



*The Oaks*  

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AT PORTOLA HILLS

A romantic scene of a man and a woman sitting in a field of tall grass and wildflowers at sunset. The man is on the left, wearing a blue t-shirt with a geometric pattern, and the woman is on the right, wearing a white t-shirt. They are both looking away from the camera towards the horizon. A golden retriever is sitting between them, looking towards the camera. The sky is filled with soft, golden light and a few wispy clouds. The overall mood is peaceful and intimate.

*Welcome to life at the top*

*Buying a new home is one of the biggest decisions we make in life. There is so much at stake; the financial commitment, the emotional investment, finding the time to do the necessary research, trusting your instincts. It's about finding a suitable home for you in a neighborhood that feels right, in a community that meets your needs, together with the knowledge that you will still be taken care of, even after the deal is done.*

*At Baldwin & Sons we get that. Since 1956, Baldwin companies have built more than 20,000 homes, and created successful, thriving neighborhoods and communities from L.A. to San Diego earning us our status as one of the top builders in Southern California. We love what we do and it shows, from the smallest architectural detail to the grand-scale planning of a large community. We are focused and committed to meeting not only your high expectations, but ours as well, from design and construction to financing and customer service, we are here for you.*

*The Oaks at Portola Hills is testament to the excellence you have come to expect from us at Baldwin & Sons. Perched above parkland and wilderness, it not only provides impressive views, but it also allows for the emphasis on an active, outdoor lifestyle, with parks, trails, sports fields and a swim club for residents to enjoy. With one visit you will know you have found your home, your neighborhood, your community...if your instincts have led you here, trust them, this is the place.*



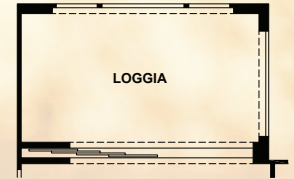
## *Residence 5510*

3,553 square feet  
3 bedrooms  
3.5 bathrooms

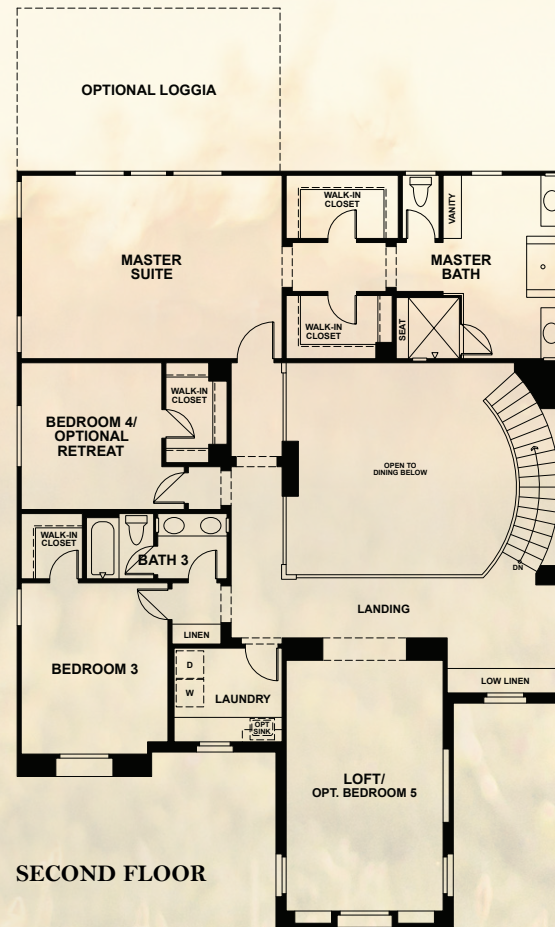
*Welcome to a unique lifestyle at The Oaks at Portola Hills. Experience the flawless design and details of this spectacular floor plan that provides true elegance the moment you enter the door. The allure of luxury and romance will surround you and embrace you.*

# Residence 5510

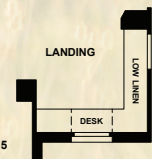
## SECOND FLOOR OPTIONS



MASTER SUITE  
Optional Loggia  
with Windows

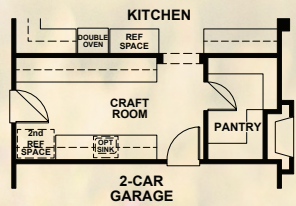


SECOND FLOOR

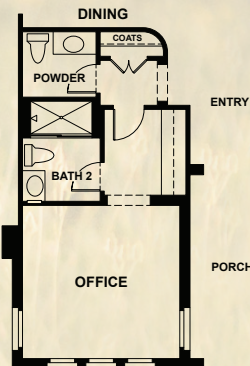


Optional Desk/Linen  
at Landing

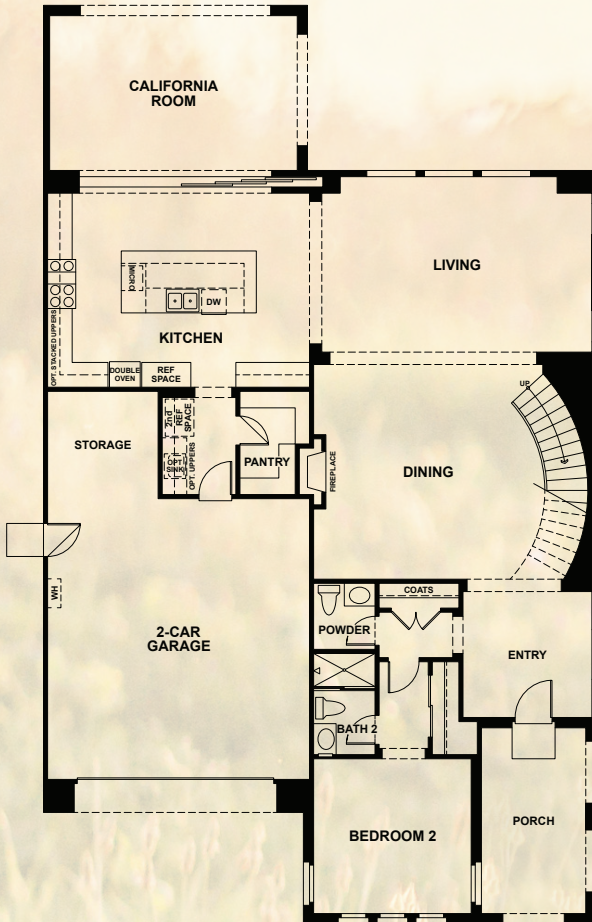
## FIRST FLOOR OPTIONS



Optional Craft Room



Optional Office in Lieu of  
Bedroom 2



FIRST FLOOR



## *Residence 5520*

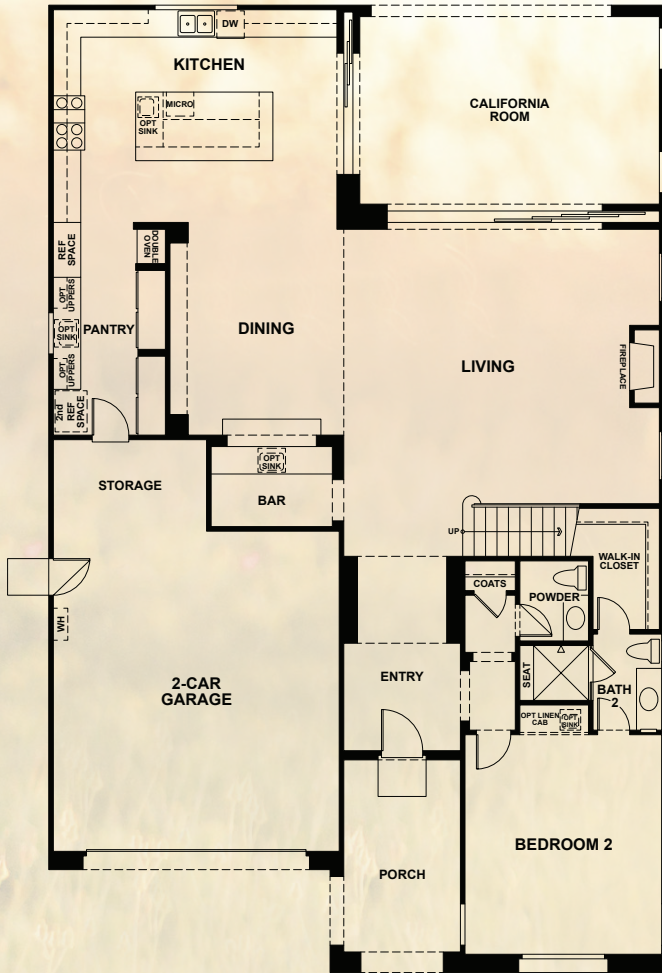
3,727 square feet

4 bedrooms

4.5 bathrooms

*Elegant in design and inspired by rich architectural style, built to capture your heart and imagination. This residence truly embodies the features and appointed floor plan that exudes the ultimate in fine living.*

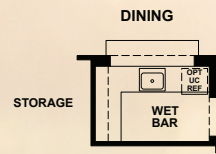
FIRST FLOOR OPTIONS



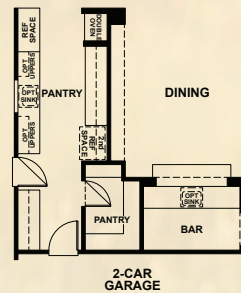
FIRST FLOOR



Optional California Room without Corner Foundation



Optional Wet Bar



Optional Walk-In Pantry



SECOND FLOOR



*Residence*  
*5530*

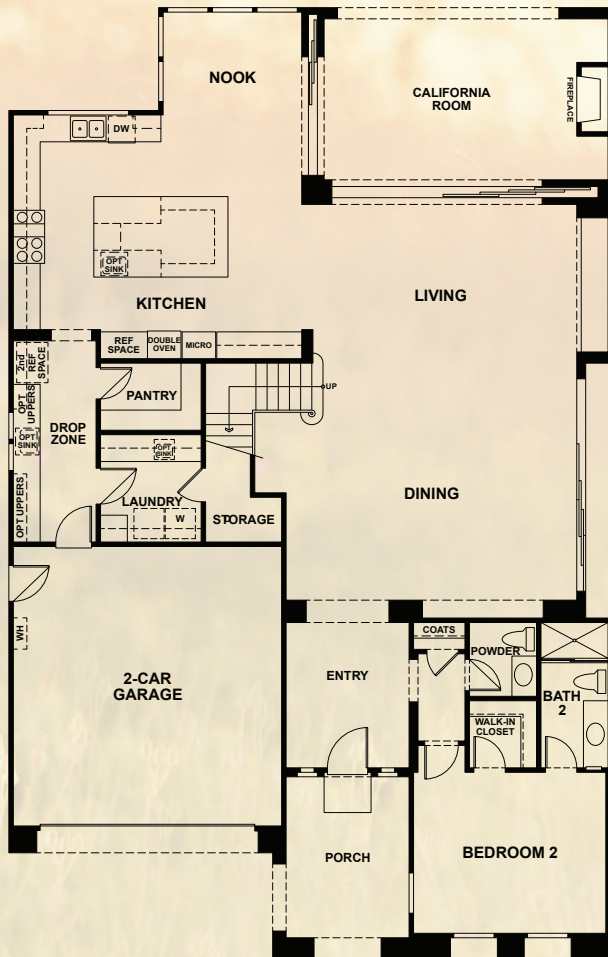
4,146 square feet  
4 bedrooms  
4.5 bathrooms

*Breathtaking magnificence describes the unique floor plan that captures the perfect setting for those who love to entertain. Discover new friends and embrace get-togethers with family inspired by the outdoor living spaces that capture Californian's ideal climate.*

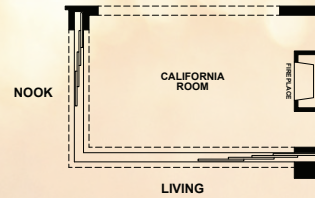


# Residence 5530

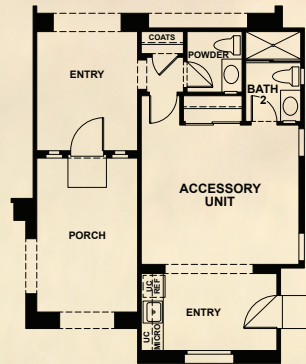
## FIRST FLOOR OPTIONS



FIRST FLOOR

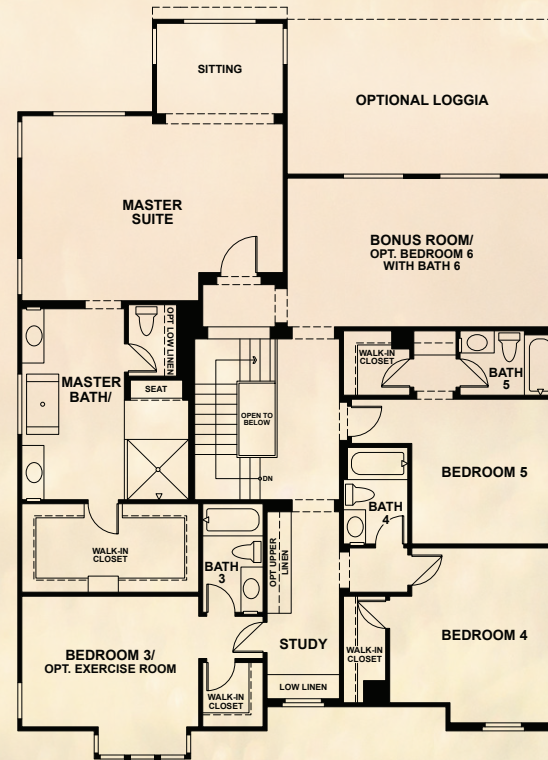


Optional California Room without Corner Foundation

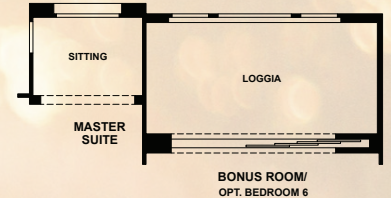


Optional Accessory Unit with Optional Door

## SECOND FLOOR OPTIONS



SECOND FLOOR



Optional Loggia with Windows



Optional Exercise Room in Lieu of Bedroom 3 and Bath 3

*Pool and Recreation Facility*



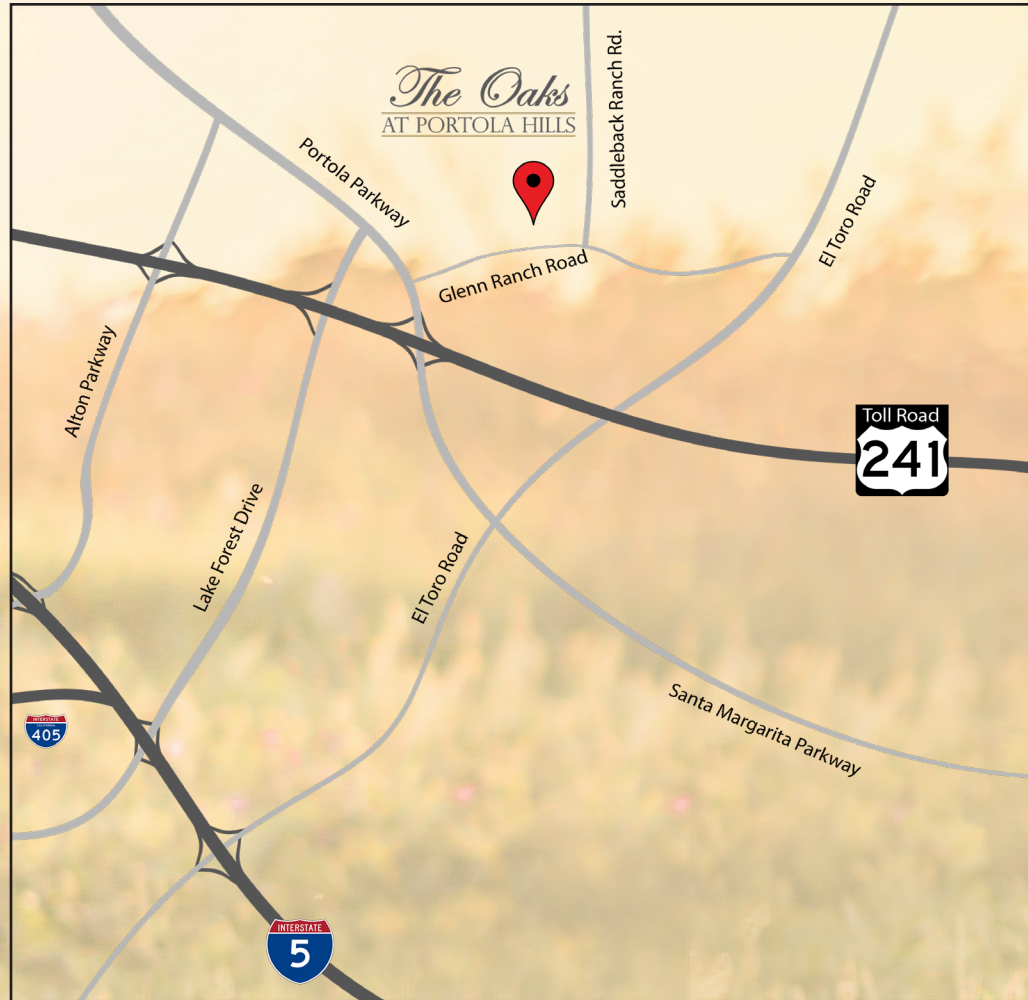


*The Oaks*  

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AT PORTOLA HILLS

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