

\$1,295,000 - 1945 Sundance, Costa Mesa

MLS® #OC26039318

\$1,295,000

2 Bedroom, 3.00 Bathroom, 1,395 sqft
Residential on 0 Acres

Mesa Bluffs (MBLF), Costa Mesa,

LOCATION, LOCATION, LOCATION, 1945 Sundance Lane, Costa Mesa, CA. Welcome to Mesa Bluffs, an exclusive gated enclave in Southwest Costa Mesa limited to just 16 homes. Tucked away yet close to it all, this rare community offers a laid-back Southern California coastal lifestyle with a private pool and spa, greenbelt, and dog park, just minutes from the sand.

Approximately 1,395 square feet, this beautifully upgraded 2 BR plus Den, Loft, study or bedroom and blends comfort, style, and effortless indoor-outdoor living. A charming private courtyard entry sets the tone, leading into a light-filled open floor plan where a wall of windows and leaded glass frame serene backyard views and invite in the coastal sunshine. The heart of the home is a stunning kitchen featuring a massive center island that seats up to 12 or more, perfect for gathering after a beach day. Granite countertops, tile backsplash, leaded glass cabinetry, bay windows, recessed lighting, and ceiling fans create a warm yet refined coastal feel. The adjoining living room with a fireplace flows seamlessly into an expanded living space, which opens to a private, Spanish-style backyard with sit down views overlooking scenic Canyon Park with private access and no neighbors behind your own peaceful retreat for sunset dinners and weekend entertaining. Upstairs, the primary suite sanctuary features vaulted ceilings, a cozy fireplace sitting area, barn door accents, and an updated spa-like



bath with dual quartz vanities. Step onto your private deck to enjoy ocean-kissed breezes and glowing SoCal sunsets. A secondary bedroom offers adjacent flex space ideal for a Nursery, yoga studio, or office. The option of a third bedroom, currently styled as a loft/den, can easily convert back. Additional highlights include indoor laundry, an attached two-car garage, and an unbeatable location near Newport Back Bay trails, Huntington Beach, Newport Beach, world-class dining, theatre, shopping, and award-winning schools. Coastal, private, and effortlessly inviting this is the Costa Mesa lifestyle buyers wait for. Schedule your private tour and experience it for yourself.

Built in 1986

Essential Information

MLS® #	OC26039318
Price	\$1,295,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,395
Acres	0.05
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Julie Schnieders
Listing Office	Bullock Russell RE Services

Community Information

Address	1945 Sundance
Area	C2 - Southwest Costa Mesa
Subdivision	Mesa Bluffs (MBLF)

City Costa Mesa
County Orange
Zip Code 92627

Amenities

Amenities Management, Barbecue, Picnic Area, Pool, Spa/Hot Tub, Dog Park, Trail(s)
Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces 2
Parking Direct Access, Door-Single, Garage Faces Front, Garage, Private, Side By Side, Concrete, Driveway Level
of Garages 2
Garages Direct Access, Door-Single, Garage Faces Front, Garage, Private, Side By Side, Concrete, Driveway Level
View Hills, Trees/Woods, Bluff, Park/Greenbelt
Waterfront Ocean Side Of Freeway
Has Pool Yes
Pool Fenced, Filtered, Gunitite, In Ground, Association, Heated
Security Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

Exterior

Exterior Drywall, Stucco, Frame, Glass
Lot Description Sprinklers In Front, Landscaped, Level, Near Public Transit, Street Level, Bluff, Corner Lot, Drip Irrigation/Bubblers, Greenbelt, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Sprinkler System
Windows Blinds, Garden Window(s), Atrium, Bay Window(s)
Roof Concrete, Spanish Tile
Construction Drywall, Stucco, Frame, Glass
Foundation Slab

Interior

Interior Laminate, Vinyl, Wood
Interior Features Breakfast Bar, Balcony, Ceiling Fan(s), Cathedral Ceiling(s), Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Up, Entrance Foyer, Loft, Walk-In Closet(s), Built-in Features, Dressing Area, Galley Kitchen, Primary Suite, Pull Down Attic Stairs, Two Story Ceilings
Appliances Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Water To Refrigerator, Water Heater
Heating Forced Air

Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room, Gas Starter
# of Stories	2
Stories	Two

School Information

District	Newport Mesa Unified
Elementary	Victoria
Middle	Tewinkle
High	Estancia

Additional Information

Date Listed	March 2nd, 2026
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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