

\$9,995,000 - 1703 Ocean Boulevard, Newport Beach

MLS® #OC25182686

\$9,995,000

4 Bedroom, 5.00 Bathroom, 3,452 sqft
Residential on 0 Acres

Balboa Peninsula Point (BLPP), Newport Beach,

Perfectly positioned on a coveted prime corner lot on the Balboa Peninsula Point, 1703 East Ocean Blvd. is a rare coastal offering with unobstructed ocean views—one of only four properties in the neighborhood to enjoy this vantage point without being oceanfront.



Built in 2021

Essential Information

MLS® #	OC25182686
Price	\$9,995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,452
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Cain
Listing Office	Pacific Sotheby's Int'l Realty

Community Information

Address	1703 Ocean Boulevard
Area	NP - Balboa Peninsula
Subdivision	Balboa Peninsula Point (BLPP)
City	Newport Beach

County	Orange
Zip Code	92661

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Direct Access, Garage, Door-Multi, Garage Faces Rear
# of Garages	3
Garages	Direct Access, Garage, Door-Multi, Garage Faces Rear
View	Bay, Catalina, City Lights, Coastline, Neighborhood, Ocean, Water
Waterfront	Ocean Access, Ocean Side Of Highway
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s), Closed Circuit Camera(s)

Exterior

Exterior Features	Rain Gutters, Barbecue, Fire Pit, Lighting
Lot Description	Corner Lot, Landscaped, Rectangular Lot
Windows	Blinds, Double Pane Windows
Roof	Mixed, Other

Interior

Interior	Concrete, Stone, Wood
Interior Features	Breakfast Bar, Eat-in Kitchen, Open Floorplan, Pantry, Recessed Lighting, Primary Suite, Walk-In Closet(s), Balcony, Bedroom on Main Level, Built-in Features, Ceiling Fan(s), Elevator, High Ceilings, In-Law Floorplan, Intercom, Multiple Staircases, Stone Counters, Storage, Walk-In Pantry
Appliances	Dishwasher, Disposal, Ice Maker, Microwave, Refrigerator, Water Heater, Barbecue, Double Oven, Dryer, Electric Range, Free-Standing Range, Freezer, Gas Range, Range Hood, Self Cleaning Oven, SixBurnerStove, Washer
Heating	Central, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Family Room, Free Standing
# of Stories	3
Stories	Three Or More

School Information

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

Additional Information

Date Listed	August 7th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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