



THE VILLAGE OF  
**W O O D B U R Y**

### **The Village**

This award-winning village offers never-ending opportunities to get out and discover something new. Simply taking a walk offers access to The Commons' 30-acre gathering place, 16 neighborhood parks, miles of trails and paseos, award-winning schools, diverse shopping and dining and much more. There is so much to discover at Woodbury!

### **New Homes**

The Village of Woodbury offers an array of new home opportunities from the low \$400,000s to over \$1 million.

Now Selling:

#### **Esplanade**

Taylor Morrison Homes  
Approx. 1298 – 2074 sq.ft.  
2 to 3 Bedrooms, 2 to 3 Baths  
From the low \$400,000s  
Tel: 949-559-3656

#### **Montecito**

Brookfield Homes  
Approx. 2156 – 2336 sq.ft.  
3 to 4 Bedrooms, 2.5 to 3 Baths  
From the mid \$700,000s  
Tel: 800-400-2422

#### **San Marino**

Irvine Pacific®  
Approx. 2808 – 3121 sq.ft.  
4 to 5 Bedrooms, 3 to 3.5 Baths  
From the low \$1 millions  
Tel: 949-790-3055

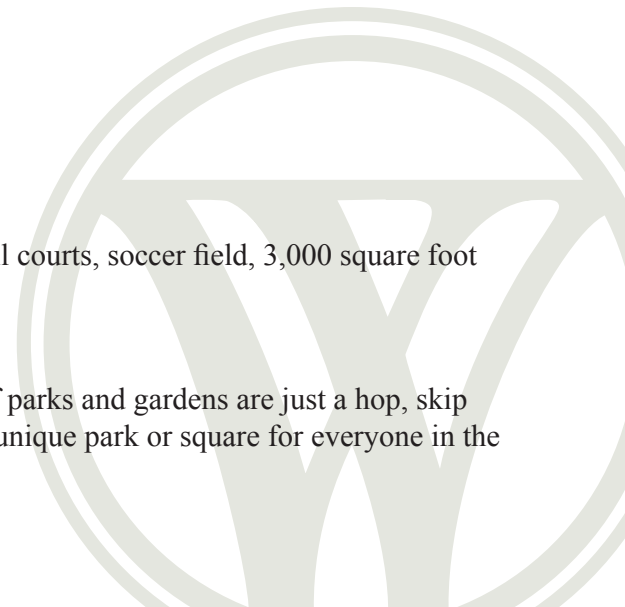
### **The Commons (Main Park)**

The Commons is Woodbury's 30-acre central park and gathering spot at the heart and hub of Woodbury's social life. The amenities in this park include:

- Private 9.3 acre recreation center complete with clubhouse, multi-purpose rooms, fireplace and barbecue areas and WiFi Network
- Lagoon pool with "beach" entry
- Wading Pools
- Two Junior Olympic pools and Spa
- Adult Resort Pool and Spa with Cabanas
- Children's water garden
- Volleyball court
- Tennis and basketball courts
- Expansive Village Green
- Public 10-acre community park with baseball diamonds, basketball courts, soccer field, 3,000 square foot tot lot, community building and garden rooms

### **Other Parks**

Woodbury was designed for walking, so the villages' phenomenal array of parks and gardens are just a hop, skip and a jump away from wherever you are. Each neighborhood has its own unique park or square for everyone in the family to enjoy; amenities include pools, picnic areas, tot lots and more.



## Schools

Residents of Woodbury 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.

### Woodbury Elementary School

125 Great Lawn  
Irvine, CA 92620  
Office (949) 936-5750  
<http://www.iusd.org/wo/>

### Sierra Vista Middle School

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

### Irvine High School

4321 Walnut Avenue  
Irvine, CA 92604  
Office (949) 936-7200  
<http://www.irvinehigh.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, Starbucks, The Nail & Spa Company and L.A. Fitness. For a complete directory, visit [ShopNeighborhoodCenters.com](http://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](http://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](http://ShopTheMarketPlace.com).

## Nearby Attractions

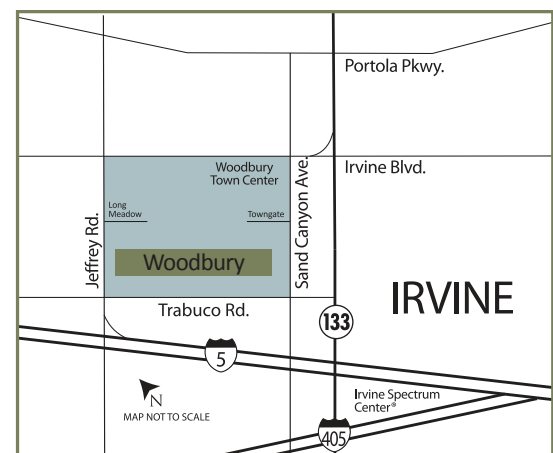
- John Wayne Airport (10 miles)
- University of California, Irvine (9 miles)
- Orange County Performing Arts Center (11 miles)
- Laguna Beach (12 miles)

## Available Youth Recreation

- Irvine Girls Softball Association – [www.igsateams.org](http://www.igsateams.org)
- Irvine Pony Baseball – [www.IrvinePony.com](http://www.IrvinePony.com)
- Irvine Little League – [www.irvinelittleleague.com](http://www.irvinelittleleague.com)
- Irvine Baseball Club “Diamondbacks” – [www.IrvineDiamondbacks.com](http://www.IrvineDiamondbacks.com)
- Irvine Boys and Girls Club – 949.551.8214
- North Irvine AYSO – [www.AYSOSoccer.org](http://www.AYSOSoccer.org)
- North Irvine Soccer Club – [www.NorthIrvineSC.com](http://www.NorthIrvineSC.com)
- Irvine Youth Football – [www.Irvinechargers.com](http://www.Irvinechargers.com)

## Driving Directions

From the 405 or 5 Freeways, exit Jeffrey Road and head east. Turn right on Long Meadow and enter the village. Follow the directional signs to your neighborhood of interest.



Woodbury is a planned development by Irvine Company Community Development LLC, an affiliate of The Irvine Company LLC. Plan, pricing and product information subject to change at any time.