

\$4,288,000 - 6 Rue Cannes, Newport Beach

MLS® #NP25192711

\$4,288,000

3 Bedroom, 3.00 Bathroom, 3,367 sqft
Residential on 0 Acres

Big Canyon Deane (BCDN), Newport Beach,

\$300K PRICE REDUCTION!! Homes in Newport Beach's prestigious guard-gated community of Big Canyon are a rare find and this recently reimagined residence stands out as something truly special. Thoughtfully refreshed from top to bottom, it combines timeless quality with modern elegance, creating a home that is both sophisticated and inviting. Spanning 3,367 sq. ft., this two-story residence features 3 bedrooms, 2.5 baths, and sits on a 6,600 sq. ft. lot adorned with lush landscaping and efficient drip irrigation. The first-floor primary suite offers the ease of single-level living, complete with a private patio retreat and refined details such as Hunter Douglas remote controlled window coverings. Inside, the home has been meticulously upgraded with finishes that speak to both style and substance. Walls are dressed in Benjamin Moore Aura paint, offering a crisp and elegant backdrop. All-new, top-tier Lutron/Leviton electrical outlets, switches, and dimmers add a touch of sophistication to every room. A custom water softener and filtration system ensures exceptional water quality throughout. Travertine stone floors flow seamlessly through the main level, while plush new wool carpeting enhances comfort in the other living spaces. Blending luxurious finishes with thoughtful upgrades, this residence is move-in ready and perfectly suited for modern living in one of Newport Beach's most coveted communities. Experience the rare opportunity of Big Canyon living – schedule your private



tour today.

Built in 1973

Essential Information

MLS® #	NP25192711
Price	\$4,288,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,367
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Timothy Carr
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	6 Rue Cannes
Area	NV - East Bluff - Harbor View
Subdivision	Big Canyon Deane (BCDN)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Controlled Access
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Landscaped, Garden
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Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Area, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Main Level Primary, Walk-In Closet(s), Bar, Beamed Ceilings, Built-in Features
Appliances	SixBurnerStove, Dishwasher, Gas Cooktop, Microwave, Range Hood, Built-In Range, Double Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
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Additional Information

Date Listed	August 28th, 2025
Days on Market	35
Short Sale	N
RE / Bank Owned	N

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