

THE NEIGHBORHOOD

You don't have to go far to get a world away from it all. At Las Ventanas at Portola Springs you can enjoy all the comforts of Irvine, plus the peace, serenity and luxury of a quiet country home. Nestled in a tranquil valley and encompassed by nature preserves, Las Ventanas features elegant single-family residences designed to take maximum advantage of Southern California's unique indoor/outdoor lifestyle. Centrally located, Las Ventanas will offer residents quick access to local shopping, dining and employment centers. The 241 and 261 Toll Roads, the 133, 405 and 5 Freeways are all nearby.

THE ARCHITECTURE

Three stunning two-story designs feature Santa Barbara, Spanish and Monterey architectural styles.

THE HOMES

These distinctive residences will offer three floorplans with up to five bedrooms and up to three baths, and include a two-car garage. Homes will range from approximately 1,871 to 2,304 square feet on lots ranging in size from 3,055 to 5,900 square feet.

THE COMMUNITY

Bordered by the Great Park and the Irvine Ranch Land Reserve®, Portola Springs is a master-planned village that will be set apart forever from the frantic pace of the outside world. As a self-contained community, its neighborhoods are being centered around a charming mercado to provide convenient retail shopping within a relaxed, small-town environment. Residents will be able to enjoy 18 parks, including a 25-acre community park with a recreation building. There will also be lighted soccer fields, basketball and tennis courts, tot lots, picnic areas and 20 miles of rambling pathways and trails. And though separated from the hustle and bustle of central Irvine, everything's just minutes away, thanks to the close proximity of the 133 Freeway and the 241 Toll Road.

THE OPTIONS

Taylor Morrison offers an array of options through our Design Studio. A professional design consultant will assist you with personalizing your home to suit your individual lifestyle.

THE SCHOOLS

School assignments are designated by the Irvine Unified School District and are subject to change. For more information, you are encouraged to contact the Irvine Unified School District by calling (949) 936-5000 or going to their website at www.iusd.org.

Elementary School

Stonegate Elementary School (949) 936-6450
 100 Honors, Irvine, CA 92620
www.iusd.org/sg

Middle School

Sierra Vista (949) 936-6600
 2 Liberty, Irvine, CA 92620

High School

Northwood High School (949) 936-7200
 4515 Portola Parkway, Irvine, CA 92620

THE PRICING

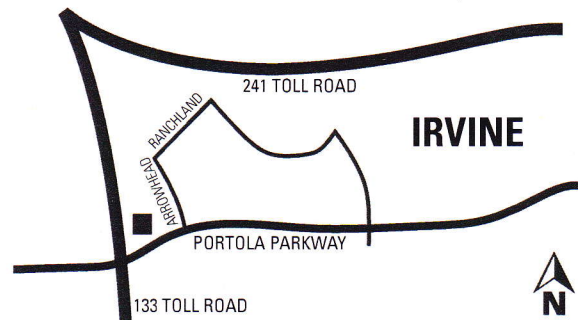
From the Mid \$600,000s.

THE ASSOCIATION DUES AND EFFECTIVE TAX RATE

The monthly Association dues are anticipated to be \$150 per month. The Association maintains all common facilities. The total effective tax rate which is inclusive of all Community Facilities District (CFD) rates as well as any other anticipated assessments is estimated at 1.75%.

TAYLOR MORRISON, INC.

Taylor Morrison has been building award-winning homes, high-rise condominiums, and lifestyle communities in North America for over 65 years. Headquartered in Phoenix, AZ, current operations include more than 70 active developments throughout Florida, California, Colorado, Arizona, Texas and Ontario, Canada



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Q: How many homes will be in Las Ventanas?

A: There will be 86 single family homes at build out.

Q: What is the anticipated tax rate at Las Ventanas?*

A: Base Property Tax: 1.05% of sales price
AD Tax: \$3,197 per year
CFD Tax: \$1,700 per year
Other Taxes: \$169 per year

Q: What are the homeowner's dues?

A: Las Ventanas will be part of the Portola Springs Homeowner Association.
Dues are anticipated to be approximately \$150 a month.

Q: What is included in those fees?

A: In addition to the Village of Portola Springs amenities the association will cover maintenance of the common areas.

Q: What are the benefits if I purchase a home at Las Ventanas?

A: There will be 18 neighborhood parks, including a 25 acre community park with an 18,000 square foot multipurpose facility, 2 swimming pools, tennis courts, basketball courts, barbeque and picnic areas, community rooms and an extensive trail system. Las Ventanas homeowners will have close access to the Woodberry Town Center, Irvine Spectrum and the Market Place.

Q: What are the schools?

A: Stonegate Elementary
Sierra Vista Middle School
Northwood High School

Q: What is the earnest deposit at the time of purchase?

A: \$10,000 deposit

Q: Who is your preferred lender and escrow company?

A: Taylor Morrison Home Funding and First American Title Company

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Homes Inspired by You



*Estimated tax amounts are based upon the information available from the City of Irvine and Irvine Unified School District. Tax amounts may increase or decrease depending on tax year. Please review Las Ventanas' Public Report, Notice of Special Assessment and Notice of Special Tax for more details. Offer void where prohibited or otherwise restricted by law. All information (including, but not limited to prices, availability, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) is not guaranteed and remains subject to change or delay without notice. Maps and plans are not to scale and all dimensions are approximate. Please see a Taylor Morrison Sales Associate for details and visit www.taylormorrison.com for additional disclaimers. Taylor Morrison Services, Inc., DRE # 00968975. © December, 2011, Taylor Morrison of California, LLC. 06/16/11