Affinity Homes Specifications List
2504 University Club Drive

Tract versus Custom Home Builders at Steiner Ranch.

Steiner Ranch acknowledges the quality of homes and builders within its community and it specifically distinguishes its custom builders. Affinity Homes is identified as one of only three (3) custom builders within the Steiner Ranch golf course community. The vast majority of houses in Steiner Ranch are not custom homes but rather are 'tract' homes constructed by builders such as David Weekley; Drees; Mercedes; Meritage; Monterey; Taylor Morrison; Partners In Building; Plantation or Highland Homes. (See http://www.steinerranch.com/homes-pages/builders.html.) Homes built by these tract builders are not equivalent comparisons to a custom house built by Affinity Homes.

Exclusive 'On The Course' Location.

The home at 2504 University Club Drive is located on an exclusive, almost 3/4 acre premium lot on the University of Texas Golf Club. This private course was created and designed by Bechtol Russell Golf Design and is home for the University's Men's and Women's varsity golf programs. This large, private, estate lot is contiguous with the number 9 Fairway and has spectacular views of the golf course and surrounding hills.

Go to this website link for photos and panoramic 180 view: (http://tours.tourfactory.com/tours/tour.asp?t=452342)

Custom Design and Premium Construction.

Unlike tract homes where owners choose 1 of 4 designs to plop down on an available lot, homes built by Affinity are custom designed for the particular lot, taking into consideration topography, views of the golf course and surrounding hills, tree utilization, privacy, etc. Moreover, what truly separates an Affinity home from tract homes in the area, is the fact that Affinity builds a luxury home with larger bedrooms and closets, open living areas and high ceiling heights - the difference is experienced when the owner actually lives in the house, and is one of the main reasons a custom buyer buys a custom home on their next purchase as well. Affinity Homes offer a higher quality construction throughout the entire house, and the added value appreciates over time.

Some of the truly custom features and finishes that distinguish the 2504 University Club Drive Affinity home from others in the area include:

- 100% Masonry Exterior
- Custom Metal Roof, which is a standing seem roof, manufactured by Barrage Company
- Custom 11' tall wrought iron double front door manufactured by Caracol Doors of Austin
- Custom Design and built knotty alder cabinets which are 100% wood with custom finish
- Upgraded Commercial Appliances as follows:
    - Viking 48" Duel Fuel Range Top Model # VGRT482-6GSS
    - Kitchen Aid Double Oven Model # KEBS207SSS
    - Kitchen Aid Dishwasher Model # KUDS03FTSS
    - Kitchen Aid 2 Cu. Ft. Microwave Model # KCMS185JSS
    - Viking Pop Up Vent Hood Model # VIPR181SS
    - Viking 900 CFM External Blower For Hood Model # VEDV900
- Unusual amount of custom designed travertine and detail tile work throughout the house
    - Travertine Natural Stone has been installed in all open areas and baths
    - All backsplashes and shower/tub areas are also natural travertine stone
- Study/Second Living Room has hand scraped five inch wide walnut wood flooring
- Custom kitchen backsplash with custom Knotty Alder cabinets through out the house
- Oversized pantry and closets
    - All shelving brackets in pantry and closets are custom made wood (rather than metal brackets)
    - Extensive shelving in pantry and closets
- Upgraded plumbing and electrical fixtures throughout the house
- Over abundance of recessed can-lighting throughout the house
- Custom Double glass Low E windows manufactured by Champion
- Interior windows are wood returned and wood cased for added beauty

- A hidden but important feature is the ‘wall-to-wall’ insulation provided between all interior and exterior walls, ceilings, roof and mid-floors to provide more privacy and sound barrier for everyday life, not to mention lower air conditioning and heating bills throughout the life of the home.
- Two 50 gallon hot water heaters tied together with a whole-house recalculating pump for instant hot water at any faucet.
- Upgraded A.C. Units for improved efficiency. There are three Lenox units totaling nine tons of power and having a 14 seer efficiency rating with three programmable Honeywell thermostats.
- Pre-wired media room
- Pre-wired ‘whole house audio” (inside and outside)
- Hand Troweling of all interior walls
- Upgraded Carpet and Padding in all bedrooms, media room, game room and upstairs. Carpet is high quality Shaw loop pile with scotch guard. Pad is 1/2 inch, 10 pound.

All of the above items are luxury that is Affinity Homes’ trademark.

Custom Designed Swimming Pool, Hot Tub and Water Falls.

The swimming pool, hot tub and water falls were custom designed and built by Pool Pro of Austin and include many upgrade water features and a wading area. The pool itself is oversized, containing approximately 25,000 gallons, and includes six automatic waterfalls. A large hot tub is above and contiguous to the swimming pool and is designed to have its water naturally fall into the custom swimming pool. A waterfall flows from the main pool into an additional, separate wading / kiddie pool. All of this is directly off the living area and covered porch area for safety and beauty. The pool is also very visible from the house, but by design, is not visible from the golf course in the rear of the lot, affording great privacy while still soaking in a nice view.

Landscaping and Irrigation Features.

The house at 2504 University Club Drive is fully landscaped and irrigated. Affinity did not provide just the basics as seen at other homes in the area. The grass is Tif Bermuda 100% sod. The irrigation system is fully automatic with a rain sensor shut off. There are 15 independent stations to the sprinkler system. All plants and shrubs are large and were professionally chosen and placed to fit the natural environment.

Other Exterior Features.

The driveway is made from custom pavers, offering a truly estate level look and feel. We believe this is only 1 of 2 completed homes in the golf course section that has a full paver driveway.

The 3 car garage has wooden cedar doors which are insulated. There are three openers which operate both doors, and the doors are ultra quiet.

Stained concrete (approximately 1100 sq ft) is provided for the front porch, rear covered outdoor living area and swimming pool deck.

The rear yard is fully enclosed with a custom 5’ wrought iron fence with 2 lockable oversized gates.