

# **\$7,750,000 - 56 Balboa Coves, Newport Beach**

MLS® #OC24245979

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## **\$7,750,000**

5 Bedroom, 4.00 Bathroom, 2,948 sqft  
Residential on 0 Acres

Balboa Coves (BLCV), Newport Beach,

Enjoy the very best of Newport Beach coastal living in this thoughtfully reimagined bay front home offered FULLY FURNISHED, located on a semi-private beach in an exclusive gated area with only 68 homes. With over 38 feet of waterfront, this home also has a private slip to accommodate a vessel of up to 35 feet for boat enthusiasts. This home also offers the rare feature of two bedrooms on the main level, one being a potential primary suite. A private park across the street and tons of parking for guests is yet another rarity in Newport Beach waterfront living.

The open concept is complete with French Oak flooring throughout with beamed ceilings to add to the coastal chic aesthetic. A professional chef's kitchen boasts a large island, quartz countertops, Wolf appliances, and custom lighting and cabinetry. Just off the dining room is a newly built temperature controlled wine room which holds up to 168 bottles of your favorite vino. The interior was designed and furnished by Restoration Hardware.

Exterior was redesigned by landscape architect Ray Morrow Designs and now includes seamless indoor/outdoor living, with La Cantina Bi-fold doors, new patio, stonework, quartzite barbecue, fire pit, custom water features, and hand-crafted exterior lighting.



Upstairs a tranquil primary suite awaits with fireplace and private balcony to take in the sunsets over the bay and watch the boats come in at the end of the day. The en suite bath is complete with oversized walk in closet, marble floors, free standing soaking tub, glass enclosed shower, and dual sinks. Also upstairs are two other bedrooms and full bath with dual sinks and marble flooring. Balcony in front overlooking the park.

Other upgrades in this exceptional property include a Nest system, new garage door, new plumbing, tankless water heater, sump pump, and glass fencing. Come take advantage of all Newport Beach has to offer with award winning schools and world class shopping. One highlight of this enclave is a private pedestrian gate steps away to access Lido Isle and all the fabulous shops and restaurants.Or, take your duffy from your private slip to the Balboa Fun Zone, Lido House Resort, and all the waterfront establishments without having to get in your car and fight traffic!

Built in 1955

**Essential Information**

MLS® #	OC24245979
Price	\$7,750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,948
Acres	0.10
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed

Listing Agent	Barbara Glass
Listing Office	Compass

## Community Information

Address	56 Balboa Coves
Area	N8 - West Newport - Lido
Subdivision	Balboa Coves (BLCV)
City	Newport Beach
County	Orange
Zip Code	92663

## Amenities

Amenities	Maintenance Grounds, Picnic Area
Parking Spaces	2
Parking	Direct Access, Door-Single, Driveway, Garage
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage
View	Bay, Ocean, Panoramic, Park/Greenbelt
Waterfront	Bay Front, Beach Access, Beach Front, Dock Access, Ocean Access, Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Gated Community, Prewired, Security Gate, Security System, Smoke Detector(s)

## Exterior

Exterior	Brick
Exterior Features	Barbecue, Boat Slip, Rain Gutters
Lot Description	Back Yard, Landscaped, Lawn, Near Park, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Yard, ZeroToOneUnitAcre
Windows	Custom Covering(s)
Roof	Composition
Construction	Brick
Foundation	Slab

## Interior

Interior	Wood
Interior Features	Attic, Balcony, Beamed Ceilings, Bedroom on Main Level, Built-in Features, Crown Molding, Eat-in Kitchen, Furnished, High Ceilings, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s), Wine Cellar

Appliances	Barbecue, Freezer, Gas Cooktop, Gas Oven, Microwave, Range Hood, Refrigerator, Sump Pump
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

### **School Information**

District	Newport Mesa Unified
High	Newport Harbor

### **Additional Information**

Date Listed	December 6th, 2024
Days on Market	222
Short Sale	N
RE / Bank Owned	N

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