

TRAVATA

FREQUENTLY ASKED QUESTIONS

WHERE IS TRAVATA LOCATED?

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

HOW MANY HOMES ARE OFFERED AT TRAVATA?

Travata offers a limited collection of 243 luxury homes.

WHAT IS THE DEFINITION OF AN “AGE EXCLUSIVE COMMUNITY?”

An age exclusive community means that Travata was intentionally designed with the needs of the 55+ homeowner in mind. Please see New Home Consultant for more details on requirements.

WHAT ARE THE COMMUNITY AMENITIES AT TRAVATA?

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, on-site bar and lounge, grand fireplace, festival lighting, barbecue areas, casual gathering spaces to eat and drink, bocce ball and pickleball courts. There is also a dog park with two hydration and washing stations.

WILL ANY PART OF TRAVATA BE OPEN TO THE PUBLIC, INCLUDING THE TRAVATA CLUB?

Travata is a private, gated community. All facilities are private and are not open to the general 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, 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 OC Great Park. Children can ride the Great Park Carousel or soar above the area in the iconic Great Park Balloon. Playing at Kid’s Rock or running around in the many acres of open park land are other excellent ways to spend an afternoon.

Fans of the farm-to-table movement can enjoy the weekly farmer’s 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?

Lennar is the master developer of Travata. With hundreds of communities nationwide and homes designed for first-time, move-up and luxury homebuyers, Lennar has grown to become one of the nation's leading and most respected homebuilders and proudly remains steadfast in their commitment toward quality, value and integrity. Lennar has a longstanding history of building exceptional homes in only the most well planned and desirable locations throughout the country.

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 two bedrooms, two baths with great rooms that connect seamlessly to the kitchens and dining rooms. Aldea homes range from approximately 1,417 to 1,910 square feet. Castillo offers one and two-story courtyard homes with two to three bedrooms, two to two and one-half baths, outdoor patios and private backyards, direct access two-car garages and up to 1,973 square feet. Palencia offers two-story single-family homes, up to three bedrooms, two and one-half baths to three and one-half baths, California rooms and up to 2,567 square feet.

WILL RESIDENTS BE ASSESSED MELLO ROOS TAXES?

There are no Mello Roos assessment fees 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 Eagle Home 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. Please see a New Home Consultant for more details.

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