

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-

 NAHIN | GROUP

220 Newport Center Dr, #11-383
Newport Beach CA 92660



Andrew Nahin
BROKER
DRE# 01733377
949-338-3916 Cell
andrewnahin@yahoo.com



Marianne Nahin
REALTOR®
DRE# 00871638
714-269-7851 Cell
mariannenahin@yahoo.com



Jim Nahin
REALTOR®
DRE# 01448919
949-300-6186 Cell
jrnahin@hotmail.com

NAHINGROUP.COM



1306 DOLPHIN TERRACE, CDM

