



Carissa

Portola Springs®



Living Room.

Natural Beauty

WITH ROOM TO BLOOM



IRVINE: LIFE.



THE FRESH NEW LOOK OF MODERN DESIGN

Carissa is where dreams of owning in Irvine become reality. New townhomes bring style, function and space to fit your life. Enjoy the freedom of attached design, plus decks and private courtyards to bring the party outdoors.

Natural tranquility, easy accessibility and a welcoming community offer the best of all worlds. The Village of Portola Springs is brimming with 15+ parks, ball fields and walking trails for outdoor activity, and Carissa is just steps from family-friendly recreation at Village Square Park.

To your bright future.





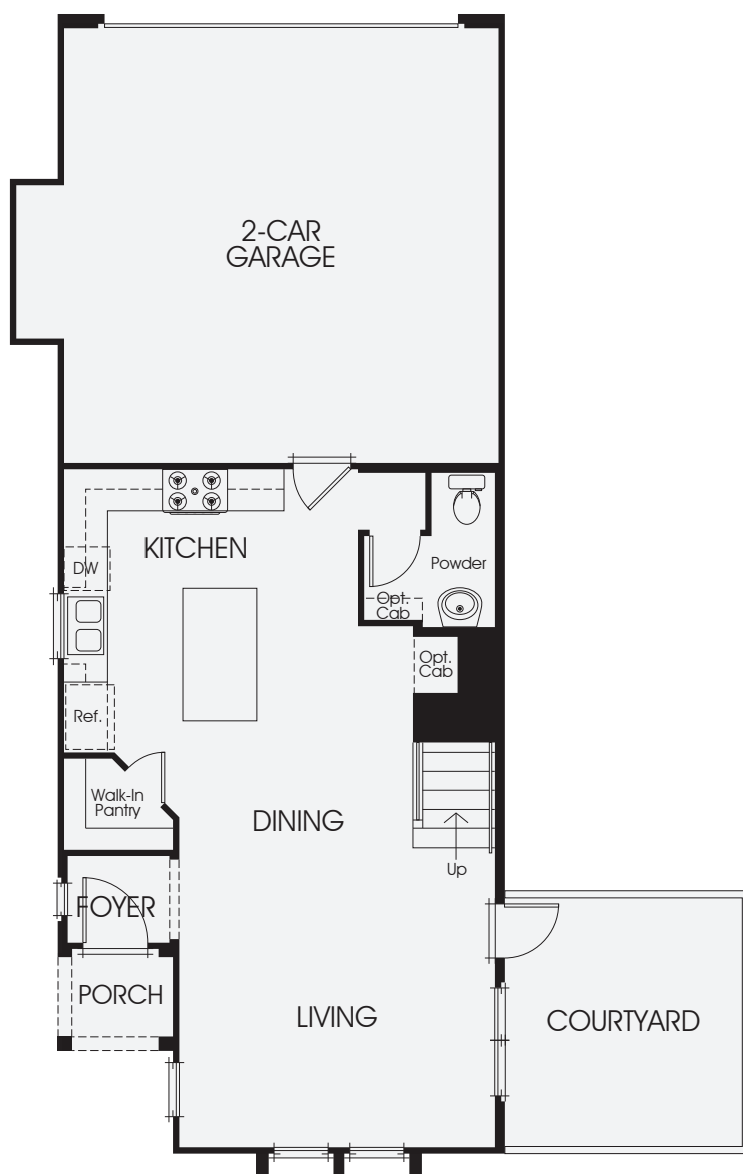
Irvine Living at its Best

Everything you want, need and love is nearby to make the joy of home even sweeter. Retail, entertainment and business, plus access to top Irvine Unified schools put the lifestyle you want within easy reach.

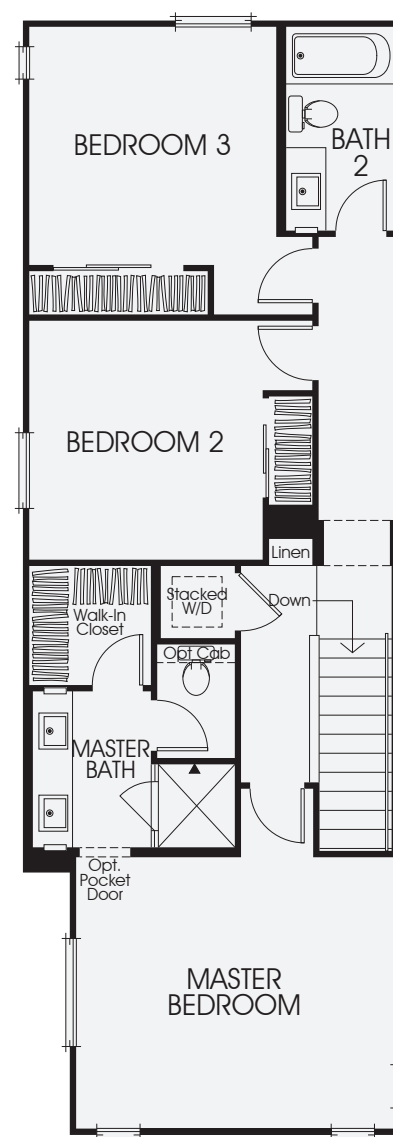


RESIDENCE
3

APPROX. 1,445 SQ. FT. • 3 BEDROOMS
2 BATHS PLUS POWDER ROOM • PRIVATE COURTYARD
2-CAR ATTACHED GARAGE



FIRST FLOOR



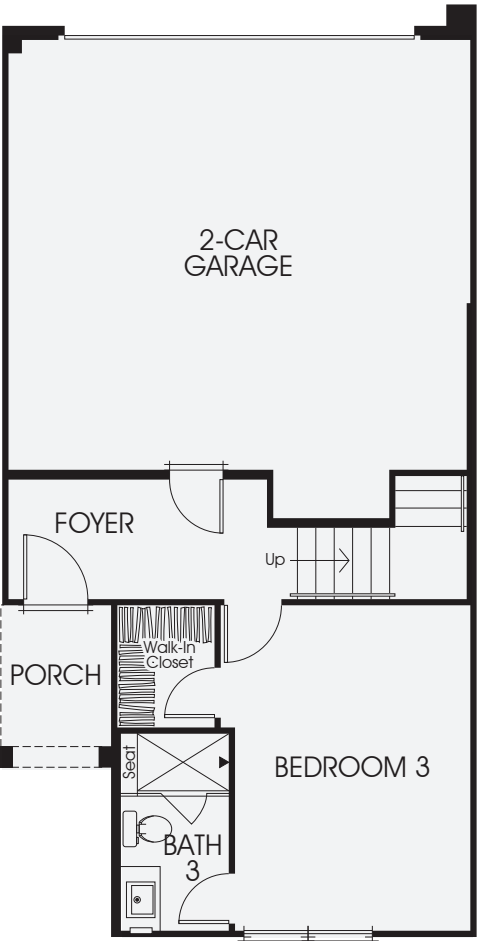
SECOND FLOOR

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.

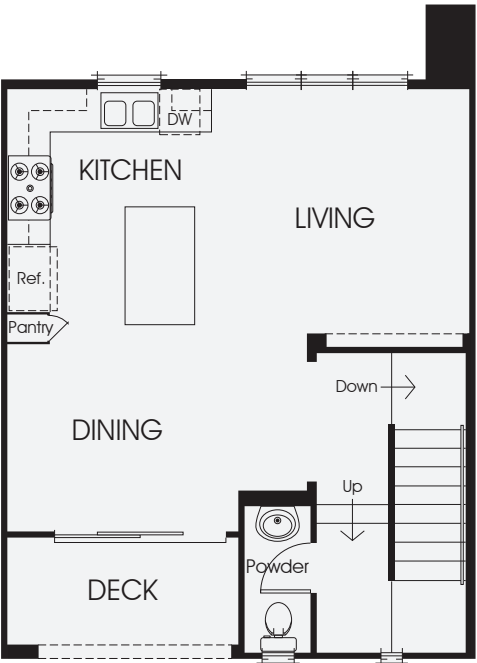


RESIDENCE
1X

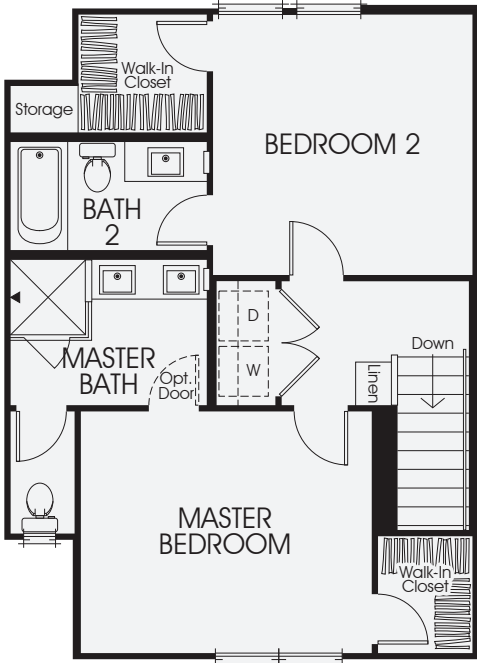
APPROX. 1,496 SQ. FT. • 3 BEDROOMS
3 BATHS PLUS POWDER ROOM • PRIVATE DECK
2-CAR ATTACHED GARAGE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

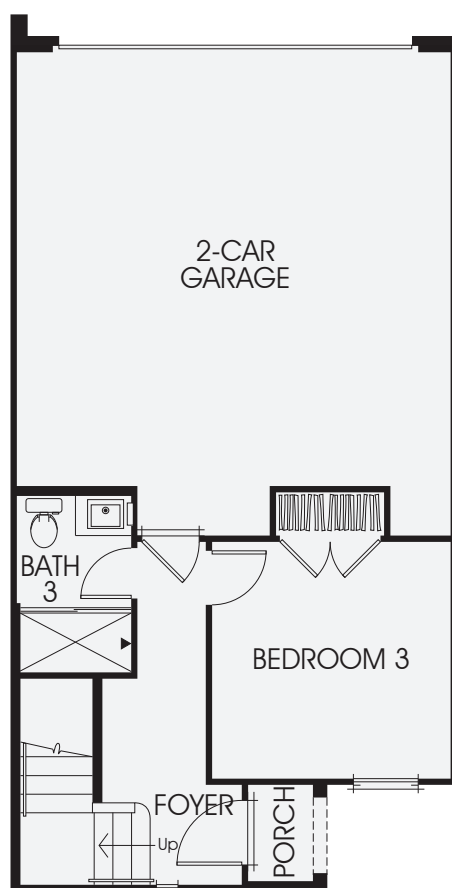
RESIDENCE 1X OCCURS IN A 6 UNIT BUILDING CONFIGURATION.
THE RESIDENCE INCLUDES A DOWNSTAIRS BEDROOM WITH EN-SUITE BATH.
SEE SALES AGENT FOR INFORMATION AND AVAILABILITY.

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.

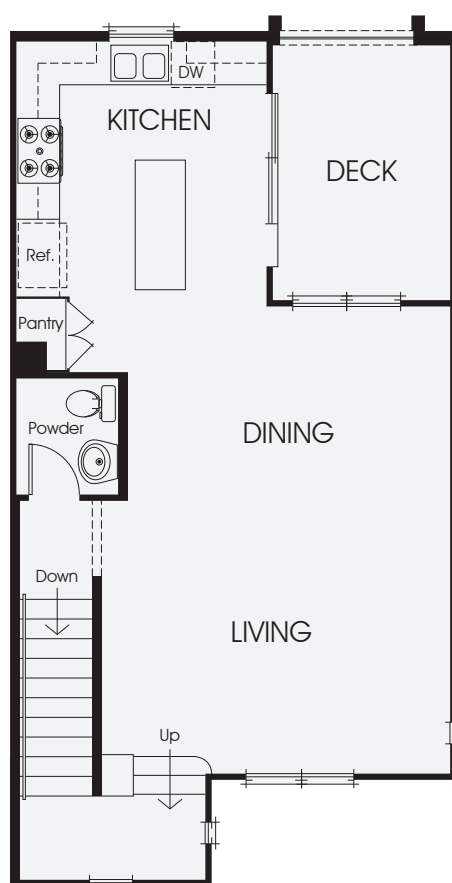


APPROX. 1,590 SQ. FT. • 3 BEDROOMS
3 BATHS PLUS POWDER ROOM • PRIVATE DECK
2-CAR ATTACHED GARAGE

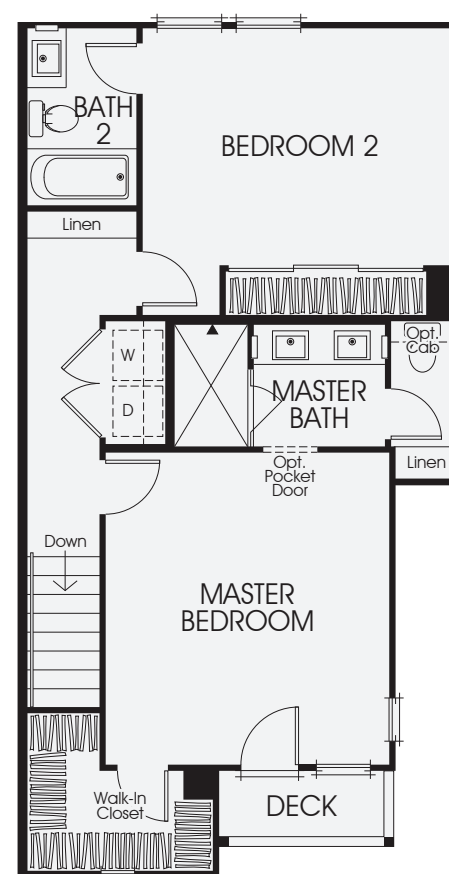
RESIDENCE 2



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

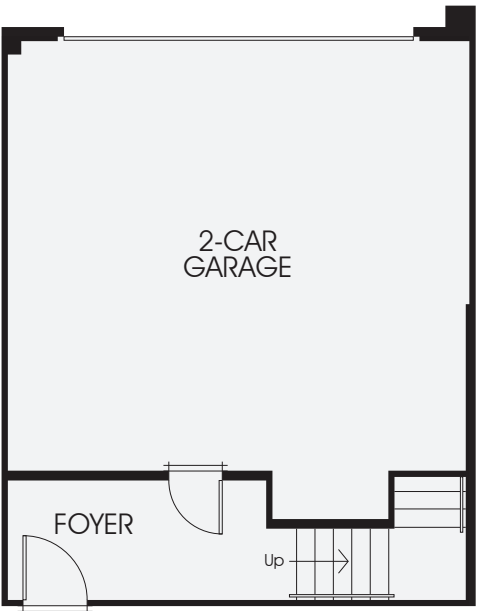
All window sizes, shapes and configurations vary by elevation and/or location. French Doors vary by elevation. Decks, porches, courtyard size and configuration vary by building type and location. See sales agent for details.



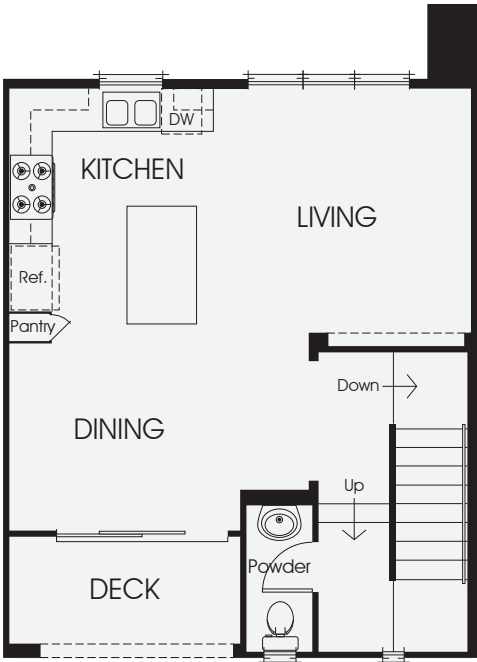
RESIDENCE
1

UNFURNISHED MODEL

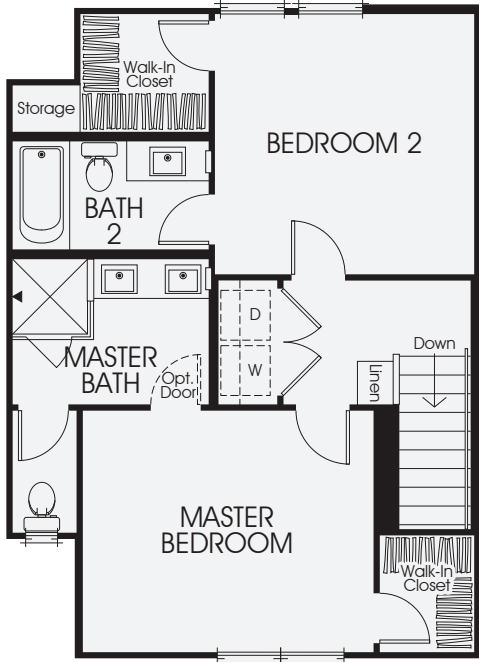
APPROX. 1,231 SQ. FT. • 2 BEDROOMS
2 BATHS PLUS POWDER ROOM • PRIVATE DECK
2-CAR ATTACHED GARAGE



FIRST FLOOR



SECOND FLOOR



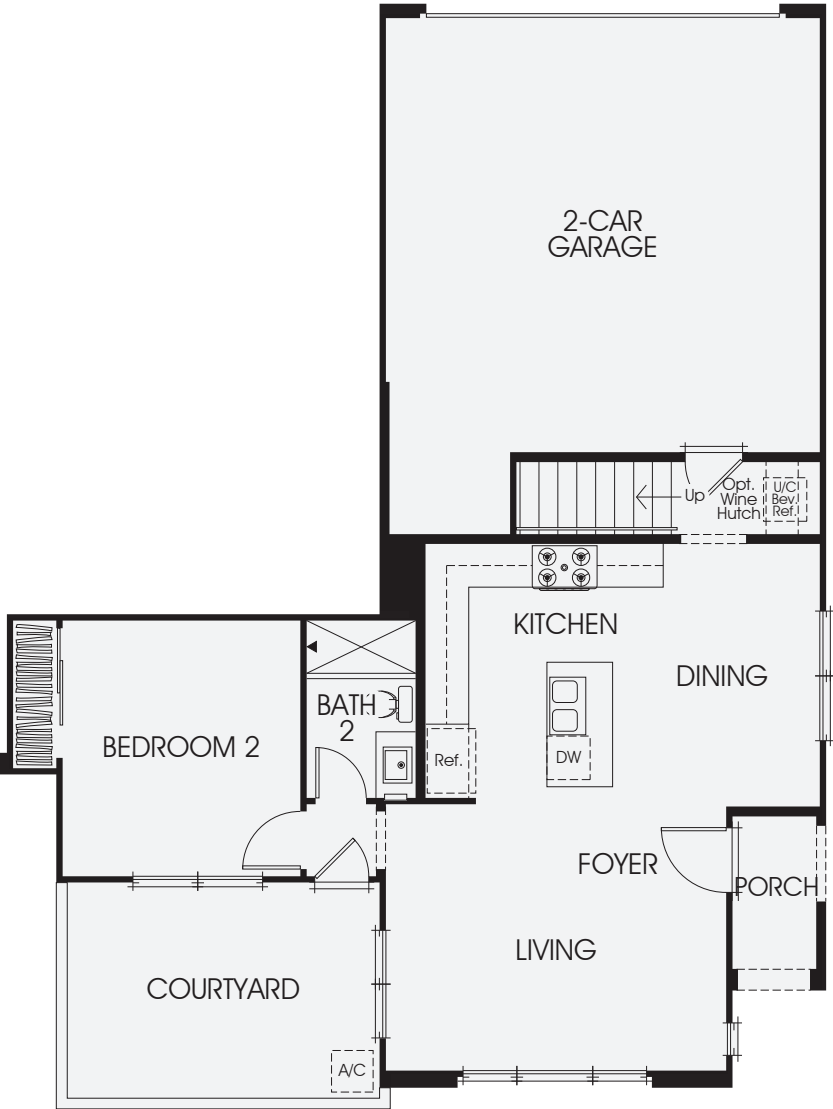
THIRD FLOOR

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.

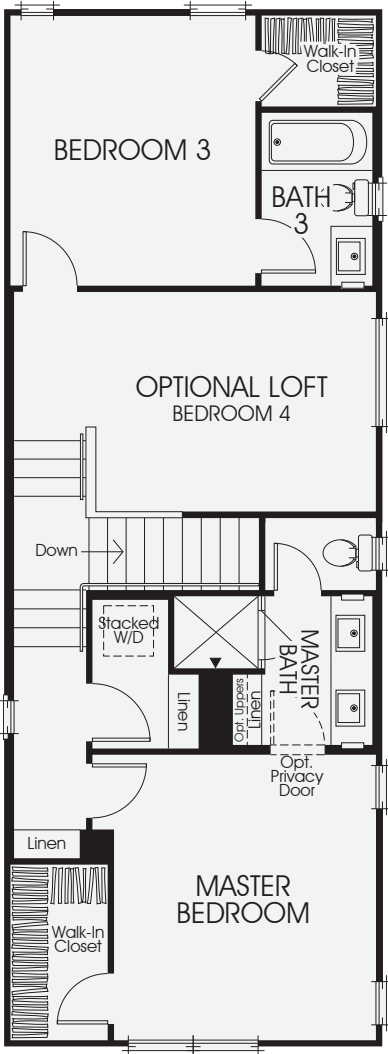


APPROX. 1,526-1,538 SQ. FT. • 4 BEDROOMS
3 BATHS • PRIVATE COURTYARD
OPTIONAL LOFT IN LIEU OF BEDROOM 4
2-CAR ATTACHED GARAGE

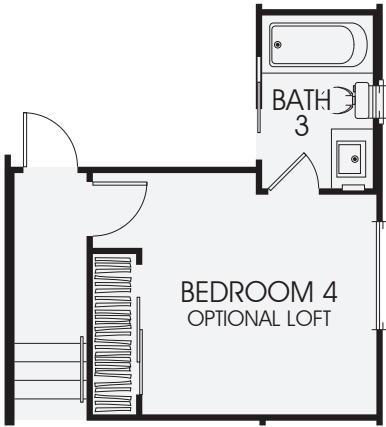
RESIDENCE
4



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.

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 Countertops in Clay Pebble with 6" Splash and Full Splash at Range
- 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

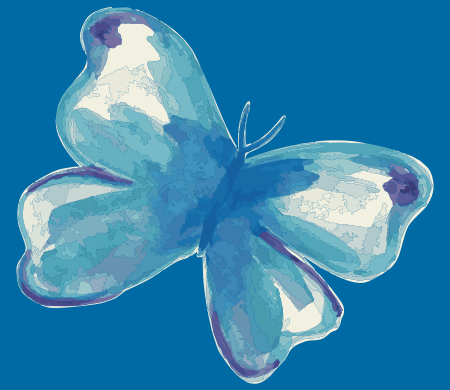
- White Thermofoil Cabinets with Contemporary Style Doors and Satin Nickle Pulls
- Convenient First Floor Bedroom and Bath, Residences 2, 4 and 1X
- Ceramic Tile Flooring at Entry, Kitchen, Baths and Laundry with Designer Selected Carpet Throughout Living Areas
- Two-panel Smooth Interior Doors with 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 Pedestal Sink with Stylish Moen Glyde Polished Chrome Faucet and Framed Mirror
- Interior Laundry with Conveniently Located Linen Cabinet

ARCHITECTURAL AND ENVIRONMENTALLY EFFICIENT DETAILS

- 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. Residences 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
- Quiet Cool Whole House Fan
- 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.



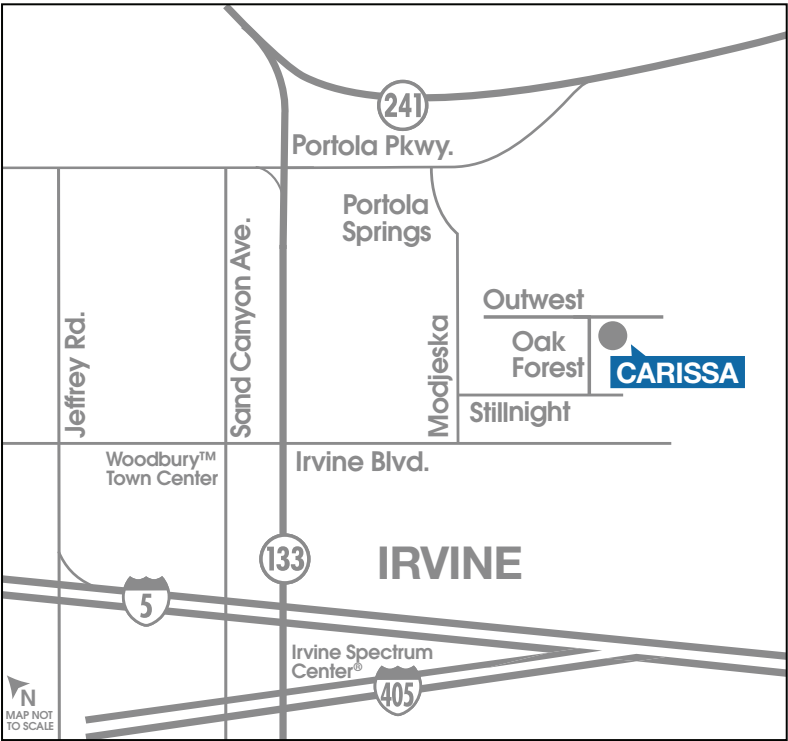
DESIGNING AND BUILDING HOMES GRACED
WITH CLASSIC LUXURY AND UNPRECEDENTED STYLE
IS OUR BUSINESS; CULTIVATING RELATIONSHIPS
AND BUILDING FUTURES IS OUR MISSION.

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.

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PACIFIC
HOMES



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CALPACIFICHOMES.COM

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