

\$8,295,000 - 1106 Polaris Drive, Newport Beach

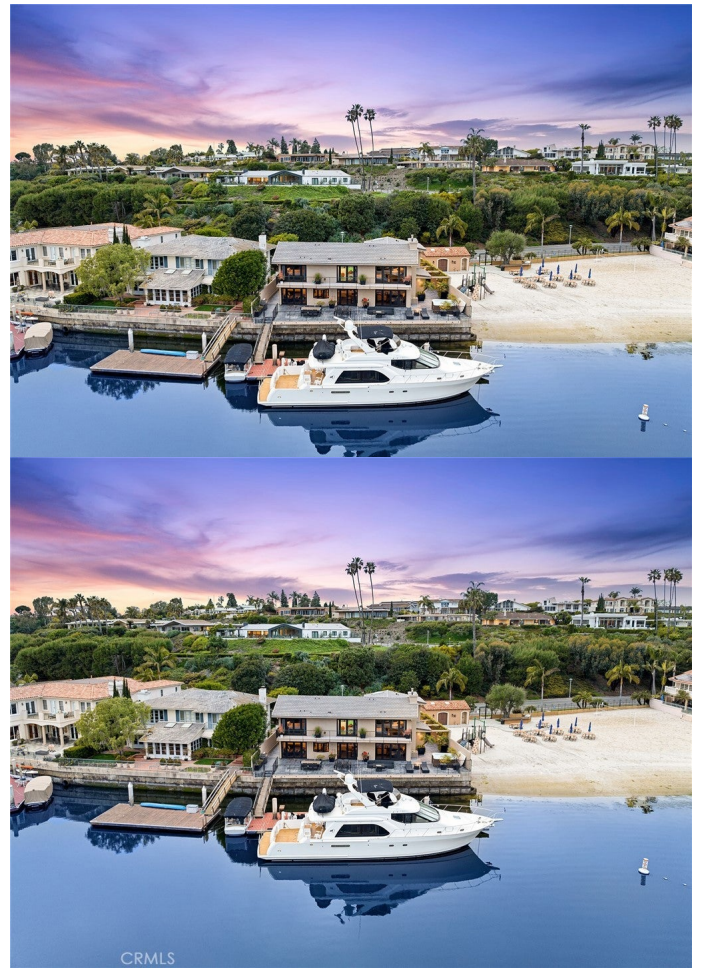
MLS® #NP23148620

\$8,295,000

5 Bedroom, 6.00 Bathroom, 3,320 sqft
Residential on 0 Acres

Dover Shores (DSAM), Newport Beach,

1.2M PRICE REDUCTION ---- 1106 Polaris Drive presents a rare opportunity to own a waterfront home sited on an approximately 6,900 square foot oversized lot in Dover Shores proper, one of the largest in the neighborhood. Spanning roughly 3,320 square feet, this property features a rare 76'™ of bay frontage and a large dock ready to accommodate a vessel as large as 85'™. Beyond the secure entryway and accented by multiple skylights, the front atrium houses the indoor pool. The main area of 1106 Polaris Drive features a living room anchored by a large fireplace, an adjacent dining area complete with a wet bar, and a kitchen with a sitting area. Multiple French doors lead to the spacious outside patio ideal for outdoor entertaining. Two bedrooms, two bathrooms, and a utility area complete the main level. Upstairs the spacious primary retreat of this home features a vaulted ceiling, a slab-mantle fireplace, and a sitting area. The windows of this space perfectly frame the view of bay with Fashion Island in the distance and the French doors provide access to the balcony which spans the length of the property. The ensuite bathroom is comprised of a double vanity, an oversize soaking tub, and a large walk-in shower. A secondary master suite and an additional bedroom complete the upper level. The coveted Dover Shores homeowners'™ association amenities include access to three private, resident-only beaches. 1106 Polaris features an unparalleled location within the



Mariners school district, just minutes away from conveniences of 17th Street, famous local beaches, John Wayne Airport, and Fashion Island.

Built in 1964

Additional Information

City	Newport Beach
County	Orange
Zip	92660
MLS® #	NP23148620
Bedrooms	5
Bathrooms	6
Square Ft	3,320
Lot Size	0.16
Neighborhood	Dover Shores (DSAM)
Levels	Two
Garages	2
School District	Newport Mesa Unified
HOA Dues	\$2,180
HOA Dues Freq.	Annually

Listing Details

Listing Agent	Timothy Carr
Provided By:	Coldwell Banker Realty

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