



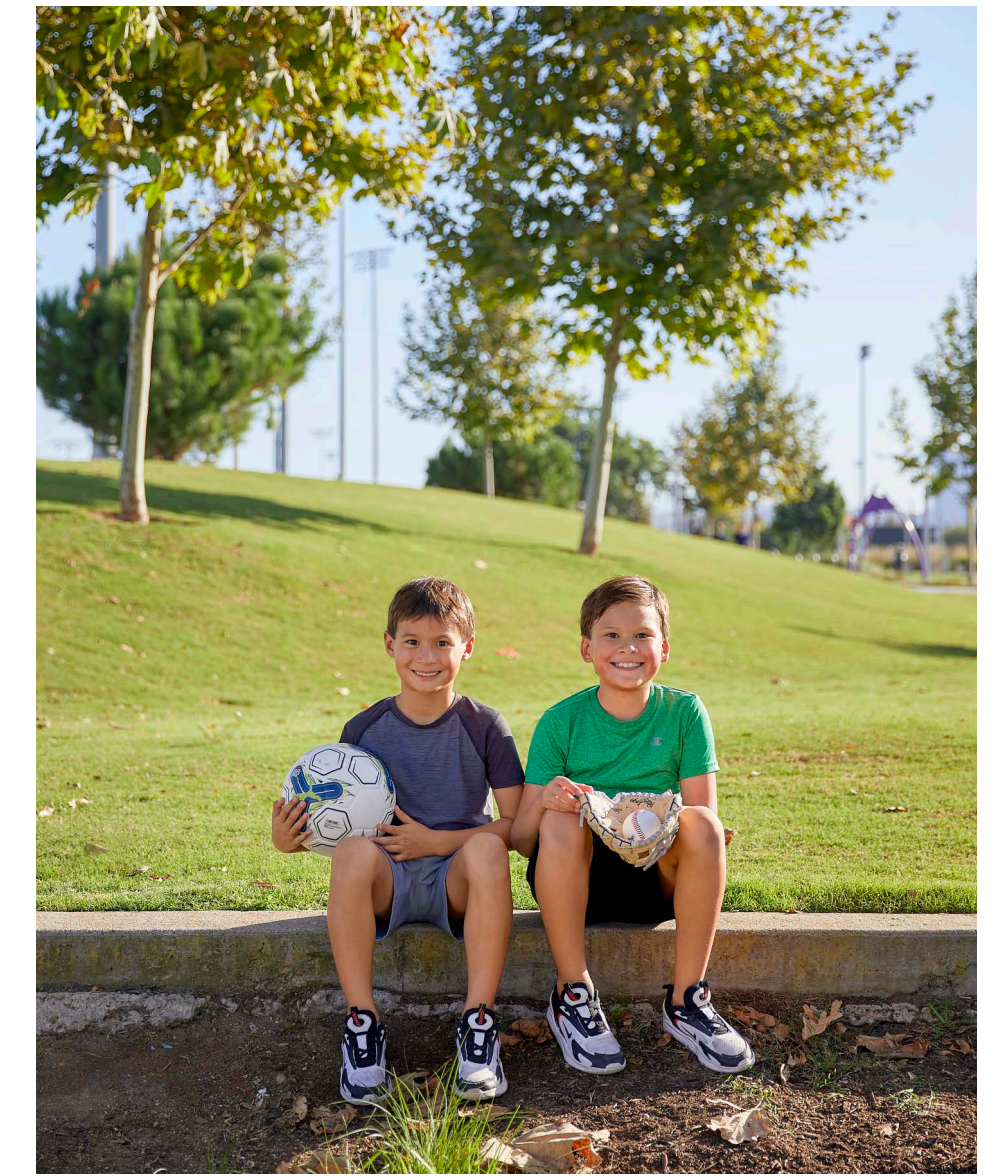
Life is
different
here



Your Happy Place Awaits

Life is truly different here. Great Park Neighborhoods is where distinctive new homes meet spectacular parks, connected by trails that wind through it all. It's modern living surrounded by green spaces, sparked by festive gatherings, and anchored by the expansive 1,300-acre Great Park at your doorstep.

Here, connection comes naturally. Nature thrives. Innovation inspires. And every day feels like an opportunity to live a little more fully.



This is the life

Life here comes with more of everything. More parks to explore, more pools to dive into, more trails to wander, and more ways to connect with the people next door. All of it woven together by one Community Association that keeps the fun flowing and your weekends free.*

Picture resort-style pools and unique, design-forward parks. Trails that connect every corner. Greenhouses where neighbors grow things together—vegetables, friendships, maybe a few inside jokes. From stargazing decks to splash zones, every space invites you out to play.

The best part? There's always something happening. Concerts in the park. Fitness classes on the lawn. Poolside BBQs. Dog park playdates. Movie nights under the stars. Here, the good stuff isn't extra—it's built into every day.

*Some homes are also in a sub-association that takes care of more specific common area items, such as building maintenance or a building's surrounding landscape.

So Many Parks.



PAVILION PARK

2 Pools & spa / Greenhouse & community pavilion
Outdoor kitchen + Santa Maria BBQ / Half-court basketball courts



PAVILION PARK

POOLS PARK

Pool & spa with toddler splash area / 8 Lane competition pool / Outdoor lounge and kitchen with fireplace / Children's play area
Fitness zone and sand volleyball courts
Half-court basketball courts



PARASOL PARK

Outdoor kitchen with Green Egg smoker BBQs
Children's play area with Zipline / Greenhouse and fruit tree orchard / Bunker community building



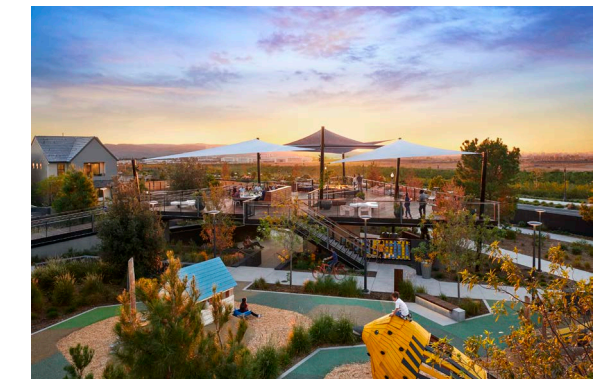
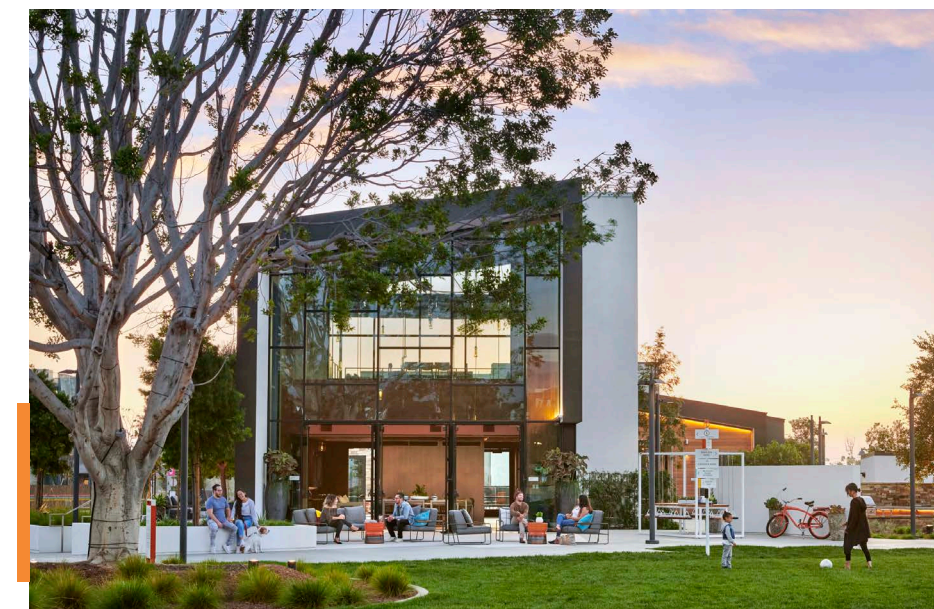
CADENCE PARK

Pool, spa & lounge areas / Bocce, shuffleboard & tetherball court / Outdoor mini amphitheater & Art Walk / The Gallery / The Studio
Lending Library building / Sports Courts



NOVEL PARK

Rooftop lounge & full kitchen at Novel House
Cup by Blue Hummingbird Coffee shop
2 Dog parks & washing stations
Zen garden / Outdoor kitchen + firepit



RISE PARK

Pools & spa including an Olympic size pool
Playgrounds & outdoor game area
Botanical gardens and multiple water features
Fireplace lounges, BBQs & multiple flexible lawns
Raised deck overlook

LUNA PARK

Pools + spa, including lap pool / Tot lot for all ages
Pickleball, basketball & wall ball courts / 8-acre lawn
Community Building, Covered Deck with Outdoor Fireplace



THE RETREAT AT SOLIS PARK

Pools with hot & cold spas / Outdoor Kitchen
BBQ Areas / Outdoor Foosball & Tot lot
Covered Deck with Outdoor Fireplace



SOLIS PARK

Pool, spa & Outdoor BBQ on pool deck / The Cave, kids' indoor-outdoor playroom / Multiple playgrounds & garden walkways



Schools we

Learning here is just as inspiring as living here. Families enjoy two top districts—Irvine Unified (IUSD) and Saddleback Valley Unified (SVUSD)—including neighborhood favorites like Beacon Park K-8 and Portola High School.

With classrooms that encourage creativity, fields that spark teamwork, and a community that cheers students on every step of the way, school feels less like an obligation and more like an adventure. Knowledge, curiosity, and connection—all thriving right where you live.



**RANCHO CAÑADA
ELEMENTARY SCHOOL**
SVUSD, GRADES TK-6



**SERRANO
INTERMEDIATE SCHOOL**
SVUSD, GRADES 7-8



**EL TORO
HIGH SCHOOL**
SVUSD, GRADES 9-12



**BEACON PARK
SCHOOL**
IUSD, GRADES K-8



**CADENCE PARK
SCHOOL**
IUSD, GRADES K-8



**SOLIS PARK
SCHOOL**
IUSD, GRADES K-8



**PORTOLA HIGH
SCHOOL**
IUSD, GRADES 9-12



**THE CRÈME SCHOOL
OF GREAT PARK**
CHILDCARE COMING
SPRING 2026



Get to know your neighbors

Connection happens naturally here. From movie nights under the stars to weekend bike rides, gardening workshops, and clubs for every interest, there's always a reason to step outside and say hello.

With a calendar full of events and endless chances to connect, it's easy to wave hello, find your people, and build friendships that feel like family. Here, connection doesn't just happen—it's a part of everyday life.

Happenings around town

Activities

- ▶ MOVIES IN THE PARK
- ▶ RUMMAGE SALE
- ▶ BARK IN THE PARK
- ▶ SPRING CARNIVAL
- ▶ LET IT GLOW
- ▶ WINTER CELEBRATION
- ▶ SIP & DIP
- ▶ KID CLASSES
- ▶ GARDEN BAR SERIES
- ▶ TRIVIA

Clubs

- ▶ ON HOOKS & NEEDLES
- ▶ THE COMPOST CLUB
- ▶ ROAD RUNNERS
- ▶ PEOPLE WHO WINE
- ▶ TAIWANESE CLUB
- ▶ CHINESE CULTURE CLUB
- ▶ FITNESS CLUB
- ▶ PLANT]BASED POTLUCK CLUB
- ▶ BUSINESS CONNECT CLUB
- ▶ GREAT PARK BOOK CLUB
- ▶ VOLUNTEER CLUB
- ▶ GREATER TELUGU CLUB
- ▶ MASALA CLUB
- ▶ POKER CLUB
- ▶ SHABBAT CLUB
- ▶ MEDITATION & YOGA CLUB
- ▶ TABLE TENNIS CLUB
- ▶ PICKLEBALL CLUB
- ▶ KOREAN AMERICAN CLUB
- ▶ JR GUARDIANS OF GPN CLUB
- ▶ JAM BAND CLUB
- ▶ HORIZONS OF HOPE CLUB
- ▶ KARAOKE CLUB
- ▶ KARATE CLUB
- ▶ GP DEVELOPMENT CLUB
- ▶ CRESCENT CLUB

Programs

- ▶ UGROW EDUCATION
- ▶ SUPER SOCCER STARS
- ▶ SPEED AQUATICS
- ▶ SKATE DOGS
- ▶ YOGA
- ▶ KID CAMPS



Slicing up the pie

A look at what your monthly dues support throughout the community.
Current Homeowner Assessment Fee \$221-\$260*

Administration & consulting

- Management contracts
- Legal expenses
- Office expenses & mailings
- Staffing
- Architectural consultants
- Insurance
- Website
- Design review workshops

Common area maintenance

- Park maintenance
- operations expenses
- Janitorial supplies
- Security patrol
- Pest patrol
- Lighting
- Facility operating
- Holiday lighting & decor
- Gates & key fobs
- Miscellaneous expenses

Events

- Events, programs and classes
- Community development

Landscaping

- Landscape maintenance
- Irrigation repairs
- Tree maintenance

Reserves

- Long-term savings for replacement of assets

Utilities

- Electricity, gas, water for neighborhood parks and other amenities



*©2025 As part of a developing community, it is standard for the California Department of Real Estate (DRE) to review the Association's budget every 24 months. This process is routine and will continue to take place throughout the construction of the community. The DRE reviews this budget, considering operational cost and reserve funding, and approves a range of assessments that will meet the current operational and lifestyle needs of the Association. This graphic is for illustrative purposes only. Not reflective of actual HOA fee percentages. Reservable Facilities as of March 2024 and are subject to change.



Meet Our Neighbor: Great Park

Right at your doorstep, the Great Park is your expansive backyard for adventure! Explore miles of trails, enjoy sports fields, discover vibrant gardens, and attend exciting community events. It's a dynamic hub for recreation, relaxation, and making memories, offering endless opportunities to connect with nature and neighbors alike.



Great Park Live Wild Rivers Great Park Ice
World Class Sports Park Palm Court Arts Complex



The **CANOPY** AT GREAT PARK

Where the future of play begins in Irvine. Packed with dining, shopping, and everyday essentials, this buzzing 12-acre destination will be your new go-to spot for fun, flavor, and connection. Opening late 2026, The Canopy is set to bring the neighborhood together like never before.

GREAT  PARK
NEIGHBORHOODS

LEARN MORE ABOUT OUR HOME COLLECTIONS



GREATPARKNEIGHBORHOODS.COM | @GPNEIGHBORHOODS