

\$7,500,000 - 1305 Balboa Boulevard, Newport Beach

MLS® #OC25128648

\$7,500,000

3 Bedroom, 4.00 Bathroom, 2,634 sqft

Residential on 0 Acres

Balboa Peninsula (Residential) (BALP), Newport Beach,

Perfectly positioned within the sought-after Alphabet Streets of Balboa Peninsula, this captivating oceanfront property embodies the essence of luxurious coastal living. With its prime location near the end of the boardwalk, it offers a serene and picturesque retreat with sweeping panoramic ocean views. Originally built in 1930, this stunning Spanish-style home has been thoughtfully and recently upgraded while retaining its original charm. Upgrades include a new roof, new windows, a new heat pump and AC, fresh exterior and interior paint, and owned solar panels. As you enter through a private patio, you're greeted by a cozy living room with tall ceilings adorned with exposed wooden beams, a fireplace, and breathtaking views of the dunes and ocean. The primary suite serves as a personal retreat, featuring a secluded sitting room, a newly remodeled en-suite bathroom, and a private balcony all with ocean views. Notable features include stainless steel appliances in the kitchen, hand-painted tiles, a two-car garage, and charming Spanish aesthetics throughout. Experience the epitome of coastal living with close proximity to world-class dining, shopping, the renowned Wedge surf spot, and John Wayne Airport. 1305 E Balboa is not just a residence; it's a lifestyle.



Built in 1930

Essential Information

MLS® #	OC25128648
Price	\$7,500,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,634
Acres	0.06
Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Keegan Budden
Listing Office	Douglas Elliman of California Inc.

Community Information

Address	1305 Balboa Boulevard
Area	NP - Balboa Peninsula
Subdivision	Balboa Peninsula (Residential) (BALP)
City	Newport Beach
County	Orange
Zip Code	92661

Amenities

Parking Spaces	2
Parking	Door-Multi, Garage, Private
# of Garages	2
Garages	Door-Multi, Garage, Private
View	Ocean, Water, Catalina
Waterfront	Ocean Front
Pool	None

Exterior

Lot Description	Back Yard, Landscaped
Windows	Shutters
Roof	Spanish Tile

Interior

Interior	Wood
Interior Features	Beamed Ceilings, Balcony, High Ceilings, Pantry, Tile Counters, All Bedrooms Up, Dressing Area, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Freezer, Gas Oven, Refrigerator, Dryer, Washer
Heating	Heat Pump
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
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Additional Information

Date Listed	June 9th, 2025
Days on Market	121
Short Sale	N
RE / Bank Owned	N

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