

## NEIGHBORHOOD GUIDE

	Neighborhood	# of Homes:	Sq. Ft. Range:
1	Broadmoor	735	1,580 - 2,459
2	Campus View	151	1,426 - 2,057
3	Concordia	151	2,418 - 4,200
4	Crest Akins	113	2,370 - 3,510
5	Crest Standard Pacific	109	2,516 - 3,667
6	Crest Customs	28	4,000 +
7	Glen Garden Homes	140	1,704 - 2,472
8	Glen Patio Homes	142	1,995 - 2,680
9	Glen Townhomes	50	1,583 - 1,961
10	Highlands Garden	186	1,612 - 2,541
11	Highlands Lusk	167	1,816 - 2,818
12	Highlands Townhomes	56	1,450 - 1,600
13	Hills Presidents	129	1,900 - 2,412
14	Turtle Rock Pointe	188	1,830 - 2,328

	Neighborhood	# of Homes:	Sq. Ft. Range:
15	Ridge Garden Homes	63	1,568 - 2,194
16	Ridge Townhomes Akins	44	1,450 - 1,600
17	Ridge Townhomes Bren	253	1,090 - 1,740
18	Ridge Townhomes Irvine Pacific	110	1,979 - 3,017
19	Ridge Townhomes Peters	86	1,642 - 2,300
20	Summit Estates	42	4,211 - 5,200
21	Summit Gallery	44	3,845 - 4,515
22	Summit Regency	41	3,259 - 3,453
23	Summit Towne Collection	77	1,730 - 2,510
24	Terrace President	110	2,367 - 3,015
25	Vistas	165	1,860 - 2,855
26	Turtle Rock Canyon Apartments	217	776 - 1,223
27	Turtle Rock Vistas Apartments	252	798 - 1,455

## Map of Turtle Rock



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## Did You Know? Turtle Rock Facts

Originally named by the Gabriellino Indians, Turtle Rock was developed in 1967 with home prices beginning from \$27,000 - \$32,000

It's the second village to be built in Irvine and encompasses 1,841 acres of land on a hilltop surrounded by a central loop road

Total 1,

1,802 Single Family homes = 47%

of

1,579 Condominum homes = 41%

3,850

Homes

469 Apartment homes = 12%

Homesites and roads were designed to maximize views and preserve the natural beauty of the hillside community



An extensive trail system winds through the village and pathways link homes to schools, all by design

No Mello Roos - Low Property Taxes

## Award Winning Schools

 Bonita Canyon Elementary | 949-936-5450 | K - 6th

 Turtle Rock Elementary | 949-936-6250 | K - 6th

 Rancho San Joaquin Middle School | 949-936-6500 | 7th - 8th

 University High School | 949-936-7600 | 9th - 12th



#1 IN TURTLE ROCK FOR 19 YEARS OVER \$990 MILLION IN SALES

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Map is only representational & not drawn to scale or with accuracy.

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