

# **\$7,995,000 - 3 Cypress Point Lane, Newport Beach**

MLS® #NP24218951

---

## **\$7,995,000**

4 Bedroom, 5.00 Bathroom, 5,392 sqft

Residential on 0 Acres

Big Canyon Custom (BCCS), Newport Beach,

Revel in stunning, sit-down views of the golf course from this exquisite estate, nestled on a quiet cul-de-sac in prestigious, guard-gated community of Big Canyon. Recently updated, this luxurious residence rests on a sprawling appx. 15,400 SF lot with roughly 169-feet of view frontage, offering unparalleled privacy and stunning vistas. Boasting four bedrooms, four-and-a-half baths, and a versatile office/library that can double as a guest room, every corner of this home radiates elegance and comfort, with unobstructed views of the golf course and glittering city lights. Walnut hardwood floors flow seamlessly through the open spaces, leading to a gourmet kitchen that opens into a sun-drenched living area where a cozy fireplace beckons. A grand curved staircase introduces an air of sophistication, while formal living and dining rooms invite gatherings. Additional highlights include a climate-controlled wine cellar and a tranquil study area overlooking the courtyard. The primary suite is a true retreat, complete with a covered balcony, dual custom walk-in closets, and a spa-like bath featuring an oversized shower, a soaking tub, and heated marble floors. Outside, lush gardens encircle a private pool and spa, creating a peaceful outdoor haven. Fashion Island is right across the street from Big Canyon and offers top-tier shopping and dining, theaters, and a host of unique stores and attractions. Beaches, Newport Harbor and award-winning schools are all just minutes away.



Built in 2004

**Essential Information**

MLS® #	NP24218951
Price	\$7,995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,392
Acres	0.35
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tim Smith
Listing Office	Coldwell Banker Realty

**Community Information**

Address	3 Cypress Point Lane
Area	NV - East Bluff - Harbor View
Subdivision	Big Canyon Custom (BCCS)
City	Newport Beach
County	Orange
Zip Code	92660

**Amenities**

Amenities	Controlled Access, Guard, Maintenance Grounds, Management
Parking Spaces	3
Parking	Door-Multi, Driveway, Garage, Garage Faces Front
# of Garages	3
Garages	Door-Multi, Driveway, Garage, Garage Faces Front
View	Golf Course, Panoramic
Has Pool	Yes
Pool	In Ground, Private

**Exterior**

Exterior Features	Barbecue, Lighting
Lot Description	Landscaped

Windows	Plantation Shutters
---------	---------------------

## Interior

Interior	Wood
Interior Features	Balcony, Breakfast Area, Built-in Features, Crown Molding, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Sunken Living Room, Wine Cellar
Appliances	Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

## School Information

District	Newport Mesa Unified
----------	----------------------

## Additional Information

Date Listed	September 26th, 2024
Days on Market	319
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 9th, 2025 at 12:40pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.