



# FIORE

PORTOLA SPRINGS



*Introducing*  
**FIORE BY CALIFORNIA  
 PACIFIC HOMES**



*More* OF WHAT  
 YOU LIVE FOR

Life in Portola Springs delivers access to top schools, abundant parks, open space, convenient shopping and dining destinations just steps from home.

- 15+ RESORT-STYLE POOLS & PARKS
- MILES OF SCENIC TRAILS & OPEN SPACE
- ACCESS TO TOP IRVINE SCHOOLS
- PREMIER SHOPPING & DINING DESTINATIONS NEARBY

Irvine residents appreciate the peace of mind that comes with living in one of America's safest cities, also recognized as one of the top places to raise a family.



# RESIDENCE

*One R*

APPROX. 2,035 SQ. FT.  
 3 BEDROOMS | 2.5 BATHS  
 LOFT | 2-CAR GARAGE

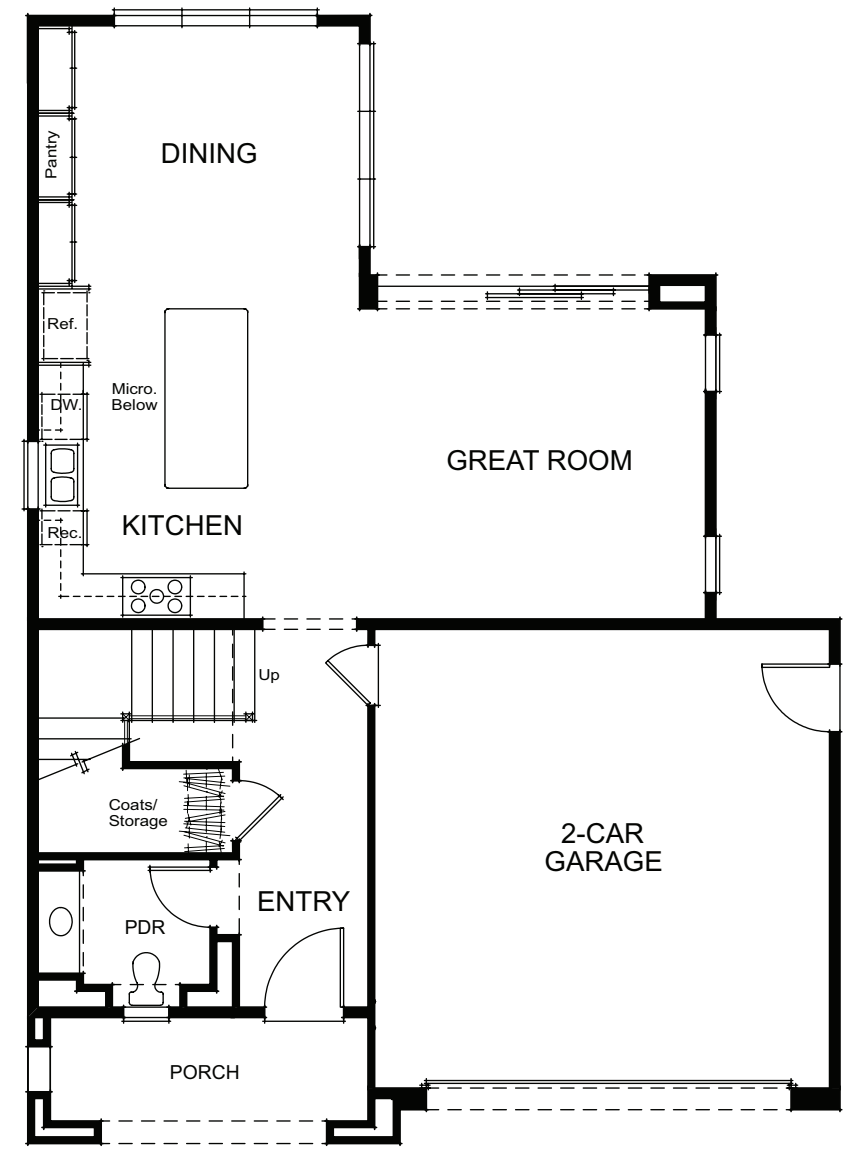


1CR - FORMAL SPANISH (AS MODELED)

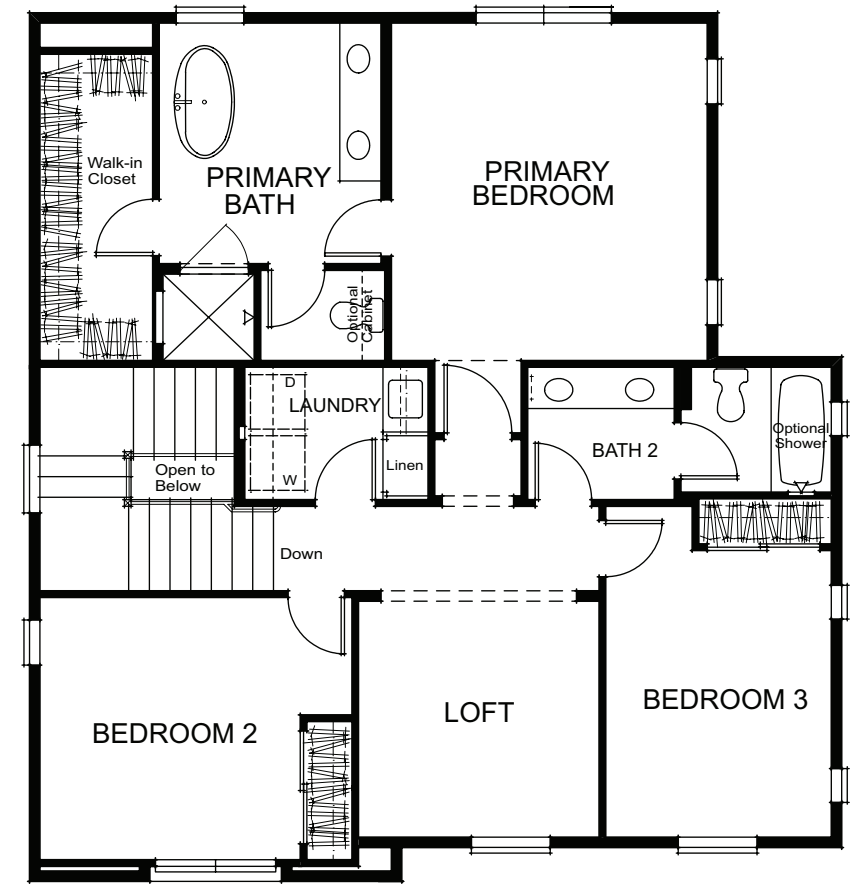


1A - SANTA BARBARA

1B - EARLY CALIFORNIA



FIRST FLOOR



SECOND FLOOR



Optional Shower at Bath 2

# RESIDENCE

## Two R

APPROX. 2,210 - 2,410 SQ. FT.\*  
 4 BEDROOMS | 3 BATHS | 2-CAR GARAGE  
 OPTIONAL LOFT ABOVE GREAT ROOM  
 OPTIONAL OFFICE AT BEDROOM 4



2BR - EARLY CALIFORNIA (AS MODELED)



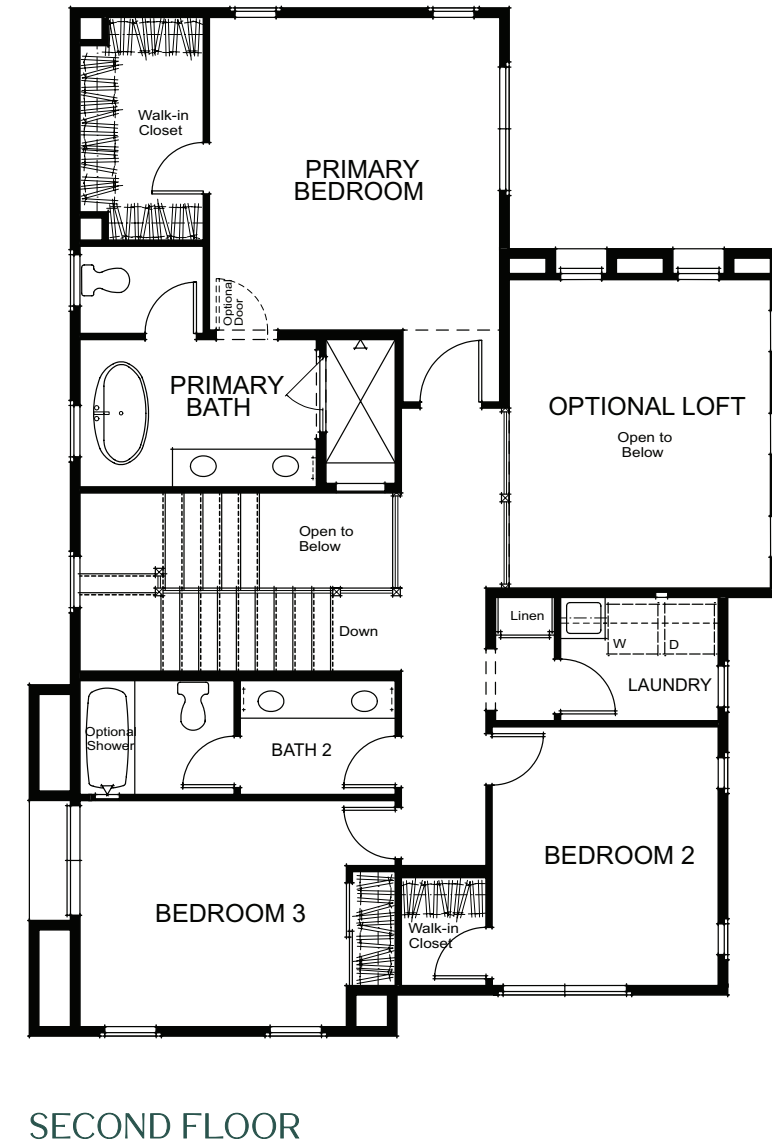
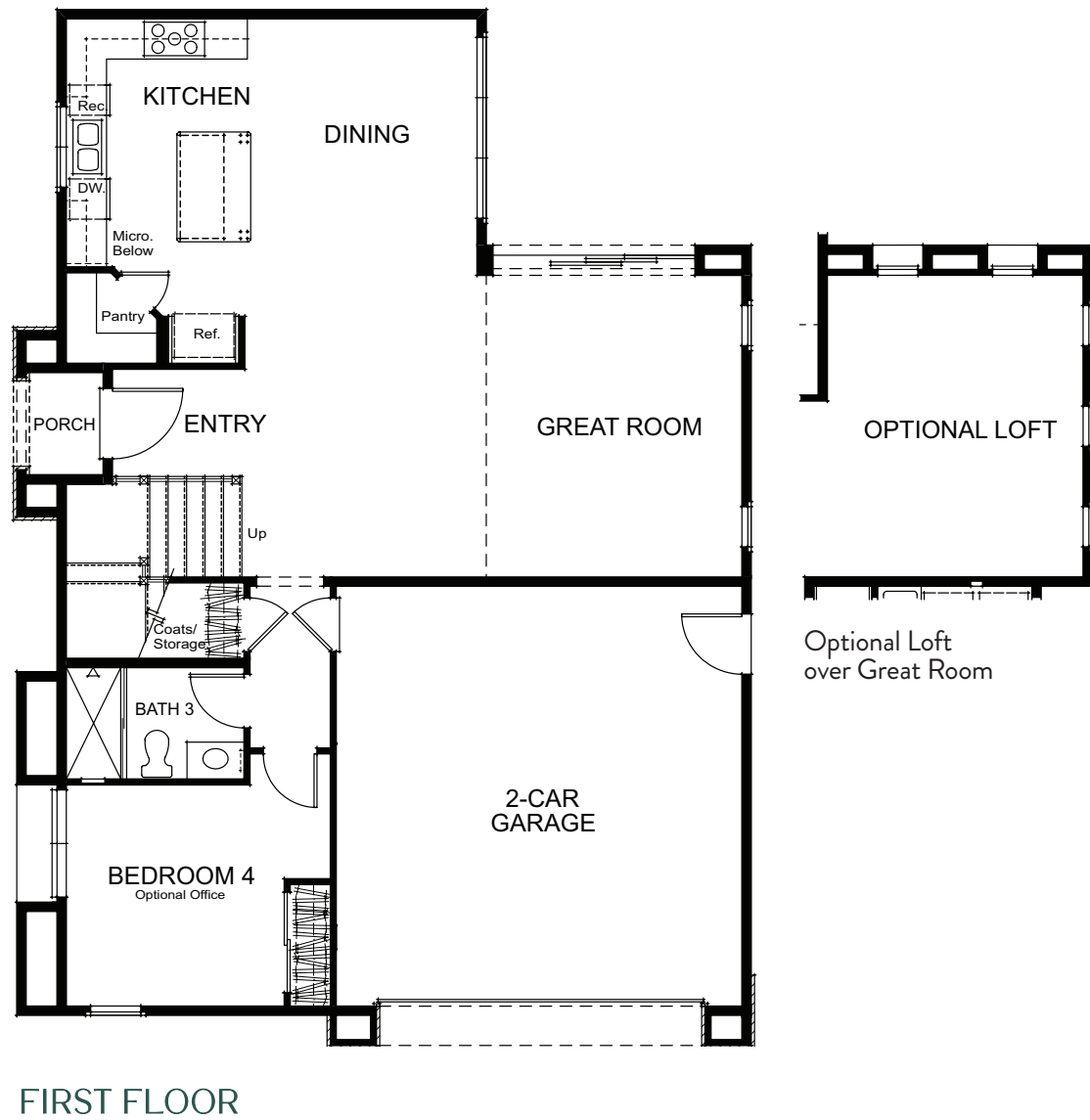
2A - SANTA BARBARA



2C - FORMAL SPANISH



2G - ITALIANATE



\*Standard square footage will change based on floor plan configuration selected.

# *A Legacy of* QUALITY & COMMITMENT

At California Pacific Homes, designing and building homes graced with classic luxury and unprecedented style is our business. 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, and we extend a gracious welcome to the California Pacific Homes family.

211 BIRDSEYE, IRVINE, CA 92618 | 949.833.6165

[CALPACIFICHOMES.COM](http://CALPACIFICHOMES.COM)

**PORTOLA  
SPRINGS**<sup>®</sup>  
VILLAGE

**CALIFORNIA  
PACIFIC  
HOMES**

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

©2023 California Pacific Homes. All renderings, floorplans, amenities, facilities and maps portrayed in this brochure are artists' renderings of the improvements proposed for Fiore in Portola Springs. Actual development of the homes in Fiore in Portola Springs may result in changes to the specifications, materials, designs, improvements, elevations, square footages, unit and lot sizes or any other alteration deemed necessary. Windows, walls, porches, balconies, decks and courtyards, doors, storage and garages vary per home location. Availability in all price ranges is subject to prior sale. Prices and product availability are subject to change without notice. As a resident of Irvine you automatically become a member of the Homeowner's Association. Monthly association dues maintain the quality of common area facilities. Irvine is included in an Assessment District and Community Facilities (Mello Roos) District. Portola Springs is a planned community developed by Irvine Community Development Company LLC, an affiliate of The Irvine Company LLC. "Masterfully Planned by the Irvine Company" means that the Irvine Company created the master land plan for all Irvine Company communities. The "master land plan" includes the overall entitlement and design of each community but does not include the design, construction and sale of homes. The design, construction and sale of homes is the sole responsibility of community builders. The Irvine Company is not designing, constructing or offering homes for sale in any community. Models do not reflect racial preference. DRE License #01277135.

