Affinity brings four unique living arrangements to one of the most desirable locations in the Las Vegas Valley. Rich in standard features, professionally designed packages and community amenities as well as the inclusion of the immediate area's unimaginable convenience, Affinity residents will enjoy the signature design and function found in William Lyon’s meticulously crafted homes.

**THE INSIDE STORY**

- **9’ ceilings**
- **Three unique floorplans**
- **Private gated community with protective covenants**
- **6,800 sq. ft. Recreation Center with pools, spas, fire pits and BBQ Bar**
- **60” Cable TV outlet in Great Room and all bedrooms**
- **Telephone outlets in kitchen and all bedrooms**
- **Alarm Pre-wire**
- **Pre-wired for ceiling fan in Great Room and Master bedroom**
- **Inspired, open floorplans**
- **Interior laundries with gas dryer connection**
- **Contemporary 12 x 12 floor tile at entry, kitchen, laundry and baths**
- **Eco-efficient paint**
- **Five panel interior doors**
- **Smoke detectors**
- **Fire sprinklers**
- **Custom recessed lighting**
- **Garage door opener**
- **Six year limited warranty plus William Lyon Homes exclusive three year "Fit and Finish" warranty**

**KITCHENS TO SAVOR**

- **Designer quartz countertops**
- **Contemporary 36” slab panel cabinetry**
- **Whirlpool® stainless steel super capacity gas range**
- **Whirlpool® stainless steel microphone**
- **Whirlpool® stainless steel energy-saving dishwasher**
- **Pre-plumbed for automatic ice maker**
- **Durable stainless steel drop in sink**
- **Designer faucet with pull out sprayer**
- **Garbage disposal**
- **Food storage pantry**

**LUXURIOUS BATHS**

- **Elongated toilets in all bathrooms**
- **Shower stalls at Master baths (per plan)**
- **Shower/tub combos with easy care fiberglass in secondary baths**
- **Cultured marble vanities with undermount sink**
- **Contemporary designer faucets**
- **Private water closet in Master bath**
- **Separate shower stall and tub (plan 3 Master bath)**
- **Medicine cabinet in Master and 2nd bath**

**WATER and ENERGY SAVERS**

- **Dual-paned white Low E® Vinyl windows and patio doors**
- **Ultra low-flow toilets and water saver shower heads**
- **Digital programmable thermostats**
- **Gas forced-air heating**
- **High Efficient 14 SEER central air conditioning**
- **Tankless water heater**
- **Cathedralized Insulation System**

**EXTERIOR VARIETY**

- **Contemporary/Modern**
- **Community landscaping**
- **Decorative entry door with glass inserts**
- **Embossed insulated steel roll-up garage doors/ belt driver**
- **Post tension foundation slabs**
- **Covered and lighted entry**
- **Paver driveways and sidewalks**

**PERSONALIZING OPPORTUNITIES**

Eighteen professionally designed packages which include upgraded cabinets, countertops, paint, carpet and tile. (per package)

- **Stair rail upgrades**
- **Tile shower**
- **Structured wiring packages**
- **Security alarm system**
- **Upgraded appliance packages**
First Floor Flat
1,252 Sq. Ft. • 2 Bedrooms • 2 Baths
2-Car Garage • Gated Courtyard Entry

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All square footage listed or verbally represented is approximate. Model home interior decoration, landscaping, hardscape areas, fencing and other amenities are for display purpose only. July 2018
SECOND FLOOR

1,563 Sq. Ft. • 2 Bedrooms • 2.5 Baths
2-Car Garage • Deck off Great Room

BUILDING TYPE I • UNIT 2

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Site Map • Building Type I • Second Floor

Unit 2
- Master Bedroom
- WIC
- Bedroom 2
- Bath 2
- Great Room
- Kitchen
- Deck 115 sq. ft.
- Coat Closet
- PANTRY
- Dishwasher (Opt.)
- Washer/Dryer (Opt.)
- Foyer (Opt.)
- Linen Closet (Opt.)

Unit 3
- Master Bedroom
- WIC
- Bedroom 2
- Bath 2
- Bedroom 3
- Great Room
- Kitchen
- Deck 118 sq. ft.
- Coat Closet
- PANTRY
- Dishwasher (Opt.)
- Washer/Dryer (Opt.)
- Foyer (Opt.)
- Linen Closet (Opt.)

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ELEVATIONS • BUILDING TYPE I

A

B

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Flat with 3rd Floor Loft
1,925 Sq. Ft. • 2 Bedrooms plus Loft • 2.5 Baths • 2-Car Garage
Deck 1 Off Great Room • Deck 2 Off 3rd Floor Loft
1,876 Sq. Ft. • 3 Bedrooms • 2.5 Baths
2-Car Garage • Deck 1 off Great Room • Deck 2 off Master
SITE MAP • BUILDING TYPE II • FIRST FLOOR

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Elevating the Affinity lifestyle to an even higher plane, The Affinity Recreation Center makes its mark as both centerpiece and anchor for the residents of this upscale, urban community. Its combined features include 6,800 square feet of interior space – accommodating a fitness center with state-of-the-art fitness equipment and free weights, Group Fitness Studio, WELLBEATS™ virtual fitness classes, multi-purpose lounge, covered terrace, and much more.

Added at the exterior are two pools, two spas, lounge seating and cabanas – along with a BBQ bar, fire pits, shade structures, and water features. The Rec Center offers a unique community opportunity to stay fit, socialize, and plan personal events all within the gates of this private and exceptional neighborhood. In essence, it extends a daily invitation for all residents to enjoy the best of the Affinity lifestyle . . . simply by taking a leisurely stroll down the street.