

\$12,995,000 - 2132 Oceanfront, Newport Beach

MLS® #OC25068886

\$12,995,000

3 Bedroom, 4.00 Bathroom, 3,307 sqft
Residential on 0 Acres

Balboa Peninsula Point (BLPP), Newport Beach,

Welcome to a coastal masterpiece where every detail has been thoughtfully designed for a life of refined ease. This James Kincannon estate, reimagined by acclaimed designer Becki Owens, sits gracefully on approximately 40 feet of pristine beachfront—completely free of intrusive boardwalks so that the spellbinding views of “The Wedge,” the vast ocean, Catalina, and unforgettable sunsets remain exclusively yours.

From the moment you arrive, the home’s renewed façade welcomes you with its luminous, smooth stucco exterior, warm hardwood flooring, and an exquisitely crafted custom height garage door. Step inside to discover a space where every nuance speaks to a sophisticated, yet human, sensibility. In the open, airy living area, expansive floor-to-ceiling Western accordion doors blur the line between the sumptuous interior and the tranquil patio living, inviting the coastal beauty right into your daily life. Let the tech-savvy feel right at home with Control4 home automation.

The heart of this 3-bedroom, 3.5-bath sanctuary is its gourmet kitchen—complete with striking slab Calcutta quartz waterfall countertops and top-tier Viking Pro 8 burner stove top and appliances—where intimate gatherings become a celebration of both flavor and style. Venture upward to the private second level, where each bedroom is a retreat



in its own right, including two indulgent en suites. The master suite, in particular, is a private haven featuring dramatic glass walls that frame the ever-changing seascape, a secluded deck, and a spa-inspired bath with a book-matched Calacatta Gold Borghini marble shower and a freestanding tub designed for pure relaxation.

Every element of this home is curated with the discerning buyer in mind—from a beautifully appointed double-set laundry room to a 360-degree rooftop deck perfect for sunset soirees, Dine al fresco with your Memphis Elite BBQ and take that outdoor shower after a surf session that echoes the casual luxury of beachside living. This is not just a residence; it’s a personal invitation to experience coastal living at its most elegant and human, tailored for those who appreciate the extraordinary.

Built in 1980

Essential Information

MLS® #	OC25068886
Price	\$12,995,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,307
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Paul Daftarian
Listing Office	Luxe Real Estate

Community Information

Address	2132 Oceanfront
Area	NP - Balboa Peninsula
Subdivision	Balboa Peninsula Point (BLPP)
City	Newport Beach
County	Orange
Zip Code	92661

Amenities

Utilities	Cable Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Garage, Carport, Direct Access
# of Garages	2
Garages	Garage, Carport, Direct Access
View	Back Bay, Bay, Catalina, City Lights, Coastline, Ocean, Panoramic
Waterfront	Beach Access, Beach Front, Ocean Front
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Closed Circuit Camera(s), Fire Detection System, Security Lights, Security System

Exterior

Exterior	Drywall, Plaster
Exterior Features	Barbecue
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	See Remarks
Construction	Drywall, Plaster
Foundation	See Remarks

Interior

Interior	Wood
Interior Features	All Bedrooms Up, Balcony, Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Quartz Counters, Separate/Formal Dining Room, Smart Home, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Refrigerator, Barbecue, Built-In Range, Dishwasher, Double Oven, Dryer, Microwave, Tankless Water Heater, Washer, Water Purifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
Elementary	Newport
Middle	Ensign
High	Newport Harbor

Additional Information

Date Listed	March 11th, 2025
Days on Market	164
Short Sale	N
RE / Bank Owned	N

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