

HILLSIDE

PORTOLA SPRINGS®

THE NATURE OF LIVING WELL

Irvine Pacific presents Hillside, beautiful single-family homes in an elevated location of Portola Springs Village. These home designs offer 10' ceilings on the first floor, chef-inspired kitchens with islands, optional lofts perfect for a playroom or office and more. Plus, the desirable California Great Room with panoramic glass doors creates a desirable indoor/outdoor living experience.

HOMEOWNERS ASSOCIATION DUES¹

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 ASSESSMENTS²

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 SCHOOLS³

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/

JEFFREY TRAIL MIDDLE SCHOOL

155 Visions
Irvine, CA 92620
949-936-8709
www.iusd.org/jt

PORTOLA HIGH SCHOOL

1001 Cadence
Irvine, CA 92618
949-936-8200
www.iusd.org/phs

IrvinePacific.com | 949.790.3022

 **IRVINE PACIFIC®**
BY IRVINE COMPANY

¹Please review Public Report for more details. Note that the final dues could be higher. ²Estimated tax amounts for Hillside 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. ³Hillside 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. 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. Hillside is a planned development by Irvine Community Development Company, a subsidiary of the Irvine Company. The information and land uses shown in the Hillside 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