

\$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 |

Based on information from California Regional Multiple Listing Service, Inc. as of January 20th, 2026 at 7:41am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.