

\$7,345,000 - 421 Edgewater Avenue, Newport Beach

MLS® #NP24110798

\$7,345,000

4 Bedroom, 4.00 Bathroom, 2,614 sqft

Residential on 0 Acres

Balboa Peninsula (Residential) (BALP), Newport Beach,

CALL WITH OFFERS! Welcome to 421 E. Edgewater, Newport Beach's most desired view of the the iconic Newport Harbor. You will lose yourself in the beauty and tranquility of the ultimate vacation lifestyle of living on the water, overlooking your private beach and boat dock that can accommodate a 65 ft vessel. Launch your paddle boards or kayaks on your water playground! Bay front homes with this view, a private beach and such a large boat slip rarely become available at this price, and promise to provide generational wealth for their owners. FULLY APPROVED PERMIT READY PLANS are included to add a third floor and roof top patio, giving you the potential to unlock millions of dollars in equity! This fantastic option allows you to add a new third-floor bedroom, bathroom, and large California room with glass walls that open up to arguably the largest roof deck in the area. Become the envy of all your friends and passers-by as they sail through the channel and see your fabulous outdoor living area with built-in barbecue, large outdoor television, hot tub and fire pit. Discover Newport Beach's finest restaurants located right on the water. Just pull up in your boat and valet park to find refined dining and amazing shopping. Don't wait! You won't want to miss all the fun and festivities of the Newport Harbor Christmas Boat Parade! It's time to stop your search and come home to the front row of Newport Beach's best kept secret: the Balboa Peninsula, where luxury meets leisure.



Built in 2003

Essential Information

MLS® #	NP24110798
Price	\$7,345,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,614
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Jodi Ditolla
Listing Office	DiTolla Real Estate

Community Information

Address	421 Edgewater Avenue
Area	NP - Balboa Peninsula
Subdivision	Balboa Peninsula (Residential) (BALP)
City	Newport Beach
County	Orange
Zip Code	92661

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Direct Access, Door-Multi, Garage, Garage Door Opener, Garage Faces Front
# of Garages	2
Garages	Direct Access, Door-Multi, Garage, Garage Door Opener, Garage Faces Front
View	Bay, Water, Coastline, Harbor
Waterfront	Bay Front, Beach Front, Dock Access, Ocean Side Of Highway, Seawall
Pool	None
Security	Carbon Monoxide Detector(s), Prewired, Security System, Smoke Detector(s)

Exterior

Exterior	Fiber Cement, Shingle Siding, Stucco
Exterior Features	Boat Slip, Dock, Fire Pit
Lot Description	Level
Windows	Plantation Shutters
Roof	Tile
Construction	Fiber Cement, Shingle Siding, Stucco
Foundation	Raised

Interior

Interior	Stone
Interior Features	All Bedrooms Up, Balcony, Block Walls, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Furnished, High Ceilings, Living Room Deck Attached, Pantry, Recessed Lighting, Stone Counters, Storage, Two Story Ceilings, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Double Oven, Refrigerator, Convection Oven, Dishwasher, Disposal, Dryer, Free-Standing Range, Freezer, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Indoor Grill, Microwave, Range Hood, Self Cleaning Oven, SixBurnerStove, Trash Compactor, Vented Exhaust Fan, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Attic Fan, Central Air, Electric
Fireplace	Yes
Fireplaces	Gas, Great Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
Elementary	Newport
Middle	Ensign
High	Newport Harbor

Additional Information

Date Listed	June 1st, 2024
Days on Market	156
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 11th, 2025 at 8:15pm PST.
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