

53 Montecito Drive, Corona del Mar

A brand-new, ground-up architectural estate — not a spec home with a view, but a genuinely custom-built work of architecture that happens to command one of Spyglass Hill's best elevated view corridors.

Core Specifications

- 7,584 sq ft on a 15,740 sq ft elevated corner parcel — no direct neighboring structures on three sides (~270° exposure) on an oversized lot
- 6 bedrooms, 8 bathrooms — all bedrooms en-suite
- Dual primary suites (upper-level primary + full main-level primary)
- Two-story, brand-new 2026 construction — owner-builder execution, not a developer spec home
- Commercial-grade elevator serving both levels

Arrival & Architecture

- 60-ft entry gallery, 12 ft wide, with 22-ft ceilings
- Ocean visible immediately upon entry, axis-aligned through the gallery to the infinity pool and horizon
- Interior reflecting pools and courtyard water features — a feature essentially unheard of in this price tier
- Floating staircase with architectural steel and glass detailing,
- Moss wall feature
- 10-ft ceilings throughout main living areas; no interior soffits
- 7 pocketing/multi-slide glass door systems, including a 35-ft disappearing wall and two zero-post corner conditions where the architecture fully disappears
- Board-form architectural concrete and burnt cedar exterior detailing

Great Room & Kitchen

- 27' x 56' open great room — kitchen, dining, and living under one volume
- Chef's kitchen with dual backlit Cristallo quartzite islands, waterfall edges
- Wolf / Sub-Zero appliance package including speed oven, steam oven, 2 warming drawers, double oven, built in coffee maker, Pitt integrated cooktop, custom white oak cabinetry
- Dedicated reverse-osmosis filtered water to kitchen, refrigerators, and dispensing stations

- Direct, seamless connection to pool and outdoor entertaining

Primary Suites

- Upper primary: panoramic ocean/city/mountain views, private deck, zero-post corner glass, Taj Mahal quartzite feature wall, oversized dual walk-in closets, freestanding tub, slab-stone shower
- Main-level primary: full independent suite — ideal for multigenerational living or guest use, spa-level stone finishes

Theater & Wellness

- Dedicated theater, seating for 11 + bar, finished with backlit Cristallo
- Ballistic-grade panic-room construction and safe door
- Dedicated gym can be used as office

Ocean, Back Bay, city-light, and mountain views; ~270° corridor from the elevated corner position

- Strongest exposure from the upper level and primary suite
- Main level offers meaningful ocean/city glimpses (kitchen, entry, living) — position as "more total view across more rooms than most Spyglass homes," with an unobstructed Newport/Fashion Island view in the opposite direction

Technology & Systems

- Full Josh.ai voice-controlled home automation, paired with Lutron lighting — a system tier rarely found even in this price bracket
- Integrated security and camera system
- 6 separate zoned HVAC systems
- Solar + battery backup
- Engineered to approach immediate-occupancy seismic standard (see structural analysis report)

Outdoor

- Raised infinity-edge pool, black-tile finish
- Wolf outdoor kitchen / BBQ
- Glass railings preserving sightlines throughout
- Landscape and hardscape designed as part of the architecture, not an afterthought

Construction Quality (behind-the-walls value)

- 3 ft over-excavation, 4,500 psi concrete, Structural-1 sheathing
- Substantial structural steel and PSL framing package
- 60-mil TPO roofing
- All-new electrical, plumbing, HVAC, and waterproofing systems — a genuine ground-up build