

The Inside Tract®

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Orange County
Premium Report



Hi James
You have 134 Premium Tract Reports remaining. Your Premium Membership expires on 3/1/2027.

To see all the Floor Plans, click on the Brochure button below

Overview Map City Map Zoning Map Aerial-Area Location(s) Brochure Print

Tract Name	B/T Code	City	City Code	Area	Area Code	Nbhd	Zip Code
Castillo	TRCAS	Irvine	IR	Cypress Village Irvine	CV	Travata 55+	92618

Streets

Burgess

Features

Type	Units	Attached	Gated	Pool	Spa	Tennis	Golf	55 +	Builder
Condo	77	Yes	Yes	Yes	Yes	No	No	Yes	CalAtlantic Homes

YES we have these sketches. Subscribers use the BROCHURE Button after logging in. 65' saltwater lap pool, 7,500 sqft Rec Center, Spa, Fitness Center, Bocce Ball, Pickle Ball, Dog Park, Yoga Lawn, Bar & Lounge, courtyard with BBQ We have this information and it will be added after the project is sold out.11 Phases

Models

Model Name	Flip	Model Code	Bed	Bath	SqFt	Levls	Fam	Din	Nook	Den	Bon	Loft	Fpl	Util	Gar
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Square footage is from the builders records. It is approximate and subject to change.

TRACT: Castillo B/T: TRCAS

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RESIDENCE ONE

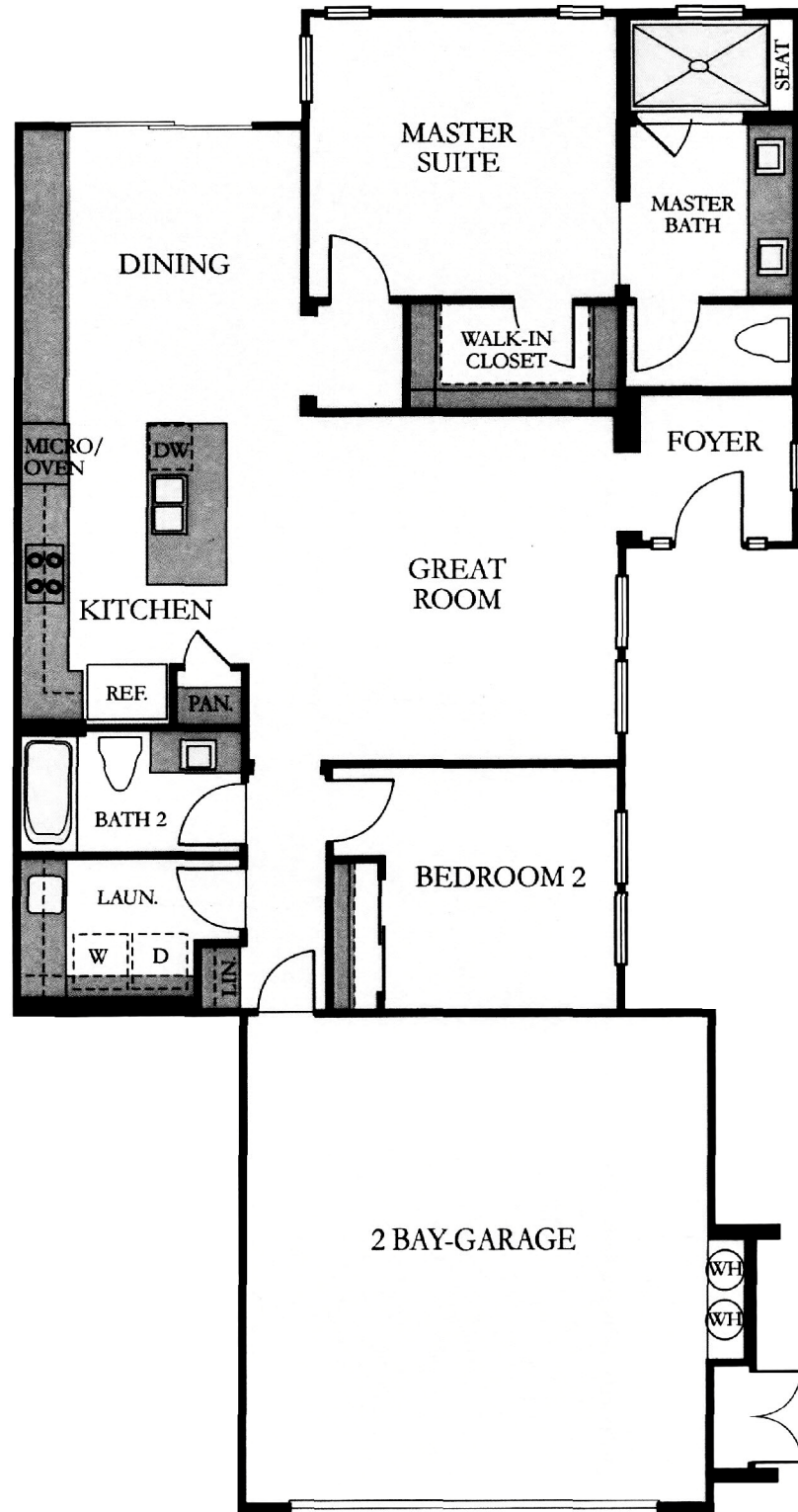
Approx. 1,281 sq. ft.

Single Story

2 Bedrooms

2 Bathrooms

2-Bay Garage



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RESIDENCE
TWO

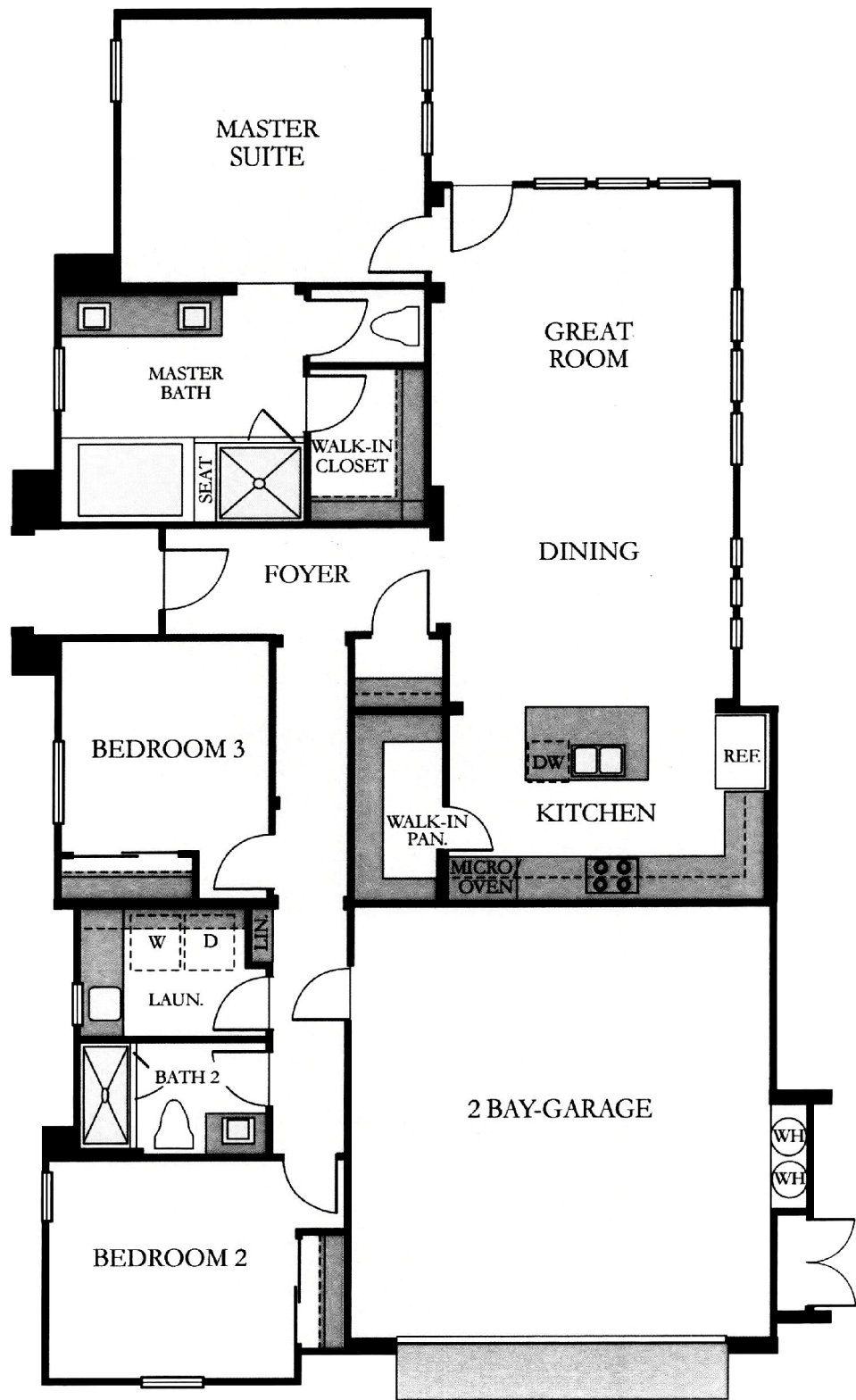
Approx. 1,566 sq. ft.

Single Story

3 Bedrooms

2 Bathrooms

2-Bay Garage



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RESIDENCE TWO X

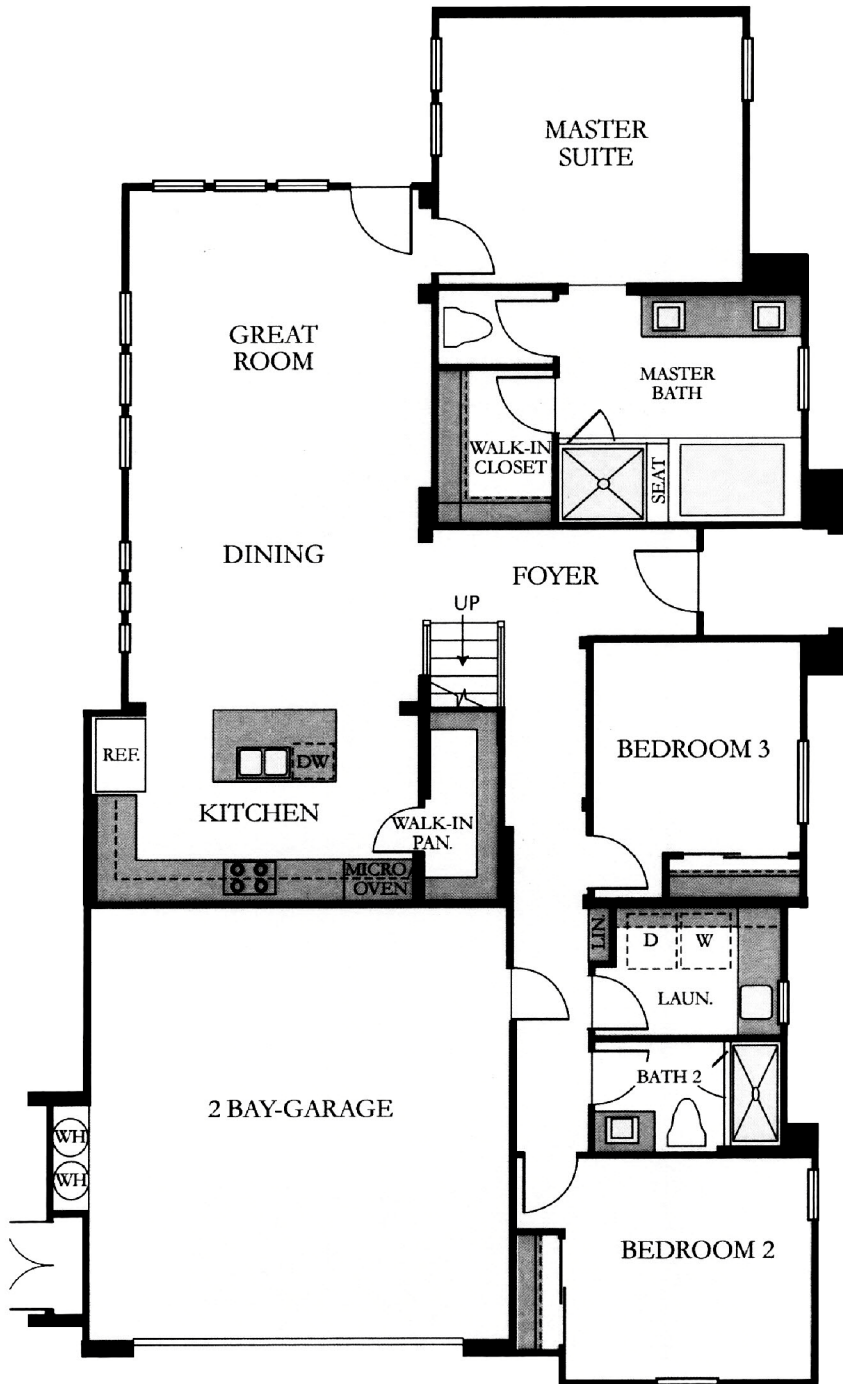
Approx. 1,947 sq. ft.

Two-Story

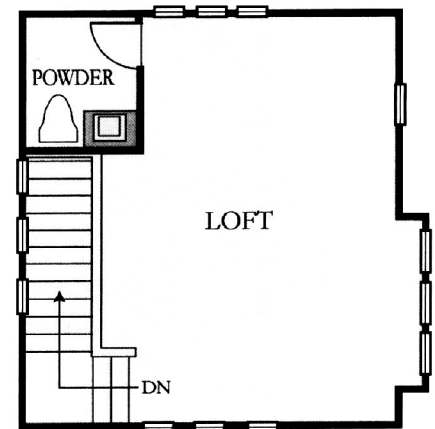
3 Bedrooms

2.5 Bathrooms

2-Bay Garage



FIRST FLOOR



SECOND FLOOR

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RESIDENCE THREE

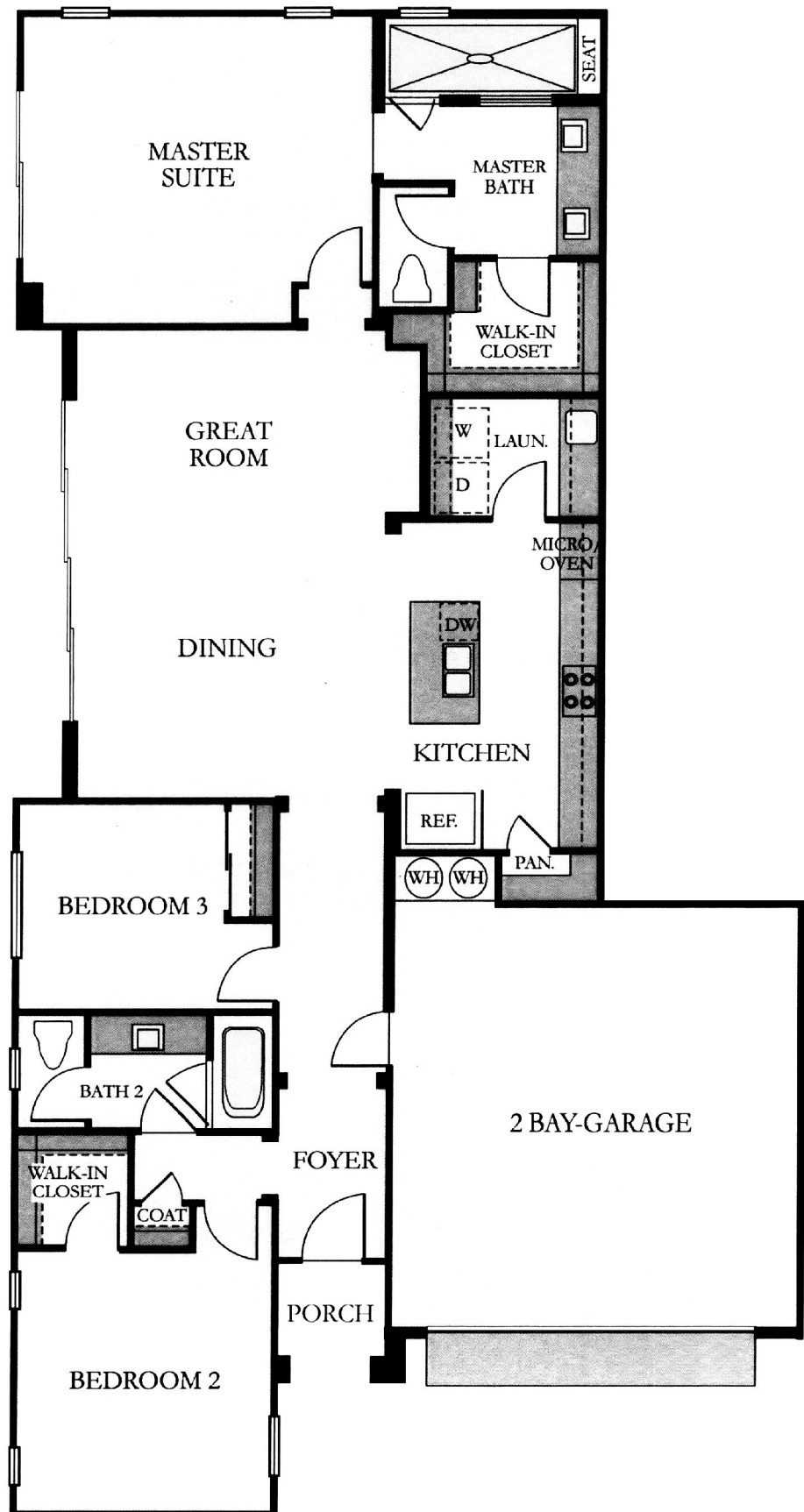
Approx. 1,701 sq. ft.

Single Story

3 Bedrooms

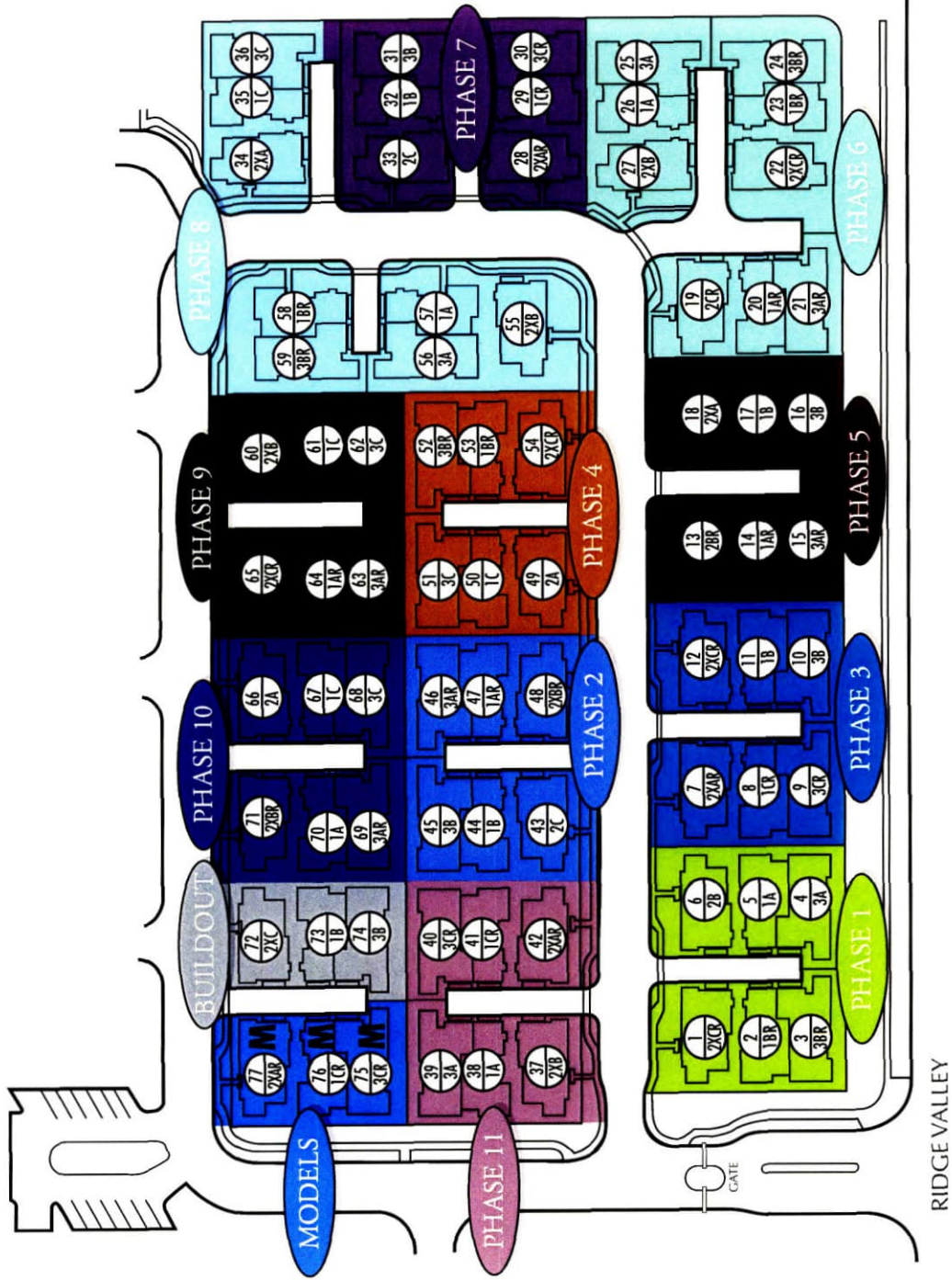
2 Bathrooms

2-Bay Garage



TRACT: Castillo B/T: TRCAS

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55+ TRAVATA

FREQUENTLY ASKED QUESTIONS

WHERE IS TRAVATA LOCATED?

Travata is in Irvine, California, directly adjacent to the Orange County Great Park, in the heart of Orange County.

HOW MANY HOMES ARE PLANNED FOR TRAVATA?

Travata will offer a limited collection of 243 luxury homes.

WHAT DOES “AGE EXCLUSIVE COMMUNITY” MEAN, EXACTLY?

Age exclusive community means that Travata was intentionally designed with the needs of the 55+ crowd in mind. Please see sales for more details on requirements.

WHAT ARE THE COMMUNITY AMENITIES?

The resort-style Travata Club is the recreational and social heart of Travata with a refreshing saltwater lap pool and spa, fully-equipped fitness center including treadmills, elliptical and weight stations, designated outdoor yoga spaces, onsite bar and lounge, grand fireplace, festival lighting, barbecue areas and casual gathering spaces to eat and drink, and bocce ball and pickleball courts. There's also a dog park with two hydration and washing stations.

WILL ANY PART OF TRAVATA BE OPEN TO THE PUBLIC?

Travata is a private, gated community. All facilities are private and are not open to the general public.

IS THE TRAVATA CLUB OPEN TO THE PUBLIC?

Membership at The Travata Club is reserved for residents and guests of Travata and is not open to the public.

WHAT IS THERE TO DO AT THE ORANGE COUNTY GREAT PARK?

Walking access to the Orange County Great Park is a wonderful perk of living at Travata. Located directly across the street, the park spans approximately 1,300 acres and includes a 200-acre Olympic-style village to suit many athletic abilities—from amateur to elite to spectator. Already completed, Phase 1 of the Park includes seven soccer fields, a championship stadium, five sand volleyball courts and one championship court, and 25 tennis courts and one championship court. Phase 2, estimated to be completed Fall 2018, will include two soccer/rugby/lacrosse flex fields, four baseball fields with one championship field, five softball fields with one championship field, three multi-purpose baseball/softball fields and four basketball courts.

Non-sporting family-friendly activities also abound at the Great Park. Children can ride the Great Park Carousel or soar above the OC in the iconic Great Park Balloon. Playing at Kids Rock or running around in the many acres of open parkland are other excellent ways to spend an afternoon.

Fans of the farm-to-table movement can enjoy the weekly farmers market and the Farm + Food Lab. Managed by University of California Cooperative Extension master gardeners, the lab provides hands-on gardening experiences for those interested in growing and cooking with fresh fruits, flowers, vegetables and herbs.

WHO IS THE DEVELOPER OF TRAVATA?

CalAtlantic Homes is the master developer of Travata. One of the nation's largest and most respected homebuilders, CalAtlantic offers exceptionally-crafted homes in thoughtfully designed communities that meet the desires of customers across the homebuilding spectrum, from entry level to luxury, in 43 major markets spanning 19 states. With a trusted reputation for quality, outstanding customer experience and exceptional architectural design earned over its 50-year history, CalAtlantic Homes utilizes its more than five decades of land acquisition, development and homebuilding expertise to create desirable communities in locations that meet the high expectations of the company's homebuyers.

WHO IS THE HOMEBUILDER AT TRAVATA?

In addition to being the master developer of Travata, CalAtlantic Homes is also the community's exclusive homebuilder.

WHAT ARE THE NEIGHBORHOODS OF TRAVATA?

Travata is made up of three distinctive neighborhoods—Aldea (105 homes), Castillo (77 homes) and Palencia (61 homes).

Aldea offers single-level, carriage-style homes with up to 2 bedrooms, 2 baths with Great Rooms that connect seamlessly to kitchens and dining rooms. Aldea homes range from 1,417 to 1,910 square feet. Castillo offers one and two-story courtyard homes with 2 to 3 bedrooms, 2 baths, outdoor patios and private backyards, direct access 2-car garages and up to 1,973 square feet. Palencia offers two-story single family homes, up to 3 bedrooms, 2 to 2.5 baths, California Rooms and up to 2,567 square feet.

WILL RESIDENTS BE ASSESSED MELLO ROOS TAXES? IF SO HOW MUCH IS THE ASSESSMENT?

There is no Mello Roos assessment at Travata.

WHAT ARE THE HOMEOWNER ASSOCIATION DUES AT TRAVATA?

The homeowner association dues vary per neighborhood. Palencia and Castillo are estimated to be approximately \$285 per month, while Aldea is estimated to be approximately \$453 per month.

WHAT IS THE TAX RATE FOR TRAVATA HOMEOWNERS?

The effective property tax rate for Travata homeowners is approximately 1.06%. A number of factors influence property tax including square footage, options and voter-approved tax measures.

DOES TRAVATA HAVE A PREFERRED LENDER?

Our preferred lender is CalAtlantic Mortgage. We have a designated pre-qualification team set aside to assist you through the pre-qualification registration process for Travata. You must have an approved pre-qualification completed in order to be in a position to purchase a home at Travata. You may submit your pre-qualification worksheet online at www.CalAtlanticHomes.com/steps-to-buying/financing.html. If you would like to speak with a Loan Officer, please email CAMsocial@CalAtl.com and our on-call Loan Officer will reach out to you.

A deposit check in the amount of 3% of the total purchase price at the point of sale will be required. The deposit requirement may be higher depending on the amount financed. Seller uses the pre-qualification process to conduct a preliminary assessment of a buyer's ability to purchase. Seller's affiliate, CalAtlantic Mortgage, will conduct the process for the benefit of seller. The pre-qualification worksheet is not an application for a loan. Buyers have the right to apply for and obtain a loan from any lender they choose.