

# \$2,395,000 - 398 22nd Street, Newport Beach

MLS® #NP25139279

## \$2,395,000

3 Bedroom, 3.00 Bathroom, 1,631 sqft  
Residential on 0 Acres



Upper Newport Bay (UBNB), Newport Beach,

For the first time in over 70 years, this 1934 Spanish-style home at 398 22nd Street, Newport Beach, is ready for its next chapter. Built the same year the SEC was founded, this historic property sits on a spacious corner lot exceeding 10,000 sq.ft., offering endless possibilities. Whether you choose to renovate and preserve its timeless character or build a custom home with an accessory dwelling unit (ADU) and separate driveways, this lot has room to shine. The generous space allows for the saltwater pool, jacuzzi, private backyard, and covered deck—perfect for coastal living. Just a short walk down Santiago Drive, you’ll find the tranquil Newport Beach Back Bay, while the pristine beaches and convenient freeway access are minutes away, blending beachside ease with connectivity. This is a unique chance to own a piece of Newport Beach history in a prime location.

Built in 1934

## Essential Information

MLS® #	NP25139279
Price	\$2,395,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,631
Acres	0.25
Year Built	1934

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Scott Singer
Listing Office	Pacific Sotheby's Int'l Realty

### Community Information

Address	398 22nd Street
Area	N7 - West Bay - Santa Ana Heights
Subdivision	Upper Newport Bay (UBNB)
City	Newport Beach
County	Orange
Zip Code	92660

### Amenities

Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Private, In Ground, Salt Water, Waterfall

### Exterior

Lot Description	ZeroToOneUnitAcre, Yard, Corner Lot
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### Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	1
Stories	One

### School Information

District	Newport Mesa Unified
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### Additional Information

Date Listed	June 26th, 2025
Days on Market	4

Zoning R-1

Short Sale N

RE / Bank Owned N

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