



STANDARD FEATURES — CHURCH LAKE

FLOORING

- A wide selection of engineered hardwood in; kitchen, main floor hall, nook & powder room (if applicable) or choose to add laminate wood flooring in all the same areas and include the great room
- Custom choice of tile in master and secondary bath
- Shaw stain resistant 10 year warranty carpet, in all other areas
- 6lb pad
- Vinyl in laundry room

HARD SURFACES: KITCHEN & BATHROOMS

- 3cm granite or quartz slab counter top in kitchen with a full height tile backsplash
- 3cm granite or quartz slab counter top at master bath vanity with a 4" tiled backsplash
- Selection of laminate counter tops in powder & secondary baths with a 4" decorative tile backsplash
- Glass shower enclosure and door in master bath (per plan)
- Full tile surround on walls in master shower

PLUMBING FIXTURES & HARDWARE

- Delta - Ashlyn (chrome) plumbing fixtures with 4" spread vanity fixtures in powder and secondary baths. 8" spread in master bath
- 3 styles of under mount, stainless steel kitchen sinks to choose from
- Delta, Core-B single handle stainless steel kitchen faucet
- Fiberglass tub/shower combo in secondary baths (per plan)
- Soaking tub in master bath on a tiled tub deck & separate shower
- Hose bibs on front & rear of home, placement predetermined
- Decorative square Gerber Logan top mount sink in powder room
- Oval drop mount sinks on secondary bath vanities and square under mount sinks on master bath vanity
- Garbage disposal

PAINT

- Professionally selected exterior colors schemes to choose from
- Painted exterior entry door and garage doors
- Stained or painted columns
- Clear coat added over natural pine under porch soffits
- Choice of one paint color throughout interior (walls and ceilings)
- A complimented selection of millwork colors to choose from

CABLE/PHONE & LIGHTING

- Designer selected, light fixture package (brushed nickel or bronze finish) with the ability to customize
- Pendant lighting over island (per plan)
- Recessed lighting with white trim in; kitchen, nook, hallways, great room and bonus room
- LED light bulbs throughout
- Cable in every bedroom, bonus room and den/tech center
- Decora switches
- One phone and USB electrical outlet
- One belt driven garage door opener with two transmitters
- Garages pre-wired for future garage door openers

DRYWALL

- Garage dry walled and taped per code
- Light orange peel texture throughout home

APPLIANCES

- Whirlpool Appliances
- Stainless steel front dishwasher
- Stainless steel slide in gas range
- Stainless steel canopy wall hood
- Microwave built into an upper cabinet

EXTERIOR SIDING & ACCENTS

- Custom concrete siding
- Concrete shingle accents and Channeling accent (per elevation)
- Stacked stone accent on front elevation (per elevation)
- Tongue and groove pine soffits at porches

HEAT

- Electric furnace
- Energy efficient digital & programmable thermostat
- Insulated garage doors.

INSULATION

- All construction meets and exceeds Washington State energy and building codes

FIREPLACE

- Indoor Gas Fireplace (per plan)

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WATER TANK

- 50 Gallon Water Heater

LANDSCAPING & CONCRETE AREA

- Professionally landscaped front yard
- Patios at a minimum of 140 SQ ' (per plan)

QUALITY CONSTRUCTION

- Traditional double wall construction
- 30 year laminated composite shingle roofing
- 9' first floor ceilings
- Coffered ceilings at den and master bedroom (per plan)
- Engineered I-joint

WINDOW & DOORS

- Energy efficient windows
- Vinyl windows (clay or white) With the option to customize to black
- Screens included on windows and sliding glass doors
- Double pane insulated windows
- Double or enlarged sliding glass doors (per plan, if applicable)
- Insulated garage doors
- Single garage door opener

SUPERIOR SERVICES

- Wide variety of options to choose from
- The ability to customize your home to fit your needs
- An in house Interior Design Professional available for support and an in house design consultant to assist you throughout the building process.
- 42" tall upper cabinets in kitchen
- 36" tall base cabinets in main and master baths
- Enlarged kitchen islands with additional cabinetry on the back side
- Soft close cabinet doors and soft close, full extension drawers with dovetail joinery in kitchen and butlery (if applicable)
- Brushed nickel pulls on cabinet drawers and square knobs on cabinet doors

WARRANTY

- 2-10 Builder Warranty

MILLWORK & DOORS

- 8' $\frac{3}{4}$ lite or full lite (glass) entry door with obscure glass (door style is determined per elevation)
- Thumb latch style front door handle
- Lever style interior door handles in either brushed nickel or bronze
- Painted millwork and paneled doors
- Painted millwork, fully wrapped windows and closets throughout interior with a tiled sill in master bath
- Painted floating mantel with a tiled face at fireplace
- Iron railing with stained handrail (at first 2-3 stairs per plan)
- 5" base trim with 3" door casing
- 8' Interior doors on main floor, 6'-8" doors on upper floors and door into garage

CLOSETS, SHOWER DOORS AND MIRRORS

- White wire shelving in closets
- Master bath mirror placed on top of vanity backsplash to ceiling
- Secondary baths mirror placed on top of backsplash to under light fixture

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MASTERBUILDERS

JK Monarch is a proud member of the Pierce County Master Builders Association and Building Industry Association of Washington.

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