

# **\$3,925,000 - 518 Aliso Avenue, Newport Beach**

MLS® #NP24048723

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## **\$3,925,000**

4 Bedroom, 4.00 Bathroom, 2,667 sqft  
Residential on 0 Acres

Newport Heights (NEWH), Newport Beach,

You'll know you've arrived at a very special place when you pull up in front of this stunning home in it's premium Newport Heights location. A beautifully designed home with mature landscaping pulls you toward the front door like a magnet. This treasured residence was dreamed, designed, and created by the current owners as their forever primary residence, not for real estate speculation. Some unexpected opportunities have now taken the Sellers elsewhere. Architect John F. McNeeley provided the design, and the ground up construction was completed by renown local builder Don Patton. This personal project was completed for occupancy in 2019. The Owner-Builder influence is on display in every room, nook, & cranny of this home, with carefully chosen and premium quality fixtures, finishes, fittings and systems applied extensively throughout. Inside the front entry, the main living area of this home is a comfortable open collaboration of the dramatic living room with vaulted open beamed ceilings, a professionally designed & equipped kitchen with center island, and a formal sized dining area. Rare in Newport Heights, an abundant amount of patio & yard space was reserved for outdoor entertainment and living. Alfresco cooking & dining are just outside the La Cantina kitchen doors, and lead to a cozy outdoor fireplace in an additional patio in the rear. At the very back, a professionally outfitted and finished oversized 3 car Garage was included in the construction, with easy alley access for



all vehicles and toys. The 4 bedroom floor plan has 2 bedrooms that could be considered as a Primary bedrooms, both with abundant closets and en-suite bathrooms. Bedroom One is upstairs, with two full-sized beds. Behind it upstairs is Bedroom Two, which can be the second Primary Suite. Bedroom Three is larger of the two Primary Bedrooms and is located at the rear of the floor plan downstairs, with extensive closet & wardrobe options and a beautifully designed en-suite bathroom. The Fourth Bedroom is currently used as a den. Located on the front of the ground floor of the floor plan, it can be easily converted to Bedroom space if required. This recently constructed home represents a rare opportunity for those discerning Buyers who are not interested in the next mini-mansion. Call today for your private showing.

Built in 2019

**Additional Information**

|                 |                        |
|-----------------|------------------------|
| City            | Newport Beach          |
| County          | Orange                 |
| Zip             | 92663                  |
| MLS® #          | NP24048723             |
| Bedrooms        | 4                      |
| Bathrooms       | 4                      |
| Square Ft       | 2,667                  |
| Lot Size        | 0.15                   |
| Neighborhood    | Newport Heights (NEWH) |
| Levels          | Two                    |
| Garages         | 3                      |
| School District | Newport Mesa Unified   |
| HOA Dues        | \$                     |

**Listing Details**

|               |                            |
|---------------|----------------------------|
| Listing Agent | Jeff Mcconville            |
| Provided By:  | Pacific Coast Realty Group |

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