

# \$13,995,000 - 1831 Newport Hills Drive, Newport Beach

MLS® #NP25153319

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## \$13,995,000

5 Bedroom, 6.00 Bathroom, 5,937 sqft  
Residential on 0 Acres

Harbor View Homes (HVHM), Newport Beach,

Set on an expansive lot in the coveted Port Streets community, this exceptional custom estate offers nearly 6,000 square feet of refined living space designed for comfort, style, and effortless entertaining. From the dramatic entry with soaring ceilings to the meticulous detailing throughout, every element of the home reflects a harmonious blend of sophistication and warmth. At the heart of the home, a true chef's kitchen is equipped with premier Wolf and Sub-Zero appliances, a built-in Miele coffee station, dishwasher, a generous center island with seating, and a walk-in pantry. A retractable serving window connects the kitchen to an outdoor loggia and built-in barbecue, creating an ideal setup for indoor-outdoor gatherings. Just off the kitchen, the inviting family room showcases a fireplace, custom beamed ceilings, and a full wall of retractable glass doors that open to the spectacular backyard retreat. Designed to maximize year-round enjoyment, the private yard features a covered California room with fireplace, ceiling heaters, built-in BBQ, outdoor refrigeration, and a curated chandelier that enhances the ambiance. The pool and spa are complemented by a stylish casita with retractable doors, custom cabinetry, television, and a dedicated pool bath. A lounge area and grassy play space complete the outdoor experience. Inside, the main level also includes a spacious private office with custom cabinetry and serene patio views. On the lower level, a sprawling entertainment hub awaits



with a secondary family room featuring three televisions, a lounge area, space for gaming or a pool table, and a striking custom bar with island seating, beverage fridge, dishwasher, and a temperature controlled wine cellar. Adjacent is a professional-grade gym , UV sauna and cold plunge - the true definition of a home health environment. Upstairs, the sunlit primary suite provides a luxurious retreat with marble-clad bath, soaking tub, walk-in shower, and a generous custom closet. Three additional guest bedrooms, two bathrooms, a cozy study nook, and a well-appointed laundry room complete the upper level. Additional features include solar panels, Control4 smart home automation, water filtration, an outdoor shower, a spacious side yard with dog run, and a finished two-car garage with built-in storage. This thoughtfully designed residence presents an extraordinary opportunity to enjoy the very best of Newport Beach living.

Built in 2020

## Essential Information

MLS® #	NP25153319
Price	\$13,995,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,937
Acres	0.18
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Heather Kidder
Listing Office	Arbor Real Estate

## Community Information

Address	1831 Newport Hills Drive
Area	NV - East Bluff - Harbor View
Subdivision	Harbor View Homes (HVHM)
City	Newport Beach
County	Orange
Zip Code	92660

### **Amenities**

Amenities	Clubhouse, Sport Court, Picnic Area, Playground, Pool, Outdoor Cooking Area
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	None
Has Pool	Yes
Pool	Private, Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s), Prewired

### **Exterior**

Exterior Features	Lighting, Rain Gutters, Barbecue
Lot Description	Back Yard, Front Yard, Sprinkler System

### **Interior**

Interior	Stone, Wood
Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Wet Bar, Wine Cellar
Appliances	SixBurnerStove, Dishwasher, Freezer, Disposal, Gas Range, Microwave, Refrigerator, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Outside
# of Stories	3
Stories	Three Or More

### **School Information**

District	Newport Mesa Unified
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## **Additional Information**

Date Listed	July 11th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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