

# \$3,500 - 1105 Mesa Bluff, Costa Mesa

MLS® #OC25233274

**\$3,500**

2 Bedroom, 3.00 Bathroom, 1,069 sqft

Residential Lease on 0 Acres

Mesa Bluffs (MBLF), Costa Mesa,

Views, Views, and More Views! This Turnkey 2-Bedroom, 2.5-Bath Condo offers Breathtaking Panoramic Views of Talbert Regional Park and the surrounding Nature Preserve. Enjoy Stunning Scenery all day and Spectacular Sunsets every evening from your Private Balcony. The Open-concept design seamlessly connects the Kitchen, Dining Area, and Living Room—creating a Bright, Airy space that highlights the Incredible View. The Updated Kitchen features New White Shaker Cabinetry, Quartz Countertops, Counter Bar Seating, Pantry Storage, and even room for a cozy cafÃ© table or storage island. A stainless-steel refrigerator is included! The unit also offers a Dining Area and step-down Living Room with a cozy Fireplace and Beautiful Hardwood flooring that leads out to your Private Balcony—perfect for relaxing or entertaining while enjoying the Tranquil setting. A convenient Powder Bath is located on the main floor, and sliding doors off the Kitchen open to a private, enclosed Patio, ideal for outdoor gardening, or simply enjoying the fresh air. Upstairs, you will find the Primary Bedroom Suite, featuring full unobstructed views of the Nature Preserve, a Wall of Closets, and a Spacious En-Suite Bathroom—a peaceful retreat to start and end your day. The Secondary Bedroom offers vaulted ceilings and access to a full Bathroom with a Tub/Shower combo. For added convenience, the Laundry Closet plus additional Linen Storage are located in the



upstairs Hallway. The Washer and Dryer are included! The unit also includes a One-Car detached Garage, located just steps from your front door, plus one Assigned Parking Space for added convenience. The Unit also features Fresh Paint, New Carpet, New Lighting Fixture and Recessed Lighting. The Complex is located near Parks, Hiking Trails, Restaurants, Shopping and the Santa Ana Bike/Walking Trail is just down the street leading you directly to the Beach! LEASING REQUIREMENTS: 1) All Adults (18 or older) who will reside in the home must submit an online application with a copy of their ID and Proof of Income (if any) 2) Minimum Credit Score of 700 is required. 3) Gross Combined Household Income should be a minimum of 3x the rent. 4) No Prior Evictions. Tenant is responsible for all utilities except HOA.

Built in 1978

## Essential Information

MLS® #	OC25233274
Price	\$3,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,069
Acres	0.00
Year Built	1978
Type	Residential Lease
Sub-Type	Condominium
Status	Closed
Listing Agent	Tracy Gurzi
Listing Office	First Team Real Estate

## Community Information

Address 1105 Mesa Bluff

Area	C2 - Southwest Costa Mesa
Subdivision	Mesa Bluffs (MBLF)
City	Costa Mesa
County	Orange
Zip Code	92627

## Amenities

Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected, Association Dues, Trash Collection
Parking Spaces	2
Parking	Assigned, Door-Single, Garage, Guest, One Space
# of Garages	1
Garages	Assigned, Door-Single, Garage, Guest, One Space
View	Catalina, Panoramic, Bluff
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Near Park
Windows	Screens, Skylight(s)

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Balcony, Ceiling Fan(s), Cathedral Ceiling(s), Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, All Bedrooms Up, Breakfast Area, Sunken Living Room
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Water Heater, Dryer, Washer, Electric Range
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Newport Mesa Unified
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## Additional Information

Date Listed	October 14th, 2025
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Days on Market	11
Short Sale	N
RE / Bank Owned	N

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