

# \$4,500,000 - 3800 River Avenue, Newport Beach

MLS® #NP23081523

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## \$4,500,000

7 Bedroom, 3.00 Bathroom, 2,476 sqft  
Residential on 0 Acres

West Newport Beach (WSNB), Newport Beach,

Unlock the potential of a sterling opportunity with this rare-to-market corner lot duplex in Lido of Newport Beach. A lucrative investment, this property opens up a world of possibilities: you could occupy one unit while leasing the other or, for maximum return, rent both. The top unit features four bedrooms and two baths, while the second unit offers three bedrooms and one full bath. Commanding an enviable position on the bay, directly opposite Newport Island, this residence offers the epitome of seaside living. Benefits include not only water views and a private dock, perfect for boating, paddle boarding or kayaking enthusiasts, but also ease of access to the entire array of Newport Harbor waterways and beyond. The property's rare corner lot location also ensures a flood of natural light into both units, amplifying their appeal. Privacy and space are further enhanced by the adjoining sandy beach, offering the sense of exclusivity and tranquility. Beyond the bay, the famed Balboa Peninsula awaits exploration. Discover a beach renowned for its superb surf, verdant parks, art galleries, upscale boutiques, fine dining, and vibrant nightlife. Additional features of the property include an attached two-car garage and a brick fireplace in the living room, infusing the home with a cozy, welcoming ambiance. With its superb proximity to the beach, just two blocks away, and easy access to Newport Pier, Lido Village, caf  s, shopping, the legendary "Wedge" surf spot, and the Lido House Hotel. Short-term lodging



is permissible, however, there is currently no active permit.

Built in 1971

**Additional Information**

City	Newport Beach
County	Orange
Zip	92663
MLS® #	NP23081523
Bedrooms	7
Bathrooms	3
Square Ft	2,476
Lot Size	0.07
Neighborhood	West Newport Beach (WSNB)
Levels	Two
Garages	2
School District	Newport Mesa Unified
HOA Dues	\$

**Listing Details**

Listing Agent	Tim Smith
Provided By:	Coldwell Banker Realty

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