

# JKD BUILDER

*Building homes for the  
Austin lifestyle*



**It's the fortunate individual** who can turn their passion into a career and a lifestyle. Keith Durio, of JKD Builder ([www.JKDbuilder.com](http://www.JKDbuilder.com)), is one of the fortunate ones.

As a young student in UT's School of Business, the Houston native quickly fell in love with everything Austin – the rolling hills, pristine lakes, endless parks and casual lifestyle.

Durio was drawn to the sparkling lake waters and surrounding hills, and knew this was where he wanted to live and build a business. That captivation became the impetus for a custom homebuilding business focused on creating beautiful spaces for the active Austin lifestyle.

### **In-depth Homebuilding Experience**

After UT, Durio formed a residential framing and interior trim business, Timberline Construction, which had a hand in many of Austin's multi-family and custom home projects during the boom years of the 1980s.

Soon he'd impressed one of his builder clients so much that the builder recruited him to manage his homebuilding operation. There, he spent 17 years as custom home superintendent, focusing on high-end properties in central and west Austin. He was twice nominated and, in 1998, named Custom Superintendent of the Year by the Homebuilders Association of Greater Austin.

In 2002, Durio turned his vision and extensive building experience into his own custom home business, catering primarily to golf course communities, lake properties, and Hill Country view estates. This year, the company is on track to build seven homes valued from the mid-\$700s to \$3 million in areas like Westminster Glen, Flintrock Falls and Bellagio on Lake Austin.

His two-plus decades of hands-on experience are evident in every home he builds, a key factor he credits in the company's success. "The Austin area presents unique challenges when it comes to building a cus-

tomers' dream home," says Durio. "The Hill Country topography can impact excavation and slab costs, create runoff issues and add well and septic expenses, in addition to endangered species and other environmental factors."

### Maximizing Austin's Beauty

While the hilly, rocky terrain can be challenging, it also creates interesting palettes upon which to build. "This area is so naturally beautiful it lends itself ideally to unique designs that reflect the customer's lifestyle, whether they are looking for a great place to entertain, a place to raise their family, or a place to enjoy retirement," Durio says.

"Building for the Austin lifestyle means different things to different homeowners, but the underlying philosophy is creating designs uniquely livable for that customer while maximizing the property's surrounding beauty and ensuring wise stewardship of our natural resources."

### Custom Designs with a Difference

JKD begins the building process with an analysis of the customer's needs for living space, lifestyle, design preferences and future plans for the property.

"We're seeing more buyers who want a flexible floor plan that can accommodate kids, aging parents and frequent guests," says Durio. "Outdoor living spaces are also a big part of our design philosophy, enabling customers to truly make the most of our natural surroundings." In addition, green building components are incorporated throughout every house to reduce energy use and minimize impact to the environment.

JKD Builder has earned a reputation for creative looks that don't mimic other homes. "We like to break the mold a bit, and not build essentially the same look a client can find down the street," says Durio. Recent designs include Frank Lloyd Wright and Hill Country Modern, as well as a new twist on traditional Tuscan in JKD's own Texas Italian Villa design underway on three acres of Lake Austin waterfront in Bellagio Estates.

### Carefully Selected Communities

When choosing lots and communities in which to build, the company seeks amenity-rich areas, good schools and a strong neighborhood connection. JKD Builder also works closely with Realtors® like Avalor New Home Group to locate home sites.

Schools are important, even if a homeowner doesn't have school-age children. JKD Builder builds primarily in the Lake Travis, Leander and Dripping Springs ISDs, all excellent school districts with strong community support. In addition, areas with active homeowner associations like Westminster Glen and Flintrock Falls help ensure properties are well maintained and provide great social outlets for residents.

### All About Relationships

Building strong, positive relationships is another foundation of the company's success. "We are small by design and intend to remain so," says Durio. "By focusing on only a few homes each year, we are able to work personally with every homeowner throughout the entire building process. And by keeping our overhead low, we're able to gain cost efficiencies not otherwise possible."

"All the suggestions that Keith made during the construction phases of our home project did nothing but enhance the appearance and value of our house and property," says client Dan Ulrich. "His knowledge of the home construction industry and the subcontractors he uses made for a very pleasant experience. This is not the first time we've had a custom home built, but this was indeed the nicest and the easiest."

