



STONEWOOD
REAL ESTATE
— BRINGING YOU HOME TO LUXURY —

Jodi DiTolla

Cell Phone:

(949) 228-7263

P R E S E N T S



Designed and Built by StoneWood Homes

*202 Emerald Avenue
Newport Beach, California 92662*

\$3,995,000

Single Family Residence
4 Bedrooms, 4 Baths
2,675 sq. ft.

CalBRE License # 01969994



202 Emerald Avenue
Newport Beach



CONTEMPORARY COASTAL LIVING AT ITS FINEST

Get Smart! This Cape Cod Contemporary home was completely remodeled in 2017. It's loaded with "smart" technology throughout and built with only the highest quality materials.

This designer paid special attention to every detail, with its clean contemporary lines – this house is like no other on the island.

The open floor plan boasts 12 ft glass La Cantina doors that slide completely open to make the front deck and fire pit part of the living room and kitchen. White French Oak floors, custom cabinetry, stone counter tops, high end appliances, two master bedrooms, large dog run, and more.

You will love the glass pneumatic vacuum elevator that can take you to all three levels. The third level is the rooftop deck with a huge bar, barbecue, outdoor television, and phenomenal views of both bays.

Enjoy Balboa Island Living at its best ... the quaint town, fabulous restaurants, boutique shops, the Fun Zone, the ferry, the sand and the water are just outside your door. A custom golf cart is included with the house so you can get around Balboa in style! This home is a must see!

[Learn More >](#)

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Interior

- **Rooms:** All Bedrooms Up, Attic, Family Room, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom, Two Masters, Walk-In Closet
- **Eating Area:** Breakfast Counter / Bar, Family Kitchen, Dining Room
- **Appliances:** 6 Burner Stove, Barbecue, Built In Range, Continuous Clean Oven, Convection Oven, Dishwasher, Double Oven, Electric Oven, Gas Range, Gas Water Heater, Grill, High Efficiency Water Heater, Ice Maker, Microwave, Range/Stove Hood, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Vented Exhaust Fan, Water Purifier



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- **Other Interior Features:** Attic Fan, Balcony, Bar, Block Walls, Built-Ins, Ceiling Fan, Elevator, Open Floor Plan, Recessed Lighting, Stone Counters



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Facts & Features

- **Levels:** Two
- **Parking:** 2 Garage Spaces/Attached Garage
3 Total Parking Spaces
- **Laundry:** Dryer Included, Gas & Electric
Dryer Hookup, Washer Hookup,
Washer Included
- **Cooling:** Central, Dual, Zoned
- **Heating:** Central Furnace, Zoned,
Forced Air, Natural Gas, Energy Star,
High Efficiency, Fireplace
- **Fireplace:** Living Room, Master Bedroom,
Patio, Gas, Fire Pit, Masonry
- **Patio:** Deck, Patio, Porch - Front, Roof Top, Stone
- **View:** Bay, Harbor, Water



202 Emerald Avenue Newport Beach

Exterior

- **Lot Features:** Lot-Level/Flat
- **Security Features:** Carbon Monoxide Detector(s), Card/Code Access, Security System, Smoke Detector
- **Sewer:** Public Sewer

Additional Information

- Standard Sale
- Newport Mesa Unified School District
- N9 - Lower Newport Bay - Balboa Island Area
- Orange County
- Parcel # 05002207

Single Family Residence
4 Bedrooms, 4 Baths
2,675 sq. ft.
2,550 sq. ft. lot
\$1493.46/Sq. ft.
Built in 1943



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