

\$3,495,000 - 1221 Devon Lane, Newport Beach

MLS® #NP25071347

\$3,495,000

3 Bedroom, 2.00 Bathroom, 1,895 sqft

Residential on 0 Acres

Westcliff East (WCDE), Newport Beach,

Welcome to 1221 Devon, a charming single-story ranch-style home ideally located on a quiet lane in the sought-after Westcliff/Dover Shores neighborhood. This 1,895-sf home, situated on a large flat 8,470-sf parcel, features 3 bedrooms, 2 bathrooms, an office, living room with fireplace, dining area and spacious kitchen with pantry. From the curb, a white picket fence encloses the large grassy front yard with its mature citrus trees that lead to the front door. Once inside, much of the primary living area overlooks a beautiful backyard, which is brick-lined and lushly landscaped with a tranquil water feature. There is also a sunny side yard that will please any gardener, complete with dedicated garden beds and more citrus trees. A 2-car attached garage with a brick driveway, with room for 2 additional vehicles, completes the home. Enjoy close proximity to award-winning schools (Mariners, Ensign, NHHS), the 17th Street mecca of shops, markets, restaurants, and endless conveniences. Consider engaging in some physical activity or enjoying the outdoors by exploring the nearby Upper Bay trails, Castaways Park, or other nearby recreational areas. Newport Harbor and world-class beaches are only a walk, jog, bike ride, or car ride away. Come and see all that 1221 Devon Lane has to offer.



Built in 1956

Essential Information

MLS® #	NP25071347
Price	\$3,495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,895
Acres	0.19
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Ranch
Status	Closed
Listing Agent	Gordon Henry
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	1221 Devon Lane
Area	N7 - West Bay - Santa Ana Heights
Subdivision	Westcliff East (WCDE)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Playground
Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener, Off Street
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, Off Street
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco, Wood Siding, Frame
Exterior Features	Brick Driveway
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Sprinkler System, Yard, Level

Windows	Blinds, Shutters
Roof	Shingle, Wood
Construction	Stucco, Wood Siding, Frame
Foundation	Slab

Interior

Interior	Carpet, Brick
Interior Features	All Bedrooms Down, Bedroom on Main Level, Country Kitchen, Crown Molding, Main Level Primary, Paneling/Wainscoting, Tile Counters
Appliances	Double Oven, Dishwasher, Freezer, Gas Cooktop, Disposal, Microwave, Refrigerator, Water Heater, Electric Oven
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Newport Mesa Unified
Elementary	Mariners
Middle	Ensign
High	Newport Harbor

Additional Information

Date Listed	April 1st, 2025
Days on Market	5
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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