

The Villages of Irvine offers 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 enables 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 help ensure a high quality of life and long-term investment value.
- Village amenities include access to award-winning schools, abundant parks, trails and open space, nearby retail centers and proximity to job centers.
- Stewardship of over 57,000 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.

Orchard Hills® Village

Directions

In Irvine, from the 405 or 5 freeway, exit Culver Drive and head east. Follow Culver Drive to enter the Village. In Irvine, from the 261 Toll Road, exit Portola Parkway, head east and make a left on Culver Drive. Follow Culver Drive to enter the Village.

Reserve Neighborhoods

Fresco by KB Home | Single-Family Residences | 888-524-6637 Approx. 2,277-3,256 Sq. Ft. | 4-5 Bedrooms | 3-4.5 Baths

Groves Neighborhoods

Ravello by New Home Co. | Single-Family Residences | 949-828-2139 Approx. 3,227-3,455 Sq. Ft. | 4-5 Bedrooms | 4.5 Baths

Portola Springs® Village

Directions

In Irvine, from the 405 or 5 freeways, exit Sand Canyon Avenue and head east. Turn right on Portola Parkway and proceed into village.

Neighborhoods

Lapis by California Pacific Homes | Townhomes | 844-356-0938 Approx. 1,172-2,083 Sq. Ft. | 2-4 Bedrooms | 2-4 Baths

Fiore by California Pacific Homes | Single-Family Residences | 949-833-6165 Approx. 2,035-2,210 Sq. Ft. | 3-4 Bedrooms | 2.5-3 Baths

Arbor by Shea Homes | Single-Family Residences | 949-526-8823 Approx. 2,133-2,420 Sq. Ft. | 3 Bedrooms | 2.5 Baths

Sierra by California Pacific Homes | Single-Family Residences | 844-373-4347 Approx. 2,220-2,704 Sq. Ft. | 3-4 Bedrooms | 2.5-4 Baths

Azul by California Pacific Homes | Single-Family Residences | 949-833-6163 Approx. 2,792-3,176 Sq. Ft. | 4 Bedrooms | 3.5-4.5 Baths

Olivewood by New Home Co. | Single-Family Residences | 949-415-5883 Approx. 2,870-3,220 Sq. Ft. | 4 Bedrooms | 3-4.5 Baths

Cielo by Shea Homes | Single-Family Residences | 949-526-8818 Approx. 3,225-3,473 Sq. Ft. | 4 Bedrooms | 4.5 Baths

^{*}Standard square footage will change based on floor plan configuration selected. "Masterfully Planned by the Irvine Company" means that the Irvine Company created the master land plan for all Irvine Company communities. The "master land plan" includes the overall entitlement and design of each community but does not include the design, construction and sale of homes. The design, construction and sale of homes is the sole responsibility of community builders. The Irvine Company is not designing, constructing or offering homes for sale in any community. All homes and lots are included in a Community Facilities District and an Assessment District. Villages of Irvine are planned development Community Development Company, a subsidiary of the Irvine Company. The information and land uses shown in the Villages of Irvine brochure may change at any time without notice or obligation. Future development and construction of infrastructure and other facilities not described may occur. Contact applicable public agencies for up-to-date information. No information contained herein shall be deemed to constitute a representation or warranty of any kind. Continuing a policy of constant research and development, the Villages of Irvine reserve the right to change design and specifications without notice or obligation. Square footages are approximations only and are subject to change. Villages of Irvine Pacifica", Orchard Hills* and Portola Springs* are registered trademarks of Irvine Management Company. ©2024 The Irvine Company LLC. All Rights Reserved. 2/2024