

\$1,999,500 - 504 Playa, Newport Beach

MLS® #OC25074576

\$1,999,500

3 Bedroom, 3.00 Bathroom, 1,924 sqft

Residential on 0 Acres

Bluffs Homes on the Bay (BNHB), Newport Beach,

Experience this rare offering with the spectacular views of the Back Bay from this beautifully designed home in East Bluff.

Nestled in a highly sought-after location in Newport Beach, this 1,923 sqft. 3-bedroom, 2.5-bath home features an ideal floor plan with modern wide plank floors throughout.

Designed to capture the natural beauty of its surroundings, step inside to a bright and airy entryway, highlighted by natural light, and enjoy the convenience of direct access to the attached 2-car garage with epoxy floors. The open-concept main living area is perfect for entertaining, featuring a seamless flow between the living, dining, and kitchen spaces.

The gourmet kitchen is a chef's delight, boasting quartz countertops, a spacious bar area for entertainment, stainless steel appliances, a premium 5 burner Italian Bertazzoni gas range with oven and modern cabinetry with ample storage. The outdoor living space is an idyllic spot to enjoy morning coffee or an evening aperitif while soaking in the stunning scenery of the Back Bay.

Upstairs, a short flight of stairs leads to the private quarters. The primary suite boasts a vaulted ceiling, walk-in closet, a full bath with marble floors, and inspiring Back Bay views. The second bedroom also enjoys the unobstructed vistas and a spacious balcony, while the third bedroom, complete with double doors and a roomy closet, can function as a home office, and accommodates a queen size bed. Additional features include laundry



hookups in the garage and a variety of community amenities, including a heated pool across the street with endless views, outdoor cooking area and nearby biking and hiking trails. Ideally located near top schools, pristine beaches, Fashion Island, fine dining, and John Wayne Airport. This home offers easy, sophisticated living in a truly remarkable setting and it's priced to sell.

Built in 1971

Essential Information

MLS® #	OC25074576
Price	\$1,999,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,924
Acres	0.04
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ali Askari
Listing Office	Askari Realty

Community Information

Address	504 Playa
Area	NV - East Bluff - Harbor View
Subdivision	Bluffs Homes on the Bay (BNHB)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Outdoor Cooking Area, Picnic Area, Pool
Utilities	Natural Gas Connected

Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	Trees/Woods, Back Bay, Bluff
Has Pool	Yes
Pool	Heated, Association

Exterior

Lot Description	Back Yard, Bluff, No Landscaping
Windows	Double Pane Windows
Foundation	Slab

Interior

Interior Features	Breakfast Bar, Balcony, Breakfast Area, Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Bar
Appliances	Dishwasher, Gas Oven, Gas Range, Refrigerator, Range Hood, Tankless Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
Elementary	East Bluff
Middle	Corona Del Mar
High	Corona Del Mar

Additional Information

Date Listed	April 8th, 2025
Short Sale	N
RE / Bank Owned	N

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