

\$3,575,000 - 1 Rue Deauville, Newport Beach

MLS® #NP26035691

\$3,575,000

2 Bedroom, 2.00 Bathroom, 2,350 sqft
Residential on 0 Acres

Big Canyon Deane (BCDN), Newport Beach,

Situated in the heart of the prestigious guard-gated community of Big Canyon, this highly sought-after single-level residence offers 2 bedrooms plus a dedicated office, ideally positioned at the end of a cul-de-sac on an oversized corner lot. Expanded and thoughtfully renovated, this home combines comfort, elegance, and functionality in one of Newport Beach's most desirable enclaves.

Privacy and tranquility define the arrival experience, beginning with a gated entry that opens to a beautiful garden and sitting area, creating a serene oasis and warm welcome. Inside, limestone flooring flows throughout the entry, kitchen, family room, hallways, and baths, establishing a cohesive and refined aesthetic.

The kitchen is designed for both everyday living and entertaining, featuring an oversized center island, new marble countertops and backsplash, and modern conveniences. It opens seamlessly to a casual dining area and inviting family room enhanced by beautiful built-ins. The formal living and dining rooms offer a fireplace, sisal rug, and custom built-in cabinetry, while floor-to-ceiling glass sliders create a seamless indoor-outdoor connection to the manicured backyard.

Outdoor spaces are equally impressive, showcasing a covered loggia for alfresco dining, built-in BBQ, pool, and outdoor



fireplace – ideal for entertaining or relaxed everyday enjoyment.

The primary suite is filled with natural light and features built-in display cabinetry and media storage. The spacious primary bath includes dual sinks, a vanity, private water closet, abundant built-ins, and an oversized walk-in closet. The secondary bedroom is charming and overlooks the garden, complemented by a full bath appointed with limestone floors and marble countertops.

A well-equipped office with built-in desks and cabinetry provides an ideal workspace and can easily function as a third bedroom. Additional highlights include an oversized laundry room with extensive storage, sink, and second refrigerator. The garage is outfitted with built-in cabinetry, and the property benefits from an abundance of guest parking nearby.

Rarely does a single-level home of this quality, privacy, and location become available in Big Canyon. This is an exceptional opportunity to enjoy an elegant and comfortable lifestyle in one of Newport Beach’s most coveted communities.

Built in 1973

Essential Information

MLS® #	NP26035691
Price	\$3,575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,350
Acres	0.20
Year Built	1973
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Georgina Jacobson
Listing Office	Coldwell Banker Realty

Community Information

Address	1 Rue Deauville
Area	NV - East Bluff - Harbor View
Subdivision	Big Canyon Deane (BCDN)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Maintenance Grounds, Guard
Parking Spaces	2
Parking	Driveway, Garage, Private
# of Garages	2
Garages	Driveway, Garage, Private
View	None
Has Pool	Yes
Pool	In Ground, Private

Exterior

Lot Description	Back Yard, Garden
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Interior

Interior Features	Breakfast Bar, Separate/Formal Dining Room, All Bedrooms Down, Main Level Primary, Built-in Features
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Masonry, Outside
# of Stories	1
Stories	One

School Information

District	Newport Mesa Unified
Elementary	Abraham Lincoln

Middle	Corona Del Mar
High	Corona Del Mar

Additional Information

Date Listed	February 19th, 2026
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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