

# \$3,995 - 220 Nice Lane # 102, Newport Beach

MLS® #OC25132097

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## \$3,995

2 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential Lease on 1 Acres

Villa Balboa (VBAL), Newport Beach,

Want to experience Resort style living in gated Villa Balboa community, minutes from the beach? This gorgeous remodeled first floor, corner, 2 bedroom/1.25 bath condo offers an oversized primary bedroom, guest bedroom, with a double vanity on each side of the bathroom. The condo has accented tile, recessed lighting, and LVP flooring throughout. The kitchen has been remodeled with quartz counter tops, top of the line stainless-steel appliances and has a breakfast bar with bar stools. Take in the ocean breeze in the oversized patio. The unit comes with 2 parking spaces; one assigned secured underground space with a storage cabinet and one open parking space. Have fun and enjoy the spacious clubhouse, two pools and spas, tennis/pickleball courts, and community fitness center. Sunset Ridge Park is within walking distance and the beach is just a few steps away. Ideal for sunrise and sunset walks. Unit comes partially furnished for \$4,495 (2 beds, 2 stools, 1 dining table w/chairs) with the option of taking it unfurnished for \$3,995 per month.



Built in 1979

## Essential Information

MLS® #	OC25132097
Price	\$3,995
Bedrooms	2
Bathrooms	2.00

Full Baths	1
Square Footage	1,136
Acres	0.73
Year Built	1979
Type	Residential Lease
Sub-Type	Condominium
Style	Craftsman
Status	Closed
Listing Agent	Danisa Peralta
Listing Office	Marshall Reddick Real Estate

## Community Information

Address	220 Nice Lane # 102
Area	N6 - Newport Heights
Subdivision	Villa Balboa (VBAL)
City	Newport Beach
County	Orange
Zip Code	92663

## Amenities

Amenities	Clubhouse, Pool, Spa/Hot Tub, Barbecue, Fitness Center, Pickleball, Tennis Court(s)
Utilities	Sewer Connected, Water Connected, Association Dues, Sewer, Trash Collection, Water, Gardener, Pool, Cable Available, Natural Gas Available
Parking Spaces	2
Parking	Garage, Assigned, One Space, Underground
# of Garages	1
Garages	Garage, Assigned, One Space, Underground
View	Trees/Woods
Has Pool	Yes
Pool	Community, Association

## Exterior

Foundation	Slab
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## Interior

Interior	Laminate
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Bedroom on Main Level, Primary Suite, All Bedrooms Down, Dressing Area, Main Level Primary,

	Partially Furnished, Trash Chute
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	3
Stories	One

## School Information

District	Newport Mesa Unified
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## Additional Information

Date Listed	June 10th, 2025
Days on Market	56
Short Sale	N
RE / Bank Owned	N

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