

# FACT SHEET



**BARCELONA**  
IRVINE SPECTRUM

## New Homes at Barcelona

- 111 single-family residences in a gated enclave
- Approximately 1,860 - 2,140 square feet
- 3 - 4 Bedrooms, 2.5 - 3 baths
- The California Great Room with Panoramic Doors
- Located at the corner of Irvine Center Drive and Bake Parkway; across the street from Los Olivos Marketplace and near Irvine Spectrum Center

## Trails & Open Space

- Access to over 57,000 acres of protected open space
- Minutes from Laguna Coast Wilderness Park: 7,000 acres of lush, sycamore shaded canyons and ridges that offer views of the Pacific Ocean
- Miles from the spectacular Laguna Beach coastline
- San Diego Creek Trail conveniently provides under freeway access to Irvine Spectrum Center

## Barcelona Neighborhood Park

- 5 Lane Lap Pool
- Spa
- Great Lawn
- Shade Structure
- Barbeque and Picnic Areas

## Los Olivos Community Park

- Community Building
- Lighted Soccer Fields
- Lighted Softball & Baseball Fields
- Lighted Tennis & Basketball Courts
- Barbeque and Picnic Areas
- Shade Structure
- Tot Lot

## Proposed Day Care Center

### Homeowners Association Dues<sup>1</sup>

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

### Estimated Property Taxes and Special<sup>2</sup>

- 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%



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## Award Winning Irvine Schools<sup>3</sup>

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](http://www.ranchoms.org)

### ALDERWOOD ELEMENTARY SCHOOL

- Gold Ribbon School
- [www.iusd.org/cy](http://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](http://universityhigh.org)

## Nearby Shopping & Dining

- Irvine Spectrum Center®
  - 130+ shopping, dining, and entertainment destinations
  - Nordstrom, Anthropologie, Tommy Bahama, Target, Apple Store
  - Edwards 21-screen movie theater and the Improv Comedy Club
- Los Olivos® Marketplace
  - Walking distance to 35+ stores in the center
  - Whole Foods Market, Puesto, Angelina's Pizzeria Napoletana, 24 Hour Fitness, Starbucks
- Quail Hill® Shopping Center
  - 35+ shopping, dining, banking, and wellness destinations
  - O Fine Japanese Cuisine, CVS Pharmacy, Albertsons, Pure Barre, Nekter Juice Bar

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

<sup>3</sup> Barcelona 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). 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. Barcelona 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. Merchants at listed nearby shopping centers are subject to change. Irvine Management Company, a Licensed Real Estate Broker DRE LIC. #02041810.



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