

# **\$3,500 - 1007 Balboa Ave. Avenue, Newport Beach**

MLS® #LG25156322

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## **\$3,500**

1 Bedroom, 1.00 Bathroom, 924 sqft

Residential Lease on 0 Acres

Balboa Island - Main Island (BALM), Newport Beach,

Welcome to Balboa Island! This exclusive neighborhood is right in the midst of some of the most beautiful beaches, cafes, gourmet dining, the waterways through Newport Harbor, world-class shopping, golf, and much more on the Southern California Riviera. This vintage charmer, built-in 1929 offers a one-bedroom, living room, kitchen, outdoor patio, and cozy fireplace. Comfortably sleeps, 4 people. There is a queen-sized bed in the bedroom and a queen-sized pull-out sofa bed. The professionally decorated interiors offer a casual bungalow style. You will relax and feel right at home in this adorable cottage. Walking distance to boutiques and restaurants in the quaint Marine Ave. downtown Balboa Island district. This unique opportunity to live permanently on Balboa Island in this fully furnished cottage. Lease terms and seasonal monthly rates are available. The summer rate is \$4,500/month. (June-July-Aug.) Another very unique option this property offers is a dual-family vacation. The 3-bedroom beach house located next door (227 Apolena Ave.) is also available to rent. Additional family members or friends wanting to share a vacation in one of the most coveted vacation destinations in Southern California.



Built in 1929

## **Essential Information**

MLS® #

LG25156322

Price	\$3,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	924
Acres	0.03
Year Built	1929
Type	Residential Lease
Sub-Type	Duplex
Style	Bungalow, Cottage
Status	Closed
Listing Agent	Shannon Brown
Listing Office	STEVEN M BROWN & ASSOCIATES

### Community Information

Address	1007 Balboa Ave. Avenue
Area	N9 - Lower Newport Bay - Balboa Island
Subdivision	Balboa Island - Main Island (BALM)
City	Newport Beach
County	Orange
Zip Code	92662

### Amenities

Utilities	Natural Gas Connected, Water Connected, Gardener, Trash Collection, Water
View	Neighborhood
Waterfront	Beach Access, Ocean Access
Pool	None
Security	Key Card Entry, Smoke Detector(s)

### Exterior

Exterior	Drywall, Brick
Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Near Park, Street Level, Near Public Transit, Zero Lot Line
Construction	Drywall, Brick
Foundation	Combination

### Interior

Interior	Wood
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Interior Features	Beamed Ceilings, Ceiling Fan(s), Open Floorplan, Recessed Lighting, All Bedrooms Down, Primary Suite, Brick Walls
Appliances	SixBurnerStove, Gas Range
Heating	Wall Furnace
Cooling	None, Electric
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Newport Mesa Unified
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### **Additional Information**

Date Listed	September 30th, 2024
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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