



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

Fresco by Irvine Pacific® | Single-Family Residences | 949-790-3088
Approx. 2,277-2,870 Sq. Ft.* | 4-5 Bedrooms | 3-4.5 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.

Fresco by Irvine Pacific® | Single-Family Residences | 949-790-3088
Approx. 2,277-2,870 Sq. Ft.* | 4-5 Bedrooms | 3-4.5 Baths

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

Palermo by Taylor Morrison | Single-Family Residences | 949-229-6693
Approx. 2,748-3,105 Sq. Ft. | 3-6 Bedrooms | 3.5-4.5 Baths

Azul by Irvine Pacific® | Single-Family Residences | 949-790-4811
Approx. 2,926-3,176 Sq. Ft.* | 4 Bedrooms | 3.5-4.5 Bathrooms

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

Cetara by Shea Homes | Single-Family Residences | 888-564-4252
Approx. 4,151-4,384 Sq. Ft. | 5 Bedrooms | 5.5 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

Lapis by California Pacific Homes | Townhomes | 844-356-0938
Approx. 1,172-2,083 Sq. Ft. | 2-4 Bedrooms | 2-4 Baths

Hillside by Irvine Pacific® | Single-Family Residences | 949-790-3022
Approx. 1,882-2,137 Sq. Ft. | 3 Bedrooms | 2.5 Baths

Fiore by Irvine Pacific® | Single-Family Residences | 949-790-3058
Approx. 2,035-2,210 Square Feet | 3-4 Bedrooms | 2.5-3 Bathrooms

Sierra by California Pacific Homes | Single-Family Residences | 844-373-4347
Approx. 2,220-2,704 Sq. Ft. | 3-4 Bedrooms | 2.5-4 Baths

Bluffs by Irvine Pacific® | Single-Family Residences | 949-790-3020
Approx. 2,413-2,606 Sq. Ft. | 4 Bedrooms | 4 Baths

Highland by Irvine Pacific® | Single-Family Residences | 949-790-3036
Approx. 2,536-2,753 Sq. Ft. | 4-5 Bedrooms | 4-5 Baths

Azul by Irvine Pacific® | Single-Family Residences | 949-790-3056
Approx. 2,792-3,176 Square Feet | 4-5 Bedrooms | 3.5-4.5 Bathrooms

Cielo by Irvine Pacific® | Single-Family Residences | 949-790-3057
Approx. 3,225-3,473 Square Feet | 4-5 Bedrooms | 4.5 Bathrooms

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.

Azalea by California Pacific Homes | Townhomes | 866-363-7730
Approx. 1,067-1,694 Sq. Ft. | 2-3 Bedrooms | 2.5-3 Baths