



Living. Room.

New Homes Designed
for the Best of Times

PRIVILEGE LIFE





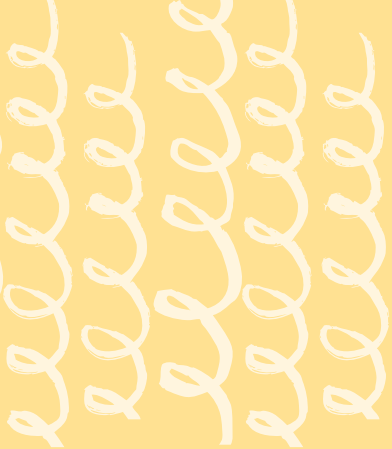
The life you've always Imagined... and then some.

The best of village living is at your doorstep in this Irvine community brimming with natural tranquility and joyful energy. The Village of Portola Springs offers parks for playing and picnicking, trails that connect to the great outdoors and resort-style amenities to unwind and refresh.

The serenity of Portola Springs is complemented by its convenient proximity to retail and entertainment centers. Access to award-winning Irvine schools make Brisa a natural choice for family living.

Home and Happiness





Room for Everyone
to Feel at Home





Form, Function and Style Come into Play Every Day

This new home collection is a natural fit for your Irvine lifestyle. Brisa offers the convenience of attached design and modern comforts you want and love. Enjoy up to 4 bedrooms, spaces to gather together and stunning details that brighten up every day. Life is better when you can bring the party outdoors, so enjoy your private deck or charming courtyard to relax or host a special celebration for family and friends.

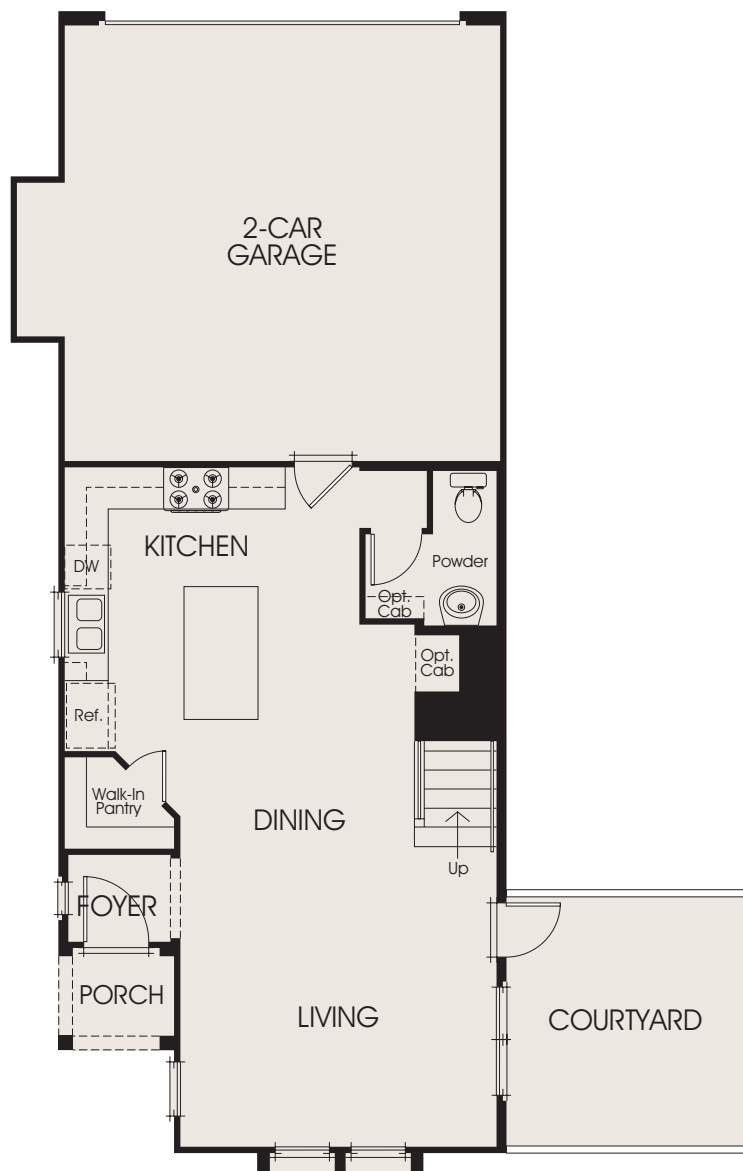


3 RESIDENCE

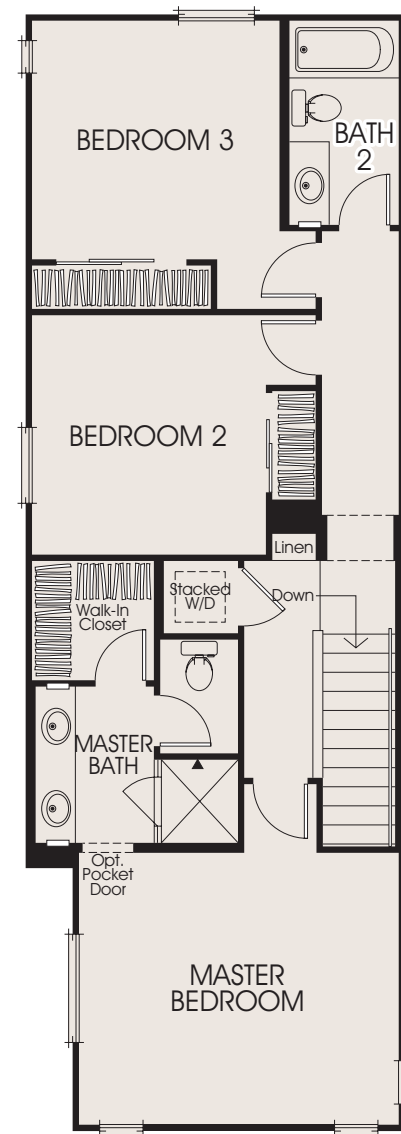
Approx. 1,445 Sq. Ft. · 3 Bedrooms

2 Baths Plus Powder Room · Private Courtyard

2-Car Attached Garage



First Floor

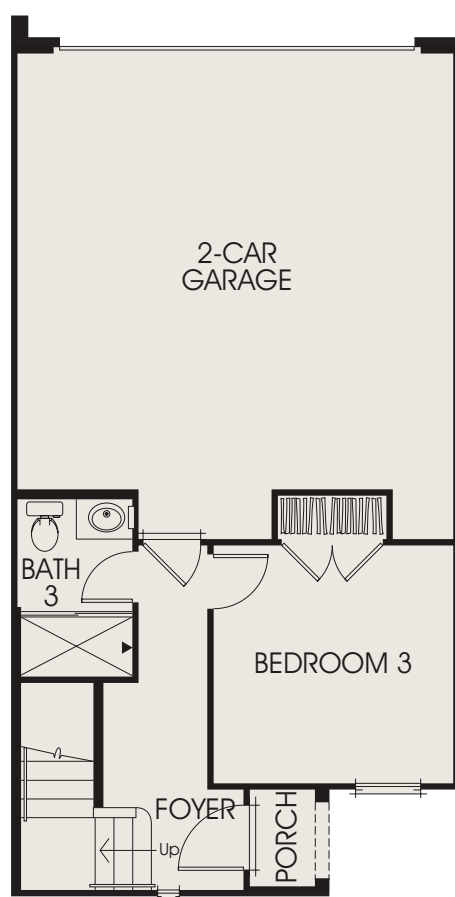
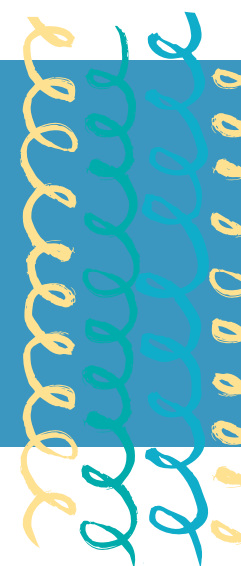


Second Floor

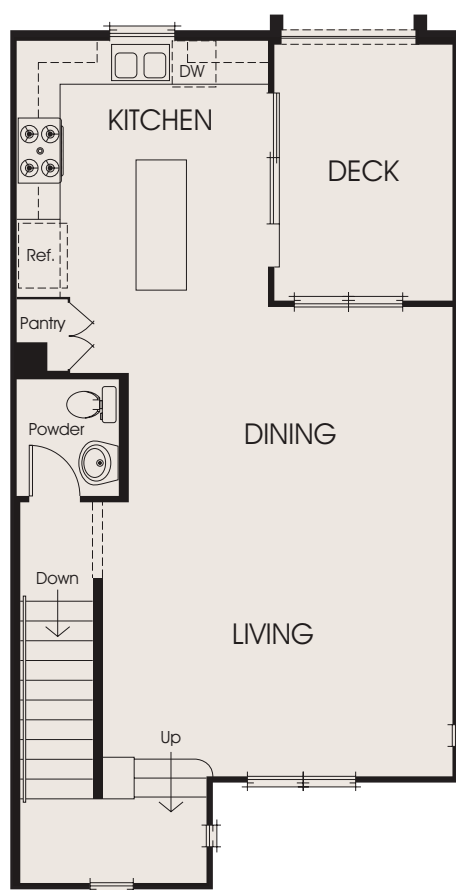
All window sizes, shapes and configurations vary by elevation and/or location. Decks, porches, courtyard size and configuration vary by building type and location. See sales agent for details.

Approx. 1,590 Sq. Ft. · 3 Bedrooms
3 Baths Plus Powder Room · Private Deck
2-Car Attached Garage

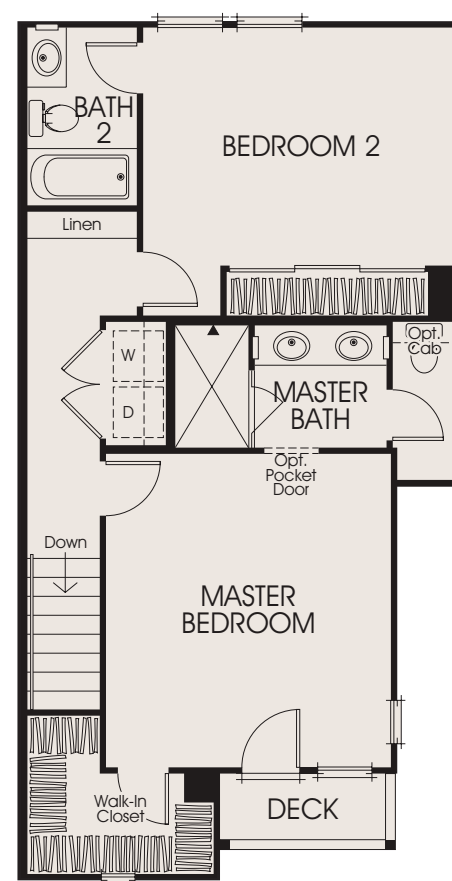
RESIDENCE 2



First Floor



Second Floor



Third Floor

All window sizes, shapes and configurations vary by elevation and/or location. Decks, porches, courtyard size and configuration vary by building type and location. See sales agent for details.

1 RESIDENCE

Approx. 1,231 Sq. Ft. · 2 Bedrooms

2 Baths Plus Powder Room · Private Deck

2-Car Attached Garage



First Floor

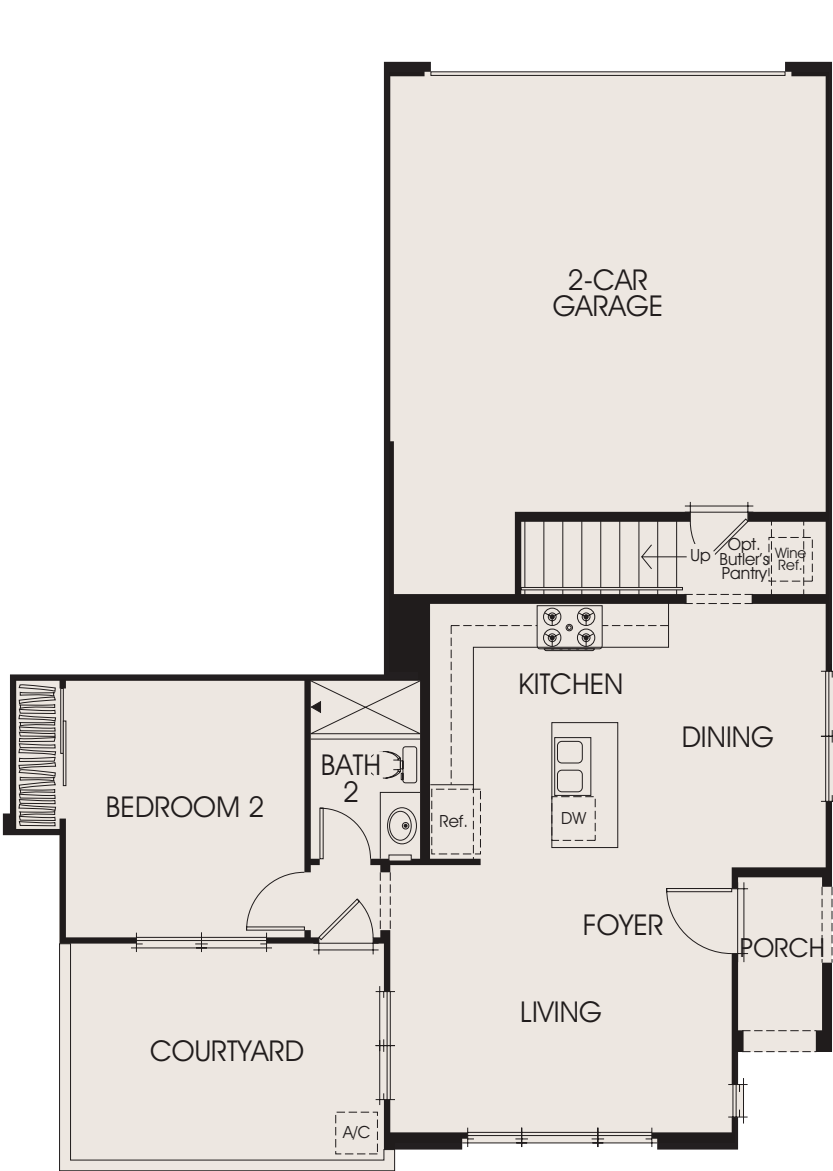
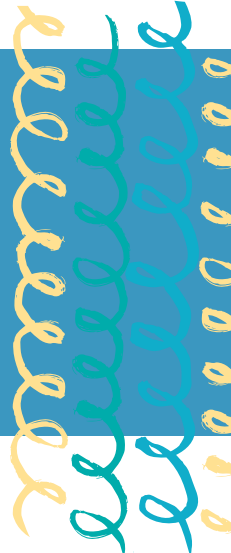
Second Floor

Third Floor

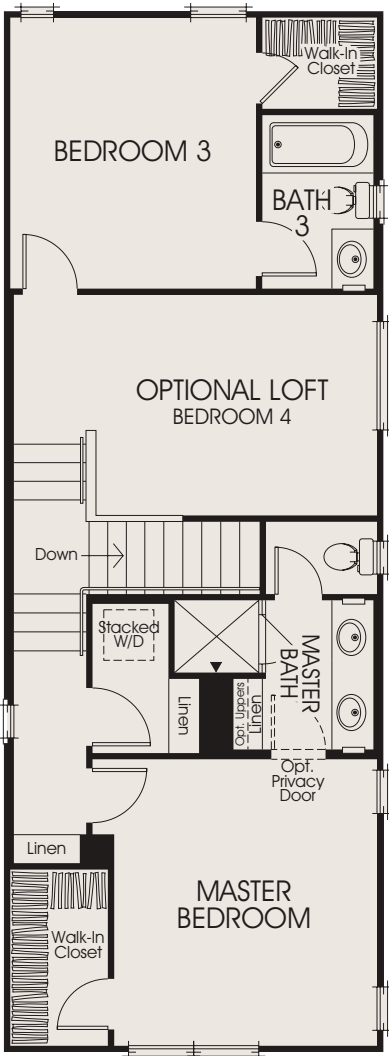
Residence 1X occurs in a 6 unit building configuration.
The residence includes a downstairs bedroom with en-suite bath.
See Sales Agent for information and availability.

Approx. 1,526 Sq. Ft. · 4 Bedrooms · 3 Baths
Private Courtyard · Optional Loft in Lieu of Bedroom 4
2-Car Attached Garage

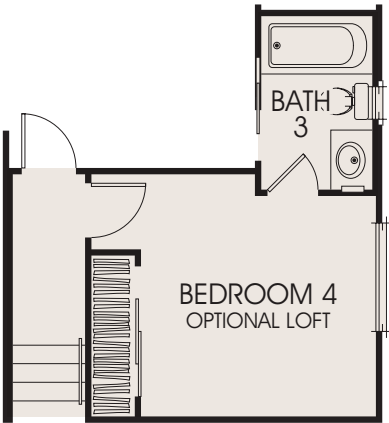
RESIDENCE 4



First Floor



Second Floor



Standard Bedroom 4

All window sizes, shapes and configurations vary by elevation and/or location. Decks, porches, courtyard size and configuration vary by building type and location. See sales agent for details.

Stylish Details

Lifestyle Kitchens

- Bertazzoni Appliance Package in Stainless Steel Includes a 4-Burner Freestanding Gas Range with Microwave/Hood and Bosch Dishwasher
- White Thermofoil Cabinets with Contemporary Style Doors, Satin Nickle Pulls and Under Cabinet Task Lighting
- Pental Quartz Kitchen Counters in Clay Pebble with 6" Splash and Full Splash at Range
- Generous Island Per Plan
- Sterling Stainless Steel Single Basin Sink with Stylish Moen Arbor Spot Resistant Stainless Steel Faucet
- Cabinet Depth Refrigerator Space Pre-plumbed for Ice Maker

Luxurious Master Suites

- Master Bath Features Stall Shower with 3"x 6" Matte White Tile Surround and Clear Glass Enclosure
- Vanity Includes Dual Under Mount Sinks with Cultured Marble Countertop and Moen Glyde Polished Chrome Faucets
- Private Commode
- Walk-in Closets

Interior Living

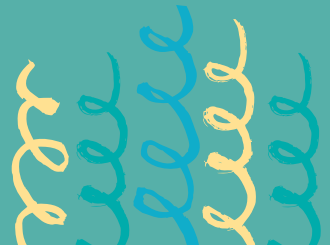
- White Thermofoil Cabinets with Contemporary Style Doors and Satin Nickle Pulls
- Convenient First Floor Bedroom and Bath, Residence 2, 4 and 1X
- Ceramic Tile Flooring at Entry, Kitchen, Baths and Laundry with Plush Carpet Throughout Living Areas
- Two-panel Smooth Interior Doors with Schlage Andover Satin Nickel Hardware
- Bullnose Corners Throughout
- LED Recessed Lighting (Standard Locations Vary Per Plan)
- Structured Wiring with Enhanced CAT-5E Wire to Support Phone and High Speed Internet. Multi-media Outlet to Support Phone/Data and Television at Great Room. TV and Data Outlet Standard at all Bedrooms.
- Powder Room Includes Kohler® Pedestal Sink with Stylish Moen Glyde Polished Chrome Faucet and Framed Mirror
- Interior Laundry with Conveniently Located Linen Cabinet

Architectural and Environmentally Efficient Details

- Diverse and Harmonious Italian Rustic, Italian Formal, Spanish Rustic and Spanish Formal Exteriors with Fire Resistant Concrete Tile Roofs
- Private Fenced Courtyard or Private Deck Per Plan
- Attached 2-Car Garage Includes Insulated Metal Roll-up Garage Door with Opener and Two Transmitters
- Creative and Environmentally Conscious Landscaped Walkways and Common Areas
- Energy Efficient Dual Glazed Low-E Glass Vinyl Windows
- Thermatru Rustic Series Front Entry Doors with Baldwin Del Mar Hardware in Venetian Bronze. Residence 1, 1X and 2 Include Frosted Glass.
- Central Air Conditioning with Programmable Thermostat and Whole House Fan. Residence 1, 1X and 2 Include Split System Heating and Air
- High Efficiency 90% A.F.U.E. Gas Furnace
- Efficient Tankless Water Heater
- Energy Efficient Radiant Barrier Roof
- Fire Sprinklers
- Energy Saving Solatube Daylighting System Included at Select Locations

Make it Your Own

Your home is your oasis; a place to express your personal vision. The California Pacific Homes Design Center offers a myriad of options from traditional to modern influences with the latest in design styles, finishes, textures and treatments. Our Design Counselors will provide assistance every step of the way to create your own unique living space.



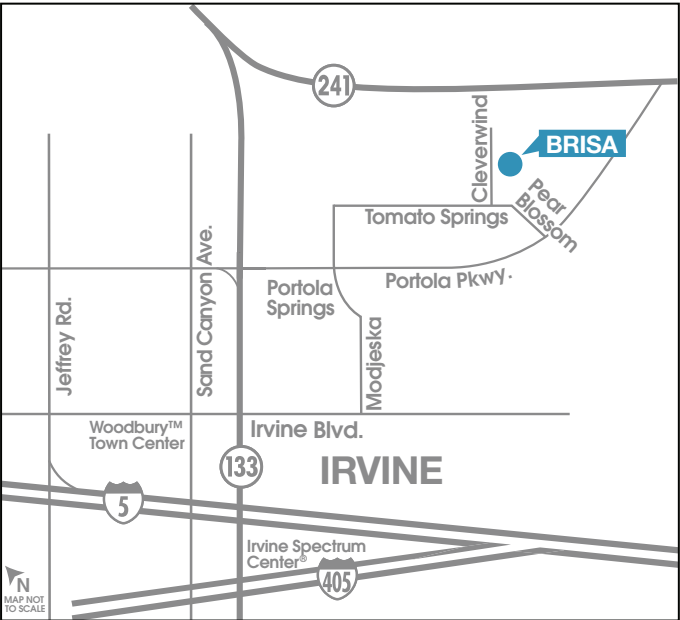
Designing and building homes graced with classic luxury and unprecedented style is our business; cultivating relationships and building futures is our mission.

California Pacific Homes appreciates that you have choices, and we are privileged you have entrusted us to build your new home. Our philosophy of creating remarkable residential opportunities that are defined by architectural integrity and extraordinary craftsmanship is enhanced by our desire to build connections between our team and every homeowner.

A Legacy of Quality and Commitment

At California Pacific Homes, we are committed to bringing the art and expertise of homebuilding to the next level. We are driven by innovation, the energy of fresh ideas, and the value of forward thinking. An extraordinary approach to elegance, attention to detail, and solid construction is evident in each of our residences, while the enduring appeal of individual neighborhoods is complemented by their coveted locations. It is our honor to build for you. Welcome to the California Pacific Homes family.

CALIFORNIA
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HOMES



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 **Villages of Irvine**
Masterfully Planned by the Irvine Company