



THE LADERA HOME-FIT GUIDE

The Villages of Ladera Ranch

Choosing the right village can change how you live every day.

A field guide to architecture, location, home type, schools and everyday rhythm across Ladera Ranch's nine villages — built to narrow a broad search into a short, well-reasoned list.

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A FOREWORD FROM MATT

Why I made this guide.

My first career began in construction, where I learned to respect the details that make something last. I later spent more than twenty years managing public infrastructure, field operations and complex projects in Orange County. That work taught me how to turn a lot of moving parts into a clear plan.

Real estate became personal long before it became my profession. Buying and selling homes gave my family stability, choices and a path to becoming debt-free. When my family and I chose Ladera Ranch, I began mapping its villages and collections for myself. I discovered that two homes in the same ZIP code can support very different lives.

I created this guide so you can see those differences before you make the move: the village, architecture, home type, schools, amenities and everyday rhythm. My job is to help you see the whole picture, clarify what matters and build a strategy around your life.

Choosing the right village can change how you live every day.

Matt Lorenzen

LOCAL INSIGHT. CLEAR PLAN.



Do not start with the listing.

A home can check every box and still feel wrong. The village changes the architecture, home type, schools, amenities, lot pattern and rhythm of everyday life. Compare villages first, and the search that follows is smaller — and easier to trust.

-
- 01** **Start with your life**
Define the routines, spaces and tradeoffs that matter before you look at a single floor plan.
 - 02** **Compare villages**
Use location, schools, amenities and village character — not listings — to build a short list.
 - 03** **Recognize the architecture**
Learn the exterior cues so you can describe what feels like home, in your own words.
 - 04** **Narrow the collections**
Match home type and original bedroom range to the way you actually want to live.
 - 05** **Build your strategy**
Complete the worksheet at the back, then verify current inventory and exact details with Matt.
-

A smaller, smarter search — and a clearer reason for every choice.

Compare Ladera with clarity.

Start with the life you want	3	Echo Ridge Village	18
Architecture — a visual field guide	5	Oak Knoll Village	20
The village journey & bedroom lens	7	Flintridge Village	22
Bridgepark District	8	Covenant Hills Village	24
Wycliffe District	10	Community orientation map	26
Township District	12	Schools by village	27
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Avendale Village	16		

Learn the visual language.

Look first at the roofline, then the entry, exterior materials and trim. Homes may blend more than one influence.



Spanish Mediterranean

Low clay-tile roofs, smooth stucco, broad arches and shaded loggias create a relaxed, resort-like expression.

ROOF — CLAY TILE • WALLS — STUCCO • CUE — ROUNDED ARCHES



Spanish Colonial Revival

Courtyards, wrought iron, decorative tile and sculpted parapets add a more historic and ornamental Spanish character.

ROOF — CLAY TILE • DETAIL — IRONWORK • CUE — COURTYARD



Craftsman

Deep eaves, visible brackets, substantial porch columns and natural stone make the structure and hand-built detail easy to see.

ROOF — LOW GABLE • DETAIL — BRACKETS • CUE — FRONT PORCH

Notice what changes the feeling.

The same lens, three more families — coastal, composed and old-world.



Cape Cod

Steeper gables, simple trim, shingles and balanced windows create a crisp coastal look with lighter proportions.

ROOF — STEEP GABLE • WALLS — SIDING • CUE — SYMMETRY



Traditional

Balanced massing, familiar window patterns and restrained brick or stone details create a composed, adaptable exterior.

ROOF — VARIED GABLE • WALLS — MIXED • CUE — BALANCE



Tuscan

Warm stucco, heavier stone, arched openings and broad tile roofs produce an earthy, old-world presence.

ROOF — BROAD TILE • WALLS — STONE + STUCCO • CUE — WEIGHT

Nine villages. One clearer shortlist.

7,458 historical and planned residences across 76 guide collections — 8,139 Ladera Ranch CDP housing units, per the 2020 U.S. Census.

01	Bridgepark District	<i>Compact + Connected</i>	2 collections · 255 residences · 2–3 bedrooms
02	Wycliffe District	<i>Central + Approachable</i>	4 collections · 498 residences · 1–4 bedrooms
03	Township District	<i>The Walkable Core</i>	4 collections · 483 residences · 1–5 bedrooms
04	Terramor Village	<i>Trails + Recreation</i>	12 collections · 1,259 residences · 1–6 bedrooms
05	Avendale Village	<i>Ladera's Broadest Mix</i>	16 collections · 1,814 residences · 1–6 bedrooms
06	Echo Ridge Village	<i>The Higher Ridge</i>	7 collections · 753 residences · 2–6 bedrooms
07	Oak Knoll Village	<i>The Original Village</i>	10 collections · 957 residences · 2–6 bedrooms
08	Flintridge Village	<i>Elevated + Refined</i>	5 collections · 433 residences · 3–7 bedrooms
09	Covenant Hills Village	<i>The Estate Village</i>	16 collections · 1,006 residences · 2–8+ bedrooms

How wide is your search?

The number beside each band is how many collections include at least one typical original plan in that range — a measure of housing-stock depth, not current listings.

Bridgepark District

COMPACT + CONNECTED

A small, accessible district whose architecture supports an easy relationship with shopping, sports fields and trails.

2

COLLECTIONS

255

RESIDENCES

2-3

BEDROOMS

Subdivision directory

Style families: Spanish Monterey · American Farmhouse · Traditional / East Coast
School orientation (verify by address): Chaparral / central campus area

Chambray

Attached · 154 homes · 2–3 BR

SHAM-bray — Cotton fabric named for Cambrai, France.

Traditional-style condo community with balconies and compact neighborhood scale.

BUILDER VERIFIED, D.R. HORTON · MONTEREY · COLONIAL / CAPE COD

Westcott

Mixed residential · 101 homes · 3 BR

WESS-kot — English place-name form: “western cottage.”

Townhome and smaller-lot detached character; articulated façades near regional access.

BUILDER VERIFIED, RICHMOND AMERICAN HOMES · SPANISH REVIVAL

Wycliffe District

CENTRAL + APPROACHABLE

A central district where attached and detached products use traditional forms to frame greenbelts and pocket parks.

4

COLLECTIONS

498

RESIDENCES

1-4

BEDROOMS

Subdivision directory

Style families: American Farmhouse · Colonial · Craftsman · Mediterranean attached forms

School orientation (verify by address): Oso Grande campus area

Chesapeake

Detached · 101 homes · 3–4 BR

CHESS-uh-peek — A Native-derived regional name; its exact translation is debated.

Detached family homes with traditional and East Coast-influenced revival cues.

HISTORICAL, RICHMOND AMERICAN · COLONIAL / CAPE COD

Davenport

Attached · 163 homes · 2–3 BR

DAV-en-port — An English place name and surname.

Townhome-scale housing with porches, balconies and formal traditional façades.

HISTORICAL, WILLIAM LYON HOMES · CRAFTSMAN · MONTEREY · COLONIAL / CAPE COD

Sansovino

Attached · 114 homes · 1–3 BR

san-soh-VEE-noh — Evokes Renaissance architect and sculptor Jacopo Sansovino.

Compact attached homes with Mediterranean and village-traditional references.

HISTORICAL, D.R. HORTON · COLONIAL / CAPE COD · MEDITERRANEAN / TUSCAN

Surrey Farm

Attached · 120 homes · 3 BR

SUR-ce — An English county name paired with farm.

Farmhouse-leaning village character, compact plans and greenbelt adjacency.

HISTORICAL, BARRATT HOMES · CRAFTSMAN

Township District

THE WALKABLE CORE

Township combines compact housing with civic-scale greens and everyday proximity to the Mercantile side of Ladera.

4
COLLECTIONS

483
RESIDENCES

1-5
BEDROOMS

Subdivision directory

Style families: Traditional / East Coast · Colonial · Craftsman · attached village forms

School orientation (verify by address): Adjacent to Chaparral Elementary

Aldenhouse

Attached · 80 homes · 2–3 BR

AWL-den-house — Alden is an English name often interpreted as “old friend.”

Compact condo living with traditional village façades and a walkable district relationship.

HISTORICAL, GREYSTONE · COLONIAL / CAPE COD

Laurel Canyon Apartment Homes

Apartments · 201 homes · 1–3 BR

LOR-uhl KAN-yun — Laurel trees plus a steep-sided valley.

Rental housing integrated into the east-central district with one-, two- and three-bedroom plans.

OPERATOR VERIFIED, WESTERN NATIONAL GROUP · SPANISH REVIVAL

The Gables

Detached · 112 homes · 3–5 BR

GAY-buhlz — Triangular upper walls beneath pitched roofs.

Detached homes with prominent gables, porch vocabulary and traditional neighborhood rhythm.

HISTORICAL, K. HOVNANIAN · CRAFTSMAN · COLONIAL / CAPE COD

Three Vines

Attached · 90 homes · 2–3 BR

THREE VYNZ — Three climbing grape or ornamental plants.

Attached homes using varied rooflines and village-scaled traditional detailing.

HISTORICAL, CENTEX HOMES · COLONIAL / CAPE COD

Terramor Village

TRAILS + RECREATION

Terramor's architecture is inseparable from its outdoor identity: trails, native planting, Aquatic Park and a strong recreation network.

12
COLLECTIONS

1,259
RESIDENCES

1-6
BEDROOMS

Subdivision directory

Style families: European Cottage · Colonial · American Heritage · Spanish · Spanish Monterey · American Farmhouse · Abstract National · Contemporary

School orientation (verify by address): Oso Grande campus area

Arborage

Detached · 104 homes · 3–4 BR

AR-bor-ij — A wooded or arbor-like setting.

European Cottage, Colonial and American Heritage elevations are documented across Arborage addresses.

VERIFIED STYLES, RICHMOND AMERICAN · COLONIAL / CAPE COD

Banister

Attached · 24 homes · 2–3 BR

BAN-iss-ter — A stair or porch railing; also a surname.

Small attached collection with compact traditional forms and village-scaled detailing.

HISTORICAL, STANDARD PACIFIC HOMES · COLONIAL / CAPE COD

Branches

Attached · 149 homes · 3 BR

BRAN-iss-chiz — The limbs of a tree.

Attached homes organized around pedestrian-scale courts and varied rooflines.

HISTORICAL, STANDARD PACIFIC HOMES · SPANISH REVIVAL

Briar Rose

Attached · 152 homes · 2–3 BR

BRY-er ROHZ — A thorny rose with fairy-tale associations.

Cottage-like attached character with traditional detailing and compact plans.

HISTORICAL, MBK HOMES · COLONIAL / CAPE COD

Claiborne

Detached · 75 homes · 5 BR

KLAY-born — A surname and place name.

Colonial, Spanish and European Cottage elevations create a deliberately varied detached streetscape.

VERIFIED STYLES, PULTE HOMES · SPANISH REVIVAL · COLONIAL / CAPE COD

Evergreen

Detached · 77 homes · 5–6 BR

EV-er-green — Foliage that remains green year-round.

American Farmhouse, American Cottage and European Cottage styles appear in this landscape-forward collection.

VERIFIED STYLES, PARDEE HOMES · CRAFTSMAN · COLONIAL / CAPE COD

Mosaic

Detached · 89 homes · 3–6 BR

moh-ZAY-ik — A pattern assembled from many small pieces.

Spanish Monterey and Colonial elevations are documented; the collection was designed for a mixed streetscape.

VERIFIED STYLES, K. HOVNANIAN · SPANISH REVIVAL · MONTEREY · COLONIAL / CAPE COD

Sedona

Detached · 79 homes · 5–6 BR

seh-DOH-nuh — The Arizona city was named for Sedona Schnebly.

Spanish, Colonial, Abstract National and European Cottage elevations appear within this small enclave.

VERIFIED STYLES, SHEA HOMES · SPANISH REVIVAL · COLONIAL / CAPE COD

Sutters Mill

Attached · 152 homes · 2–3 BR

SUT-erz MILL — The California Gold Rush site where gold was found in 1848.

A compact townhouse collection recognized at launch for distinctly contemporary production architecture.

VERIFIED FEATURE, CENTEX HOMES · CONTEMPORARY CALIFORNIA

Tarleton

Detached · 107 homes · 3 BR

TARL-tun — An English surname and place name.

Traditional / East Coast, American Farmhouse, Abstract National and Colonial elevations are documented.

VERIFIED STYLES, D.R. HORTON · CRAFTSMAN · COLONIAL / CAPE COD

Valmont

Attached · 142 homes · 1–2 BR

val-MONT — A French-styled valley-and-mountain name.

Attached homes with formal traditional and Mediterranean-influenced exterior language.

HISTORICAL, D.R. HORTON · COLONIAL / CAPE COD · MEDITERRANEAN / TUSCAN

Walden Park

Detached · 109 homes · 3–4 BR

WALL-den — A place and literary name that evokes Thoreau's Walden.

Colonial, Abstract National and European Cottage elevations connect a varied streetscape to park and trail life.

VERIFIED STYLES, WILLIAM LYON HOMES · COLONIAL / CAPE COD

Avendale Village

LADERA'S BROADEST MIX

Avendale is less one architectural statement than a complete housing cross-section — from attached homes to large detached plans and newer infill.

16

COLLECTIONS

1,814

RESIDENCES

1-6

BEDROOMS

Subdivision directory

Style families: Tudor · French Country · English Revival · American Farmhouse · Colonial · Shingle · Spanish

School orientation (verify by address): Ladera Ranch Elementary + Middle area

Astoria

Detached · 99 homes · 3–4 BR

uh-STOR-ee-uh — A place and surname associated with the Astor family.

Detached homes with traditional California revival elevations and neighborhood-scale porches.

HISTORICAL, WARMINGTON HOMES · CRAFTSMAN · COLONIAL / CAPE COD

Berkshire

Attached · 156 homes · 2–3 BR

BURK-sheer — An English county name.

Attached housing with formal traditional detailing and efficient village-core scale.

HISTORICAL, SHEA HOMES · COLONIAL / CAPE COD

Canopy Lane

Detached · 113 homes · 3–5 BR

KAN-uh-pee LAYN — A road beneath overhead tree cover.

Detached family homes under a mature canopy; varied revival elevations and flexible plans.

HISTORICAL, STANDARD PACIFIC HOMES · SPANISH REVIVAL

Charleston Place

Attached · 139 homes · 2–3 BR

CHARLZ-tun — Literally “Charles’s town.”

Traditional-style condo community with garden landscaping and village-core character.

CORROBORATED, WARMINGTON HOMES · COLONIAL / CAPE COD

Front Street

Detached · 22 homes · 3–4 BR

FRUNT STREET — A traditional main-edge street name.

Small collection of detached homes designed to reinforce a front-porch village streetscape.

HISTORICAL, STANDARD PACIFIC HOMES · CRAFTSMAN

Greenbriar

Attached · 130 homes · 2–3 BR

GREEN-bry-er — Green plus the thorny briar plant.

Attached residences with compact traditional massing near central amenities.

HISTORICAL, D.R. HORTON · COLONIAL / CAPE COD

Laurel Glen Apartment Homes

Apartments · 220 homes · 1–3 BR

LOR-uhl GLEN — Laurel plus a wooded valley.

Resort-style rental community with contemporary interiors inside Ladera’s traditional public realm.

DEVELOPER VERIFIED, DMB DEVELOPMENT · COLONIAL / CAPE COD · CONTEMPORARY CALIFORNIA

Laurel Terrace

Apartments · 232 homes · 1–2 BR

Apartment Homes

LOR-uhl TAIR-us — Laurel plus a raised level.

One- and two-bedroom rental plans with traditional community exterior language.

OPERATOR VERIFIED, WESTERN NATIONAL PROPERTY MGMT. · COLONIAL / CAPE COD

Molly Loop

Detached infill · 36 homes · 4 BR

MOL-ee LOOP — A personal name paired with a circular street.

2018-era infill with 10-foot ceilings, great rooms, California rooms and stronger indoor-outdoor planning.

VERIFIED NEWER INFILL, CHRISTOPHER HOMES · CONTEMPORARY CALIFORNIA

Savannah

Detached · 83 homes · 3–5 BR

suh-VAN-uh — An open grassy plain; the word passed through Spanish from Taino.

Detached homes with warm traditional and Southern-influenced neighborhood cues.

HISTORICAL, BARRATT AMERICAN · COLONIAL / CAPE COD

St. Mary's Road

Attached · 141 homes · 2–3 BR

SAINT MAIR-eez — A Christian dedication to Mary.

Attached residential product with traditional village façade composition.

HISTORICAL, JOHN LAING HOMES · COLONIAL / CAPE COD

Sterling Glen

Detached · 103 homes · 3–5 BR

STUR-ling GLEN — “High quality” plus a wooded valley.

Detached homes with formal traditional massing and varied elevation packages.

HISTORICAL, WILLIAM LYON HOMES · COLONIAL / CAPE COD

Summers Way

Detached · 58 homes · 4–5 BR

SUM-nerz WAY — An English occupational surname and place-name form.

Larger detached plans with Craftsman and traditional California detailing.

HISTORICAL, JOHN LAING HOMES · CRAFTSMAN · COLONIAL / CAPE COD

Tether Moon

Detached · 112 homes · 4–6 BR

TETH-er MOON — A poetic coined phrase; developer intent is undocumented.

Detached homes with varied revival elevations, family-scale plans and park access.

HISTORICAL, CENTEX HOMES · SPANISH REVIVAL

Weatherhaven

Detached · 71 homes · 3–5 BR

WETH-er-HAY-vun — A shelter from weather.

Detached neighborhood with layered traditional roof forms and substantial floor plans.

HISTORICAL, WILLIAM LYON HOMES · COLONIAL / CAPE COD

Willow Bend

Detached · 99 homes · 3–5 BR

WIL-oh BEND — Willow trees at a curve.

Detached homes with mixed California revival styling and a mature village landscape.

HISTORICAL, STANDARD PACIFIC HOMES · SPANISH REVIVAL

VILLAGE 06 OF 09

Echo Ridge Village

THE HIGHER RIDGE

Elevation, breezes and layered views give Echo Ridge a distinct landscape relationship, even before comparing floor plans.

7

COLLECTIONS

753

RESIDENCES

2-6

BEDROOMS

Subdivision directory

Style families: Spanish · Spanish Monterey · American Farmhouse · European Cottage · Colonial · Shingle
 School orientation (verify by address): Ladera Ranch Elementary + Middle area

Atherton Glen

Attached · 114 homes · 2–3 BR

ATH-er-tun GLEN — An English name plus a narrow wooded valley.

Attached homes with articulated traditional façades in a higher-village setting.

HISTORICAL, SHEA HOMES · COLONIAL / CAPE COD

Lexington

Detached · 121 homes · 5–6 BR

LEK-sing-tun — A historic American place name.

Detached homes with classic revival cues and a composed neighborhood rhythm.

HISTORICAL, SHEA HOMES · SPANISH REVIVAL

Potters Bend

Detached · 109 homes · 3 BR

POT-erz BEND — A curve named with craft and pottery imagery.

Porch and gable details support a Craftsman-leaning, family-scale streetscape.

HISTORICAL, JOHN LAING HOMES · CRAFTSMAN

Sylvan Oaks

Detached · 69 homes · 3–5 BR

SIL-vun OHKS — “Woodland” plus oak trees.

Established detached homes with warm traditional materials and mature landscaping.

HISTORICAL, MBK HOMES · COLONIAL / CAPE COD

Tamarind

Detached · 118 homes · 4–6 BR

TAM-uh-rind — A tropical tree and fruit.

Mixed California revival elevations with detached-home scale and ridge context.

HISTORICAL, STANDARD PACIFIC HOMES · SPANISH REVIVAL

Tattershall

Detached · 122 homes · 4–5 BR

TAT-er-shawl — An English village and castle name.

Traditional detached architecture with varied roof forms and formal entries.

HISTORICAL, CENTEX HOMES · COLONIAL / CAPE COD

Trail Ridge

Detached · 100 homes · 4–5 BR

TRAYL RIJ — An elevated crest beside a path.

Trail-oriented detached homes shaped by slope, outlook and varied revival elevations.

HISTORICAL, K. HOVNANIAN · SPANISH REVIVAL

Oak Knoll Village

THE ORIGINAL VILLAGE

Ladera's earliest village layers mature landscaping over a remarkably broad mix of California revival architecture.

10

COLLECTIONS

957

RESIDENCES

2-6

BEDROOMS

Subdivision directory

Style families: Craftsman · Spanish Revival · Monterey · Cape Cod · Traditional

School orientation (verify by address): Chaparral / north-central area

Amberly Lane

Detached · 97 homes · 3–5 BR

AM-ber-lee — English place-name styling; likely a variant of Amberley.

Spanish, Monterey and contemporary-flavored elevations; larger early-village floor plans.

CORROBORATED, TAYLOR WOODROW · SPANISH REVIVAL · MONTEREY · CONTEMPORARY CALIFORNIA

Fairfield

Detached · 86 homes · 3–5 BR

FAIR-feeld — Literally a pleasant or open field.

Large plans and bonus-room living; Contemporary, Craftsman and Traditional elevations.

BUILDER VERIFIED, TAYLOR WOODROW · CRAFTSMAN · COLONIAL / CAPE COD · CONTEMPORARY CALIFORNIA

Maplewood

Detached · 103 homes · 2–5 BR

MAY-puhl-wood — Maple trees plus woodland.

Established detached streetscape with Craftsman, French, Mediterranean and Spanish cues.

HISTORICAL, WILLIAM LYON HOMES · SPANISH REVIVAL · CRAFTSMAN · COLONIAL / CAPE COD

Prescott

Detached · 64 homes · 3–5 BR

PRESS-kit — An English surname and place name.

Early-2000s detached homes; mixed California revival elevations and generous interior volume.

BUILDER VERIFIED, WILLIAM LYON HOMES · SPANISH REVIVAL

Sarasota

Detached · 94 homes · 3–4 BR

sair-uh-SOH-tuh — A Florida place name whose deeper origin is debated.

Contemporary, Mediterranean, Spanish and Traditional elevations in a smaller detached scale.

CORROBORATED, BROOKFIELD HOMES · SPANISH REVIVAL · COLONIAL / CAPE COD · MEDITERRANEAN / TUSCAN

Shady Lane

Detached · 55 homes · 3–4 BR

SHAY-dee LAYN — A tree-sheltered road.

Compact detached homes; Contemporary, Spanish and Traditional elevations.

CORROBORATED, SHEA HOMES · SPANISH REVIVAL · COLONIAL / CAPE COD · CONTEMPORARY CALIFORNIA

Sycamore Grove

Attached · 101 homes · 2–3 BR

SIK-uh-mor GROHV — A stand of sycamore trees.

Two-level side-by-side townhomes with no residence above or below; substantial condo scale.

CORROBORATED, SHEA HOMES · SPANISH REVIVAL

Trails

Detached condo · 118 homes · 3 BR

TRAYLZ — Paths or routes through a landscape.

Traditional Craftsman character, porch-forward massing and the privacy impression of detached homes.

VERIFIED, JOHN LAING HOMES · CRAFTSMAN · COLONIAL / CAPE COD

Whispering Creek

Detached · 106 homes · 3–4 BR

WHIS-per-ing KREEK — A softly flowing stream.

Mediterranean, Spanish and Traditional elevations; early-village architectural variety.

CORROBORATED, SHEA HOMES · SPANISH REVIVAL · COLONIAL / CAPE COD · MEDITERRANEAN / TUSCAN

Wyeth

Detached · 133 homes · 3–6 BR

WY-eth — A surname strongly associated with American painter Andrew Wyeth.

Larger homes and lots with Cape Cod, Craftsman, Mediterranean and Traditional elevations.

CORROBORATED, BROOKFIELD HOMES · CRAFTSMAN · COLONIAL / CAPE COD · MEDITERRANEAN / TUSCAN

Flintridge Village

ELEVATED + REFINED

A second-generation village with a more composed hilltop identity, detached housing and a dedicated clubhouse setting.

5
COLLECTIONS

433
RESIDENCES

3-7
BEDROOMS

Subdivision directory

Style families: Spanish · Craftsman · French Country · Colonial · Traditional / East Coast

School orientation (verify by address): Chaparral / north-central area

Belmont Hill

Detached · 72 homes · 4–5 BR

BEL-mont — French-derived “beautiful mountain.”

Refined detached homes with layered rooflines and California revival detailing.

HISTORICAL, WARMINGTON HOMES · SPANISH REVIVAL

Chimney Corners

Detached · 80 homes · 3–5 BR

CHIM-nee KOR-nerz — A traditional crossroads or settlement-style name.

Traditional neighborhood composition with porch, gable and masonry accents.

HISTORICAL, JOHN LAING HOMES · CRAFTSMAN · COLONIAL / CAPE COD

Clifton Heights

Detached · 71 homes · 4–5 BR

KLIF-tun — English place-name form: a settlement near a slope or cliff.

Detached family homes with mixed revival elevations and elevated-village siting.

HISTORICAL, CENTEX HOMES · SPANISH REVIVAL

Hampton Road

Detached · 82 homes · 4–7 BR

HAMP-tun — An English place name and surname.

Larger detached plans with formal façades and varied California architectural references.

HISTORICAL, WILLIAM LYON HOMES · SPANISH REVIVAL

Reston

Detached · 128 homes · 3–6 BR

RESS-tun — A place name and surname; exact developer intent is undocumented.

The village's broadest production collection; traditional massing with varied elevation packages.

HISTORICAL, WILLIAM LYON HOMES · COLONIAL / CAPE COD

Covenant Hills Village

THE ESTATE VILLAGE

Covenant Hills expands Ladera's architectural vocabulary into gated production estates, custom residences and later hilltop collections.

16

COLLECTIONS

1,006

RESIDENCES

2–8+

BEDROOMS

Subdivision directory

Style families: Spanish · Tuscan · Italianate Revival · Colonial · European Cottage · Craftsman · San Juan Rustic
 School orientation (verify by address): Oso Grande campus area

Alisal

Detached · 48 homes · 4–6 BR

ah-lee-SAL — A Spanish place-word associated with an alder grove.

Estate-scaled detached homes with refined California revival architecture.

HISTORICAL, WARMINGTON HOMES · SPANISH REVIVAL

Amarante

Attached · 71 homes · 3–5 BR

ah-mah-RAN-tay — A Portuguese place/name linked to “unfading” amaranth roots.

The village's attached option, using upscale traditional forms in a gated setting.

HISTORICAL, SHEA HOMES · COLONIAL / CAPE COD

Arboledo

Detached · 62 homes · 4–5 BR

ar-boh-LAY-doh — A Spanish-rooted tree or grove name; compare *arboleda*.

Warmington-built estate collection with substantial plans and formal California revival detailing.

BUILDER VERIFIED, WARMINGTON HOMES · SPANISH REVIVAL

Bellataire

Detached · 75 homes · 5 BR

bell-uh-TAIR — A French-styled coined name; literal origin is unverified.

Large production estates with formal massing, courtyards and revival-style elevation packages.

HISTORICAL, STANDARD PACIFIC HOMES · SPANISH REVIVAL

Capistrano

Attached · 35 homes · 5–6 BR

kah-pee-STRAH-noh — Locally tied to San Juan Capistrano; the name traces to Italy.

Attached luxury product with Spanish/Mediterranean village references.

HISTORICAL, WARMINGTON HOMES · SPANISH REVIVAL · MEDITERRANEAN / TUSCAN

Castellina

Attached · 82 homes · 2–4 BR

kas-teh-LEE-nah — An Italian place-name diminutive: “little castle.”

Tuscan-influenced condo architecture with substantial plans and an estate-scaled exterior character.

BUILDER VERIFIED, STANDARD PACIFIC HOMES · MEDITERRANEAN / TUSCAN

Covenant Hills

Custom estates · 232 homes · 4–8+ BR

Custom

KUV-uh-nunt — Covenant means a solemn agreement.

One-off architecture ranging from Spanish Colonial and Tuscan to French Colonial and contemporary interpretations.

VERIFIED CUSTOM, MULTIPLE ARCHITECTS + BUILDERS · SPANISH REVIVAL · COLONIAL / CAPE COD · MEDITERRANEAN / TUSCAN

Encantada

Attached · 37 homes · 5–6 BR

en-kahn-TAH-dah — Spanish for “enchanted” or “delighted.”

Attached luxury residences with Mediterranean and traditional revival cues.

HISTORICAL, D.R. HORTON · COLONIAL / CAPE COD · MEDITERRANEAN / TUSCAN

Las Piedras

Detached · 35 homes · 4–6 BR

las pec-EH-dras — Spanish for “the stones.”

Low-density detached estate homes with stone-rich California revival detailing.

HISTORICAL, BARRATT AMERICAN · MEDITERRANEAN / TUSCAN

Meriden

Attached · 67 homes · 4–5 BR

MAIR-ih-den — An English place name.

Attached homes with formal traditional architecture and gated-village finish levels.

HISTORICAL, JOHN LAING HOMES · COLONIAL / CAPE COD

Montanez

Detached · 59 homes · 4–5 BR

mon-tah-NYEZ — A Spanish surname associated with the mountains.

Large detached production estates with courtyards, layered roofs and formal entries.

HISTORICAL, WILLIAM LYON HOMES · SPANISH REVIVAL

San Donato

Detached · 23 homes · 4–6 BR

san doh-NAH-toh — Italian and Spanish form of “Saint Donatus.”

Small estate collection with Italian/Mediterranean references and substantial lots.

HISTORICAL, JOHN LAING HOMES · MEDITERRANEAN / TUSCAN

Segovia

Detached · 65 homes · 4 BR

seh-GOH-vee-uh — A Spanish city; the name also evokes guitarist Andrés Segovia.

Detached estates using Spanish and Mediterranean revival vocabulary.

HISTORICAL, CENTEX HOMES · SPANISH REVIVAL · MEDITERRANEAN / TUSCAN

Sherborne

Detached · 54 homes · 5 BR

SHUR-born — An English place name traditionally read as “bright stream.”

Large homes with formal European and California revival elevation choices.

HISTORICAL, WILLIAM LYON HOMES · SPANISH REVIVAL

Sky Isle

Detached · 61 homes · 4–6 BR

SKY EYL — Literally “an island in the sky.”

Elevated detached collection with view-oriented siting and upscale revival architecture.

HISTORICAL, STANDARD PACIFIC HOMES · SPANISH REVIVAL

Sky Ranch

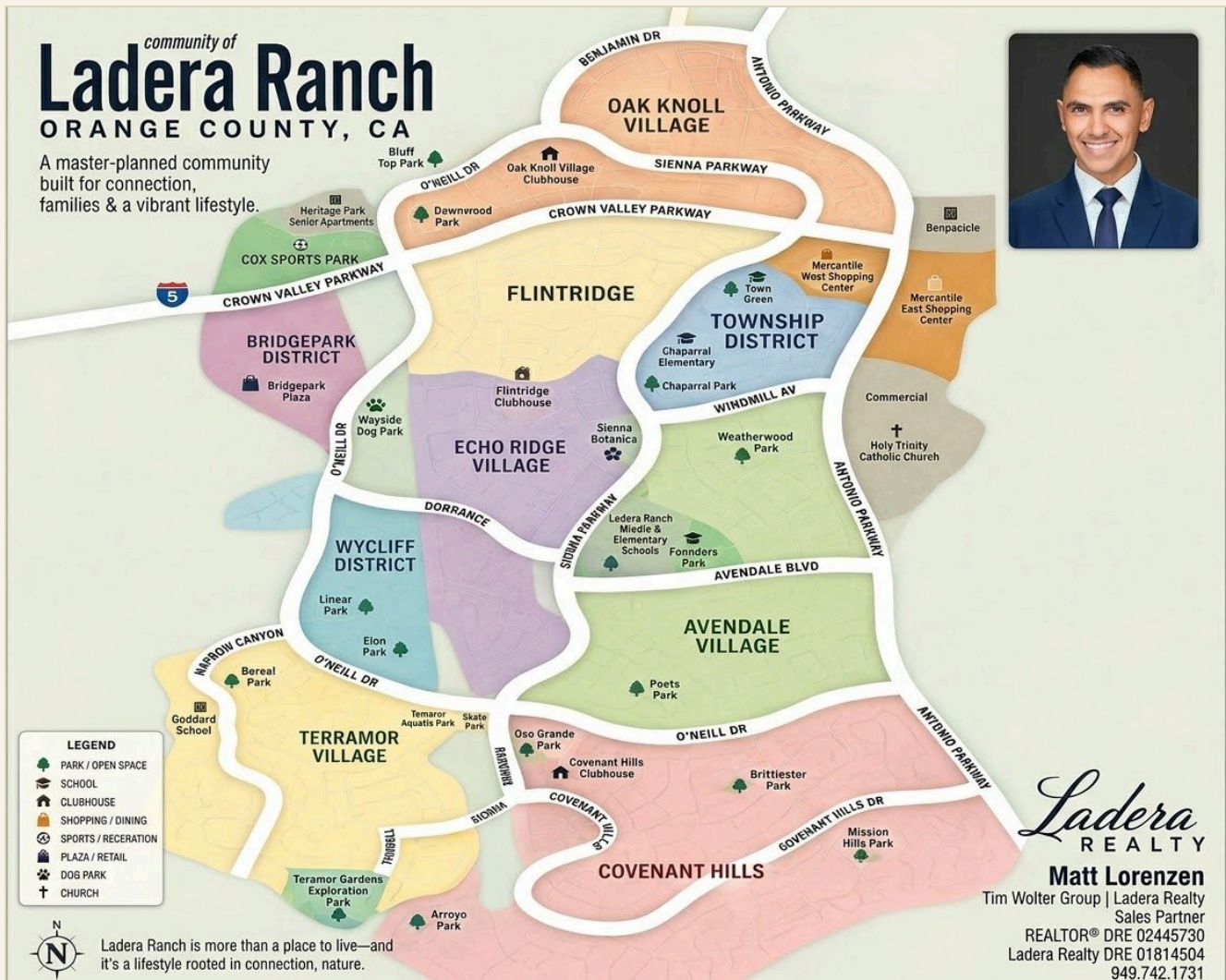
Detached luxury · 36* homes · 4–5 BR

SKY RANCH — Elevation and sky imagery paired with ranch.

Contemporary ranch living expressed through Coastal Colonial, Spanish Revival, Craftsman and San Juan Rustic designs.

VERIFIED NEWER COLLECTION, THE NEW HOME COMPANY · SPANISH REVIVAL · CRAFTSMAN · COLONIAL / CAPE COD

Where each village sits.



Village boundaries and amenities are presented for general orientation; verify a specific address before relying on this map.

Schools by village.

A practical orientation to Ladera Ranch public-school assignments.

VILLAGE	ELEMENTARY SCHOOL
Bridgepark District	Chaparral Elementary
Wycliffe District	Oso Grande Elementary
Township District	Chaparral Elementary
Terramor Village	Oso Grande Elementary
Avendale Village	Ladera Ranch Elementary
Echo Ridge Village	Ladera Ranch Elementary
Oak Knoll Village	Chaparral Elementary
Flintridge Village	Chaparral Elementary
Covenant Hills Village	Oso Grande Elementary

Middle school: Ladera Ranch Middle School. High school: Tesoro or San Juan Hills — verify by address. Attendance boundaries can change and may split a village or collection; confirm the exact property address through the CUSD School Locator before making a housing decision.

MAKE YOUR MOVE

Clarity before action.

The goal is not to tour more homes or collect more opinions. It is to understand which part of Ladera fits your life, recognize what matters and move with a clear strategy.

READY TO BUILD YOUR PLAN?

Call or text Matt

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