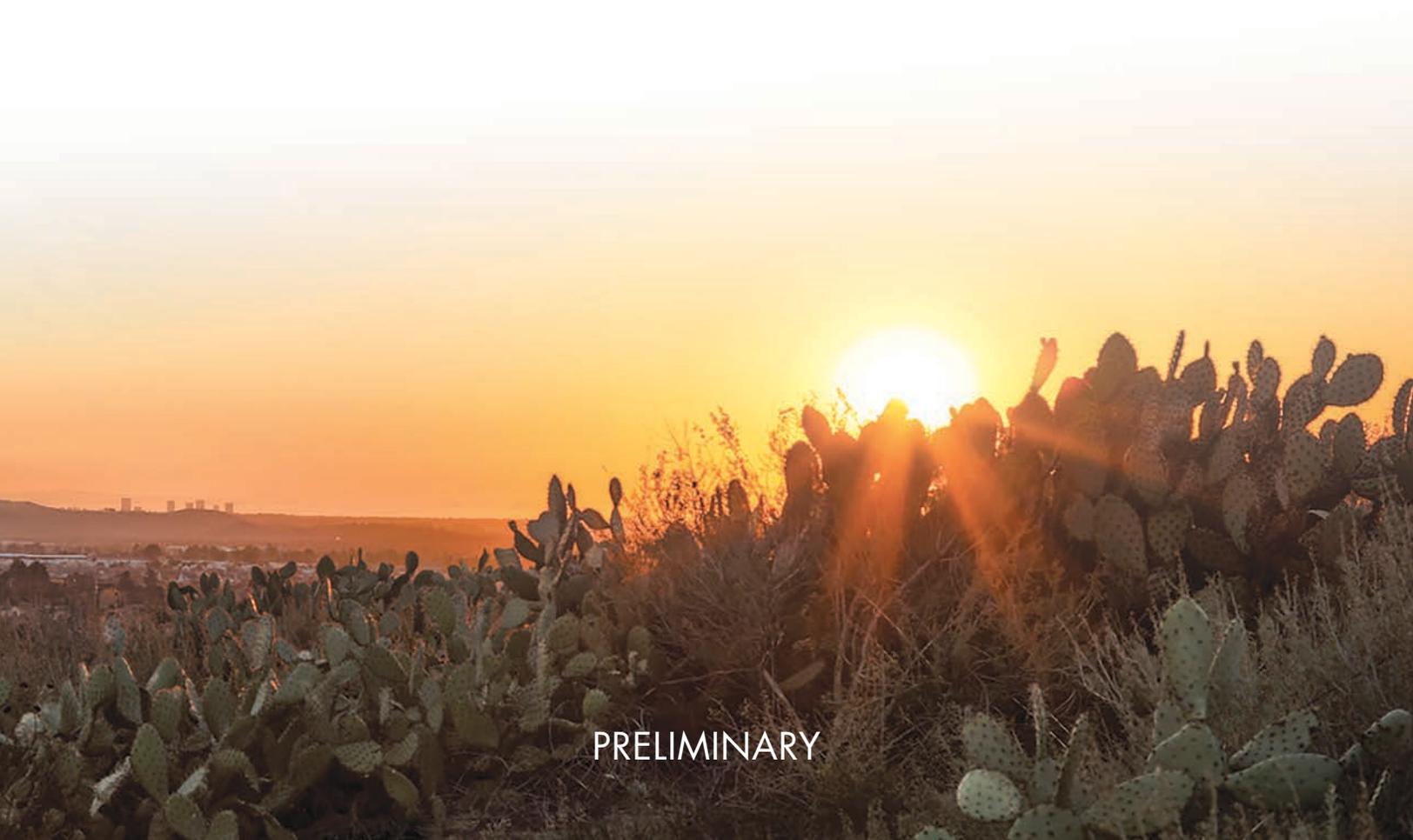




SIERRA

PORTOLA SPRINGS



PRELIMINARY



Designed WITH YOU IN MIND

Sierra's elegant single-family homes are designed for a lifetime of happiness and ease. Smart living spaces are perfectly arranged to connect, celebrate or relax.

Gourmet kitchens with generous islands and designer selected finishes provide the perfect backdrop for family gatherings, while desirable indoor/outdoor spaces provide an oasis for al fresco dining and entertainment. Soak up the sun on our unique third floor oversized deck, available in our residence 2X and 2Y. Smart office spaces and cozy loft spaces make working or learning from home a breeze. Welcome home to Sierra, Portola Springs' new must-have address.

Enjoy THE BENEFITS OF LIFE IN PORTOLA SPRINGS

Living in this dynamic Irvine village has its advantages. Enjoy access to award-winning Irvine schools, convenient shopping and dining destinations, abundant community parks and miles of trails that lead to open space and outdoor adventure.



15+ RESORT-STYLE POOLS & PARKS

MILES OF SCENIC TRAILS
& OPEN SPACE

ACCESS TO TOP IRVINE SCHOOLS

PREMIER SHOPPING & DINING
DESTINATIONS NEARBY





RESIDENCE 1

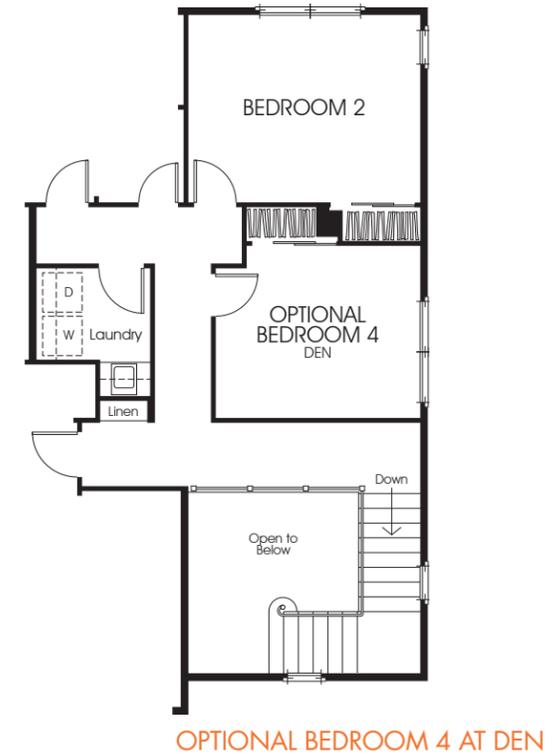
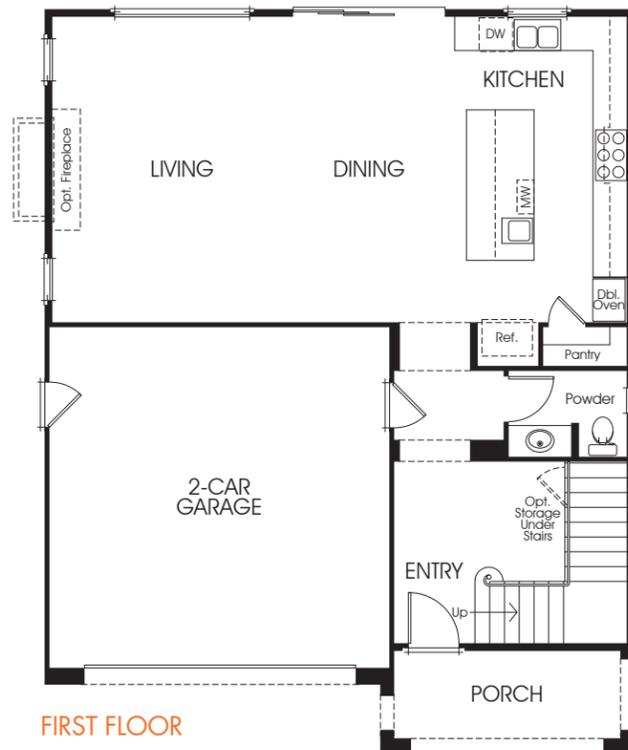
APPROX. 2,220 SQ. FT. | 3 BEDROOMS
 2.5 BATHROOMS | LOFT
 2-CAR ATTACHED GARAGE | PORCH
 OPTIONAL BEDROOM 4 AT DEN



A - SPANISH COLONIAL



B - ADOBE RANCH



All window sizes, shapes and configurations vary by elevation and/or location. Decks, courtyard size and configuration vary by building type and location.



Stylish OPEN LIVING SPACES



RESIDENCE 2

APPROX. 2,358 SQ. FT. | 4 BEDROOMS
4 BATHROOMS | 2-CAR ATTACHED GARAGE
OPTIONAL DEN AT BEDROOM 4



A - SPANISH COLONIAL



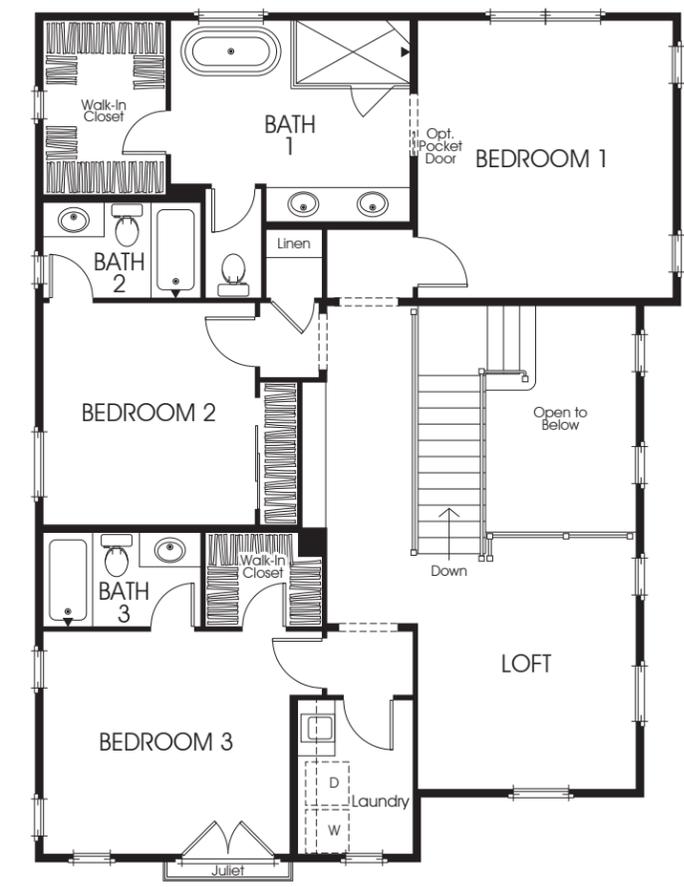
B - ADOBE RANCH



FIRST FLOOR



OPTIONAL DEN AT BEDROOM 4



SECOND FLOOR

All window sizes, shapes and configurations vary by elevation and/or location. Decks, courtyard size and configuration vary by building type and location.



Spacious BEDROOMS WITH EN-SUITE BATHS

RESIDENCE 2X

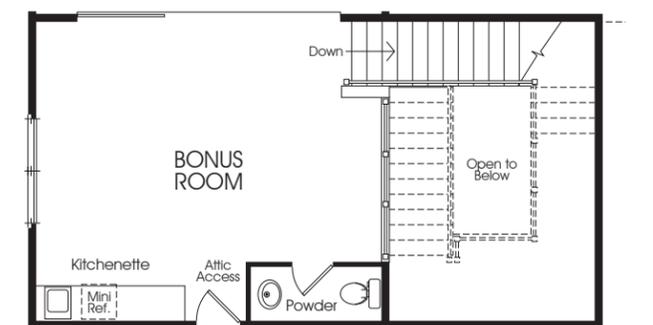
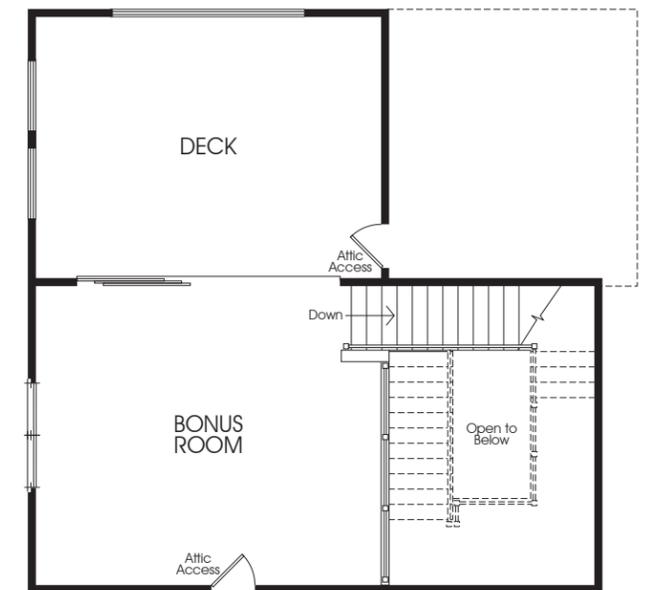
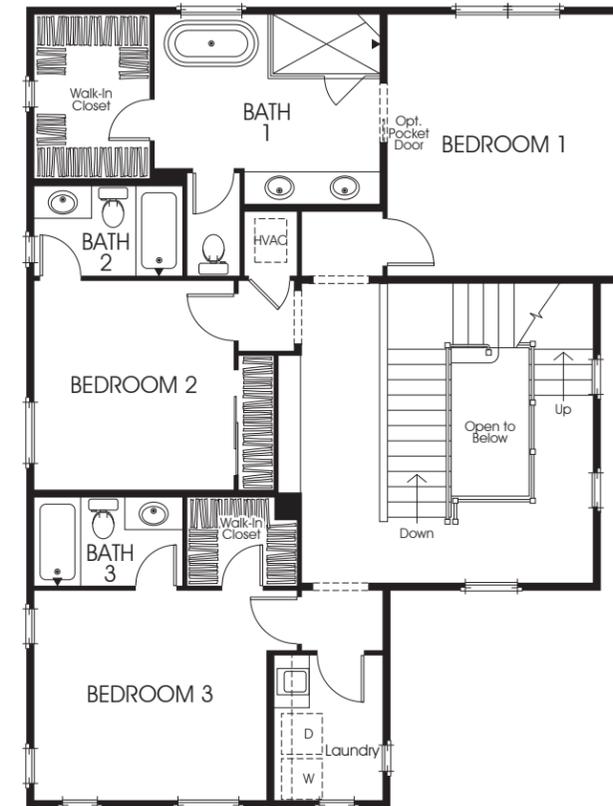
APPROX. 2,704 SQ. FT. | 4 BEDROOMS
 4 BATHROOMS | 2-CAR ATTACHED GARAGE
 3RD STORY BONUS ROOM/DECK
 OPTIONAL DEN AT BEDROOM 4



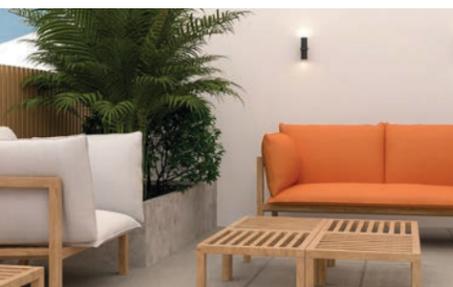
C - SPANISH REVIVAL



OPTIONAL DEN AT BEDROOM 4



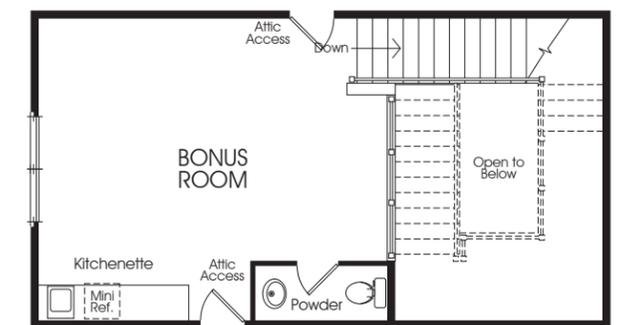
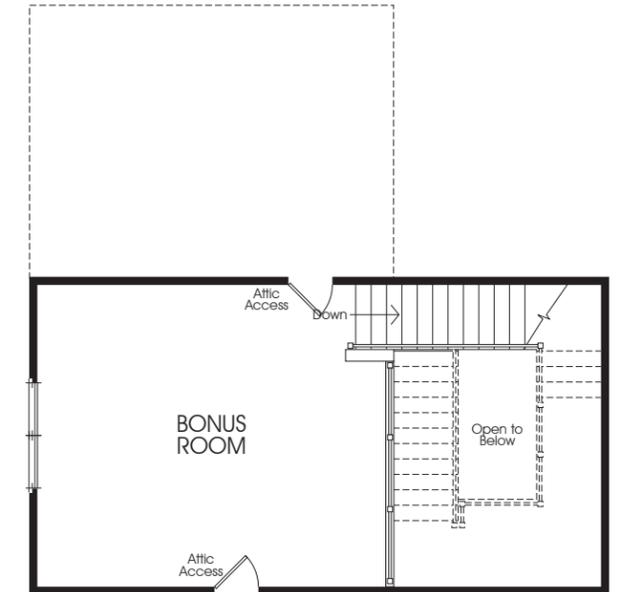
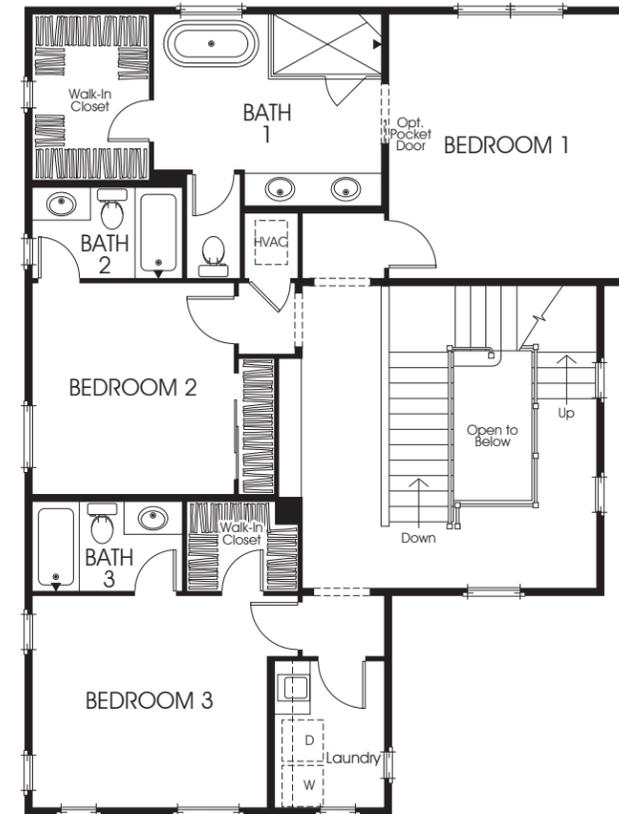
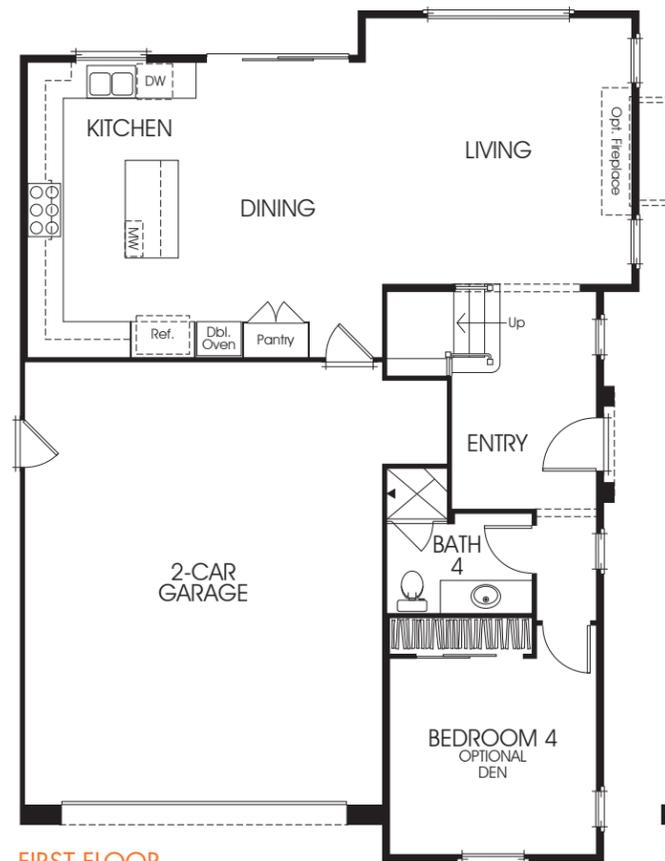
All window sizes, shapes and configurations vary by elevation and/or location. Decks, courtyard size and configuration vary by building type and location.



Indoor/Outdoor SPACES FOR ENTERTAINING

RESIDENCE 2Y

APPROX. 2,704 SQ. FT. | 4 BEDROOMS
 4 BATHROOMS | 2-CAR ATTACHED GARAGE
 3RD STORY BONUS ROOM
 OPTIONAL DEN AT BEDROOM 4



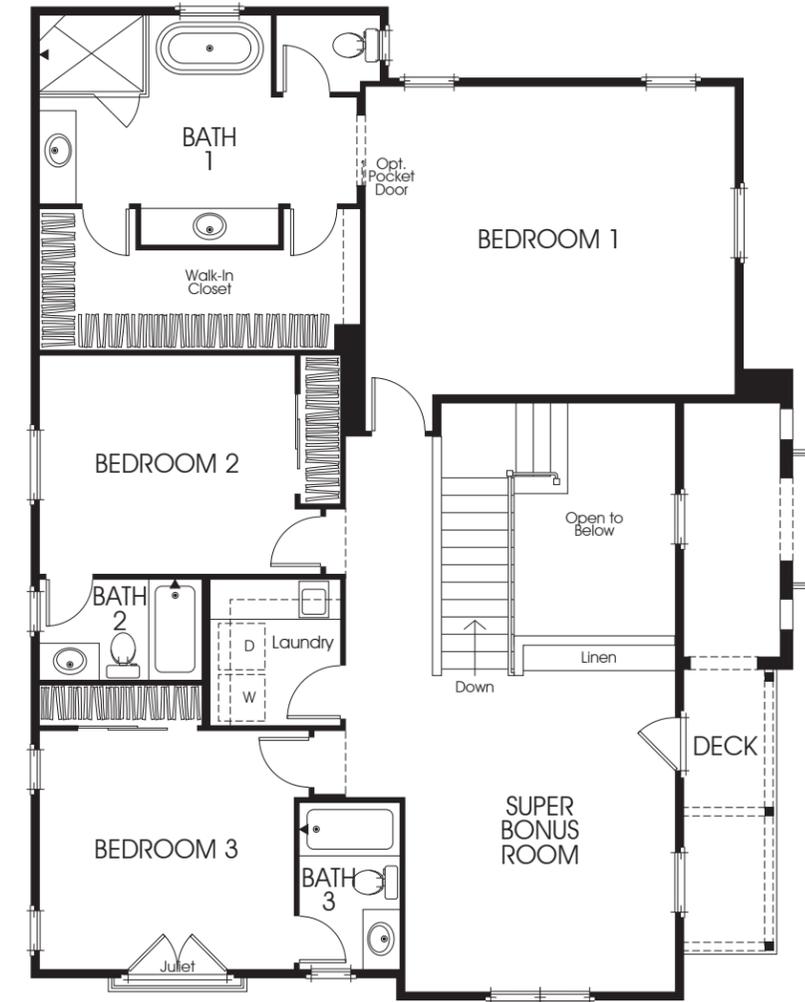
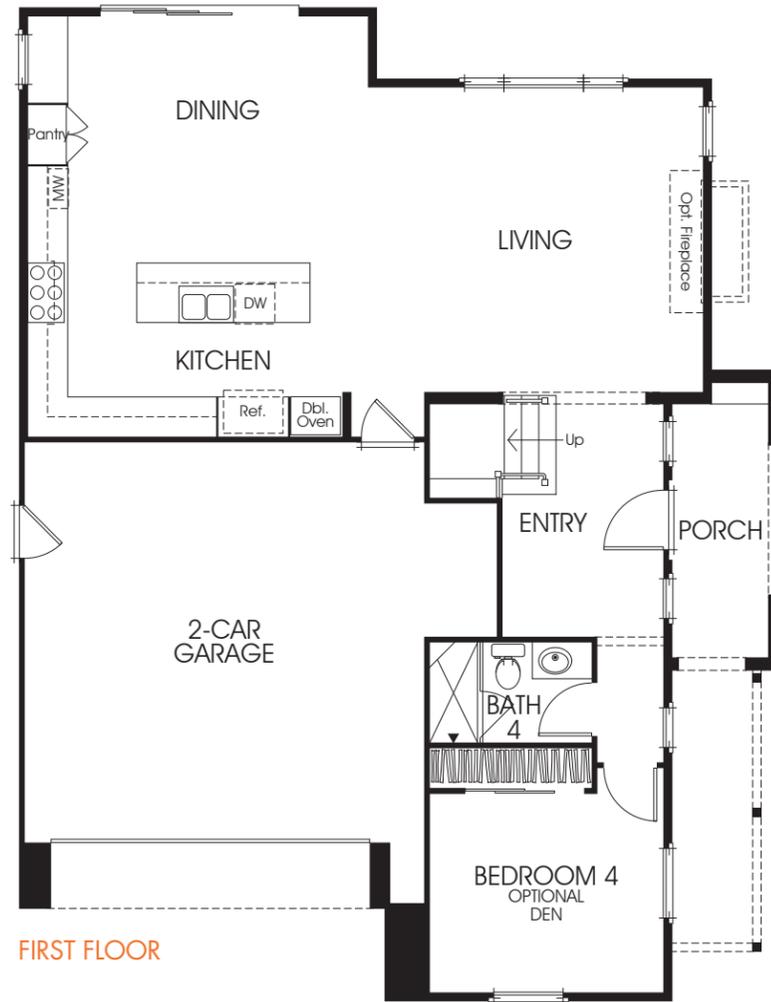
All window sizes, shapes and configurations vary by elevation and/or location. Decks, courtyard size and configuration vary by building type and location.



Bonus Room FOR FLEXIBLE LIVING

RESIDENCE 3

APPROX. 2,524 SQ. FT. | 4 BEDROOMS
 4 BATHS | SUPER BONUS ROOM
 2-CAR ATTACHED GARAGE | PORCH
 OPTIONAL DEN AT BEDROOM 4



All window sizes, shapes and configurations vary by elevation and/or location. Decks, courtyard size and configuration vary by building type and location.



Generous LIVING SPACES

Stunning DETAILS

LIFESTYLE KITCHENS

- Bosch Appliance Package in Stainless Steel includes 6 Burner Gas Cooktop, Double Oven, Microwave, Hood and Dishwasher
- White Thermofoil Smooth Shaker Cabinets Doors with Satin Nickel Bar Pulls and Under Cabinet Lighting
- Della Terra Quartz Kitchen Countertops with a choice of White Sand-N or Dusk-N with 6" Splash and Full Splash at Cooktop.
- Generous Island Per Plan
- Sterling Stainless Steel Single Basin Sink with Moen Brantford high Arc Stainless Steel Finish Faucet
- Cabinet Depth Refrigerator Space Pre-Plumbed for Ice Maker

LUXURIOUS MAIN SUITES

- Main Bath (Bath #1) Features White 3x6 Subway Wall Tile and 2x2 shower pan tile with Frameless Clear glass enclosure in Polished Chrome
- Freestanding Signature Hardware Tub
- Vanity includes Dual Under Mount Sinks with Cultured Marble Countertop and Moen Colinet Polished Chrome Fixtures
- Private Western Pottery Elongated commode
- Spacious Walk-In Closets

INTERIOR LIVING

- White Thermofoil Smooth Shaker Cabinets Doors with Satin Nickel Bar Pulls
- Ceramic 18x18 Tile Flooring at Entry, Kitchen, Baths and Laundry with Designer Selected Carpet Throughout Living Areas
- Single Panel High Hollow Core Interior Doors with Schlage Siena Egg Knobs in Satin Nickel
- Bullnose corners Throughout
- LED Recessed Lighting (Standard Locations Vary Per Plan)
- Structured Wiring with Enhanced CAT-6 Wire to Support Phone and High-Speed Internet
- Multi-Media Outlet to Support Phone/Data and Television at Great Room and selected locations. TV and Data Outlet Standard at All Bedrooms.
- Conveniently located Interior Laundry

ARCHITECTURAL AND ENVIRONMENTALLY EFFICIENT DETAILS

- Architecturally Diversified Exteriors with Complimentary Fire-Resistant Concrete Tile Roofs
- Attached 2-Car Garage Includes Insulated Metal Roll-up Garage Door with Opener and Two Transmitters

- Energy Efficient Low-E Glass Vinyl Windows
- Lemieux Wood or Thermofoil Fiberglass Entry Door (Determined by Location) with Schlage Century Encode Black Stainless Smart Deadbolt Entry Hardware
- High Efficiency Heat Pump Heating and Cooling System with Programmable Thermostat
- Efficient Tankless Water Heater
- Energy Efficient Radiant Barrier Roof
- Fire Sprinklers
- Smart Home Package Includes "White Glove" Homeowner Orientation and Walk-Through
- Energy Saving Solar Panels

MAKE IT YOUR *own*

Your home is your oasis; a place to express your personal vision. The California Pacific Homes Design Studio at New West Designs 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 & 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
PACIFIC
HOMES**



127 Sunnyside, Irvine, CA 92618 | 949.833.6154

CalPacificHomes.com

CALIFORNIA
PACIFIC
HOMES

Villages of Irvine®
 Masterfully Planned by the Irvine Company

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