

# **\$2,750,000 - 406 Riverside Avenue, Newport Beach**

MLS® #OC23213244

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## **\$2,750,000**

4 Bedroom, 4.00 Bathroom, 2,350 sqft

Residential on 0 Acres

Newport Heights (NEWH), Newport Beach,

Amazing flexibility & charm can be found at this nicely upgraded Newport Heights cottage. The main residence house is approximately 1700 sq. ft. with a sweeping view of Cliff Drive Park from the living room, dining room, and covered front porch. Inside, the charm is evident with vaulted ceilings, paneled walls, and a wood burning fireplace. Two separate living spaces and a generous master suite with walk-in closet offer the space to decompress. Two sliding glass doors off of the rear of the main house open up to a grassy rear yard and access to a ground-level detached bedroom & bathroom as well as a separate +/- 650sf studio above the garage with kitchenette, bathroom, and laundry. Vaulted ceilings, a spacious private deck, and a wood burning fireplace complement views of Cliff Drive Park as well as a peekaboo view of the ocean. Some upgrades include: central air, an upgraded kitchen, and a newer presidential shingle roof. The configuration of the property is as follows: Front house is a single level two bedroom, two bathroom standalone residence. A detached bedroom (or office) & bathroom with closet sits adjacent but attached to a two car garage. Above the garage is a large studio apartment with kitchen and private laundry. Please call with any questions.

Built in 1983

## **Additional Information**



City	Newport Beach
County	Orange
Zip	92663
MLS® #	OC23213244
Bedrooms	4
Bathrooms	4
Square Ft	2,350
Lot Size	0.14
Neighborhood	Newport Heights (NEWH)
Levels	One, Two
Garages	2
School District	Newport Mesa Unified
HOA Dues	\$

### **Listing Details**

Listing Agent	Carter Kaufman
Provided By:	Compass

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