

\$5,195,000 - 127 Bay Avenue, Newport Beach

MLS® #NP24044025

\$5,195,000

4 Bedroom, 5.00 Bathroom, 2,696 sqft

Residential on 0 Acres

Balboa Peninsula (Residential) (BALP), Newport Beach,

Situated on a rare, 35' lot in a prime location, just a stone's throw from both the bay and the ocean, this custom-built residence stands as a testament to unmatched craftsmanship. A striking collaboration by Brian Olsin Design and Sepulveda Builders, the home exhibits a tasteful French modern exterior, effortlessly blending stone and smooth Santa Barbara stucco to forge an elegant façade. The swoon-worthy interiors, spanning approximately 2,695 square feet, are spread over three levels, comprising four bedrooms and four-and-a-half bathrooms. Upon stepping into the formal entry, you are welcomed into the open floorplan, where the warmth of oak hardwood flooring extends beneath your feet. Nestled within this layout is a cozy living room with a stone-surround fireplace and large glass doors offering direct access to the front porch - perfect for entertaining and taking in the ocean breezes. A chef's delight, the gourmet kitchen features top-of-the-line Thermador appliances, Carrara marble countertops, backlit shelving set against a stone backsplash, custom Shinnoki cabinetry, and an eat-in island beneath designer pendant lights. The second level houses the lavish fireplace-warmed primary suite characterized by dramatically vaulted ceilings, a private balcony, sitting room, and oversized walk-in closet complemented by a luxurious bathroom. This spa-inspired sanctuary hosts a sunken marble slab shower and Japanese soaking tub creating a haven of relaxation. Two additional



en-suite bedrooms and a laundry room round out the second level. Crowning the residence is the fourth en-suite bedroom that opens onto a reinforced deck, engineered to accommodate a hot tub. This open-air space is enriched by a BBQ center, offering a peek-a-boo view of the ocean. Every aspect of this home, from the hardwood oak flooring to the wooden doors and trim, has been meticulously selected to exude sophistication and warmth. Other noteworthy details include a commercial-grade elevator servicing all three levels, a two-car attached garage supplemented by additional parking space for guests, outdoor shower, Western windows and doors throughout, seller-owned solar, and Sonos home system.

Built in 2023

Additional Information

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|-----------------|---------------------------------------|
| City | Newport Beach |
| County | Orange |
| Zip | 92661 |
| MLS® # | NP24044025 |
| Bedrooms | 4 |
| Bathrooms | 5 |
| Square Ft | 2,696 |
| Lot Size | 0.06 |
| Neighborhood | Balboa Peninsula (Residential) (BALP) |
| Levels | Three Or More |
| Garages | 2 |
| School District | Newport Mesa Unified |
| HOA Dues | \$ |

Listing Details

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|---------------|------------------------|
| Listing Agent | Tim Smith |
| Provided By: | Coldwell Banker Realty |

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