

# **\$6,199,000 - 201 Via Cordova, Newport Beach**

MLS® #NP25013157

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## **\$6,199,000**

5 Bedroom, 6.00 Bathroom, 3,986 sqft  
Residential on 0 Acres

Lido Island (LIDO), Newport Beach,

This stunning custom home on Lido Isle is perfectly situated at the corner of two picturesque strada walkways, offering serene views of a lush grass park adorned with mature shade trees. The residence boasts an ideal floor plan featuring a downstairs bedroom suite, an open concept kitchen that seamlessly flows into a cozy family room with a fireplace as well as a formal dining room and separate living room with its own fireplace. A convenient laundry room completes the main floor. Upstairs the luxurious primary suite offers a fireplace and a large private deck overlooking the tranquil park, creating a peaceful retreat. Additionally, a dedicated office with an en-suite bath offers the flexibility to function as a fifth bedroom. Two more well appointed bedroom suites each have their own decks, adding to the home's appeal. A three car garage provides ample parking and storage. Large strada patio. Located just a short distance from Lido Marina Village, residents enjoy easy access to world-class shopping, dining and entertainment, including the Lido Theater and nearby restaurants and stores.



Built in 1997

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | NP25013157  |
| Price  | \$6,199,000 |

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 5                       |
| Bathrooms      | 6.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 3,986                   |
| Acres          | 0.09                    |
| Year Built     | 1997                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Closed                  |
| Listing Agent  | Alison McCormick        |
| Listing Office | Arbor Real Estate       |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 201 Via Cordova          |
| Area        | N8 - West Newport - Lido |
| Subdivision | Lido Island (LIDO)       |
| City        | Newport Beach            |
| County      | Orange                   |
| Zip Code    | 92663                    |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Barbecue, Picnic Area, Playground, Clubhouse, Dock, Management, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Pickleball, Pier, Security, Tennis Court(s) |
| Utilities      | Natural Gas Connected, Cable Connected, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected  |
| Parking Spaces | 3   |
| Parking        | Direct Access, Garage   |
| # of Garages   | 3   |
| Garages        | Direct Access, Garage   |
| View           | Park/Greenbelt  |
| Waterfront     | Beach Access, Ocean Side Of Highway   |
| Pool           | None  |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s), Security Guard  |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Rain Gutters |
|-------------------|--------------|

|                 |            |
|-----------------|------------|
| Lot Description | Corner Lot |
| Roof            | Tile       |
| Foundation      | Slab       |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Wood  |
| Interior Features | Breakfast Bar, Primary Suite, Balcony, Bedroom on Main Level, Breakfast Area, Separate/Formal Dining Room, Stone Counters |
| Appliances        | Dishwasher, Freezer, Gas Cooktop, Refrigerator  |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Living Room, Den, Family Room, Primary Bedroom  |
| # of Stories      | 2   |
| Stories           | Two   |

## School Information

|            |                      |
|------------|----------------------|
| District   | Newport Mesa Unified |
| Elementary | Newport              |
| Middle     | Ensign               |
| High       | Newport Harbor       |

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | January 23rd, 2025 |
| Days on Market  | 9                  |
| Zoning          | SFR                |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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