

1312 NOTTINGHAM ROAD, NEWPORT BEACH



EXCEPTIONAL WESTCLIFF HOME!

Exceptional Westcliff single story home offers everything you can imagine! Open floor plan with large great room leads you to inviting backyard with pool, spa, newly designed covered entertainment area with BBQ, sink, refrigerator, warming drawer, TV; new fire pit. An added plus, your very own putting green! Four bedrooms, 3 1/2 baths. approximately 3,200 square feet! Rebuilt in 2009 with new plumbing, electrical, dual zone HVAC systems, dual tankless water heaters. Kitchen includes over-sized island with seating for six; Viking range with grill, griddle; pot-filler, self-closing drawers. Stainless appliances. Walk-in pantry. Distressed bamboo flooring throughout. Surround sound inside and out. pre-filter soft water whole house system. CAT6 / Smart home system. Central vacuum system. Master bedroom with dual closets, Master bath shower with dual shower heads, soaking tub, heated floors. Salt water Pebble-Tec pool/ spa with water fall, Baja entry, and water slide, LED lights, remote operation. Over-sized two-car garage with large storage area. Remote, powered skylights. Walking distance to award-winning Mariners Elementary and Newport Harbor High School, Mariners Park and Mariners Library. Conveniently located to Newport Back Bay Trails, Newport Aquatic Center, Fashion Island, beaches, and 17th St. restaurants and shops.

For more information on this home:
www.1312Nottingham.com

\$2,750,000



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