



San Mateo

AT STONEGATE

The Homes at San Mateo

San Mateo by Irvine Pacific unveils traditional two-story detached homes perfect for growing families. Floorplans include 3 bedrooms and 2.5 baths. Expansive Great Rooms and large kitchens open to charming trellised patios. Wide granite kitchen islands provide a perfect place for family and friends to gather.

The Village

The Village of Stonegate is a new master planned community featuring intimate neighborhood enclaves that feel warm and familiar. Follow a winding path along the lush Village loop street to your favorite neighborhood parks, pools, trails and gardens or to Stonegate Elementary School, one of Irvine's award-winning schools. Also, explore the shopping and dining found at nearby Woodbury™ Town Center and Orchard Hills Village Center®.

Homeowners Association Dues*

San Mateo residents are part of the Stonegate Community Association. Dues, as currently reviewed by the Department of Real Estate, are proposed to be \$110 per month at buildout.

Estimated Property Taxes and Special Assessments*

Base Property Tax: 1.05% of sales price

AD Tax: \$1,694 per year

CFD Tax: \$1,700 per year

Other Taxes: \$152 per year

Overall Effective Tax Rate: Approximately 1.7%

*Estimated tax amounts for San Mateo in Stonegate 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 San Mateo's Public Report, Notice of Special Assessment and Notice of Special Tax for more details. May 2011

Schools

Residents of Stonegate are served by the Irvine Unified School District. IUSD has nationally recognized schools; student performance well-above state and national comparisons; and comprehensive programs in academics, the arts, and athletics.

Stonegate Elementary School

100 Honors
Irvine, CA 92620
Office (949) 936-6450
<http://www.iusd.org/sg/>

Sierra Vista Middle School

2 Liberty
Irvine, CA 92620
Office (949) 936-6600
<http://www.SierraVistaMS.org>

Northwood High School

4515 Portola Parkway
Irvine, CA 92620
Office (949) 936-7200
<http://www.northwoodhigh.org/>

Nearby Shopping – Visit www.ShoptheIrvineCompany.com

- **Woodbury™ Town Center** (Walking distance) is a 450,000 sq. ft. retail center with a wide range of stores, restaurants, medical and other services including: Home Depot, Staples, Ralphs Fresh Fare, Trader Joe's, Wells Fargo Bank, Hoag Health Center, The Counter, Jalapeno's Mexican Restaurant, Starbucks, The Nail & Spa Company and L.A. Fitness. For a complete directory, visit ShopNeighborhoodCenters.com.
- **Orchard Hills Village Center®** (3 miles) is a neighborhood center anchored by Pavilions grocery store, CVS Pharmacy and over 20 additional stores, restaurants and services.
- **Trabuco Grove Shopping Center** (1 Mile) is a 175,000 sq. ft. retail center anchored by a Kohl's department store, Albertson's and nearly 20 additional stores, restaurants and services.
- **Irvine Spectrum Center®** (3 miles) is one of Southern California's most popular shopping and dining destinations, visited by more than 15 million people each year. The center features Nordstrom, Target and Macy's, along with more than 130 stores, restaurants and entertainment venues, including a 6,400 seat, 21-screen movie theater. For a complete directory, visit ShopIrvineSpectrumCenter.com.
- **The Market Place** (5 miles) is a 1.6 million sq. ft. shopping center with more than 120 stores, restaurants, cafes and theaters, including Target, Lowe's, White House/Black Market, Ann Taylor Loft, California Pizza Kitchen and many others. For a complete directory, visit www.ShopTheMarketPlace.com.

Available Youth Recreation

- Irvine Girls Softball Association – www.igsateams.org
- Irvine Pony Baseball – www.IrvinePony.com
- Irvine Little League – www.irvinelittleleague.com
- Irvine Baseball Club "Diamondbacks" – www.IrvineDiamondbacks.com
- Irvine Boys and Girls Club – 949.551.8214
- North Irvine AYSO – www.AYSOSoccer.org
- North Irvine Soccer Club – www.NorthIrvineSC.com
- Irvine Youth Football – www.Irvinechargers.com



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