

\$3,900 - 270 Cagney Lane # 202, Newport Beach

MLS® #OC25246109

\$3,900

2 Bedroom, 2.00 Bathroom, 1,201 sqft

Residential Lease on 0 Acres

Villa Balboa (VBAL), Newport Beach,

Don't miss the opportunity to lease in the beautifully maintained, gated community of Villa Balboa, ideally located within walking distance to the beach, Balboa Peninsula, a large city park, and Hoag Hospital.

This second level 1,201 sq. ft. condominium is filled with natural light, featuring a skylight and expansive sliding glass doors and plantation shutters throughout. Enjoy calming ocean breezes and bay views from the balcony, perfect for indoor-outdoor living and entertaining. The open-concept living room includes a cozy gas fireplace and direct access to the large balcony, offering a peaceful place to relax or host guests. The home includes a primary suite with its own full bathroom and a secondary room with its own full bathroom. Additional features include a garage parking space, cabinet storage, and room for bicycles.

Within the gated community, residents have access to exceptional amenities including two swimming pools, two large hot tubs, tennis and pickleball courts, a fitness center, and a spacious clubhouse with a full kitchen available for private gatherings. There's also a welcoming community center with a library, computer workspace, and retreat areas, plus beautifully landscaped grounds with BBQ areas and walking paths that lead to a scenic bluff just outside the gates. This is a rare opportunity to enjoy upscale coastal living in



one of Newport Beachâ€™s most desirable communities.

Built in 1985

Essential Information

MLS® #	OC25246109
Price	\$3,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.03
Year Built	1985
Type	Residential Lease
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Brian Schiefer
Listing Office	Harcourts Place

Community Information

Address	270 Cagney Lane # 202
Area	N6 - Newport Heights
Subdivision	Villa Balboa (VBAL)
City	Newport Beach
County	Orange
Zip Code	92663

Amenities

Amenities	Barbecue, Clubhouse, Fitness Center, Game Room, Guard, Maintenance Front Yard, Pickleball, Pool, Spa/Hot Tub, Tennis Court(s)
Utilities	Association Dues, Gardener, Gas, Pool, Sewer, Trash Collection, Water
Parking Spaces	2
Parking	Covered, Garage, One Space
# of Garages	1
Garages	Covered, Garage, One Space
View	Bay

Has Pool	Yes
Pool	Association, Gunite, Heated, In Ground
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Gated Community, Smoke Detector(s), 24 Hour Security

Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Plantation Shutters

Interior

Interior	Tile, Wood
Interior Features	Balcony, Elevator, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Trash Chute
Appliances	Dishwasher, Dryer, Gas Oven, Microwave, Refrigerator, SixBurnerStove, Washer
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	3
Stories	One

School Information

District	Newport Mesa Unified
High	Newport

Additional Information

Date Listed	October 23rd, 2025
Days on Market	74
Short Sale	N
RE / Bank Owned	N

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