

\$6,495,000 - 2681 Crestview Drive, Newport Beach

MLS® #NP25168109

\$6,495,000

4 Bedroom, 6.00 Bathroom, 4,406 sqft
Residential on 0 Acres

Bayshores (BSHR), Newport Beach,

Tucked within the prestigious guard-gated enclave of Bayshores, this custom residence offers refined coastal living in one of Newport Harbor's most exclusive bayfront communities. Thoughtfully designed to blend timeless elegance with contemporary sophistication, the four-bedroom, five-and-a-half-bath home spans over 4,400 square feet of living space—offering generous scale and an ideal floor plan for both entertaining and relaxed everyday living. From the moment you enter, the interiors impress with rich textures, custom millwork, and curated design elements throughout. At the heart of the home lies the gourmet chef's kitchen, appointed with a large center island, Wolf 60" dual oven range with pot filler, SubZero Pro refrigeration, and three wine refrigerators—tailored for culinary enthusiasts and gracious hosts alike. The kitchen flows effortlessly into the inviting family room and out to a covered patio with built-in barbecue and outdoor dining. Additional main-level highlights include a formal living room with fireplace, dining room with coffered ceilings, a versatile home office, a fully equipped theater, and a spacious three-car garage outfitted with a tool bench, refrigeration drawers, and ample storage. Upstairs, the luxurious primary suite serves as a tranquil retreat with its own balcony, sitting area and fireplace, along with a newly reimagined spa-inspired bathroom featuring a freestanding soaking tub, generously sized shower, dual vanities, and



thoughtfully curated storage throughout. Three additional en-suite bedrooms, including a VIP suite, offer comfort and privacy for family and guests, with one bedroom currently styled as a bespoke designer closet. A large laundry room completes the second level. Smart home features include central air conditioning, a whole-house water filtration and softener system, intelligent LED lighting, and integrated audio throughout. Residents of Bayshores enjoy 24-hour security, two private sandy bay beaches, a marina, playground, and exclusive pedestrian access to the Balboa Bay Club. Ideally situated near world-class dining, shopping, and award-winning schools, this is a rare opportunity to experience the very best of Newport Beach living. *Seller willing to consider buyer concessions if requested in offer*

Built in 2003

Essential Information

MLS® #	NP25168109
Price	\$6,495,000
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	1
Square Footage	4,406
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michelle Linovitz
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	2681 Crestview Drive
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Area	N9 - Lower Newport Bay - Balboa Island
Subdivision	Bayshores (BSHR)
City	Newport Beach
County	Orange
Zip Code	92663

Amenities

Amenities	Meeting Room, Barbecue, Picnic Area, Playground, Guard, Security, Dock, Pier
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Parking Spaces	3
Parking	Direct Access, Door-Single, Garage, Storage, Garage Faces Rear
# of Garages	3
Garages	Direct Access, Door-Single, Garage, Storage, Garage Faces Rear
View	Neighborhood
Waterfront	Ocean Side Of Highway
Pool	None
Security	Security System, Carbon Monoxide Detector(s), Gated with Guard, Gated Community, 24 Hour Security

Exterior

Lot Description	Landscaped, Sprinkler System
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Interior

Interior	Wood
Interior Features	Breakfast Bar, Built-in Features, Crown Molding, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Balcony, Coffered Ceiling(s), Instant Hot Water, Smart Home, Stone Counters, Wired for Data, Wired for Sound
Appliances	SixBurnerStove, Built-In Range, Double Oven, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Range Hood, Water To Refrigerator, Water Heater, Water Purifier, Barbecue, Freezer, Hot Water Circulator, Water Softener
Heating	Forced Air, Zoned
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Great Room, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
Elementary	Newport Heights
Middle	Ensign
High	Newport Harbor

Additional Information

Date Listed	July 31st, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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