

# **\$6,295,000 - 5109 Seashore Drive, Newport Beach**

MLS® #PW24000569

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## **\$6,295,000**

3 Bedroom, 2.00 Bathroom, 1,152 sqft  
Residential on 0 Acres

West Newport Beach (WSNB), Newport Beach,

Probate sale, subject to probate court approval and overbid. Listing agent was related to owner/decedent, who did not die in the home.

Home is being sold in "as is" condition. Value is in the land/location (oceanfront). Decedent's estate will make no repairs to property.

Rare opportunity in West Newport Beach. Charming oceanfront beach cottage on the sand, built in 1929. There is no boardwalk/bike path in front of the home. The home is located on Seashore Drive, just south of 52nd. Street, a popular area with local surfers. Breathtaking, unobstructed view to the surf line, ocean and Catalina Island.

Step off of the tiled patio and onto the sand beach. There is an elevated wood deck/porch on the first level, overlooking the beach.

3 bedroom home. 1 bedroom, with connecting full bath, kitchen and dining room are on the main level. 2 additional bedrooms, and a 3/4 bath on the 2nd level. Note: It is necessary to walk through the 2nd. bedroom at the top of stairs, in order to access the 3rd. bedroom and the 2nd deck on the upper level, overlooking the beach. 2 car attached garage, with laundry hook-ups and direct access into the home from the garage.

The home also has a very desirable City of Newport Beach Short-term Occupancy Permit.



The buyer is to verify with the City of Newport Beach the transferability of said permit to the buyer.

Developers/investors will also recognize the potential for new construction (buyer is encouraged to verify the viability of new construction with the city of Newport Beach), and whether the short-term occupancy permit is transferable to buyer, should new construction be considered/desired by the buyer.

Built in 1929

**Additional Information**

City	Newport Beach
County	Orange
Zip	92663
MLS® #	PW24000569
Bedrooms	3
Bathrooms	2
Square Ft	1,152
Lot Size	0.04
Neighborhood	West Newport Beach (WSNB)
Levels	Two
Garages	2
School District	Newport Mesa Unified
HOA Dues	\$

**Listing Details**

Listing Agent	Thomas Camardi
Provided By:	Ricci Realty

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