

# \$3,795,000 - 2215 Arbutus Street, Newport Beach

MLS® #NP25229274

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## \$3,795,000

5 Bedroom, 4.00 Bathroom, 2,620 sqft  
Residential on 0 Acres

Eastbluff - Lusk (EBLK), Newport Beach,

Single-level luxury in Eastbluff â€™ beautifully rebuilt, expanded, and designed for California living. Set on one of the neighborhoodâ€™s most sought-after streets, 2215 Arbutus delivers the best of Newport: modern design, single-level ease, and a resort atmosphere youâ€™ll love coming home to. Behind a private front gate, the outside world disappears as youâ€™re welcomed by lush tropical landscaping and a sparkling pool and spa. At night, architectural lighting transforms the entire property into a peaceful holiday retreat. Inside, over 2,600 square feet of living space has been completely reimagined and offers flexible living. The home offers up to 5 bedrooms, plus an additional space that could function as an office or small gym. The expanded primary suite includes a spa-like bathroom with two vanities, a walk-in closet, a separate shoe closet, and a serene private patio at the rear of the home. Designer finishes throughout include hardwood floors, tigerwood cabinetry, Phillip Jeffries wall coverings, and custom built-ins everywhere. The chefâ€™s kitchen features high-end custom cabinetry by Poggenpohl and premium appliances, and flows toward the outdoors with a wine and beverage center and casual breakfast area that open onto the sunny courtyard. Morning coffee or a glass in the evening await you poolside. A formal dining room opens to the pool courtyard and has a stunning two-sided fireplace shared with the adjacent spacious living room. A major



renovation a few years ago took care of the roof, plumbing, HVAC, and electrical. As you're likely well aware, Eastbluff is one of Newport Beach's most beloved communities "anchored by parks, greenbelts, and top-rated schools. From your doorstep, you're just steps to Eastbluff Elementary and Corona del Mar Middle/High, with nearby access to the Back Bay's outdoor activities. The Newport Beach Tennis Club, Fashion Island, local airport, and world-class beaches are minutes away. Come by 2215 Arbutus soon for early check-in!

Built in 1964

### Essential Information

MLS® #	NP25229274
Price	\$3,795,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,620
Acres	0.17
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Modern, Ranch
Status	Closed
Listing Agent	Matthew Fletcher
Listing Office	Seven Gables Real Estate

### Community Information

Address	2215 Arbutus Street
Area	NV - East Bluff - Harbor View
Subdivision	Eastbluff - Lusk (EBLK)
City	Newport Beach
County	Orange
Zip Code	92660

## Amenities

Amenities	Playground
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage Faces Front, Garage, Garage Door Opener, On Street, Electric Vehicle Charging Station(s)
# of Garages	2
Garages	Garage Faces Front, Garage, Garage Door Opener, On Street, Electric Vehicle Charging Station(s)
View	None
Has Pool	Yes
Pool	Heated, Gas Heat, Gunite, In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Copper Plumbing
Lot Description	Front Yard, Near Park, Sprinkler System, Rectangular Lot, Sprinklers Timer
Windows	Double Pane Windows
Roof	Concrete
Construction	Stucco, Copper Plumbing
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Quartz Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Main Level Primary, Wired for Data, Wired for Sound
Appliances	Microwave, Refrigerator, Water To Refrigerator, Dryer, Washer, Barbecue, Double Oven, Gas Cooktop, Gas Water Heater, SixBurnerStove, Water Purifier
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Dining Room, Gas, Living Room
# of Stories	1
Stories	One

## School Information

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

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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