

# \$20,000 - 10 Dunes Bluff, Newport Coast

MLS® #OC25109846

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## \$20,000

5 Bedroom, 5.00 Bathroom, 4,100 sqft  
Residential Lease on 0 Acres

Nautilus (CCNA), Newport Coast,

Located in the prestigious guard-gated enclave of Crystal Cove, 10 Dunes Bluff presents a rare opportunity to lease a single-level ocean view home with a spacious layout and elevated coastal appeal. Perched on a quiet, single-loaded cul-de-sac, this residence captures stunning, unobstructed views of the Pacific Ocean, Catalina Island, and year-round sunsets. Spanning approximately 4,100 square feet, the home offers 5 bedrooms and 4.5 bathrooms, including a detached casita—perfect for guests, a private office, or creative flex space. A light-filled family room anchors the heart of the home, featuring vaulted ceilings, exposed wood beams, and expansive French doors that frame breathtaking vistas and open to outdoor living areas. The chef’s kitchen is equipped with high-end appliances, granite countertops, a center island, a walk-in pantry, and a charming breakfast nook opening to a beautifully landscaped yard. Designed for both comfort and entertaining, the formal dining area is complemented by multiple French doors that create seamless indoor-outdoor flow to the serene front and rear patios—ideal for al fresco dining and relaxing in the ocean breeze. The primary suite serves as a private retreat with dual walk-in closets, a spa-style bathroom with soaking tub and walk-in shower, and French doors that open directly to the backyard. Each secondary bedroom includes an en-suite bathroom, providing both privacy and convenience for family and guests alike.



The third garage bay has been thoughtfully converted into a bonus room—ideal for use as a home gym, playroom, studio, or media space—adding versatile square footage to the original floor plan. Outdoor living is enhanced with multiple seating areas set against a backdrop of panoramic coastline views. As a resident of Crystal Cove, enjoy world-class amenities including a junior Olympic pool, spa, fitness center, clubhouse, tennis courts, parks, and direct access to Crystal Cove State Beach. Ideally located just minutes from upscale dining, shopping at Crystal Cove Promenade, scenic hiking trails, and the beaches of Newport, Laguna, and Corona del Mar, 10 Dunes Bluff offers an exceptional lease opportunity in one of Newport Coast’s most exclusive communities.

Built in 2004

### Essential Information

MLS® #	OC25109846
Price	\$20,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,100
Acres	0.21
Year Built	2004
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Ramzi Ataya
Listing Office	Engel & Voelkers Newport Beach

### Community Information

Address	10 Dunes Bluff
Area	CR - Crystal Cove
Subdivision	Nautilus (CCNA)
City	Newport Coast
County	Orange
Zip Code	92657

### **Amenities**

Amenities	Barbecue, Clubhouse, Dog Park, Guard, Pool, Spa/Hot Tub, Sport Court, Tennis Court(s)
Utilities	Association Dues, Gardener
Parking Spaces	2
# of Garages	2
View	Bluff, Catalina, Coastline, Ocean, Panoramic
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Gated Community, Gated with Guard, Smoke Detector(s), 24 Hour Security

### **Exterior**

Lot Description	Back Yard, Bluff, Cul-De-Sac, Landscaped, Lawn, Sprinkler System, Street Level, ZeroToOneUnitAcre
Roof	Tile

### **Interior**

Interior	Stone, Wood
Interior Features	All Bedrooms Down, Beamed Ceilings, Bedroom on Main Level, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, Granite Counters, Jack and Jill Bath, Main Level Primary, Open Floorplan, Pantry, Recessed Lighting, Separate/Formal Dining Room, Storage, Tile Counters, Unfurnished, Wired for Data
Appliances	Dishwasher, Disposal, Gas Cooktop, Gas Oven, Gas Water Heater, Microwave, Range Hood, Refrigerator, SixBurnerStove, Water Softener
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Family Room, Primary Bedroom
# of Stories	1
Stories	One

### **School Information**

District

Laguna Beach Unified

**Additional Information**

Date Listed            May 16th, 2025

Days on Market        87

Short Sale              N

RE / Bank Owned      N

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