

\$9,995,000 - 12 Morning View Drive, Newport Coast

MLS® #OC23201927

\$9,995,000

4 Bedroom, 5.00 Bathroom, 5,917 sqft

Residential on 0 Acres

Pelican Ridge Estates (NCOR), Newport Coast,

Ideally positioned to maximize privacy and curb appeal on a single loaded, Cul de sac street in the exclusive guard gated community of Pelican Ridge. 12 Morning View has been newly reimagined and remodeled to offer awe-inspiring street presence & expansive views of rolling hills & partial ocean views, that set the stage for the grand entrance. Upon entry, a gated motor-court showcasing a four car garage, lead you to the impressive front door where a a double height foyer greets you with grandeur and poise. While an abundance of windows deliver natural light to every corner of this voluminous entrance. Over 5,900 sqft of recently updated living space highlighted by French Oak Floors, new kitchen countertops, and designer lighting fixtures, provide ample space for large scale celebrations while maintaining practicality for everyday living. The kitchen, complete with chef grade appliances, wine refrigerator, and refreshed cabinetry, blends seamlessly together with the family room, creating an open floor plan ideal for everyday living and large scale events. Four oversized en-suite bedrooms, including one on the main level, provide a level of accommodation rivaling the Pelican Hill Resort just down the road, while a bonus room and main floor private office supplements their function. The generously appointed master suite includes a retreat area, spa sized bathroom, and walk-in closet rivaling a showroom at South Coast Plaza. The resort style backyard, meticulously designed by a



French landscape architect, combines a picturesque pool/spa, covered patio w/ fireplace, and outdoor BBQ area & loggia, to create the ideal setting for true California living. This private oasis is framed by a backdrop of rolling hills and a blue waters of the Pacific Ocean. Immediate proximity to world class schools, Fashion Island, and the coastline beaches, complete this Pelican Ridge dream home.

Built in 1998

Additional Information

City	Newport Coast
County	Orange
Zip	92657
MLS® #	OC23201927
Bedrooms	4
Bathrooms	5
Square Ft	5,917
Lot Size	0.30
Neighborhood	Pelican Ridge Estates (NCOR)
Levels	Two
Garages	4
School District	Newport Mesa Unified
HOA Dues	\$425
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Paul Daftarian
Provided By:	Luxe Real Estate

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