

### RANCHO SAN JOAQUIN

APARTMENT HOMES 20 Pergola Irvine, CA 92612

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We make it easy to find the apartment you'll love.



## THE IRVINE COMPANY APARTMENT COMMUNITIES

Choose from more than 70 communities throughout Southern and Northern California on our website, or with the help of a personal consultant, or with our easy-to-use rental guide.



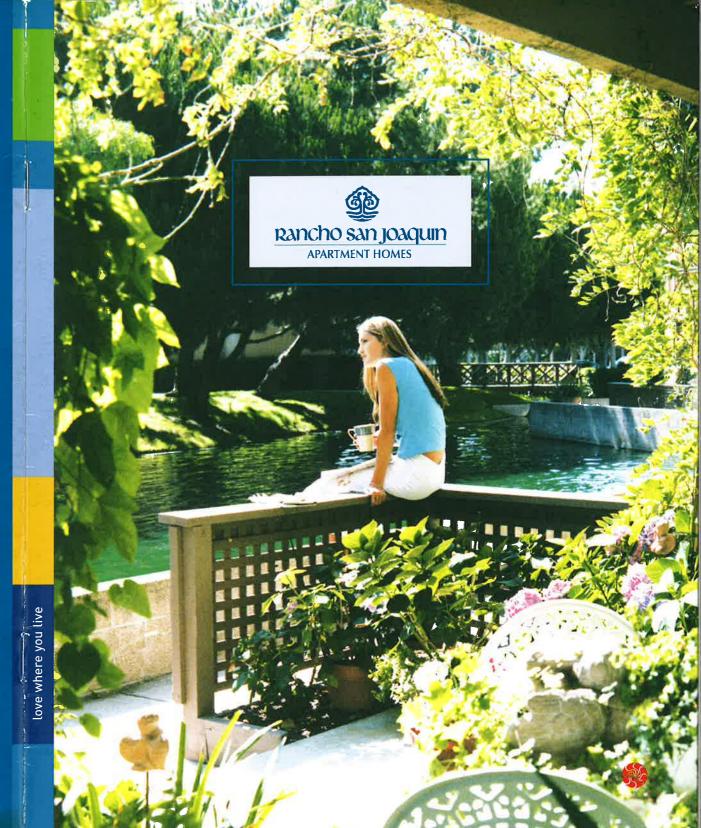
Search our **website @ www.rental-living.com**Use our search engine to match you with communities that meet your personal needs and preferences.

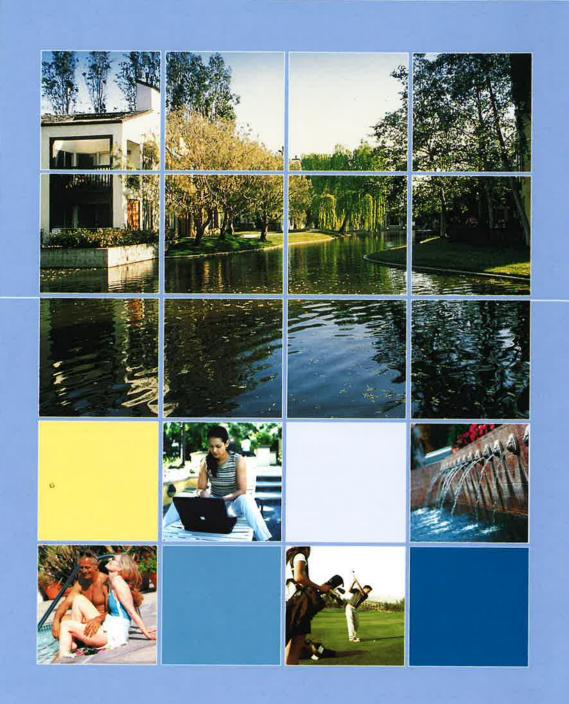


Visit our **Information Center** Meet with a personal consultant to help you select the community you want. Call for an appointment at 800.IAC.5115.



Pick up our **rental living** apartment guide See information and photos on every community with an easy comparison chart to help you find the right home. Available at locations throughout Orange County.





# Rancho San Joaquin

Discover a treasure hidden in the heart of the city... a quiet lakeside woodland oasis, with spectacular views of Rancho San Joaquin Golf Course. Stroll beside meandering streams shaded by a canopy of trees. Refresh your spirit with the sounds of soothing fountains. And you're mere moments away from great golf, beaches, restaurants, nightlife and work. Take time to enjoy life at Rancho San Joaquin. A quiet haven nestled in Irvine, Rancho San Joaquin lets you be near everything you love and get away from it all—at the same time.



At Rancho San Joaquin, indulge yourself in the relaxed comfort of a peaceful woodland retreat. And just outside your door, you'll enjoy swimming, spas, a fitness center, tennis and golf. Choose from 6 stylish one and two-bedroom floor plans, with great amenities including fireplaces, kitchens with gas ranges, microwave ovens and refrigerators, walk-in closets and private garden patios or balconies. When you're ready to savor all the pleasures of city life and country club style living, Rancho San Joaquin is the perfect choice.



At The Irvine Company Apartment Communities, we make it easy to find a home you'll love... with unsurpassed service to meet your every need. To see Rancho San Joaquin and other communities in our Premier Collection, please visit us on line at www.rental-living.com.

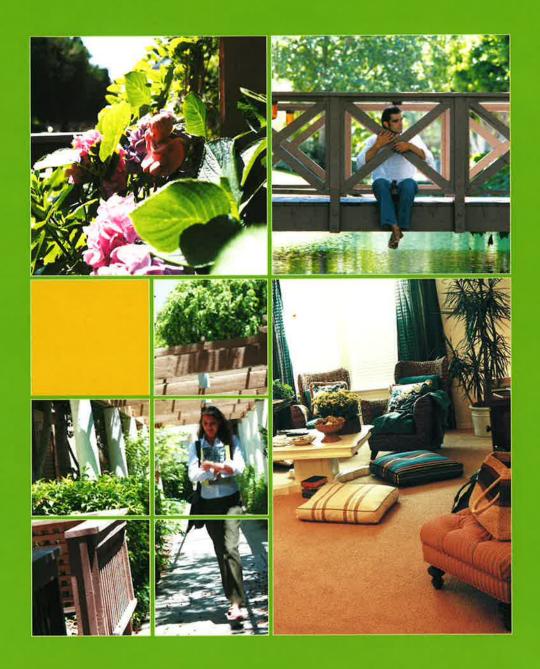
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949.786.1100

GOLF COURSE CLUBHOUSE

Community Amenities, as listed, may not be currently available for use at this time. Please see a Rancho San Joaquin representative for additional information regarding Community Amenities currently available.





Plan B - The Lakes 1 Bedroom, 1 Bath 750 Square Feet



Plan D - The Arbor 2 Bedroom, 2 Bath 1050 Square Feet



Plan C - The Springs 2 Bedroom, 1-1/4 Bath 945 Square Feet



Plan E - The Greens 2 Bedroom, 2 Bath 1052 Square Feet

Plans shown here are a representation. Please contact a Rancho San Joaquin representative for additional plans, or visit our website at www.rental-living.com. Total square footage, approximate room dimensions, window locations, hard surface flooring areas and washer/dryer, fireplace, closet, storage area and patio/deck configurations, if applicable, may vary in individual apartments from the plans depicted here.









#### PICTURESQUE IRVINE SETTING

Centrally located in the City of Irvine, the Rancho San Joaquin area offers a refreshing haven from the hustle and bustle of modern urban life. A lush and beautiful community, Rancho San Joaquin feels like a world apart—yet it embraces the excitement and convenience of Southern California urban living. Enjoy a game of golf at Rancho

San Joaquin Golf Course...
an afternoon of shopping or a
movie at Irvine Spectrum
Center... fine dining at a variety
of outstanding restaurants...
or live music at a local nightspot.
Come taste a life rich with
pleasure at Rancho San Joaquin.

#### **RESIDENCE DESIGN FEATURES**

6 Stylish One and Two-Bedroom Floor Plans,

Some w/Dens or Home Offices

Private Garden Patio or Balcony w/Stunning Golf Course

or Garden Views\*

Kitchen w/Ceramic Tile Countertops

Gas Range and Pantry

Refrigerator w/Icemaker

Microwave Oven

Gas Log Fireplace

Corner Locations Featuring a Large Array of Windows

Vertical Window Coverings

Walk-in Closets\*

High-Efficiency Central Heating/Air Conditioning

Digital/Cable TV Ready

Wired for High Speed Internet/Multiple Phone Lines

Cox@Home™ Internet/Phone/TV Options Available

**COMMUNITY AMENITIES** 

Award-Winning Landscaping w/Mature Trees

and Water Features

Unique Waterscape including a Beautiful Lake,

Fountains, Streams and Footbridges

2 Resort-Style Swimming Pools and 3 Spas

Elegant Clubhouse w/Entertainment Center

and Full Kitchen

Poolside Fitness Center w/Cardiovascular

and Strength-Training Equipment

Landscaped Picnic areas w/Gas Barbecue Grills

Reserved Covered Parking w/Overhead Storage

Adjacent to Rancho San Joaquin Golf Course

and The Racquet Club of Irvine

Five Spacious Laundry Facilities

Car Wash Area

Ample Guest Parking

Pet Friendly\*

**CITY FEATURES** 

Close to Restaurants, Movie Theaters, Stores and Beaches

Steps to University Park Center/ Wild Oats Market

Moments to UCI Campus and John Wayne Airport

Easy access to 5 and 405 Freeways and 73 Toll Road

K-12 schooling options: University Park Elementary/ Vista Verde Elementary Rancho San Joaquin Middle University High

#### **EXCLUSIVE SERVICES**

30-Day Resident Satisfaction Guarantee

IAC Club Membership Preferred Merchant Program

"The Standard" Resident Newspaper

48-Hour Maintenance Guarantee

Complimentary Fax/Photocopy Service

Furnished Apartments Available

NOTES

Community Amenities, as shown/listed, may not be currently available for use at this time. Please see a Rancho San Joaquin representative for additional information regarding amenities currently available. Please see your leasing consultant regarding the terms and conditions of 30-Day

\* in select floor plans/residences