

# 13 East Bay Ave

Newport Beach, Ca 92660



**Priced at \$350,000**

**morningviewdr1.GreatCustomHome.com**

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**4**  **2**  **2,300**  **3** 



**Lot Size:** 12,000 (0.28 acres) **County:** Orange **Community:** San Joaquin **Year built:** 1974

**MLS Nbr:** 99937838 **Property type:** Single Family Home

Elegant and pristine bayfront home on the highly coveted Balboa Peninsula. 52' of frontage. Spectacular views with broad panoramas of Newport Harbor, Lido Isle, Balboa Island, the Newport Beach city skyline and the Saddleback mountains beyond. With grand volumes and an easy-flowing floor plan, this gorgeous home is ideal for entertaining inside and out. Designed by Eric Mossman, it is exquisitely finished and sits on a double lot, affording an abundance of natural light through floor-to-ceiling windows and French doors, which open to a sizable back yard and two private 50' docks! Room for several vessels, maximum boat length of approximately 70 feet, plus 2 Duffies are included with home. Rooftop deck with ocean views. A few steps to the neighborhood beach and the Newport Harbor yacht club, and just 2

The broker, seller, builder, and/or developer does not guarantee the accuracy of information such as square footage, lot size, architectural images, or other information concerning the condition or features of subject property. Information is deemed reliable, but is not guaranteed. Information may have been obtained from public records and/or other sources, and all buyers are advised to independently verify the accuracy of any and all information through personal inspection with appropriate qualified professionals.

## Agent Information

## Lender Information



YOUR COMPANY  
LOGO

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