

# \$4,250,000 - 18 Rue Grand Vallee, Newport Beach

MLS® #NP24056105

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## \$4,250,000

4 Bedroom, 4.00 Bathroom, 3,264 sqft

Residential on 0 Acres

Big Canyon Deane (BCDN), Newport Beach,

Expanded, upgraded custom designed townhome with fabulous unobstructed golf course views of the 18th fairway at exclusive private Big Canyon Country Club. This light and airy open concept design features dining and living room areas accented by a fireplace and direct access to the spacious golf course view yard. A charming gazebo is the perfect place for al fresco dining.

An open chef's kitchen includes granite counters, six burner cooktops, warming drawer, double ovens, 2 dishwashers, Sub Zero refrigerator and a walk-in pantry. Dual spacious primary bedroom suites, one on the main level and the other upstairs. The main level bedroom suite opens to the view yard, has recessed lighting, custom closets with ample storage and direct access to a private office. The second primary suite upstairs has a panoramic golf course view balcony and cozy reading nook. All bedrooms have ensuite bathrooms and walk-in closets. Big Canyon is a guard gated community with easy access to Newport Center, upscale Fashion Island shopping, fine dining restaurants, beaches, freeways, and airport.



Built in 1971

## Additional Information

City Newport Beach

County Orange

Zip	92660
MLS® #	NP24056105
Bedrooms	4
Bathrooms	4
Square Ft	3,264
Lot Size	0.11
Neighborhood	Big Canyon Deane (BCDN)
Levels	Two
Garages	2
School District	Newport Mesa Unified
HOA Dues	\$228
HOA Dues Freq.	Monthly

### **Listing Details**

Listing Agent	Carol Berg
Provided By:	Surterre Properties Inc.

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