

\$6,995,000 - 15 Boardwalk, Newport Beach

MLS® #NP25165663

\$6,995,000

5 Bedroom, 5.00 Bathroom, 4,934 sqft
Residential on 0 Acres

Wyndover Bay (BCYW), Newport Beach,

Tucked along the prized horseshoe street of Bonita Canyon, this enchanting residenceâ€™The Wyndover Bay home is a rare blend of Traditional Monterey charm and Italian-inspired elegance. Located in one of Newport Beachâ€™s most coveted guard-gated enclaves, the home has been meticulously remodeled and completed in July 2025, inviting you into a life of warmth, comfort, and elevated style. From the moment you step inside, youâ€™re greeted by a sense of timeless romance. The all-new kitchen is the heart of the home, where dual islands, a custom range hood, and smart stainless steel appliances are perfectly complemented by an extra-large Thermador side-by-side refrigerator and freezer. A matching full-size wine fridge provides ample room for your favorite vintagesâ€™ideal for effortless entertaining and elevated everyday living. Just off the kitchen is a separate laundry room, designed with both function and style in mind. Upstairs, the primary suite is a true sanctuary, featuring a fireplace, tongue-and-groove ceiling, jetted soaking tub, and a newly expanded deck that spills out into the treetopsâ€™an ideal indoor-outdoor escape. The newly expanded hallway leads to a spacious bonus room that effortlessly transforms into a home theater or game room, with a tucked-away office that feels like a secret hideaway. A second bonus room offers the potential for a fifth bedroom, adding flexibility to the already generous floor plan. Downstairs, a covered patio overlooks



the resort-like pool and spa, framed by lush landscaping and a glowing built-in gas fire pit, setting the scene for unforgettable evenings under the stars. Even the garage has a story to tell, with three-car capacity and a tandem space has the possibility to be reimaged as a home gym, complete with double doors that open to the backyard garden. Life in Bonita Canyon extends well beyond your front door. The community offers a private center with an Olympic-sized swimming pool, perfect for early morning laps or relaxing on sun-drenched afternoons. Barbecue grills and picnic areas set the scene for outdoor gatherings, while tennis courts, basketball courts, a playground, and an expansive grassy greenbelt invite daily recreation and connection. Meandering walking trails weave through the neighborhoodâ€”ideal for evening strolls with your dog in this notably pet-friendly enclave. From community swim teams to impromptu park playdates, Bonita Canyon fosters a lifestyle where neighbors become lifelong friends.

Built in 1999

Essential Information

MLS® #	NP25165663
Price	\$6,995,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,934
Acres	0.21
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed

Listing Agent	Carter Weir
Listing Office	Berkshire Hathaway Homeservice

Community Information

Address	15 Boardwalk
Area	NV - East Bluff - Harbor View
Subdivision	Wyndover Bay (BCYW)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Guard, Playground, Pool, Security, Spa/Hot Tub, Trail(s)
Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Garage, Door-Single, Driveway, Private, Tandem
# of Garages	3
Garages	Garage, Door-Single, Driveway, Private, Tandem
View	Pool
Has Pool	Yes
Pool	In Ground, Private, Association
Security	Gated with Attendant, Gated with Guard, Smoke Detector(s), 24 Hour Security

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Landscaped, Yard
Windows	Double Pane Windows
Roof	Spanish Tile

Interior

Interior Features	Walk-In Closet(s), All Bedrooms Up, Balcony, Beamed Ceilings, Breakfast Bar, Central Vacuum, Crown Molding, Eat-in Kitchen, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Separate/Formal Dining Room, Utility Room, Walk-In Pantry, Wired for Sound, Wood Product Walls
Appliances	Dishwasher, Microwave, Refrigerator, Double Oven, Gas Oven, Gas Range, Ice Maker, Range Hood, SixBurnerStove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

Fireplaces	Living Room, Dining Room, Family Room, Gas, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
Elementary	Abraham Lincoln
Middle	Corona Del Mar
High	Corona Del Mar

Additional Information

Date Listed	July 21st, 2025
Days on Market	70
Short Sale	N
RE / Bank Owned	N

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