

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 all families. 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. Turn right on Portola Pkwy and left on Golden Sky to enter the Village.

In Irvine, from the 261 Toll Road, exit Portola Parkway, head east. Turn right on Portola Pkwy and left on Golden Sky to enter the Village.

Summit Neighborhoods

Crestview by Shea Homes | Luxury Single-Family Homes | (844) 855-9272
Approx. 2,826-3,259 Sq. Ft. | 4-5 Bedrooms | 4.5-5.5 Baths

Vista by Brookfield Residential | Luxury Single-Family Homes | (949) 522-7603
Approx. 3,500-4,931 Sq. Ft. | 4-7 Bedrooms | 4.5-7.5 Baths

Pinnacle by Toll Brothers | Luxury Single-Family Homes | (866) 232-1631
Approx. 4,354-4,804 Sq. Ft. | 5-6 Bedrooms | 5.5-6 Baths

Skyline by Toll Brothers | Luxury Single-Family Homes | (866) 232-1631
Approx. 4,514-5,344 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

Fiore by California Pacific Homes | Single-Family Residences | (949) 833-6165

Approx. 2,035-2,410 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. | 3-4 Bedrooms | 2.5 Baths

Sierra by California Pacific Homes | Single-Family Residences | (949) 833-6154

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. 2,787-3,552 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. | 4-5 Bedrooms | 4.5-5.5 Baths

Irvine Spectrum

Directions

In Irvine, from the 405 or 5 freeways, exit Irvine Center Drive and proceed south. Turn right on Bake Parkway and right on Alfonso.

Neighborhood

Andalucia by California Pacific Homes | Detached Homes | (949) 833-6160

Approx. 1,326-1,752 Sq. Ft. | 2-4 Bedrooms | 2.5 Baths