

\$4,795,000 - 129 Via Waziers, Newport Beach

MLS® #NP25059450

\$4,795,000

3 Bedroom, 4.00 Bathroom, 3,008 sqft
Residential on 0 Acres

Lido Island (LIDO), Newport Beach,

Set on an oversized street-to-street parcel at the coveted east end of Lido Isle, this beautifully designed 3-bedroom, 3-bath residence is a rare find. Designed by acclaimed architect Eric Mossman, this approx. 3,000-square-foot home blends timeless French Country charm with elegant, modern comforts. High ceilings, custom moldings, and exquisite cabinetry elevate the interiors, while abundant natural light enhances the home's warm and inviting ambiance. The heart of the home is the gourmet kitchen, which flows effortlessly into a sunlit great room with views of the south-facing, lushly landscaped patio—a perfect space for seamless indoor-outdoor living. Rich hardwood floors add character, and thoughtful design details create a welcoming atmosphere ideal for entertaining or everyday relaxation. Upstairs, two spacious en-suite bedrooms offer privacy and comfort, while a versatile family/game area provides the perfect setting for recreation or unwinding. Whether enjoying a game of billiards or curling up with a book, this space is both stylish and functional. A private and intimate office offers a quiet retreat for work or study, complete with custom built-ins. The primary suite is a sanctuary, boasting exposed beam ceilings, a cozy fireplace, dual closets, and a spa-like bath with dual vanities and a soaking tub. A private rooftop deck completes this exceptional home, offering breathtaking city lights views—the perfect setting for evening



relaxation or entertaining under the stars.
Located just moments from the bay with access at both ends of the street, residents enjoy the convenience of a guest boat dock and all the exclusive amenities of Lido Isle, including private beaches, tennis courts, a yacht club, and scenic walkways. This is an incredible opportunity to own a distinctive, oversized lot in one of Newport Beach's most treasured communities. Experience the beauty of Lido Isle—schedule your private showing today!

Built in 2000

Essential Information

MLS® #	NP25059450
Price	\$4,795,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,008
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	French/Provincial, Patio Home
Status	Closed
Listing Agent	Jon Flagg
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	129 Via Waziers
Area	N8 - West Newport - Lido
Subdivision	Lido Island (LIDO)
City	Newport Beach
County	Orange
Zip Code	92663

Amenities

Amenities	Clubhouse, Sport Court, Management, Tennis Court(s), Barbecue, Dock, Meeting/Banquet/Party Room, Pickleball, Picnic Area, Pier, Playground
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage
# of Garages	2
Garages	Door-Multi, Direct Access, Garage
View	City Lights
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Slate

Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, All Bedrooms Up, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), High Ceilings, Primary Suite
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Built-In Range, Double Oven, Freezer, Range Hood, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	3
Stories	Three Or More

School Information

District	Newport Mesa Unified
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Additional Information

Date Listed	March 20th, 2025
Days on Market	74
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 29th, 2025 at 4:35am PST.
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