

# \$3,250,000 - 1512 Sylvia, Newport Beach

MLS® #NP25165854

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## \$3,250,000

4 Bedroom, 3.00 Bathroom, 1,645 sqft  
Residential on 0 Acres

Harbor Highlands I (HH01), Newport Beach,

Welcome to 1512 Sylvia Lane, a beautifully maintained home nestled in one of Newport Beach's most desirable and centrally located neighborhoods! A seamless blend of comfortable living, and resort-inspired outdoor spaces, this 4 bedroom, 3 bathroom home sits on a generous sized lot, creating the perfect sanctuary for both relaxing and entertaining. Begin with inviting curb appeal, charming front porch and mature landscaping; then step inside to cozy living spaces, newer flooring, recessed lighting and newer dual paned windows throughout the home. The main living area flows into the recently remodeled kitchen with no detail overlooked - including sleek quartz countertops, stainless steel appliances and an eat-in bar top ideal for morning coffee or casual meals. Ample storage, bay window overlooking the rear yard, and modern tile work make this kitchen both a functional workspace and a statement in style. But where this property truly shines is outdoors! The backyard is a private paradise, thoughtfully designed to maximize California's year-round sunshine and indoor-outdoor lifestyle. Whether you're entertaining friends or enjoying a quiet weekend at home, this outdoor space has it all! At the center is the custom-built outdoor kitchen and BBQ island, complete with a stainless steel grill, beverage fridge, ice maker, and ample storage. The covered patio provides a shaded area perfect for al fresco dining and set off with a custom fountain. An above ground spa is accented with counter



seating and lush planters. The corner fire pit and resort-style lounge area complete this backyard oasis, truly creating a space that is both elegant and comfortable with plenty of room for dining, lounging and play. And a bonus - the extra long, gated driveway with rear set 2-car garage makes for a great area for kids to play, extra parking and entertaining space, and privacy for the home. Beyond the home itself, this location is unbeatable. Tucked into a quiet, family-friendly neighborhood, this home offers a rare combination of peaceful residential living and ultra-convenient access to everything Newport Beach is known for. Just minutes away from top-rated schools, beautiful parks and walking trails, Fashion Island and South Coast Plaza for world-class shopping and dining, Balboa Island and the Newport Beach Pier, John Wayne Airport for ease of travel, and easy access to major freeways. This neighborhood is beloved for its strong sense of community - make this one yours!

Built in 1954

## Essential Information

MLS® #	NP25165854
Price	\$3,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,645
Acres	0.17
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Traditional
Status	Closed
Listing Agent	Celeste Gilles
Listing Office	Pacific Sotheby's Int'l Realty

## Community Information

Address	1512 Sylvia
Area	N7 - West Bay - Santa Ana Heights
Subdivision	Harbor Highlands I (HH01)
City	Newport Beach
County	Orange
Zip Code	92660

## Amenities

Utilities	Cable Available, Natural Gas Connected, Sewer Connected, Water Connected, Electricity Connected, Phone Available
Parking Spaces	8
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Concrete, Driveway Level, Garage Door Opener, Gated, Private, RV Access/Parking
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Concrete, Driveway Level, Garage Door Opener, Gated, Private, RV Access/Parking
View	None
Pool	None
Security	Key Card Entry, Smoke Detector(s)

## Exterior

Exterior Features	Lighting, Barbecue, Fire Pit
Lot Description	Back Yard, Front Yard, Landscaped, Garden, Lawn, Level, Near Park, Street Level, Yard
Windows	Bay Window(s), Blinds, Double Pane Windows, Plantation Shutters
Roof	Composition

## Interior

Interior	See Remarks
Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Quartz Counters, Recessed Lighting, Storage, Bedroom on Main Level, Built-in Features, Chair Rail, Main Level Primary, Open Floorplan
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Barbecue, Built-In Range, Convection Oven, Ice Maker, Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter, Outside

# of Stories	2
Stories	Two, One

### **School Information**

District	Newport Mesa Unified
Elementary	Mariners
Middle	Ensign
High	Newport Harbor

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	50
Short Sale	N
RE / Bank Owned	N

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