

# **\$6,995,000 - 2141 Seville Avenue, Newport Beach**

MLS® #OC25039804

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## **\$6,995,000**

4 Bedroom, 5.00 Bathroom, 3,318 sqft

Residential on 0 Acres

Balboa Peninsula Point (BLPP), Newport Beach,

Just steps to the Wedge, this is a turnkey opportunity with a coveted location on the Balboa Peninsula Point. No detail has been overlooked in this 4-bedroom, 4.5 bath coastal contemporary beachside residence. This 3,300 sq. ft home spans three levels, embracing an open-concept living experience. Blending comfort, function, and a soft contemporary ambiance, this home offers effortless style accentuated by beautiful European Oak wood flooring that extends throughout. Adorned with hand-selected designer finishes by BlackBand Designs, this thoughtfully designed home is the epitome of modern luxury.

The main living area boasts an open floor plan, enhanced by sliding windows that invite a refreshing circulation of light and air. The kitchen, dining area, and living room are connected and anchored by a Mezzo 48" gas fireplace. The pristine kitchen showcases top-end Miele appliances, two-toned cabinetry by the renowned European cabinet maker, Leicht, and Antolini high-polish porcelain countertops with book-matched waterfall edges. The rarity of this property is further enhanced by the oversized lot, accommodating a downstairs patio and main-level bedroom, an uncommon combination for an interior Peninsula Point lot.

Retreat upstairs to the lavish master suite, a tranquil sanctuary that boasts a private lounge/gym, linear Primo 48" see-through



fireplace, balcony, a large walk-in closet, and a spa-inspired en suite bathroom featuring a luxurious freestanding tub, oversized shower, and Leicht his-and-hers vanities. Two additional en suite bathrooms with walk-in closets are showcased on this level, as well as a built-in office and convenient interior laundry room.

Ascend to the entertainerâ€™s paradise located on the third level, where a versatile flex room/den and powder bath serve as the gateway to the spacious indoor-outdoor rooftop deck with a covered al-fresco dining area, built-in BBQ, gas firepit, and expansive outdoor seating, capturing breathtaking city light and sunset views as far as the eye can see.

This fantastic custom 2-car garage home (with Tesla charger) affords a coastal lifestyle experience in the elite Peninsula Point community.  
Owner is licensed.

Built in 2020

**Essential Information**

MLS® #	OC25039804
Price	\$6,995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	1
Square Footage	3,318
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Jeffrie Jimenez

Listing Office            Jeffrie Jimenez, Broker

## Community Information

Address                    2141 Seville Avenue  
Area                        NP - Balboa Peninsula  
Subdivision              Balboa Peninsula Point (BLPP)  
City                        Newport Beach  
County                    Orange  
Zip Code                 92661

## Amenities

Utilities                  Electricity Connected, Sewer Connected, Water Connected, Cable Connected  
Parking Spaces          2  
Parking                   Door-Multi, Direct Access, Garage, Garage Door Opener  
# of Garages              2  
Garages                   Door-Multi, Direct Access, Garage, Garage Door Opener  
View                      City Lights, Peek-A-Boo  
Pool                        None

## Exterior

Exterior Features        Fire Pit  
Lot Description          ZeroToOneUnitAcre

## Interior

Interior                   Wood, See Remarks  
Interior Features        Breakfast Bar, Open Floorplan, Pantry, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Entrance Foyer, High Ceilings, See Remarks, Wet Bar  
Appliances               Dishwasher, Gas Cooktop, Microwave, Refrigerator, Warming Drawer, Barbecue, Convection Oven, Self Cleaning Oven, SixBurnerStove  
Heating                   Forced Air  
Cooling                   Central Air  
Fireplace                  Yes  
Fireplaces                Living Room, Primary Bedroom, See Remarks  
# of Stories               3  
Stories                    Three Or More

## School Information

District                   Newport Mesa Unified

**Additional Information**

Date Listed	February 22nd, 2025
Days on Market	80
Short Sale	N
RE / Bank Owned	N

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