

# **\$3,599,000 - 542 Tustin Avenue, Newport Beach**

MLS® #NP24186832

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## **\$3,599,000**

3 Bedroom, 3.00 Bathroom, 2,086 sqft  
Residential on 0 Acres

Newport Heights (NEWH), Newport Beach,

Stunningly upgraded California modern residence which has been renovated and expanded to offer modern luxury and the ultimate in indoor-outdoor living. Located in sought-after Newport Heights, this property unlocks an unparalleled beach close lifestyle just a few blocks from hip 17th Street shops and restaurants and top-rated schools. Renovated to the studs, the main house features new electrical, metal roof, plumbing, windows, kitchen and bar, wide-plank wood flooring, custom closets, lighting, and Arcadia disappearing doors. The garage and ADU were similarly outfitted with all new mechanicals, roof, and polished concrete floors. Just inside, the great room layout blends the kitchen, living, and dining areas into a seamless, open-concept entertaining space. The living area features a cozy fireplace, and built-in seating creates a casual eat-in dining area. The chef's kitchen is a modern masterpiece, showcasing a quartz waterfall edge island, white Shaker cabinets, brass fixtures, and top-of-the-line JennAir appliances. Beyond a marble entertainers bar complete with designer wall-coverings, the formal dining and family room features exposed-beam cathedral ceilings and huge Arcadia sliding doors that vanish the boundary between indoor and outdoor living. Indulge in the tranquil and private yard with a luxurious cedar jacuzzi and deck, cement bench and fire pit gathering space, outdoor shower, infrared sauna, upgraded exterior lighting, and



beautiful landscaping and low-maintenance turf lawn. Sliding pocket doors reveal the versatile ADU space, complete with exposed beam soaring ceilings, gorgeous bar with beverage fridge, concrete floor, and a full bath with rainfall shower. At the end of the day, retreat to your light-filled primary suite, secondary bedroom, and a third bedroom with a wall of storage that easily doubles as a home office. All within close proximity to the beach, Back Bay, Lido Village, PCH, and 17th St shops and restaurants. Embrace the local lifestyle with bike rides to Lido Marina Village, strolling to 17th St for a bite, or taking your pup to Cliff Park for sunset views of the harbor. With its thoughtful design, high-end finishes, and prime location, this property invites you to live the quintessential Newport Heights lifestyle.

Built in 1952

**Essential Information**

MLS® #	NP24186832
Price	\$3,599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,086
Acres	0.15
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Megan Varga
Listing Office	Compass

**Community Information**

Address	542 Tustin Avenue
Area	N6 - Newport Heights

Subdivision	Newport Heights (NEWH)
City	Newport Beach
County	Orange
Zip Code	92663

### **Amenities**

Parking Spaces	2
# of Garages	2
View	None
Pool	None

### **Exterior**

Lot Description	Yard
Roof	Metal

### **Interior**

Interior	Wood
Interior Features	Bedroom on Main Level
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

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

Date Listed	September 11th, 2024
Days on Market	130
Short Sale	N
RE / Bank Owned	N

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