

\$3,450,000 - 1806 Leeward Lane, Newport Beach

MLS® #250037904SD

\$3,450,000

3 Bedroom, 2.00 Bathroom, 1,925 sqft
Residential on 0 Acres

N/A, Newport Beach,

Situated in one of Newport Beach's most coveted neighborhoods, 1806 Leeward Lane offers the rare chance to enjoy single-level living in the highly desirable Baycrest community. This transitional ranch-style residence features 3 bedrooms and 2 bathrooms across a thoughtfully designed floor plan, with airy living spaces that emphasize natural light, openness, and a true connection between indoors and out. A striking iron front door opens to a spacious living area anchored by a custom limestone fireplace wall, creating both warmth and architectural appeal. Walls of sliding glass doors extend the living spaces outdoors, while the remodeled kitchen seamlessly connects to the dining area, opening directly to the expansive backyard. The property's fully fenced and gated lot provides total privacy, offering a serene environment to create your own retreat. With ample space for a pool, outdoor kitchen, or garden, the possibilities for entertaining and relaxation are endless. Additional features include a recently serviced AC system with a smart new Nest HVAC thermostat for modern comfort and efficiency. Perfectly located, the home is just minutes from the lagoons of the Back Bay, the sandy beaches of Newport, the Newport Aquatic Center, Mariners Park, and the dining and boutique shopping along 17th Street. Families will value the award-winning Mariners Elementary School District, while commuters will appreciate the proximity to freeways and neighboring coastal



communities. Invest your future in this Baycrest location and a neighborhood ripe with new investment and opportunity!

Built in 1963

Essential Information

MLS® #	250037904SD
Price	\$3,450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,925
Acres	0.00
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Evan Smith
Listing Office	Compass

Community Information

Address	1806 Leeward Lane
Subdivision	N/A
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Utilities	Water Available
Parking Spaces	4
Parking	Concrete
# of Garages	2
Garages	Concrete
Pool	None

Exterior

Exterior	Stucco, Vinyl Siding
Lot Description	Drip Irrigation/Bubblers

Roof	Composition, Shingle
Construction	Stucco, Vinyl Siding

Interior

Interior	Laminate
Interior Features	Bedroom on Main Level, Main Level Primary, Eat-in Kitchen
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Convection Oven, Double Oven, ENERGY STAR Qualified Appliances, Ice Maker, Range Hood, Self Cleaning Oven, SixBurnerStove
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	1
Stories	One

Additional Information

Date Listed	September 2nd, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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