

\$2,995,000 - 5 Rue Valbonne, Newport Beach

MLS® #NP25014674

\$2,995,000

2 Bedroom, 3.00 Bathroom, 2,375 sqft

Residential on 0 Acres

Big Canyon Deane (BCDN), Newport Beach,

Nestled within the exclusive guard-gated Big Canyon community, this beautifully upgraded and expanded SINGLE STORY home, blends timeless elegance with modern luxury. Sitting on one of the larger lots on the view side of the street offering endless sunsets and city lights views. Featuring an open floor plan where every detail has been meticulously maintained . The primary suite includes spacious office builtins , while the extended second bedroom offers a serene views of the atrium . Upon arrival, you're greeted by a gated courtyard on quiet a cul-de-sac street . The grand walkway leads to a custom front door, opening to a formal entryway. The expansive living and dining area boasts walls of glass that lead to a professionally landscaped backyard. The open-concept kitchen flows seamlessly into the family room, complete with a breakfast nook and access to the private backyard. The primary suite features a walk-in closet, an office space , and a luxurious marble bathroom. With professional grade appliances, double-pane windows, custom hardware, and a 3 car attached garage, this home exemplifies the possibilities of high-end living.



Built in 1972

Essential Information

MLS® # NP25014674

Price \$2,995,000

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Square Footage	2,375
Acres	0.17
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Bernice Devries
Listing Office	Kastell Real Estate Group

Community Information

Address	5 Rue Valbonne
Area	NV - East Bluff - Harbor View
Subdivision	Big Canyon Deane (BCDN)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Controlled Access, Dog Park, Guard, Insurance, Maintenance Grounds, Management, Picnic Area, Playground
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Cable Available
Parking Spaces	3
Parking	Direct Access, Garage
# of Garages	3
Garages	Direct Access, Garage
View	City Lights, Neighborhood, Panoramic
Pool	None
Security	Gated Community, Gated with Attendant, Gated with Guard, 24 Hour Security

Exterior

Exterior Features	Rain Gutters
Lot Description	Sprinkler System, Back Yard, Cul-De-Sac, Front Yard, Lawn, Sprinklers In Front, Sprinklers In Rear, Yard
Windows	Double Pane Windows

Roof	Concrete
------	----------

Interior

Interior	Carpet, Wood
----------	--------------

Interior Features	All Bedrooms Down, Built-in Features, Ceiling Fan(s), Dry Bar, Eat-in Kitchen, Multiple Primary Suites, Open Floorplan, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Stone Counters, Storage
-------------------	--

Appliances	Dishwasher, Gas Range, Range Hood, Water Heater, Electric Oven, Microwave, Refrigerator, Self Cleaning Oven
------------	---

Heating	Central, Forced Air
---------	---------------------

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

Fireplaces	Living Room
------------	-------------

# of Stories	1
--------------	---

Stories	One
---------	-----

School Information

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

Elementary	Lincoln
------------	---------

Middle	Corona Del Mar
--------	----------------

High	Corona Del Mar
------	----------------

Additional Information

Date Listed	January 21st, 2025
-------------	--------------------

Days on Market	8
----------------	---

Short Sale	N
------------	---

RE / Bank Owned	N
-----------------	---

Based on information from California Regional Multiple Listing Service, Inc. as of January 2nd, 2026 at 11:41am 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.