

\$3,749,000 - 6 Rue Marseilles, Newport Beach

MLS® #NP25122300

\$3,749,000

3 Bedroom, 3.00 Bathroom, 3,199 sqft
Residential on 0 Acres

Big Canyon Deane (BCDN), Newport Beach,

DON'T MISS THIS EXCEPTIONAL OPPORTUNITY - BEST PRICED HOME IN BIG CANYON - Spacious 3,199 SF Home on Oversized Lot -

Nestled within the prestigious gated community of Big Canyon, this timeless Monaco floor plan residence offers the perfect blend of comfort and refinement. Featuring three bedrooms, two and a half bathrooms, situated on a spacious lot in a tranquil cul-de-sac, the home offers exceptional privacy and classic charm. Upon entering, soaring vaulted ceilings and rich hardwood floors set an inviting tone. The light-filled living room, framed by picturesque garden views, centers around a fireplace. Adjacent to the living room, the formal dining room opens seamlessly to an alcove bar, kitchen, and to the outdoor patio. The alluring landscaped backyard serves as a serene retreat, ideal for entertaining or quiet relaxation amid mature greenery. The thoughtfully designed floor plan includes a generous main-level primary suite, complete with its fireplace, direct access to a private patio, a dedicated office alcove, a walk-in closet, and a well-appointed bathroom. The chef's kitchen features granite countertops, custom cabinetry, quality appliances and a large skylight. A versatile adjacent addition doubles as a casual dining area and a cozy family room. Upstairs, two spacious bedrooms share a full bath, offering flexibility for family or guests. Additional highlights include an extended driveway and a



three-car garage providing ample storage and functionality within one of Newport Beach's most coveted communities.

Built in 1973

Essential Information

MLS® #	NP25122300
Price	\$3,749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,199
Acres	0.20
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Timothy Carr
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	6 Rue Marseilles
Area	NV - East Bluff - Harbor View
Subdivision	Big Canyon Deane (BCDN)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Controlled Access, Security
Parking Spaces	3
Parking	Garage
# of Garages	3
Garages	Garage
View	None

Pool	None
Security	Carbon Monoxide Detector(s), Gated with Attendant, Smoke Detector(s)

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden

Interior

Interior	Carpet, Wood
Interior Features	Breakfast Area, Bar, Cathedral Ceiling(s), Main Level Primary, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Gas Cooktop, Microwave, Refrigerator
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
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Additional Information

Date Listed	May 30th, 2025
Days on Market	57
Short Sale	N
RE / Bank Owned	N

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