

# 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



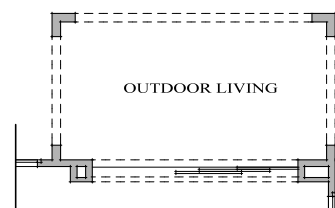
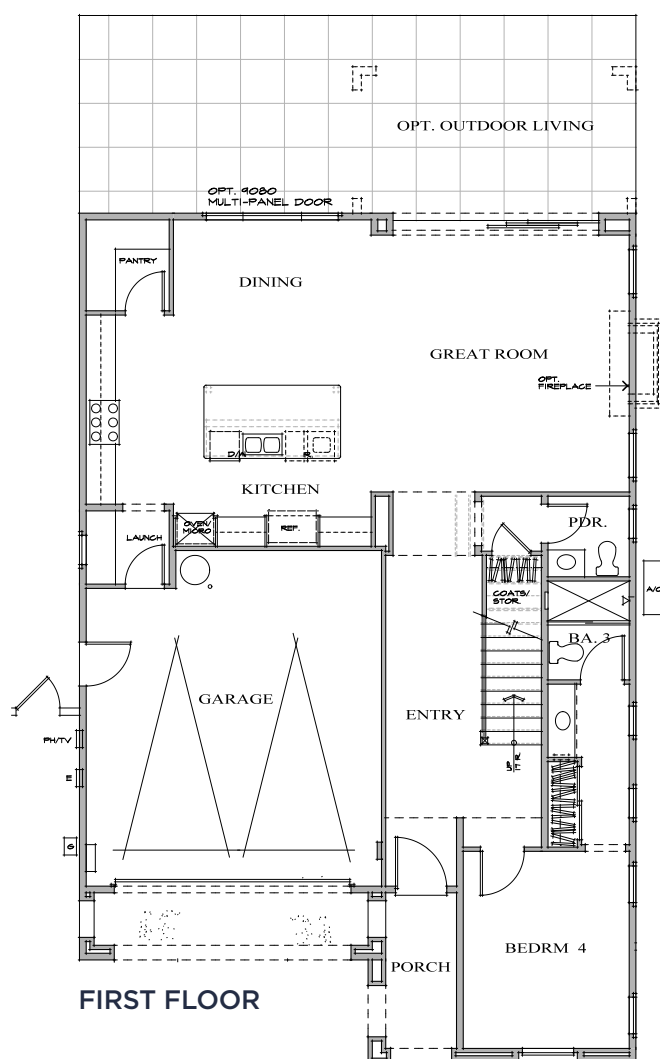
# Residence ONE

APPROX. 2,787 SQ. FT. | 4 BEDROOMS

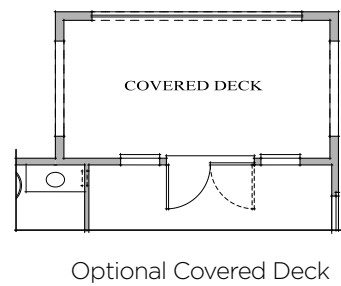
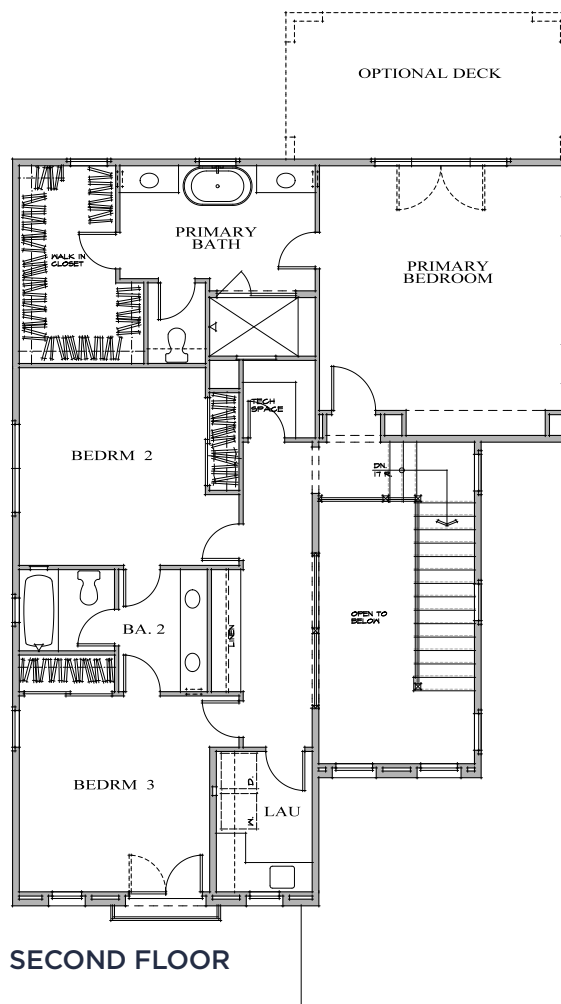
3.5 BATHS | 2-CAR GARAGE

OPTIONAL OUTDOOR LIVING

OPTIONAL DECK



Optional Outdoor Living



# Residence TWO X

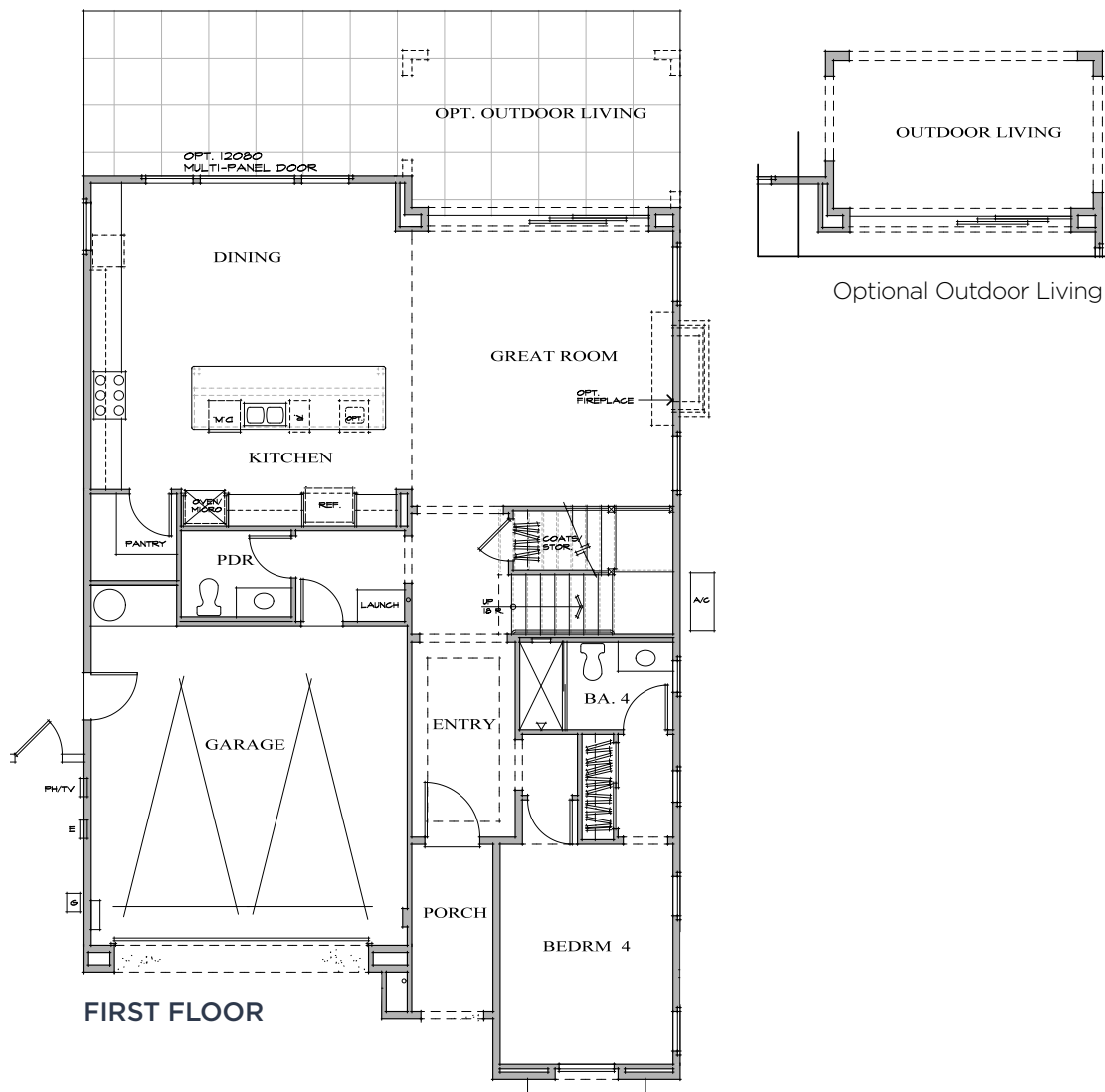
APPROX. 2,911 SQ. FT. | 4 BEDROOMS

4.5 BATHS | 2-CAR GARAGE

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

OPTIONAL OUTDOOR LIVING

OPTIONAL DECK







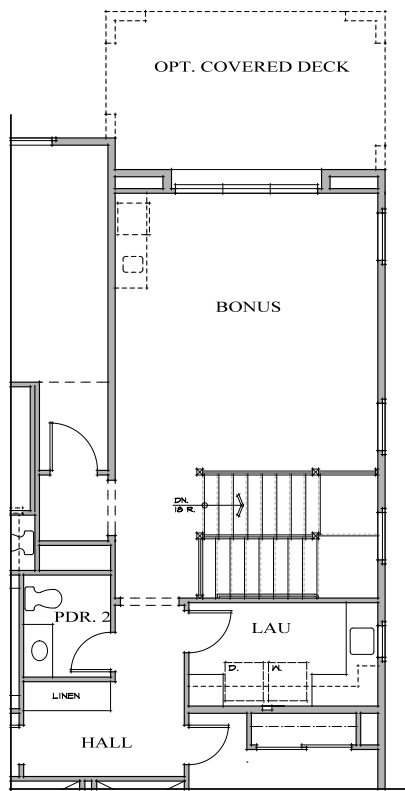
**2XA - SANTA BARBARA (AS MODELED)**



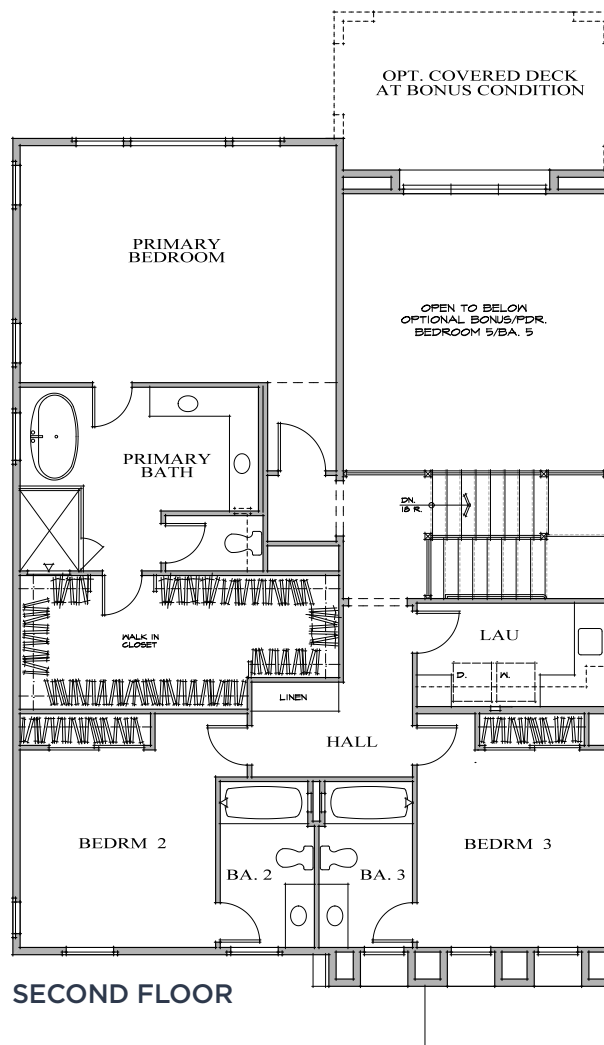
**2XB  
EARLY  
CALIFORNIA**



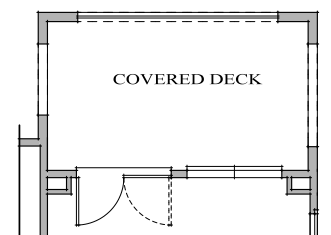
**2XG  
ITALIANATE**



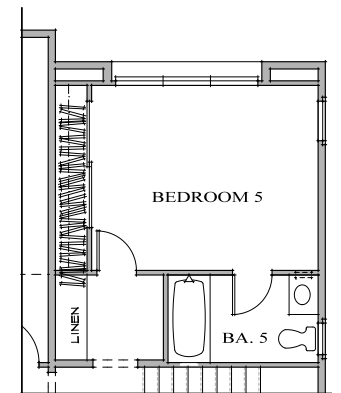
Optional Bonus



**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

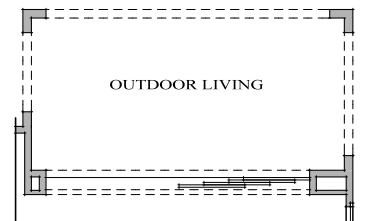
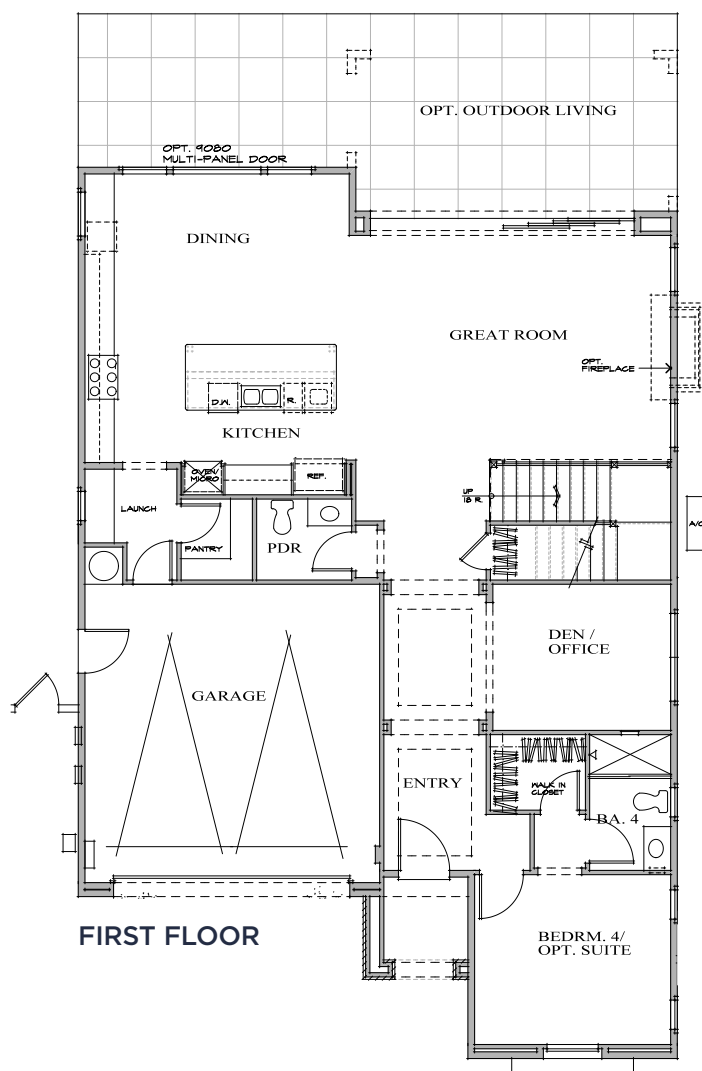
4 BATHS + 2 POWDER ROOMS | DEN/OFFICE

BONUS ROOM | 2-CAR GARAGE

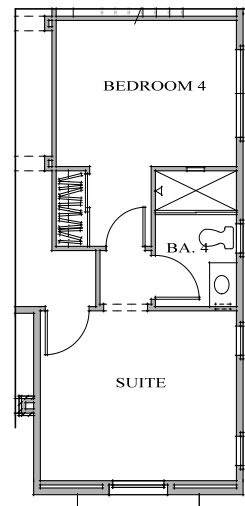
OPTIONAL SUITE AT BEDROOM 4  
AND DEN/OFFICE

OPTIONAL OUTDOOR LIVING

OPTIONAL DECK



Optional Outdoor Living



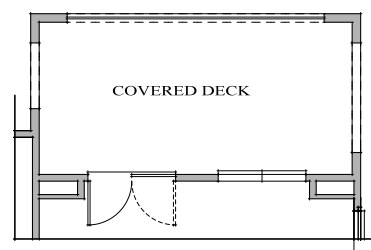
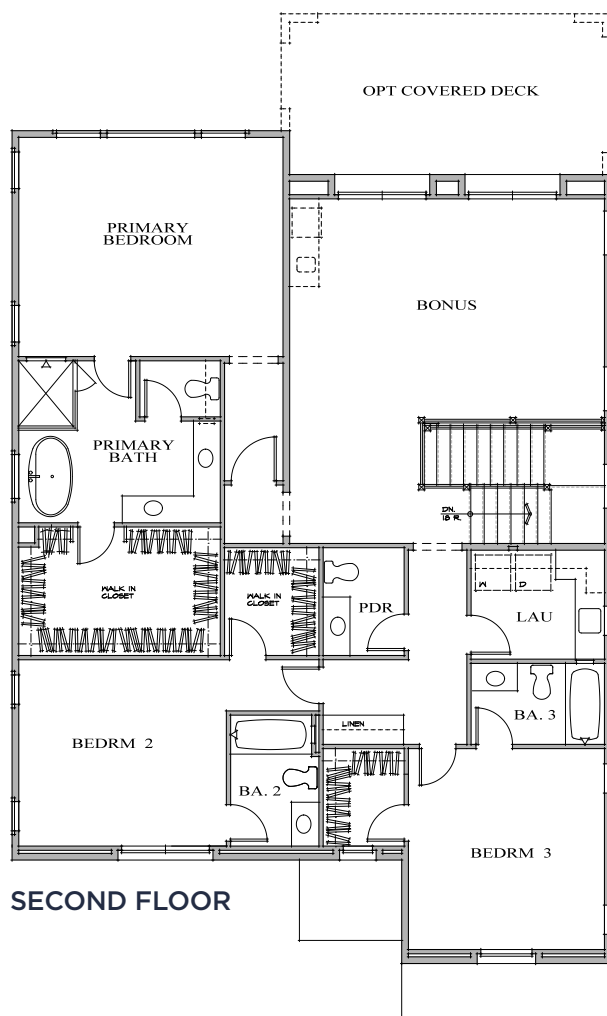
Optional Suite at Bedroom 4  
and Den/Office



**3XB**  
EARLY  
CALIFORNIA



**3XJ**  
SPANISH  
MONTEREY



Optional Covered Deck



# *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.

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CalPacificHomes.com

PORTOLA  
SPRINGS<sup>®</sup>  
VILLAGE

CALIFORNIA  
PACIFIC  
HOMES

 Villages of Irvine<sup>®</sup>  
Masterfully Planned by the Irvine Company

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