

\$8,295,000 - 135 Via Yella, Newport Beach

MLS® #NP24010470

\$8,295,000

4 Bedroom, 4.00 Bathroom, 4,261 sqft
Residential on 0 Acres

N/A, Newport Beach, CA

An exceptional residence in the heart of prestigious Lido Isle, blending classic Dutch Colonial architecture with modern luxury. This meticulously crafted home spans approximately 4300, showcasing the expertise of architect Ian Harrison and builder Don Patton, resulting in a masterful residence. Enter a world of casual elegance as 10-inch reclaimed oak planks guide you through the spacious interior. Custom moldings, wainscoting, high ceilings, designer fixtures, arched doorways, and ample built-ins throughout the home reflect thoughtful design and attention to detail. Five fireplaces provide warmth and ambiance, creating inviting spaces for relaxation and entertaining. Boasting four bedrooms and baths, this home accommodates residents and guests alike. The expansive kitchen, overlooking the strada, features island seating, Sea Pearl quartzite counters, premium appliances, walk-in pantry and offers a culinary haven that seamlessly blends functionality with form. Adjacent is a breakfast nook leading to a family room, perfect for gatherings. Additional first-level features include a dining room, distinguished library with cigar venting, a refrigerated wine cellar, powder bath and a convenient laundry/mudroom entrance from the 3-car garage. Explore enchanting outdoor spaces, including a private courtyard with a covered loggia, fire feature, and jacuzzi ideal for unwinding in privacy. A Strada patio, bathed in afternoon sun, provides a charming setting for



al fresco dining. A patio off the second-level family room and a fabulous rooftop deck with 360-degree views offer unparalleled

Built in 2015

Additional Information

City	Newport Beach
County	Orange
Zip	92663
MLS® #	NP24010470
Bedrooms	4
Bathrooms	4
Square Ft	4,261
Lot Size	0.11
Neighborhood	OC - NEWPORT BEACH (92663)
Garages	3

Listing Details

Provided By: Pacific Sotheby's Int'l Realty

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