



JK MONARCH
FINE HOMES

STANDARD FEATURES — C SILVER

SIGNATURE SERIES

FLOORING

- A wide selection of laminate flooring in; Entry/Foyer, kitchen, pantry, great room, main floor hall, nook & powder room (if applicable)
- A wide selection of tile flooring in Secondary & Master Bath
- Designer selected Patterned carpet with 6lb pad in carpeted areas
- LVP flooring in laundry room

HARD SURFACES: KITCHENS & BATHROOMS

- 3cm Quartz or Granite slab counter included in: Kitchen & Master Bath
- Full height tile splash to underneath upper cabinets and canopy wall mount hood in kitchen
- 4" decorative tile splash at master bath
- Selection of Granite countertops in secondary baths with a 4" slab backsplash
- Full tile surround on walls in master shower

PLUMBING FIXTURES & HARDWARE

- Delta - Ashlyn Chrome plumbing fixtures with 4" spread vanity fixtures in powder and secondary baths. 8" spread in master bath
- Single basin undermount stainless steel kitchen sink
- Delta Core B Single Handle (stainless steel) kitchen faucet
- Fiberglass tub/shower combo in secondary baths (per plan)
- Master bath tub per plan
- Hose bibs on front & rear of home (placement predetermined)
- Decorative square Gerber Logan top mount sink in powder room, oval drop-in sinks in secondary baths, square undermount sink at master bath
- Fiberglass shower pan at master bath
- Garbage disposal

PAINT

- Professionally selected exterior colors schemes to choose from
- Painted exterior entry door and garage doors
- Stained or painted exterior columns
- Clear coat added over natural pine under porch soffits
- Choice of one paint color throughout interior (walls and ceilings)
- Door & Millwork painted white

MILLWORK & DOORS

- 8' entry door with obscure glass (per elevation)
- Thumb Latch style front door handle
- Lever style interior door handles in brushed nickel or bronze
- Painted millwork and paneled doors
- Painted millwork, fully wrapped windows in living spaces. Sills & aprons in bedrooms, baths & laundry.
- Painted floating mantel with tiled face up to mantel at fireplace
- Iron railing with stained handrail (at first stair run, per plan)
- 5" base trim with 3.5" door casing
- 8' hollow core interior doors on the main level (first floor) and 6'8" doors on upper floors

CABLE/PHONE & LIGHTING

- Designer selected, light fixture package (brushed nickel or bronze finish) with the ability to customize
- Pendant lighting over island (per plan)
- Recessed lighting with white trim in; kitchen, nook, hallways, great room and bonus room
- LED light bulbs throughout
- Cable in every bedroom, bonus room and den/office
- Decora switches
- One phone and USB electrical outlet
- One belt driven garage door opener with two transmitters
- Garages pre-wired for future garage door openers at all garage bays
- CAT 6 upgrade options available

DRYWALL

- Garage dry walled and taped per code
- Interior; orange peel texture throughout home

APPLIANCES

- Whirlpool appliances
- 30" slide in gas range
- 30" steel canopy hood
- Dishwasher, stainless steel exterior
- Microwave built into an upper cabinet with trim, stainless steel

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EXTERIOR SIDING & ACCENTS

- Custom fiber cement siding
- Fiber cement shingle accents and Channeling accent (per elevation)
- Stacked stone accent on front elevation (per elevation)
- Enclosed soffits to be pine tongue & groove and/or LP depending on plans & location

HEAT

- Furnace with HRV
- Heat pump
- Energy efficient digital & programmable thermostat

WINDOW & DOORS

- Energy efficient windows
- Vinyl windows (clay or white) with the option to customize to black
- Screens included on windows and sliding glass doors
- Double pane insulated windows
- Sliding glass doors (optional upgrade, per Plan)
- Insulated garage doors

INSULATION

- All insulation meets or exceeds Washington State energy code

FIREPLACE

- Indoor Gas Fireplace (per plan)

WATER TANK

- Electric Hybrid water tank

LANDSCAPING & CONCRETE AREA

- Professionally landscaped front yard with sod
- Concrete patios per plan
- Sod & Irrigation at backyard not included. Upgrade options available

QUALITY CONSTRUCTION

- Traditional double wall construction
- 30 year laminated composite shingle roofing
- 9' first floor ceilings and 8' second floor ceilings; unless otherwise specified by plan

SUPERIOR SERVICES

- Wide variety of options to choose from
- An In-house Interior Design Team available for support and to assist you throughout the building process

CABINETS

- Painted cabinets in kitchen, stained cabinets at master bath, powder & secondary baths
- Full overlay cabinets with flat drawer fronts and shaker cabinet doors
- 42" tall upper cabinets in kitchen
- 36" tall base cabinets in main and master baths
- Soft close cabinet doors and soft close full extension drawers in kitchen and butlery (if applicable)
- Pulls included on all cabinet doors and drawers (many standard finish options to choose from)

WARRANTY

- 2-10 Builder Warranty

CLOSETS, SHOWER DOORS AND MIRRORS

- West Side- White wire shelving in closets. East side- solid white shelving in linen & pantry, painted shelf w/rod in coat & bedroom closets.
- Master bath mirror placed on top of vanity backsplash to below light fixture
- Secondary bath mirrors placed on top of the backsplash to under light fixture
- Master bath semi-frameless glass shower door and panel with chrome trim
- Secondary bath glass shower doors not included (optional upgrade)

12/07/2022

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