



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

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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.

### Summit Neighborhoods - Coming Soon

**Crestview** by Shea Homes | Luxury Single-Family Homes  
Approx. 2,826-3,259 Sq. Ft. | 4 Bedrooms | 4-4.5 Baths

**Vista** by Brookfield Residential | Luxury Single-Family Homes  
Approx. 3,502-4,340 Sq. Ft. | 4-7 Bedrooms | 4.5-7.5 Baths

**Pinnacle** by Toll Brothers | Luxury Single-Family Homes  
Approx. 4,373-4,608 Sq. Ft. | 5-6 Bedrooms | 5.5-6 Baths

**Skyline** by Toll Brothers | Luxury Single-Family Homes  
Approx. 4,514-4,911 Sq. Ft. | 5 Bedrooms | 5.5 Baths

### 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. 3,227-3,474 Sq. Ft. | 4-5 Bedrooms | 4.5 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

**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. | 3-4 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. 2,792-3,176 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. | 4-5 Bedrooms | 4.5-5.5 Baths