



STANDARD FEATURES — PINNACLES at DES MOINES

FLOORING

- A wide selection of engineered hardwood flooring included in: entry, kitchen, nook, dining/flex room and powder room (if applicable) or choose to add laminate wood flooring in all the same areas and include the great room
- A wide selection of tile flooring in secondary baths and master bath
- Custom choice of stain resistant carpet in all other areas with a 6lb carpet pad
- Custom choice of vinyl flooring in laundry room

HARD SURFACES: KITCHEN & BATHROOMS

- A wide selection of 3cm granite or quartz slab countertops included in: kitchen, master bath and powder/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
- Glass shower enclosure in master bath (per plan)
- 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 room
- 4 styles of under mount stainless steel kitchen sinks to choose from
- Delta stainless steel kitchen faucet with pull sprayer
- Fiberglass tub/shower combo in secondary baths
- Drop in soaking tub into a tiled tub deck at master bath with a tiled backsplash up to the window sill (if applicable)
- White oval drop in sinks in secondary baths
- White square under mount sinks where there is granite or quartz slabs (not including kitchen)
- Cold hose bibs on front & rear of home (placement pre-determined)

MILLWORK & DOORS

- 8' front entry door with 3/4 lite obscure glass
- Front door handle with thumb latch Tavaris style in a chrome finish
- Interior doors handles, your choice of Vendani or Milan style in a chrome finish
- Fully wrapped windows throughout interior
- Painted floating traditional mantle at the fireplace
- Open iron balustrade with stained handrail (where applicable)
- Flat stock 5 1/4" decorative base trim with 3" door casing

MILLWORK & DOORS - Cont.

- Doors and windows cased with trim throughout (except Master bath window)
- 8' interior doors throughout the main level (door into garage is 6/8)
- Deadbolt lock with keyless entry at front door

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
- Stained cedar columns with clear coat over natural pine soffits

ELECTRICAL & LIGHTING

- Custom # 2 Designer series interior lighting package
- Pendent lighting over island (per plan)
- Recessed cans with alzak chrome trim in: kitchen, nook, hallways, great room and bonus room with LED bulbs
- Fluorescent lighting in garage
- Cable in every bedroom, bonus room and den
- Decora switches
- USB outlets in den and every bedroom
- 2 Lutron switches (light control)
- 1 phone jack
- One belt driven garage door opener with two transmitters

DRYWALL

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

APPLIANCES

- Stainless steel front dishwasher
- Stainless steel slide in gas range with wall mount canopy hood above (if applicable) and microwave in a cabinet

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)

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.



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WINDOW & DOORS

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

HEAT

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

FIREPLACE

- Interior gas Fireplace (per plan)

WATER TANK

- 50 Gallon Water Heater

LANDSCAPING & CONCRETE AREA

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

QUALITY CONSTRUCTION

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

MIRRORS AND CLOSET SHELVING

- Master bath mirror from top of counter backsplash to ceiling
- Power bath and Secondary bath mirrors from top of counter backsplash to underneath vanity light fixture
- White wire closet shelving

INSULATION

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

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
- Smart home compatible; for thermostat, light control, and front door lock

CABINETS

- White painted cabinets in kitchen and master bath
- Stained Shaker Style Full overlay maple cabinets in secondary baths
- Increased island size 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

WARRANTY

- 2-10 builder warranty.

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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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