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OFFERED AT:

\$19,500,000 USD



2210 CHANNEL ROAD, NEWPORT BEACH, CALIFORNIA

Dramatic Bay Front Estate of Newport Beach

127 feet of Bay Front living on Newport's Prestigious Peninsula Point. This 6 Bedroom, 8 Bathroom, 6,880 square foot home is built with reclaimed materials from New Orleans and evokes a feeling of the gracious elegance of the languid pace of life in Louisiana. Pair that with the ever changing bay views of the Harbor as yachts and other marine activities compete for your attention. A salt water pool and spa beckon you outside to enjoy the spacious grounds and entertaining spaces. Feel the warmth of the outdoor fireplace as you unwind at the end of your day. Relax as you gaze into the night time wonderland of the lemon tree courtyard or out over the bay at dusk. Enjoy a bottle of wine from your wine cellar or share it with 100's of your guests. The dock is designed to accommodate a 70' yacht and another smaller craft and affords easy access to the open ocean. Fishing and cruising are minutes away.



FEATURES

Bay Front Dramatic Estate of Newport Beach

- Lot Size / Acreage:** 12,700 Square Feet
- Style of House:**
- Housing Type:** Single Family
- Heating/Cooling:** Central Heat & Air / Multiple Units
- Energy Efficiency:** Double Payne Windows
- Lot Description:** Bay View / Harbor View / Sea Wall
- Exterior Features:** Sprinkler System, Boat Slip, Dock
- Construction:** Stucco / Wood / Brick
- Foundation:** Concrete
- Roof:** Tile Slate
- Fireplaces:** 4 / Great Room, Master Bedroom, Patio
- Type of Fence:**
- Garage Spaces:** 4 car
- Street / Utilities:** Paved / City Water / City Sewer
- Interior Features:** Vaulted Ceilings / Wine Cellar
- Bedroom Features:** Master Bedroom Retreat Area
- Master Bath Feature:** Dressing Room Area
- Kitchen Equipment:** Granite Countertops
- Kitchen Other:** Gourmet Kitchen / Center Island
- Flooring:** Brick & Harwood
- Possession:** At close of escrow
- Features:** : Bay views and pool / Private Dock

- Stories:** 3
- Kitchen Size:** Large
- Bedrooms:** 6
- Master Bedroom:** Large
- Bedroom 2:**
- Bedroom 3:**
- Bedroom 4:**
- Full Baths:** 4 & 2 Three/Fourths
- Half Baths:** 2
- Living Areas:**
- Living 1:**
- Living 2:**
- Living 3:**
- Eating Areas:**
- Formal:** Yes
- Breakfast:** Yes
- Utility Room:** No
- Garage Size:** 4 Car
- Pool:** Yes / Heated / Private Spa
- Estimated Sq. Ft:** 6880
- Year Built:** 2006
- HOA/HOA Dues:** \$-0- Voluntary
- Property Taxes:** 1.2% of Purchase Price
- Subdivision:** Peninsula Point

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