



STANDARD FEATURES — THE COLLECTION

FLOORING

- A wide selection of engineered hardwood flooring included in: Entry Foyer, Kitchen, Nook, Dining and Powder Room
- A wide selection of tile flooring in: Secondary Baths and Master Bath
- Designer Selected Patterned carpet with an 8-pound pad
- Custom choice of vinyl flooring in laundry room

HARD SURFACES: KITCHEN & BATHROOMS

- 3cm Quartz slab counters included in: Kitchen, Master Bath and Powder Room or Shared Main Floor Bath
- Full height tile to underneath upper cabinets and canopy wall mount hood vent in kitchen
- Designer series laminate countertops in Secondary Baths with 4" tile backsplash
- Glass shower enclosure in master bath
- Fiberglass shower floor pan in master bath with full height tile surround on the shower walls

PLUMBING FIXTURES & HARDWARE

- Delta, Ashlyn chrome plumbing fixtures in all baths and powder rm
- Kohler Whitehaven apron front sink in kitchen
- Delta Trinsic 9659-DST (stainless steel) faucet in Kitchen
- Fiberglass tub/shower combo in secondary baths
- Freestanding soaking tub in master bath
- White oval drop in sinks in secondary baths
- White square under mount sinks at master bath and powder room vanities
- Cold hose bibs on front & rear of home (placement determined by builder)

CABINETS

- White or Gray painted cabinets in kitchen and master bath
- Stained Shaker Style Full overlay maple cabinets in powder & secondary baths
- Island depths with 12" back cabinets added
- Full close doors and drawers with full extension drawers in kitchen
- Pull style cabinet hardware throughout
- 42" tall upper cabinets in kitchen
- 36" tall vanity base cabinets

APPLIANCES

- GE Profile Stainless steel: slide in 30" gas range with double oven, wall mount canopy hood above range and a stainless-steel interior dishwasher. Whirlpool microwave built into an upper cabinet

MILLWORK & DOORS

- 8' front entry door with 3/4 lite obscure glass
- Front exterior door handle: Kwikset San Clemente (black or brushed nickel finish)
- Interior doors handle: round knobs with square back plate (black or brushed nickel finish)
- Fully wrapped windows throughout interior
- Painted floating traditional mantle at the fireplace
- Fully open iron balustrade with stained handrail (where applicable)
- Flat stock 5 1/4" decorative base trim with 3" door casing
- 8' interior doors throughout the main level

ELECTRICAL, LIGHTING & GARAGE

- Custom # 2 Designer series interior lighting package
- Undermount cabinet lighting in kitchen
- Pendent lighting over island (per plan)
- Recessed lights with white trim: kitchen, nook, hallways, great room and bonus room with LED bulbs
- LED lighting in garage
- Cable in every bedroom, bonus room and den/office
- CAT 6 ethernet jacks in every bedroom, bonus room and den/office
- Decora switches throughout
- USB outlets in den/office and every bedroom
- 1 phone jack located in den/office
- One belt driven garage door opener with two transmitters
- Garage door style; per plans elevation rendering

MIRRORS AND CLOSET SHELVING

- Master bath mirror; full length of vanity, from top of counter backsplash to ceiling
- Powder bath and Secondary bath mirrors from top of counter backsplash to underneath vanity light fixture
- Solid laminate shelf with chrome slide bar in coat and bedroom closets
- White wire shelving in linen closets and pantry

JK Monarch seeks to constantly improve our homes, and to that end we reserve the right to change features, brand names, dimensions, architectural details, and designs. This document is for illustrative purposes and drawings are not to scale. Finishes, styles, and amenities shown may not be included, even under signed contract.



STANDARD FEATURES — THE COLLECTION

PAINT

- One paint color of your choice for interior walls and ceilings
- One paint color of your choice for interior millwork
- Painted front entry door and garage doors
- Painted or Stained columns
- Covered porch, pine soffits are clear coated

WINDOW & DOORS

- White vinyl colored Ply Gem energy efficient windows
- Window screens on all opening windows and sliders
- 10' or 12' double sliders off great room (per plan)

HEAT

- Electric furnace
- Nest thermostat (smart home)
- Heat Pump Included

SUPERIOR SERVICES

- Wide variety of upgrade options available
- Customized changes to fit your needs
- An in-house Design Coordinator to assist you throughout your design and building process

DRYWALL

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

INSULATION

- All construction meets or exceeds Washington State energy and Building codes

FIREPLACE

- Interior gas Fireplace (per plan)

EXTERIOR SIDING & ACCENTS

- Custom concrete siding and Fascia board
- Stone accent on front elevation (per plan)
- Back covered patios (per plan) with tongue and groove pine soffits
- Back concrete patios at ground level (per lot)

WATER TANK

- 50 gallon water heater

LANDSCAPING & CONCRETE AREA

- Professionally landscaped front yard
- Broom finish concrete driveway & porches with sidewalks to front door

QUALITY CONSTRUCTION

- Traditional double wall construction
- 30 year laminated composite shingle roofing
- 9' ceilings on the first floor and 8' ceilings on the second floor
- Coffered ceilings (per plan)
- Engineered I-joist

WARRANTY

- 2-10 builder warranty.

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MASTERBUILDERS

JK Monarch is a proud member of the Pierce County Master Builders

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