



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 - Call for Availability
Approx. 1,860-2,140 Sq. Ft. | 3-4 Bedrooms | 2.5-3 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

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.

Lago by Irvine Pacific® | Single-Family Residences | 949-790-3070
Approx. 1,860-2,388 Sq. Ft. | 4 Bedrooms | 3 Baths

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

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

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

*Standard square footage will change based on floor plan configuration selected. "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. ©2022 The Irvine Company L.L.C. All Rights Reserved. 3/2022