

# **\$3,595,000 - 1801 Port Margate Place, Newport Beach**

MLS® #OC24249910

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## **\$3,595,000**

3 Bedroom, 2.00 Bathroom, 1,748 sqft  
Residential on 0 Acres

Harbor View Homes (HVHM), Newport Beach,

Endless possibilities await the lucky new owner of this beautiful Harbor View Home located on the highly desirable Port streets. This well-appointed approx. 1748 sq. ft. 3-bedroom 2 bath single family home features an add on with an office/den and family room or possible 4th bedroom. This unique residence boasts a spacious one story, open floor plan, vaulted ceilings with skylight and cozy fireplace on a sought-after prime south facing corner inner loop location. Five of the rooms have their own walk out patio. Double paned Anderson windows ensure complete peace and tranquility. Reminiscent of an English garden cottage. Youâ€™ll fall in love with this light and airy home awaiting your personal touches to create your perfect dream home. The large 7800 sq. ft. pool sized lot boasts mature landscaping with plenty of room for entertaining complete with wrap around patios. Oversized 2 car finished garage with pull down attic ladder provides tons of storage. Investors will love the ability to transform this property into a larger home with comps reaching 9 million and over. Situated within the highly sought-after Harbor View Homes community. The low-cost Hoa covers so many amenities. It offers easy access to a tot playground, pool/clubhouse, Anderson Elementary school, and community activities such as the swim team and sports courts just down the block. One block away from Bonita Canyon Park. The property's close proximity to acclaimed dining establishments, resorts,



Fashion Island and world famous beaches makes it an ideal representation of California coastal living at its finest.

Built in 1968

**Essential Information**

MLS® #	OC24249910
Price	\$3,595,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,748
Acres	0.18
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Peggy Aldinger
Listing Office	Pacific Cove Realty and Loan

**Community Information**

Address	1801 Port Margate Place
Area	NV - East Bluff - Harbor View
Subdivision	Harbor View Homes (HVHM)
City	Newport Beach
County	Orange
Zip Code	92660

**Amenities**

Amenities	Barbecue, Clubhouse, Picnic Area, Playground, Pool, Sport Court, Tennis Court(s), Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Multi, Driveway, Garage, Garage Faces Front
# of Garages	2
Garages	Direct Access, Door-Multi, Driveway, Garage, Garage Faces Front

View	Neighborhood
Has Pool	Yes
Pool	Association, Community, Heated, In Ground
Security	Fire Detection System, Smoke Detector(s)

## Exterior

Exterior	Drywall
Exterior Features	Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Sprinkler System, Trees, Walkstreet, Yard
Windows	Blinds, Double Pane Windows, Insulated Windows
Roof	Concrete, Tile
Construction	Drywall

## Interior

Interior	Carpet, Vinyl
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Cathedral Ceiling(s), Ceiling Fan(s), Entrance Foyer, High Ceilings, Main Level Primary, Open Floorplan, Separate/Formal Dining Room, Sunken Living Room, Tile Counters
Appliances	Built-In Range, Dishwasher, Disposal, Electric Oven, Electric Range, Gas Range, Gas Water Heater, Trash Compactor, Vented Exhaust Fan, Water Heater
Heating	Forced Air, See Remarks
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## School Information

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

## Additional Information

Date Listed	December 11th, 2024
Days on Market	92
Short Sale	N
RE / Bank Owned	N

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