaping offering complete privacy, and expansive lawns dotted with mature fruit and avocado trees. With its oversized sliding glass door, the great room opens directly to the outdoor entertaining area which makes the home ideal for large gatherings. Located just a short distance from award-winning schools, the Back Bay Nature Preserve, and the conveniences of 17th Street, this property is a rare find for those seeking an estate-sized parcel with a true Mid Century Modern gem designed by a legendary architect.

Built in 1953

**Additional Information**

City	Newport Beach
County	Orange
Zip	92660
MLS® #	LG24040693
Bedrooms	3
Bathrooms	3
Square Ft	2,009
Lot Size	0.38
Neighborhood	Upper Newport Bay (UBNB)
Levels	One
Garages	1
School District	Newport Mesa Unified
HOA Dues	\$

**Listing Details**

Listing Agent	Matt Perry
Provided By:	Arbor Real Estate

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