



THE VILLAGE OF
Portola Springs[®]

IRVINE

The Village

Set against the striking Loma Ridge, the Irvine Village of Portola Springs[®] is a relaxed, rustic kind of place spread across over 1,200 acres in North Irvine. With so many great neighborhoods to choose from, everyone can find their ideal home. Just minutes from world-class shopping, business centers, trails, dining and entertainment, residents of Portola Springs enjoy a life of convenient access to everything they need.

New Homes

The Village of Portola Springs offers an array of new home opportunities from the low \$300,000s to over \$1 million.

San Carlos Court

William Lyon Homes

Approx. 1126 – 1901 sq.ft.

1 to 3 Bedrooms, 1.5 to 3 Baths

From the low \$300,000s

Tel: 949-825-6156

Ironwood

KB Home

Approx. 1953 - 2423 sq.ft.

3 to 5 Bedrooms, 2.5 Baths

From the low \$500,000s

Tel: 949-502-5166

Primrose

KB Home

Approx. 1739 – 2056 sq.ft.

3 to 4 Bedrooms, 2.5 to 3 Baths

From the mid \$500,000s

Tel: 949-379-6233

Sevilla

Van Daele Homes

Approx. 1660 – 2077 sq.ft.

3 to 4 Bedrooms, 2.5 Baths

From the mid \$500,000s

Tel: 949-861-4912

Casero

Standard Pacific Homes

Approx. 1909 – 2330 sq.ft.

3 to 4 Bedrooms, 2.5 to 3.5 Baths

From the high \$500,000s

Tel: 949-679-0370

Las Ventanas

Taylor Morrison Homes

Approx. 1871 – 2304 sq.ft.

3 to 5 Bedrooms, 2.5 to 3 Baths

From the low \$600,000s

Tel: 949-748-3975

Las Colinas

Taylor Morrison Homes

Approx. 2988 – 3383 sq.ft.

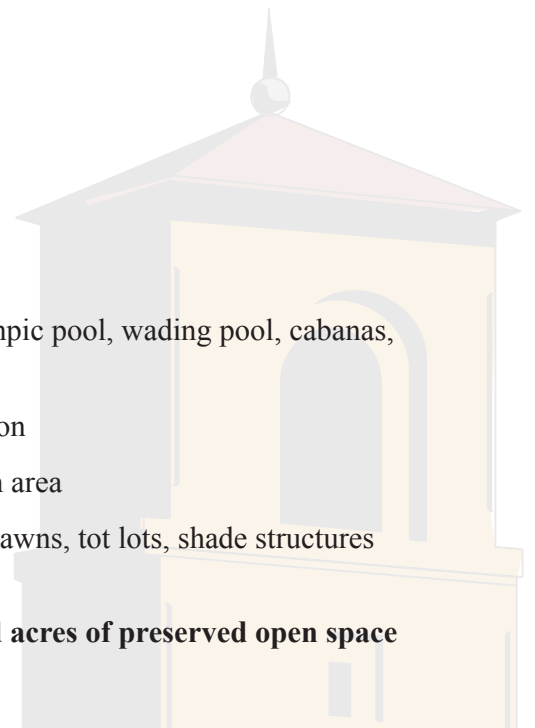
3 to 4 Bedrooms, 3.5 to 4.5 Baths

From the high \$900,000s

Tel: 949-726-8535

Parks and Open Space

- **Lomas Valley Park and Silverado Park** - Both include a Junior Olympic pool, wading pool, cabanas, barbecues, basketball court, and neighborhood event 'great lawn'
- **Ridge View Park** - Two lighted tennis courts, tot lot, and picnic pavilion
- **Discovery Park** - Tot lot, shade structure and barbecue, and large lawn area
- **Voyager and Village Parks** - Both include play areas with expansive lawns, tot lots, shade structures and barbecues
- **Extensive trail system provides access to adjacent Loma Ridge and acres of preserved open space**



Schools

Residents of Portola Springs are served by the Irvine Unified School District. IUSD has nationally recognized schools; student performance well-above state and national comparisons; and comprehensive programs in academics, the arts, and athletics.

Stonegate Elementary School

100 Honors
Irvine, CA 92620
Office (949) 936-6450
<http://www.iusd.org/sg/>

Sierra Vista Middle School

2 Liberty
Irvine, CA 92620
Office (949) 936-6600
<http://www.SierraVistaMS.org>

Northwood High School

4515 Portola Parkway
Irvine, CA 92620
Office (949) 936-7200
<http://www.northwoodhigh.org/>

Nearby Shopping

- **Woodbury™ Town Center** is a 450,000 sq. ft. retail center with a wide range of stores, restaurants, medical and other services including: Home Depot, Staples, Ralphs Fresh Fare, Trader Joe's, Wells Fargo Bank, Hoag Health Center, The Counter, Jalapeno's Mexican Restaurant, Starbucks, The Nail & Spa Company and L.A. Fitness. For a complete directory, visit ShopNeighborhoodCenters.com.
- **Trabuco Grove Shopping Center** is a 175,000 sq. ft. retail center anchored by a Kohl's department store, Albertson's and nearly 20 additional stores, restaurants and services.
- **Irvine Spectrum Center®** is one of Southern California's most popular shopping and dining destinations, visited by more than 15 million people each year. The center features Nordstrom, Target and Macy's, along with more than 130 stores, restaurants and entertainment venues including a 6,400 seat, 21-screen movie theater. For a complete directory, visit ShopIrvineSpectrumCenter.com.
- **The Market Place** is a 1.6 million sq. ft. shopping center with more than 120 stores, restaurants, cafes and theaters, including Target, Lowe's, White House/Black Market, Ann Taylor Loft, California Pizza Kitchen and many others. For a complete directory, visit ShopTheMarketPlace.com.

Nearby Attractions

- John Wayne Airport (10 miles)
- University of California, Irvine (9 miles)
- Orange County Performing Arts Center (11 miles)
- Laguna Beach (12 miles)

Available Youth Recreation

- Irvine Girls Softball Association – www.igsateams.org
- Irvine Pony Baseball – www.IrvinePony.com
- Irvine Little League – www.irvinelittleleague.com
- Irvine Baseball Club "Diamondbacks" – www.IrvineDiamondbacks.com
- Irvine Boys and Girls Club – 949.551.8214
- North Irvine AYSO – www.AYSOSoccer.org
- North Irvine Soccer Club – www.NorthIrvineSC.com
- Irvine Youth Football – www.Irvinechargers.com

Driving Directions

From the 405 or 5 Freeways, exit Sand Canyon Ave. and head east. Turn right onto Portola Parkway and enter the village. Follow the directional signs to your neighborhood of interest.

