

\$6,595,000 - 15 Inverness Lane, Newport Beach

MLS® #NP25015476

\$6,595,000

4 Bedroom, 4.00 Bathroom, 4,260 sqft
Residential on 0 Acres

Big Canyon Custom (BCCS), Newport Beach,

Located behind the private 24 hour guarded gates of Big Canyon, this custom home is well placed in a cul-de-sac on one of the premier lots in the community, with phenomenal golf course views. All 4 bedrooms include a balcony or patio overlooking the golf course. The home boasts beautiful solid cherry wood floors on the first floor and high ceilings throughout. The remodeled chef's kitchen with granite countertops, high end appliances includes a kitchen dining area overlooking the golf course. All windows are dual pane and 8 feet tall, which brings great light into all rooms and expands the views. All doors are solid core and 8 feet tall. One bedroom is on the first floor with a private bath. All bedrooms enjoy an attached bath. The primary bedroom has his and hers walk-in closets and many built in drawers. The primary bathroom enjoys views of the golf course, dual vanities, a soaking tub and a large glass enclosed shower. Enjoy the warmth of the fireplaces in the family room and primary bedroom. In 1994 the home was expanded with plans and city permits. The home was recently landscaped by Roger's Gardens with low water usage vegetation. The current owners have taken immaculate care of the home and have completed many upgrades including a new roof and solar panels. A large driveway and 3 car garage allows for convenient off street parking. The Big Canyon community does not allow cars to be parked in the street overnight. Big Canyon is located across the street from



the spectacular Fashion Island shopping center and only minutes from the pleasure harbor, great restaurants and some of the finest beaches in the world. The public schools are rated very high.

Built in 1976

Essential Information

MLS® #	NP25015476
Price	\$6,595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,260
Acres	0.24
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Darece Quinlan
Listing Office	Quinlan Coastal Properties

Community Information

Address	15 Inverness Lane
Area	NV - East Bluff - Harbor View
Subdivision	Big Canyon Custom (BCCS)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Dog Park, Pets Allowed
Utilities	Cable Connected, Underground Utilities
Parking Spaces	3
Parking	Concrete, Door-Multi, Driveway, Garage, Driveway Level
# of Garages	3
Garages	Concrete, Door-Multi, Driveway, Garage, Driveway Level

View	City Lights, Golf Course, Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Gated with Attendant, 24 Hour Security, Smoke Detector(s)

Exterior

Exterior	Stone, Stucco
Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Back Yard, Cul-De-Sac, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Timer
Windows	Double Pane Windows
Roof	Composition
Construction	Stone, Stucco

Interior

Interior Features	Built-in Features, Balcony, Breakfast Area, Cathedral Ceiling(s), Coffered Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Recessed Lighting, Walk-In Closet(s), Sunken Living Room
Appliances	Microwave, Refrigerator
Heating	Central, Fireplace(s), Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
Elementary	Lincoln
Middle	Corona Del Mar
High	Corona Del Mar

Additional Information

Date Listed	January 16th, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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