



# LAPIS

Portola Springs

PRELIMINARY

A woman with long, dark hair is sitting on a white sofa, reading a book. She is wearing a white top with black floral patterns and a gold bracelet. The background is a bright, airy interior with white cushions.

*luxe*

NEW TOWNHOMES  
& STACKED FLATS



## AN EXCEPTIONAL NEW HOME COLLECTION

These brand new townhome designs are the perfect fit for your Irvine lifestyle. Lapis offers the convenience of attached living and modern comforts you want and love. Enjoy sunny and open living spaces, gourmet kitchens for family celebrations, indoor/ outdoor spaces to gather together and stunning details that brighten up every day.





# LIVING IN PORTOLA SPRINGS HAS ITS *benefits*

The Village of Portola Springs is an idyllic setting to explore the great outdoors, connect with friends and neighbors, and enjoy a host of beautiful parks and recreation at your doorstep.





## COME HOME TO WHAT YOU LOVE

The Village of Portola Springs offers 15+ vibrant parks for swimming, playing and picnicking, miles of trails that connect to the permanent open space and the great outdoors and unmatched resort-style amenities to unwind and refresh.

The serenity of Portola Springs is complemented by its convenient proximity to retail and entertainment centers. Access to award-winning Irvine schools, some within the Village, make Lapis a natural choice for family living.



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15+ Resort-Style  
Parks to Enjoy

Miles of Trails  
& Open Space

Access to Top  
Irvine Schools

Convenient Shopping  
& Dining Nearby

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# ELEVATION *styles*



— AA - SANTA BARBARA —



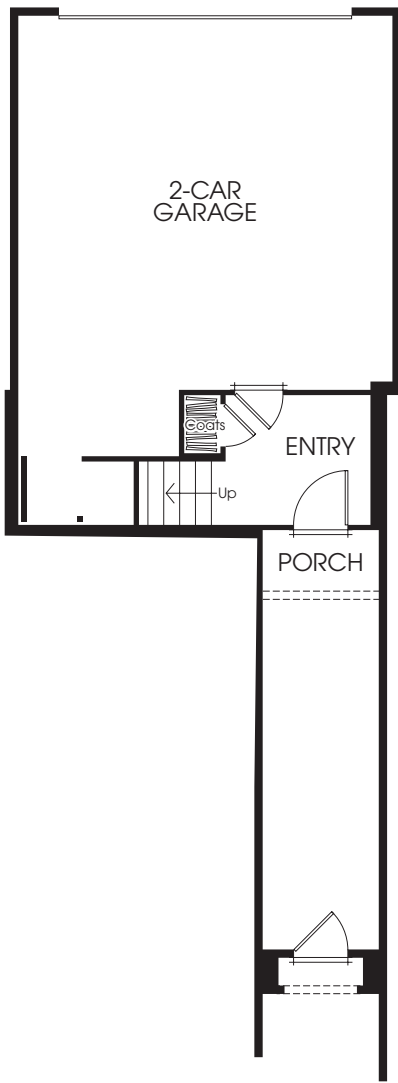
— AB - SPANISH MONTEREY —



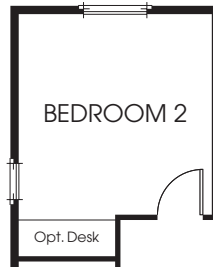
— AC - FORMAL SPANISH —

# PLAN IR

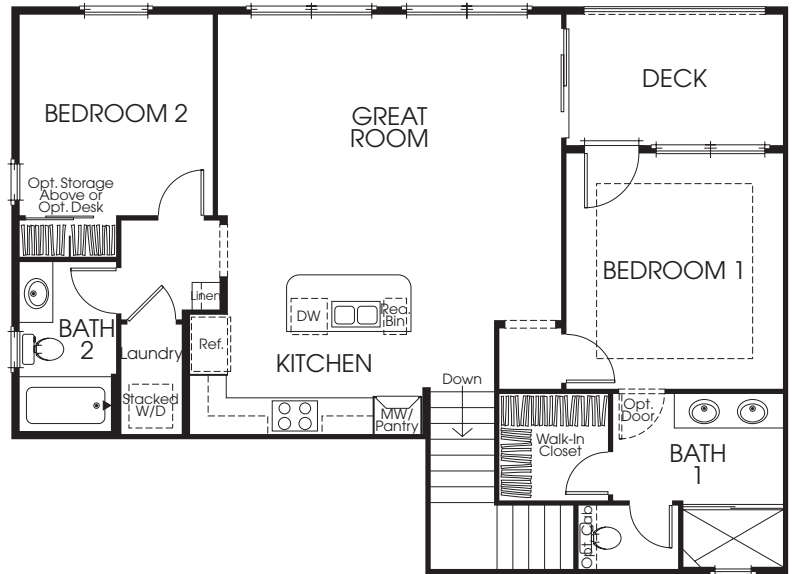
APPROX. 1,172 SQ. FT. • 2 BEDROOMS  
 2 BATHS • 2-CAR ATTACHED GARAGE • DECK



FIRST FLOOR



Optional Desk  
 at Bedroom 2

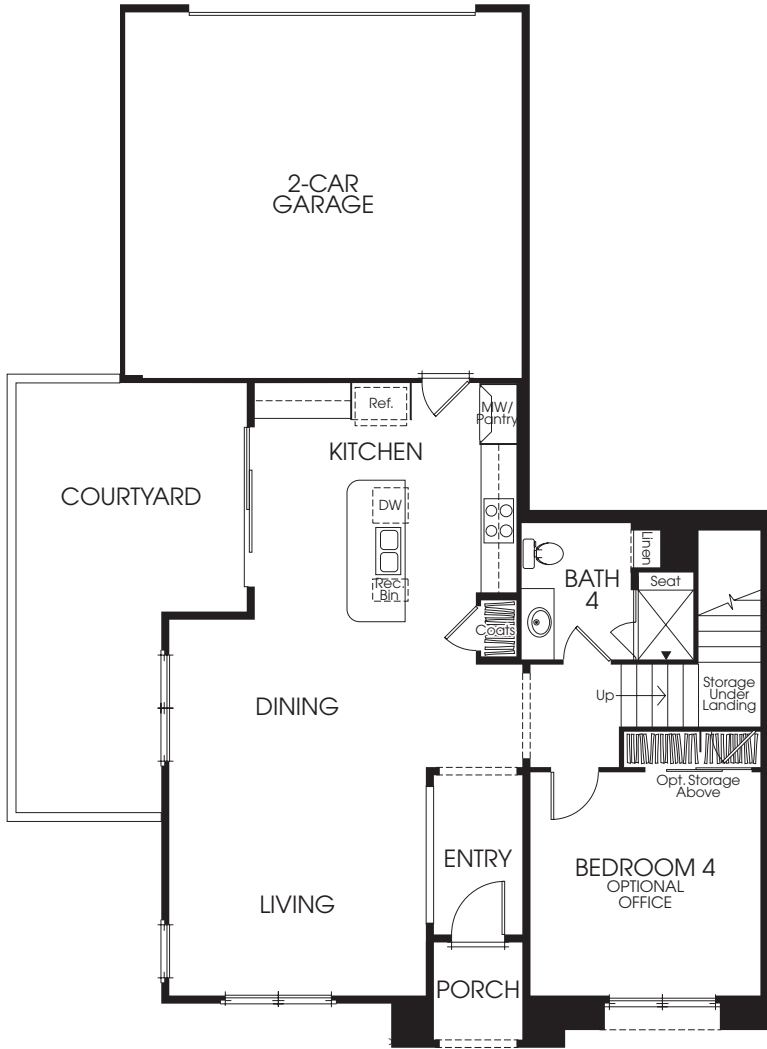


SECOND FLOOR

All window sizes, shapes and configurations vary by elevation and/or location. Decks, courtyard size and configuration vary by building type and location.

# PLAN 2R

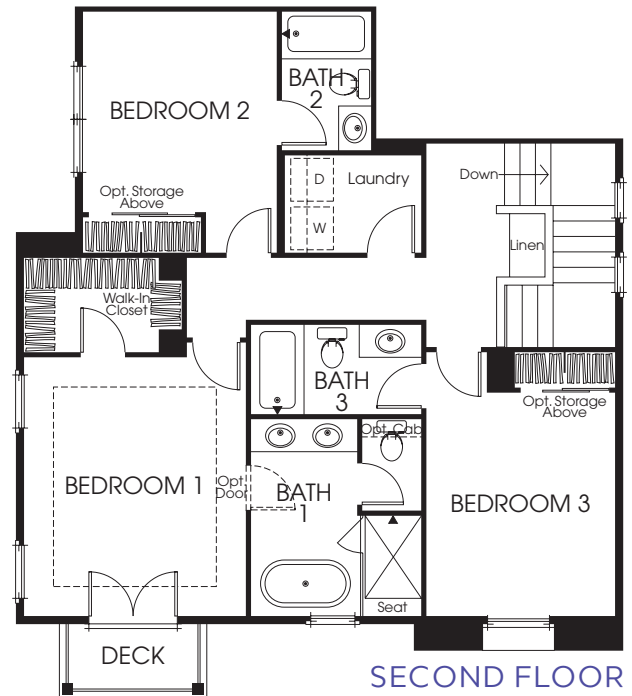
APPROX. 2,006 SQ. FT. • 4 BEDROOMS • 4 BATHS  
 2-CAR ATTACHED GARAGE • COURTYARD • DECK  
 OPTIONAL OFFICE AT BEDROOM 4



FIRST FLOOR



Optional Sink at Laundry



SECOND FLOOR



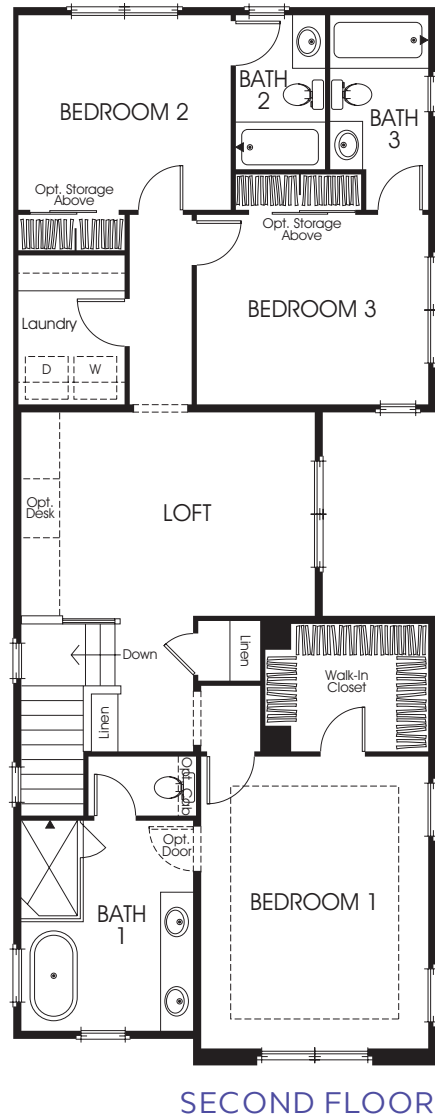
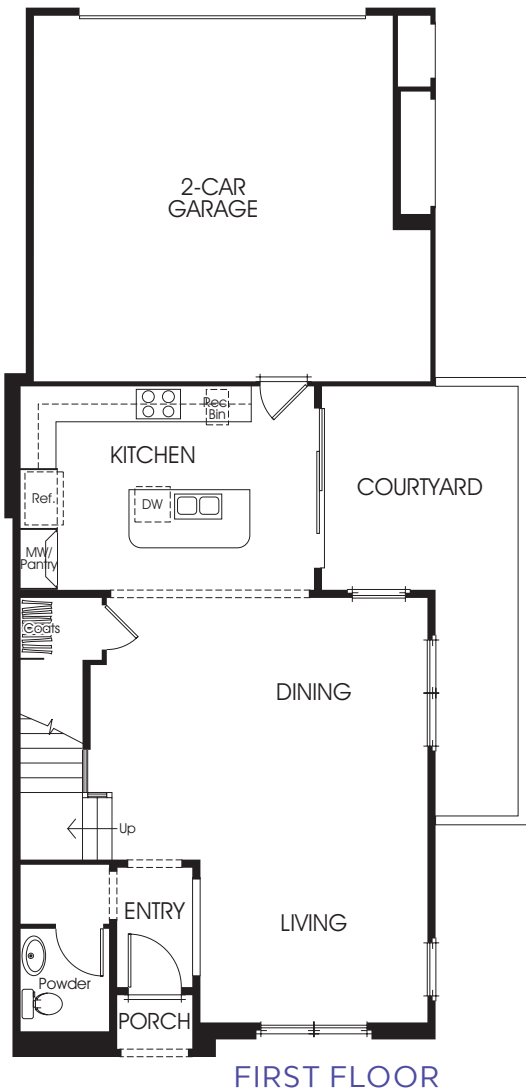
Optional Office at Bedroom 4

The deck is only available on certain homesites/elevation. All window sizes, shapes and configurations vary by elevation and/or location. Decks, courtyard size and configuration vary by building type and location.



# PLAN 3R

APPROX. 2,083 SQ. FT. • 3 BEDROOMS  
 3.5 BATHS • LOFT • 2-CAR ATTACHED GARAGE  
 COURTYARD



All window sizes, shapes and configurations vary by elevation and/or location. Decks, courtyard size and configuration vary by building type and location.

# STUNNING *details*

## LIFESTYLE KITCHENS

- Bosch Appliance Package in Stainless Steel includes 4 (Plan 1) or 5 (Plan 2 & 3) Burner Gas Cooktop, Oven, Microwave, Hood and Dishwasher
- White Thermofoil Shaker Cabinets Doors with Satin Nickel Knobs and Under Cabinet Lighting
- Della Terra Quartz Kitchen Countertops in White Sand-N with 6" Splash and Full Splash at Cooktop.
- Generous Island Per Plan
- Sterling Stainless Steel Single Basin Sink with Moen Genta Spot Resistant Stainless Steel Finish Faucet
- Cabinet Depth Refrigerator Space Pre-Plumbed for Ice Maker

## LUXURIOUS MAIN SUITES

- Main Bath (Bath #1) Features White 3x6 Subway Wall Tile and 2x2 shower pan tile with Frameless Clear glass enclosure in Polished Chrome
- Freestanding Signature Hardware Tub (Plan 2 & 3)
- Vanity includes Dual Under Mount Sinks with Cultured Marble Countertop and Moen Genta Polished Chrome Fixtures
- Private Western Pottery Elongated commode
- Spacious Walk-In Closets

## INTERIOR LIVING

- White Thermofoil Shaker Cabinets Doors with Satin Nickel Knobs
- Ceramic 12x12 Tile Flooring at Entry, Kitchen, Baths and Laundry with Designer Selected Carpet Throughout Living Areas
- Dual Panel Hollow Core Interior Doors with Andover Knobs in Satin Nickel
- Bullnose corners Throughout
- LED Recessed Lighting (Standard Locations Vary Per Plan)
- Structured Wiring with Enhanced CAT-6 Wire to Support Phone and High-Speed Internet
- Multi-Media Outlet to Support Phone/Data and Television at Great Room and selected locations. TV and Data Outlet Standard at All Bedrooms.
- Powder Room (Plan 3) Includes Gerber Blaze Pedestal Sink with Moen Genta Polished Chrome Faucet and Framed Mirror
- Conveniently located Interior Laundry

## ARCHITECTURAL AND ENVIRONMENTALLY EFFICIENT DETAILS

- Varied and Appealing Spanish Exteriors with Fire Resistant Concrete Tile Roofs
- Residence 1 Includes Private Gated Entry
- 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 Low-E Glass Vinyl Windows
- Thermatru Fiberglass Entry Door (Determined by Location) with Schlage Century Black Stainless Encode Smart Deadbolt Entry Hardware
- High Efficiency Heat Pump Heating and Cooling System with Programmable Thermostat
- Efficient Tankless Water Heater
- Energy Efficient Radiant Barrier Roof
- Fire Sprinklers
- Smart Home Package Includes “White Glove” Homeowner Orientation and Walk-Through
- Energy Saving Solar Panels

## MAKE IT YOUR *own*

Your home is your oasis; a place to express your personal vision. The California Pacific Homes Design Studio at New West Designs 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 & 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](http://CalPacificHomes.com)



**CALIFORNIA**  
**PACIFIC**  
**HOMES**

 **Villages of Irvine**<sup>®</sup>  
Masterfully Planned by the Irvine Company

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