

\$2,295,000 - 484 16th Street, Costa Mesa

MLS® #NP25152838

\$2,295,000

2 Bedroom, 2.00 Bathroom, 1,234 sqft

Residential on 0 Acres

Eastside Heights (EHCM), Costa Mesa,

Welcome to this charming updated ranch-style home in highly desirable Eastside Heights. Ideally located south of 17th Street in the highly sought-after Eastside Heights neighborhood. This beautifully updated single-level ranch-style home is just moments from award-winning schools, world-class beaches along Newport Harbor and The Peninsula, and the vibrant shops and dining of 17th Street and nearby Fashion Island. This bright, free-flowing floorplan offers a perfect blend of privacy and openness, centered around a spacious great room bathed in natural light. A welcoming fireplace with a raised hearth adds warmth, while custom sliding doors open to reveal an enchanting indoor-outdoor entertaining area.

Professionally designed landscaping, a paver patio, ambient outdoor lighting, and a stunning limestone antique fountain create a magical setting for al fresco dining, lounging by the firepit, and year-round relaxation. The renovated kitchen features slab quartz countertops, custom cabinetry, tile backsplash, and stainless steel appliances—perfect for everyday living and effortless entertaining. The expansive primary suite offers three large closets and an ensuite bathroom, while the spacious secondary bedroom boasts two large windows with plantation shutters. The remodeled secondary bathroom includes a tub/shower combo and a sleek quartz countertop vanity. The secluded front yard provides an additional tranquil outdoor space,



ideal for quiet mornings or social evenings. The remodeled garage, filled with natural light from added windows and a backyard-facing door, functions as a versatile "flex" space currently used as a combination office, laundry area, lounge with sofa and TV, and additional storage. This Eastside gem blends indoor-outdoor California living with thoughtful updates and timeless charm in one of Costa Mesa's most coveted neighborhoods. The thoughtfully designed outdoor areas make this home a true sanctuary for relaxation, gatherings with friends and family, and California living at its best!

Built in 1959

Essential Information

MLS® #	NP25152838
Price	\$2,295,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,234
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Marianne Nahin
Listing Office	The Nahin Group

Community Information

Address	484 16th Street
Area	C5 - East Costa Mesa
Subdivision	Eastside Heights (EHCM)
City	Costa Mesa
County	Orange

Zip Code 92627

Amenities

Utilities	Cable Connected, Electricity Connected, Sewer Connected, Natural Gas Connected
Parking Spaces	4
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Driveway Level, Side By Side
# of Garages	2
Garages	Door-Single, Driveway, Garage Faces Front, Garage, Driveway Level, Side By Side
View	None
Pool	None
Security	Security System, Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Sprinklers Timer, Yard
Windows	Blinds, Double Pane Windows, Garden Window(s), Plantation Shutters, Screens
Construction	Stucco

Interior

Interior	Tile, Wood
Interior Features	Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Beamed Ceilings, Built-in Features, Quartz Counters
Appliances	Double Oven, Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Dryer, Washer, Range Hood
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Newport Mesa Unified
Elementary	Newport Heights
Middle	Ensign
High	Newport Harbor

Additional Information

Date Listed July 8th, 2025

Days on Market 9

Short Sale N

RE / Bank Owned N

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