



1306 ESTELLE LANE
Harbor Highlands, Newport Beach

VILLA



ESSENTIALS

SINGLE-FAMILY RESIDENCE

5 BEDROOM

3.5 BATHROOM

2-CAR GARAGE

3,999 RESIDENCE [APPROX. SQ. FT.]

9,374 LOT [APPROX. SQ. FT.]

This newly built home was designed with unique contemporary finishes; yet it still keeps ties to its coastal roots. Functional in every way, this home was well planned for ease of everyday living and entertaining. The first level of the home includes a classic front porch with Dutch Door leading into the foyer. The dining room is just off of the entry and includes a temperature controlled wine cellar with full glass wall to display your prized bottles. A discreet butler's pantry joins the dining room to the incredibly spacious kitchen, complete with large center island, top-of-the-line appliances and Centor sliding doors that create a disappearing wall. The family room adds drama with its two story ceiling and 20' fireplace wall. The master suite is on the main

level and has a sitting area, two large custom closets and incredible master bath with separate shower and tub, private water closet and dual vanity. Two additional bedrooms, a full bath and a guest bath, and a large utility room are also included on the main level. The second floor would make a perfect teen/kid suite and includes a large bonus room, two bedrooms and a spacious Jack and Jill bath. Fine finishes throughout include Quartz counters, 9" wide rustic oak plank flooring, custom cement tiles and wall finishes, and full wiring for home automation. Completing the home is a fabulous yard with water wise landscaping, pool with waterfall feature, patio heaters, a built-in BBQ and fire pit.

www.1360EstelleLane.com





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