

# \$11,485,000 - 22 Baffin Bay, Newport Coast

MLS® #NP23135105

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## \$11,485,000

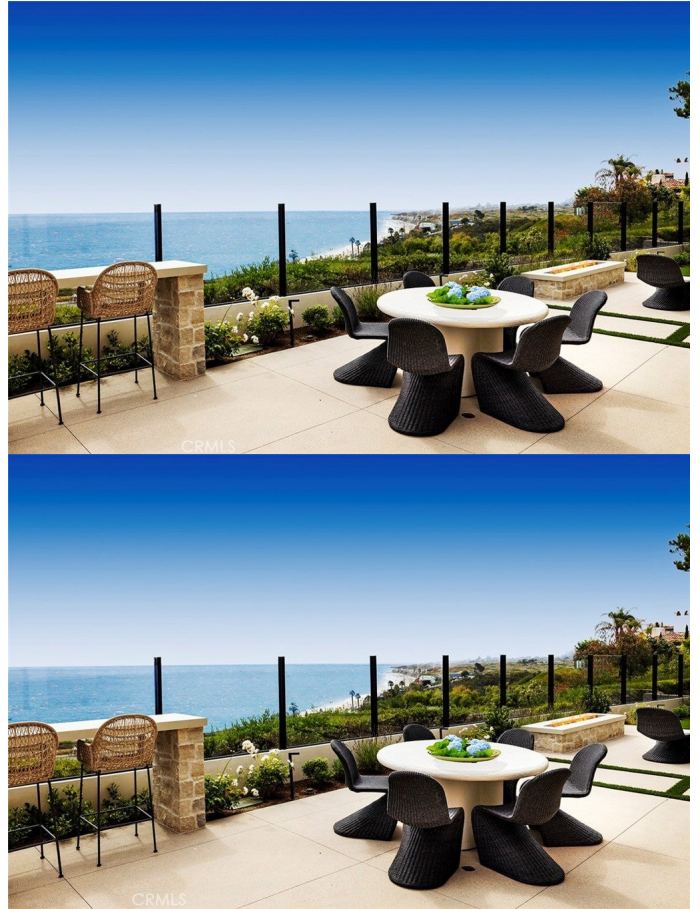
4 Bedroom, 5.00 Bathroom, 4,122 sqft  
Residential on 0 Acres

Seabourn (CCSB), Newport Coast,

Front row, unobstructed ocean views, white water views, and year-round sunset views, this stunning single family residence has undergone a remarkable and meticulous remodel, transforming it into a sanctuary that radiates both elegance and comfort. Nestled in the prestigious Crystal Cove community, this exquisite property offers the epitome of coastal living. This stunning property is ideally located within a leisurely stroll from the sparkling shoreline, providing you with the ultimate beachside lifestyle. With just a brief 7-minute walk, you can sink your toes into the warm sand or enjoy a refreshing drink at your favorite restaurant in the vibrant Crystal Cove shopping center.

The charming curb appeal features new garage doors and new hardscape and landscaping throughout. The spacious living area offers panoramic ocean views, with such proximity that you can enjoy watching the dolphins frolic from the comfort of your sofa. Two expansive bifold doors open up to the courtyard and backyard offering the perfect indoor/outdoor setting for enjoying ideal Southern California weather. Step outside to the newly landscaped wrap-around backyard complete with firepit, built-in BBQ, and water feature.

The gourmet kitchen is a chef's dream, equipped with Miele appliances, large center island, and an expansive pocket window which offers passthrough access to the backyard.



The interior design is sophisticated with high-end finishes and craftsmanship throughout, giving the impression of a newly constructed home.

A main floor bedroom and an office complete the first floor. On the second floor, there are three more bedrooms and a large bonus area. The master suite is a private oasis, offering a serene retreat with its own private balcony overlooking the shimmering waters below and the sound of waves crashing at night. The en-suite bathroom is a masterpiece in itself, featuring marble countertops and luxurious fixtures and hardware.

Located in the prestigious Crystal Cove community, residents have access to a plethora of amenities, including a private clubhouse, swimming facilities, sports courts, playgrounds, and scenic walking trails.

Built in 2000

**Additional Information**

City	Newport Coast
County	Orange
Zip	92657
MLS® #	NP23135105
Bedrooms	4
Bathrooms	5
Square Ft	4,122
Lot Size	0.16
Neighborhood	Seabourn (CCSB)
Levels	Two
Garages	2
School District	Laguna Beach Unified
HOA Dues	\$835
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Lily Sand
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Provided By: ABCO Realty and Investment

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