

# **\$6,000 - 527 Westminster Avenue, Newport Beach**

MLS® #OC25139902

---

## **\$6,000**

3 Bedroom, 2.00 Bathroom, 1,464 sqft  
Residential Lease on 0 Acres

Newport Heights (NEWH), Newport Beach,  
Charming Renovated 1928 Cottage in Newport Heights

Discover this beautifully updated 1928 classic in the heart of Newport Heights, offering timeless charm with modern amenities. This rare 3-bedroom, 2-bath home includes a detached home office or artist's studio—ideal for today's flexible lifestyle.

Inside, the open-concept living and dining areas flow seamlessly into a stunning chef's kitchen, featuring quartz countertops, a custom tile backsplash, and brand-new appliances. Two spacious bedrooms and a remodeled, spa-like bathroom grace the main level, while the upstairs is dedicated to a private primary suite with its own ensuite bath.

Tucked away on a quiet street with alley access, the home includes a 2-car garage, storage room, central A/C, and an interior laundry room. Enjoy weekends walking down the hill to Café Si Bon for fresh baguettes or dining at nearby waterfront restaurants.

Experience classic coastal living—just minutes from the beach, shopping, and everything Newport Beach has to offer, and just a short stroll from Newport Heights Elementary and Newport Harbor High.

Built in 1928



## Essential Information

MLS® #	OC25139902
Price	\$6,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,464
Acres	0.15
Year Built	1928
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Shelly Kay Hilliard
Listing Office	Coldwell Banker Realty

## Community Information

Address	527 Westminster Avenue
Area	N6 - Newport Heights
Subdivision	Newport Heights (NEWH)
City	Newport Beach
County	Orange
Zip Code	92663

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Gardener, Cable Available, Sewer Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Wood Siding
Lot Description	ZeroToOneUnitAcre
Windows	Blinds, Custom Covering(s), Double Pane Windows, ENERGY STAR Qualified Windows
Roof	Shingle

Construction	Wood Siding
Foundation	Raised, Slab

## Interior

Interior	Laminate, Vinyl
Interior Features	Separate/Formal Dining Room, Open Floorplan, Bedroom on Main Level, Primary Suite, Quartz Counters, Recessed Lighting
Appliances	Electric Range, Dishwasher, ENERGY STAR Qualified Water Heater, Gas Range, Range Hood, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Newport Mesa Unified
Elementary	Newport Heights
Middle	Horace Ensign
High	Newport Harbor

## Additional Information

Date Listed	June 22nd, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 31st, 2026 at 1:50am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.