

\$5,500 - 270 Cagney Lane # 301, Newport Beach

MLS® #PW25181908

\$5,500

2 Bedroom, 2.00 Bathroom, 1,748 sqft

Residential Lease on 1 Acres

Villa Balboa (VBAL), Newport Beach,

2 Bedroom + Bonus Room 2 Bath Condo in Villa Balboa. This 3rd-floor penthouse suite offers one of the most spacious and desirable 2 bedroom + bonus room layouts in the sought-after Villa Balboa community. The 3rd floor suite offers a light-filled, open-concept floor plan that features two generously sized primary suites on opposite ends of the unit, each with its own full bathroom and balcony. Additionally, there is bonus room perfect for a home office. The building is located deep inside the community away from traffic noise. Enjoy the peaceful, private ambiance of lush, park-like greenery and the clubhouse, creating a quiet retreat-like atmosphere. Two balconies offer serene outdoor space, with access from both bedrooms. One balcony also connected to the dining area perfect for relaxing or entertaining. The oversized kitchen is a chef's delight, featuring quartz countertops, ample 15" deep custom cabinets, and a breakfast nook, complemented by a separate formal dining room. Available only in the penthouse suites are soaring vaulted ceilings and skylights that fill the home with natural light. Additional highlights include recessed lighting and the unit's close proximity to the elevator for convenience. Villa Balboa is a secure, gated community offering resort-style amenities such as two swimming pools, spas, tennis courts, and underground parking. Conveniently located within walking distance to the beach, restaurants, shopping and the exceptional healthcare at Hoag Hospital. Rent



covers HOA fee, water, gas, trash, and amenities. All appliances are included in the lease (washer, dryer and refrigerator, stove). Tenant is responsible for electricity only.

Built in 1986

Essential Information

MLS® #	PW25181908
Price	\$5,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,748
Acres	0.73
Year Built	1986
Type	Residential Lease
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Thomas Nguyen
Listing Office	Prime Realty & Lending

Community Information

Address	270 Cagney Lane # 301
Area	N6 - Newport Heights
Subdivision	Villa Balboa (VBAL)
City	Newport Beach
County	Orange
Zip Code	92663

Amenities

Amenities	Clubhouse, Fitness Center, Barbecue, Pool, Spa/Hot Tub, Tennis Court(s), Pickleball
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Association Dues, Pool, Sewer, Water, Gas
Parking Spaces	4
Parking	Garage, Gated, One Space, Storage, Uncovered
# of Garages	2

Garages	Garage, Gated, One Space, Storage, Uncovered
View	Park/Greenbelt, Neighborhood
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Security Gate, Gated Community, Key Card Entry, Smoke Detector(s)

Exterior

Exterior Features	Rain Gutters
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Interior

Interior	Laminate, Tile, Vinyl
Interior Features	Balcony, Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Living Room Deck Attached, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Quartz Counters
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	One

School Information

District	Newport Mesa Unified
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Additional Information

Date Listed	July 17th, 2025
Days on Market	21
Short Sale	N
RE / Bank Owned	N

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