

\$3,150,000 - 12 Edgewood Drive, Newport Beach

MLS® #OC23051010

\$3,150,000

3 Bedroom, 4.00 Bathroom, 2,917 sqft
Residential on 0 Acres

Balboa (One Ford Road) (OFBB), Newport Beach,

Welcome to 12 Edgewood, an exceptional home situated in the coveted One Ford Road community. This magnificent property boasts updated finishes throughout, exuding a sleek and refined ambiance. As you step onto the front porch, you'll be greeted by a cozy fire pit, setting the tone for a warm and inviting welcome. Elegance abounds in the light-filled formal living and dining rooms, featuring stunning hardwood floors and recessed lighting, perfect for hosting gatherings with loved ones. The gourmet kitchen is a chef's paradise, showcasing granite counters and ample prep space to create culinary masterpieces. French doors open to a delightful outdoor terrace from the grand breakfast nook or family room, providing an ideal setting for al fresco dining and entertaining guests. The Balboa Plan 3 offers three spacious bedrooms, each with its own en-suite bathroom, and a versatile loft space that can serve as a home office or a cozy reading nook. The luxurious master suite is a true sanctuary, featuring a sumptuous soaking tub and separate shower. A three-car garage provides ample parking and storage space. Experience unparalleled community amenities, including two swimming pools, a gym, basketball court, secret garden, frog pond, croquet court, 27 hole putting green, and a clubhouse. Live with the peace of mind that comes with residing in a guard-gated community, while enjoying the ultimate Southern California lifestyle. Discover the



beauty of One Ford Road living at 12
Edgewood.

Built in 1999

Additional Information

City	Newport Beach
County	Orange
Zip	92660
MLS® #	OC23051010
Bedrooms	3
Bathrooms	4
Square Ft	2,917
Lot Size	0.09
Neighborhood	Balboa (One Ford Road) (OFBB)
Levels	Two
Garages	3
School District	Newport Mesa Unified
HOA Dues	\$760
HOA Dues Freq.	Monthly

Listing Details

Listing Agent	Brian Sperry
Provided By:	Coldwell Banker Realty

Based on information from California Regional Multiple Listing Service, Inc. as of April 28th, 2024 at 11:25pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.