

\$2,485,000 - 412 Vista Grande, Newport Beach

MLS® #NP25230836

\$2,485,000

3 Bedroom, 3.00 Bathroom, 2,000 sqft
Residential on 0 Acres

Bluffs Original (BORI), Newport Beach,

This stunning, fully renovated home sets a new benchmark for design, craftsmanship, and attention to detail. From the moment you enter through a charming Dutch door, the expanded foyer impresses with exposed wood beams and a skylight that fills the space with natural light, creating an unforgettable first impression. At the heart of the home is a chef's dream kitchen, featuring a show-stopping oversized island, fireclay farmhouse sink, premium KitchenAid appliances, a walk-in pantry, and generous floor-to-ceiling cabinetry. Ideal for entertaining, the kitchen flows seamlessly into the living area, where wall-to-wall La Cantina folding doors frame breathtaking views of the Back Bay. The living room is anchored by beautifully crafted built-in shelving and a sleek fireplace.

Step outside to a private enclosed patio that overlooks a lush green gully and treetop canopy, leading into the tranquil sanctuary of the Back Bay—a perfect retreat for morning coffee or evening gatherings. Every detail of the renovation was thoughtfully executed, including new ducting, HVAC, a tankless water heater, fully insulated walls, integrated Nest doorbell and thermostat, and wide-plank white oak flooring throughout. Solid wood interior doors add a touch of timeless quality and elegance to every room. The guest and hall bathrooms feature designer Visual Comfort lighting, Bedrosian tile, and premium finishes. The primary suite offers a spa-like experience



with Edward Martin checkerboard tile, a soaking tub, oversized shower, and McGee & Co fixtures.

The attached two-car garage is finished with epoxy flooring, overhead lighting, a quiet electric door opener, and an EV charger for added convenience. Ideally located just minutes from John Wayne Airport, Fashion Island, Newport Beach Tennis Club, and world-class beaches. Enjoy walkability to award-winning schools including Corona del Mar High and Middle School and Eastbluff Elementary. Friendly neighbors on Vista Grande are the cherry on top! This home perfectly balances elegance, comfort, and the relaxed charm of coastal living, offering a truly elevated lifestyle in one of Newport Beach’s most sought-after neighborhoods.

Built in 1968

Essential Information

| | |
|----------------|--------------------------|
| MLS® # | NP25230836 |
| Price | \$2,485,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,000 |
| Acres | 0.03 |
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Custom |
| Status | Closed |
| Listing Agent | Kathy Fallon |
| Listing Office | Surterre Properties Inc. |

Community Information

| | |
|-------------|-------------------------------|
| Address | 412 Vista Grande |
| Area | NV - East Bluff - Harbor View |
| Subdivision | Bluffs Original (BORI) |
| City | Newport Beach |
| County | Orange |
| Zip Code | 92660 |

Amenities

| | |
|----------------|---|
| Amenities | Barbecue, Clubhouse, Playground, Pool, Trail(s) |
| Utilities | Electricity Available, Natural Gas Available, Water Available |
| Parking Spaces | 4 |
| Parking | Driveway Up Slope From Street, Garage, Guest, Off Street |
| # of Garages | 2 |
| Garages | Driveway Up Slope From Street, Garage, Guest, Off Street |
| View | Back Bay, Bay, Bluff, Meadow, Park/Greenbelt, Trees/Woods |
| Waterfront | Bay Front |
| Has Pool | Yes |
| Pool | Association, Community |

Exterior

| | |
|-----------------|------------------------------------|
| Exterior | Stucco |
| Lot Description | Back Yard, Bluff, Landscaped, Yard |
| Windows | Double Pane Windows |
| Roof | Spanish Tile |
| Construction | Stucco |
| Foundation | Slab |

Interior

| | |
|-------------------|--|
| Interior | Tile, Wood |
| Interior Features | All Bedrooms Up, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, Multiple Staircases, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Walk-In Pantry |
| Appliances | Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, SixBurnerStove, Tankless Water Heater, Vented Exhaust Fan |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Electric, Living Room |
| # of Stories | 2 |

Stories

Two

School Information

District

Newport Mesa Unified

Elementary

Eastbluff

Middle

Corona Del Mar

High

Corona Del Mar

Additional Information

Date Listed

October 4th, 2025

Days on Market

51

Short Sale

N

RE / Bank Owned

N

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