

\$3,550,000 - 2301 Private Road, Newport Beach

MLS® #NP25168792

\$3,550,000

3 Bedroom, 2.00 Bathroom, 1,986 sqft
Residential on 0 Acres

N/A, Newport Beach,

Tucked away on a serene cul-de-sac of just 17 homes, 2301 Private Road is a hidden gem in a quintessential “Leave It To Beaver” neighborhood, complete with a central park, community pool, and charming cabana. This beautifully reimagined three-bedroom, two-bathroom residence features oak hardwood floors, a remodeled chef’s kitchen with top-of-the-line Thermador appliances, and spa-like bathrooms that deliver true wow factor. Designer lighting and thoughtful touches elevate every room, while a versatile office or playroom adds flexibility to the floorplan. The California room, framed by a manicured hedge for privacy, boasts a built-in fireplace and trellis, offering a seamless indoor-outdoor lifestyle. The backyard continues the theme with a built-in BBQ island, firepit, and trellis-covered dining area—perfect for entertaining. Lovingly cared for and move-in ready, this home is a rare opportunity to enjoy timeless style and modern comfort in one of the area’s most desirable enclaves.



Built in 1960

Essential Information

MLS® #	NP25168792
Price	\$3,550,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,986
Acres	0.17
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Karen Wight
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	2301 Private Road
Area	N7 - West Bay - Santa Ana Heights
Subdivision	N/A
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Picnic Area, Pool
Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Cable Connected, Underground Utilities
Parking Spaces	2
Parking	Garage, Driveway
# of Garages	2
Garages	Garage, Driveway
View	None
Has Pool	Yes
Pool	Association

Exterior

Lot Description	Cul-De-Sac
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Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Bedroom on Main Level, Main Level Primary, All Bedrooms Down, Dry Bar, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Barbecue,

	Built-In Range, Double Oven, Electric Range, Freezer, Gas Cooktop, Ice Maker, Range Hood, Refrigerator, SixBurnerStove, Water To Refrigerator
Heating	Central, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Outside
# of Stories	1
Stories	One

School Information

District	Newport Mesa Unified
Elementary	Kaiser
Middle	Ensign
High	Newport Harbor

Additional Information

Date Listed	July 22nd, 2025
Days on Market	107
Short Sale	N
RE / Bank Owned	N

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