



Good Vibes,  
Amazing Designs

**FLORSHEIM**  
HOMES





Discover good vibes in your new home at Affinity. Nestled in the highly regarded northeast Turlock Master Plan area, you'll find this peaceful 41-home new community waiting for you. Affinity boasts three incredible floorplans and handsome exterior designs and offers two-story homes with up to four bedrooms and a solar system included. Discover welcoming exterior color palettes that make each home feel unique and beautiful with contemporary finishes inside.

Affinity is just minutes from Blossom Valley Plaza with Raley's and Monte Vista Crossing, where you'll discover dozens of convenient shopping and dining options. Also, it's just a short drive to charming downtown Turlock which provides a variety of local events along with one-of-a-kind retail and restaurants for everyone.

## Good Vibes, Amazing Designs



## Tranquil Turlock

We're thrilled to be back in Turlock! Known as the "Heart of the Valley" due to its rich history in agriculture, this quaint city offers laid back living at its finest. Participate in community events to connect with others creating a small-town sense of your own.

For the outdoor enthusiasts Turlock has several serene parks located throughout the city. Shopping is made easy with wholesale stores like Costco or visit the Turlock Sales Yard Flea Market for a distinct flare offering fresh fruits, local crafts and tasty snacks.

California State University Stanislaus (CSUS), located in Turlock, provides a quality education to its students. There are also several well-regarded public primary, middle and high schools for families with children. Turlock is conveniently located near Hwy. 99 for business and leisure travel.



Affinity Main Entrance

# Features



## Artful Exteriors

- Progressive Spanish, Contemporary & Coastal exteriors
- Dramatic two-story floorplans
- Architect selected exterior color schemes
- Exterior coach lights
- One coat stucco (light lace finish) with elastomeric paint
- Flat or "S" style (per plan) concrete tile roofing
- Cool roof per Title 24
- Boxed soffits and full rain gutters with downspouts
- Drought tolerant front yard landscaping with automatic irrigation system
- Stylish, modern front door with accent glass
- Kwikset® Dakota Satin Nickel front door handle set and deadbolt
- Two car enclosed garage
- Sheetrocked garage interior
- Recessed can lights at front porch and entry (per plan)
- Contemporary sectional metal garage door
- Garage door opener with 2 remotes
- Illuminated address sign
- Rear and side yard fencing with gate
- Downspouts tied to underground drainage

- Two conveniently located hose bibs
- White vinyl windows
- Screens in all windows & sliders with self-latching handles

## Luxurious Living

- Innovative floorplans with 9' first floor and 8' second floor ceiling height
- State-of-art spaces including optional Lofts
- Hand-set ceramic tile Entry Foyer
- Kelly-Moore® 2-tone interior paint throughout
- Two panel Cheyenne interior doors
- Satin Nickel Kwikset interior door hardware 3 1/4" Coronado baseboard with 2 1/4" Colonial casing
- Ceiling fan pre-wire in Primary Bedroom and Great Room
- Ceiling lights in Secondary Bedrooms with single switch ceiling fan pre-wire
- Attractive handrail with painted spindles
- Rocker style light switches
- Bullnose drywall outside corners (except at windows)
- Window stool or aprons
- Elegant finish wood top on Lower Linen (per plan)

- Decorator wall-to-wall carpeting
- Stylish vinyl flooring in Pantry and Laundry Room
- Fire sprinkler system throughout
- Second story sub-floor at 1 1/8" plywood, glued and nailed
- Engineered roof and floor trusses
- Hard wired safety smoke detectors and carbon monoxide detectors (per code)

## Gourmet Kitchens

- Solid surface countertop with backsplash
- Attractive natural finish cabinets with recessed panel doors, melamine interiors and euro hinges
- Island or peninsula with eating bar (per plan)
- Built in pantry
- Stainless steel sink with garbage disposal
- Stylish Pfister™ chrome pullout faucet
- Stainless Steel GE® appliances - gas range, microwave and dishwasher
- Pre-plumbed for icemaker
- LED recessed can lighting
- Attractive vinyl flooring



## Primary Bedroom Suite & Bath

- Elegant designs feature walk-in closets and private Primary Bath
- Architect perfected bath layouts
- Hard surface vanity top, with top set sink
- Designer vinyl flooring
- Fiberglass or Hard surface shower and tub surrounds with clear glass chrome enclosure (per plan)
- Stylish Pfister™ chrome fixtures
- Designer chrome light fixture over vanity mirror
- Recessed medicine cabinet
- Chrome bath hardware

## Warranty

- 1 Year Fit and Finish Warranty
- 2-10 Home Buyers Warranty Plus
- (10 Year structural)

## Popular Options And Upgrades

- Cabinet Styles
- Low Voltage Wiring
- Flooring & Countertops
- Additional Cabinetry

## Secondary Bathrooms

- Hard surface vanity top with sink
- Tile look white fiberglass tub/shower with shower rod
- Stylish Pfister™ chrome fixtures
- Designer chrome light fixture over vanity mirror
- Recessed medicine cabinet
- Chrome bath hardware
- Attractive vinyl flooring

## Energy Efficiency & Technology

- Solar Electric System
- Centralized media panel with necessary modules
- Dual Media at Primary Bedroom & Great Room
- Dual pane low E vinyl windows with decorator grids (per plan)
- Quality fiberglass insulation per Title 24
- ENERGY STAR qualified appliances for ultimate savings
- High efficient central heating (95% AFUE) and air conditioning (16 SEER), with R-6 duct insulation
- HRV Fan
- Efficient tankless water heater
- Water-efficient plumbing fixtures, including toilets and shower heads
- LED lighting
- Weather sensing irrigation timer
- Programmable setback thermostat
- Cable outlet in Secondary Bedrooms



# Plan 3

1,429 to 1,436 SF  
3 Bedrooms  
2.5 Baths  
Dining | Great Room  
Tech Loft  
2-Car Garage



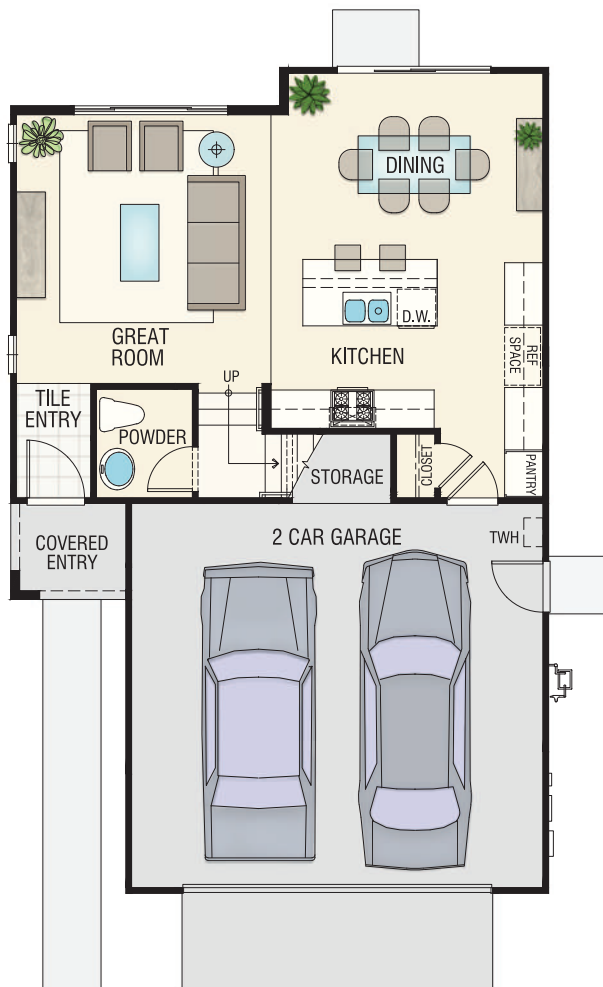
## The Nest

# Plan 3

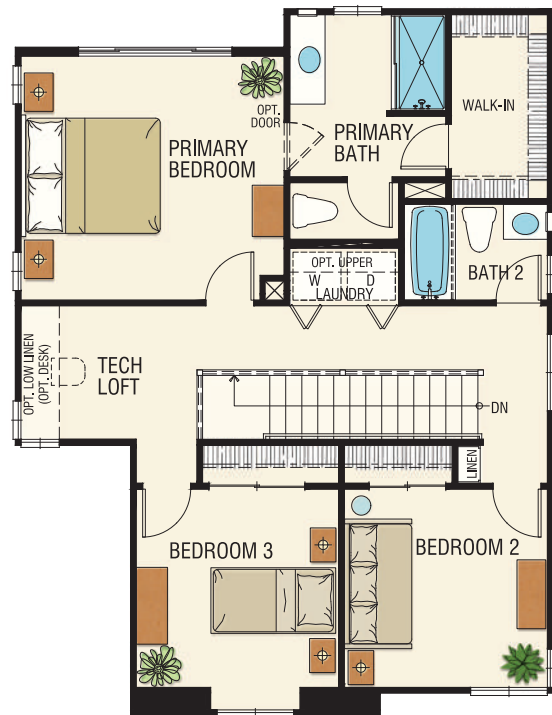


## The Nest

1,429 to 1,436 SF | 3 Bedrooms | 2.5 Baths  
Dining | Great Room | Tech Loft | 2-Car Garage



First Floor



Second Floor

# Plan 4

1,658 to 1,669 SF  
4 Bedrooms  
2.5 Baths  
Dining | Great Room  
2-Car Garage

## The Element



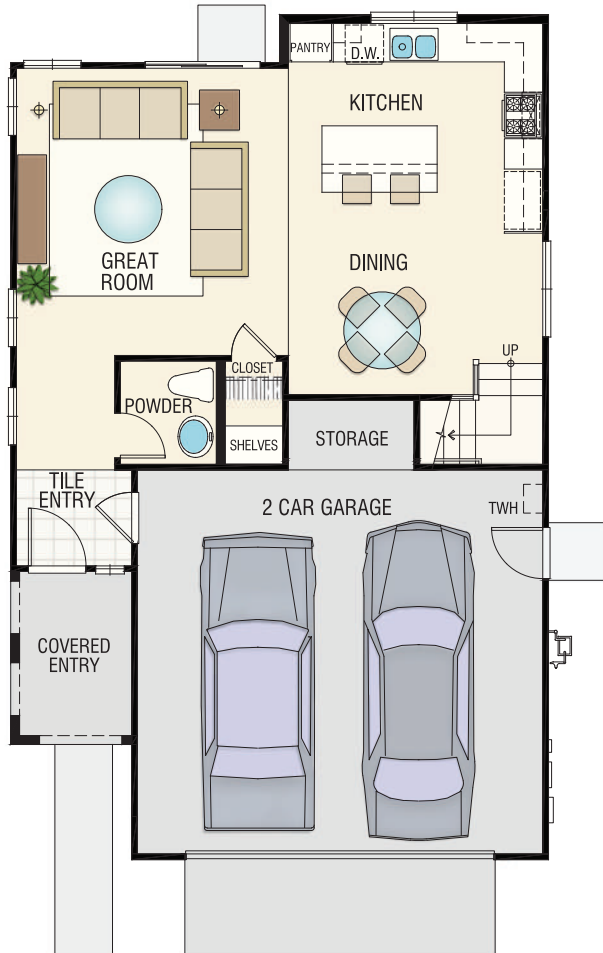


# Plan 4



## The Element

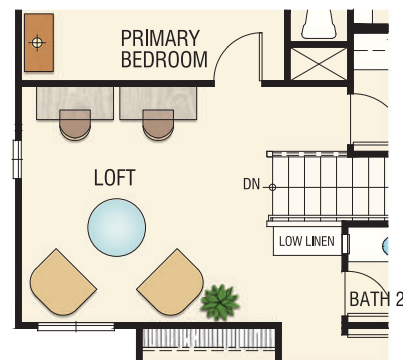
1,658 to 1,669 SF | 4 Bedrooms | 2.5 Baths  
Dining | Great Room | 2-Car Garage



First Floor



Second Floor



Optional Loft  
(Replaces Bedroom 4)

There are minor variations in the floor plan and square footage based upon the Elevation Style and Options chosen. Florsheim Homes reserves the right to make modifications to elevations, floorplans and features without notice. Elevations and floorplans are artists' conceptual drawings and show upgraded landscaping. Garage doors show optional windows. Porches, windows and room configurations vary per plan and elevation. Gutters and downspouts are not shown, and location will vary by plan and elevation.

# Plan 5

1,795 to 1,801 SF  
4 Bedrooms  
2.5 Baths  
Dining | Great Room  
Tech Loft  
2-Car Garage



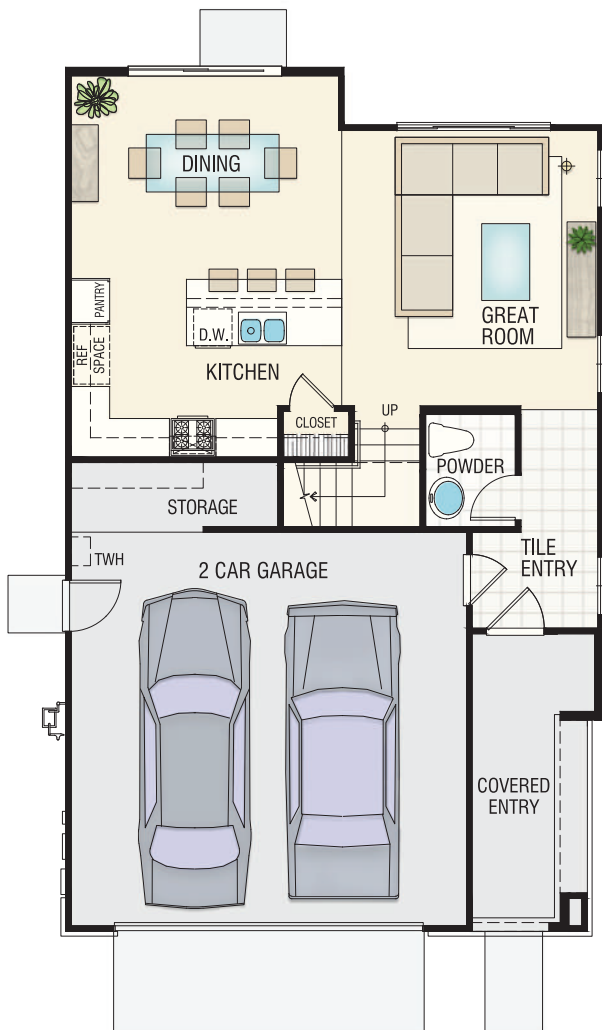
## The Candlelight

# Plan 5

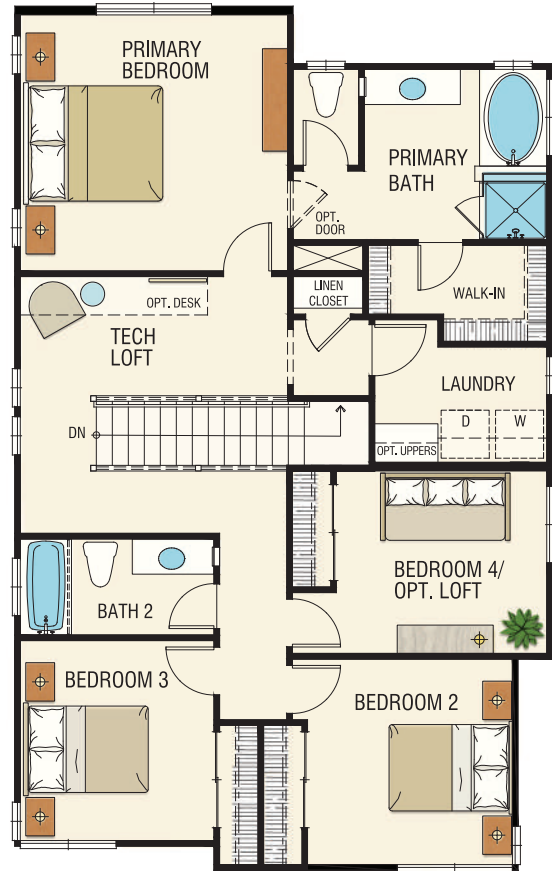


## The Candlelight

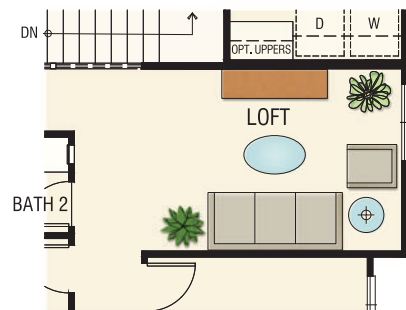
1,795 to 1,801 SF | 4 Bedrooms | 2.5 Baths  
Dining | Great Room | Tech Loft | 2-Car Garage



First Floor



Second Floor



Optional Loft  
(Replaces Bedroom 4)

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The Florsheim Team believes home should be a place where life's special moments flourish & memories are golden.

Craftsmanship.

Dedication.

Trust.

Florsheim Homes is a family-owned business founded in 1983 by two brothers, David and Bob Florsheim. David and Bob both brought unique qualities to the table. David was passionate about details which was a perfect fit for construction and Bob enjoyed the land purchase and financial side of the operations. Together they built an amazing company that has deep roots in the Central Valley and Reno market areas. David has since handed down the baton to Nancy Florsheim Sebok and Randy Bling. As CFO, Nancy handles the company's finances and Randy runs the day-to-day operations as president of Florsheim Homes. Both work as partners alongside Bob to guide the company and set the tone and culture for the future.

### Obsessive Quality

Florsheim not only includes design innovations but functional ones as well. There are environmental and cost-saving features built into every home. You might say we're a little obsessive, maybe even fanatical, when it comes to quality construction.

### You're Gonna Love Us!

You work hard and want a soft place to land after a long day. At Florsheim Homes, we define innovation as the small steps we take to make your life more comfortable and your time at home more enjoyable. That's why we offer so many floorplan options, fixtures and finishes to match your taste and fit your needs.

### Great Homes, Great People

The Florsheim Team believes home should be a place where life's special moments flourish and memories are golden. So, while some define innovation as the latest gadget or the newest trend, we approach it differently – for us, innovation is a way to make your life a little richer and days a little brighter.

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