



BARCELONA

IRVINE SPECTRUM

Live the Full Spectrum

Introducing single-family home designs where superior craftsmanship and unparalleled design are enhanced by a vibrant Irvine Spectrum lifestyle. Discover a gated sanctuary at the center of it all, featuring private, resort-style amenities and convenient access to beautiful open spaces and a thriving community.

Homeowners Association Dues¹

Residents are part of the Barcelona Community Association. Dues, as currently reviewed by the Department of Real Estate, are proposed to be \$215 per month at buildout.

Estimated Property Taxes and Special Assessments²

Base Property Tax: 1.07% of sales price

CFD Tax: \$1,700 per year

Other Taxes: \$184 per year

Overall Effective Tax Rate: Approximately 1.2%

Award Winning Irvine Schools³

For the 2019/2020 school year, students will attend the following schools:

Alderwood Elementary School, Rancho San Joaquin Middle School and University High School.

RANCHO SAN JOAQUIN MIDDLE SCHOOL

California Distinguished School

National Blue Ribbon School
of Excellence

www.ranchoms.org

ALDERWOOD ELEMENTARY SCHOOL

Gold Ribbon School

www.iusd.org/cy

UNIVERSITY HIGH SCHOOL

California Distinguished School

National Blue Ribbon School

Ranked in top 5% by US News &
World Report

universityhigh.org

IrvinePacific.com

949.790.3005

 **IRVINE PACIFIC**[®]
BY IRVINE COMPANY

¹Please review Public Report for more details. Note that the final dues could be higher. ²Estimated tax amounts for Barcelona 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. ³Barcelona 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. Trademarks in this brochure are federally registered or unregistered trademarks of The Irvine Company LLC or others. © 2020 The Irvine Company LLC. All Rights Reserved. All homes and lots are included in a Community Facilities District and a Reassessment District. Barcelona is a planned development by Irvine Community Development Company, a subsidiary of the Irvine Company. The information and land uses shown in the Barcelona 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. Irvine Management Company, a Licensed Real Estate Broker DRE LIC. #02041810. 7/2020