



MONTARA

PORTOLA SPRINGS



Living Room.

*Bright living spaces for
the best of times.*

IRVINE.

THE



MONTARA

PORTOLA SPRINGS

Designed FOR A REFRESHING OUTLOOK ON IRVINE LIFE

Find your way home to Montara, new courtyard homes with modern style, smart design and bright interiors. Enjoy al fresco dining and entertaining in your private courtyard.

Beautifully tranquil and conveniently accessible, the Village of Portola Springs® is distinctively Irvine and naturally unique. Parks and recreation, scenic trails, social connection and top schools offer the best of village life.





Family, friendship and endless fun

Discover outdoor places and spaces to play, kick back
and connect with your favorite people.





Outdoor ADVENTURE AWAITS IN YOUR OWN BACKYARD

Exciting things are always happening at one of the village's 15+ parks. Swimming pools, tot lots, ball fields, sports courts, picnic areas and other amenities bring the good life to your doorstep.

Walking trails offer connection to new neighbors and village recreation. Montara residents also have the privilege of attending award-winning Irvine Unified schools, some just moments from home.





Naturally ELEVATED AND SURROUNDED BY OPEN SPACE

Montara brings a higher perspective to Irvine living. New courtyard homes, an elevated location, and a picturesque landscape of open space naturally expand your horizon.



The warmth of home





RESIDENCE 3

Approx. 1,839 Sq. Ft.

3 Bedrooms

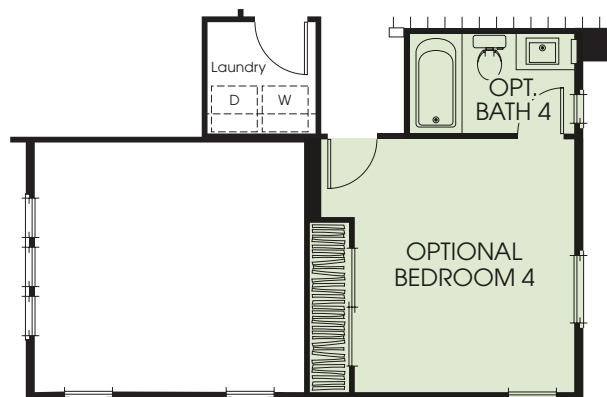
3.5 Baths

Loft

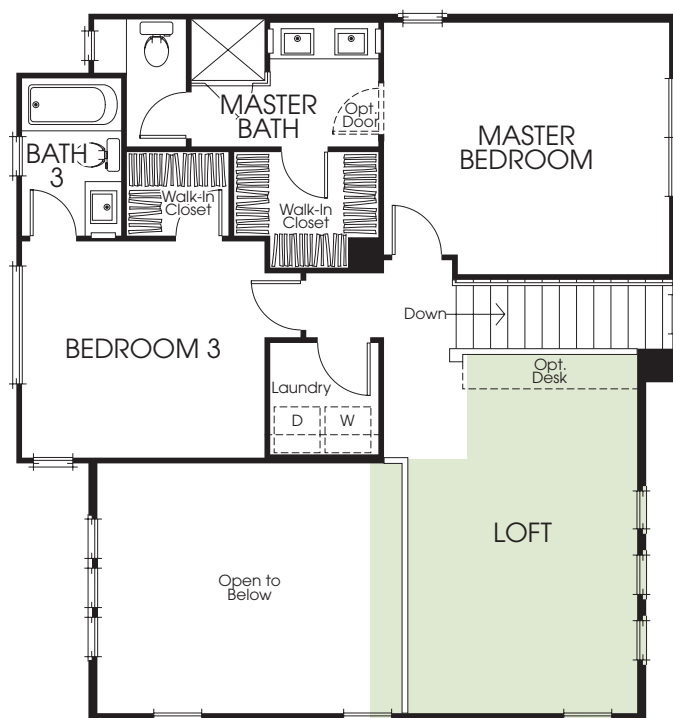
Optional Bedroom 4/Bath 4
in Lieu of Loft

2-Car Attached Garage

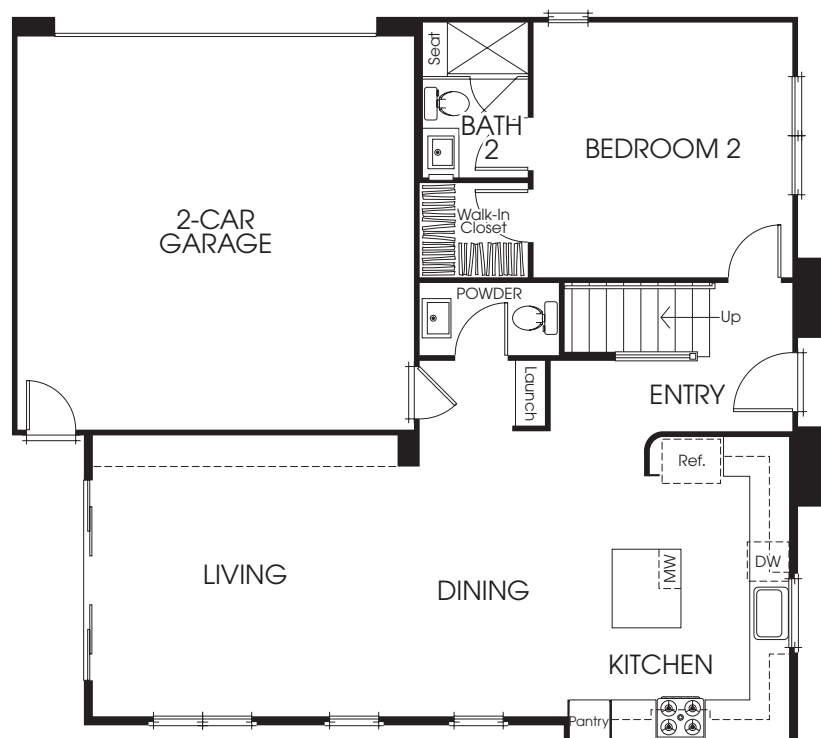
Private Courtyard



OPTIONAL BEDROOM 4/BATH 4



SECOND FLOOR



FIRST FLOOR

All window sizes, shapes, configurations and placement vary by elevation and/or location. Courtyard size and configuration vary by building type and location. See sales agent for details.



RESIDENCE

1

Approx. 1,645 Sq. Ft.

3 Bedrooms

2.5 Baths

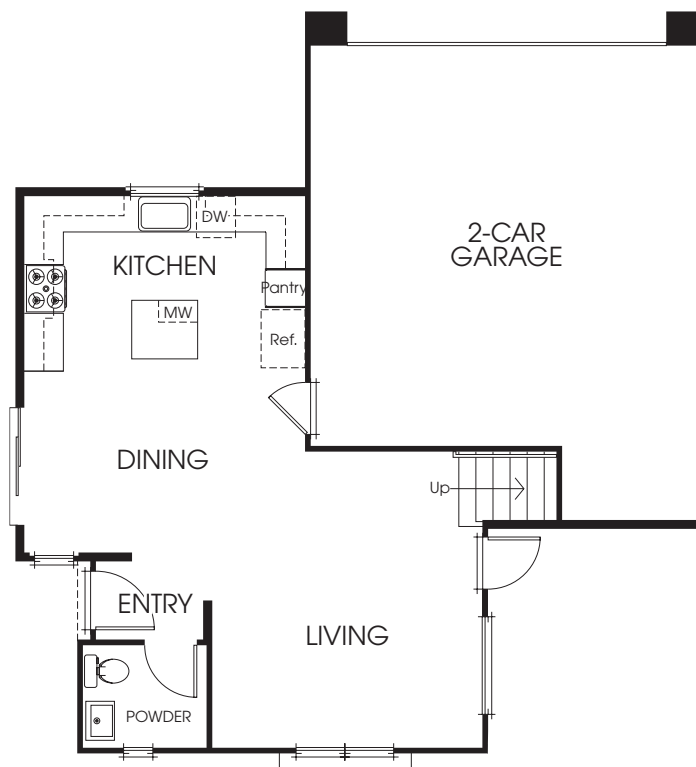
Bonus Room

2-Car Attached Garage

Private Courtyard



SECOND FLOOR



FIRST FLOOR

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RESIDENCE
2

Approx. 1,646 Sq. Ft.

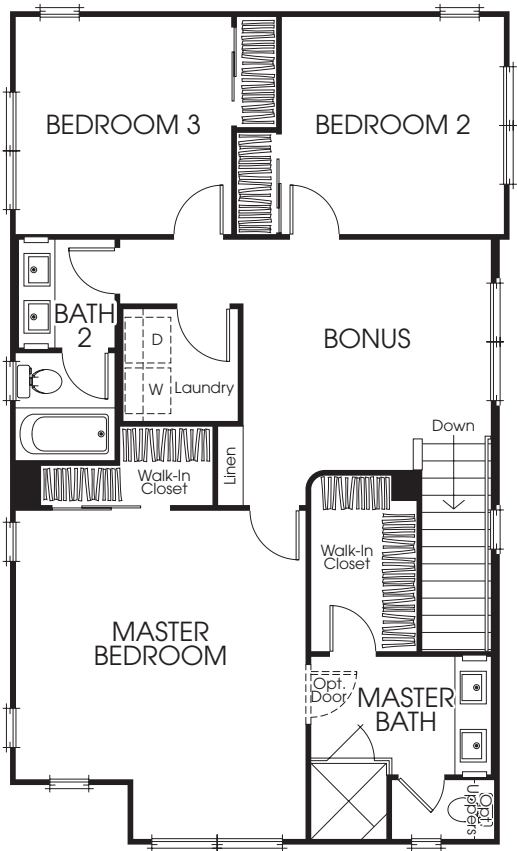
3 Bedrooms

2.5 Baths

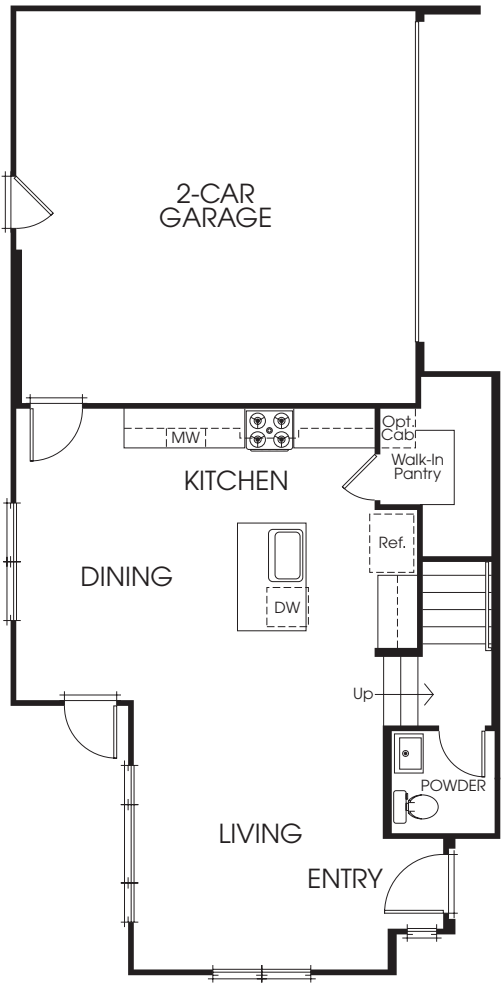
Bonus Room

2-Car Attached Garage

Private Courtyard



SECOND FLOOR



FIRST FLOOR

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LIFESTYLE KITCHENS

- Stainless Steel Appliance Package Includes Bertazzoni Freestanding Range with Broan Hood, Bosch Microwave Drawer and Dishwasher
- Deluxe Matte Finish, White Thermofoil Cabinetry with Shaker Style Doors, Satin Nickel Knobs and Task Lighting
- Della Terra Quartz Kitchen Countertops in Vegas with 6-Inch Splash and Full Splash at Range
- Stainless Steel Single Basin Sink with Moen Arbor Pull-Out Faucet in Spot Resistant Stainless Steel
- Cabinet Depth Refrigerator Space Plumbed for Ice Maker
- Walk-in Pantry, Residence 2

LUXURIOUS MASTER SUITES

- Master Bath Features Stall Shower with 3"x 6" Matte Ceramic Tile Surround and Clear Glass Enclosure
- Vanity Includes Dual Undermount Sinks with Cultured Marble Countertop and Stylish Moen Eva Polished Chrome Faucets
- Spacious Walk-In Closets. Dual Closets, Residences 1 and 2

INTERIOR LIVING

- Designer-Selected Tile at Entry, Kitchen, Baths and Laundry with Plush Carpet Throughout Living Areas
- Two-Panel, Smooth Finish Interior Doors with Schlage Satin Nickel Hardware
- Bullnose Corners Throughout
- Smart Home Package
- 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 Eva Polished Chrome Faucet and Floating Beveled Mirror
- Interior Laundry Room with Cabinetry


ARCHITECTURAL AND ENVIRONMENTALLY EFFICIENT DETAILS

- Spanish Revival, Formal Spanish and Santa Barbara Exteriors with Fire Resistant Concrete Tile Roofs
- Private Courtyard per Plan
- Attached 2-Car Garage with Insulated Metal Roll-Up Garage Door with Opener and Two Transmitters
- Garden-Inspired Walkways and Common Areas
- Energy Efficient Vinyl Windows, Dual-Glazed with Low-E Glass
- Thermatru Rustic Series Front Entry Door with Baldwin Entry Hardware in Venetian Bronze
- Central Air Conditioning with Dual Programmable Thermostat
- High Efficiency 90% A.F.U.E. Gas Furnace
- Quiet Cool Whole House Fan
- State of the Art L.E.D. Recessed Lighting
- Efficient Tankless Water Heater
- Energy Efficient Radiant Barrier Roof
- Fire Sprinklers

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

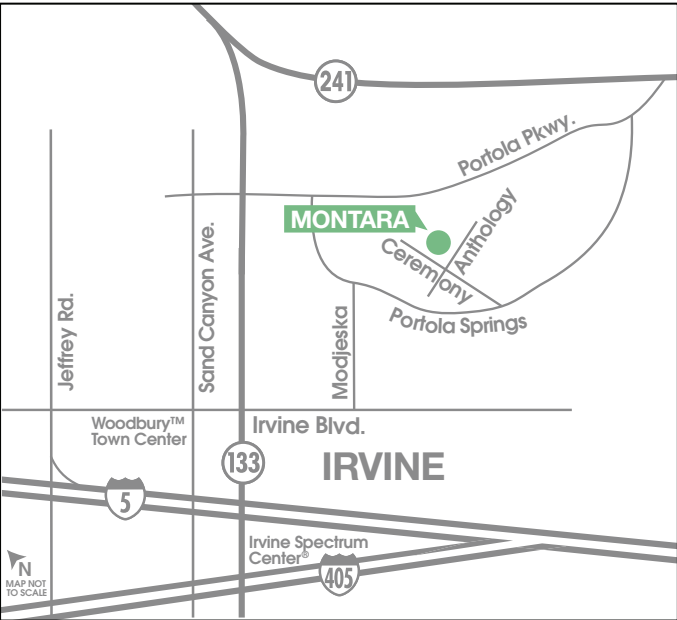
At California Pacific Homes, we are committed to bringing the art and expertise of homebuilding to the next level. We are driven by innovation, the energy of fresh ideas, and the value of forward thinking. An extraordinary approach to elegance, attention to detail, and solid construction is evident in 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.

CALIFORNIA

PACIFIC

HOMES





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CALPACIFICHOMES.COM

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