

\$9,495,000 - 20 Balboa Coves, Newport Beach

MLS® #NP25167645

\$9,495,000

4 Bedroom, 5.00 Bathroom, 3,755 sqft
Residential on 0 Acres

Balboa Coves (BLCV), Newport Beach,

A rare opportunity to own a brand-new, architecturally striking waterfront home in the exclusive gated community of Balboa Coves. Designed by local experts Brian Liberto, architect Craig Hampton, and the renowned teams at MID Design and RDM General Contractors, this modern coastal retreat is a refined example of Newport Beach luxury living.

Situated on an oversized 3,888 sq. ft. lot on the water with a private boat dock, this smart, tech-forward home offers approx. 3,753 sq. ft. of interior living space and over 5,000 sq. ft. total, including garage and outdoor areas. The open layout features 4 bedrooms, 4.5 bathrooms, and a private rooftop retreat with an additional bed and bath â€” ideal for entertaining or enjoying panoramic Catalina Island and ocean views.

Inside, the home blends modern elegance with coastal warmth, offering European white oak floors, natural stone and tile finishes, tongue-and-groove ceilings, and custom oak detailing. The chefâ€™s kitchen features top-tier Wolf and Sub-Zero appliances, while a temperature-controlled wine cellar holds up to 100 bottles.

Powered by Crestron smart home automation, enjoy fully customizable lighting, climate, audio, and security â€” luxury at your fingertips.



Step outside to experience the ultimate waterfront lifestyle with your own private boat dock – perfect for paddleboards, Duffy boats, or weekend cruises. The property also includes 4-car parking plus ample guest parking – a valuable bonus in this gated enclave.

Balboa Coves is one of Newport Beach’s most private and coveted waterfront communities, with amenities including a dog park, playground, and peaceful, secure surroundings. You’re just a 5-minute walk or bike ride to Lido Marina Village, the beach, and The Wedge, with nearby access to Fashion Island, restaurants, shops, and freeways.

Whether you're a boater, beach lover, or discerning buyer seeking a coastal dream home, this brand-new construction offers the best in design, lifestyle, and location.

Live the Newport dream – schedule your private tour today.

Built in 2025

Essential Information

MLS® #	NP25167645
Price	\$9,495,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,755
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence

Style	Craftsman, Modern
Status	Closed
Listing Agent	Brian Liberto
Listing Office	The Agency

Community Information

Address	20 Balboa Coves
Area	N8 - West Newport - Lido
Subdivision	Balboa Coves (BLCV)
City	Newport Beach
County	Orange
Zip Code	92663

Amenities

Amenities	Controlled Access, Dock, Dog Park, Pets Allowed, Picnic Area, Playground, Trash
Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Back Bay, Bay, Canal, Catalina, City Lights, Ocean, Water
Waterfront	Bay Front, Canal Front, Dock Access, Seawall
Pool	None
Security	Carbon Monoxide Detector(s), Gated Community, Security Gate, Smoke Detector(s)

Exterior

Exterior	Drywall, Stucco
Exterior Features	Boat Slip
Lot Description	ZeroToOneUnitAcre
Roof	Metal
Construction	Drywall, Stucco

Interior

Interior	Wood
Interior Features	All Bedrooms Up, Balcony, Bar, Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Elevator, High Ceilings, Jack and Jill Bath, Living Room Deck Attached, Main Level Primary, Open Floorplan, Pantry, Primary Suite, Separate/Formal Dining Room, Smart Home, Storage, Walk-In Pantry, Wired

	for Data, Wired for Sound
Appliances	Barbecue, Dishwasher, Disposal, ENERGY STAR Qualified Appliances, Freezer, High Efficiency Water Heater, Microwave, Refrigerator, Tankless Water Heater
Heating	Fireplace(s), Forced Air, Natural Gas, Solar
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	1
Stories	One

School Information

District	Newport Mesa Unified
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Additional Information

Date Listed	July 25th, 2025
Days on Market	177
Short Sale	N
RE / Bank Owned	N

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