

Mulberry

Hours: 9am-5pm Winter; 10am-6pm Summer; 1pm Mondays



IRVINE PACIFIC

Mulberry
54.5 Pinetree
Irvine, California 92618

Price: From \$1,011,700 - \$1,093,000
Square Feet: 2199 - 2592
Bedrooms: 3-4
Schools: Irvine USD (Canyon View Elementary School, Jeffrey Trail Middle School, Irvine High School)
3 Homes Available



BROCHURE PROVIDED BY
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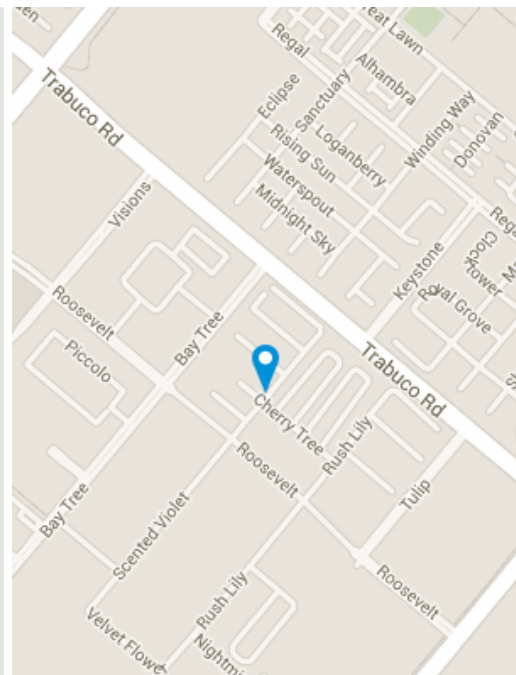


What's in your Brochure?

- Community Description
- Local amenities
- Notes
- Map & directions
- Ready to build homes
- Community gallery
- Planning your trip to the builder

Community Description

Mulberry introduces new traditional single-family detached home designs now selling at Cypress Village in Irvine. Fresh, sophisticated floorplans that underscore architectural refinement offer innovative features, smart room options and opportunities to customize. The exterior surroundings are equally impressive and showcase a wide homesite configuration that creates a dramatic streetscape presence. Enjoy the versatility of the brand new optional Super California Room, prep kitchen, loft and downstairs bedroom options. Dramatic 10' ceilings on the first floor, extra-large secondary bedrooms, additional storage and efficient tech spaces are standard in every Mulberry residence. Irvine Pacific continues to redefine the spaces where families live with the debut of their imaginative California Garage option, a space that can feature a home gym, tween room, at-home office and more.



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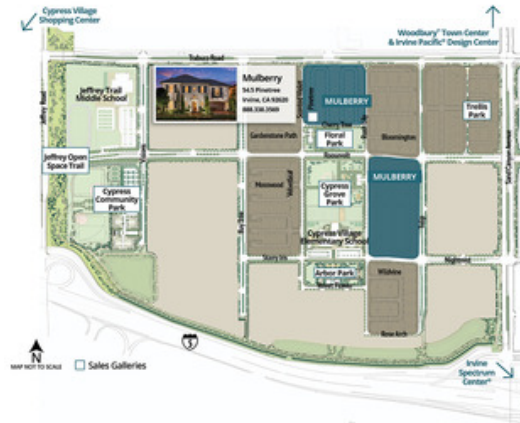
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[Directions to Sales Center](#)

[View the Google Map of this community](#)



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Community Gallery



Mulberry Exterior



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Local Amenities



Irvine USD

Canyon View Elementary School
Jeffrey Trail Middle School
Irvine High School



Health and Fitness

Volleyball
Basketball
Soccer
Baseball

Local Area Amenities

Green Belt

Community Services

Play Ground
Park

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READY TO BUILD HOMES



Residence 1

2,199 sq ft
3br, 2.5ba, 2gr

\$1,034,200



Residence 2

2,422 sq ft
4br, 2.5ba, 2gr

\$1,011,700



Residence 3

2,592 sq ft
3br, 3.5ba, 2gr

\$1,093,000

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Planning For Your Trip To The Builder

Selecting the right builder for your new home is a key step in the journey that leads to your dream home.

Asking builders these 15 questions will help you choose the right builder to create your new home and give you confidence in your choice.

While there are other questions you may wish to ask, experts agree this list is a good starting point to assist you in selecting your builder.

- How many years have you been in business and how many homes have you built?
- Are you licensed (where required) and insured?
- How do you compare yourself to other builders?
- What kind of warranty do you offer?
- Can you give me references from prior homebuyers in this community or here in town?
- What are the key energy-saving features of the homes that you build?
- Do you build from home plans that you supply only? Or can I provide my own set of plans?
- What standard features do you offer? What options and upgrades can I select?
- Who will oversee the construction of my home? Who should I contact with any questions I may have?
- How and when can I make changes or upgrades before and during construction?
- How and when will the final price for my home be determined?
- How often (and when) will I have access to the home during the building process?
- How long will my home take to complete?
- Does the community have a Home Owners Association and/or an Architectural Review Committee? Can I get a copy of the rules and the amount of any fees?
- What is your process for inspection at key points of construction, at final walk-through, and to address any matters that need to be corrected or finalized?

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Notes

| Home/Plan/Model | Bed | Bath | Garage | Notes |
|-----------------|-----|------|--------|-------|
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Although we attempt to make sure that home and community information, including but not limited to price, square footage, availability date, lot size, drawings and photos, is accurate, you understand that it may not be current, accurate, or complete and that Builders Digital Experience, LLC, its partners and its suppliers do not warrant or guarantee such accuracy. You are solely responsible for independently verifying all information before relying on that information in any way.