

# **\$2,575,000 - 2518 Via Marina, Newport Beach**

MLS® #OC25032464

**\$2,575,000**

2 Bedroom, 3.00 Bathroom, 1,764 sqft

Residential on 0 Acres

Upper Newport Bay (UBNB), Newport Beach,

Development opportunity for this prime oversized corner lot of 9750 square feet. New plans have been submitted to the City of Newport Beach for the construction of a fully remodeled and expanded property. Original home is still on the property. Plans are drawn for addition to existing structure. The property will be sold with permit ready plans. All engineering has been completed. Existing property is a three bedroom two and a half bath with approximately 1764 square feet of living space. Renderings show contemporary farmhouse design for the exterior elevation. Renderings show interior floor plan has been expanded with an addition to the existing structure. Encompassing approximately 3064 square feet, this single-story property offers true open concept great room design.

Thoughtfully designed floor plan features expansive living space with the kitchen being centrally located affording multiple opportunities for entertaining. Highly sought after and extremely desirable Newport Beach neighborhood. Don't miss your chance to build your California Coastal dream home!



Built in 1956

## **Essential Information**

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Price \$2,575,000

Bedrooms 2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,764
Acres	0.22
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Debbie Neugebauer
Listing Office	Seven Gables Real Estate

## Community Information

Address	2518 Via Marina
Area	N7 - West Bay - Santa Ana Heights
Subdivision	Upper Newport Bay (UBNB)
City	Newport Beach
County	Orange
Zip Code	92660

## Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Lot Description	Cul-De-Sac
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## Interior

Interior Features	All Bedrooms Down, Main Level Primary
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Newport Mesa Unified
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## Additional Information

Date Listed February 17th, 2025

Days on Market 9

Short Sale N

RE / Bank Owned N

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