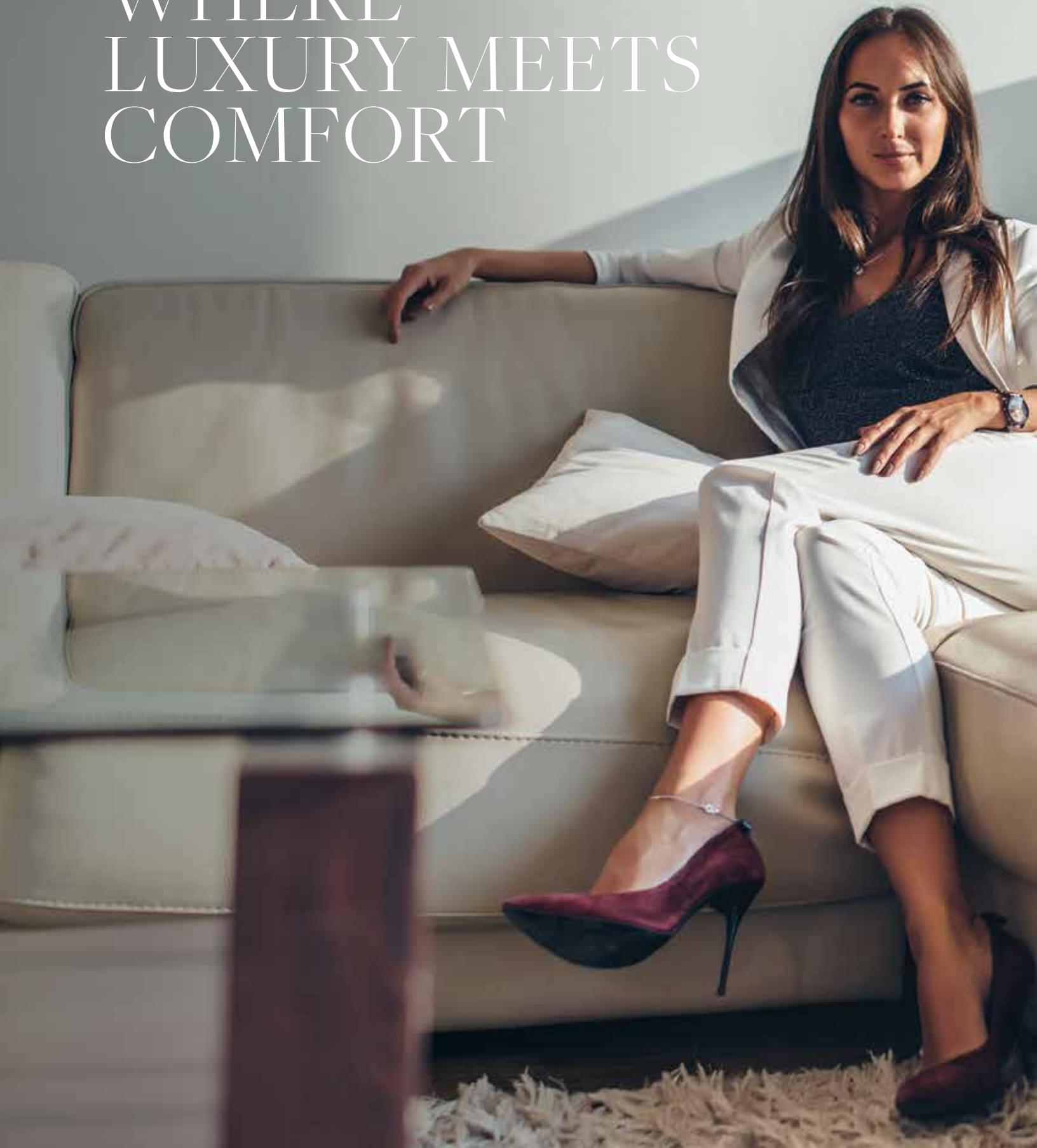


AZUL

PORTOLA SPRINGS



WHERE
LUXURY MEETS
COMFORT





Introducing a place designed for how your family will live today and for years to come. Exceptional home designs graced with stunning interior finishes and the finest details.

Welcome HOME TO AZUL

In the hills overlooking Irvine, your new address will be enhanced by an exceptional quality of life that comes with living within the acclaimed Villages of Irvine.

HAVE IT ALL IN PORTOLA SPRINGS VILLAGE

Surrounded by nature's beauty, you and your family will enjoy access to over 15 family-friendly pools and parks, top schools, preserved open space and convenient shopping and dining destinations just steps from home. Irvine has also been recognized as one of the safest cities of its size in America.





Walk your kids
**TO AWARD-WINNING
IRVINE SCHOOLS**

Enjoy the peace of mind that comes with living moments away from acclaimed Irvine schools, including Loma Ridge Elementary School located within the Village.

15+ RESORT-STYLE POOLS & PARKS

MILES OF SCENIC TRAILS
& OPEN SPACE

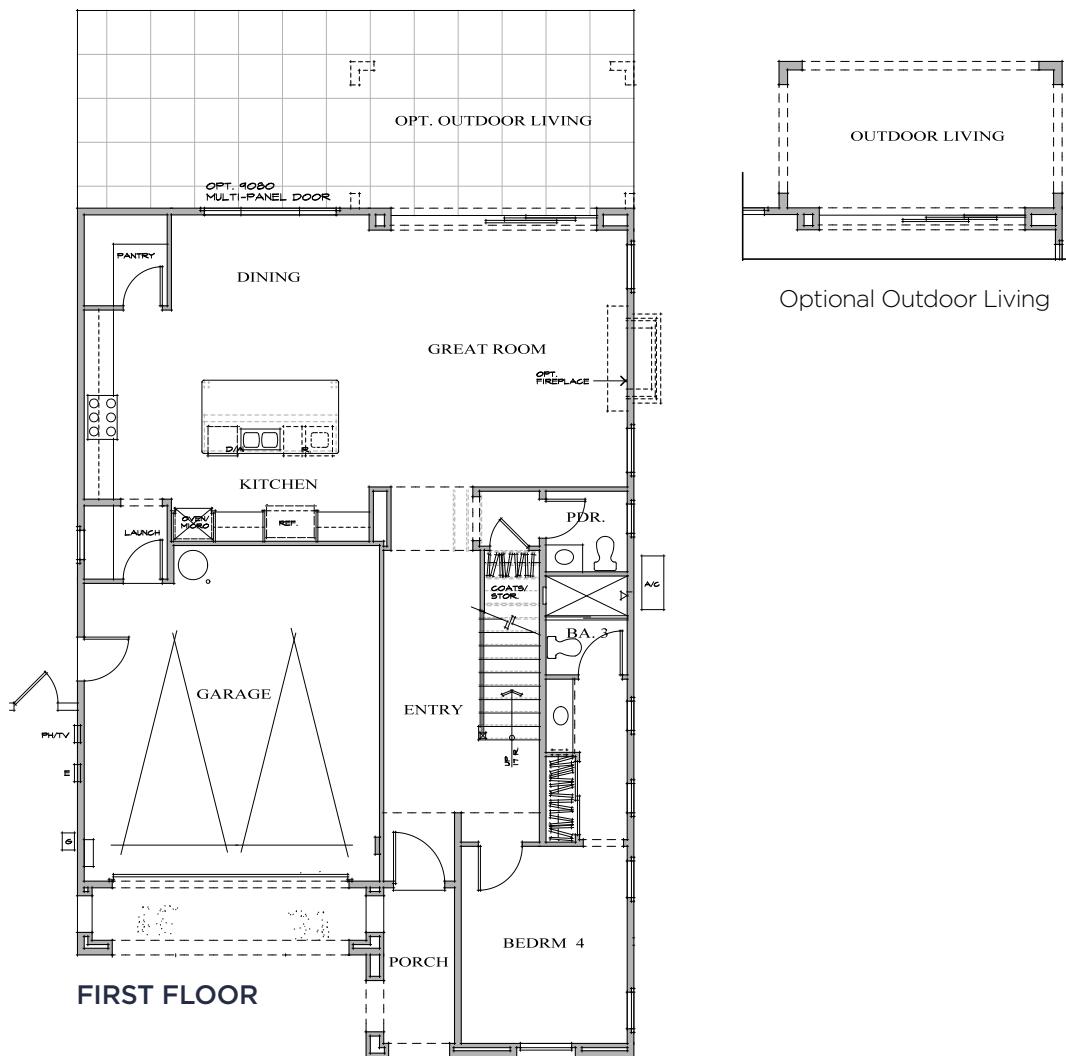
ACCESS TO TOP IRVINE SCHOOLS

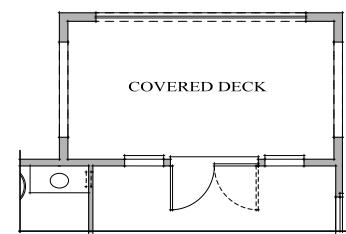
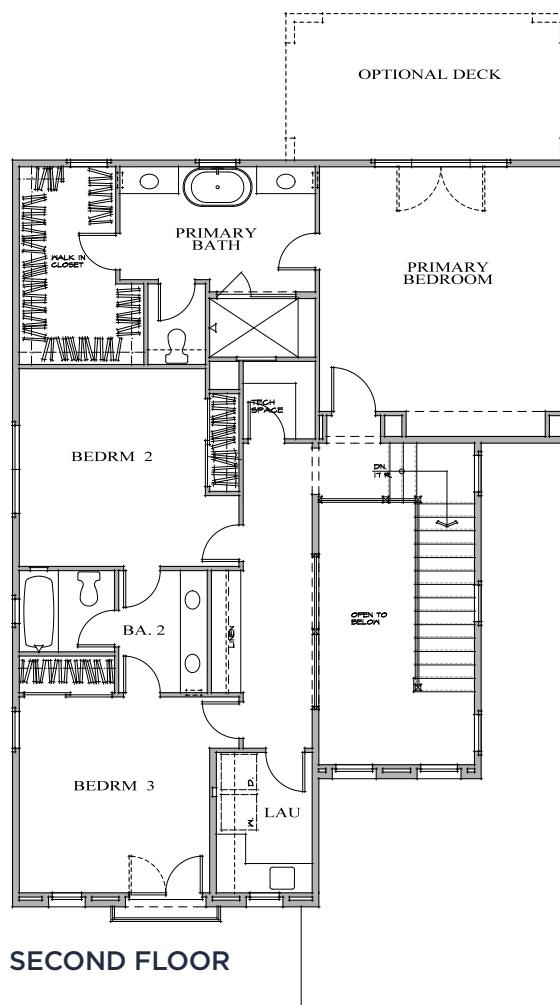
PREMIER SHOPPING & DINING
DESTINATIONS NEARBY



Residence ONE

APPROX. 2,787 SQ. FT. | 4 BEDROOMS
3.5 BATHS | 2-CAR GARAGE
OPTIONAL OUTDOOR LIVING
OPTIONAL DECK





Optional Covered Deck

Residence TWO X

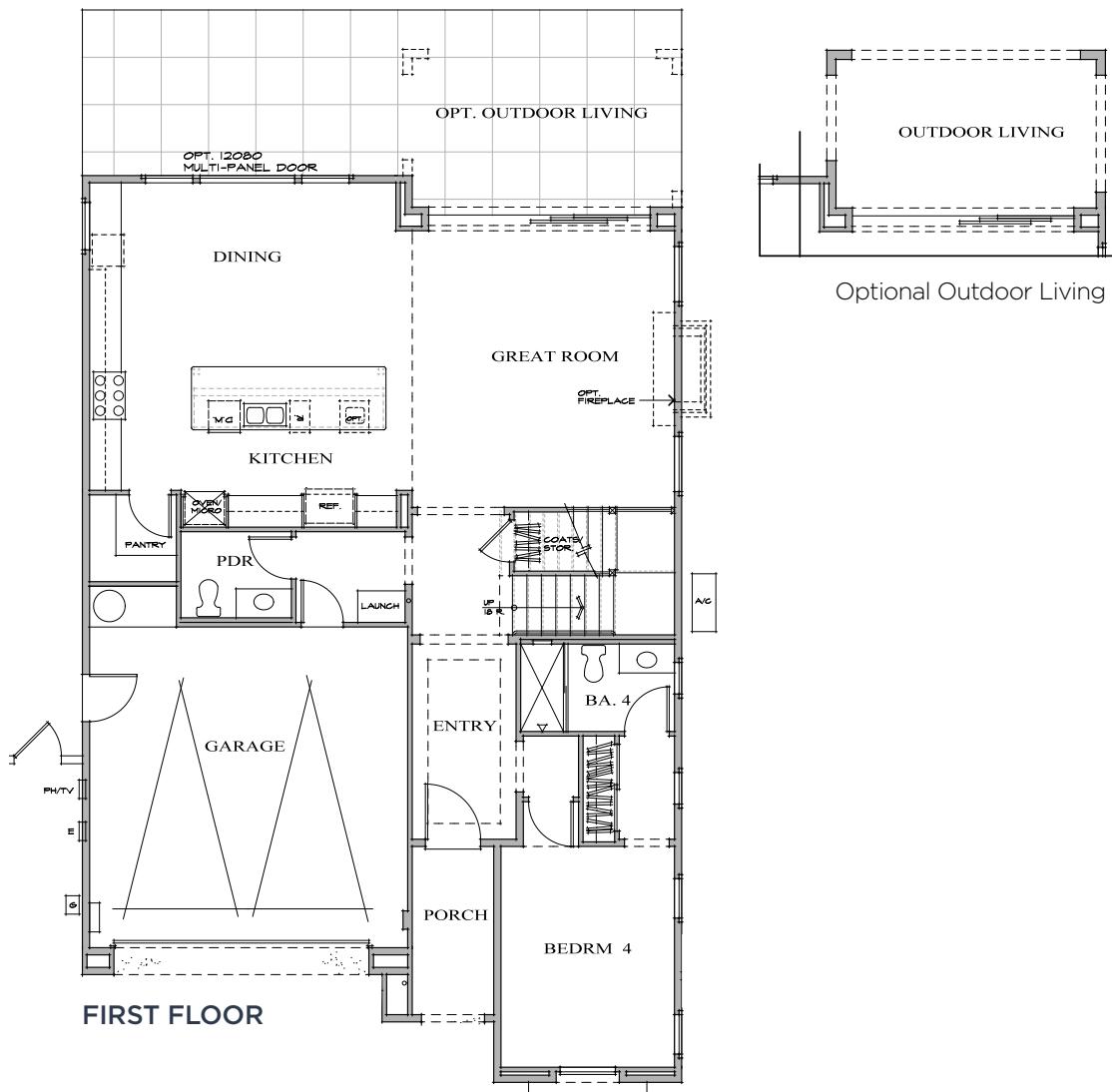
APPROX. 2,911 SQ. FT. | 4 BEDROOMS

4.5 BATHS | 2-CAR GARAGE

OPTIONAL BEDROOM 5/BATH 5
OR BONUS ROOM OVER GREAT ROOM

OPTIONAL OUTDOOR LIVING

OPTIONAL DECK





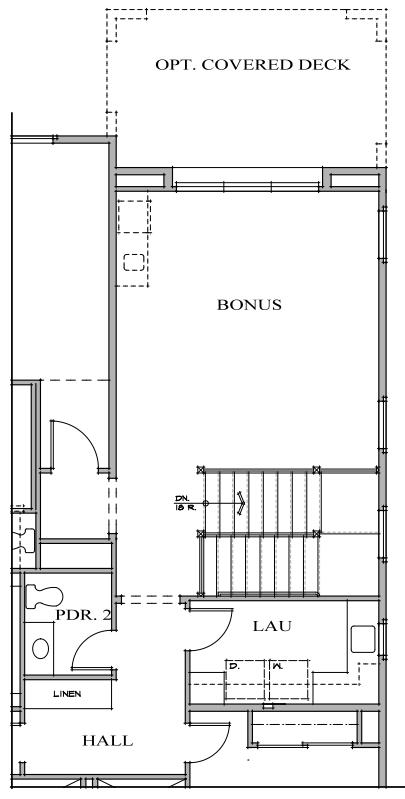
2XA - SANTA BARBARA (AS MODELED)



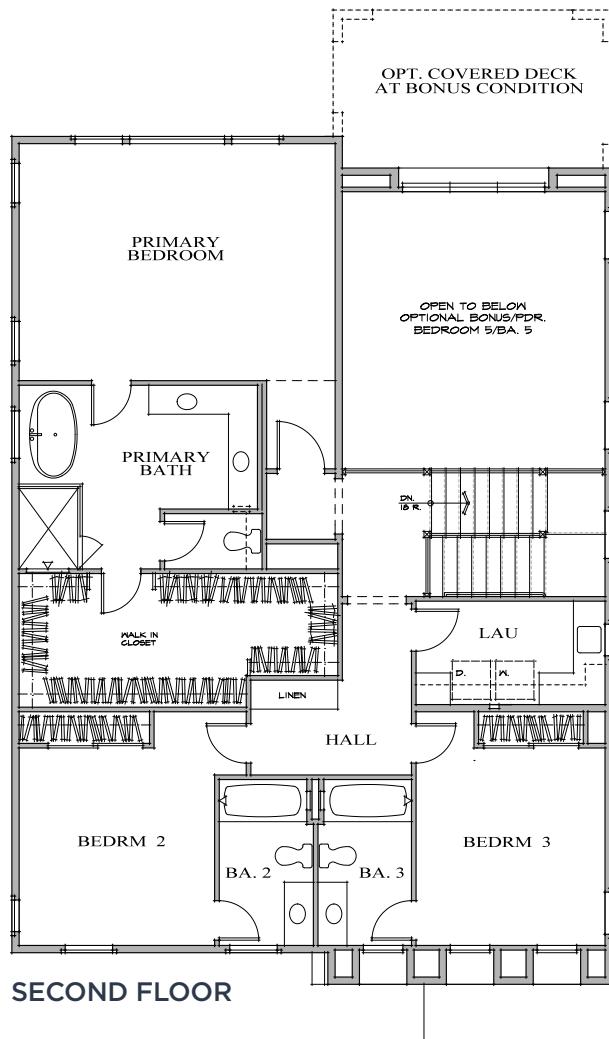
2XB
EARLY
CALIFORNIA



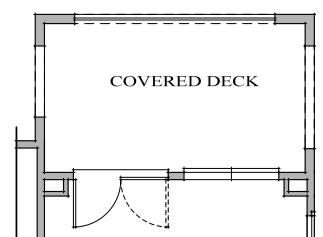
2XG
ITALIANATE



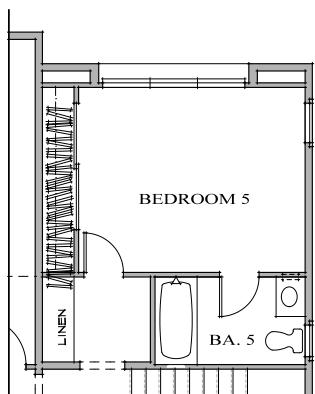
Optional Bonus



SECOND FLOOR



Optional Covered Deck



Optional Bedroom 5/Bath 5
or Bonus Room Over Great Room

Residence THREE X

APPROX. 3,552 SQ. FT. | 4 BEDROOMS

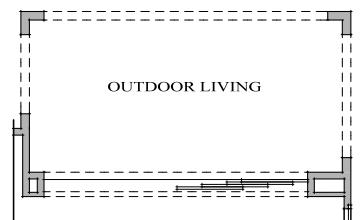
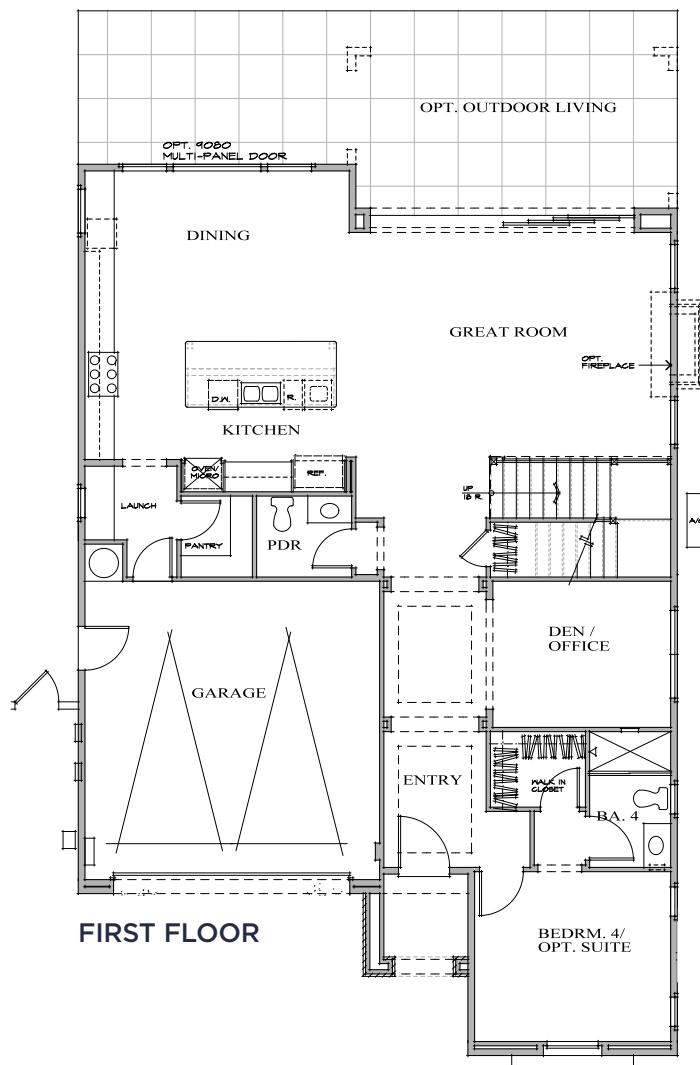
4 BATHS + 2 POWDER ROOMS | DEN/OFFICE

BONUS ROOM | 2-CAR GARAGE

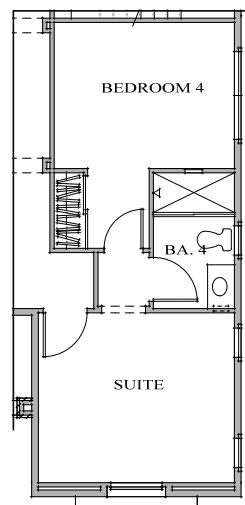
OPTIONAL SUITE AT BEDROOM 4
AND DEN/OFFICE

OPTIONAL OUTDOOR LIVING

OPTIONAL DECK



Optional Outdoor Living



Optional Suite at Bedroom 4
and Den/Office



3XC - FORMAL SPANISH (AS MODELED)



3XB
EARLY
CALIFORNIA



3XJ
SPANISH
MONTEREY



A Legacy of QUALITY & COMMITMENT

At California Pacific Homes, designing and building homes graced with classic luxury and unprecedented style is our business. 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, and we extend a gracious welcome to the California Pacific Homes family.

91 BRIGHTSTAR, IRVINE, CA 92618 | 949.833.6163

CalPacificHomes.com

**PORTOLA
SPRINGS[®]**
VILLAGE

**CALIFORNIA
PACIFIC
HOMES**

 **Villages of Irvine[®]**
Masterfully Planned by the Irvine Company

©2024 California Pacific Homes. All renderings, floorplans, amenities, facilities and maps portrayed in this brochure are artists' renderings of the improvements proposed for Azul in Portola Springs. Actual development of the homes in Azul in Portola Springs may result in changes to the specifications, materials, designs, improvements, elevations, square footages, unit and lot sizes or any other alteration deemed necessary. Windows, walls, porches, balconies, decks and courtyards, doors, storage and garages vary per home location. Availability in all price ranges is subject to prior sale. Prices and product availability are subject to change without notice. As a resident of Irvine you automatically become a member of the Homeowner's Association. Monthly association dues maintain the quality of common area facilities. Irvine is included in an Assessment District and Community Facilities (Mello Roos) District. Portola Springs is a planned community developed by Irvine Community Development Company LLC, an affiliate of The Irvine Company LLC. "Masterfully Planned by the Irvine Company" means that the Irvine Company created the master land plan for all Irvine Company communities. The "master land plan" includes the overall entitlement and design of each community but does not include the design, construction and sale of homes. The design, construction and sale of homes is the sole responsibility of community builders. The Irvine Company is not designing, constructing or offering homes for sale in any community. Models do not reflect racial preference. DRE License #01277135. 4/2028