

\$1,625,000 - 1675 Grand View, Costa Mesa

MLS® #LG25170805

\$1,625,000

2 Bedroom, 5.00 Bathroom, 2,265 sqft

Residential on 3 Acres

Westside Costa Mesa Central (WCMC), Costa Mesa

2 BEDS + OFFICE/STUDIO + LOFT + 5

BATHS | Best location in 17 West! Stunning and serene end-unit residence. Premium interior location featuring a lush verdant landscaped courtyard in front with easy access to the numerous neighborhood amenities. This striking open-concept loft residence is one of the largest, with 2,265 SF of curated interiors spanning 4 levels with 3 sides of windows and designer finishes throughout. The entry level offers a versatile flex space “ideal as an office, fitness studio, or en suite guest space” which opens to a covered patio. The 2nd floor showcases the entertainment level, with a soaring 18-foot ceiling and expansive windows that drench the space with natural light, leading to an inviting deck for indoor/outdoor enjoyment with afternoon shade. Views of mature trees and greenery add to the peace and privacy. The bright chef’s kitchen boasts an oversized quartz island and is appointed with high-end stainless appliances, custom tile backsplash, designer lighting, and a generous walk-in pantry “blending elegance with functionality. Wide-plank hardwood floors add richness to the sunlit interiors. On the third level, two spacious en suite bedrooms provide tranquil sanctuaries. The primary suite features a double sink vanity, and both bedrooms have walk-in closets. Ascend to the top level and experience the sprawling loft retreat which steps out to the rooftop deck terrace “making it an ideal family room, game room,



office/studio, or relaxing guest suite. Other home features include designer window treatments, dual-zone HVAC, tankless water heater, in-unit laundry, ADT security, and a spacious two-car garage. Residents enjoy amenities such as multiple BBQ/dining areas, firepit lounges, and bocce ball court. Perfectly positioned just off 17th Street and nearby premier restaurants, upscale boutiques, Trader Joe’s, JWA, and major freeways. Iconic Lido Marina Village, Newport’s finest beaches, and the vibrant energy of the Peninsula are less than 1.5 miles. A rare opportunity to enjoy turnkey luxury in a thriving coastal enclave.

Built in 2017

Essential Information

MLS® #	LG25170805
Price	\$1,625,000
Bedrooms	2
Bathrooms	5.00
Full Baths	1
Half Baths	2
Square Footage	2,265
Acres	3.44
Year Built	2017
Type	Residential
Sub-Type	Condominium
Style	Contemporary, Modern
Status	Closed
Listing Agent	Donna Pfanner
Listing Office	Pacific Sotheby’s International Realty

Community Information

Address	1675 Grand View
Area	C2 - Southwest Costa Mesa
Subdivision	Westside Costa Mesa Central (WCMC)
City	Costa Mesa

County	Orange
Zip Code	92627

Amenities

Amenities	Maintenance Grounds, Outdoor Cooking Area, Picnic Area, Barbecue, Bocce Court, Fire Pit, Playground
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Park/Greenbelt, Neighborhood, Trees/Woods, City Lights, Courtyard, Panoramic
Pool	None
Security	Key Card Entry, Prewired, Security System

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Street Level
Windows	Double Pane Windows, Custom Covering(s)
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Built-in Features, Separate/Formal Dining Room, High Ceilings, Living Room Deck Attached, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Two Story Ceilings, Loft, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Breakfast Bar, Eat-in Kitchen
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Dryer, Washer, Convection Oven, ENERGY STAR Qualified Appliances, Freezer, Ice Maker, Self Cleaning Oven, Water To Refrigerator
Heating	ENERGY STAR Qualified Equipment, Forced Air
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplaces	None
# of Stories	4
Stories	Three Or More

School Information

District	Newport Mesa Unified
Elementary	Newport Heights

Middle	Ensign
High	Newport Harbor

Additional Information

Date Listed	August 2nd, 2025
Days on Market	39
Short Sale	N
RE / Bank Owned	N

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