

\$9,500 - 17 Avignon, Newport Coast

MLS® #OC25261490

\$9,500

4 Bedroom, 3.00 Bathroom, 2,576 sqft

Residential Lease on 0 Acres

Montserrat (NRMN), Newport Coast,

Discover unparalleled living in this luxurious Montserrat residence, which is move-in ready and waiting for you. This home presents an exceptional floor plan with striking curb appeal, highlighted by a warm stone entrance way and an elegant front fountain.

The main level features a formal foyer entrance leading to a spacious living room and an adjoining dining room, balanced by a private study. A seamless transition guides you to a cozy family room with a fireplace and a bright, inviting gourmet kitchen. This chef's delight is equipped with granite countertops, double ovens, a six-burner range, built-in refrigerator, microwave, and a small wine cooler.

The family room opens directly onto a superb flagstone patio, perfect for entertaining. The outdoor amenities—including a BBQ and spa—offer breathtaking "forever" views of the city, canyon, and Lake Newport.

Upstairs, the spacious master suite offers panoramic views and a full master dressing/bathroom with generous closet space. The upper level is completed by three additional bedrooms and a convenient Jack and Jill bathroom.

The home has been meticulously updated with new flooring, fresh carpets, and new paint throughout. The upscale community is just minutes from excellent schools, including Sage Private High School, as well as renowned destinations like Crystal Cove, Fashion Island, the award-winning Pelican Hill Golf Course,



and scenic outdoor trails. Enjoy proximity to shopping centers, major freeways, and pristine beaches.

Built in 1994

Essential Information

MLS® #	OC25261490
Price	\$9,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,576
Acres	0.09
Year Built	1994
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Mediterranean, Spanish
Status	Closed
Listing Agent	Maria Elena Banks
Listing Office	Coldwell Banker Realty

Community Information

Address	17 Avignon
Area	N26 - Newport Coast
Subdivision	Montserrat (NRMN)
City	Newport Coast
County	Orange
Zip Code	92657

Amenities

Amenities	Pool
Utilities	Electricity Connected, Gardener, Cable Connected, Electricity Available
Parking Spaces	2
Parking	Garage, Door-Single, Gated, No Driveway
# of Garages	2
Garages	Garage, Door-Single, Gated, No Driveway
View	Reservoir

Has Pool	Yes
Pool	Association, Community, Fenced

Exterior

Lot Description	Back Yard, Front Yard, Sprinkler System, Cul-De-Sac, Garden, Sprinklers In Front, Sprinklers In Rear, Street Level, Walkstreet, ZeroToOneUnitAcre
Roof	Clay

Interior

Interior	Carpet, Vinyl, Laminate
Interior Features	Breakfast Area, Eat-in Kitchen, All Bedrooms Up, Primary Suite, Breakfast Bar, Cathedral Ceiling(s), High Ceilings, Separate/Formal Dining Room, Two Story Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Dryer, Washer, Built-In Range, Range Hood, Refrigerator, Self Cleaning Oven, Water To Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Primary Bedroom, Den, Dining Room, Kitchen, Library, Outside
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
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Additional Information

Date Listed	November 30th, 2025
Days on Market	17
Short Sale	N
RE / Bank Owned	N

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