

Features include:

- Bedrooms - 2
- Bathrooms (full) - 2.5
- Square Feet - 2,286 sq. ft.
- Lot Size - 2,550 sq. ft.

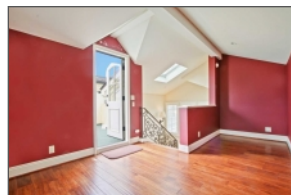


208 Emerald Ave Newport Beach, CA 92662

\$3,099,000



If you ever dreamed of living on Balboa Island, literally steps to the sparkling water of Beacon Bay, this is your opportunity! This unique Balboa Island custom built beauty was designed by local architect, Ian Harrison, and built in 2003 by Vitarelli Construction, with quality craftsmanship and building materials abundant throughout. On the second floor is the master bedroom and 2nd bedroom, plus a library/den/office, while on the 3rd floor a Bonus Room opens to a spacious open-air deck with a peek-a-view water view. An elevator is available to easily access all three levels. The incorporation of multiple patios, the library balcony and an expansive rooftop deck, masterfully blends the California outdoor coastal lifestyle, with indoor living. Direct access garage has epoxy floors, utility sink and substantially sized wine refrigerator. Nestled on a quiet street located on the west end of the island, this home gives you the privacy and serenity of quaint neighborhood living, while you are only a leisurely walk away from the island restaurant and shopping district. If you enjoy boating, the public docks are located around the corner at North Bay Front Beach. Newport Beach has highly rated public schools, shopping choices to accommodate those with most sophisticated tastes to the boutique shopper, numerous area attractions and outdoor venues to enjoy during your leisure time. Be free from HOA or Mello-Roos fees.



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