

# BLUFFS

PORTOLA SPRINGS®

## ELEVATED BY DESIGN

Bluffs offers exquisitely appointed single-family homes within an elevated village location of Portola Springs. These homes showcase dramatic vaulted ceilings, chef-inspired kitchens, convenient first-floor bedrooms and en-suite baths. The desirable California Great Room features panoramic sliding glass doors to create a seamless indoor/outdoor gathering space.

## HOMEOWNERS ASSOCIATION DUES<sup>1</sup>

Residents are part of the Portola Springs Community Association and 5B Special Benefits Areas. Dues, as currently reviewed by the Department of Real Estate, are proposed to be \$139 and \$115 per month at buildout.

## ESTIMATED PROPERTY TAXES AND SPECIAL ASSESSMENTS<sup>2</sup>

Base Property Tax: 1.05% of sales price

AD Tax: \$1,800 per year

CFD Tax: \$1,700 per year

Other Taxes: \$184 per year

Overall Effective Tax Rate: Approximately 1.4%

## AWARD WINNING IRVINE SCHOOLS<sup>3</sup>

During the 2019/2020 school year, students will attend the following schools: Loma Ridge Elementary School, Jeffrey Trail Middle School and Portola High School.

### LOMA RIDGE ELEMENTARY SCHOOL

500 Tomato Springs

Irvine, CA 92618

949-936-5000

[www.lomaridge.iusd.org/](http://www.lomaridge.iusd.org/)

### JEFFREY TRAIL MIDDLE SCHOOL

155 Visions

Irvine, CA 92620

949-936-8709

[www.iusd.org/jt](http://www.iusd.org/jt)

### PORTOLA HIGH SCHOOL

1001 Cadence

Irvine, CA 92618

949-936-8200

[www.iusd.org/phs](http://www.iusd.org/phs)

[IrvinePacific.com](http://IrvinePacific.com) | 949.790.3020

 **IRVINE PACIFIC®**  
BY IRVINE COMPANY

<sup>1</sup>Please review Public Report for more details. Note that the final dues could be higher. <sup>2</sup>Estimated tax amounts for Bluffs 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. <sup>3</sup>Bluffs homeowners are encouraged to personally contact the Irvine Unified School District office for specific information on school attendance boundaries and information on Intra-district Transfers. To contact the Irvine Unified School District, call 949-936-5000 or visit [iusd.org](http://iusd.org). Irvine Company® is a registered trademark of Irvine Management Company. All homes and lots are included in a Community Facilities District and a Reassessment District. Bluffs is a planned development by Irvine Community Development Company, a subsidiary of the Irvine Company. The information and land uses shown in the Bluffs 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. ©2020 Irvine Pacific, L.P. All Rights Reserved. Irvine Management Company, a licensed real estate broker DRE LIC. #02041810. 7/2020