

# **\$1,698,000 - 503 Avenida Campana, Newport Beach**

MLS® #OC25013413

**\$1,698,000**

3 Bedroom, 3.00 Bathroom, 1,871 sqft

Residential on 0 Acres

Bluffs Original (BORI), Newport Beach,

All Ready to go ! Watch our VIDEO/TOUR  
"The Bluffs" Knoll Top location offers "View"  
towards Fashion Island lights, Back Bay  
Preserve, overlooking lush greenbelt arroyo.  
Walk to Corona del Mar School and sports  
fields. Visit us Today!.. Our "End Unit" Custom  
Delores floor plan boasts almost 1,900 sq. ft.  
with 3 bedrooms 2.5 bath plus a large  
downstairs Den/office plus laundry room.  
Comfortable front courtyard entry plus a  
Beautiful wrap around back patio for great  
entertaining with Views. This home has an  
open style living area with a fireplace. The  
kitchen features a long serving counter bar.  
The master suite features a viewing balcony to  
All that Newport offers.  
You'll love the large concrete alleyway, extra  
parking spaces leading to your Private enclave  
of homes. Pull right in to your oversized 462 sq  
ft detached 2 car garage with extra storage.  
This "Blue Ribbon" listing offers termite work  
completion and roofing repairs certification,  
fresh interior updated improvements of carpet  
and flooring, All painted and clean.  
Easy To See... Don't Miss Out!..! Reach out  
by phone at anytime !..!



Built in 1964

## **Essential Information**

MLS® # OC25013413

Price \$1,698,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,871                  |
| Acres          | 0.03                   |
| Year Built     | 1964                   |
| Type           | Residential            |
| Sub-Type       | Townhouse              |
| Style          | Spanish                |
| Status         | Closed                 |
| Listing Agent  | Donald Pfaff           |
| Listing Office | Coldwell Banker Realty |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 503 Avenida Campana           |
| Area        | NV - East Bluff - Harbor View |
| Subdivision | Bluffs Original (BORI)        |
| City        | Newport Beach                 |
| County      | Orange                        |
| Zip Code    | 92660                         |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Pool  |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available |
| Parking Spaces | 2   |
| Parking        | Concrete, Door-Single, Garage, Garage Door Opener, Oversized, Shared Driveway, Storage          |
| # of Garages   | 2   |
| Garages        | Concrete, Door-Single, Garage, Garage Door Opener, Oversized, Shared Driveway, Storage          |
| View           | City Lights, Panoramic, Back Bay, Bluff, Canyon, Meadow, Park/Greenbelt                         |
| Has Pool       | Yes   |
| Pool           | Association   |
| Security       | Smoke Detector(s)   |

## Exterior

|                 |                     |
|-----------------|---------------------|
| Lot Description | Street Level, Bluff |
|-----------------|---------------------|

|            |              |
|------------|--------------|
| Roof       | Spanish Tile |
| Foundation | Slab         |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Wet Bar, Built-in Features, Balcony, Block Walls, Separate/Formal Dining Room, High Ceilings, Open Floorplan, All Bedrooms Up, Beamed Ceilings, Ceramic Counters, Unfurnished |
| Appliances        | Dishwasher, Gas Cooktop, Gas Water Heater, Electric Oven, Water Heater  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| Fireplaces        | Gas, Living Room  |
| # of Stories      | 2   |
| Stories           | Two   |

## School Information

|            |                      |
|------------|----------------------|
| District   | Newport Mesa Unified |
| Elementary | Eastbluff            |
| Middle     | Lincoln              |
| High       | Corona Del Mar       |

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | January 19th, 2025 |
| Days on Market  | 8                  |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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