



BY APPOINTMENT ONLY  
 23 OFFSHORE, NEWPORT COAST, CA 92657  
 VISIT US AT [WWW.THETIDES-CRYSTALCOVE.COM](http://WWW.THETIDES-CRYSTALCOVE.COM) | CALL (949) 715-0640 OR EMAIL [THETIDESALES@STANPAC.COM](mailto:THETIDESALES@STANPAC.COM)

STANDARD PACIFIC HOMES CALIFORNIA REAL ESTATE LICENSE NO. 01138346

THE  
**TIDES**  
 AN ESTATE COLLECTION AT CRYSTAL COVE



Prices, plans and terms are effective date of publication and subject to change without notice. All square footage is approximate. The Tides is governed by a Home Owners Association supported by owner assessments to fund common area and facility maintenance. The Tides is included in an Assessment District or a Communities Facilities District. Crystal Cove is a planned community developed by Irvine Community Development Company, LLC, an affiliate of The Irvine Company. To be eligible for a Broker Referral Fee, Broker must accompany client and register client on client's FIRST visit to the sales center. No guarantee is made of existing views which may be altered by subsequent development, construction, and tree growth and landscaping. Ask your Sales Representative for details. 4/10



THE  
**TIDES**

**27 Offshore**  
 HOMESITE 18

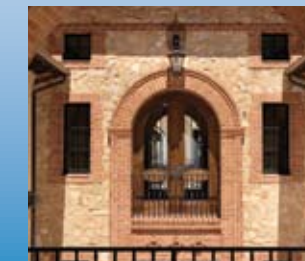
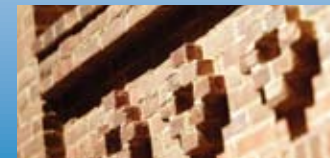
## A ONCE IN A LIFETIME OFFERING.

Imagine your own Tuscan villa overlooking one of the most famous coastlines in the world. This 7,182-square-foot limited-edition, luxury estate home is enveloped in an Old World stone exterior highlighted by dramatic brick casings and archways and decorated with quaint window boxes and lanterns. A bold, double-door glass, wood and wrought-iron entry welcomes you home. Inside, smooth, white plaster walls with ornate scroll accents are radiant against rich, dark wood plank ceilings and rough-hewn beams, with window and door casings and accent moulding.

The showpiece of your chef-inspired kitchen is a cappuccino granite-topped, gourmet island with a dining nook, a custom-made farmhouse sink and ample workspace. A gorgeous designer backsplash features cashew tumbled stone bricks with sparkling skylights accents. Commercial-grade, stainless steel Wolf, Sub-Zero and Asko appliances are tucked amidst chocolate European-style cabinetry. Inviting fireplaces flanked by gorgeous dark-stained cabinetry are the centerpieces of your communal living spaces. An authentic, stone-finished wine cellar will enchant your guests.



Featuring four bedrooms plus a guest suite and casita, six baths, two powder rooms and a four-car garage, this home's living extends into exceptional al fresco spaces. Charming breezeways, a forecourt, a lower courtyard and a main loggia with captivating fireplace delight, while an upper loggia overlooks the Pacific. Amongst it all, you will live like the sea belongs to you as you enjoy expansive white water and ocean blue views.



INDULGE IN A GENUINELY COASTAL LIFESTYLE