

4386 NEWPORT AVENUE



SAN DIEGO, CALIFORNIA 92107



Rare Coastal Gem

5 BEDS / 4.5 BATHS / 4,055 SF

Built in 2022, this rare property combines new modern functionality with an elusive coastal lifestyle and breathtaking panoramic views. Enjoy 360-degree expansive views from the rooftop deck and deep ocean views from the master balcony. Consists of a 4BR/3.5BA main house with 3463 sqft and 1BR/1BA guest house/ADU with 592 sqft, resulting in multi-generational living. Turnkey, with wonderful contemporary finishes, but also offers future income potential - as ADU can be sold/rented, future floors added, additional ADU built or lot subdivided. Plus, it's centrally located with highly-rated schools. Just tremendous!

Coastal Lifestyle

Live where others vacation. After a perfect day at beach, take a minute to retreat home, followed by rooftop grilling, cool ocean breezes and wonderful views of white water at Dog's Beach, then a warm fire pit, quenching drinks, a beautiful sunset and finally SeaWorld fireworks in the distant sky.

Incredible Sights

Located near the neighborhood crest, the rooftop deck presents expansive views of the ocean and all surrounding areas, from OB Pier to Mission Bay, San Diego River, Pacific Beach, La Jolla and even University of San Diego. Wake up, raise the automated blinds, slide the balcony doors into pockets, enjoy blue water views and take in the beach climate.

Flowing Layout

Move from the living room to family room and kitchen with ease, as this layout yields superior entertaining around a gourmet kitchen, massive island, linear fireplace and huge TV. Floating monorail staircase ascends past a 21-light cascading chandelier to the exercise area for you to start your day with some yoga, Pilates or jogging while viewing the vast ocean.

Nearly-New

Built in 2022, this estate has nearly-new features and wonderful finishes. Notice 6'-wide front door, 11.5' tall ceilings, quartz countertops, waterfall sides, stainless steel appliances, frameless shower enclosures, wavy wall tile, soaking tubs, backlit mirrors, elegant hardwood flooring and oversized master closet. Plus, tankless water heaters, huge laundry room, 3-zone AC, and owned solar system.



www.4386NewportAve.com

Multi-Generational Living

Property consists of both a Main House at 3463 sqft and a Guest House/ADU at 592 sqft plus a large back yard and 2-car detached garage. Guest House features a family room, full kitchen with stainless steel appliances, stacked laundry area, contemporary bathroom and large bedroom, resulting in fully-independent multi-generational living for owner's parents, children, additional family or visiting guests. For those with wheelchairs, the guest house is accessible from the 2-car garage via the back gate. Parking is also available parallel to back alley, where specific RVs can be placed.

Financial Opportunity

The guest house/ADU, which has separate utility metering, can be separately sold as a condo or rented, future floors added to the guest house or garage, additional ADUs or pool developed in the backyard, or the lot subdivided. Coastal properties are among the most resilient and desirable assets but this unique estate has special growth and income potential.

Fantastic Location

This property has both highly-rated Point Loma grade schools and is centrally located – just minutes to major freeways, beaches, OB Pier, San Diego Harbor, Mission Bay, Fashion Valley shopping, hiking, biking, parks, Downtown, Petco Park and Gaslamp dining.

Summary

Unique, contemporary & pristine, with stunning views, beach climate, wonderful entertaining features, incredible finishes, centrally located, highly-rated schools and offers multi-generational living along with income upside. Rarely does such a coastal property like this come on the market.



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