

# \$1,199,900 - 4305 Hilaria, Newport Beach

MLS® #OC25196065

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## \$1,199,900

3 Bedroom, 2.00 Bathroom, 1,440 sqft  
Residential on 0 Acres

Park Lido (PKLI), Newport Beach,

Step into 4305 Hilaria Way, a Newport Beach home where mid-century modern architecture and contemporary updates come together in perfect balance. Originally designed in the 1960s by acclaimed Palm Springs architects William Palmer and Dan Krisel, this Park Lido townhome has been thoughtfully reimaged for today while honoring its architectural roots. A short set of steps leads you into the hallmark of mid-century living: an open floor plan that blends kitchen, dining, and living spaces with access to the outdoors. Wide wood laminate flooring, vaulted ceilings, recessed lighting, and a timeless exposed wood beam create a bright, inviting space. The remodeled kitchen adds a contemporary touch with quartz countertops, stainless steel appliances, shaker-style cabinets, and a long breakfast bar that anchors the heart of the home. Just off the kitchen, the dining room features striking pendant lighting, while the spacious living room centers around a classic fireplace beneath vaulted ceilings. Upstairs, the primary suite showcases plantation shutters and a remodeled bathroom with a custom dual vanity, shaker cabinetry, wall-mounted faucets, and a tiled walk-in shower with sparkling new glass enclosure. Two secondary bedrooms, also with shutters, share an updated bathroom designed with the same attention to detail. Outdoors, the private patio with Saltillo tile and a lush green backdrop reflects the indoor-outdoor lifestyle that has defined California living for decades. A spacious



two-car garage, an HVAC installed and repiped with PEX in 2022, and an oversized laundry room with abundant storage add practicality to the design. Park Lido offers residents four community pools and plenty of green spaces, all just half a mile from the sand. You're walking distance to restaurants and shops, and minutes from the 405 and 55 freeways. Schedule your showing today for 4305 Hilaria, and take this opportunity to own a piece of Newport Beach history update for today's living.

Built in 1962

**Essential Information**

MLS® #	OC25196065
Price	\$1,199,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	0.04
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Veronica Encinas
Listing Office	Coldwell Banker Realty

**Community Information**

Address	4305 Hilaria
Area	N6 - Newport Heights
Subdivision	Park Lido (PKLI)
City	Newport Beach
County	Orange
Zip Code	92663

**Amenities**

Amenities	Maintenance Grounds, Management, Pool
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Water Connected, Phone Available, Sewer Connected
Parking Spaces	3
Parking	Covered, Direct Access, Garage, Private
# of Garages	2
Garages	Covered, Direct Access, Garage, Private
View	Neighborhood
Has Pool	Yes
Pool	Community, Association, Heated
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding
Exterior Features	Rain Gutters
Lot Description	Cul-De-Sac
Windows	Double Pane Windows, Plantation Shutters
Roof	Composition, Shingle
Construction	Stucco, Wood Siding

## Interior

Interior	Laminate
Interior Features	Breakfast Bar, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, All Bedrooms Up, Primary Suite, Block Walls
Appliances	Built-In Range, Dishwasher, Microwave, Range Hood, Water Heater, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Multi/Split

## School Information

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

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	9
Zoning	RM
Short Sale	N
RE / Bank Owned	N

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