



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.

Eastwood Village

Directions

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

Neighborhoods

Delano by Brookfield Residential | Townhomes | 888-759-1846
Approx. 1,533-1,918 Sq. Ft. | 3-4 Bedrooms | 2-3 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

Avila by Richmond American Homes | Single-Family Residences | 800-852-9714
Approx. 2,400-2,850 Sq. Ft. | 4-5 Bedrooms | 2.5-5 Baths

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

Beverly by Brookfield Residential | Single-Family Residences | 888-337-0346
Approx. 3,239-3,500 Sq. Ft. | 4-6 Bedrooms | 3.5-4.5 Baths

Morro by The New Home Company | Single-Family Residences | 949-720-3234
Approx. 3,513-4,022 Sq. Ft. | 4-5 Bedrooms | 4.5-5.5 Baths

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

The Reserve at Orchard Hills, the village's newest enclave, presents breathtaking views and gated privacy.

Vivo by Irvine Pacific® | Single-Family Residences | 949-790-3066
Approx. 1,885-2,180 Sq. Ft. | 3 Bedrooms | 2.5 Bathrooms

Verdi by Irvine Pacific® | Single-Family Residences | 949-790-3075
Approx. 2,182-2,509 Sq. Ft. | 3-4 Bedrooms | 2.5-3.5 Bathrooms

Lago by Irvine Pacific® | Single-Family Residences | 949-790-3070
Approx. 2,227-2,388 Sq. Ft. | 4 Bedrooms | 3 Bathrooms

Como by Irvine Pacific® | Single-Family Residences | 949-790-3080
Approx. 2,494-2,753 Sq. Ft. | 4 Bedrooms | 3-4 Bathrooms

Terra by Irvine Pacific® | Single-Family Residences | 949-790-3090
Approx. 2,721-3,221 Sq. Ft. | 4 Bedrooms | 3-4.5 Bathrooms

Groves Neighborhoods

The Groves at Orchard Hills epitomizes residential luxury and refinement amidst an exclusive gated setting.

Varenna by TRI Pointe Homes | Single-Family Residences | 844-700-4767
Approx. 2,476-2,742 Sq. Ft. | 4-5 Bedrooms | 3-4.5 Baths

Padova by Shea Homes – Coming Soon | Single-Family Residences | 949-526-8864
Approx. 2,898-3,474 Sq. Ft. | 4-5 Bedrooms | 4.5-5.5 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. 3,795-4,897 Sq. Ft. | 4-6 Bedrooms | 4.5-6.5 Baths

Lucca by The New Home Company | Single-Family Residences | 949-720-3234
Approx. 4,189-4,946 Sq. Ft. | 5-7 Bedrooms | 4.5-6.5 Baths

Alta Vista by Toll Brothers | Single-Family Residences | 949-777-8877
Approx. 4,578-7,197 Sq. Ft. | 4-9 Bedrooms | 4.5-9.5 Baths

Bella Vista by Toll Brothers | Single-Family Residences | 949-999-8800
Approx. 4,698-5,508 Sq. Ft. | 5-6 Bedrooms | 5.5-6.5 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

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. 1,645-1,839 Sq. Ft. | 3 Bedrooms + Bonus Room | 2.5-3.5 Baths

Juniper by Richmond American Homes | Single-Family Residences | 800-852-9714
Approx. 1,950-2,400 Sq. Ft. | 3-4 Bedrooms | 3-4 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

Elderberry by KB Home | Single-Family Residences | 949-441-5874
Approx. 2,799-3,072 Sq. Ft. | 4-5 Bedrooms | 4-4.5 Baths

Stonegate Village

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 | 949-734-4283
Approx. 3,210-5,200 Sq. Ft. | 4-5 Bedrooms | 4.5-5.5 Baths

Cypress Village

Directions

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

Travata Neighborhoods - Coming Soon!

Travata at Cypress Village is an age-exclusive gated community designed for residents 55+.

Castillo by CalAtlantic Homes | Detached & Paired Homes | 866-789-1706
Approx. 1,281-1,973 Sq. Ft. | 2-3 Bedrooms | 2 Baths

Aldea by CalAtlantic Homes | Stacked Flats | 866-789-1706
Approx. 1,417-1,910 Sq. Ft. | 1-2 Bedrooms | 1.5-2 Baths

Palencia by CalAtlantic Homes | Single-Family Homes | 866-789-1706
Approx. 1,848-2,545 Sq. Ft. | 2-3 Bedrooms | 2-2.25 Baths

Hidden Canyon

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

Marbella by Toll Brothers | Single-Family Residences | 949-789-2200
Approx. 4,765-5,536 Sq. Ft. | 4-6 Bedrooms + Casita | 4.5-6.5 Baths

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