

WHERE VISION MEETS THE WATER'S EDGE

218 East Oceanfront

Developing and constructing on the water's edge presents unique challenges. In coastal areas, there are more regulatory hurdles and a heightened emphasis on engineering to harmonize with natural conditions. In addition, material choices and cost structures for exterior elements undergo transformations. However, for Drew D'Angelo, a visionary developer, agent, and the founder of Skysail Coastal Estates, these are not hurdles, but rather opportunities to craft something truly extraordinary.

D'Angelo's journey with the 218 East Oceanfront project stands as a testament to his innovative spirit. He understood that efficiency becomes paramount in coastal areas, where land is limited. Every inch of space must be meticulously considered with the end user in mind. D'Angelo and his Skysail team, in close collaboration with architect Jason Richart and builder Bryan Burkhardt of Burkhardt Brothers Construction, have embraced these challenges with open arms and a team spirit.

Architect Richart describes the project as follows: "Our latest creation, nestled on the pristine shores of Newport Beach, is a testament to modern luxury infused with coastal charm. With a meticulous



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focus on high-end materials and craftsmanship, our design features an abundance of windows that bathe the interior in natural light and provide unobstructed ocean vistas—ensuring that every moment feels like being at a coastal retreat. Creative space planning and an array of architectural finishes seamlessly weave the home into its beachside environment while preserving a sleek, modern aesthetic. This residence isn't just a dwelling; it's a haven for family and friends to gather, celebrate, and cherish the beauty of the surrounding views. Having the opportunity to collaborate again with the Skysail team, Burkhardt Brothers Construction, and the homeowner has been a joy, resulting in a true statement piece that captures the essence of coastal living."

218 East Oceanfront is destined to become a contemporary masterpiece, a home where form and function seamlessly intertwine. Glass has been strategically used to capture abundant sunlight,

blurring the lines between indoor and outdoor living, offering 360-degree views of the vast Pacific. This oceanfront gem, a rarity on Newport's shores, is a testament to D'Angelo's unwavering commitment to uniting luxury with the coastal lifestyle.

Yet, the path to perfection rarely lacks twists and turns. D'Angelo acknowledges that one of the key challenges has been space limitations, a constraint he hasn't always faced in his previous developments on larger lots. However, with vision and innovation, D'Angelo and his team have not only created space but also discovered those perfect moments—the ones you experience as you enter or gaze out from the boardwalk.

"Every job is a new adventure with everything done by hand," adds Burkhardt. "When there are hundreds of people involved and thousands of components—it's a dream to work with an experienced team that's aligned with the end goal and timeframe. Challenges will

undoubtedly arise—both D'Angelo and I are committed to walking through the project repeatedly with the client throughout the journey to ensure that last-minute changes are executed."

"I relish these challenges because they compel me to tap into my creative side and encourage our team to delve deeper," D'Angelo enthuses. Developing on the water's edge is indeed a distinct experience—one that demands innovative thinking and a profound understanding of the coastal lifestyle.

For D'Angelo, 218 East Oceanfront is more than just another development. It's a place where he has spent most of his life, in and around the water, surfing and admiring the homes others have developed. It's a dream coming to life, a realization of his vision. And, as any developer knows, valuations are different on the water's edge than anywhere else. ■

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