

# **\$2,890,000 - 2449 Windward Lane, Newport Beach**

MLS® #SW25022854

---

## **\$2,890,000**

3 Bedroom, 3.00 Bathroom, 2,660 sqft  
Residential on 0 Acres

N/A, Newport Beach,

PAID OFF SOLAR-POOL HOME!!! Welcome to 2449 Windward Lane, a charming Spanish adobe-style home nestled on a coveted corner lot in one of Newport Beach's most desirable neighborhoods. Meticulously and LOVINGLY maintained for decades, this residence exudes character, warmth, and vintage charm. Spanning 2,660 sq. ft., this home was originally a four-bedroom but now functions as a spacious three-bedroom, offering flexibility. A welcoming front porch and entryway lead you inside to a living area with a round vintage fireplace. The kitchen, featuring custom oak finishes and a bar area, opens seamlessly to the living room, where a retractable projector screen creates the perfect space for entertainment. Wall-to-wall sliding glass doors flood the home with natural light and connect indoor and outdoor living. Spacious bedrooms offer comfort, while thoughtful details like automatic closet lights enhance convenience. A massive, completely private courtyard separates the floor plan, adding to the home's charm. The backyard features a sparkling pool with a rare grandfathered-in diving board, mature orange and avocado trees, and custom pavers throughout. A three-car garage provides ample storage. Plus, enjoy energy efficiency and long-term savings with PAID OFF SOLAR! This home is just minutes from Newport Beach, Balboa Peninsula, and East Bay, and is zoned for award-winning schools. This is a rare opportunity to embrace coastal



livingâ€”whether preserving its character or modernizing to your taste.

Built in 1967

Essential Information

MLS® #	SW25022854
Price	\$2,890,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,660
Acres	0.22
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Tarra Cochran
Listing Office	Coldwell Banker Assoc.Brkr-Mur

Community Information

Address	2449 Windward Lane
Area	699 - Not Defined
Subdivision	N/A
City	Newport Beach
County	Orange
Zip Code	92660

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Driveway, Garage, Direct Access
# of Garages	3
Garages	Driveway, Garage, Direct Access
View	Neighborhood
Has Pool	Yes

Pool	Private
------	---------

## Exterior

Lot Description	Corner Lot
Roof	Tile

## Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), All Bedrooms Down, Bar, Built-in Features, Open Floorplan
Appliances	Built-In Range, Dishwasher, Double Oven, Electric Cooktop
Heating	Central
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Bonus Room
# of Stories	1
Stories	One

## School Information

District	Newport Mesa Unified
----------	----------------------

## Additional Information

Date Listed	January 31st, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 24th, 2026 at 10:20am 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.