



STANDARD FEATURES **Southcliffe**

SIGNATURE SERIES

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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Note: Continuing a policy for constant improvement, builder reserves the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes and drawings are not to scale. This is not part of a legal contract. Prices are subject to change without notice.

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

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

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mbapierce MASTER BUILDERS



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