

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.

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

Fresco by KB Home | Single-Family Residences | 888-524-6637
Approx. 2,277-3,256 Sq. Ft. | 4-5 Bedrooms | 3-4.5 Baths

Groves Neighborhoods

Ravello by New Home Co. | Single-Family Residences | 949-828-2139
Approx. 3,227-3,455 Sq. Ft. | 4-5 Bedrooms | 4.5 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

Fiore by California Pacific Homes | Single-Family Residences | 949-833-6165
Approx. 2,035-2,210 Sq. Ft. | 3-4 Bedrooms | 2.5-3 Baths

Arbor by Shea Homes | Single-Family Residences | 949-526-8823
Approx. 2,133-2,420 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

Azul by California Pacific Homes | Single-Family Residences | 949-833-6163
Approx. 2,792-3,176 Sq. Ft. | 4 Bedrooms | 3.5-4.5 Baths

Olivewood by New Home Co. | Single-Family Residences | 949-415-5883
Approx. 2,870-3,220 Sq. Ft. | 4 Bedrooms | 3-4.5 Baths

Cielo by Shea Homes | Single-Family Residences | 949-526-8818
Approx. 3,225-3,473 Sq. Ft. | 4 Bedrooms | 4.5 Baths