

\$4,095,000 - 93 Old Course Drive, Newport Beach

MLS® #NP25116946

\$4,095,000

3 Bedroom, 4.00 Bathroom, 3,100 sqft
Residential on 0 Acres

Balboa (One Ford Road) (OFBB), Newport Beach,

Welcome to One Ford Road - Newport Beach's Premier Guard-Gated Community. Discover refined coastal living in this stunningly remodeled Balboa plan 4 residence. From the moment you enter through a custom, leaded glass Dutch door to a formal entry you will immediately be welcomed by rich hardwood flooring, elegant crown molding and hand-applied Venetian plastered walls. The formal living room flows via French doors to an inviting covered patio - perfect for relaxing or entertaining. Past the formal dining room and powder room, the heart of the home reveals itself in a fully customized family room and designer kitchen. This bright, open space boasts high-end smart, stainless steel appliances - including a 6-burner gas range and Dacor smart refrigerator. Beautiful Quartzite and limestone adorn the countertops. Custom cabinetry provides ample storage with pullouts and unique conveniences throughout. This bright room opens to an inviting hardscaped side yard with built-in BBQ -ideal for gatherings. There is direct access to the 3-car garage with extensive cabinetry/storage, a garage fridge and wine cabinet. On the upper level an expansive primary suite offers a sunlit sanctuary with custom built-ins and a totally remodeled spa-style bath featuring extensive custom stonework, high-quality custom cabinetry, a spa tub and oversized wardrobe. The executive office features extensive beautiful and functional rich wood cabinetry



with abundant storage space. A large third bedroom/bonus room features built-in cabinetry, a large closet, ensuite bath and a convenient separate staircase entryway. With extensive amenities, life in One Ford Road is like living in a luxury resort. Two pools, a putting green, clubhouse, fitness center, sports courts, etc. are all available to residents. There are regular community events to enjoy. Perfectly located just minutes from world class shopping and dining, beautiful beaches, convenient transportation and top-rated schools.

Built in 1998

Essential Information

MLS® #	NP25116946
Price	\$4,095,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,100
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lynn Noah
Listing Office	Surterre Properties Inc.

Community Information

Address	93 Old Course Drive
Area	NV - East Bluff - Harbor View
Subdivision	Balboa (One Ford Road) (OFBB)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Clubhouse, Controlled Access, Fitness Center, Pool, Spa/Hot Tub, Security, Barbecue, Dog Park, Guard, Outdoor Cooking Area, Picnic Area, Playground
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	3
Parking	Door-Multi, Garage, Garage Door Opener, Garage Faces Rear, Private
# of Garages	3
Garages	Door-Multi, Garage, Garage Door Opener, Garage Faces Rear, Private
View	None
Has Pool	Yes
Pool	Heated, In Ground, Association, Fenced, Filtered, Gas Heat, Gunite
Security	Carbon Monoxide Detector(s), Gated Community, 24 Hour Security, Smoke Detector(s), Fire Detection System, Fire Rated Drywall, Fire Sprinkler System, Gated with Attendant, Gated with Guard, Security Gate, Security Guard

Exterior

Exterior	Wood Siding, Drywall
Exterior Features	Barbecue, Rain Gutters
Lot Description	Landscaped, Sprinkler System, Zero Lot Line, Close to Clubhouse, Near Park
Windows	Blinds, Double Pane Windows, Drapes, French/Mullioned, Plantation Shutters, Screens
Construction	Wood Siding, Drywall
Foundation	Slab

Interior

Interior	Carpet, Wood, Stone
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Recessed Lighting, Storage, Walk-In Closet(s), Built-in Features, Cathedral Ceiling(s), Ceramic Counters, Crown Molding, Dressing Area, In-Law Floorplan, Instant Hot Water, Multiple Staircases, Primary Suite, Stone Counters
Appliances	Dishwasher, Freezer, Disposal, Gas Oven, Microwave, Refrigerator, Dryer, Washer, Built-In Range, Double Oven, Exhaust Fan, Gas Cooktop, Gas Range, Gas Water Heater, Ice Maker, Self Cleaning Oven, SixBurnerStove, Trash Compactor, Vented Exhaust Fan, Warming Drawer, Water To Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room

# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
----------	----------------------

Additional Information

Date Listed	May 23rd, 2025
Days on Market	56
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 10th, 2025 at 2:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.