JK MONARCH
FINE HOMES

STANDARD FEATURES — SOUTHCLIFFE

FLOORING
- A wide selection of engineered hardwood floors in; kitchen, dining room, main floor hall, nook, great room & powder room (if applicable)
- Custom choice of tile in master bath, secondary baths and laundry room
- Designer series patterned carpet in all other areas 8lb pad

HARD SURFACES: KITCHEN & BATHROOMS
- 3cm granite or quartz slab counter top in kitchen & butlery with a full height tile backsplash
- Quartz slab counters at all bathroom vanities with a 4” tiled backsplash
- Glass shower enclosure and door in master bath with chrome trim to match plumbing fixtures (per plan)
- Tiled mud set shower floor with tiled walls in master shower

PLUMBING FIXTURES & HARDWARE
- Delta - Ashlyn (chrome) plumbing fixtures in all baths
- 3 styles of under mount, stainless steel kitchen sinks to choose from
- Kitchen faucet; Delta, Essa single handle pull down in stainless finish
- Fiberglass tub/shower combo in main bath (per plan)
- Drop-in soaking tub in master bath with a tiled tub deck and separate shower (per plan)
- Hose bibs on front & rear of home
- Rectangular undermount sinks in all bathrooms
- Comfort height toilet at master bathroom
- Water line for refrigerator

PAINT
- Professionally selected exterior colors schemes to choose from
- Painted exterior entry door and garage doors
- Stained or painted columns (per plan)
- Clear coat finish over natural pine exterior soffits under covered porches
- Choice of one paint color throughout interior (walls and ceilings)
- Choice of one millwork color option to compliment the walls
- Painted garage interior

CABLE/PHONE & LIGHTING
- Custom selected interior light package
- Pendant lighting in powder room
- Pendant lighting over island (per plan)
- Recessed white can trim lighting with LED bulbs in; kitchen, hallways, great room and bonus room (per plan layout)
- LED lighting in garage
- Cable in every bedroom, bonus room and den (with the option to upgrade to CAT 6)
- Decora switches
- One phone and USB electrical outlet
- One garage door opener and keypad included

APPLIANCES & CABINETS
- Kitchen Aid Appliances (upgrade options available)
- Stainless steel appliances
- 36” gas cooktop
- 36” stainless steel canopy wall hood
- Double wall oven
- Microwave built into an upper cabinet
- Choice of painted cabinets (white or gray) in kitchen and master bath
- Choice of stain finish at powder and secondary bath vanities
- Shaker style, full overlay maple cabinets (made in the USA) full extension drawers and soft close doors and drawers throughout
- 42” tall upper cabinets in kitchen
- 36” tall base cabinets in main and master baths
- Enlarged kitchen islands with additional 12” back cabinets (per plan)
- Wine storage cabinetry included (per plan)

MILLWORK & DOORS
- Codel 8’ ¾ lite or full lite (glass) entry door with seedy baroque or chord glass (door style is determined per elevation)
- San Clemente exterior door handle in black or brushed nickel
- Round pismo style interior door handles with square back. In black or brushed nickel.
- 8’ Interior doors throughout
- Interior door, hollow core; single panel or double panel
- Painted fully wrapped windows throughout interior
- Painted floating mantel with a tiled face surround at fireplace
- 5” base trim with 3” door casing

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Mailing Address. P.O. Box 188 . Puyallup, Washington 98371 | phone. 253.840.5660 JKMONARCH.COM

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STANDARD FEATURES — SOUTHCLIFFE

WINDOW & DOORS
- Energy efficient windows
- Vinyl windows (clay or white) or upgrade to black
- Window screens on all opening windows and sliders
- Double pane insulated windows
- Double or enlarged sliding glass doors (per plan)
- Insulated garage doors. Style is per plans elevation rendering

DRYWALL
- Garage dry walled, taped and textured
- Light orange peel texture on walls and ceiling

EXTERIOR SIDING & ACCENTS
- Custom concrete siding
- Concrete shingle accents and Channeling accent (per elevation)
- Stone accent on front elevation (per elevation)
- Tongue and groove pine soffit ceilings at covered porches

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

FIREPLACE
- Indoor Gas Fireplace / Heat n Glo 36” #DV3732

LANDSCAPING & CONCRETE AREA
- Professionally landscaped front yard with sprinklers
- Broom finish driveway & porches with sidewalks to front door
- Broom finish concrete covered patio (per plan)
- Irrigation drip system in front flower beds (where applicable)

SUPERIOR SERVICES
- Wide variety of options to choose from
- The ability to customize your home
- An in-house Design Consultant to assist you throughout the building process

WARRANTY
- 2-10 Builder Warranty

HVAC
- Heat Pump system with electric back up heat
- Ecobee programable smart thermostat
- 50-gallon water heater

QUALITY CONSTRUCTION
- Traditional double wall construction
- R-26 insulation on exterior walls, per code (where applicable)
- 30 year laminated composite shingle roofing
- Minimum of 9’ ceiling height (per plan)
- Coffered ceilings (per plan)
- Enclosed soffits at eaves
- Engineered I-joist
- Gas and Sewer

CLOSETS, SHOWER DOORS AND MIRRORS
- Master closet; painted built in MDF shelves for shoes, upper shelf above a metal hanging rod
- Secondary closets; one upper shelf with metal hanging rod below
- Master bath glass shower door 7’ with glass panel in black or chrome trim
- Master bath and Powder room 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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JK MONARCH is a proud member of the Pierce County Master Builders Association and Building Industry Association of Washington.

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MASTERBUILDERS

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