

MŌDA

AFFINITY

THE CENTRE OF IT ALL



William Lyon Homes[®]
Experience the pride.[™]

Resmark[®]
Land and Housing



M^ōDA FEATURES LIST

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

- Six unique floorplans
- Private gated community with protective covenants
- 6,800 sq. ft. Recreation Center with pools, spas, fire pits and BBQ Bar
- Cable TV outlet in Great Room and Master bedroom
- Telephone outlets in kitchen and all bedrooms
- 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
- Five panel interior doors
- 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 microhood
- Whirlpool® stainless steel energy-saving dishwasher
- Pre-plumbed for automatic ice maker
- Durable stainless steel drop in sink
- Designer faucet with pull out sprayer

LUXURIOUS BATHS

- Elongated toilets in all bathrooms
- Shower stalls at Master baths
- Shower/tub combos with easy care fiberglass in secondary baths
- Cultured marble vanities with undermount sink
- Contemporary designer faucets
- Private water closet compartment in Master bath (units 3-6)

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
- 14 SEER energy efficient central air conditioning
- Tankless water heater

EXTERIOR VARIETY

- Community landscaping
- Decorative entry door with glass inserts
- Embossed insulated steel roll-up garage doors
- Post tension foundation slabs
- Covered and lighted entry

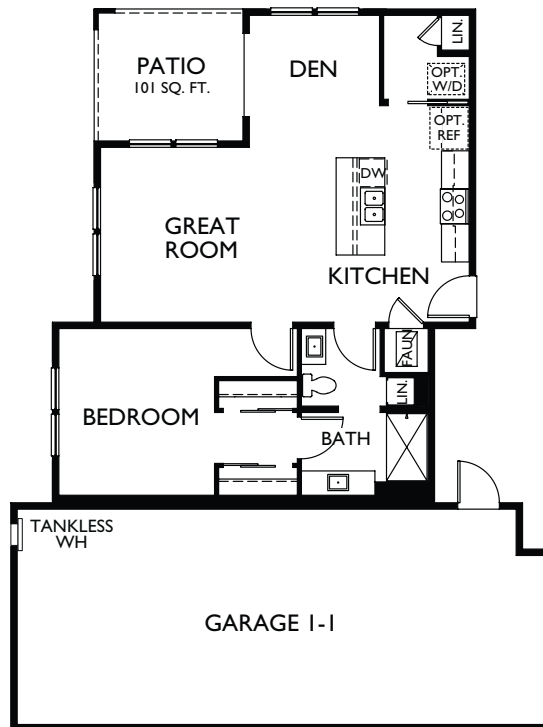
CUSTOMIZING OPPORTUNITIES

- Eighteen professionally designed packages which include upgraded cabinets, countertops, paint, carpet and tile. (per package)
- Structured wiring packages
- Security alarm system
- Upgraded appliance packages

M^ōDA

PRELIMINARY

UNIT I-I



FIRST FLOOR

PRELIMINARY

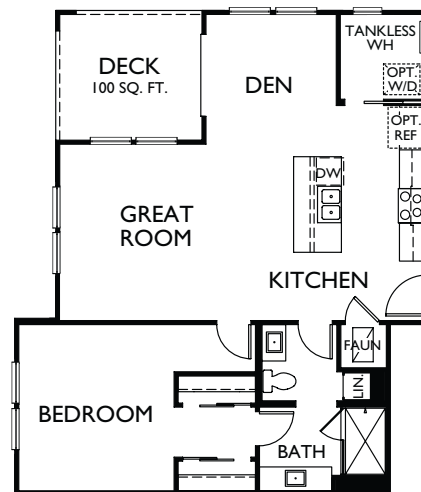
874 Sq. Ft. • 1 Bedroom plus Den • 1 Bath
Oversized Tandem Garage



UNIT 1-2



FIRST FLOOR



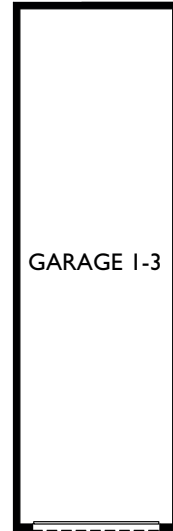
SECOND FLOOR

PRELIMINARY

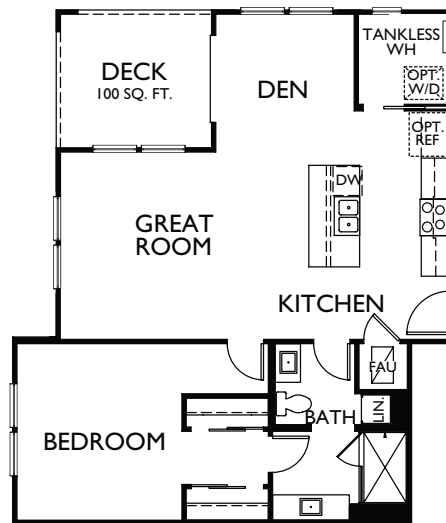


874 Sq. Ft. • 1 Bedroom plus Den • 1 Bath • Tandem Garage

UNIT I-3



FIRST FLOOR



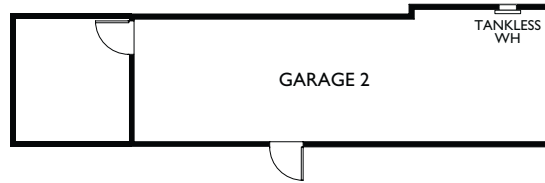
THIRD FLOOR

PRELIMINARY

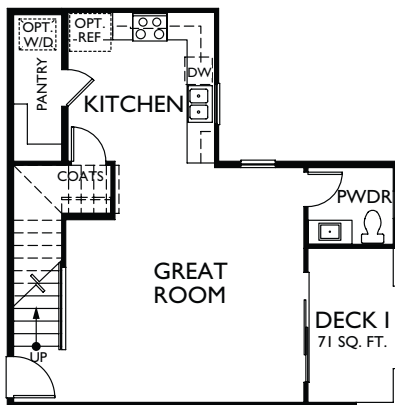


874 Sq. Ft. • 1 Bedroom plus Den • 1 Bath • Tandem Garage

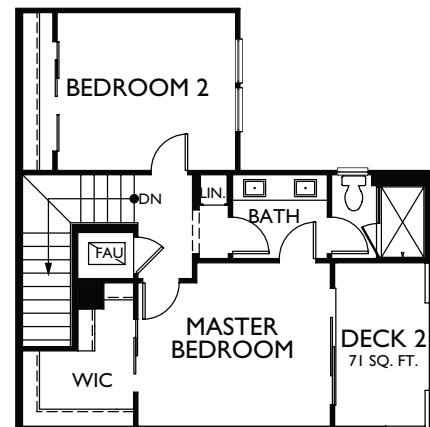
UNIT 2



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PRELIMINARY

MōDA

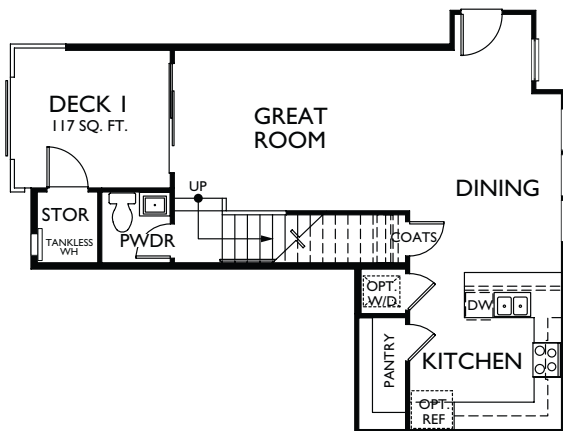
1,143 Sq. Ft. • 2 Bedrooms • 1.5 Baths • Tandem Garage

William Lyon Homes reserves the right in its sole discretion to make changes or modifications in prices, plans, brand names, features, materials, maps, colors and specifications without prior notice. Model home interior decoration, landscaping, hardscape areas, fencing and other amenities are for display purpose only. May 2017

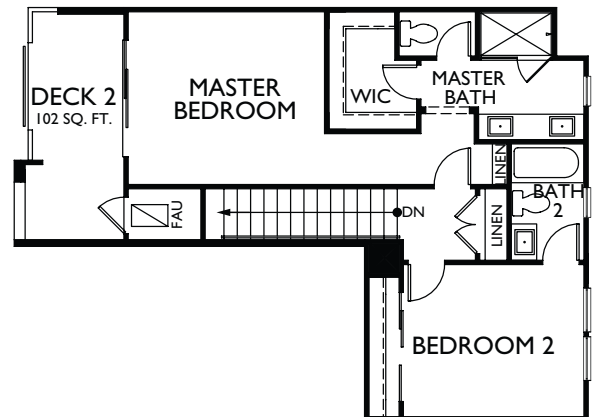
UNIT 3



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

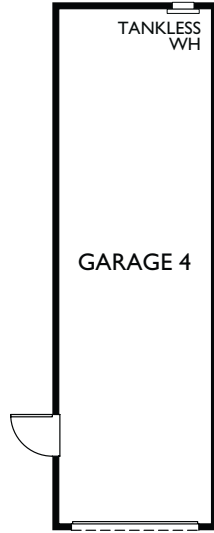
PRELIMINARY



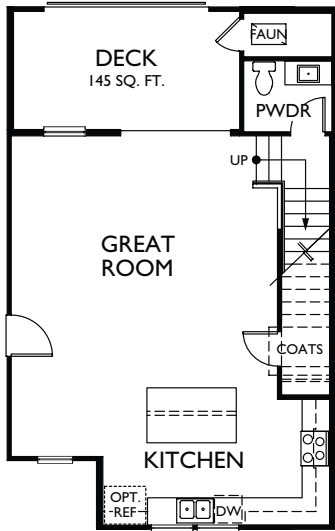
1,319 Sq. Ft. • 2 Bedrooms • 2.5 Baths • Tandem Garage

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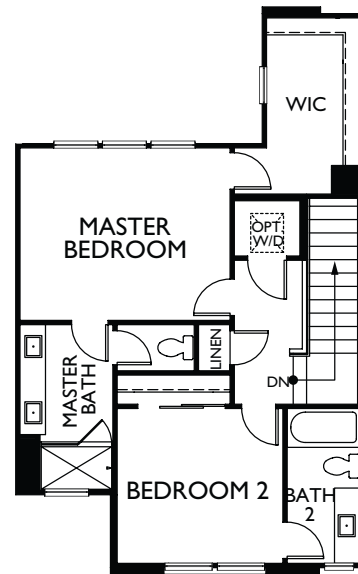
UNIT 4



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

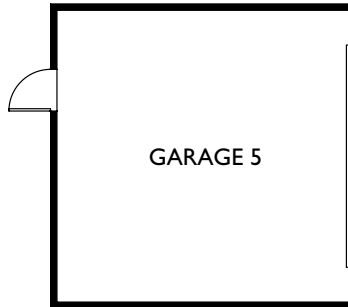
PRELIMINARY

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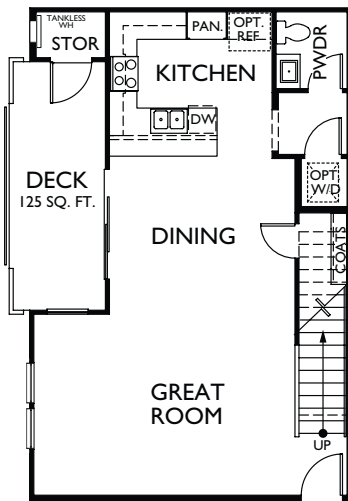
1,361 Sq. Ft. • 2 Bedrooms • 2.5 Baths • Tandem Garage

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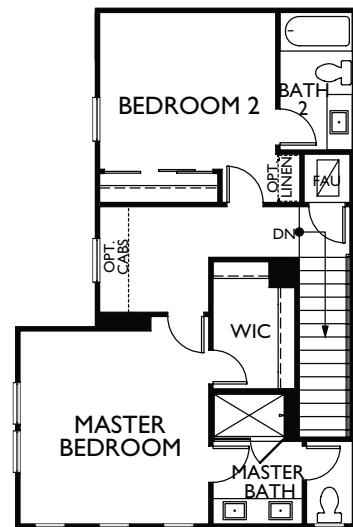
UNIT 5



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

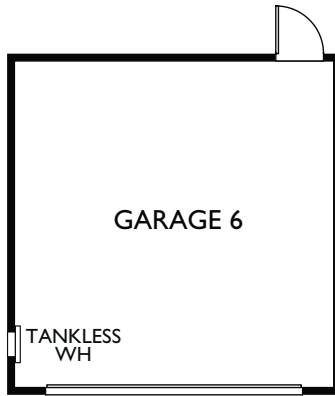
PRELIMINARY

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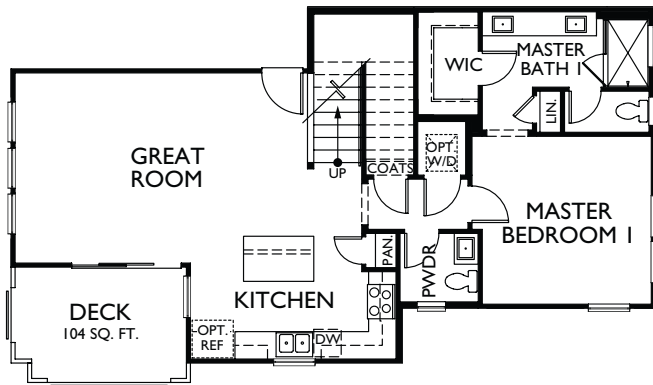
1,387 Sq. Ft. • 2 Bedrooms • 2.5 Baths • 2-Car Garage

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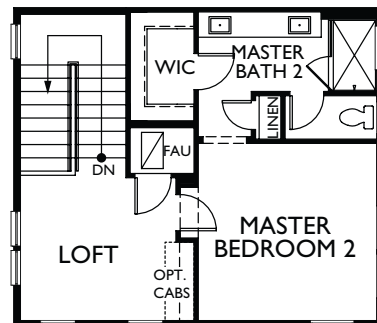
UNIT 6



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PRELIMINARY









1,430 Sq. Ft. • 2 Master Bedrooms plus Loft • 2.5 Baths
2-Car Garage



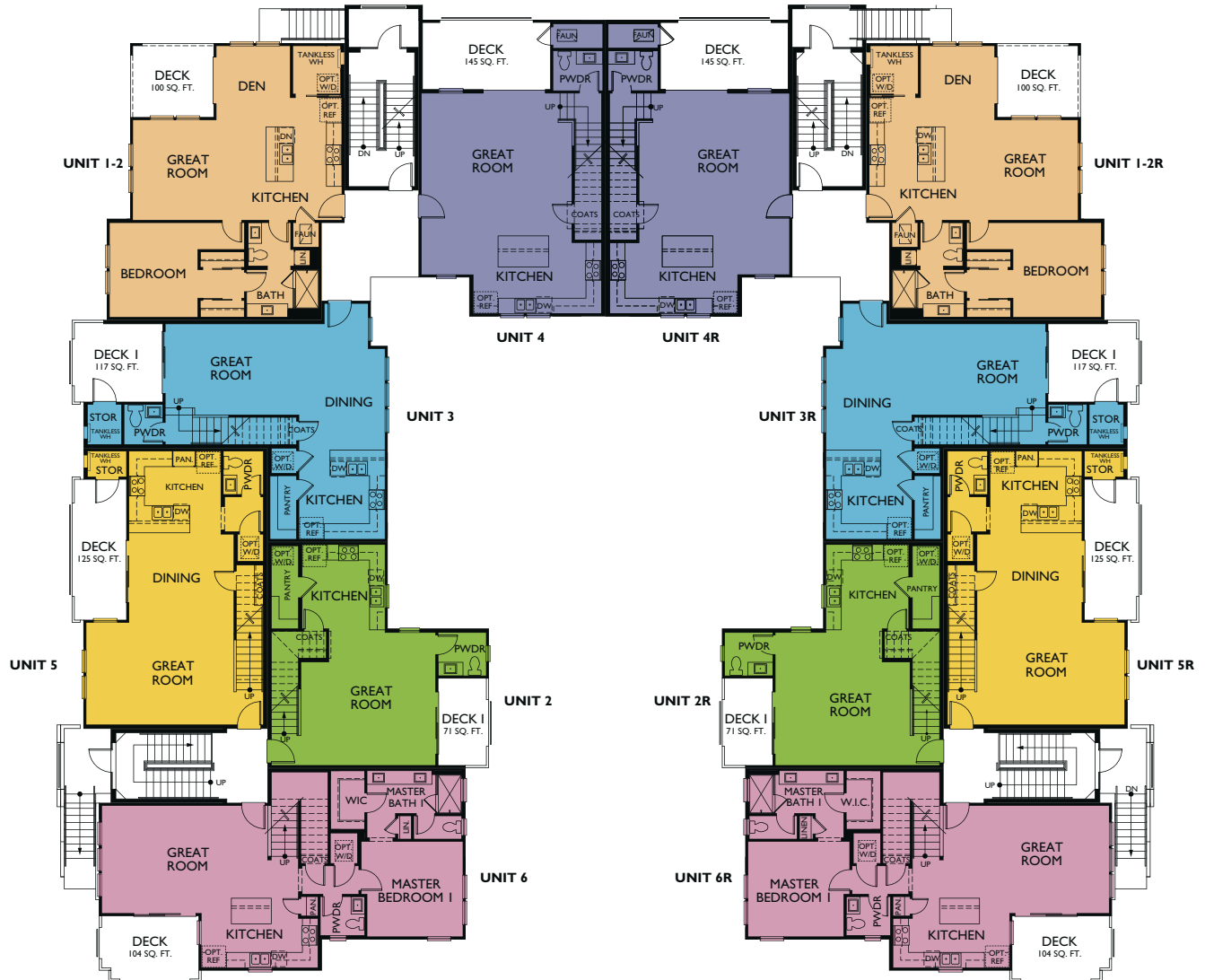
SITE MAP • FIRST FLOOR











PRELIMINARY MŌDA

	Unit 1-1	874 sq. ft.	1 Bed/Den/1 Bath	Oversized Tandem Garage	First Floor Flat
	Unit 1-2	874 sq. ft.	1 Bed/Den/1 Bath	Tandem Garage	Second Floor Flat
	Unit 1-3	874 sq. ft.	1 Bed/Den/1 Bath	Tandem Garage	Third Floor Flat
	Unit 2	1,143 sq. ft.	2 Bed/1.5 Bath	Tandem Garage with Storage	Second Floor Townhome
	Unit 3	1,319 sq. ft.	2 Bed/2.5 Bath	Tandem Garage	Second Floor Townhome
	Unit 4	1,361 sq. ft.	2 Bed/2.5 Bath	Tandem Garage	Second Floor Townhome
	Unit 5	1,387 sq. ft.	2 Bed/2.5 Bath	2-Car Garage	Second Floor Townhome
	Unit 6	1,430 sq. ft.	2 Master Bed/Loft/2.5 Bath	2-Car Garage	Second Floor Townhome

SITE MAP • SECOND FLOOR



PRELIMINARY
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	Unit 1-1	874 sq. ft.	1 Bed/Den/1 Bath	Oversized Tandem Garage	First Floor Flat
	Unit 1-2	874 sq. ft.	1 Bed/Den/1 Bath	Tandem Garage	Second Floor Flat
	Unit 1-3	874 sq. ft.	1 Bed/Den/1 Bath	Tandem Garage	Third Floor Flat
	Unit 2	1,143 sq. ft.	2 Bed/1.5 Bath	Tandem Garage with Storage	Second Floor Townhome
	Unit 3	1,319 sq. ft.	2 Bed/2.5 Bath	Tandem Garage	Second Floor Townhome
	Unit 4	1,361 sq. ft.	2 Bed/2.5 Bath	Tandem Garage	Second Floor Townhome
	Unit 5	1,387 sq. ft.	2 Bed/2.5 Bath	2-Car Garage	Second Floor Townhome
	Unit 6	1,430 sq. ft.	2 Master Bed/Loft/2.5 Bath	2-Car Garage	Second Floor Townhome

SITE MAP • THIRD FLOOR



PRELIMINARY

MODA

Unit 1-1	874 sq. ft.	1 Bed/Den/1 Bath	Oversized Tandem Garage	First Floor Flat
Unit 1-2	874 sq. ft.	1 Bed/Den/1 Bath	Tandem Garage	Second Floor Flat
Unit 1-3	874 sq. ft.	1 Bed/Den/1 Bath	Tandem Garage	Third Floor Flat
Unit 2	1,143 sq. ft.	2 Bed/1.5 Bath	Tandem Garage with Storage	Second Floor Townhome
Unit 3	1,319 sq. ft.	2 Bed/2.5 Bath	Tandem Garage	Second Floor Townhome
Unit 4	1,361 sq. ft.	2 Bed/2.5 Bath	Tandem Garage	Second Floor Townhome
Unit 5	1,387 sq. ft.	2 Bed/2.5 Bath	2-Car Garage	Second Floor Townhome
Unit 6	1,430 sq. ft.	2 Master Bed/Loft/2.5 Bath	2-Car Garage	Second Floor Townhome

ELEVATIONS



A

PRELIMINARY



B

PRELIMINARY

M^oDA

SITE MAP



MODA