

# Hamptons

INTERNATIONAL



**417 E Balboa Blvd, Newport Beach, CA 92661**

6 4

**£4,470,000**

**(\$5,985,000)**




## Property details



### Key features

- **Cooling: Central A/C**
- **Garage Count: 4 Car Garage**
- **Sewer: Public**
- **Special Program: Global Luxury**
- **Water: City Water**

### Attributes

-  **Garage**
-  **Near to beach**
-  **Private parking**
-  **Garden**

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## Description

Two Separate Homes on this Beautiful Lot! Absolutely Perfect Opportunity here on the Balboa Peninsula. Two Newer Build & Remodeled Homes 417 and 419 E. Balboa Blvd. Fantastic Family Compound and/or Prime Investment for Rental Income possibilities, Steps to the Beach. First Home 417 is a Gorgeous Two Story approx 1914 living sqft with 3 bedrooms (1st Floor Primary bed) plus a 4th extra room for bedroom, den or office, 2.5 Bathrooms, large Livingroom and Kitchen. This home has 2 Kitchen areas and Living rooms (upstairs and downstairs) and can be perfect for multi-families as well. Newer Custom Remodeling includes; Porcelain Tile and Cherry Walnut Wood floors, Low E Vinyl Windows, Custom Panel Doors & Front Door, Fire Sprinklers, New Electrical and Plumbing, House Water Softener System, Roof, Outside Patio Deck & Shower. Second Home 419 is Newer Construction. Just Perfect with 3 levels, approx 1400 living sqft with an elevator for easy access. 3 bedrooms, 3.5 bathrooms. Beautiful, Light & Bright! Gorgeous Open Views from the 3rd floor Kitchen, Patio and Viewing Deck looking out to the Ocean and Newport Beach Balboa Pier. A Spacious Floorplan with Living Area with Custom Fireplace which opens to the Kitchen & Dining. Beautiful Elegant Custom work includes; Luxury Italian Porcelain Tile Flooring through the Home, New Paint (inside and outside), Low E Vinyl Windows, Baseboards, Recessed Lighting, Custom Panel Doors & Hardware, Heating and A/C systems with ductwork, Whole House Water Softener System & House Vacuum System. Extra Large Gourmet Kitchen has Granite Counters/Tile Backsplash, Blue Star Professional 8 Burner Gas Range, Plenty of Storage Cabinets and Pantry. Inviting, Elegant Master Bedroom Suite with Custom Fireplace and Relaxing Master Bath with Custom jet bubbled tub. These are truly 2 unique homes. Wonderful Beach Living with Patio Decks for you to Enjoy Star Gazing and Quiet, Peaceful Times at the Beach. This is your Own Private Oasis with a Sparkling Lighted Home Spa in your Designer Garden Yard. Additionally, there is a finished 2 Car Attached Garage with 2 sets of doors, 2 Car Carport and 2 Charging Stations (Tesla and Regular). A Rare Find here in Newport Beach. Just Steps to the Beach, Permit Parking available, close to shopping, restaurants, Beach trails, Biking and Award winning Schools. Welcome Home!!









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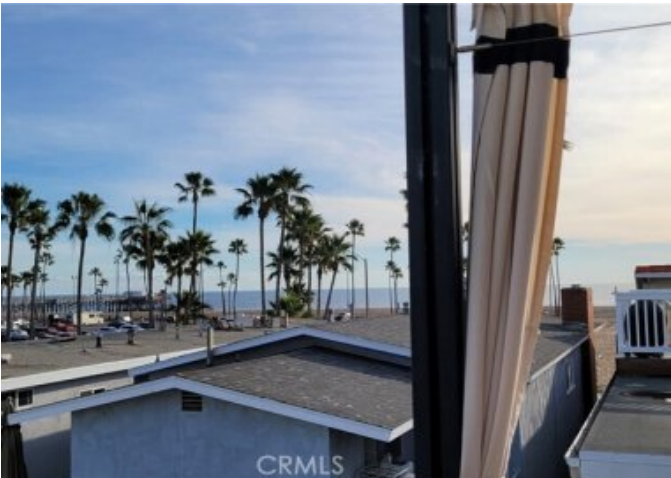






















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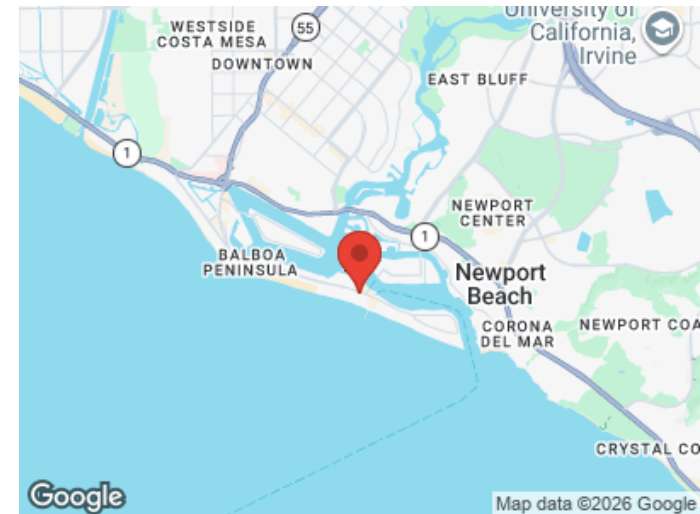


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# Location



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**+44 (0)20 8618 4551**

**international@hamptons.co.uk**

**www.hamptons-international.com**