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

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
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. 2,182-2,495 Sq. Ft. | 3-4 Bedrooms | 2.5-3.5 Baths

**Lago** by Irvine Pacific® | Single-Family Residences | 949-790-3070
Approx. 2,011-2,388 Sq. Ft. | 3-4 Bedrooms | 3 Baths

**Como** by Irvine Pacific® | Single-Family Residences | 949-790-3080
Approx. 2,282-2,753 Sq. Ft. | 4 Bedrooms | 3-4 Baths

**Terra** by Irvine Pacific® | Single-Family Residences | 949-790-3090
Approx. 2,488-3,221 Sq. Ft. | 4 Bedrooms | 3-4.5 Baths

**Ravello** by Irvine Pacific® | Single-Family Residences | 949-790-3050
Approx. 2,805-3,474 Sq. Ft. | 4 Bedrooms | 4-4.5 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
**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. 1,606-1,934 Sq. Ft. | 3 Bedrooms | 2.5 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 | 2-2.5 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

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