



**The Butler & Gordon**  
**DESTINATIONS**  
 Real Estate Sales & Luxury Chalet Rental

**List price: USD 59,800,000**  
**Property Code: NP21124827 RM**  
**High Water Newport Coast 92657 California USA.**

<b>General Description</b>	
<b>Property Type</b>	<b>Residential</b>
<b>Property Sub Type</b>	<b>Single Family Residence</b>
<b>Original Price</b>	<b>USD 59,800,000</b>
<b>View</b>	<b>Catalina, City Lights, Coastline, Ocean, Harbour, Panoramic</b>
<b>Year Built</b>	<b>2014</b>
<b>Days on Market</b>	<b>35</b>
<b>Living Area</b>	<b>15,000</b>
<b>Lot SqFt</b>	<b>27,667</b>
<b>\$/SqFt</b>	<b>USD 3,986.67</b>

<b>Facts &amp; Features</b>	
<b>List Date</b>	<b>06-09-21</b>
<b>Levels</b>	<b>Three or more</b>
<b>Senior Community</b>	<b>No</b>
<b>Cooling</b>	<b>Central Air, Zoned</b>
<b>Heating</b>	<b>Central, Zoned</b>
<b>Pool / Spa</b>	<b>Private</b>

<b>Additional Information</b>	
<b>Special Listing Conditions</b>	<b>Standard</b>
<b>Association Fee</b>	<b>USD 1,015</b>
<b>Association Fee Frequency</b>	<b>Monthly</b>
<b>High School District</b>	<b>Laguna Beach Unified</b>
<b>Land Lease</b>	<b>No</b>
<b>MLS Area Major</b>	<b>CR – Crystal Cove</b>
<b>County or Parish</b>	<b>Orange</b>
<b>Parcel Number</b>	<b>47710226</b>

<b>Assessment &amp; Tax</b>			
<b>Assessment Year</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
<b>Assessed Value – Total</b>	<b>\$10,921,160</b>	<b>\$10,707,020</b>	<b>\$10,497,079</b>
<b>Assessed Value – Land</b>	<b>\$5,299,527</b>	<b>\$5,195,615</b>	<b>\$5,093,740</b>
<b>Assessed Value – Improved</b>	<b>\$5,621,633</b>	<b>\$5,511,405</b>	<b>\$5,403,339</b>
<b>YOY Change (\$)</b>	<b>\$214,140</b>	<b>\$209,941</b>	
<b>YOY Change (%)</b>	<b>2%</b>	<b>2%</b>	

<b>Assessment &amp; Tax</b>			
<b>Tax Year</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
<b>Total Tax</b>	<b>\$117,436.50</b>	<b>\$116,065.58</b>	<b>\$113,931.14</b>
<b>YOY Change (\$)</b>	<b>\$1,371</b>	<b>\$2,134</b>	
<b>YOY Change (%)</b>	<b>1%</b>	<b>2%</b>	

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## Further information

### **High Water Newport Coast 92657 California USA**

**Remarks:** Located within the custom gates of Newport Coast's premiere private community, Crystal Cove this estate offers timeless elegance and seclusion nestled on one of the largest custom parcels showcasing the most view frontages in the community.

The panoramic views of the great pacific, white water crashing against the California coastline up to Palos Verdes, twinkling lights of Newport Harbor and year round sunsets with Catalina resting in the backdrop create a natural work of art that only accentuates the value and rarity of this property.

Resting atop the gracious 28,000 sqft lot the approximately 15,000 sqft estate offers 7 bedroom suites and 12 stone clad bathrooms.

No attention to detail or quality was spared in the thoughtful construction of this estate. Finely developed and curated by renowned builder, Rick Henricksen and designer Robert Ricker from the vision of master architect Richard Krantz, this property offers commercial grade construction and designer appointments fit for royalty.

The calm coastal color pallet throughout evokes a sense of serenity for its inhabitants and guests that flow out to the expansive lush exterior grounds adorned with citrus groves, plumes of vibrant roses gardens, pool, water features, fire features, fine hardscapes and mature finely manicured landscapes. Offering every amenity one could dream of in a coastal retreat this home offers but is not limited to, Grand foyer and stairwell reminiscent of the finest hotels around the world, formal and informal living spaces, wood clad library, chefs kitchen, formal dining, multiple wine cellars, cinematic theater, gym, BBQ and exterior dining pavilion and covered heated decks and loggias throughout. The home is truly one of the finest Coastal California has to offer.

**For a private and confidential consultation contact  
Christopher in Switzerland or Paris in the USA**

**Your Real Estate specialists in USA, Switzerland and France, contact us first.**

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