

\$1,499,000 - 309 Encina, Newport Beach

MLS® #OC25253694

\$1,499,000

2 Bedroom, 2.00 Bathroom, 1,628 sqft
Residential on 0 Acres

Bluffs Original (BORI), Newport Beach,

Opportunity Awaits! Two-Bedroom, Two-Bath, 1,628 sq. ft., Single-Level Bluffâ€™s Home â€™ End Unit on a Corner Lot! Homes in this premier Newport Beach location rarely come available. This single-level Angelita floor plan is attached on only one side, offering exceptional privacy, natural light, and potential. Itâ€™s been value priced, allowing you to fully remodel and update to your own taste and style. Flagstone walkways lead to a welcoming covered entry. Inside, the spacious great room features vaulted open-beam wood ceilings, a cozy fireplace, and peaceful greenbelt views. The primary suite includes a separate dressing area, large closet, and its own view of the greenbelt. The adjoining bathroom opens to an atrium, bringing in natural light and fresh air. Additional highlights include a generously sized second bedroom, interior laundry room, and a two-car garage with direct access. The expansive 25' x 28' patio provides ample space for custom landscaping and entertaining. (Note: the spa and HVAC are non-operational.) This home is 12 years newer than the ones across the street. It was built in 1979 vs. 1967. It is also part of a small HOA with 14 homeowners and has lower HOA duesâ€™they keep the costs down. Close to award-winning schools, the Back Bay Preserve, hiking and biking trails, beaches, and world-class shopping and dining. Experience the best of the Newport lifestyle in The Bluffs. This is a probate sale, being sold strictly as-is, with no repairs or



credits, including no termite work or clearance.

Full Authority Probate â€” NO court confirmation required, and the estate can close within 21 days.

Built in 1979

Essential Information

MLS® #	OC25253694
Price	\$1,499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,628
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Nancy Andreason
Listing Office	Coldwell Banker Realty

Community Information

Address	309 Encina
Area	NV - East Bluff - Harbor View
Subdivision	Bluffs Original (BORI)
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Amenities	Maintenance Front Yard, Other
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage

View	Park/Greenbelt, Neighborhood
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, Front Yard
Windows	Plantation Shutters
Roof	Tile
Foundation	Slab

Interior

Interior	Concrete, Tile
Interior Features	High Ceilings, All Bedrooms Down
Appliances	Dishwasher, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Newport Mesa Unified
Elementary	East Bluff
Middle	Corona Del Mar
High	Corona Del Mar

Additional Information

Date Listed	November 4th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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