

\$4,850,000 - 20 Sable Sands, Newport Coast

MLS® #NP23051218

\$4,850,000

3 Bedroom, 4.00 Bathroom, 2,964 sqft
Residential on 0 Acres

Pelican Ridge (NCPR), Newport Coast,

Nestled in the heart of Newport Coast within the private, gated community of Pelican Ridge, this European inspired and upgraded split-level home enjoys picturesque views of Crystal Cove, Los Trancos Canyon and the sparkling Pacific Ocean from almost every room. In addition to 3 bedrooms, 3 full and 1 half baths, this nearly 3,000 sqft house offers a large formal living and dining room, and a gourmet kitchen with center island that is open to the great room and leads to an airy ocean view terrace with BBQ. On the lower level, a generous bonus room with soaring ceilings spills out to the lush resort-like backyard, complete with ipe wood decking and an "endless" pool, spa and fire pit. With direct access into the residence, the 2-car garage has ample room for storage and is configured to accommodate charging stations for 2 electric vehicles. Thankfully, a majority of the property's electrical needs are supplied by solar power throughout the year. Pelican Ridge is situated within close proximity to award-winning schools, The Resort at Pelican Hill, Crystal Cove State Beach, and numerous options for world-class shopping, fine dining and golf, as well as grocery, banking, coffee and other daily needs. And located just up the street from the community, residents and their guests can enjoy private access to the Coastal Canyon Club which includes a Jr. Olympic salt-water pool with towel service, outdoor tennis & basketball courts, gated park & tot lot, and staffed clubhouse offering a variety of



amenities and activities. All of which are included through the HOA.

Built in 1998

Additional Information

City	Newport Coast
County	Orange
Zip	92657
MLS® #	NP23051218
Bedrooms	3
Bathrooms	4
Square Ft	2,964
Lot Size	0.14
Neighborhood	Pelican Ridge (NCPR)
Levels	Multi/Split
Garages	2
School District	Newport Mesa Unified
HOA Dues	\$533
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Rob Smith
Provided By:	Compass

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