$9,800,000 - 12 Via Avoria, Newport Coast

MLS® #OC25116400

$9,800,000

5 Bedroom, 6.00 Bathroom, 5,117 sqft
Residential on 0 Acres

Perazul (PERZ), Newport Coast,

Nestled in a quiet cul-de-sac in Newport Coast's prestigious Ocean Heights, this 5,117-square-foot estate offers panoramic views of the ocean, city lights, Catalina Island, and Palos Verdes. Renovated in 2017, the home features an open floor plan with seamless transitions between the living, dining, and family rooms, all leading to a beautifully landscaped backyard with stunning vistas.

With up to five bedroomsâ€"including a main-floor guest suite and four en-suite bedrooms upstairsâ€"plus a dedicated office, the home exudes coastal elegance with high ceilings, custom flooring, and large windows that flood each room with natural light. The gourmet kitchen, complete with ocean views, connects effortlessly to the family room, making it ideal for entertaining.

The oversized primary suite offers breathtaking views and a spa-like bathroom with a freestanding tub and expansive shower. Outdoor spaces include a shaded loggia, manicured lawns, and vibrant gardens, perfect for hosting gatherings or enjoying sunsets.

Residents have access to the Coastal Canyon Clubhouse and are minutes from Crystal Cove State Park, upscale shopping, and dining. Just 45 minutes from both Los Angeles and San Diego airports, this estate combines luxury living with urban convenience.

Built in 1999

Essential Information

MLS® #	OC25116400
Price	$9,800,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,117
Acres	0.22
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jeff Jen
Listing Office	Real Broker

Community Information

Address	12 Via Avoria
Area	N26 - Newport Coast
Subdivision	Perazul (PERZ)
City	Newport Coast
County	Orange
Zip Code	92657

Amenities

Amenities	Maintenance Grounds, Clubhouse, Controlled Access, Guard, Meeting Room, Outdoor Cooking Area, Picnic Area, Playground, Pool, Security, Spa/Hot Tub, Sport Court, Tennis Court(s)
Utilities	Cable Not Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	3
Parking	Driveway, Garage
# of Garages	3
Garages	Driveway, Garage
View	Bay, Catalina, City Lights, Coastline, Harbor, Ocean, Panoramic, Water
Has Pool	Yes
Pool	Association, Community

Security	Gated Community, Gated with Guard, Security Guard, Security System, 24 Hour Security

Exterior

Lot Description	Back Yard

Interior

Interior	Carpet, Stone
Interior Features	Bedroom on Main Level, Walk-In Closet(s), Primary Suite, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Microwave, Range Hood, Water Heater, Built-In Range, Double Oven, Dryer, Freezer, Gas Range, SixBurnerStove, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
Elementary	Newport Coast
Middle	Corona Del Mar
High	Corona Del Mar

Additional Information

Date Listed	May 14th, 2025
Days on Market	120
Short Sale	N
RE / Bank Owned	N