

\$5,795,000 - 1969 Port Dunleigh Circle, Newport Beach

MLS® #NP25159547

\$5,795,000

5 Bedroom, 4.00 Bathroom, 3,503 sqft

Residential on 0 Acres

Harbor View Homes (HVHM), Newport Beach,

Welcome to this meticulously renovated Craftsman style residence in the heart of Harbor View Homes, one of the premier Newport Beach communities, and on the only inner loop culdesac directly on the greenbelt. Designed by architect Craig Hampton and finished with timeless modern designer touches throughout the interior and exterior, this 5 bedroom, 4 bathroom home flows effortlessly from the culdesac street to the oversized lot and backyard. The spacious front porch welcomes guests through a Dutch door entry into the dramatic two-story foyer, where you will immediately feel at home in the warm and inviting living room with adjacent dining room. At the heart of the home is an open-concept kitchen and family room, which open seamlessly for indoor-outdoor living to the backyard via expansive Windor accordion doors. Fit for a chef, the kitchen is complete with top-of-the-line appliances, a large marble island with its own sink, wine fridge, bar seating, a breakfast nook with banquette, and a walk-in pantry, all overlooking the clean, generously sized entertainer's™ backyard. Completing the first floor is a coveted main level bedroom and bathroom, and laundry room. Upstairs you will find a dreamy master suite and luxurious bath with a marble shower, dual vanities, and expansive walk-in closet. Three additional secondary bedrooms with built-in storage and desk space, and two more bathrooms complete the upper level. Additional finishes include skylights flooding



the home with natural light, gorgeous European white oak flooring throughout, wainscoting, expertly designed California Closets, and a spacious 3-car epoxy finished garage. The turnkey backyard impresses with a covered patio dining area, which adjusts for either full coverage or trellised light, a built-in BBQ with outdoor fireplace and seating area, and a sizable grassy play area with luxury synthetic turf and mature fruit trees. This home sits in one of the most coveted locations within Harbor View Homes, on the only inner loop culdesac street connected to the greenbelt, central to the neighborhood, and only a few homes from Blue Ribbon award-winning Andersen Elementary School. Other Harbor View Homes amenities include two large clubhouses with resort style pools and swim teams, nature trails, sports courts, and fields. The Port Streets are conveniently located near world class beaches, Fashion Island shopping and dining, John Wayne Airport, and the 73 highway.

Built in 1971

Essential Information

MLS® #	NP25159547
Price	\$5,795,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,503
Acres	0.17
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Corey Anthony
Listing Office	Surterre Properties Inc.

Community Information

Address	1969 Port Dunleigh Circle
Area	NV - East Bluff - Harbor View
Subdivision	Harbor View Homes (HVHM)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Clubhouse, Sport Court, Meeting Room, Barbecue, Picnic Area, Playground, Pool, Outdoor Cooking Area
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Golf Cart Garage, Private
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Golf Cart Garage, Private
View	Hills, Mountain(s), Neighborhood
Has Pool	Yes
Pool	Community, Heated, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features	Barbecue, Awning(s), Lighting
Lot Description	Back Yard, Cul-De-Sac, Garden, Sprinklers In Rear, Sprinklers In Front, Level, Near Park, Rectangular Lot, Sprinkler System, Street Level
Windows	Bay Window(s), Custom Covering(s)
Roof	Concrete
Foundation	Raised, Slab, Combination

Interior

Interior	Wood
Interior Features	Breakfast Area, Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Pantry, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Beamed Ceilings, Pull Down Attic Stairs
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Water Heater, Dryer, Washer, Barbecue, Built-In Range, Convection Oven, Freezer, SixBurnerStove, Water To Refrigerator

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
Elementary	Andersen
Middle	Corona Del Mar
High	Corona Del Mar

Additional Information

Date Listed	July 15th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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