



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.

Irvine Spectrum

Directions

From the 405 Freeway, head west on Irvine Center Drive. Turn right on Encanto and follow the signs to the model homes.

Neighborhoods

Barcelona by Irvine Pacific® | Single-Family Residences | 949-790-3005
Approx. 2,302-2,667 Sq. Ft. | 4 Bedrooms | 3 Baths

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

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

Avila by Richmond American Homes | Single-Family Residences | 800-852-9714
Approx. 2,400-2,900 Sq. Ft. | 4-5 Bedrooms | 3-5 Baths

Calistoga by William Lyon Homes | FINAL 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 | 3.5-5.5 Baths

Morro by The New Home Company | Single-Family Residences | 949-680-2595
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 Baths

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

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

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

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

Ravello by Irvine Pacific® | Single-Family Residences | 949-790-3050
Approx. 3,227-3,474 Sq. Ft. | 4-5 Bedrooms | 4.5-5.5 Baths

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 | Single-Family Residences | 949-526-8864
Approx. 2,898-3,474 Sq. Ft. | 4-5 Bedrooms | 4.5-5.5 Baths

Genoa by KB Home | Single-Family Residences | 888-524-6637
Approx. 3,594-3,964 Sq. Ft. | 4-5 Bedrooms | 4.5 Baths

Alta Vista by Toll Brothers | FINAL HOMES | Single-Family Residences | 949-777-8877
Approx. 4,578-6,978 Sq. Ft. | 4-8 Bedrooms | 4.5-8.5 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

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

Brisa by California Pacific Homes | Townhomes | 949-833-6163
Approx. 1,231-1,590 Sq. Ft. | 2-4 Bedrooms | 2.5-3.5 Baths

Carissa by California Pacific Homes | Townhomes | 949-441-5874
Approx. 1,231-1,590 Sq. Ft. | 2-4 Bedrooms | 2.5-3.5 Baths

Celeste by California Pacific Homes | Courtyard Homes | 949-833-6165
Approx. 1,460-1,792 Sq. Ft. | 3 Bedrooms | 2.5-3.5 Baths

Silverleaf by California Pacific Homes | FINAL HOMES | Courtyard Homes | 949-398-8714
Approx. 1,645-1,839 Sq. Ft. | 3 Bedrooms | 2.5-3.5 Baths

Montara by California Pacific Homes | Courtyard Homes | 949-441-5874
Approx. 1,645-1,839 Sq. Ft. | 3 Bedrooms | 2.5-3.5 Baths

Talise by California Pacific Homes | Courtyard Homes | 949-833-6161
Approx. 1,806-2,070 Sq. Ft. | 4 Bedrooms | 3.5 Baths

Hillside by Irvine Pacific® | Single-Family Residences | 800-291-9721
Approx. 1,882-2,137 Sq. Ft. | 3 Bedrooms | 2.5 Baths

Juniper by Richmond American Homes | Single-Family Residences | 949-734-4287
Approx. 1,990-2,400 Sq. Ft. | 3-4 Bedrooms | 3-4 Baths

Legado by Brookfield Residential | Detached & Paired Homes | 888-760-5288
Approx. 2,040-2,383 Sq. Ft. | 3-4 Bedrooms | 3-3.5 Baths

Bluffs by Irvine Pacific® | Single-Family Residences | 800-903-3706
Approx. 2,412-2,604 Sq. Ft. | 4 Bedrooms | 4 Baths

Highland by Irvine Pacific® | Single-Family Residences | 800-646-3757
Approx. 2,536-2,753 Sq. Ft. | 4-5 Bedrooms | 4 Baths

Elderberry by KB Home | Single-Family Residences | 949-502-5324
Approx. 2,799-3,072 Sq. Ft. | 4-5 Bedrooms | 4-4.5 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

Tristania by California Pacific Homes | Townhomes | 949-833-6159
Approx. 1,606-1,947 Sq. Ft. | 3 Bedrooms | 2.5 Baths

Trellis Court by California Pacific Homes | FINAL HOME | Courtyard Home | 949-833-6158
Approx. 1,934 Sq. Ft. | 4 Bedrooms + Loft | 3.5 Baths

Travata Neighborhoods

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

Castillo by CalAtlantic Homes | Detached & Paired Homes | 949-533-6249
Approx. 1,281-1,947 Sq. Ft. | 2-3 Bedrooms | 2 Baths

Aldea by CalAtlantic Homes | Stacked Flats | 949-339-3468
Approx. 1,417-1,910 Sq. Ft. | 1-2 Bedrooms | 1.5-2 Baths

Palencia by CalAtlantic Homes | Single-Family Homes | 949-438-5414
Approx. 1,848-2,567 Sq. Ft. | 2-3 Bedrooms | 2.5-3.5 Baths

“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 developments by Irvine 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®, Irvine Pacific®, Orchard Hills® and Portola Springs® are registered trademarks of Irvine Management Company. ©2019 The Irvine Company LLC. All Rights Reserved. 5/2019