

Wonderful scenic luxury living awaits you at the Reserve at Orchard Hills in Irvine. This upscale, urban community is only three years young, and continuing to expand. Resort-style amenities, parks and playgrounds, swimming pools and scenic trails make this neighborhood one of Orange County's finest yet.

Gated, private living was never so affordable, with home design options to fit every taste and budget, from contemporary and modern elegance, stunning Spanish and Tuscan architecture, and expansive European splendor. Starting at approximately \$1M, floor plans can range from 3 bedrooms and 1885 square feet, to gloriously spacious 9-bedroom floor plans and over 7000 square feet of living space, and still coming in at under \$3M. Homes can include such wonderful extras as wine rooms, butler's pantries, spa-like master ensembles, spacious outdoor dining and bonus rooms that can double as roomy game rooms or movie theatres. Home offices are the norm, and mother-in-law or guest suites can be tailored to your exact desires.

Nestled in north Irvine, the Reserve at Orchard Hills sits at the base of Santiago Canyon, a haven for those who enjoy nature and the outdoors. Stepping outside your home is all the commute you will have to make to take advantage of the fantastic hiking and biking trails nearby.

Gorgeous views are the norm, and include lush and rocky hillsides, avocado and other fruit trees, and the wonderful Orange County skyline. In many of these homes, you'd even think you were footsteps to the beach with views of the ocean and Catalina Island.

Shopping the basics is only moments away, with grocery, gas, convenience, banking, and more right next door to the Orchard Hills gated entrances. Several other shopping centers, covering every other item you could possibly need, are just a few miles away as well. With dozens of tasty dining options, no palate will be unsatisfied, and entertainment choices run the gamut from hitting the movie theatre to taking in a hockey or baseball game, or even heading to Disneyland – all just minutes from your front door.

Half of this uniquely placed neighborhood falls within the top-ranking Irvine School district, and the other in the Tustin School District, giving you the option to choose what education choices are best suited to your family.

The Irvine Unified School District (IUSD) repeatedly ranks among the best in the nation, and students are consistently in the top five in Orange County for average SAT scores, with more than 90% of the district's high school graduates attending college.

With 8 National Blue Ribbon School honors, 37 California Distinguished School awards, and 6 Title I Academic Achievement School awards, Tustin Unified is another winning choice for parents of young children.

Not too close and not too far, freeway access to this wonderland allows peaceful tranquility when you desire it, yet the convenience of one of Orange County's largest freeways, Interstate 5. The Orange County toll roads (133, 241, and 261) are quick options to connect to Interstate 405 and State Route 55.

Heavenly living in sunny Orange County was never so much fun! CALL US today to learn more, and schedule a visit.