



RAVELLO

RESERVE AT ORCHARD HILLS®

LIFE ABOVE IT ALL

Irvine Pacific debuts a new standard of luxury with its latest offering situated at the highest point of the Reserve in Orchard Hills. Discover volume ceilings that soar upward of 21 feet, family lounges, outdoor living rooms, private guest suites, wine rooms and prep kitchens. Ravello will offer the largest homesites and floorplans within this gated enclave.

HOMEOWNERS ASSOCIATION DUES¹

Residents are part of the Reserve at Orchard Hills Community Association. Dues, as currently reviewed by the Department of Real Estate, are proposed to be \$299 per month at buildout.

ESTIMATED PROPERTY TAXES AND SPECIAL ASSESSMENTS²

Base Property Tax: 1.05% of sales price
AD Tax: \$2,550 per year
CFD Tax: \$1,700 per year
Other Taxes: \$184 per year
Overall Effective Tax Rate: Approximately 1.3%

SCHOOLS³

Reserve at Orchard Hills students will receive a comprehensive education at schools that foster academic achievement through rigorous curriculum enriched by a multitude of arts, music, technology, and sports programs. Residents are served by the Irvine Unified School District.

CANYON VIEW ELEMENTARY SCHOOL

California Distinguished School
National Blue Ribbon School
12025 Yale Court
Irvine, CA 92620
949-936-6900
www.iusd.org/cv

SIERRA VISTA MIDDLE SCHOOL

California Distinguished School
2 Liberty
Irvine, CA 92620
949-936-6600
www.sierravistams.org

NORTHWOOD HIGH SCHOOL

California Distinguished School
National Blue Ribbon School
4515 Portola Parkway
Irvine, CA 92620
949-936-7200
www.northwoodhigh.org

IRVINEPACIFIC.COM

949.790.3050



¹Please review Ravello's Public Report for more details. Note that the final dues could be higher and are pending DRE review. ²Estimated tax amounts for Ravello at Reserve in Orchard Hills are based upon the information currently available from the City of Irvine and Irvine Unified School District. Tax amounts may increase or decrease depending on tax year. Please review Notice of Special Assessment and Notice of Special Tax for more details. ³Attendance boundaries are determined by the Irvine Unified School District (IUSD) and are subject to change at IUSD's sole discretion. Trademarks in this brochure are federally registered or unregistered trademarks of The Irvine Company LLC or others. © The Irvine Company LLC. All Rights Reserved. All homes and lots are included in a Community Facilities District and a Reassessment District. Orchard Hills® Village is a planned development by Irvine Community Development Company, a subsidiary of the Irvine Company. The information and land uses shown in the Reserve at Orchard Hills brochure may change at any time without notice or obligation. Future development and construction of infrastructure and other facilities not described may occur. Contact applicable public agencies for up-to-date information. No information contained herein shall be deemed to constitute a representation or warranty of any kind. Continuing a policy of ongoing research and development, Irvine Pacific reserves the right to change design and specifications without notice or obligation. Square footages are approximations only and are subject to change. ©2020 Irvine Pacific, L.P. All Rights Reserved. Irvine Management Company, a licensed real estate broker DRE LIC. #02041810. Ravello, 7/2020.