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**Welcome to 23 Silver Pine**

**Amenities and Features**

* **Asking Price: $2,625,000**
* **Total square footage approximately 3,579 square feet**
* **4 bedrooms, 4 1/2 bath**
* **3-car garage**
* **View of Ocean, Newport Beach Harbor, Catalina, Coastline, Canyon and Sunsets**
* **Built in 2003 and first time on the market**
* **2-car direct garage access with storage**
* **Single loaded street and cul-de-sac location**
* **Wood flooring and custom built-in cabinetry**
* **High beamed 2-story cathedral ceilings**
* **2-story Foyer with majestic chandelier and spiral staircase**
* **Formal Dining Room and Living Room with cathedral ceilings**
* **Gourmet kitchen with granite countertops, breakfast bar, 2 sinks, and butler pantry**
* **Kitchen Nook with lots of windows**
* **Master bedroom suite with fireplace and balcony**
* **Master bathroom with spa tub, separate shower, vanity, and expansive walk-in closet**
* **Main level 4th bedroom suite with full bathroom**
* **Recessed Lighting throughout**
* **2 Water Heaters**
* **Water Purifier**
* **2 air conditioning units**
* **Community pool, jacuzzi and clubhouse**
* **Newport Coast Association Membership with salt water pool, towel service, jacuzzi, clubhouse, BBQs, playground, basketball courts and association parties hosted throughout the year**
* **Close to beaches, Newport Coast Resort and Golf Course, and Fashion Island**

*Dawn Rinker | Telephone: 949.307-1335*

*Ken Rinker / Telephone: 714-381-8558*

All information has been provided by Seller. Buyer to verify all information

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