

Living Room.



BRIGHT SPACES.





WHERE HOME, HAPPINESS
AND VILLAGE LIFE ARE
BEAUTIFULLY BALANCED

Home and community are the foundation for a happy life. Enjoy the rewards of a brand new home and an Irvine village where vibrant spaces and welcoming places inspire recreation, connection and comfort.

Cypress Village offers abundant opportunities to play, refresh and relax. Amenity-filled parks, open spaces and resort-style recreation are just steps from home. Welcome to the neighborhood.



TRISTANIA
CYPRESS VILLAGE

ENRICH YOUR LIFE
WITH THE JOY OF HOME





THE GOOD LIFE
IS ALL AROUND YOU



PLANNED FOR THE BEST OF TIMES

Family-friendly parks with tot lots, barbecues, sports courts, swimming pools and picnic areas mean life at Tristania is brimming with fun and leisure.



Award-winning Irvine Unified schools and a convenient Irvine location near shopping, business and entertainment elevates daily life.



DESIGNED FOR ALL THE WONDERFUL POSSIBILITIES OF HOME

Introducing a collection of new townhomes innovatively planned for a variety of lifestyles.

Comfortable rooms are beautifully arranged to spend time together, relax and thrive.

Private backyards offer an oasis for outdoor dining and entertaining with family and friends.



HOME IS WHERE HAPPY
TIMES ARE SHARED

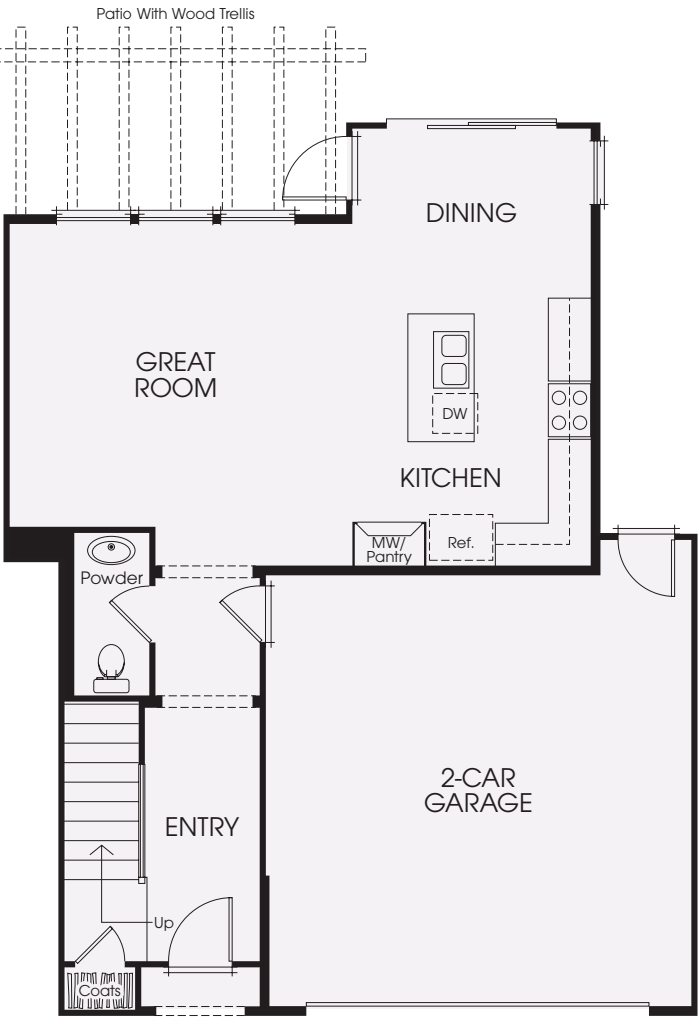


RESIDENCE

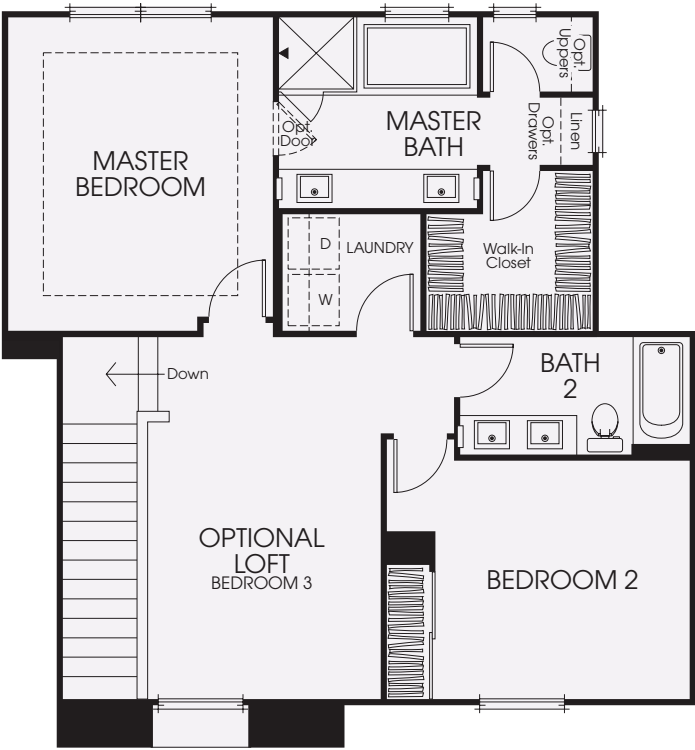
1

Approx. 1,606 Sq. Ft. | 3 Bedrooms | 2.5 Baths

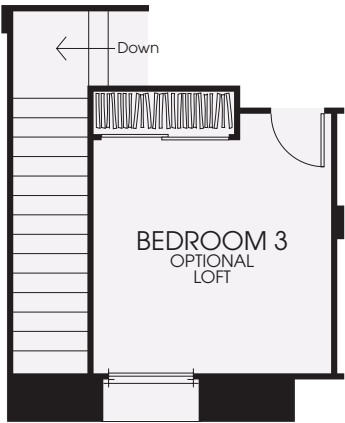
Loft Option in Lieu of Bedroom 3 | 2-Car Attached Garage | Private Yard



FIRST FLOOR



SECOND FLOOR



Standard Bedroom 3

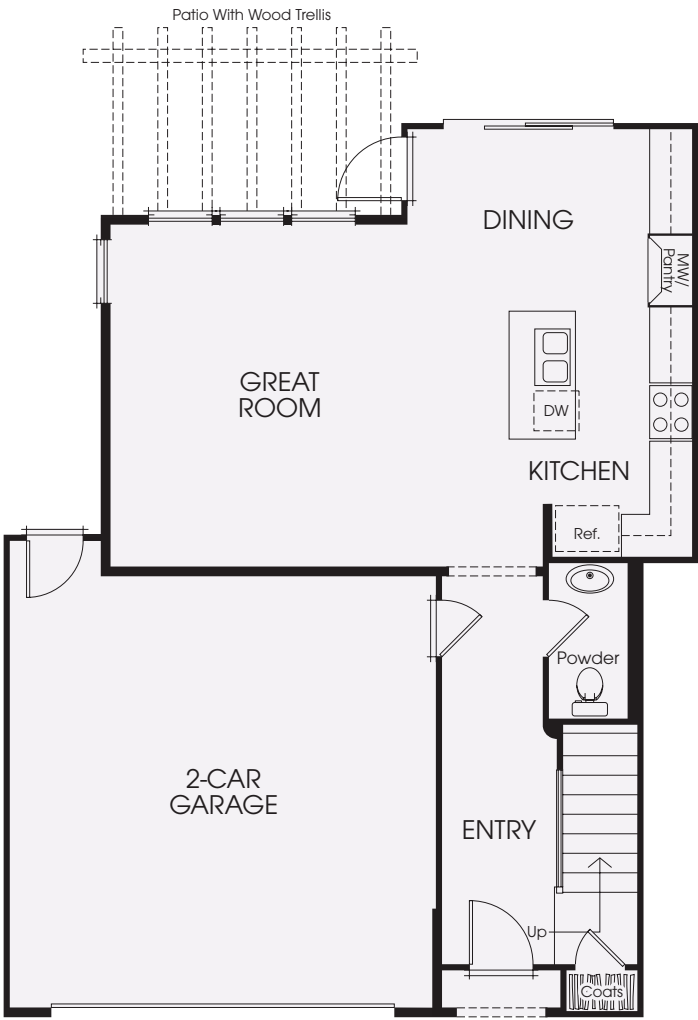
All window sizes, shapes, configurations and placement vary by elevation and or location. Private rear and side yards vary by plan and location. AC unit is located in private yards and location is by building and plan type.

Approx. 1,659 Sq. Ft. | 3 Bedrooms | 2.5 Baths

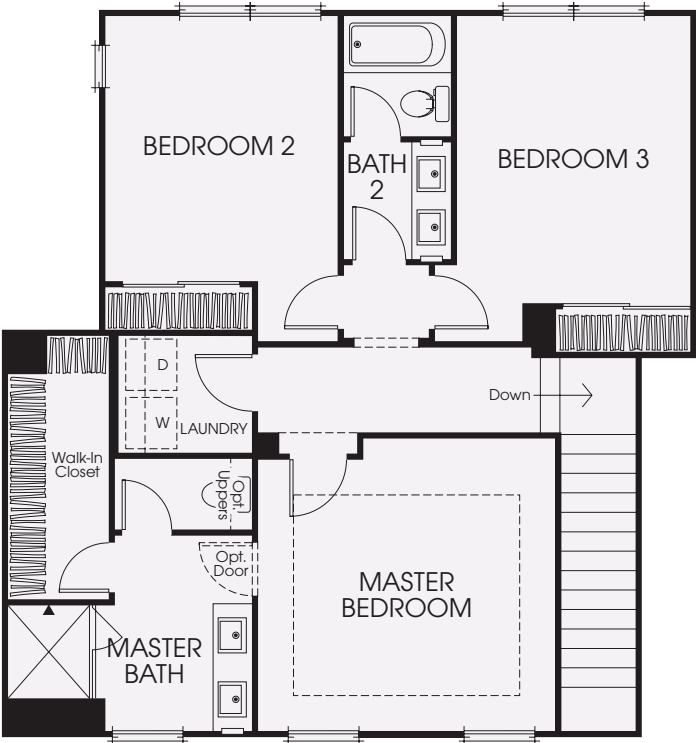
2-Car Attached Garage | Private Yard

RESIDENCE

2



FIRST FLOOR



SECOND FLOOR

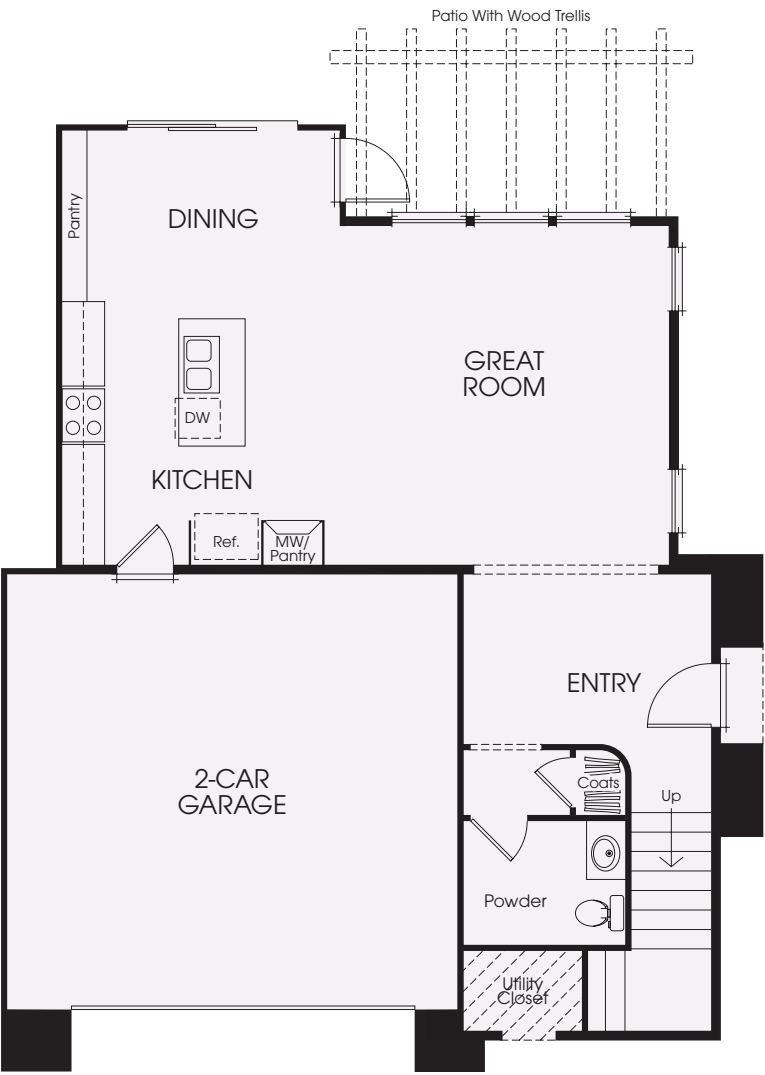
All window sizes, shapes, configurations and placement vary by elevation and or location. Private rear and side yards vary by plan and location. AC unit is located in private yards and location is by building and plan type.

RESIDENCE

3z

Approx. 1,934 Sq. Ft. | 3 Bedrooms | 2.5 Baths

Tech Space | 2-Car Attached Garage | Private Yard



FIRST FLOOR



SECOND FLOOR

All window sizes, shapes, configurations and placement vary by elevation and or location. Private rear and side yards vary by plan and location. AC unit is located in private yards and location is by building and plan type.

Approx. 1,884 Sq. Ft. | 3 Bedrooms | 2.5 Baths

Tech Space | 2-Car Attached Garage | Private Yard

RESIDENCE

3



NOT MODELED



FIRST FLOOR



SECOND FLOOR

All window sizes, shapes, configurations and placement vary by elevation and or location. Private rear and side yards vary by plan and location. AC unit is located in private yards and location is by building and plan type.

LIFESTYLE KITCHENS

- Bosch Appliance Package in Stainless Steel Includes a Bosch 30" 4 Burner Gas Cooktop with Built-In Wall Oven, Microwave Oven and Dishwasher with Broan 600 CFM Hood
- Satin White Thermofoil Cabinets with Shaker Style Doors, Stylish Satin Nickel Knobs and Under Cabinet Task Lighting
- Kitchen Countertops in Pental Quartz, Clay Pebble with 6" Splash and Full Splash at Range
- Generous Island Per Plan
- 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 a Stall Shower with 3"x 6" Matte White Tile Surround and Clear Glass Enclosure, Plans 1, 3 and 3Z Include Bathtub
- Vanity Includes Dual Under Mount Sinks with Cultured Marble Countertop and Moen Voss Polished Chrome Faucets
- Private Commode
- Walk-in Closets

INTERIOR LIVING

- White Thermofoil Cabinets with Shaker Style Doors and Satin Nickel Knobs
- Ceramic Tile Flooring at Entry, Kitchen, Dining, Baths and Laundry
- Designer-selected Plush Carpet Throughout Living Areas
- Two-panel Smooth Interior Doors with Schlage Andover Satin Nickel Hardware
- Bullnose Corners Throughout
- LED Recessed Lighting
- 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 Voss Polished Chrome Faucet and Beveled Floating Mirror, Plan 3Z Includes Vanity Cabinet with Sink and Beveled Mirror
- Interior Laundry for Side-by-Side Washer and Dryer, Included Cabinetry Per Plan
- Linen Cabinets at Select Locations Per Plan

ARCHITECTURAL AND ENVIRONMENTALLY EFFICIENT DETAILS

- Diverse and Harmonious Early California, Santa Barbara and Formal Spanish Exteriors with Fire Resistant Concrete Tile Roofs
- Private Fenced Rear and Side Yard
- Attached 2-Car Garage Includes Insulated Wood Roll-up Garage Door with Opener and Two Mini Transmitters
- Creative and Environmentally Conscious Landscaped Walkways and Common Areas
- Energy Efficient Dual Glazed Low-E Glass Vinyl Windows
- Smart Home Package — see Sales Agent for details
- Thermatru Rustic Series Front Entry Doors with Baldwin Del Mar Handle Set in Venetian Bronze
- Central Air Conditioning with Programmable Thermostat
- High Efficiency 90% A.F.U.E. Gas Furnace
- Efficient Tankless Water Heater
- Energy Efficient Radiant Barrier Roof
- Fire Sprinklers
- Private Rear Yard with Concrete Patio and Trellis

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.

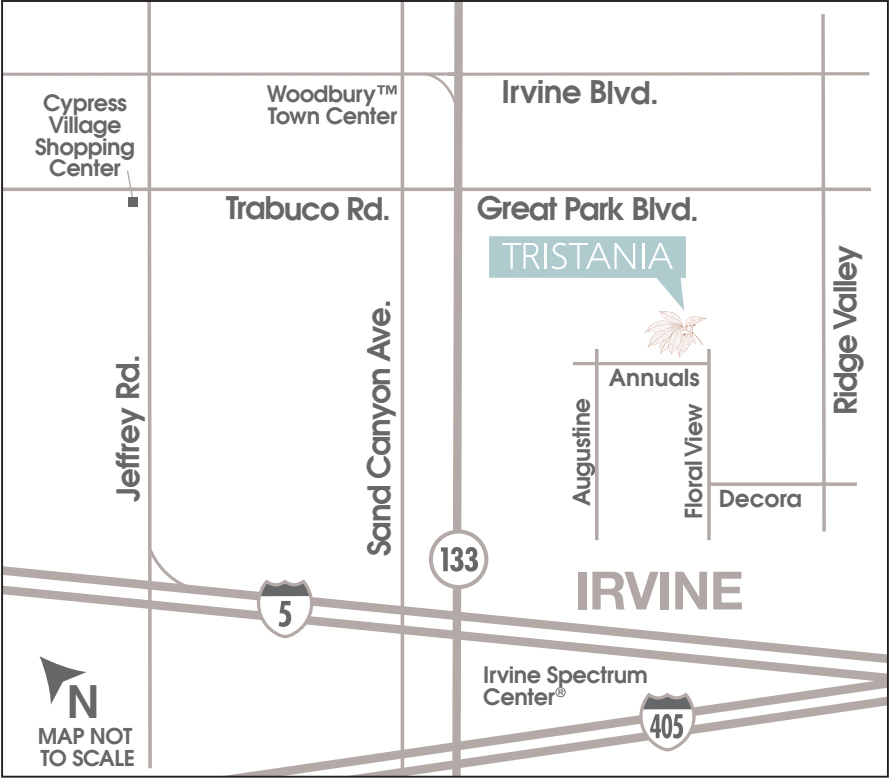
California Pacific Homes appreciates that you have choices, and we are privileged you have entrusted us to build your new home. Our philosophy of creating remarkable residential opportunities that are defined by architectural integrity and extraordinary craftsmanship is enhanced by our desire to build 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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Villages of Irvine®
Masterfully Planned by the Irvine Company