

\$7,495,000 - 117 G Street, Newport Beach

MLS® #NP25008880

\$7,495,000

4 Bedroom, 5.00 Bathroom, 2,488 sqft
Residential on 0 Acres

Balboa Peninsula Point (BLPP), Newport Beach,

Nestled in the prestigious Balboa Peninsula Point, this newly constructed coastal masterpiece offers luxury and thoughtful design across three spectacular levels, enhanced with premium finishes and modern conveniences. The first level features an elevator to all three floors, a two-car garage, a laundry room, and a serene patio equipped with a fire pit, ping pong table, and outdoor shower. Additionally you can find a charming built-in bunk room with an en suite bath and two guest bedrooms, each with full bathrooms and private backyard access. The second floor is an entertainer's dream, showcasing a Calcutta marble and white oak island, SubZero appliances, a built-in Miele coffee machine, and a stunning limestone walk-in pantry. The living room, complete with a fireplace, flows seamlessly through pocket doors to a spacious deck, offering built-in heaters, a BBQ, and views of the ocean. The luxurious primary suite boasts a private deck and a spa-inspired bathroom with a steam shower, his-and-hers vanities, a standalone tub, and a water closet. Crowned by an extraordinary rooftop retreat, the third floor features a full bathroom, a jacuzzi, and a living area with heaters and a cozy fireplace. A firepit, dining area, and unparalleled panoramic views of the ocean, Catalina Island, and the sparkling city lights at night create a rooftop experience like no other. Every detail is elevated with exquisite materials, including Rocky Mountain Hardware, Concept Studios tile, Urban Electric



lighting, Waterworks fixtures, and a Control4 sound system, ensuring an unmatched blend of luxury, sophistication, and coastal living.

Built in 2024

Essential Information

MLS® #	NP25008880
Price	\$7,495,000
Bedrooms	4
Bathrooms	5.00
Full Baths	1
Square Footage	2,488
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kimberly Bibb
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	117 G Street
Area	NP - Balboa Peninsula
Subdivision	Balboa Peninsula Point (BLPP)
City	Newport Beach
County	Orange
Zip Code	92661

Amenities

Utilities	None
Parking Spaces	2
Parking	Direct Access, Garage Faces Front, Garage, Storage
# of Garages	2
Garages	Direct Access, Garage Faces Front, Garage, Storage
View	Bay, City Lights, Neighborhood, Ocean, Catalina
Waterfront	Across the Road from Lake/Ocean
Pool	None

Exterior

Exterior Features	Barbecue, Fire Pit
Lot Description	Near Park

Interior

Interior	Wood
Interior Features	Breakfast Bar, Balcony, Separate/Formal Dining Room, Living Room Deck Attached, Open Floorplan, Pantry, Bedroom on Main Level, Walk-In Pantry, Walk-In Closet(s), Dumbwaiter, Elevator
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Outside, Bonus Room
# of Stories	3
Stories	Three Or More

School Information

District	Newport Mesa Unified
Elementary	Newport
Middle	Ensign
High	Newport Harbor

Additional Information

Date Listed	January 16th, 2025
Days on Market	17
Short Sale	N
RE / Bank Owned	N

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