

\$1,995,000 - 20111 Spruce Avenue, Newport Beach

MLS® #NP25218632

\$1,995,000

3 Bedroom, 1.00 Bathroom, 1,074 sqft
Residential on 0 Acres

Santa Ana Heights Residential (SAHR), Newport Beach,

Seize an unparalleled opportunity to own an expansive, level lot in the heart of Newport Beachâ€™s prestigious Bayview Heightsâ€™a rarity in this highly coveted coastal enclave where sizable flat parcels are nearly impossible to find. This exceptional 135 ft. deep lot offers abundant space to craft your dream home alongside a versatile accessory dwelling unit (ADU), perfect for guests, family, or rental income. Nestled within the renowned Mariners Elementary School District, this property boasts effortless freeway access and is just moments from pristine beaches, world-class shopping, and exquisite dining. As part of Newport Beachâ€™s only equestrian neighborhood, enjoy serene morning strolls with views of horses and direct access to the breathtaking Back Bay Nature Preserve, with miles of scenic trails for walking and biking. Donâ€™t miss this singular chance to build in one of Newport Beachâ€™s most picturesque and sought-after communities



Built in 1952

Essential Information

MLS® #	NP25218632
Price	\$1,995,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,074

Acres	0.19
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mike Kennedy
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	20111 Spruce Avenue
Area	N7 - West Bay - Santa Ana Heights
Subdivision	Santa Ana Heights Residential (SAHR)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
-----------------	-------------------

Interior

Interior Features	All Bedrooms Down
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Newport Mesa Unified
----------	----------------------

Additional Information

Date Listed	October 16th, 2025
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 10th, 2025 at 5:27pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.