

# **\$3,455,000 - 1201 Blue Gum Lane, Newport Beach**

MLS® #NP24227295

**\$3,455,000**

3 Bedroom, 3.00 Bathroom, 2,924 sqft

Residential on 0 Acres

Westcliff Grove (WCGR), Newport Beach,

Complemented by a spacious corner homesite in the sought-after Newport Beach neighborhood of Dover Shores, this classic single-story residence showcases coveted appointments throughout. Thoughtfully upgraded, the three-bedroom-plus-den, two-and-one-half-bath design is embraced by a newer exterior with pristine front-yard landscaping and a quintessential picket fence gate. Interior spaces of approximately 2,924 square feet flow effortlessly from one beautifully appointed area to the next, offering carefree living and entertaining. Skylights bathe the grand great room in radiant light, dancing across soaring vaulted ceilings and highlighting a quartz-surround fireplace and an inviting wet bar that promises memorable gatherings. Recently updated, the chef's kitchen features a quartz-topped central island, newer backsplash, six-burner range, Sub-Zero refrigerator, and ample storage to cater to both culinary adventures and casual breakfasts. Retreat to the expansive primary suite, where high ceilings, fireplace, walk-in closet, and sliding glass doors to the backyard create a private sanctuary. A custom ladder leads to a charming loft, ideal as a reading nook, mini office, or extra storage, adding both character and functionality to the space. The spa-inspired primary bath invites relaxation with its marble-topped dual sinks and vanity area, soaking tub, walk-in shower with multiple shower heads. Secondary bedrooms, spacious and thoughtfully designed, feature ample



closet space and share a bath. Completing the floorplan is a versatile bonus room offers options as an office, den, or playroom, adapting seamlessly to individual needs. Solid oak flooring, solid-core doors, and newer hardware run throughout the home, adding warmth and continuity. Entertain by sunlight and starlight in the generous, newly landscaped backyard with a built-in BBQ, bar seating, built-in seating around a firepit, and putting green. Energy-efficient double-paned windows, a three-zoned heating and A/C system, and easy access to Castaways Trail enhance the comfort and appeal of this residence, designed to blend sophistication with functionality at every turn. Dover Shores is highly desired for its setting near Newport's Back Bay, trails, beaches, Fashion Island, outstanding schools, golf courses, and the Balboa Peninsula.

Built in 1979

## Essential Information

MLS® #	NP24227295
Price	\$3,455,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,924
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Hunter Jack
Listing Office	Coldwell Banker Realty

## Community Information

Address 1201 Blue Gum Lane

Area	N7 - West Bay - Santa Ana Heights
Subdivision	Westcliff Grove (WCGR)
City	Newport Beach
County	Orange
Zip Code	92660

## Amenities

Parking Spaces	2
Parking	Driveway, Garage, Direct Access, Door-Single, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage, Direct Access, Door-Single, Garage Faces Front
View	None
Pool	None

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Lawn, Landscaped

## Interior

Interior	Wood
Interior Features	Built-in Features, Breakfast Area, Separate/Formal Dining Room, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Beamed Ceilings, Paneling/Wainscoting, Wet Bar
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Freezer, Gas Oven, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Newport Mesa Unified
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## Additional Information

Date Listed	November 7th, 2024
Days on Market	33
Short Sale	N
RE / Bank Owned	N

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