



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

**Celeste** by California Pacific Homes | Courtyard Homes | 949-833-6165  
Approx. 1,460-1,792 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. 2,413-2,606 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 | 4-5 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. 1,606-1,934 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

“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. 7/2019