



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.

## Cypress Village

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#### Directions

In Irvine, from the 405 or 5 freeway, exit Sand Canyon Avenue and head east. Turn right on Great Park Boulevard, right on Ridge Valley and right on Decora to enter the village.

#### Neighborhoods

**Lantana** by California Pacific Homes | Townhomes | 949-833-6153  
Approx. 1,231-1,590 Sq. Ft. | 2-4 Bedrooms | 2.5-3.5 Baths

**Tristania** by California Pacific Homes | Townhomes | 949-833-6159  
Approx. 1,606-1,934 Sq. Ft. | 3 Bedrooms | 2.5 Baths

**Trellis Court** by California Pacific Homes | Courtyard Homes | 949-833-6158  
Approx. 1,718-2,070 Sq. Ft. | 3-4 Bedrooms + Loft | 3.5 Baths

## Eastwood Village

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#### Directions

In Irvine, from the 405 or 5 freeways, exit Jeffrey Road and head east. Turn left on Encore to enter the village.

#### Neighborhoods

**Avalon** by Irvine Pacific® | Flats | 949-790-3019  
Approx. 1,161-1,544 Sq. Ft. | 2 Bedrooms | 2 Baths

**Helena** by Irvine Pacific® | Townhomes | 949-790-3026  
Approx. 1,557-1,714 Sq. Ft. | 3 Bedrooms | 2.5 Baths

**Petaluma** by Irvine Pacific® | Single-Family Residences | 949-790-3048  
Approx. 1,684-1,898 Sq. Ft. | 3 Bedrooms | 2.5 Baths

**Marin** by Irvine Pacific® | Single-Family Residences | 949-790-3046  
Approx. 1,948-2,332 Sq. Ft. | 3-4 Bedrooms | 2.5-3.5 Baths

**Piedmont** by Irvine Pacific® | Single-Family Residences | 949-790-3030  
Approx. 2,165-2,546 Sq. Ft. | 4 Bedrooms | 3-4 Baths

**Belvedere** by Irvine Pacific® | Single-Family Residences | 949-790-3055  
Approx. 2,033-2,952 Sq. Ft. | 2-5 Bedrooms | 2.5-5.5 Baths

**Calistoga** by William Lyon Homes | Single-Family Residences | 949-783-5384  
Approx. 3,034-3,380 Sq. Ft. | 4 Bedrooms | 4.5 Baths

## Orchard Hills® Village

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### 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.

### Neighborhoods

**Vista Scena** by Irvine Pacific® | Townhomes | 949-790-3053  
Approx. 1,586-1,917 Sq. Ft. | 3 Bedrooms | 2.5 Baths

### Groves at Orchard Hills – a Spectacular Gated Enclave

**Varenna** by TRI Pointe Homes | Single-Family Residences | 844-700-4767  
Approx. 2,476-2,782 Sq. Ft. | 4-5 Bedrooms | 3-4.5 Baths

**Messina** by TRI Pointe Homes | Single-Family Residences | 888-949-6300  
Approx. 3,531-3,801 Sq. Ft. | 4-7 Bedrooms | 4.5-6.5 Baths

**Vicenza** by KB Home | Single-Family Residences | 949-387-0428  
Approx. 3,654-4,171 Sq. Ft. | 3-6 Bedrooms | 3.5-6 Baths

**Saviero** by Taylor Morrison | Single-Family Residences | 949-204-5441  
Approx. 3,836-4,897 Sq. Ft. | 4-6 Bedrooms | 4.5-6.5 Baths

**Amelia** by The New Home Company | Single-Family Residences | 949-861-2970  
Approx. 4,215-5,181 Sq. Ft. | 4-7 Bedrooms | 4.5-7.5 Baths

**Alta Vista** by Toll Brothers – Coming Soon | Single-Family Residences | 844-790-5263  
Approx. 4,558-6,216 Sq. Ft. | 4-5 Bedrooms | 4.5-5.5 Baths

**Bella Vista** by Toll Brothers – Coming Soon | Single-Family Residences | 844-790-5263  
Approx. 4,693-5,508 Sq. Ft. | 5 Bedrooms | 5.5 Baths

**Trevi** by The New Home Company | Single-Family Residences | 949-861-2997  
Approx. 5,095-6,937 Sq. Ft. | 5-8 Bedrooms | 5.5-8.5 Baths

## Portola Springs® Village

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### 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

**Indigo** by California Pacific Homes | Townhomes & Flats | 949-398-8713  
Approx. 1,178-1,822 Sq. Ft. | 2-3 Bedrooms + Loft | 2-3.5 Baths

**The Vine** by William Lyon Homes | One & Two-Story Flats | 949-379-3163  
Approx. 1,234-1,700 Sq. Ft. | 1-2 Bedrooms | 1.5-2.5 Baths

**Willow** by KB Home | Townhomes | 949-438-5044  
Approx. 1,258-1,868 Sq. Ft. | 2-3 Bedrooms | 2-3 Baths

**Silverleaf** by California Pacific Homes | Courtyard Homes | 949-398-8714  
Approx. 1,636-1,839 Sq. Ft. | 3 Bedrooms + Bonus Room | 2.5-3.5 Baths

**Legado** by Brookfield Residential | Detached & Paired Homes | 888-760-5288  
Approx. 2,040-2,382 Sq. Ft. | 3-4 Bedrooms | 3-3.5 Baths

**Cressa** by The New Home Company | Single-Family Residences | 949-273-6286  
Approx. 2,440-3,021 Sq. Ft. | 3-5 Bedrooms | 2.5-5 Baths

## Stonegate Village

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### Directions

In Irvine, from the 405 or 5 freeway, exit Sand Canyon Avenue and head east. Turn left on Irvine Boulevard and right on Groveland to enter the village.

### Neighborhoods

**Palo Alto** by KB Home | Single-Family Residences | 949-502-4903  
Approx. 3,002-3,551 Sq. Ft. | 4-6 Bedrooms | 4.5-6.5 Baths

**Auburn** by Richmond American Homes | Single-Family Residences | 800-852-9714  
Approx. 3,210-5,200 Sq. Ft. | 4-5 Bedrooms | 4.5-5.5 Baths

## Hidden Canyon

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### Directions

In Irvine, from the 405 or 5 freeway, take the CA-133 South and turn left on Lake Forest Drive. Turn right on Hidden Canyon to enter the Village.

### Neighborhoods

**Capri** by Toll Brothers | Single-Family Residences | 949-727-9922  
Approx. 4,600-5,000 Sq. Ft. | 4-7 Bedrooms | 4.5-7.5 Baths

**Marbella** by Toll Brothers | Single-Family Residences | 949-789-2200  
Approx. 4,700-6,400 Sq. Ft. | 4-6 Bedrooms + Casita | 4.5-6.5 Baths

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