



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

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### 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

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### 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

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### 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® - Coming Soon | Single-Family Residences  
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® - Coming Soon | Single-Family Residences  
Approx. 2,792-3,176 Square Feet | 4-5 Bedrooms | 3.5-4.5 Bathrooms

**Cielo** by Irvine Pacific® - Coming Soon | Single-Family Residences  
Approx. 3,225-3,473 Square Feet | 4-5 Bedrooms | 4.5 Bathrooms

## Cypress Village

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### 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