

# STARLIGHT

ALTAIR IRVINE

## How many homes are offered at Starlight at Altair Irvine?

Starlight will offer 91 single-family homes.

## How do I join the sales priority list?

In order to join the sales priority list, buyers must fill out a short pre-qualification form through Lennar's preferred lender. If purchasing with cash, buyers will need their verification of funds. Please see a New Home Consultant for more details.

## What is the square footage and bedroom/bathroom range?

Four floorplans are offered and encompass approximately 3,084 to 4,357 square feet of living space, three to four bedrooms, three-and-a-half to four bathrooms and a two-bay garage. Starlight also includes Lennar's popular Next Gen® - The Home Within A Home®. Designed specifically to accommodate multigenerational and dual-living situations, this unique floorplan includes an attached private suite with its own separate entrance, living room, kitchenette, laundry area, bathroom and bedroom.

## What is Everything's Included®?

Lennar's Everything's Included® approach is both revolutionary and simple. All the add-ons and extras a homebuyer could want are simply included for the best possible value.

## What are the amenities at Altair Irvine?

This exclusive masterplanned community was uniquely designed with exceptional amenities that provide the perfect balance of luxury and functionality. With an emphasis on promoting walkability, residents will enjoy the regional riding, biking or hiking trails, beautiful open space, a variety of parks and a special pedestrian bridge that connects The Club and The Terrace, Altair Irvine's hubs of recreation. The tennis and bocce ball courts provide fun and easy ways to stay fit. The Club's 7,100-square foot clubhouse features enough venue space for both casual and sophisticated events. Outdoor barbecues and fireplaces create great places to spend time with family and friends. Choose from three sparkling pools and spas to unwind or stay cool in, or relax in the shade in one of the Terrace's covered cabanas.

## Do Starlight homes include solar?

Yes, all homes are powered by state-of-the-art, microinverter-based solar systems provided by SunStreet Energy Group™. Under the SunStreet Plan\*, homeowners receive a guaranteed discount on solar electricity from the rates that would otherwise be charged by the local electric utility.

## What is the monthly HOA assessment?

The current estimated HOA assessment for the Altair Irvine Master Association is approximately \$297.

## What is the property tax rate?

The base tax rate is approximately 1.0785%. In addition, homes are subject to a special CFD tax based on the square footage of the home.

## What schools will my child attend?

Starlight is within the award-winning Irvine Unified School District. Beacon Park School (K-8) and Portola High School opened their doors for the first time last year and offer some of the most innovative and technologically savvy instruction in the area.

### BEACON PARK SCHOOL

200 Cultivate, Irvine, CA 92618  
949-936-8400  
Grades K-8

### JEFFREY TRAIL MIDDLE SCHOOL

155 Visions, Irvine, CA 92618  
949-936-8700  
Grades 7-8

### PORTOLA HIGH SCHOOL

1001 Cadence, Irvine, CA 92618  
949-936-8200  
Grades 9-12


*School assignments are subject to change. For more information, please call the Irvine Unified School District at 949-936-5000.*

**ALTAIR**  
IRVINE

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949-423-3007

[LENNAR.COM/ALTAIR](http://LENNAR.COM/ALTAIR)

\*Requires either participation in SunStreet's Solar 20/20 Plan™ or the separate purchase of the system. Details at [www.SunStreet.com](http://www.SunStreet.com). Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Bay size may vary from home to home and may not accommodate all vehicles. Please see your New Home Consultant and home purchase agreement for actual features designated as an Everything's Included® feature, additional information, disclosures, and disclaimers relating to your home and its features. Lennar Homes of California, Inc. License #728102. Lennar Sales Corp. California Bureau of Real Estate License #01252753. Copyright © 2017 Lennar Corporation. All rights reserved. Lennar,  **LENNAR**® the Lennar logo, Next Gen® - The Home Within A Home® and Everything's Included are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 7/17