1306 DOLPHIN TERRACE, CDM









RELAXED COASTAL ELEGANCE!

Welcome to this stunning, custom-built residence in the highly coveted community of Irvine Terrace! Spanning 3,850 square feet on an expansive 8,100+ square foot lot, this 4-bedroom, 4-bath residence blends timeless design with a perfect balance of modern sophistication and relaxed casual elegance. This coastal home, completed in 2008, combines style and function with meticulous attention to detail. The kitchen includes Thermador 6-burner gas stove with a griddle, dual ovens, warming drawer, dual dishwashers, separate freezer and refrigerator units, a wine cooler, and a walk-in pantry. The island seating is perfect for casual meals or socializing. The primary suite features French doors to a landscaped yard with vibrant flowers, an inviting fireplace, and a large walk-in closet. The ensuite bathroom includes skylights, a soaking tub, a walk-in shower, and dual vanities. Skylights fill the home with natural light. Custom millwork on the ceilings and walls adds sophistication and a timeless coastal appeal. Enjoy a private backyard with a pool, waterfalls, spa, built-in BBQ, and covered patio for entertaining or relaxing. The three secondary bedrooms feature elegant bathrooms for comfort and sophistication. The over-sized 3-car garage offers ample storage space and convenience, while abundant closets and built-in cabinetry throughout the home provide



plenty of room for organization. Located just moments from Fashion Island, Corona del Mar Village, Newport Beach Country Club, Balboa Island, and world-class beaches, this home offers unparalleled access to fine dining, upscale shopping, and coastal recreation. *Offered at \$6,600,000*

Scan **QR Code** to view the property YouTube video or go to **1306DolphinTerrace.com** for more photos & informa-



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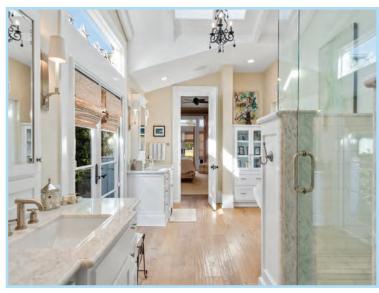
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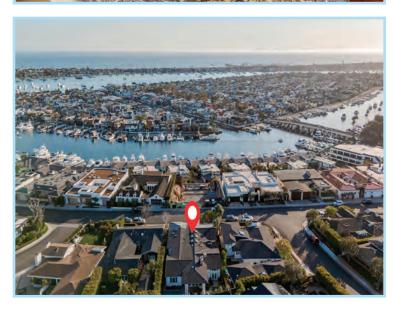












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