



Villages of Irvine®

The Villages of Irvine offer everything you desire in a new home and community, whether you're searching for your first home or your dream home. Quiet streets and parks on virtually every corner provide ideal environments for families of all kinds. With numerous architectural options, lush landscaping, and resort-style amenities including pools, athletic fields, and community centers, the Villages of Irvine enable homebuyers to find a home that fits their own personal style.

What sets us apart:

- Each Village contains a wide range of neighborhoods and amenities that helps ensure a high quality of life and long-term investment value
- Village amenities include access to award-winning Irvine schools, abundant parks, trails and open space, nearby retail centers, and proximity to job centers
- Stewardship of 50,000 acres of permanently protected parks, trails and open space through the Irvine Ranch Conservancy, which provides many recreational opportunities for residents and the knowledge that the land will be open space forever

Village of Laguna Altura



Irvine's intimate coastal canyon comprised exclusively of single-family residences and located minutes from Laguna Beach.

Directions: From the 405 Freeway or 133 Toll Road, take the SR-133/ Laguna Canyon Road exit. Turn left at the first stop light, Pavona, and arrive at the entry gates.

Neighborhoods:

Siena by Irvine Pacific®

Single-Family Residences
Approx. 1,618 to 1,788 Sq. Ft.
2-3 Bedrooms, 2.5 Baths
949.790.3080

San Remo by Irvine Pacific®

Single-Family Residences
Approx. 1,830 to 2,129 Sq. Ft.
3-4 Bedrooms, 2.5-3.5 Baths
949.790.3065

Cortona by Irvine Pacific®

Single-Family Residences
Approx. 2,380 to 2,951 Sq. Ft.
3-5 Bedrooms, 3-4 Baths
949.790.3070

Toscana by Irvine Pacific®

Single-Family Residences
Approx. 2,806 to 3,123 Sq. Ft.
4-5 Bedrooms, 3-4.5 Baths
949.790.3075

Village of Portola Springs®



Set against the striking Loma Ridge, it's a Village for those seeking a tranquil lifestyle, while still enjoying local amenities.

Directions: From the 405 or 5 freeways, exit Sand Canyon and head east. Turn right on Portola Parkway and proceed into Portola Springs.

Village of Portola Springs (cont.)

Neighborhoods:

San Carlos Court by William Lyon Homes
Townhomes & Flats
Approx. 1,126 to 1,901 Sq. Ft.
1-3 Bedrooms, 1.5-3 Baths
949.825.6156

Ironwood by KB Home
Townhomes
Approx. 1,953 to 2,423 Sq. Ft.
3-5 Bedrooms, 2.5 Baths
949.502.5166

Primrose by KB Home
Single-Family Residences
Approx. 1,739 to 2,056 Sq. Ft.
3-4 Bedrooms, 2.5-3 Baths
949.379.6233

Sevilla by Van Daele Homes
Single-Family Residences
Approx. 1,660 to 2,077 Sq. Ft.
3-4 Bedrooms, 2.5 Baths
949.861.4912

Casero by Standard Pacific Homes
Single-Family Residences
Approx. 1,909 to 2,330 Sq. Ft.
3-4 Bedrooms, 2.5-3.5 Baths
949.861.4912

Las Ventanas by Taylor Morrison Homes
Single-Family Residences
Approx. 1,871 to 2,304 Sq. Ft.
3-5 Bedrooms, 2.5-3 Baths
949.748.3975

Las Colinas by Taylor Morrison Homes
Single-Family Residences
Approx. 2,988 to 3,383 Sq. Ft.
3-4 Bedrooms, 3.5-4.5 Baths
949.726.8535

Village of Stonegate



Innovative, harmonious and complementary, these home designs include attached and detached neighborhoods, served by the award-winning Stonegate Elementary School.

Directions: From the 405 or 5 freeways, exit Sand Canyon Avenue and head east. Turn left at Irvine Blvd. Turn right at Groveland to enter the village.

Neighborhoods:

Santa Clara by Irvine Pacific®
Flats
Approx. 1,129 to 1,322 Sq. Ft.
1-2 Bedrooms, 1-2 Baths
949.790.3050

Santa Maria by Irvine Pacific®
Townhomes & Flats
Approx. 1,386 to 1,614 Sq. Ft.
2-3 Bedrooms, 2-3 Baths
949.790.3095

San Mateo by Irvine Pacific®
Single-Family Residences
Approx. 1,636 to 1,818 Sq. Ft.
3 Bedrooms, 2.5 Baths
949.790.3045

San Marcos by Irvine Pacific®
Single-Family Residences
Approx. 1,824 to 2,077 Sq. Ft.
3-4 Bedrooms, 2.5-3 Baths
949.790.3040

Maricopa by Irvine Pacific®
Single-Family Residences
Approx. 2,262 to 2,974 Sq. Ft.
3-5 Bedrooms, 3-4 Baths
949.790.3060

Village of Woodbury



Award-winning Village includes The Commons' 30-acre gathering place, 14 parks, miles of trails, and easy access to diverse shopping and dining.

Directions: From the 405 or 5 freeways, exit Jeffrey Road and head east. Turn right on Long Meadow into Woodbury.

Neighborhoods:

Esplanade by Taylor Morrison Homes
Townhomes & Flats
Approx. 1,298 to 2,074 Sq. Ft.
2-3 Bedrooms, 2-3 Baths
949.559.3656

San Marino by Irvine Pacific®
Single-Family Residences
Approx. 2,808 to 3,121 Sq. Ft.
4-5 Bedrooms, 3-5.5 Baths
949.790.3055

