

# \$5,500,000 - 12 Rivage, Newport Coast

MLS® #PW25008353

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## \$5,500,000

5 Bedroom, 5.00 Bathroom, 4,600 sqft  
Residential on 0 Acres

Rivage (NRRV), Newport Coast,

Donâ€™t miss this incredible opportunity! With an unbeatable price per square foot for a turnkey Newport Coast home, 12 Rivage is one of the largest and most upgraded residences in Newport Ridge North. This 5-bedroom, 5-bathroom home (PLUS an oversized bonus room) offers an ideal layout, including a convenient main-floor bedroom and bathroom. Situated on a quiet cul-de-sac, the property features water and city light views, cool breezes, and breathtaking sunsetsâ€”with no rear neighbors for added privacy.

Nearly \$1 million has been invested in a top-tier remodel and reimagining, including a full house repipe, black-framed windows with a transferable warranty, luxurious oak and stone flooring, upgraded bathrooms, and a stunning kitchen with Monogram and Bertazzoni appliances. Additional highlights include a showstopping primary suite and primary bathroom with dual custom closets, quartz countertops, Brizo fixtures, and a brilliantly reconfigured spa-like shower.

Outside, youâ€™ll find smooth-finish stucco, a new Blaze BBQ, a wood garage door with a new opener, and a brick paver driveway leading to a 3-car garage with epoxy flooring. The extensive upgrades make it hard to find anything not new in this home!

Residents of Newport Ridge North uniquely enjoy TWO 24-hour guard-gates (convenient access to Newport Beach and Irvine through one gate and Newport Coast at the other gate), private parks, an Olympic-sized pool, a



clubhouse, and courts for tennis, pickleball, and basketball. With no Mello-Roos in this section of the community, youâ€™ll save approximately \$3,000 annually on property taxes. Top-rated schools, an exceptional community, and a fully remodeled homeâ€”this one checks all the boxes. Itâ€™s ready for you to move in and enjoy the BEST of Newport Coast living!

Built in 2001

**Essential Information**

MLS® #	PW25008353
Price	\$5,500,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Square Footage	4,600
Acres	0.17
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Modern, Spanish, Mediterranean
Status	Closed
Listing Agent	Christian Walsh
Listing Office	Berkshire Hathaway HomeServices California Properties

**Community Information**

Address	12 Rivage
Area	N26 - Newport Coast
Subdivision	Rivage (NRRV)
City	Newport Coast
County	Orange
Zip Code	92657

**Amenities**

Amenities	Clubhouse, Controlled Access, Outdoor Cooking Area, Barbecue, Picnic Area, Playground, Pickleball, Pool, Guard, Spa/Hot Tub, Security, Tennis Court(s)
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Parking Spaces	3
Parking	Direct Access, Driveway, Garage, Garage Door Opener, Storage
# of Garages	3
Garages	Direct Access, Driveway, Garage, Garage Door Opener, Storage
View	City Lights, Hills, Neighborhood, Canyon, Panoramic, Park/Greenbelt, Reservoir, Valley, Water
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Gated with Guard, Gated Community, Closed Circuit Camera(s), Gated with Attendant, 24 Hour Security

## Exterior

Lot Description	Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front
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## Interior

Interior Features	Built-in Features, Balcony, Cathedral Ceiling(s), High Ceilings, Open Floorplan, Recessed Lighting, Jack and Jill Bath, Walk-In Pantry, Walk-In Closet(s), Beamed Ceilings, Coffered Ceiling(s), Wired for Sound
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Barbecue, Hot Water Circulator, SixBurnerStove, Trash Compactor
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Primary Bedroom, Family Room
# of Stories	2
Stories	Two

## School Information

District	Newport Mesa Unified
Elementary	Newport Coast
Middle	Corona Del Mar
High	Corona Del Mar

## Additional Information

Date Listed	January 14th, 2025
Days on Market	19
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 1st, 2026 at 4:10pm PST.

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