

## Features and Amenities

53 Montecito | Corona del Mar | Newport Beach

### Residence Overview

- Brand-new, ground-up custom construction
  - Designed and built as a primary residence with no expense spared
  - Elevated corner positioning on a rare 15,740 square foot lot
  - Rare ~270° view exposure of harbor, coastline, city lights and mountains
  - Approximately 7,500 square feet of living space
  - Six bedrooms | Eight bathrooms
  - Commercial-grade elevator serving all levels
  - Three-car garage
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### Architectural Design & Structural Integrity

- 60-foot-long, 12-foot-wide grand entry gallery
  - Soaring 22-foot ceilings at entry
  - Architectural axis aligned from entry gallery through infinity-edge pool to ocean horizon
  - No interior soffits — maximizing ceiling height throughout
  - Consistent 10-foot ceilings in main living areas
  - Museum-level contemporary design execution
  - Large-format architectural concrete panel installations
  - Floating steel-and-glass staircase
  - Integrated moss wall and interior water features
  - Extensive architectural water elements throughout
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### View Orientation

- Ocean, Newport Harbor, city lights, Back Bay, and mountain views
  - Approximate 270° exposure due to no neighboring structure on one side
  - Ocean visible immediately upon entry
  - Strong view corridors from main living areas
  - Panoramic views from upper-level primary suite and private deck
  - Open horizon lines from primary entertaining spaces
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## Primary Suite (Upper Level)

- Expansive retreat with full ocean, city, and mountain views
  - Private panoramic-view deck
  - Zero-post corner multi-slide glass doors disappearing into wall pockets
  - Taj Mahal stone feature wall
  - Full oak architectural paneling
  - Oversized walk-in closet
  - Spa-caliber bath with slab stone shower construction
  - Stone shelving with integrated architectural lighting
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## Secondary Primary Suite (Main Level)

- Full independent primary suite on main level
  - Spa-inspired bath with slab stone finishes
  - Seamless glass shower enclosure
  - High-end stone flooring and wall applications
  - Ideal for multigenerational living or guest accommodations
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## Great Room & Living Areas

- Approx. 25' x 60' open-concept great room
  - 35-foot disappearing glass wall
  - Two zero-post corner glass systems
  - Seven premium multi-slide door systems throughout the home
  - Direct connection to infinity pool and outdoor entertaining areas
  - Cristallo quartzite architectural feature installations
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## Chef's Kitchen

- Oversized, entertainment-focused design
- Cristallo quartzite waterfall island with backlit illumination
- Pitt integrated cooktop system
- Wolf and Sub-Zero appliances
- Extensive bespoke cabinetry
- Full wine wall of backlit Cristallo quartzite for display and storage
- Discreet secondary prep kitchen
- Fully integrated architectural lighting
- Dedicated reverse osmosis and carbon filtration systems serving key fixtures, refrigeration, and Elkay water stations

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## Theater & Entertainment

- Private theater with tiered seating for 10-plus bar seating
- Ballistic-grade safe room construction
- Bullet-resistant safe door entry
- Backlit Cristallo quartzite feature wall

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## Technology, Security & Infrastructure

- Josh.ai whole-home automation
- Lutron lighting control system
- Integrated security and camera system
- Full structured wiring and distributed Wi-Fi
- Six independently zoned HVAC systems
- Dedicated filtered water infrastructure with individual shutoff controls
- Ballistic-grade safe room construction of theater
- Bullet-resistant safe door entry of theater

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## Outdoor Living & Grounds

- Infinity-edge pool aligned with architectural entry axis
- Multiple reflecting pools integrated into landscape design
- Wolf outdoor kitchen and BBQ station
- Covered California Room for seamless indoor-outdoor entertaining
- Architectural exterior lighting
- Concrete and burnt cedar exterior detailing
- Artificial turf integrated into landscape architecture