

# **\$2,025,000 - 20091 Spruce Avenue, Newport Beach**

MLS® #NP25259209

**\$2,025,000**

4 Bedroom, 3.00 Bathroom, 1,683 sqft

Residential on 0 Acres

Santa Ana Heights Residential (SAHR), Newport Beach, CA

Discover the perfect canvas to build your dream home or investment project on this spacious 8,100 sq. ft. lot in the highly desirable Santa Ana Heights neighborhood of Newport Beach. Situated on a quiet, established street with multiple custom homes, this spacious and flat lot offers endless possibilities to build a luxurious coastal residence with room for a pool, ADU, and an expansive outdoor living space. Located in the only equestrian neighborhood in Newport Beach, residents of the community enjoys direct access to the Back Bay Nature Preserve offering miles of picturesque view trails for walking and biking. With easy access to world-class beaches, Fashion Island, John Wayne Airport, and top-rated Newport-Mesa schools as well as restaurants, shops, and golf courses, the offering provides access to the best of Newport and yet is tucked away in a residential enclave known for it's large lots and laid back vibe.



Built in 1954

## **Essential Information**

MLS® #	NP25259209
Price	\$2,025,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,683
Acres	0.19
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cari Young
Listing Office	Compass

## Community Information

Address	20091 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
Parking	Driveway Level, Garage
# of Garages	2
Garages	Driveway Level, Garage
View	None
Pool	None

## Exterior

Lot Description	Rectangular Lot, Street Level
Roof	Composition
Foundation	Raised

## Interior

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

## School Information

District	Newport Mesa Unified
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Elementary	Mariners
Middle	Ensign
High	Newport Harbor

## Additional Information

Date Listed	November 12th, 2025
Days on Market	65
Short Sale	N
RE / Bank Owned	N

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