

# \$4,800 - 240 Nice Lane #315, Newport Beach

MLS® #NP25182665

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## \$4,800

3 Bedroom, 2.00 Bathroom, 1,761 sqft  
Residential Lease on 0 Acres

Villa Balboa (VBAL), Newport Beach,

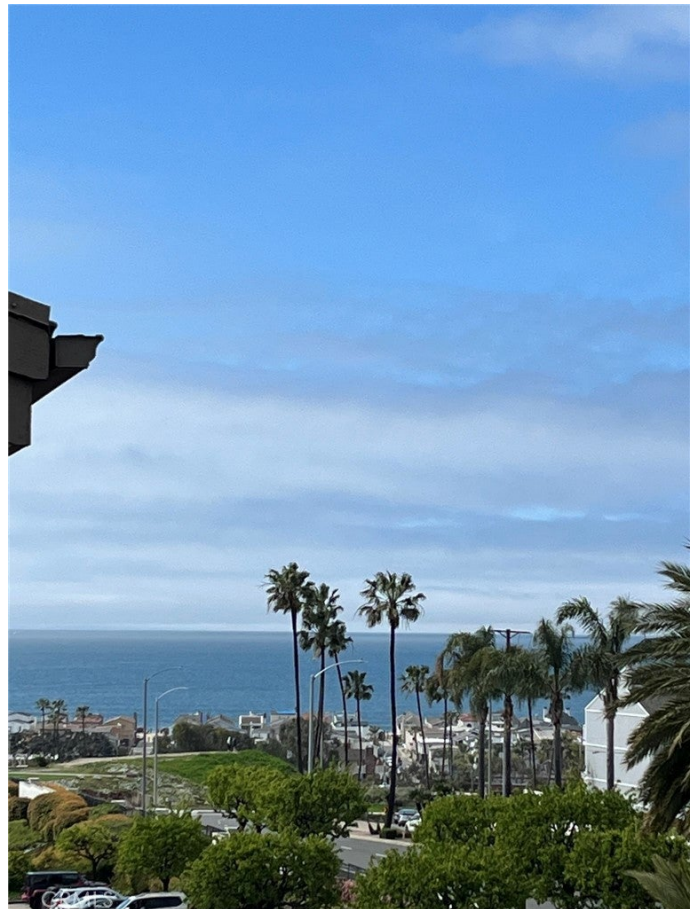
PENTHOUSE 3 RD FLOOR WITH OCEAN VIEW. THREE BEDROOM, TWO BATHS WITH LIVING ROOM, FAMILY ROOM AND SEPARATE DINING AREA. WOOD FLOORING THRU-OUT. EXTRA LARGE MASTER SUITE WITH WALK IN CLOSET. ALL NEW APPLIANCES WASHER/DRYER, REFRIGERATOR AND STOVE. TWO NICE SIZE PATIOS FOR ENTERTAINING. VAULTED CEILINGS WITH SKYLIGHTS. LIGHT AND BRIGHT. TWO PARKING IN GARAGE -TANDUM WITH STORAGE. ALSO STORAGE CLOSET ON ONE PATIO. LOCATED IN VILLA BALBOA GATED COMMUNITY.

TWO BLOCKS TO BEACH FOR WALKING AND BIKING, WALKING DISTANCE TO ALL FINE DINING. FIVE MINUTES TO LIDO ISLAND, FASHION ISLAND, HUNTINGTON BEACH AND FREEWAY. FULL AMENITIES INCLUDE: 3 PICKLEBALL COURTS, 1 TENNIS COURT, 2 POOLS, 2 JACUZZI'S, STATE OF THE ART GYM AND CLUBHOUSE A MUST SEE!

Built in 1979

## Essential Information

MLS® #	NP25182665
Price	\$4,800
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,761
Acres	0.04
Year Built	1979
Type	Residential Lease
Sub-Type	Condominium
Status	Closed
Listing Agent	Annette Warner
Listing Office	Alan Van Devort and Assoc.

### **Community Information**

Address	240 Nice Lane #315
Area	N6 - Newport Heights
Subdivision	Villa Balboa (VBAL)
City	Newport Beach
County	Orange
Zip Code	92663

### **Amenities**

Utilities	Gas, Trash Collection, Water
Parking Spaces	2
# of Garages	2
View	Ocean
Has Pool	Yes
Pool	Community

### **Interior**

Interior Features	All Bedrooms Down
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Newport Mesa Unified
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### **Additional Information**

Date Listed	August 13th, 2025
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Days on Market        5

Short Sale             N

RE / Bank Owned     N

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