



Living. Room.

FRESH NEW HOME DESIGNS
TO BRIGHTEN YOUR FUTURE

IRVINE.

LEF



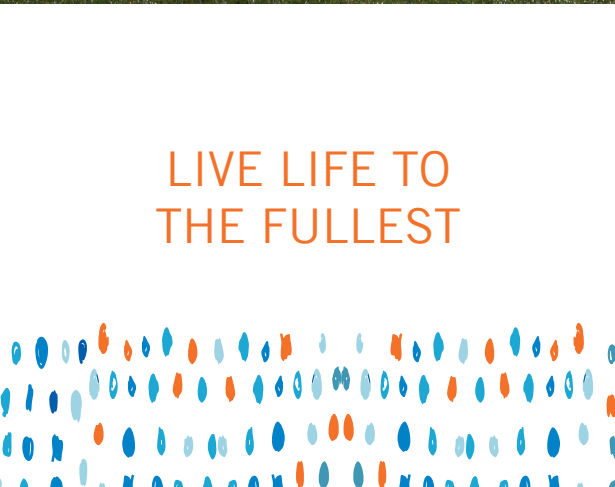
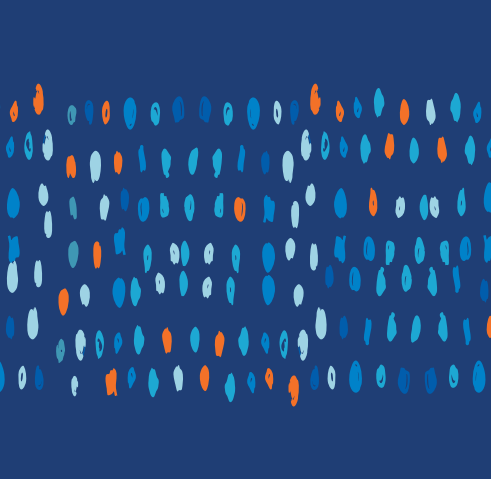


ENJOY A LIFESTYLE OF FAMILY, FRIENDSHIP AND FUN

Home is where families flourish and futures shine brightly. The naturally tranquil setting of the established Village of Portola Springs offers a vibrant community with family-friendly recreation and miles of trails to explore.

Your fantastic Irvine location means children of all ages have the benefit of attending acclaimed Irvine Unified schools. The Village of Portola Springs is complemented by its proximity to local shopping and dining opportunities.







DESIGNED FOR GREAT TIMES AHEAD

This new collection of courtyard homes has modern designs to fit your lifestyle. Enjoy innovative planning, comfortable rooms, superb amenities and stunning vistas in select locations. Bring the celebration outdoors to your private courtyard.

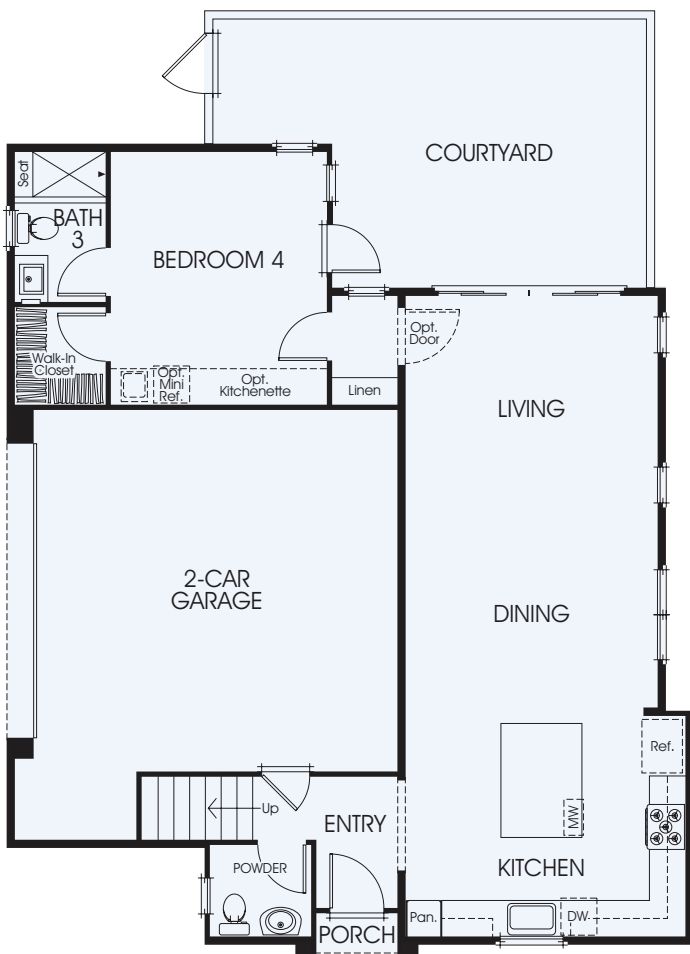
Welcome to the neighborhood.



RESIDENCE
2R

Approx. 1,827 Sq. Ft. 4 Bedrooms

3 Baths Plus Powder Room Private Courtyard 2-Car Attached Garage



First Floor

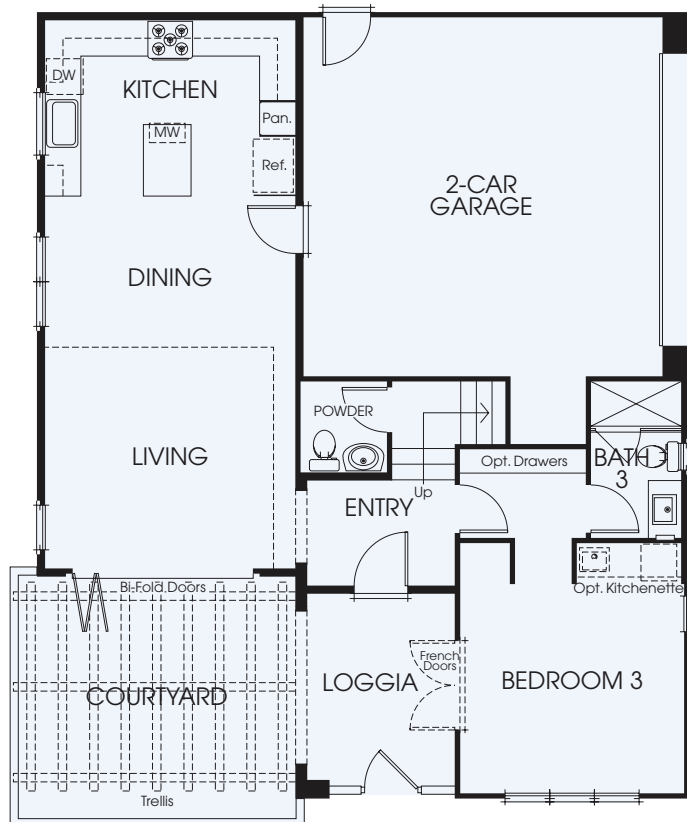


Second Floor

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

Approx. 1,806 Sq. Ft. 4 Bedrooms

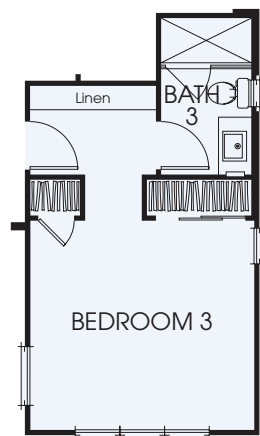
3 Baths Plus Powder Room Private Courtyard 2-Car Attached Garage



First Floor



Second Floor

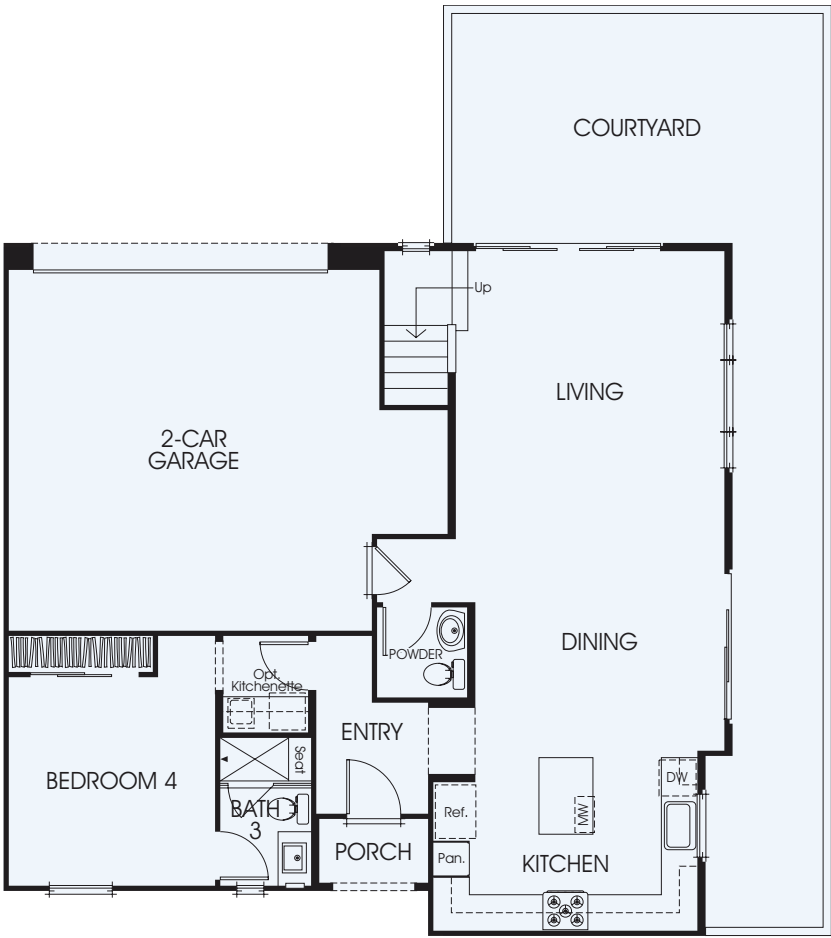


Standard Bedroom 3

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

RESIDENCE
3R

Approx. 1,940 Sq. Ft. 4 Bedrooms 3 Baths Plus Powder Room
Loft Private Courtyard 2-Car Attached Garage



First Floor

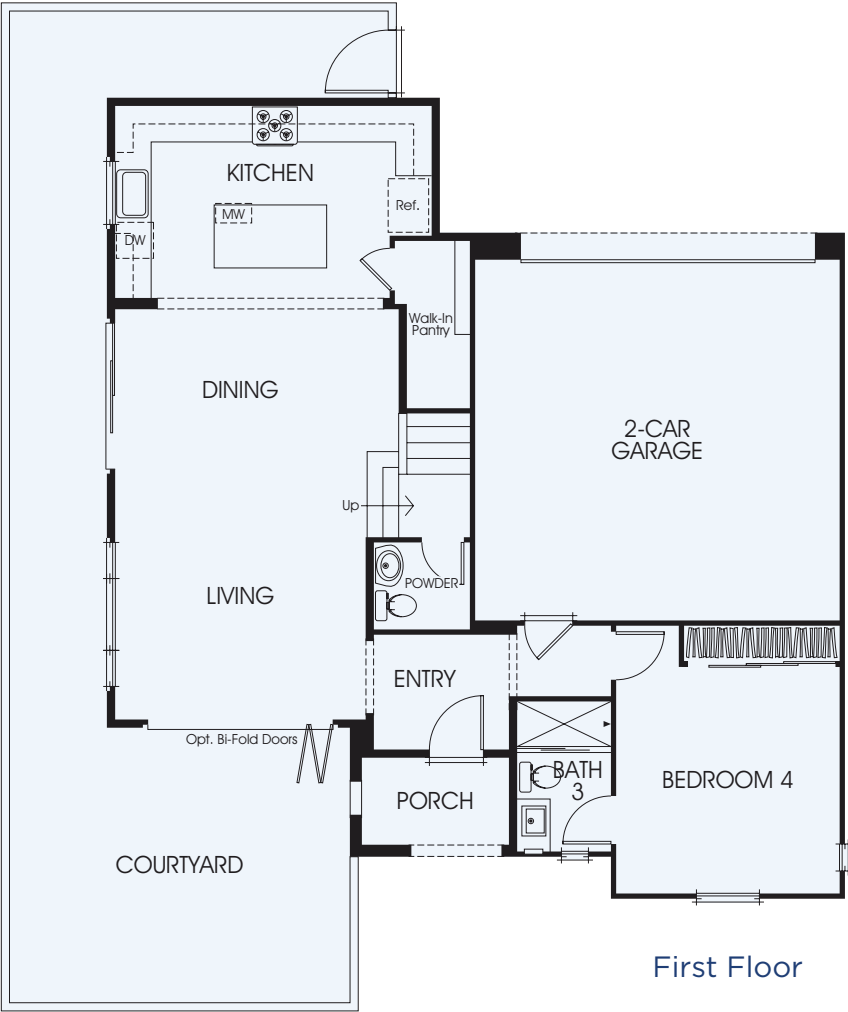


Second Floor

See Sales Agent for Information on Residence 3XA and 3YB

All window sizes, shapes, configurations and placement vary by elevation and/or location. Sliding glass doors at Dining Room available at select locations. Courtyard size and configuration vary by elevation and location. See sales agent for details.

Approx. 2,070 Sq. Ft. 4 Bedrooms 3 Baths Plus Powder Room
Loft Private Courtyard 2-Car Attached Garage



First Floor



Second Floor

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

LIFESTYLE KITCHENS

- Bosch Appliance Package in Stainless Steel Includes Built-in 5-Burner Gas Cooktop, 30" Oven, Microwave Drawer and Dishwasher with Broan 600 CFM Hood
- Deluxe Satin Finish White Thermofoil Cabinets with Shaker Style Doors, Satin Nickel Knobs and Under Cabinet Task Lighting
- Della Terra Quartz Kitchen Countertops in Vegas with 6" Splash and Full Splash at Cooktop
- Generous Island Per Plan
- Sterling Stainless Steel Single Basin Sink with Brizo Solna Polished Chrome 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 in Polished Chrome
- Elegant Bathtub in All Plans
- Vanity Includes Dual Under Mount Sinks with Cultured Marble Countertop and Moen Voss Polished Chrome Faucets
- Private Commode
- Spacious Walk-in Closets

INTERIOR LIVING

- Satin White Thermofoil Cabinets with Shaker Style Doors and Satin Nickel Knobs
- 2-Story Volume Ceiling at Living Room
- Convenient First Floor Private Bedroom with En-suite Bath. Kitchenette Option Available Per Plan.
- Ceramic Tile Flooring at Entry, Kitchen, Baths and Laundry with Plush Carpet Throughout Living Areas
- Framed Single Panel Smooth Interior Doors with Schlage Siena Egg Knobs in Satin Nickel
- 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 and Data Outlet Standard at All Bedrooms.
- Powder Room Includes Kohler Pedestal Sink with Moen Voss Polished Chrome Faucet and Beveled Mirror
- Versatile Loft Included in Residence 3 and 4
- Convenient Interior Laundry Room with Cabinetry

ARCHITECTURAL AND ENVIRONMENTALLY EFFICIENT DETAILS

- Diverse and Harmonious Italian and Spanish Exteriors with Fire Resistant Concrete Tile Roofs
- Private Fenced Courtyard Per Plan (Size and Configuration Vary Per Plan and Location)
- Residence 1 Includes Private Gated Entry with Loggia
- 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
- Lemieux Wood or Thermofoil Fiberglass Entry Door (Determined by Location) with Montana Forge Tuscan Bronze Entry Hardware
- Central Air Conditioning with Programmable Thermostat and Whole House Fan
- High Efficiency 90% A.F.U.E. Gas Furnace
- 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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HOMES



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CalPacificHomes.com

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