

\$2,200,000 - 519 Vista Flora, Newport Beach

MLS® #OC25245153

\$2,200,000

3 Bedroom, 3.00 Bathroom, 2,747 sqft

Residential on 0 Acres

Bluffs Original (BORI), Newport Beach,

Enjoy living on the largest, premier greenbelt in The Bluffs. This end unit, a popular floor plan E has the primary bedroom on the main floor, an open concept kitchen & family room that has been updated with stainless built-ins and large center island. During renovation, the kitchen sink was moved to the wall overlooking the green belt, making for a much more spacious and open kitchen space and optimal enjoyment of soaring greenbelt views. The main floor primary suite features a spacious ensuite bath with 2 large walk-in closets, double sinks, and soaking tub. The thoughtfully designed floor plan features 2 over-sized additional bedrooms, large laundry utility room, and bonus room. Additionally, this home has been expanded to feature a formal dining room unique to this home. Further features include a private driveway not shared with neighbors, kitchen desk area, built in storage and mudroom off the garage, making this home an exceptional opportunity in Eastbluff. With outdoor living space on both levels, this home is perfect for those who love to entertain. The expansive patio and view deck off the living room look out over the beautiful greenbelt and make for seamless indoor-outdoor living. Live amidst miles of green lush lawns & gardens - expansive greenbelts and paths like these are highly unique in coastal Orange County.

Additionally, you have a fountain, reflection pool, and are just a short walk to the Back Bay. Another outstanding and sought after



feature of this location is that K-12 schools are all walkable from the home. Come make yourself at home.

Built in 1964

Essential Information

MLS® #	OC25245153
Price	\$2,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,747
Acres	0.04
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brenna Van Hoogenstyn
Listing Office	Harcourts Blue Water

Community Information

Address	519 Vista Flora
Area	NV - East Bluff - Harbor View
Subdivision	Bluffs Original (BORI)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Outdoor Cooking Area, Barbecue, Playground, Pool, Spa/Hot Tub, Picnic Area
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage
View	Park/Greenbelt

Has Pool	Yes
Pool	Community, Association

Exterior

Lot Description	Front Yard, Lawn, Greenbelt, Sloped Down
Windows	Atrium
Roof	Tile

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Main Level Primary, Walk-In Closet(s)
Appliances	Dishwasher, Disposal
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
High	Corona Del Mar

Additional Information

Date Listed	September 21st, 2025
Days on Market	27
Short Sale	N
RE / Bank Owned	N

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