

# **\$5,295,000 - 1845 Port Westbourne, Newport Beach**

MLS® #NP25226335

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## **\$5,295,000**

5 Bedroom, 3.00 Bathroom, 2,813 sqft  
Residential on 0 Acres

Harbor View Homes (HVHM), Newport Beach,

**PRICE IMPROVEMENT!!!** Rare Opportunity in the Port Street|Timeless Luxury. This home has undergone a stunning transformation. Completely reimagined in 2020, it features an extensive renovation that includes a new roof and comprehensive interior updates, offering over 2800 square feet of refined living space on a generous 6,500 square foot lot. Every detail has been meticulously curated. The main living areas boast soaring two-story ceilings, creating a sense of scale and openness that is rarely found. Custom recessed lighting enhances each space, while modern comforts abound, including an upgraded Sonos whole-home audio system and an integrated security camera setup. The home comprises five spacious bedrooms and three beautifully designed bathrooms, highlighted by a luxurious primary suite that serves as a true retreat, effortlessly adapting to your lifestyle needs.

Additionally, the fully finished two-car garage has been elevated to a new standard, featuring wall-to-wall custom storage that makes it feel more like an extension of your home than a traditional garage. The outdoor experience is equally impressive, anchored by a picturesque front lawn framed by mature trees that have thrived for decades. The property also features a tranquil fountain and a built-in exterior fireplace—ideal for enjoying year-round California living. Perhaps the most compelling aspect is the location. Perfectly situated on a flat, quiet street, the home is



adjacent to the neighborhood’s most cherished amenities, including the Greenbelt, Phase 1 Clubhouse, and park. It’s also a safe and easy walk to the award-winning Andersen Elementary School, making it an ideal setting for families seeking the best of Newport Beach living. This is a rare opportunity to own a completely remodeled, turn-key home in one of the most desirable communities in Southern California. If you’re in search of timeless architecture, modern upgrades, and an unbeatable location, 1845 Port Westbourne Place is the perfect choice.

Built in 1970

**Essential Information**

MLS® #	NP25226335
Price	\$5,295,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,813
Acres	0.15
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Julianne Pierzak
Listing Office	Coldwell Banker Realty

**Community Information**

Address	1845 Port Westbourne
Area	NV - East Bluff - Harbor View
Subdivision	Harbor View Homes (HVHM)
City	Newport Beach
County	Orange
Zip Code	92660

## Amenities

Amenities	Clubhouse, Maintenance Grounds, Picnic Area, Playground, Pool, Tennis Court(s), Barbecue, Outdoor Cooking Area, Pickleball, Security, Trail(s)
Utilities	Other
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Close to Clubhouse
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## Interior

Interior	Wood
Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Recessed Lighting, Two Story Ceilings, Dressing Area, Primary Suite, Bar, Stone Counters
Appliances	Built-In Range, Gas Cooktop, Gas Oven, Tankless Water Heater, Washer, High Efficiency Water Heater, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Newport Mesa Unified
Elementary	Andersen
Middle	Corona Del Mar
High	Corona Del Mar

## Additional Information

Date Listed	September 26th, 2025
Days on Market	44
Short Sale	N
RE / Bank Owned	N

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