

# \$2,095,000 - 453 Vista Trucha, Newport Beach

MLS® #NP25107152

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## \$2,095,000

3 Bedroom, 3.00 Bathroom, 1,849 sqft  
Residential on 0 Acres

Bluffs Park Homes (BNPK), Newport Beach,

Reduced by \$100,000! Situated on a premium oversized corner parcel in the desirable Eastbluff neighborhood of The Bluffs, this 3-bedroom residence was thoughtfully remodeled in 2021. Significant and recent upgrades throughout the home exude both style and functionality. Residents gravitate to the beautifully appointed kitchen, hosting a La Cornue range, custom wood cabinets, Calacatta stone countertops, as well as Sub-Zero and Fisher Paykel appliances. The living spaces are enhanced by seamless indoor-outdoor flow to the wrap-around patio finished with herringbone tile, offering undisturbed views of a rolling greenbelt. Experience effortless living with fully automatic window treatments and a sophisticated "Caseta by Lutron" lighting system, providing complete control and ambiance. Residents of The Bluffs enjoy access to HOA amenities, including a pool, clubhouse, picnic area, and playground. The location is superb, near award-winning schools, The Back Bay Nature Preserve, and the premier shopping and dining of Fashion Island.



Built in 1971

## Essential Information

MLS® #	NP25107152
Price	\$2,095,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,849
Acres	0.08
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Mike Gaines
Listing Office	Compass

### Community Information

Address	453 Vista Trucha
Area	NV - East Bluff - Harbor View
Subdivision	Bluffs Park Homes (BNPK)
City	Newport Beach
County	Orange
Zip Code	92660

### Amenities

Amenities	Pool, Spa/Hot Tub
Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Park/Greenbelt
Has Pool	Yes
Pool	Association
Security	Smoke Detector(s), Security System

### Exterior

Exterior	Stucco
Roof	Tile
Construction	Stucco
Foundation	Slab

### Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Recessed Lighting, Primary Suite, Walk-In Closet(s), All Bedrooms Up, Dry Bar
Appliances	Built-In Range, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Gas Oven, Gas Range, Range Hood, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

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

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	76
Short Sale	N
RE / Bank Owned	N

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