

# \$6,650 - 304 Avenida Cumbre, Newport Beach

MLS® #NP25048898

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**\$6,650**

3 Bedroom, 3.00 Bathroom, 1,701 sqft  
Residential Lease on 0 Acres

Bluffs Original (BORI), Newport Beach,

Coastal Chic with Stunning Back Bay Views!  
This beautifully remodeled three-bedroom, two-and-a-half-bathroom home blends modern updates with a bright, beachy charm. With stunning Back Bay views, this is the perfect retreat for enjoying breathtaking sunsets, morning tea on your private balcony, or alfresco dining on the patio. Inside, new luxury vinyl plank flooring flows throughout the main living spaces, while new plush carpeting in the bedrooms adds warmth and comfort. The home has been freshly painted and includes a brand-new refrigerator, washer, and dryer. The spacious two-car garage offers convenient parking and storage, complete with a work table. Enjoy access to community greenbelts, scenic walking trails, and a sparkling pool, all just steps away. Ideally located near Corona del Mar Middle and High School, Eastbluff Elementary, and top-rated shopping at Fashion Island, this home offers the best of Newport Beach living—“with beaches, Back Bay trails, and premier dining just minutes away. Welcome home to effortless coastal elegance!



Built in 1964

## Essential Information

MLS® #	NP25048898
Price	\$6,650
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,701
Acres	0.03
Year Built	1964
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Marilyn Christian
Listing Office	Pacific Sotheby's Int'l Realty

### Community Information

Address	304 Avenida Cumbre
Area	NV - East Bluff - Harbor View
Subdivision	Bluffs Original (BORI)
City	Newport Beach
County	Orange
Zip Code	92660

### Amenities

Amenities	Barbecue, Pool
Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Connected, Association Dues, Water Available
Parking Spaces	2
Parking	Covered, Garage
# of Garages	2
Garages	Covered, Garage
View	Back Bay
Has Pool	Yes
Pool	Community, Fenced, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Exterior	Stucco, Concrete, Drywall
Lot Description	ZeroToOneUnitAcre, Near Park, Walkstreet
Windows	Blinds, Drapes
Roof	Spanish Tile

Construction	Stucco, Concrete, Drywall
Foundation	Slab

## Interior

Interior	Carpet, Vinyl
Interior Features	Separate/Formal Dining Room, All Bedrooms Up, Balcony, Open Floorplan, Primary Suite, Recessed Lighting
Appliances	Dishwasher, Freezer, Gas Cooktop, Disposal, Refrigerator, Water Heater, Dryer, Washer
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

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

## Additional Information

Date Listed	March 5th, 2025
Days on Market	91
Short Sale	N
RE / Bank Owned	N

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