

# \$3,100,000 - 1969 Vista Caudal, Newport Beach

MLS® #NP24254452

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## \$3,100,000

2 Bedroom, 3.00 Bathroom, 1,965 sqft

Residential on 0 Acres

Bluffs Homes on the Bay (BNHB), Newport Beach,

Occupying a coveted front-row position within the tranquil Bluffs of Newport Beach, this exceptional residence, having undergone a complete renovation in 2021, captivates with expansive bay views, light-filled interiors, and a serene ambiance. The home now features a new roof (2022), updated plumbing, waterproofing, and stucco, alongside upgraded AV system wiring for modern living. Spanning approximately 1,965 square feet, the two-bedroom, two-and-one-half-bathroom home is a rare-to-market turnkey gem, boasting thoughtful design elements such as shiplap ceilings, wood plank floors, recessed lighting, and custom-built cabinetry. LaCantina bifold doors in the fireplace-warmed living room open to reveal a spacious private patio, offering picturesque back bay and sunset views that infuse the space with natural light, complementing the real wood burning fireplace. Ideal for entertaining, the adjacent chef's kitchen is equipped with Wolf and SubZero appliances, custom Vent-A-Hood kitchen range hood, waterfall eat-in island beneath designer pendant lighting, and porcelain countertops, along with a wine refrigerator, and 6-burner stove, delighting culinary enthusiasts. Upstairs, the luxe primary suite, with sweeping panoramic vistas of the Newport Back Bay stretching out to the Pacific, includes a dual vanity, a sumptuous soaking tub, a walk-in shower with dual shower heads, and a custom-built walk-in closet. Completing the home is a two-car attached garage and



laundry room. Residents of The Bluffs enjoy exclusive access to resort-style amenities, such as a pool, lush green belts, and scenic trails along the back bay. Its desirable location ensures easy access to Newport Beach's pristine shores, Fashion Island's exquisite dining and shopping, Rogers Gardens, top-tier schools, and John Wayne Airport. The home's proximity to essential lifestyle amenities enhances its allure, boasting walkability to the Newport Beach Tennis Club, a nearby shopping center, and Corona Del Mar High School, making it a centrally situated, luxurious living option.

Built in 1969

**Essential Information**

MLS® #	NP24254452
Price	\$3,100,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,965
Acres	0.03
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tim Smith
Listing Office	Coldwell Banker Realty

**Community Information**

Address	1969 Vista Caudal
Area	NV - East Bluff - Harbor View
Subdivision	Bluffs Homes on the Bay (BNHB)
City	Newport Beach
County	Orange
Zip Code	92660

## Amenities

Amenities	Pool
Parking Spaces	2
Parking	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage Faces Front, Garage
View	Back Bay, City Lights, Panoramic
Has Pool	Yes
Pool	None, Association

## Exterior

Exterior Features	Lighting
Lot Description	Landscaped
Windows	Custom Covering(s), Skylight(s)

## Interior

Interior	Wood
Interior Features	Eat-in Kitchen, Recessed Lighting, Tile Counters, Walk-In Closet(s)
Appliances	SixBurnerStove, Double Oven, Dishwasher, Freezer, Microwave, Refrigerator, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two, Multi/Split

## School Information

District	Newport Mesa Unified
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## Additional Information

Date Listed	December 27th, 2024
Short Sale	N
RE / Bank Owned	N

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