



JK MONARCH
FINE HOMES

STANDARD FEATURES — B GOLD

SIGNATURE SERIES NOLL TERRACE LOTS 28 & 29 ONLY

FLOORING

- A wide selection of engineered hard wood 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, and powder/guest bath down where applicable
- Full height tile splash to underneath upper cabinets and canopy wall mount hood in kitchen
- 4" decorative tile splash at master counter area.
- 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 Essa Pro Single Handle Pull-Down (stainless steel)
- Fiberglass tub/shower combo in secondary baths (per plan)
- Master bath tub per plan
- Hose bibs on front & rear of home (placement predetermined)
- Rectangular undermount sinks in powder/guest bath down & master bath, oval drop-in sinks in secondary baths
- 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)
- Painted millwork & doors. High gloss easy clean white trim

MILLWORK & DOORS

- 8' entry door with obscure glass (per elevation)
- San Clemente exterior door handle at front entry door (black or brushed nickel)
- Round, Pismo interior knobs with square back plate (black or brushed nickel)
- Painted millwork and paneled doors
- Painted millwork, fully wrapped windows and closet frames throughout interior
- 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, 3" door casing with 1/5 header
- 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; light orange peel texture throughout home

APPLIANCES

- Whirlpool Appliances
- 36" gas cooktop
- 36" stainless steel canopy hood
- Dishwasher, stainless steel exterior
- Microwave built into an upper cabinet with trim, stainless steel
- Double wall ovens, 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 plants & 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 & 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 and master bath, stained cabinets at powder & secondary baths
- Full overlay maple cabinets with flat drawer fronts and shaker cabinet doors
- 42" tall upper cabinets in kitchen
- 36" tall base cabinets in main and master baths
- Enlarged kitchen island with 12" back cabinets
- 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

- Solid white shelving in linen & pantry, painted shelf w/rod in coat & bedroom closets.
- Master bath mirror placed on top of vanity backsplash to under light fixture
- Secondary bath mirrors placed on top of the backsplash to under light fixture
- Master bath 7' tall semi-frameless glass shower door and panel with chrome trim
- Powder bath (if applicable) 7' tall shower door w/chrome trim
- Secondary bath glass shower doors not included (optional upgrade)



mbapierce MASTER BUILDERS

10/05/2022

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

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