

# \$12,995 - 2520 Cliff Drive, Newport Beach

MLS® #NP25053228

**\$12,995**

4 Bedroom, 3.00 Bathroom, 2,342 sqft

Residential Lease on 0 Acres

Newport Heights (NEWH), Newport Beach,

Let's make a deal! Welcome to 2520 Cliff Dr, an exquisite single-family home nestled in the heart of Newport Beach. This stunning property spans 2,342 square feet and offers a blend of comfort and sophistication. As you step inside, you'll be greeted by gleaming hardwood floors that flow seamlessly throughout the home. Recessed lighting and a skylight enhance the spacious living area, creating a bright and inviting atmosphere. A cozy fireplace serves as the perfect focal point for relaxation and entertaining. The chef's kitchen is a culinary delight, featuring stainless steel appliances, and a built-in range with a double oven. Premium stone and marble countertops accentuate the open kitchen, which includes a window above the sink and an island perfect for casual dining. Custom cabinetry and a range hood complete this exceptional space.

With four generously sized bedrooms, including two primary ensuites, and 3 well-appointed bathrooms, this home provides ample privacy and comfort. Outdoor enthusiasts will appreciate the private patio, and balcony, as well as front and backyards, which are ideal for leisurely afternoons, alfresco dining, or even just a warm summer night BBQ. The front yard provides an opportunity to soak up the southern California sunshine and the fenced backyard provides a haven for a small doggie (pet).



Additional features include a partially furnished interior (if needed,) an in-door laundry room and versatile parking options with a garage and private parking spaces in the very long driveway which can accommodate an additional 4 cars. New Liftmaster garage door with MyQ access. Climate control is managed by wall units and the option to install additional window AC units if desired. Don't miss the opportunity to make this Newport Beach gem your own!

Built in 1940

## Essential Information

MLS® #	NP25053228
Price	\$12,995
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,342
Acres	0.12
Year Built	1940
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Summer Perry
Listing Office	Compass

## Community Information

Address	2520 Cliff Drive
Area	N6 - Newport Heights
Subdivision	Newport Heights (NEWH)
City	Newport Beach
County	Orange
Zip Code	92663

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water
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	Connected, See Remarks, Gardener, Cable Available
Parking Spaces	6
Parking	Driveway, Driveway Up Slope From Street, Garage Faces Front, Oversized, RV Potential
# of Garages	2
Garages	Driveway, Driveway Up Slope From Street, Garage Faces Front, Oversized, RV Potential
View	Neighborhood
Waterfront	Ocean Side Of Freeway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Drywall, Flagstone, Shingle Siding, Stone Veneer
Lot Description	Back Yard, Front Yard, Landscaped, Garden, Lawn, Near Park, Sprinkler System, Yard
Windows	Screens
Construction	Stucco, Drywall, Flagstone, Shingle Siding, Stone Veneer
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Built-in Features, Separate/Formal Dining Room, Open Floorplan, Bar, Bedroom on Main Level, Balcony, Breakfast Area, Breakfast Bar, Ceiling Fan(s), Dry Bar, Living Room Deck Attached, Partially Furnished, Primary Suite, Stone Counters
Appliances	SixBurnerStove, Built-In Range, Double Oven, Dishwasher, Microwave, Refrigerator, Dryer, Washer, Disposal, Exhaust Fan, Freezer, Gas Range, Gas Water Heater, Ice Maker, Range Hood, Vented Exhaust Fan, Water To Refrigerator
Heating	Central
Cooling	None, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More, Two

## School Information

District	Newport Mesa Unified
Middle	Ensign

High

Newport Harbor

## **Additional Information**

Date Listed      March 10th, 2025

Days on Market      111

Short Sale      N

RE / Bank Owned      N

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