



An impeccable modernist retreat located on the Southern California coast in Solana Beach, California, recently sold for 11 million dollars, making it the highest price per square foot for non-bluff property in the community's history, as well as Solana Beach's highest price sale to date for 2021. Julie Howe, DRE# 00964776 of Pacific Sotheby's International Realty, represented the seller, Pilar Meza, DRE# 01952399, and Eric Iantorno, DRE# 01256501, also of Pacific Sotheby's International Realty, represented the buyer.

The newly constructed home, located at 421 N. Granados Avenue was designed by renowned architect Ronald Wilson, Ronald Wilson Architects, with the interior design by Anita Dawson, Dawson Design Group to take advantage of the location's panoramic ocean views and indoor/outdoor lifestyle. The dramatic 4,800 sq. ft., 4-bedroom, 4.5-bathroom home, which sold in just ten days, sits on a private 22,113 SF lot and combines its' modern architecture with luxury finishes inside and out.





"It was a privilege to represent such an iconic coastal property," says Howe. "The seller invested over three years in construction, ensuring that every design detail was perfect. The combination of artistic design and finishes, sweeping ocean views, and a double elevated lot commanded the record-breaking price. Having Pilar's professionalism and Eric's skill in representing the buyer, we were able to navigate a demanding ten-day escrow and close on time."

The one-of-a-kind home features numerous amenities, including an inviting great room with a floating fireplace, walls of limestone inside and out, rich white oak floors, Fleetwood glass sliding doors, and walnut wood accents. The perfectly designed kitchen with waterfall Quartzite countertops, a large center island, pre-kitchen and walk-in pantry is the perfect gathering place for entertaining. The striking master suite offers a fireplace, lavish master bath, and oversized walk-in shower, while a floating staircase leads to the lower level with a media room and three-bedroom suites. Details flow from the inside out to ocean view heated decks and backyard paradise with Pebble Tec pool and spa.



"Inventory is low, and our buyers are paying a premium for new construction, ocean views, and location. 421 N Granados offers the ultimate lifestyle. Located a short walk to the beach, shops, and restaurants yet nestled behind gates for complete privacy and security, this property truly is a one-of-a-kind," states Pilar Meza. "Julie Howe made this transaction seamless! It was a pleasure getting to work with an agent in our company on the other side."