

\$6,850,000 - 1515 Ocean Boulevard, Newport Beach

MLS® #NP25214046

\$6,850,000

4 Bedroom, 4.00 Bathroom, 3,016 sqft

Residential on 0 Acres

Balboa Peninsula Point (BLPP), Newport Beach,

Effortlessly blending elevated style with coastal ease, this artfully designed Peninsula Point residence embodies the cool, laid-back spirit of Southern California living while offering bespoke interiors and ocean views.

Positioned in an enviable setting just steps from the shore every detail of the home has been thoughtfully curated, from custom wood ceiling treatments and dramatic high-volume spaces to refined finishes that create a timeless, coastal-modern aesthetic. Enjoy the great room's inviting atmosphere, with an open-concept design and effortless connection to the outdoors. Here expansive glass walls retract to reveal a sunlit patio, creating a natural extension of the space for indoor-outdoor living and entertaining. A sleek, contemporary fireplace anchors the room with warmth and style, while custom finishes—wood flooring, soft neutral tones, and refined textures—enhance the polished yet approachable coastal style. Designed for both intimate evenings and lively gatherings, the professional-grade kitchen is anchored by a striking marble waterfall island and complemented by custom cabinetry in a refined mix of white and rich natural wood tones. Premium appliances offer function and beauty, and a high-style wet bar with wine refrigeration makes for effortless entertaining. Upstairs the serene primary suite is designed with comfort in mind. Dramatic ceiling detail, custom wall paneling, and rich wood floors set the tone, while expansive windows frame



treetop views and bathe the room in soft natural light. The spa-style bath invites relaxation with its deep soaking tub, dual-sink marble vanity, and rejuvenating steam shower. Two additional guest suites, and an ocean view office with custom Murphy Bed wall system complete the second floor. The home's ultimate coastal vantage point is the ocean-view roof deck, with the sound of the waves and a panorama of water and city light views from sunrise to sunset. The interior lounge elevates rooftop entertaining, as it is fully appointed with refrigeration and abundant cabinet and counter space. Practical luxuries include a spacious two-car garage with EV charging and a dedicated beach shower area with storage for boards and bikes. Delight in the Peninsula Point lifestyle from this toes-in-the-sand coastal retreat where timeless design and the beauty of the ocean converge.

Built in 2015

Essential Information

MLS® #	NP25214046
Price	\$6,850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,016
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Tara Foster Shapiro
Listing Office	Coldwell Banker Realty

Community Information

Address	1515 Ocean Boulevard
Area	NP - Balboa Peninsula
Subdivision	Balboa Peninsula Point (BLPP)
City	Newport Beach
County	Orange
Zip Code	92661

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Available
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage, Garage Faces Rear
# of Garages	2
Garages	Direct Access, Door-Single, Garage, Garage Faces Rear
View	City Lights, Neighborhood, Coastline, Ocean, Water
Waterfront	Beach Access, Ocean Access, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Sprinkler System

Exterior

Exterior Features	Awning(s)
Lot Description	Rectangular Lot, Drip Irrigation/Bubblers

Interior

Interior	Wood, Stone
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Recessed Lighting, See Remarks, Storage, Primary Suite, Walk-In Closet(s), Bar, Beamed Ceilings, Built-in Features, Entrance Foyer, High Ceilings, Living Room Deck Attached, Quartz Counters, Stone Counters, Wet Bar, Wired for Sound
Appliances	SixBurnerStove, Built-In Range, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Dryer, Washer, Freezer, Ice Maker, Indoor Grill
Heating	Forced Air, Natural Gas, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Living Room, Outside
# of Stories	3
Stories	Three Or More

School Information

District	Newport Mesa Unified
Elementary	Newport
Middle	Ensign
High	Newport

Additional Information

Date Listed	September 10th, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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