



STANDARD FEATURES — WEST VINEYARDS

FLOORING

- A wide selection of laminate woodgrain floors in; kitchen, dining room, mud room, main floor hall, nook, great room & powder room (if applicable)
- Custom choice of tiled floors in; master and secondary baths
- Vinyl flooring in laundry room
- Designer series patterned carpet in; bedrooms, den/office and closets. 2nd floor bonus room and stairs if applicable
- 8lb carpet pad

HARD SURFACES: KITCHEN & BATHROOMS

- 3cm quartz slab counter in kitchen with a full height tile backsplash
- 3cm quartz slab counters at master bath vanity with a 4" tiled backsplash
- Laminate vanity counter tops in powder room and secondary bathrooms with a 4" tiled backsplash

PLUMBING FIXTURES & HARDWARE

- Bathroom fixtures; Delta - Ashlyn (chrome) 8" spread on master bath vanity and 4" on all other bathroom vanities
- Kitchen sink; undermount stainless steel
- Kitchen faucet: Delta, Essa single handle in stainless steel
- Fiberglass tub/shower combo in secondary baths (if applicable)
- Drop-in soaking tub in master bath with a tiled tub deck or freestanding soaking tub (per plan)
- Fiberglass shower pan inside of master shower with tiled walls
- (2) hose bibs; one at the front of the home and one at the rear
- (2) rectangular undermount sinks in master bath
- Drop in, top mount white oval sinks at powder & secondary baths
- Comfort height toilet at master bathroom. Standard height at powder and secondary baths
- Water line for refrigerator
- Garbage disposal at kitchen sink

APPLIANCES

- Whirlpool Appliances
- Stainless steel front dishwasher
- 30" Stainless steel slide in gas range
- 30" Stainless steel canopy wall hood
- Microwave with trim, placed in an upper cabinet

CABINETS

- Kitchen Cabinets; Stained or Painted (white or gray)
- Bathroom Vanities; Stained •
- Cabinet Style: Shaker maple cabinets with full overlay
- 42" tall upper cabinets in kitchen
- 36" tall base cabinets in all bathrooms
- Kitchen island with a 14" overhang
- Kitchen; drawers are full extension. Soft close doors & and soft close drawers
- Cabinet pulls included on all cabinetry (kitchen and bathrooms)

MILLWORK & DOORS

- 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' hollow core interior doors (6'8" at 2nd flr bonus if applicable)
- Painted fully wrapped windows throughout interior. Drywall wrapped window at master bath with a tiled sill (if applicable)
- Painted floating mantel at interior fireplace with a tiled face below the mantel
- 5" base trim, 3" door & closet casing throughout home interior

FIREPLACE

- Indoor Gas Fireplace / Heat n Glo 36" #DV3732

INSULATION

- Insulation meets or exceeds Washington State code
- Air sealant added to interior

CLOSETS, SHOWER DOORS AND MIRRORS

- Closets in master, secondary bedrooms and coat closets; to have a painted shelf with a metal hanging rod
- Linen closets and pantry; solid shelving
- Glass shower door and panel in master bath at 7' tall. With a black or chrome frame
- Mirror in master bath to run the full width of the vanity, top of backsplash to the ceiling
- Mirror in powder room will be the width of the vanity, placed 3" above the backsplash and 3" down from the ceiling with a black metal trim piece at top and bottom of mirror.
- Secondary bathroom mirrors; will be place at the full width of the vanity, top of backsplash to underneath the light fixture

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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ELECTRICAL, CABLE, PHONE & LIGHTING

- Three designer series interior light packages to choose from
- Single pendent light over powder room vanity
- Wall mount vanity lights above bathroom vanities
- 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 outlets in every bedroom, bonus room and den/office
- Decora switches
- One phone and USB electrical outlet
- One standard CAT 6 outlet in office/den
- Pre-wire in attic for future solar panels
- Exterior lights 'night sky' style

HVAC

- Heat Pump
- Electric furnace
- Ecobee programable smart thermostat
- Dual zone system if second floor bonus is added
- 50-gallon water hybrid water heater

WINDOW & DOORS

- Vinyl windows (clay or white)
- Window screens on all opening windows and sliders
- Double pane insulated windows
- Double or enlarged sliding glass doors (per plan)
- Insulated garage doors (style per elevation rendering)
- All windows to have Low-E 366 coating to provide passive solar gain

DRYWALL

- Garage dry walled and taped (upgrade to texture and paint)
- Square corners with light orange peel texture at interior

EXTERIOR SIDING & ACCENTS

- Siding detail per elevation
- Tongue and groove pine soffit ceilings at covered porch
- Windows wrapped on the front of home exteriors (per elevation)

GARAGE DOOR

- One garage door opener
- Fully insulated garage doors
- Garage door style, per elevation rendering

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 porch
- Choice of one paint color throughout interior on walls and ceiling
- Choice of one-color option for the interior millwork

QUALITY CONSTRUCTION

- Traditional double wall construction
- 30 year laminated composite shingle roofing
- 9' interior ceilings (8' ceilings at 2nd floor bonus rm if applicable)
- Coffered ceilings at den and master bedroom (per plan)
- Gas and sewer

LANDSCAPING & CONCRETE AREA

- Professionally landscaped front yard with sod
- Irrigation sprinklers added to front, side and back yard
- Dripline for plants
- Broom finish driveway & porches with sidewalks to front door
- Broom finish concrete covered patio (per plan)

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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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