

\$3,900,000 - 2307 Holly Lane, Newport Beach

MLS® #OC25021339

\$3,900,000

3 Bedroom, 3.00 Bathroom, 1,909 sqft
Residential on 0 Acres

Newport Heights (NEWH), Newport Beach,

On one of the most beloved blocks in Newport Heights, 2307 Holly Lane is a picture-perfect blend of warmth, style, and effortless coastal living. From the moment you arrive, the inviting white picket fence and lush, native California landscaping sets the tone for a home that feels both welcoming and sophisticated. The classic Dutch door entry opens to a sun-drenched interior with vaulted ceilings, where modern farmhouse charm meets thoughtful, high-end design. 2307 Holly Lane was designed for both comfort and entertaining. The open-concept great room features a cozy brick fireplace and impressive bi-fold doors that seamlessly connect the indoors to the beautifully landscaped backyard, pool and spa. The kitchen is a dream, equipped with professional-grade Thermador appliances, quartz countertops, a butcher-block island, designer lighting, and an enchanting dining nook. With three spacious bedrooms and three-and-a-half baths, this single-level home is ideal!

The primary suite is a private retreat, opening directly to the Karen D Miller-professionally landscaped yard, spa and pool. A walk-in dressing area and spa-like bath featuring a freestanding soaking tub, dual vanity, and separate shower add to the sense of luxury. The secondary bedroom has high ceilings and is filled with natural light, as is the ensuite dual vanity with a walk-in shower and two oversized closets. The third bedroom, currently used as



an office, has high ceilings and double french door access to the large deck. The full bath and powder room are right off the hallway.

Holly Lane is located close to Newport's best beaches, the Back Bay and one of Orange County's premier medical facilities, Hoag Hospital. It is also minutes from the fabulous restaurants and retail on 17th Street.

Built in 2016

Essential Information

MLS® #	OC25021339
Price	\$3,900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	1,909
Acres	0.17
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Traditional
Status	Closed
Listing Agent	Courtney Hasson
Listing Office	Compass

Community Information

Address	2307 Holly Lane
Area	N6 - Newport Heights
Subdivision	Newport Heights (NEWH)
City	Newport Beach
County	Orange
Zip Code	92663

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Parking Spaces	2
Parking	Garage, Door-Single, Garage Faces Front
# of Garages	2
Garages	Garage, Door-Single, Garage Faces Front
View	City Lights
Has Pool	Yes
Pool	In Ground, Permits, Private, See Remarks
Security	Carbon Monoxide Detector(s)

Exterior

Lot Description	Back Yard, Front Yard, Near Public Transit, Street Level, Lawn, Rectangular Lot
Foundation	None

Interior

Interior	Wood
Interior Features	Breakfast Area, High Ceilings, Open Floorplan, Recessed Lighting, Main Level Primary, Primary Suite, Walk-In Closet(s), Bedroom on Main Level, Built-in Features, Living Room Deck Attached, Pantry, Quartz Counters, See Remarks, Walk-In Pantry
Appliances	Built-In Range, Dishwasher, Refrigerator, Dryer, Washer, Double Oven, Freezer, Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Great Room
# of Stories	1
Stories	One

School Information

District	Newport Mesa Unified
High	Newport Harbor

Additional Information

Date Listed	January 29th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 12th, 2025 at 7:20am PST.
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