



# Living. Room.

The Comfort and Joy of Home

# PRIVATE LIFE.

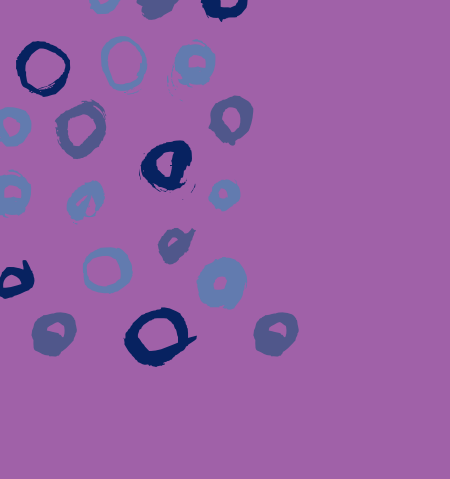


## New Courtyard Homes Infused with Style

Introducing a new Irvine address brimming with possibility. Innovative courtyard designs offer bright and spacious interiors so you can relax, celebrate and plan for happy times ahead. Exquisite details that make all the difference bring beauty and function to every room.

Enjoy the outdoors surrounded by the natural tranquility of Portola Springs Village. Celeste's fenced yards or private decks provide the perfect backdrop for family gatherings, Sunday brunch and special birthdays.





Life is Sweet When  
You Love Where You Live





## *The Fun and Leisure of a Coveted Irvine Lifestyle*

Portola Springs Village delivers recreation, relaxation and outdoor adventure to your doorstep. Explore miles of walking trails and amenity-rich parks, including Round Canyon Park just steps from home. Make a splash in the circular pool or picnic in the shade.

Celeste's easily accessible Irvine location brings convenience to daily life. Business, shopping and entertainment destinations are located nearby and children grades K-12 attend award-winning Irvine Unified schools.



# Residence 4R

Approx. 1,596 Sq. Ft. • 3 Bedrooms • 3 Baths Plus Powder Room • Loft  
Fenced Yard • 2-Car Attached Garage



First Floor



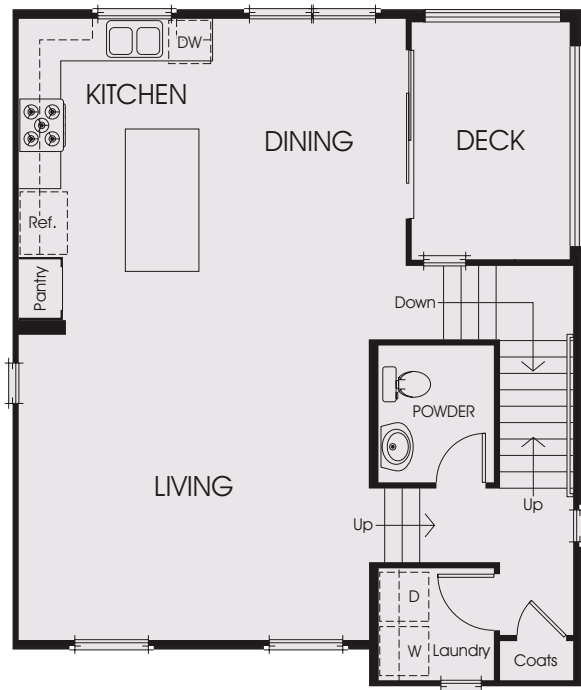
Second Floor

French Doors and Juliet Balcony occur per elevation. Windows, window sizes and shapes, walls, porches, decks, doors and garages vary per elevation and home location. See sales agent for details.

# Residence 1R

Approx. 1,792 Sq. Ft.   3 Bedrooms   3 Baths Plus Powder Room

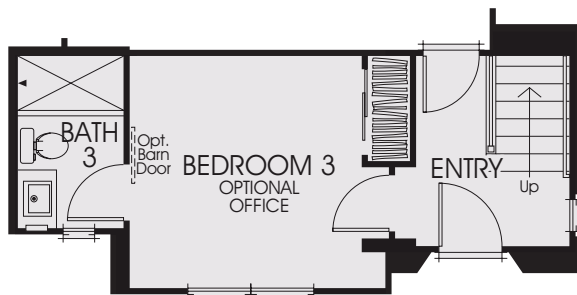
Optional Office at Bedroom 3   Covered Deck   2-Car Attached Garage



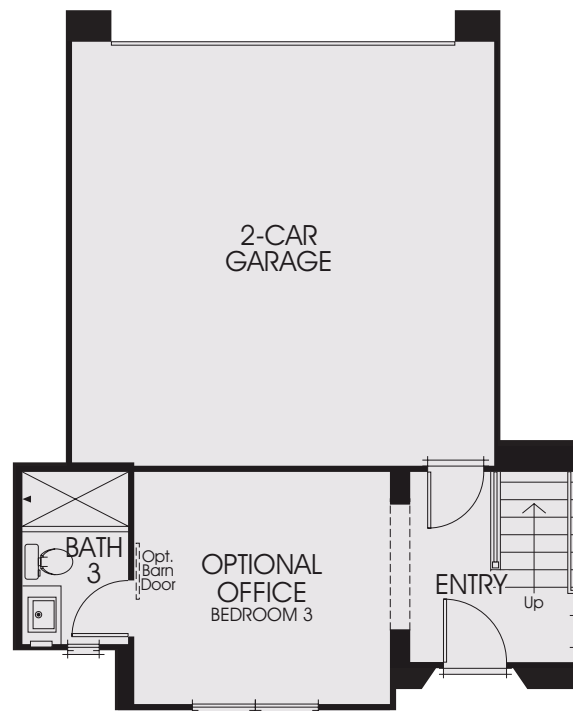
Second Floor



Third Floor



Standard Bedroom 3

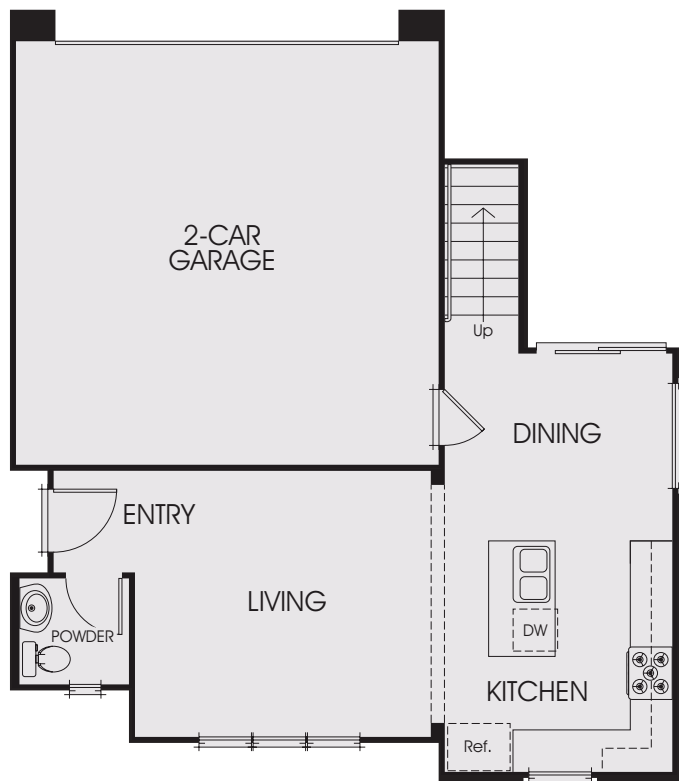


First Floor

Windows, window sizes and shapes, walls, porches, decks, doors and garages vary per elevation and home location. See sales agent for details.

# Residence 2R

Approx. 1,460 Sq. Ft.   3 Bedrooms   2 Baths Plus Powder Room   Loft  
Fenced Yard   2-Car Attached Garage



First Floor



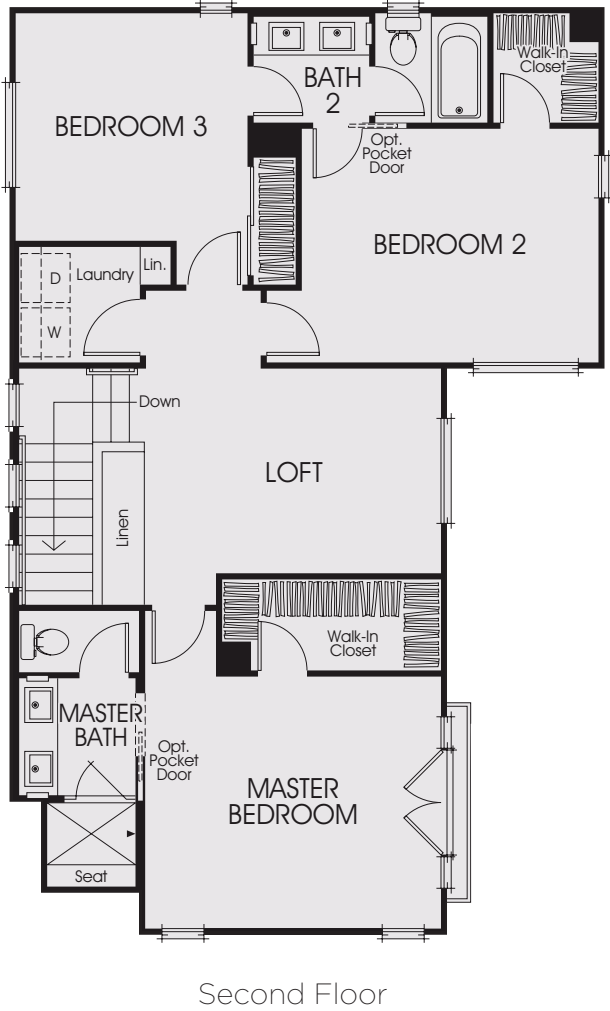
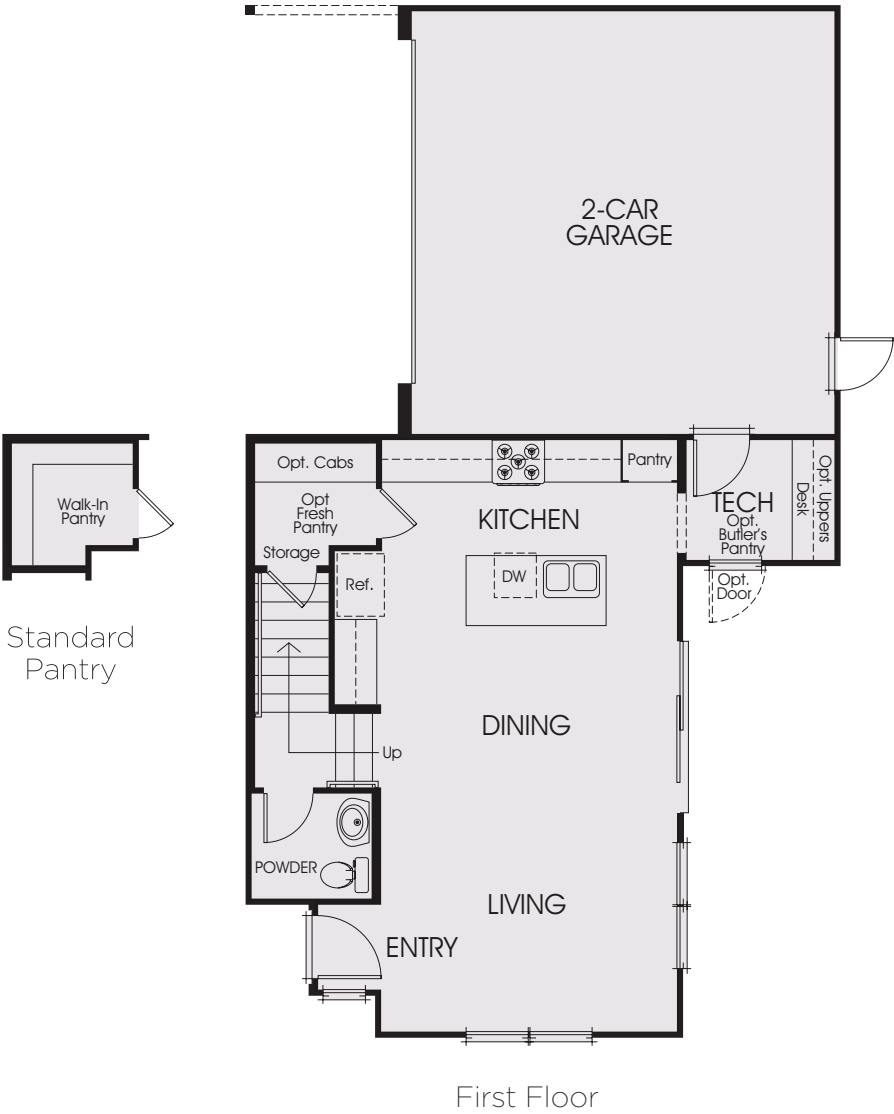
Second Floor

Windows, window sizes and shapes, walls, porches, decks, doors and garages vary per elevation and home location. See sales agent for details.



# Residence 3R

Approx. 1,600 Sq. Ft.   3 Bedrooms   2 Baths Plus Powder Room  
Loft   2-Car Attached Garage



French Doors and Juliet Balcony occur per elevation. Windows, window sizes and shapes, walls, porches, decks, doors and garages vary per elevation and home 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
- Deluxe Satin Finish White Thermafoil Cabinetry with Shaker Style Doors, Satin Nickel Knobs and Under Cabinet Task Lighting
- Della Terra Quartz Kitchen Counters in Vegas with 6-Inch Splash and Full Splash at Range
- Generous Island Per Plan
- Stainless Steel Single Basin Sink with Moen Arbor Pull-out Faucet in Spot Resistant Stainless Steel
- Cabinet Depth Refrigerator Space Pre-plumbed for Ice Maker

## LUXURIOUS MASTER SUITES

- Master Bath features Stall Shower with 3"x 6" Matte White Ceramic Tile Surround and Clear Glass Enclosure in Bright Chrome
- Elegant Bathtub, Residence 1
- Vanity includes Dual Under Mount Sinks with White Cultured Marble Countertop and Stylish Moen Voss Polished Chrome Faucets
- Spacious Walk-in Closets

## INTERIOR LIVING

- White Thermafoil Cabinetry with Shaker Style Doors and Satin Nickel Knobs
- Convenient First Floor Bedroom, Residence 1 and 4
- Designer-selected Tile at Entry, Kitchen, Baths and Laundry with Plush Carpet at Living Areas
- Two-panel Smooth Interior Doors with Schlage Andover Satin Nickel Hardware
- Bullnose Corners Throughout
- LED Recessed Lighting (Standard Locations Vary Per Plan). Residence 4 Includes Pendant Light at Dining Room
- 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 Data Outlet Standard at all Bedrooms.
- Powder Room Includes Kohler Pedestal Sink with Stylish Moen Voss Polished Chrome Faucet and Beveled Mirror
- Interior Laundry Room with Cabinetry

## ARCHITECTURAL AND ENVIRONMENTALLY EFFICIENT DETAILS

- Diverse and Harmonious Italianate, Spanish Mission and Spanish Colonial Exteriors with Fire Resistant Concrete Tile Roofs
- Private Deck or Fenced Yard per Plan (Size and Configuration Vary Per Plan and Location)
- Attached 2-Car Garage with Metal Insulated Roll-up Garage Door with Opener and Two Transmitters
- Exquisitely Landscaped Walkways and Common Areas
- Energy Efficient Dual Glazed Vinyl Windows with Low-E Glass
- Thermatru Rustic Series Front Door with Baldwin Del Mar Entry Hardware in Venetian Bronze
- Central Air Conditioning with Programmable Thermostat and Whole House Fan
- High Efficiency 90% A.F.U.E. Gas Furnace
- State of the Art L.E.D. Recessed Lighting
- 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 Home's 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.

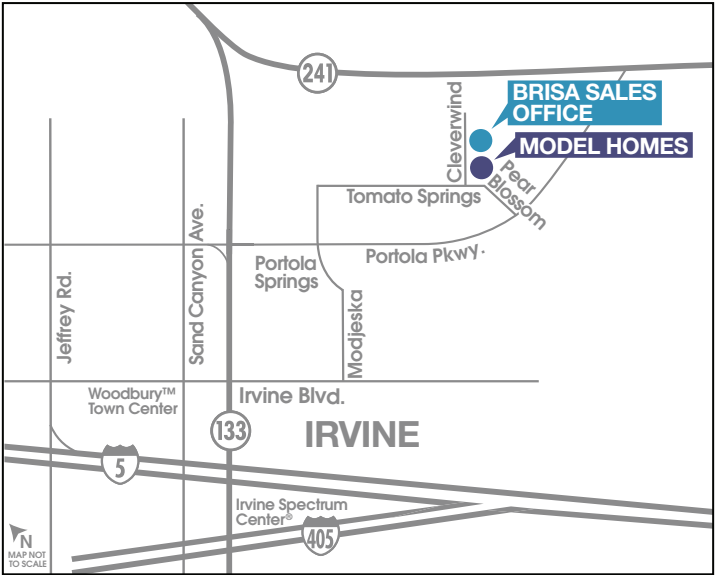
California Pacific Homes appreciates that you have choices, and we are privileged you have entrusted us to build your new home. Our philosophy of creating remarkable residential opportunities that are defined by architectural integrity and extraordinary craftsmanship is enhanced by our desire to build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



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