

\$4,999,000 - 105 Via Waziers, Newport Beach

MLS® #NP25120348

\$4,999,000

3 Bedroom, 3.00 Bathroom, 2,422 sqft
Residential on 0 Acres

Lido Island (LIDO), Newport Beach,

Remodeled in 2024 | 3 En-Suite Bedrooms + Loft/Office | Private Spa Courtyard. Beautifully refreshed in 2024, this coastal-inspired Lido Isle home offers three spacious en-suite bedrooms, each with its own full bath, plus a versatile loft/office, blending timeless design with modern luxury. Ideally positioned on a desirable street-to-street lot, the residence enjoys peek-a-boo bay views, exceptional privacy, and seamless indoor-outdoor living—just steps from a serene bayside park. Two of the bedrooms function as luxurious primary suites—one on each level—each with a walk-in closet and bonus area, ideal for a sitting room, workspace, or reading nook. The upstairs suite features soaring beamed ceilings, a fireplace, private balcony, and a spa-style bath with dual marble vanities, soaking tub, and a generous walk-in shower. The downstairs suite provides ample proportions and the convenience of single-level living. A dedicated upstairs loft/office provides a light-filled retreat perfect for today's flexible lifestyle. At the center of the home, the kitchen is appointed with premium Viking and SubZero appliances, a Carrara marble island with breakfast bar, casual dining nook, and walk-in pantry. French doors open to a reimagined private courtyard featuring an in-ground spa, lush landscaping, and elegant lounge areas—ideal for entertaining or quiet relaxation. A wet bar with SubZero wine fridge enhances the home's effortless hospitality. Living and dining areas



showcase wood-beamed ceilings, bay windows, and a welcoming fireplace. Additional fireplaces in the upstairs suite and bath add warmth and charm throughout. Located just moments from the Lido Isle Yacht Club, tennis courts, clubhouse, and scenic walking paths, this exceptional home is a rare opportunity to enjoy elevated island living in a newly updated coastal setting.

Built in 1952

Essential Information

MLS® #	NP25120348
Price	\$4,999,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,422
Acres	0.07
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jon Flagg
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	105 Via Waziers
Area	N8 - West Newport - Lido
Subdivision	Lido Island (LIDO)
City	Newport Beach
County	Orange
Zip Code	92663

Amenities

Amenities	Clubhouse, Sport Court, Dock, Management, Meeting/Banquet/Party Room, Barbecue, Picnic Area, Playground, Tennis Court(s), Pier
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, Close to Clubhouse
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Interior

Interior	Wood, Stone
Interior Features	Beamed Ceilings, Wet Bar, Breakfast Bar, Built-in Features, Breakfast Area, Cathedral Ceiling(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Pantry, Bedroom on Main Level, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
Appliances	SixBurnerStove, Built-In Range, Dishwasher, Freezer, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	1
Stories	Two

School Information

District	Newport Mesa Unified
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Additional Information

Date Listed	May 29th, 2025
Days on Market	120
Short Sale	N
RE / Bank Owned	N

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