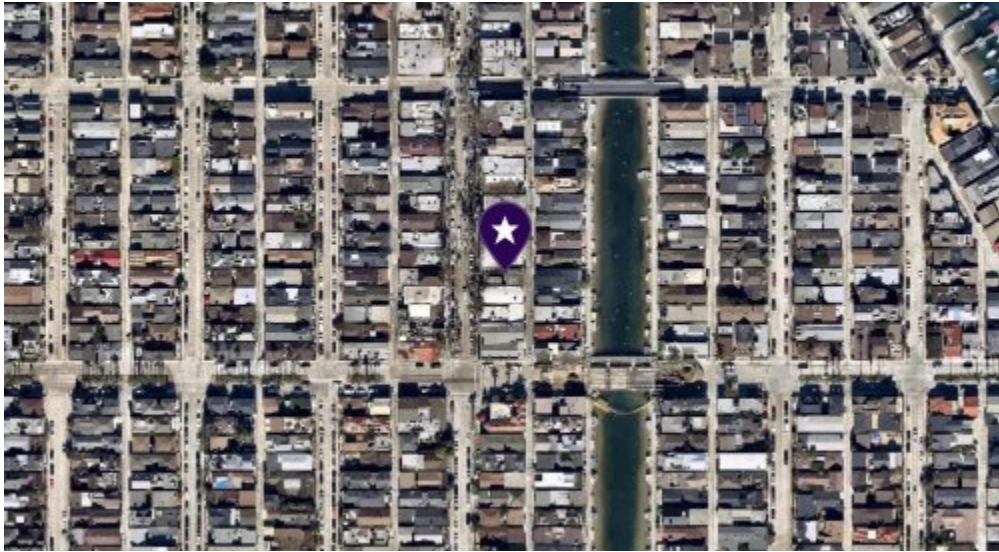


Comparative Market Analysis



**208 Marine Avenue, Newport Beach, California
92662**

Lot Value Analysis

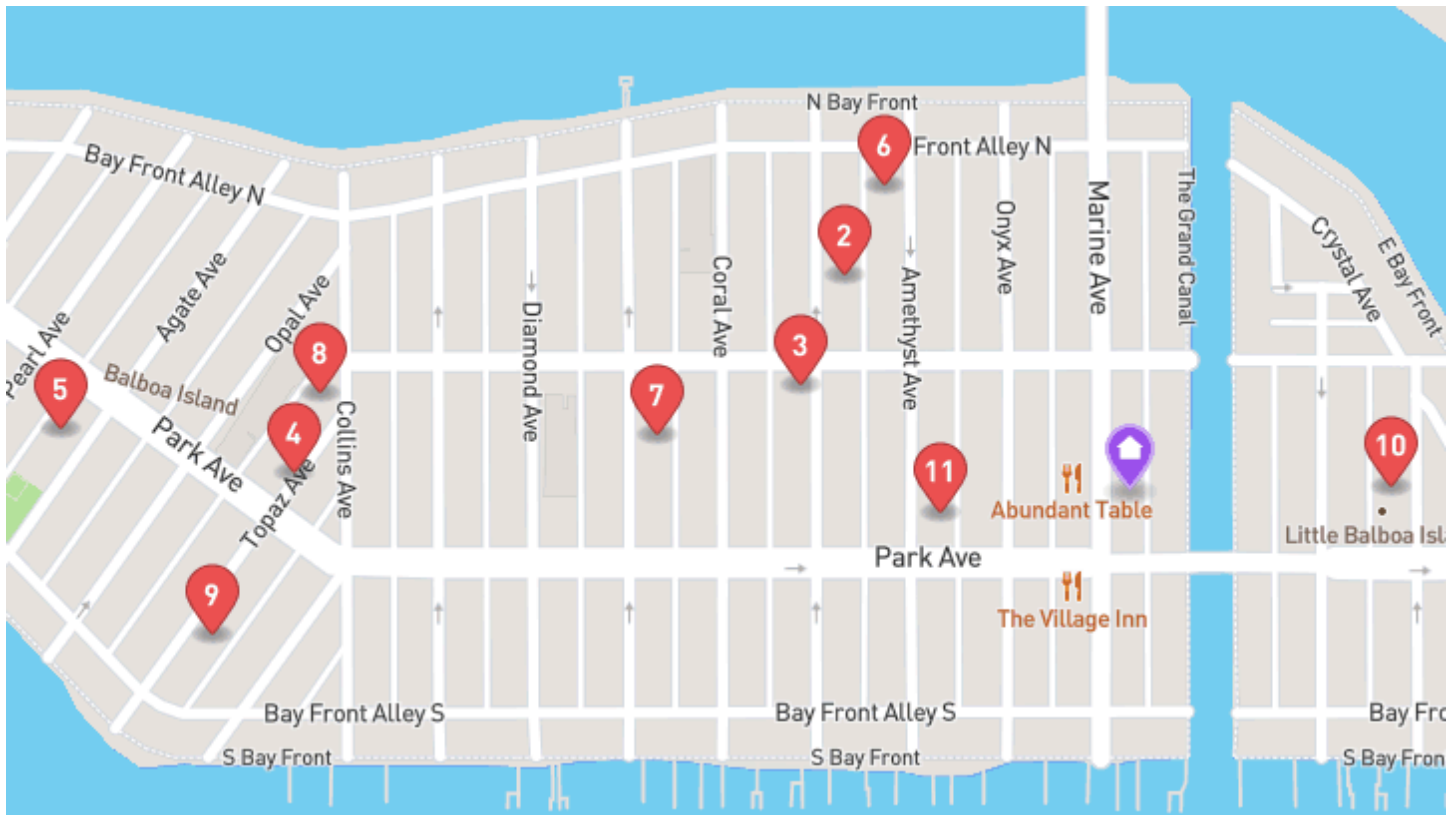
FEBRUARY 5, 2021



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Luxury Real Estate

Map of Comparable Listings

STATUS: S = CLOSED

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject		208 Marine Ave	-	-	-	-
2	SR20029200	S	310 Apolena Avenue	2	2.00	859	\$1,700,000
3	SW20175305	S	225 Apolena Avenue	5	4.00	1,703	\$1,780,000
4	OC19260182	S	205 Topaz Avenue	3	3.00	1,335	\$1,825,000
5	NP20098654	S	127 Agate	8	6.00	3,500	\$1,875,000
6	NP20055843	S	325 Amethyst Avenue	6	4.00	2,577	\$1,900,000
7	NP20121761	S	216 Sapphire Avenue	2	2.00	802	\$1,900,000
8	NP19252931	S	217 Topaz Avenue	4	3.00	2,036	\$1,925,000
9	NP19253192	S	120 Topaz Avenue	4	3.00	1,690	\$1,950,000
10	OC20018210	S	209 Crystal Avenue	1	2.00	739	\$2,000,000
11	NP19252557	S	204 Amethyst Avenue	4	3.00	1,910	\$2,000,000



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Comparable Property Statistics

S

10 Sold Listings



Sold Property Analysis

Averages

93.2%

Homes sold for an average of 93.2% of their list price.

131

Days on market

It took an average of 131 days for a home to sell.

Analysis

ADDRESS	LIST PRICE	SOLD PRICE	% OF LIST PRICE	DOM	\$ PER SQFT
310 Apolena Avenue	\$1,999,995	\$1,700,000	85.0%	11	\$1,979
225 Apolena Avenue	\$1,995,000	\$1,780,000	89.2%	81	\$1,045
205 Topaz Avenue	\$1,999,000	\$1,825,000	91.3%	226	\$1,367
127 Agate	\$1,900,000	\$1,875,000	98.7%	19	\$536
325 Amethyst Avenue	\$2,000,000	\$1,900,000	95.0%	1	\$737
216 Sapphire Avenue	\$1,995,000	\$1,900,000	95.2%	34	\$2,369
217 Topaz Avenue	\$2,000,000	\$1,925,000	96.3%	292	\$945
120 Topaz Avenue	\$2,099,000	\$1,950,000	92.9%	303	\$1,154
209 Crystal Avenue	\$2,150,000	\$2,000,000	93.0%	130	\$2,706
204 Amethyst Avenue	\$2,095,000	\$2,000,000	95.5%	220	\$1,047
Averages	\$2,023,300	\$1,885,500	93.2%	131	\$1,389



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310 Apolena Avenue

Newport Beach, CA 92662

MLS #SR20029200

\$1,700,000

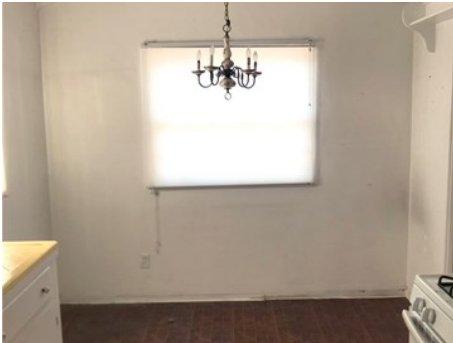
CLOSED 3/2/20

2 Beds 2.00 Baths

Year Built 1937

859 Sq. Ft. (\$1,979 / sqft)

Days on market: 11



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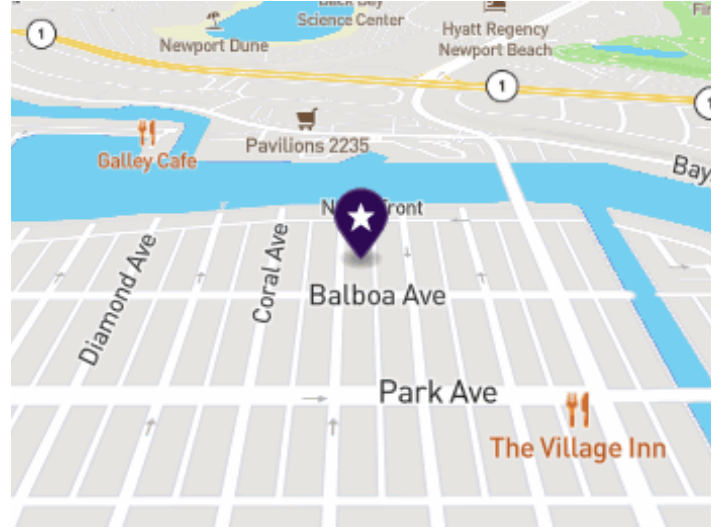
310 Apolena Avenue

Newport Beach, CA 92662

MLS #SR20029200

\$1,700,000
CLOSED 3/2/20

2 Beds 2.00 Baths
Year Built 1937
859 Sq. Ft. (\$1,979 / sqft)

Days on market: 11


Details

Prop Type: Single Family Residence

County: Orange

Area: N9 - Lower Newport Bay - Balboa Island

Subdivision: Balboa Island - Main Island (BALM)

Style: Cottage

Full baths: 1.0

3/4 Baths: 1.0

Acres: 0.0585

Lot Dim: 30 x 85

Lot Size: 2,550.0

Garages: 1

List date: 2/8/20

Sold date: 3/2/20

Off-market date: 2/19/20

Updated: Mar 4, 2020 2:26 AM

List Price: \$1,999,995

Orig list price: \$1,999,995

School District: Newport Mesa Unified

Features

Association Y N: No

Attached Garage Y N: false

Community Features: Curbs, Watersports, Sidewalks, Storm Drains, Street Lights, Suburban

Construction Materials: Stucco, Wood Siding

Cooling: None

Exterior Features: Rain Gutters

Flooring: Concrete, Wood

Foundation Details: Slab

Heating: Forced Air, Fireplace(s)

Interior Features: Beamed Ceilings, Cathedral Ceiling(s), Living Room Balcony, Tile Counters

Land Fee/Land Lease: Fee

Levels: Two

Listing Terms: Cash, Cash To New Loan

Lot Features: 0-1 Unit/Acre, Level with Street

Lot Size Area: 2550

Parking Total: 1

Patio And Porch Features: Brick, Covered, Patio, Patio Open, Front Porch

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Road Surface Type: Alley Paved, Paved

Roof: Shake, Shingle, Wood

Bathroom Features: Bathtub, Shower in Tub, Walk-in shower

Kitchen Features: Tile Counters

Room Type: All Bedrooms Up, Kitchen, Living Room

Senior Community Yes/No: No

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Sewer: Public Sewer**Special Listing Conditions:**
Trust**Utilities:** Electricity
Connected, Natural Gas
Connected, Sewer
Connected**View:** None**Water Source:** Public**Window Features:** Wood
Frames

Remarks

This classic beach cottage is close enough to walk to shops and restaurants on Marine Avenue. Property consists of a large living room with fireplace and vaulted painted wood beam ceilings, kitchen with breakfast nook and large pantry closet, two bedrooms upstairs with balcony looking down on the living room, upstairs full bathroom and a 3/4 bathroom downstairs. In the back through french doors, there is a covered brick patio, fenced yard, and a detached one car garage with laundry area (washer & dryer included). Access to the covered parking is from the alley in the rear. There is also two open car spaces from the alley to park excess cars which is a nice feature for additional guests. The front yard with a picket fence has a brick patio area for afternoon gatherings for entertaining purposes. This is a trust sale with no probate court hearing. Possibilities are endless with a developer or one who wants to update and remodel this "Classic Beach Cottage."



Steve Roose

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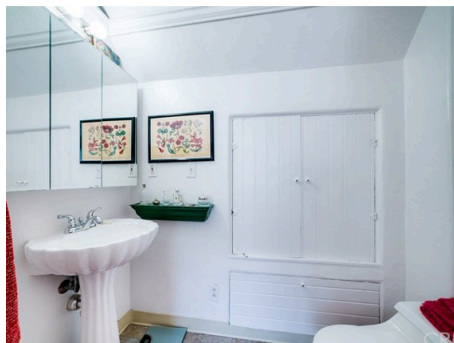
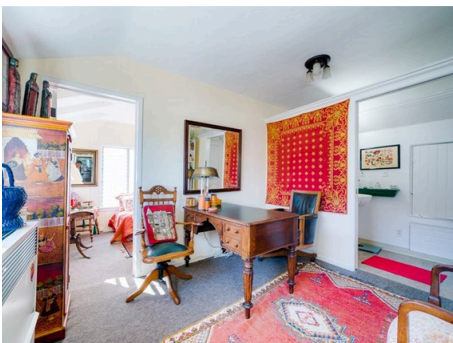
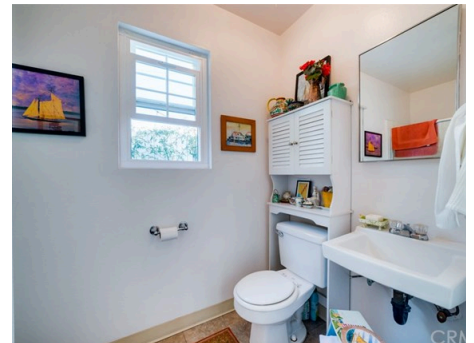
Cell: 949-375-4430

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225 Apolena Avenue

Newport Beach, CA 92662

MLS #SW20175305

\$1,780,000**CLOSED** 12/22/20**5 Beds 4.00 Baths****Year Built 1931****1,703 Sq. Ft. (\$1,045 / sqft)****Days on market: 81****Steve Roose**

Luxury Real Estate

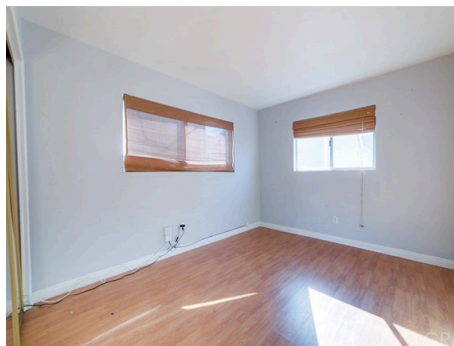
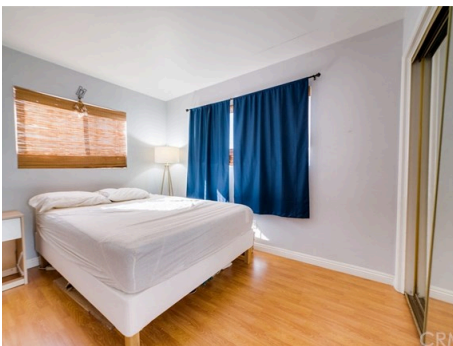
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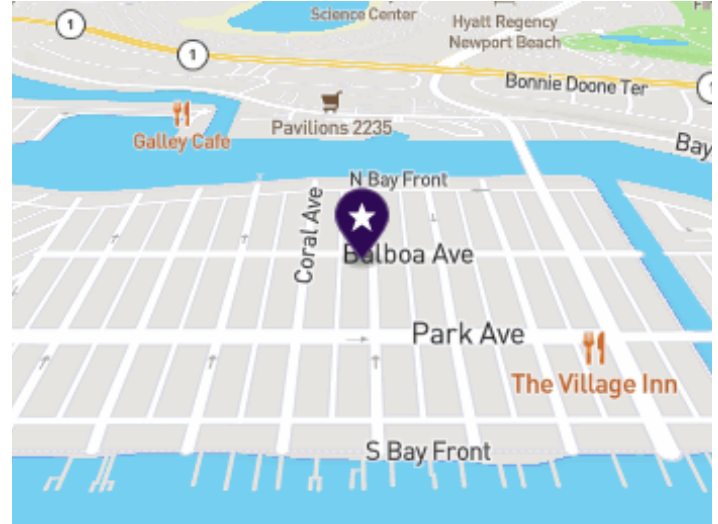
225 Apolena Avenue

Newport Beach, CA 92662

MLS #SW20175305

\$1,780,000
CLOSED 12/22/20

5 Beds 4.00 Baths
Year Built 1931
1,703 Sq. Ft. (\$1,045 / sqft)

Days on market: 81


Details

Prop Type: Single Family Residence

County: Orange

Area: N9 - Lower Newport Bay - Balboa Island

Subdivision: Balboa Island - Main Island (BALM)

Full baths: 3.0

Half baths: 1.0

Acres: 0.05

Lot Size: 2,178.0

Garages: 2

List date: 8/25/20

Sold date: 12/22/20

Off-market date: 11/15/20

Updated: Dec 26, 2020 2:05 AM

List Price: \$1,995,000

Orig list price: \$1,995,000

School District: Newport Mesa Unified

Features

Association Y N: No

Attached Garage Y N: true

Community Features: Biking, Curbs, Fishing, Watersports, Sidewalks, Street Lights

Cooling: Wall/Window Unit(s)

Heating: Natural Gas

Land Fee/Land Lease: Fee

Levels: Two

Listing Terms: 1031 Exchange, Cash, Conventional, Fannie Mae, FHA, Freddie Mac, Government Loan, VA Loan

Lot Features: Level with Street

Lot Size Area: 2178

Main Level Bedrooms: 1

Parking Total: 2

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Room Type: Family Room, Kitchen, Main Floor Bedroom, Master Bathroom

Senior Community Yes/No: No

Sewer: Public Sewer

Special Listing Conditions: Standard

Utilities: Sewer Connected, Water Connected

View: None

Virtual Tour: [View](#)
Water Source: Public

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Remarks

Incredibly charming classic Balboa Island Duplex. Amazing Home, Beach home, and/or Investment. Main house has 3 bedrooms, 1 den, & 2.5 bathrooms. The back unit has 2 bedrooms and 1 full bathroom (670 sqft built in 1970). Balboa is Heaven on Earth. Enjoy the beaches, bay, village, Fairy, and all this amazing Island has to offer. Buyer to verify all measurements and information.

**Steve Roose**

Luxury Real Estate

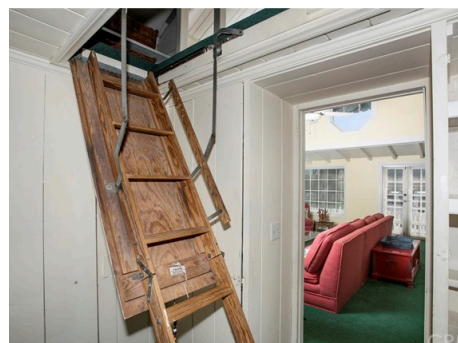
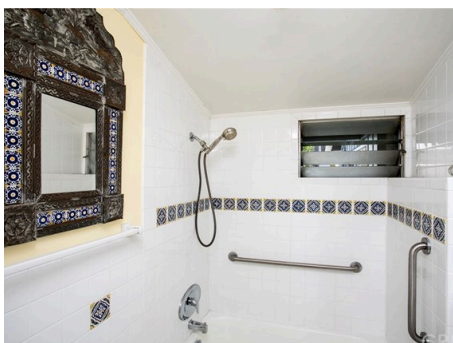
Cell: 949-375-4430

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205 Topaz Avenue

Newport Beach, CA 92662

MLS #OC19260182

\$1,825,000**CLOSED** 7/9/20**3 Beds 3.00 Baths****Year Built 1928****1,335 Sq. Ft. (\$1,367 / sqft)****Days on market: 226****Steve Roose**

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205 Topaz Avenue

Newport Beach, CA 92662

MLS #OC19260182



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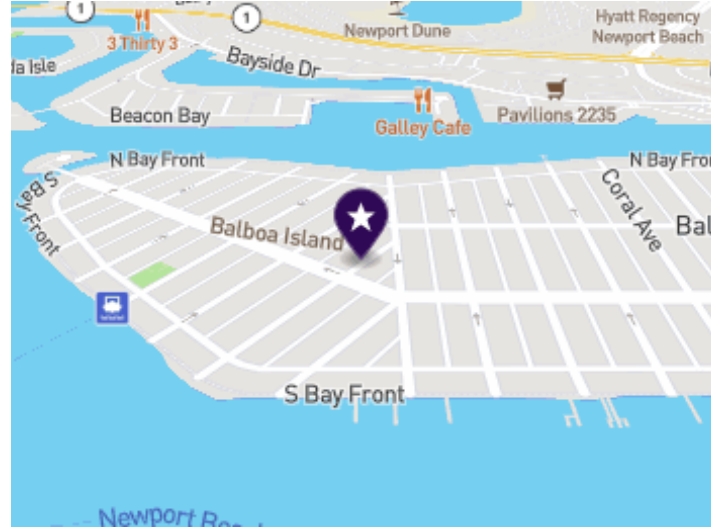
205 Topaz Avenue

Newport Beach, CA 92662

MLS #OC19260182

\$1,825,000
CLOSED 7/9/20

3 Beds 3.00 Baths
Year Built 1928
1,335 Sq. Ft. (\$1,367 / sqft)

Days on market: 226


Details

Prop Type: Single Family Residence

County: Orange

Area: N9 - Lower Newport Bay - Balboa Island

Subdivision: Balboa Island - Main Island (BALM)

Style: Cottage

Full baths: 1.0

3/4 Baths: 1.0

Half baths: 1.0

Acres: 0.0585

Lot Dim: 30' X 85'

Lot Size: 2,550.0

List date: 11/5/19

Sold date: 7/9/20

Off-market date: 6/18/20

Updated: Jul 10, 2020 5:13 AM

List Price: \$1,999,000

Orig list price: \$2,099,000

School District: Newport Mesa Unified

Features

Association Y N: No

Community Features: Curbs, Sidewalks, Street Lights

Cooling: None

Flooring: Carpet, Tile

Foundation Details: Raised

Heating: None

Interior Features: Cathedral Ceiling(s), Ceiling Fan(s), Tile Counters

Land Fee/Land Lease: Fee

Levels: One

Listing Terms: Cash, Cash To New Loan

Lot Features: Rectangular Lot, Level

Lot Size Area: 2550

Main Level Bedrooms: 3

Patio And Porch Features: Brick, Concrete, Patio, Porch

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Roof: Composition

Bathroom Features: Shower in Tub

Kitchen Features: Tile Counters

Room Type: Kitchen, Living Room, Loft, Main Floor Bedroom

Senior Community Yes/No: No

Sewer: Public Sewer

Special Listing Conditions: Trust

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

View: None

Virtual Tour: [View](#)
Water Source: Public

Zoning: R-BI

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Remarks

A truly unique opportunity to become part of the lifestyle and incomparable charm of Balboa Island. Once featured on the Balboa Island Cottage Home Tour, this cozy home is light and bright with 3 Bedrooms, 3 baths and many architectural details; Dutch door, wood burning fireplace, loft, artisan tile work and wood beamed vaulted ceilings. Located on the sunny side of the street at the quiet West end of Island, 205 Topaz is one block to the sand at South Bayfront; a short distance to a public guest dock on North Bayfront; and graces visitors with sparkling street-side views of the iconic Balboa Pavilion day and night. This highly coveted location is near award-winning schools, Balboa Island Park, shopping, dining and the legendary Island Ferry which shuttles cars, residents and visitors across the bay to beautiful Newport Beaches. Personalize the existing home and guest suite as an island-casual vacation hideaway, or build a dream home the possibilities are endless. Attractively priced as one of the islands most affordable full-size parcels. Changes in CA housing laws now restrict the reuse/repurposing of existing homes. Please check with the City of NB. If you are searching for a site to build your dream home this is the most attractive property for a new single family home. PLEASE REVIEW THE SUPPLEMENTS FOR COVID 19 PREVENTION PLAN AND REVIEW THE FOLLOWING LINK FOR MORE COMPLETE GUIDANCE: <https://covid19.ca.gov/pdf/guidance-real-estate.pdf>



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127 Agate

Newport Beach, CA 92662

MLS #NP20098654

\$1,875,000**CLOSED** 8/21/20**8 Beds 6.00 Baths****Year Built 1925****3,500 Sq. Ft. (\$536 / sqft)****Days on market: 19****Steve Roose**

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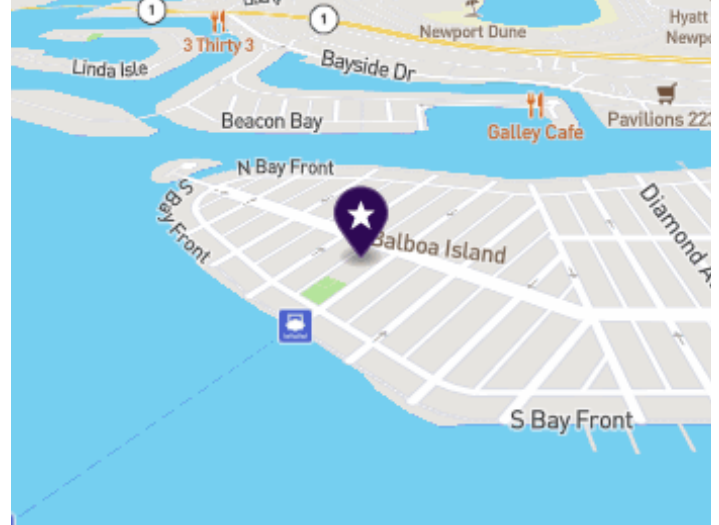
127 Agate

Newport Beach, CA 92662

MLS #NP20098654

\$1,875,000
CLOSED 8/21/20

8 Beds 6.00 Baths
Year Built 1925
3,500 Sq. Ft. (\$536 / sqft)

Days on market: 19


Details

Prop Type: Triplex

County: Orange

Area: N9 - Lower Newport Bay - Balboa Island

Subdivision: Balboa Island - Main Island (BALM)

Full baths: 4.0

3/4 Baths: 2.0

Acres: 0.0585

Lot Size: 2,550.0

List date: 5/22/20

Sold date: 8/21/20

Off-market date: 6/15/20

Updated: Aug 21, 2020 2:08 AM

List Price: \$1,900,000

Orig list price: \$1,999,000

School District: Newport Mesa Unified

High: Corona Del Mar

Middle: Corona Del Mar

Elementary: Lincoln

Features

Association Y N: No

Community Features: Biking, Park, Street Lights

Cooling: None

Land Fee/Land Lease: Fee

Levels: Two

Listing Terms: Cash, Cash To Existing Loan

Lot Features: Level, Value In Land

Lot Size Area: 2550

Main Level Bedrooms: 4

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Room Type: Attic, Entry

Senior Community Yes/No: No

Sewer: Public Sewer

Special Listing Conditions: Standard

View: Peek-A-Boo

Virtual Tour: [View](#)
Water Source: Public

Remarks

A Historic Landmark "The Balboa Island Hotel" Built-in 1925, by its first owner a local Portuguese fisherman. In the early


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days, some of the Hollywood studios would rent the entire hotel for the movie stars to stay in while a movie was being made. At that time it had 7 rooms upstairs and a duplex in the back. Over the years the last owner Suzie converted the seven rooms into 4 bedrooms and 2 bathrooms on the second floor and 2 bed 2 baths on the first floor. With over 90 years of history "if walls could talk" we are looking for a new buyer with a vision for this iconic Balboa Island Hotel. Plenty of opportunities to restore the business and make a profit. The duplex in the back was brought over the bridge and onto the Island in 1934. It currently has a Studio leased at \$1150 and the 1 bedroom for \$1650 a month. The Hotel is located on the same street as the Balboa Island Ferry. Walk to breakfast, lunch, or dinner "501 Park Ave" restaurant also located across the street, and shop at the local market and deli located next to the Ferry, or cross over and spend the day at the Beach in Newport. There is a park with basketball hoops just steps from the Hotel and a very short walk to beaches on the north bayfront and south bayfront. The Balboa Island Hotel needs some love to bring it back to life. A wonderful opportunity for you or someone you know. Priced to sell!! President's Award Winning Schools!!

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325 Amethyst Avenue Newport Beach, CA 92662

MLS #NP20055843

\$1,900,000

CLOSED 6/4/20

6 Beds 4.00 Baths

Year Built 1972

2,577 Sq. Ft. (\$737 / sqft)

Days on market: 1



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325 Amethyst Avenue

Newport Beach, CA 92662

MLS #NP20055843



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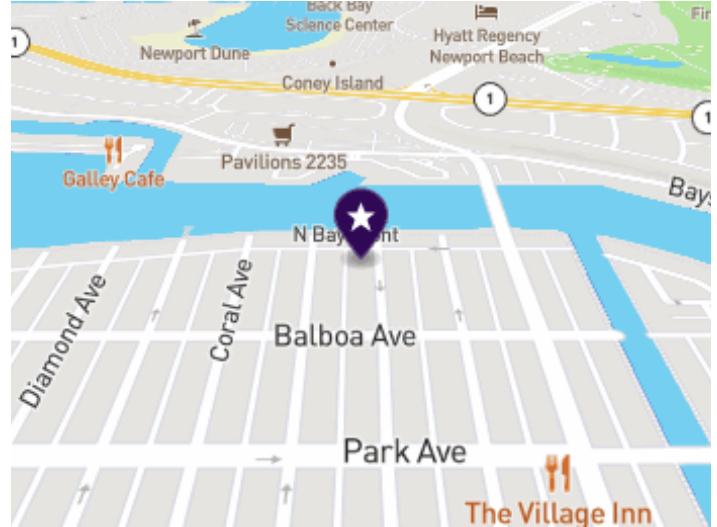
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325 Amethyst Avenue

Newport Beach, CA 92662

MLS #NP20055843

\$1,900,000
CLOSED 6/4/20

6 Beds 4.00 Baths
Year Built 1972
2,577 Sq. Ft. (\$737 / sqft)
Days on market: 1


Details

Prop Type: Duplex

County: Orange

Area: N9 - Lower Newport Bay - Balboa Island

Subdivision: Balboa Island - Main Island (BALM)

Full baths: 4.0

Acres: 0.0585

Lot Size: 2,550.0

Garages: 2

List date: 5/4/20

Sold date: 6/4/20

Off-market date: 5/5/20

Updated: Jun 5, 2020 11:05 AM

List Price: \$2,000,000

Orig list price: \$2,000,000

School District: Newport Mesa Unified

High: Corona Del Mar

Middle: Corona Del Mar

Elementary: Lincoln

Features

Association Y N: No

Attached Garage Y N: true

Community Features: Biking, Curbs, Fishing, Gutters, Watersports, Sidewalks, Street Lights

Cooling: None

Flooring: Carpet, Wood

Heating: Forced Air

Interior Features: Ceiling Fan(s), Granite Counters, Tile Counters

Land Fee/Land Lease: Fee

Levels: Two

Listing Terms: Cash, Cash To New Loan

Lot Features: Level with Street, Paved

Lot Size Area: 2550

Parking Total: 2

Patio And Porch Features: Patio, Patio Open, Rear Porch

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Road Surface Type: Paved

Roof: Flat

Bathroom Features: Bathtub, Shower, Shower in Tub, Double Sinks In Master Bath, Exhaust fan(s), Tile Counters

Kitchen Features: Granite Counters

Room Type: All Bedrooms Down, Den, Kitchen, Laundry, Master Suite, Office

Senior Community Yes/No: No

Sewer: Public Sewer

Spa Features: None

Special Listing Conditions: Standard

View: None

Water Source: Public

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Waterfront Features: Beach
Access, Ocean Access

Window Features: Double
Pane Windows

Zoning: R1.5

Remarks

It is not often that a large 6 bedroom 4 bath duplex comes on the market. 325 Amethyst is a wonderful location, which is just a few homes to North Bayfront, close to Marine Ave to get a coffee, have dinner or shop at the local grocery store and allows for easy on and off island access. Perfect for large families, entertaining friends, extended family or living in the front and supplementing your income with the back unit. Upon entry there is an inviting living room with fireplace that opens to the front patio to enjoy the year round mild temperatures. The main level also includes a nice sized kitchen with a proper dining area that leads out to a private patio space and an oversized two car garage and a small workroom. Off the kitchen you will find a laundry room with sink and a den with a bathroom that includes a shower. The second level consists of 3 generous sized bedrooms, a full bathroom with tub/shower combo and a large master suite that is full of sunlight with a walk in closet, dual sinks and shower. The back unit is light and bright and offers a full kitchen that opens to the family living area and includes two bedrooms with a bathroom. Plenty of storage throughout. Other features include, outside shower, oversized 2 car garage with ample storage. Come and enjoy the wonderful lifestyle on the Island. Opportunity awaits for someone to make this their own.



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216 Sapphire Avenue

Newport Beach, CA 92662

MLS #NP20121761

\$1,900,000**CLOSED** 8/26/20**2 Beds 2.00 Baths****Year Built 1938****802 Sq. Ft. (\$2,369 / sqft)****Days on market: 34****Steve Roose**

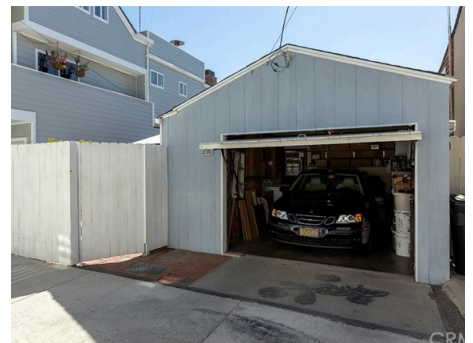
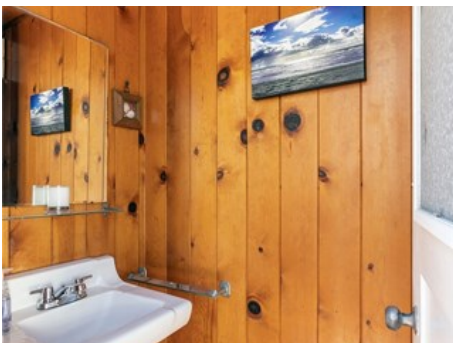
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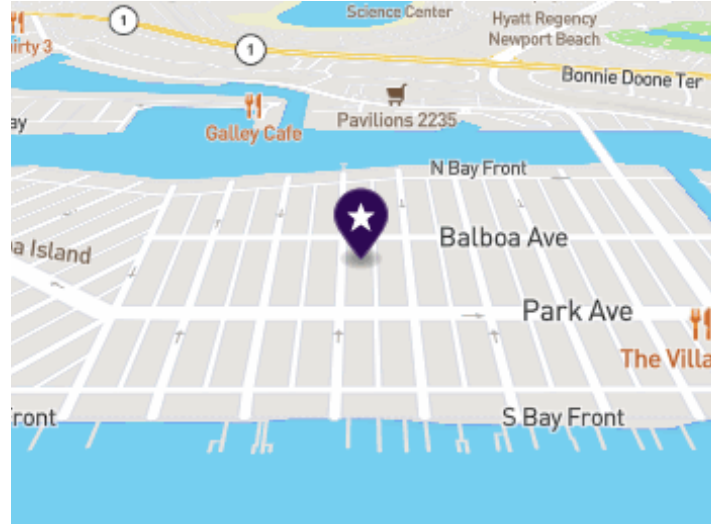
216 Sapphire Avenue

Newport Beach, CA 92662

MLS #NP20121761

\$1,900,000
CLOSED 8/26/20

2 Beds 2.00 Baths
Year Built 1938
802 Sq. Ft. (\$2,369 / sqft)

Days on market: 34


Details

Prop Type: Single Family Residence

County: Orange

Area: N9 - Lower Newport Bay - Balboa Island

Subdivision: Balboa Island - Main Island (BALM)

Style: Cottage

3/4 Baths: 1.0

Half baths: 1.0

Acres: 0.0585

Lot Size: 2,550.0

Garages: 1

List date: 6/4/20

Sold date: 8/26/20

Off-market date: 7/27/20

Updated: Aug 26, 2020 12:48 PM

List Price: \$1,995,000

Orig list price: \$1,995,000

School District: Newport Mesa Unified

Features

Association Y N: No

Attached Garage Y N: false

Community Features: Curbs, Gutters, Sidewalks, Storm Drains, Street Lights

Construction Materials: Wood Siding

Cooling: None

Flooring: Carpet, Tile, Vinyl

Foundation Details: Slab

Heating: Forced Air

Interior Features: Beamed Ceilings, Cathedral Ceiling(s)

Land Fee/Land Lease: Fee

Levels: One

Listing Terms: Cash, Cash To New Loan, Conventional

Lot Features: Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot

Lot Size Area: 2550

Main Level Bedrooms: 2

Parking Total: 1

Patio And Porch Features: Brick, Concrete, Covered, Patio

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Road Surface Type: Paved

Roof: Composition

Kitchen Features: Formica Counters

Room Type: Kitchen, Living Room, Main Floor Bedroom, Utility Room

Senior Community Yes/No: No

Sewer: Public Sewer

Spa Features: None

Special Listing Conditions: Standard

View: None

Virtual Tour: [View](#)
Water Source: Public

Steve Roose

Luxury Real Estate

Cell: 949-375-4430

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Remarks

Step into Charm! Beautifully maintained 2 Bedroom 1 1/2 Bath original vintage cottage. This single home on the lot exudes the character and comfort of The Balboa Island Lifestyle. Highlight features include: vaulted wood beam ceiling throughout, brick fireplace with mantle, clever niches & original interior tongue & groove wood walls. Special emphasis on outdoor living and entertaining areas. Wonderful curb appeal with shuttered windows, white picket fence opening to a landscaped front patio with front porch and wood crafted Dutch Door entry. A private rear patio provides a large versatile outdoor living space to relax and entertain. Patio is landscaped and offers both a covered shade area and a sunny patio area. The 1/2 bath is conveniently located off the back patio and there is an additional room for storage, once used as a bunk room. 1 car enclosed garage with laundry hookups. Location!...Nestled in a sought after quiet mid-Island neighborhood, short distance to Marine Avenue shops, restaurants & the Balboa Island Ferry. Wonderful beaches at both the North and South ends of the street.



Steve Roose

Luxury Real Estate

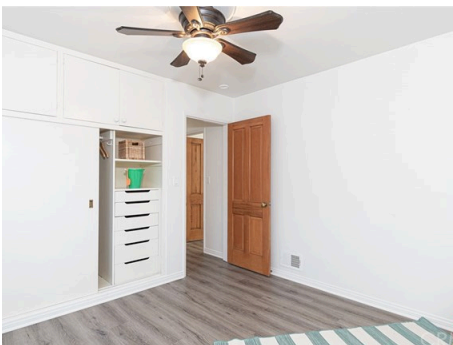
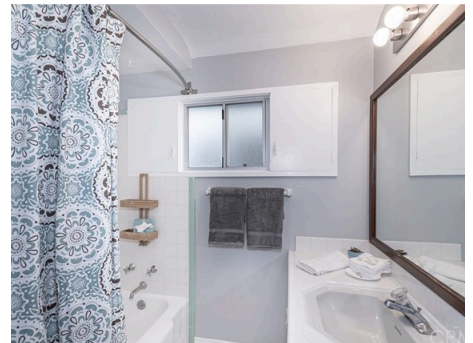
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217 Topaz Avenue

Newport Beach, CA 92662

MLS #NP19252931

\$1,925,000**CLOSED** 8/27/20**4 Beds 3.00 Baths****Year Built 1948****2,036 Sq. Ft. (\$945 / sqft)****Days on market: 292****Steve Roose**

Luxury Real Estate

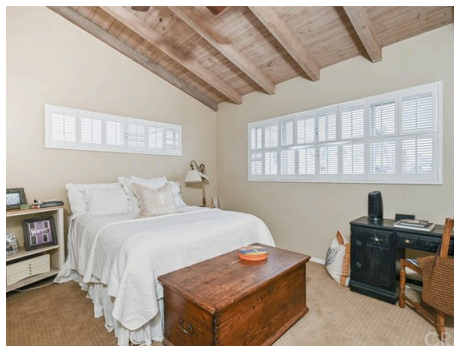
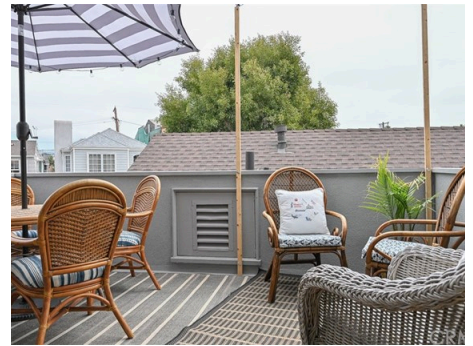
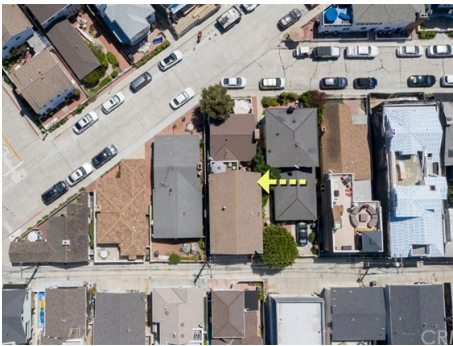
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217 Topaz Avenue

Newport Beach, CA 92662

MLS #NP19252931



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Steve Roose

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Cell: 949-375-4430

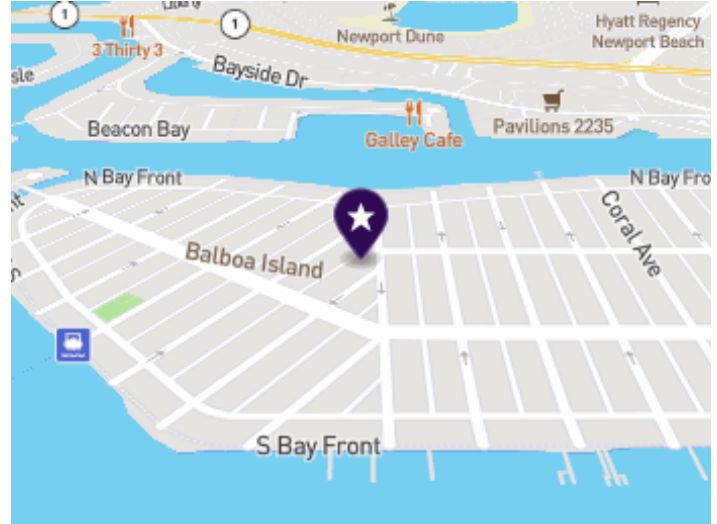
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217 Topaz Avenue

Newport Beach, CA 92662

MLS #NP19252931

\$1,925,000
CLOSED 8/27/20

4 Beds 3.00 Baths
Year Built 1948
2,036 Sq. Ft. (\$945 / sqft)
Days on market: 292


Details

Prop Type: Duplex

County: Orange

Area: N9 - Lower Newport Bay - Balboa Island

Subdivision: Balboa Island - Main Island (BALM)

Style: Cottage,Craftsman

Full baths: 2.0

3/4 Baths: 1.0

Acres: 0.06

Lot Size: 2,614.0

Garages: 2

List date: 10/28/19

Sold date: 8/27/20

Off-market date: 8/27/20

Updated: Aug 28, 2020 2:29 AM

List Price: \$2,000,000

Orig list price: \$2,200,000

School District: Newport Mesa Unified

High: Corona Del Mar

Middle: Corona Del Mar

Elementary: Harbor View

Features

Association Y N: No

Attached Garage Y N: true

Community Features: Biking, Curbs, Fishing, Watersports, Sidewalks, Storm Drains, Street Lights

Construction Materials: Brick, Shingle Siding, Stucco

Cooling: None

Flooring: Laminate

Heating: Central, Wall Furnace, Forced Air, Fireplace(s), Wood Stove

Interior Features: Balcony, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Copper Plumbing Partial, Corian Counters, Formica Counters, High Ceilings, Living Room Deck Attached, Unfurnished

Land Fee/Land Lease: Fee
Levels: Two

Listing Terms: Cash, Cash To New Loan

Lot Features: Level with Street, Rectangular Lot, Level, Park Nearby

Lot Size Area: 2614

Main Level Bedrooms: 2

Parking Total: 2

Patio And Porch Features: Brick, Deck, Patio

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Road Surface Type: Paved

Bathroom Features: Bathtub, Shower, Shower in Tub

Kitchen Features: Corian Counters, Formica Counters

Room Type: Galley Kitchen, Kitchen, Living Room, Main Floor Bedroom

Senior Community Yes/No: No

Steve Roose

Luxury Real Estate

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Sewer: Sewer Paid**Spa Features:** None**Special Listing Conditions:**
Trust**Utilities:** Cable Available,
Electricity Connected,
Natural Gas Connected,
Phone Available, Sewer
Connected, Water Connected
View: City Lights**Virtual Tour:** [View](#)**Water Source:** Public**Waterfront Features:** Beach
Access, Fishing in
Community, Navigable Water**Window Features:** Wood
Frames

Remarks

Back on market. Escrow fell out. This property is in great shape! Physical inspector said it is amazing! This charming home is looking for a new owner that appreciates a craftsman style home! Born in 1928 and delivered by a boat builder, updated with plumbing and electricity in 1947/48 and an addition of an apartment in 1967. This is the best of the older charm of Balboa Island that is so highly sought after! And the bonus here is no flood insurance! In talking with the powers that be, at the city, this beauty has been re-mapped on the FEMA flood map and is not in a potential flood area could be a savings of several thousand a year for the life of the loan! Please confirm for your own information well cared for this is a prime property to add to your portfolio! The front home is 2 bedroom and 2 bath and the upstairs apartment is 2 bedroom and 1 bath. Two car garage included Just one block to the north bay front and two blocks to the south bay front! Enjoy the quaint down town with in walking distance We even have our own US Post Office! Volunteer association puts on great community functions and the famous Christmas Boat Parade surrounds us. Come join the fun of this historic town! Rent one unit and use the other for yourself or easily turn this wonderful piece of Island history into a single family home by opening the stairwell to combine the two units into one home... Treat yourself to the wonderful lifestyle of Balboa Island. There's no place like it on earth!

**Steve Roose**

Luxury Real Estate

Cell: 949-375-4430

steve@steveroose.com | www.ocluxuryrealestate.com | DRE # 01871043

120 Topaz Avenue

Newport Beach, CA 92662

MLS #NP19253192

\$1,950,000

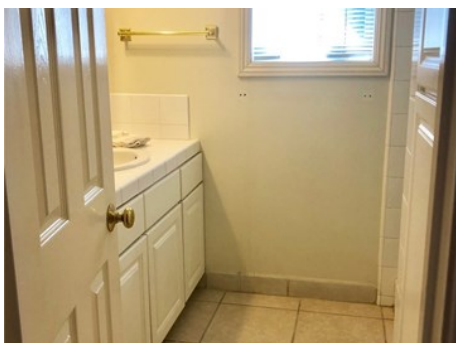
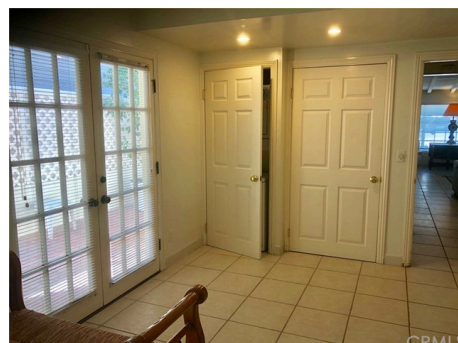
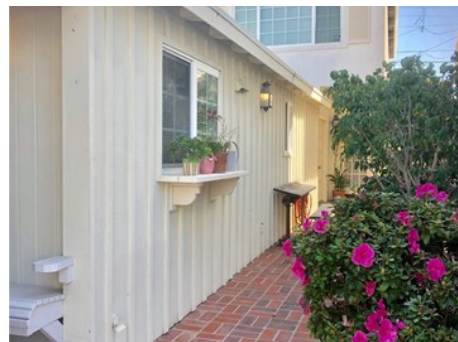
CLOSED 10/8/20

4 Beds 3.00 Baths

Year Built 1948

1,690 Sq. Ft. (\$1,154 / sqft)

Days on market: 303



Steve Roose

Luxury Real Estate

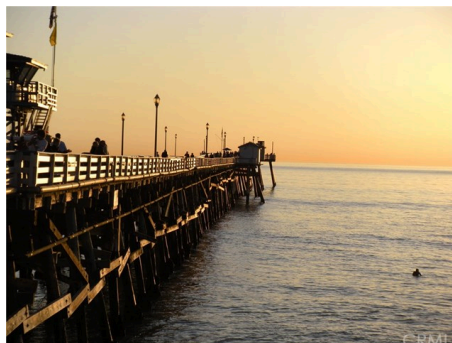
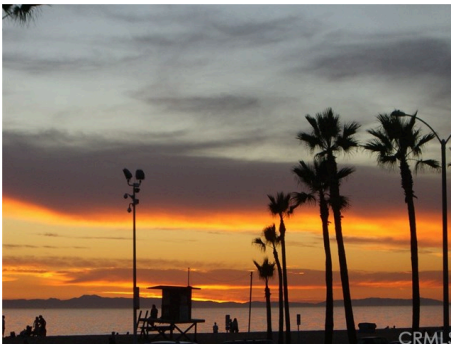
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120 Topaz Avenue

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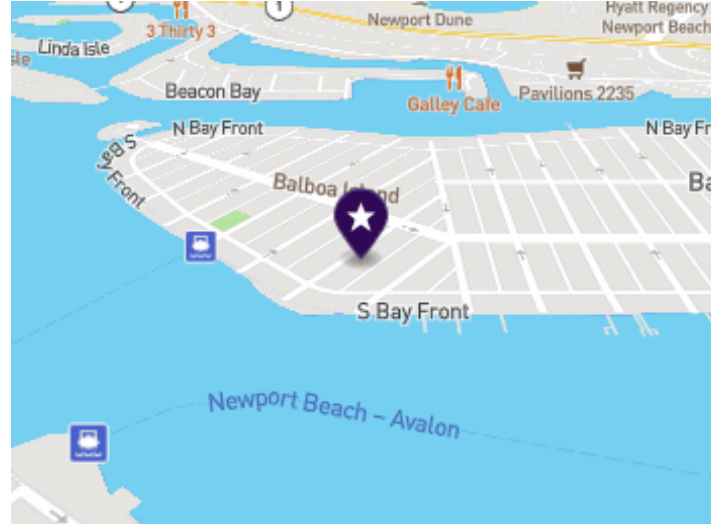
120 Topaz Avenue

Newport Beach, CA 92662

MLS #NP19253192

\$1,950,000
CLOSED 10/8/20

4 Beds 3.00 Baths
Year Built 1948
1,690 Sq. Ft. (\$1,154 / sqft)

Days on market: 303


Details

Prop Type: Duplex

County: Orange

Area: N9 - Lower Newport Bay - Balboa Island

Subdivision: Balboa Island - Main Island (BALM)

Style: Cottage

3/4 Baths: 3.0

Acres: 0.06

Lot Size: 2,614.0

Garages: 2

List date: 11/1/19

Sold date: 10/8/20

Off-market date: 8/30/20

Updated: Oct 9, 2020 12:46 AM

List Price: \$2,099,000

Orig list price: \$2,195,000

School District: Newport Mesa Unified

High: Corona Del Mar

Middle: Corona Del Mar

Features

Accessibility Features:

Disability Features

Association Y N: No

Attached Garage Y N: true

Community Features: Curbs, Park, Watersports, Sidewalks, Storm Drains, Street Lights

Cooling: None

Direction Faces: Northwest

Flooring: Carpet, Tile

Heating: Central

Interior Features: Beamed

Ceilings, Built-in Features, Ceramic Counters, High Ceilings, Open Floorplan, Recessed Lighting, Tile Counters

Land Fee/Land Lease: Fee

Levels: Two

Listing Terms: Cash, Cash To New Loan

Lot Features: 2-5 Units/Acre

Lot Size Area: 2614

Main Level Bedrooms: 2

Parking Total: 2

Patio And Porch Features:

Brick, Patio

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Road Surface Type: Paved

Roof: Flat

Bathroom Features: Shower

Kitchen Features: Kitchen Island, Kitchen Open to Family Room, Tile Counters

Room Type: Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom

Senior Community Yes/No: No

Sewer: Public Sewer, Sewer Paid

Steve Roose

Luxury Real Estate

Cell: 949-375-4430

steve@steveroose.com | www.ocluxuryrealestate.com | DRE # 01871043

Special Listing Conditions:
Standard

Utilities: Cable Available,
Electricity Connected,
Natural Gas Connected,
Phone Available, Sewer
Connected, Water Connected

View: None
Water Source: Public

Remarks

LOCATION!!! Great Balboa Island duplex is just 1/2 block to the bayfront in Newport Beach. Front cottage is 2 bedrooms/ 2 baths, open beamed ceiling great room & kitchen with a wonderful brick fireplace and views out to the front bricked patio. Fenced side yard offers a great patio and gardening retreat. Back unit is 2 bedrooms/1 bath with open floor plan and views out to the neighborhood. Very light and bright. Plus a 2 car garage. This property has tremendous potential for an updated remodel or build your dream home on this wonderful Balboa Island street.



Steve Roose

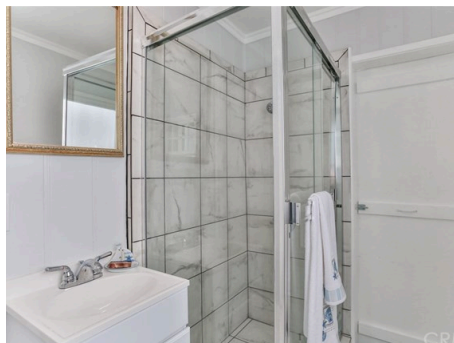
Luxury Real Estate
Cell: 949-375-4430

steve@steveroose.com | www.ocluxuryrealestate.com | DRE # 01871043

209 Crystal Avenue

Newport Beach, CA 92662

MLS #OC20018210

\$2,000,000**CLOSED** 6/15/20**1 Bed 2.00 Baths****Year Built 1928****739 Sq. Ft.** (\$2,706 / sqft)**Days on market: 130****Steve Roose**

Luxury Real Estate

Cell: 949-375-4430

steve@steveroose.com | www.ocluxuryrealestate.com | DRE # 01871043

209 Crystal Avenue

Newport Beach, CA 92662

MLS #OC20018210



Steve Roose

Luxury Real Estate

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209 Crystal Avenue

Newport Beach, CA 92662

MLS #OC20018210

\$2,000,000

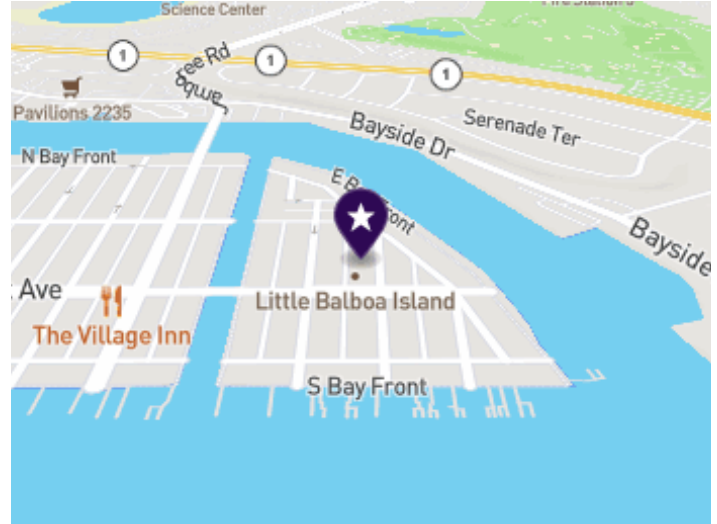
CLOSED 6/15/20

1 Bed 2.00 Baths

Year Built 1928

739 Sq. Ft. (\$2,706 / sqft)

Days on market: 130



Details

Prop Type: Single Family Residence

County: Orange

Area: N9 - Lower Newport Bay - Balboa Island

Subdivision: Balboa Island - Little Island (BALL)

3/4 Baths: 2.0

Acres: 0.0585

Lot Size: 2,550.0

Garages: 1

List date: 1/24/20

Sold date: 6/15/20

Off-market date: 6/15/20

Updated: Jun 15, 2020 6:17 AM

List Price: \$2,150,000

Orig list price: \$2,150,000

School District: Newport Mesa Unified

Features

Association Y N: No

Attached Garage Y N: false

Community Features: Biking, Curbs, Fishing, Watersports, Sidewalks

Cooling: Zoned

Exterior Features: Awning(s), Rain Gutters

Heating: Zoned

Land Fee/Land Lease: Fee

Levels: One

Listing Terms: Cash, Cash To New Loan, Conventional, Submit, VA Loan

Lot Features: 0-1 Unit/Acre

Lot Size Area: 2550

Main Level Bedrooms: 1

Parking Total: 1

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Room Type: Bonus Room, Kitchen, Living Room

Senior Community Yes/No: No

Sewer: Public Sewer

Special Listing Conditions: Standard

View: None

Water Source: Public



Steve Roose

Luxury Real Estate

Cell: 949-375-4430

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Remarks

Classic cottage on coveted Little Balboa Island. Originally crafted in 1928, this home has been beautifully updated as a perfect romantic getaway just steps away from the bay. The front house has a main living area with a fireplace and vaulted ceiling, a related dining area, and recessed lighting providing a light and airy feeling throughout. Enjoy cooking in the freshly remodeled kitchen featuring a new refrigerator, gas stove, microwave, and dishwasher, all complimented by custom cabinets, and new tile floor. A remodeled three-quarter bath and a cozy bedroom complete this special gem. The house features crown molding and plantation shutters throughout, along with zoned heating and air conditioning. The exterior has white awnings and a new roof installed in 2015. In the back, there is a spacious patio and a separate garage. The garage has extra storage space and an attached bonus room and three-quarter bath perfect for a home office or just to revive from a day at the beach. Excellent location on Crystal Avenue close to all the shops and restaurants on Marine Avenue. This is a perfect property for a vacation home or for just enjoying the benefits of Island living.



Steve Roose

Luxury Real Estate

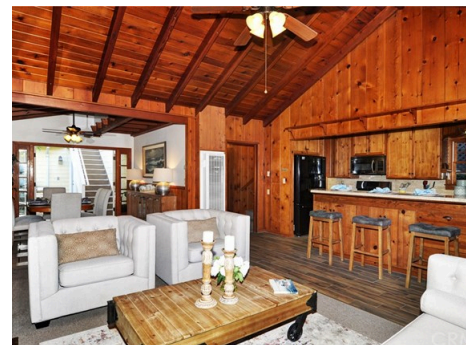
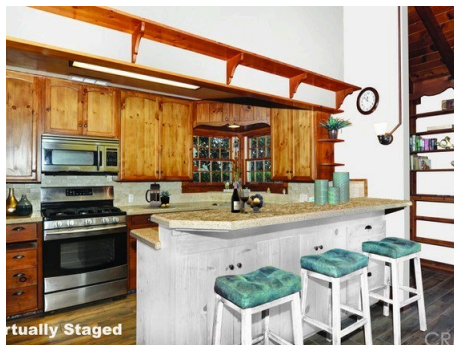
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204 Amethyst Avenue

Newport Beach, CA 92662

MLS #NP19252557

\$2,000,000**CLOSED** 7/10/20**4 Beds 3.00 Baths****Year Built 1948****1,910 Sq. Ft. (\$1,047 / sqft)****Days on market: 220****Steve Roose**

Luxury Real Estate

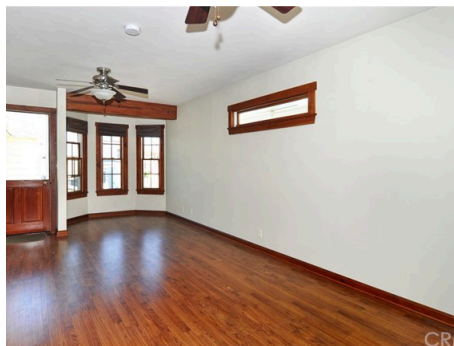
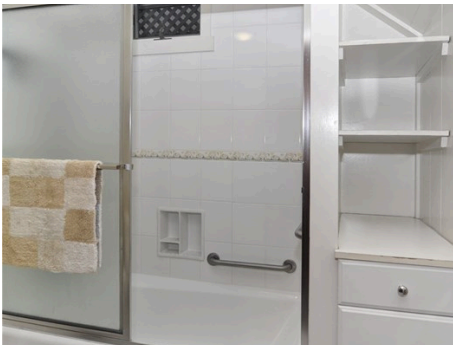
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204 Amethyst Avenue

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MLS #NP19252557

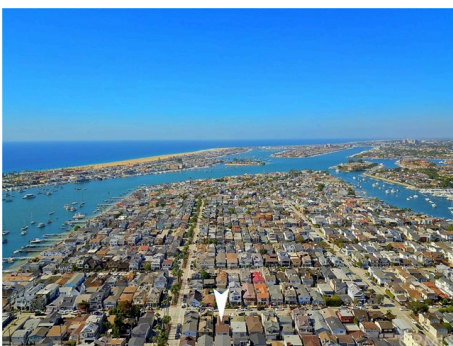
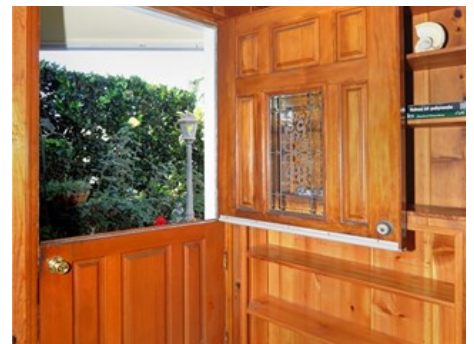
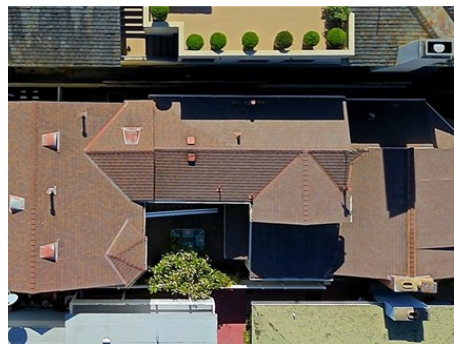


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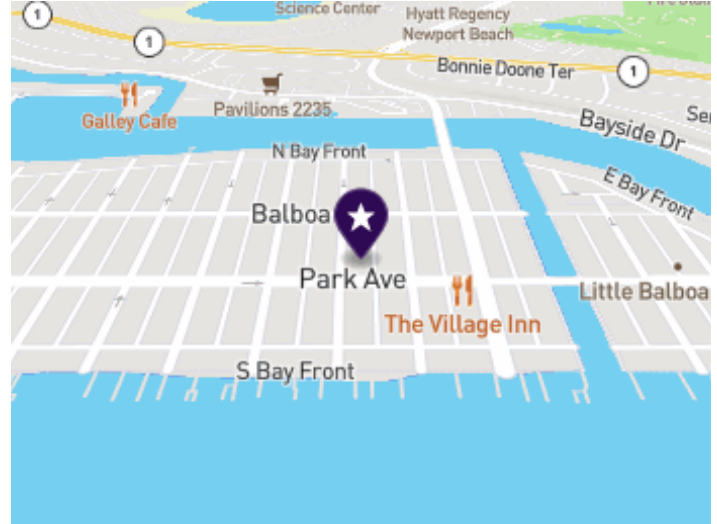
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204 Amethyst Avenue

Newport Beach, CA 92662

MLS #NP19252557

\$2,000,000**CLOSED** 7/10/20**4 Beds 3.00 Baths****Year Built 1948****1,910 Sq. Ft.** (\$1,047 / sqft)**Days on market: 220**

Details

Prop Type: Single Family Residence**County:** Orange**Area:** N9 - Lower Newport Bay - Balboa Island**Subdivision:** Balboa Island - Main Island (BALM)**Style:** Cottage**Full baths:** 3.0**Acres:** 0.0585**Lot Dim:** 85 x 30**Lot Size:** 2,550.0**Garages:** 2**List date:** 10/28/19**Sold date:** 7/10/20**Off-market date:** 6/4/20**Updated:** Jul 12, 2020 2:42 AM**List Price:** \$2,095,000**Orig list price:** \$2,198,000**School District:** Newport Mesa Unified**High:** Newport Harbor**Middle:** Corona Del Mar

Features

Accessibility Features: Entry Slope Less Than 1 Foot, Grab Bars In Bathroom(s)**Association Y N:** No**Attached Garage Y N:** false**Community Features:** Curbs, Sidewalks, Storm Drains, Street Lights**Construction Materials:** Clapboard, Drywall Walls**Cooling:** None**Direction Faces:** West**Exterior Features:** Rain Gutters**Flooring:** Carpet, Stone, Tile**Heating:** Wall Furnace**Interior Features:** Beamed Ceilings, Cathedral Ceiling(s), Ceiling Fan(s), Copper Plumbing Full, Open Floorplan, Pull Down Stairs to Attic, Storage, Unfurnished, Wired for Data, Wood Product Walls**Land Fee/Land Lease:** Fee**Levels:** Two**Listing Terms:** Cash, Cash To New Loan**Lot Features:** 0-1 Unit/Acre, Lot 20000-39999 Sqft, Near Public Transit, Sprinkler System, Sprinklers In Front, Utilities - Overhead**Lot Size Area:** 2550**Main Level Bedrooms:** 1**Number Of Units In Community:** 1400**Parking Total:** 2**Patio And Porch Features:** Brick, Patio Open, Front Porch**Pool Features:** None**Pool Private Y N:** No**Property Attached Yes/No:** No**Road Surface Type:** Paved**Roof:** Composition**Steve Roose**

Luxury Real Estate

Cell: 949-375-4430

steve@steveroose.com | www.ocluxuryrealestate.com | DRE # 01871043

Bathroom Features: Bathtub, Shower, Shower in Tub, Exhaust fan(s), Linen Closet/Storage, Quartz Counters

Kitchen Features: Quartz Counters, Self-closing drawers

Room Type: Bonus Room, Kitchen, Living Room, Main Floor Bedroom

Senior Community Yes/No: No

Sewer: Public Sewer

Spa Features: None

Special Listing Conditions: Standard

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

View: Neighborhood

Virtual Tour: [View](#)

Water Source: Public

Waterfront Features: Beach Access, Ocean Side Of Highway 1

Window Features: Bay Window(s), Double Pane Windows, Drapes, Screens, Shutters

Remarks

Back on Market! This charming 1948 Balboa Island cottage with a separate upper unit is a must see! The main house is 3 bedrooms and 2 baths and the separate unit is 1 bedroom, 1 bath with a nice living room area, no kitchen. There is an interior patio for outside dining, Morning coffee or reading a good Book. Take a step back in time with the beautiful knotty pine walls, galley kitchen and custom brown wood shutters. I added 2 pictures #5 and #9 that were "Virtually Staged" to show you what the Living Room and Kitchen would look like with white walls. Just another example of the versatility of this darling home.

You can feel the energy of the memories of years of Fun family vacations when you walk through the front door. Great location on the Island! A block to S. Bay Front and 2 blocks to all the shops and Restaurants on Marine Ave. You will love the Balboa Island lifestyle and this lovely Balboa Island Cottage.

Please see my virtual tour: <https://www.youtube.com/watch?v=Zgg6mcER0wg&feature=youtu.be>



Steve Roose

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My Ratings And Reviews On Zillow

Steve Roose, Luxury Real Estate



Bought a for approximately \$1.150Mhome in 2020 singleFamily in Marlboro, Orange, CA 92867.



12/15/2020

My husband and I just purchased our first home together! From start to finish, Greg made it a great experience. He was attentive to what we were looking for, helped us find the perfect home, and guided ...

Bought a for approximately \$1.150Mhome in 2020 singleFamily in Marlboro, Orange, CA 92867.



12/10/2020

Greg made the entire buying process easy! Great knowledge of the area/market, very responsive to our needs/questions and a terrific negotiator! I am so happy that we had Greg on our side to help us find ...

Bought a for approximately \$700Khome in 2020 singleFamily in Moody, Cypress, CA 90630.



10/14/2020

My Wife and I recently bought a home in Cypress, CA. Our realtors Greg and Steve were a HUGE help throughout the entire process. They showed us many homes, helped with design ideas to help us see the ...

Showedhome in 2020 in Balboa Island, Newport Beach, CA 92662.



07/22/2020

Steve Roose is always quick to respond and listens to what your looking for in a home and does his best to deliver. A pleasure to work with!!! Great experience to say the least.

Bought a for approximately \$1.400Mhome in 2020 singleFamily in Marina Area, Seal Beach, CA 90740.



07/11/2020

My husband and I found a house that we loved and were eager to make an offer on, as it had just come on the market and we knew it wouldn't last long. We contacted Greg and Steve, and they were incredibly ...

Bought and sold ahome in 2020 in Balboa Island, Newport Beach, CA 92662.



07/06/2020

Amazing, trustworthy, and supportive!!!My husband and I had the absolute best experience with our first 1031 exchange being handled by Luxury Real Estate. The family property had to ...

Bought and sold a for approximately \$500Khome in 2019 singleFamily in Trilogy, Corona, CA 92883.



01/10/2020

Bought and sold a for approximately \$500Khome in 2019 singleFamily in Trilogy, Corona, CA 92883.



01/08/2020



Steve Roose

Luxury Real Estate

Cell: 949-375-4430

steve@steveroose.com | www.ocluxuryrealestate.com | DRE # 01871043

Greg and Steve at Luxury Real Estate were absolutely fantastic guiding us through the sale and purchase of our last home. They started with taking a look at what our needs and wants were with selling ...

Greg is an awesome realtor and we can not recommend him enough. He wasn't out just to "make a sale", but to find us what we wanted and for the price we wanted. When we found it, we had to move fast in ...

Consulted me on buying or selling a home



01/01/2020

Greg sets the bar for all real estate professionals! He is responsive and communicates well in all situations. He asks the right questions and gets the job done.

Bought and sold a for approximately \$800K home in 2019 single family in Boulevard Gardens, Huntington Beach, CA 92647.



12/16/2019

Greg has been the best I have worked with. His market research and negotiation skills are second to none! I would recommend Greg to all of my family and friends for all of their real estate needs.



Steve Roose

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