

# **\$3,700,000 - 223 Canal Street, Newport Beach**

MLS® #NP25085886

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## **\$3,700,000**

4 Bedroom, 3.00 Bathroom, 2,562 sqft

Residential on 0 Acres

Newport Shores (NEWS), Newport Beach,

Just two blocks from the sand, this stunning canal-front residence offers the ultimate Newport Beach lifestyle. Designed for indoor-outdoor living, the spacious four-bedroom, three-bathroom home features a user friendly floor plan filled with natural light and seamless flow to an expansive waterfront deck. Ideal for entertaining, the outdoor space includes a built-in BBQ, fire pit and bench seating—all set against tranquil canal views and fresh ocean breezes. Upstairs, the primary suite impresses with vaulted ceilings, dual closets, serene water views, and a beautifully updated ensuite bath. There are two additional upstairs bedrooms, one is oversized and currently being used as a bonus room, it has potential for conversion into two separate rooms. The fourth bedroom on the main level is positioned next to a full bath—perfect for guests. Quality finishes throughout include hardwood and stone flooring, recessed lighting, and a cozy fireplace. A two-car garage provides convenience and storage. Residents enjoy access to the Newport Shores Community Association amenities, including a pool, tennis court, volleyball, basketball, clubhouse, playground, and BBQ areas. Whether you're entertaining on the deck or enjoying a quiet evening by the water, this exceptional home blends luxury, comfort, and the best of beach living.

Built in 1968



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | NP25085886              |
| Price          | \$3,700,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,562                   |
| Acres          | 0.06                    |
| Year Built     | 1968                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Chris Brigandi          |
| Listing Office | Arbor Real Estate       |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 223 Canal Street         |
| Area        | N8 - West Newport - Lido |
| Subdivision | Newport Shores (NEWS)    |
| City        | Newport Beach            |
| County      | Orange                   |
| Zip Code    | 92663                    |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Barbecue, Clubhouse, Picnic Area, Playground, Pool, Sport Court, Tennis Court(s) |
| Parking Spaces | 2  |
| # of Garages   | 2  |
| View           | Canal, Water   |
| Has Pool       | Yes  |
| Pool           | Association  |

## Exterior

|                 |       |
|-----------------|-------|
| Lot Description | Level |
|-----------------|-------|

## Interior

|                   |                       |
|-------------------|-----------------------|
| Interior Features | Bedroom on Main Level |
| Heating           | Central               |
| Cooling           | None                  |

|              |             |
|--------------|-------------|
| Fireplace    | Yes         |
| Fireplaces   | Living Room |
| # of Stories | 2           |
| Stories      | Two         |

### **School Information**

|            |                      |
|------------|----------------------|
| District   | Newport Mesa Unified |
| Elementary | Newport              |
| Middle     | Ensign               |
| High       | Newport Harbor       |

### **Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | April 17th, 2025 |
| Days on Market  | 27               |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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