



STANDARD FEATURES — SULLY'S GLEN

FLOORING

- A wide selection of engineered hardwood in; kitchen, main floor hall, nook & powder room (if applicable)
- Custom choice of tile in master and secondary baths
- Shaw stain resistant 10 year warranty carpet, in all other areas
- 6lb pad
- Vinyl in laundry room

HARD SURFACES: KITCHEN & BATHROOMS

- 3cm granite or quartz slab counter top in kitchen with a full height tile backsplash
- 3cm granite or quartz slab counter top at master bath vanity with a 4" tiled backsplash
- Selection of laminate counter tops in powder & secondary baths with a 4" decorative tile backsplash
- Glass shower enclosure and door in master bath (per plan)
- 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
- 3 styles of under mount, stainless steel kitchen sinks to choose from
- Delta, Core-B single handle stainless steel kitchen faucet
- Fiberglass tub/shower combo in secondary baths (per plan)
- Soaking tub in master bath on a tiled tub deck & separate shower
- Hose bibs on front & rear of home, placement predetermined
- Decorative square Gerber Logan top mount sink in powder room
- Oval drop mount sinks on secondary bath vanities and square under mount sinks on master bath vanity
- Garbage disposal

MILLWORK & DOORS

- 8' ¾ lite(glass) entry door with obscure glass
- Thumb latch style front door handle
- Lever style interior door handles in either brushed nickel or bronze
- Painted millwork and paneled doors
- Painted millwork, fully wrapped windows and closets throughout interior with a tiled sill in master bath
- Painted floating mantel with a tiled face at fireplace
- Iron railing with stained handrail (at first 2-3 stairs per plan)
- 5" base trim with 3" door casing
- 8' Interior doors on the main level (first floor) with 6'8" doors on upper floors and door into garage

PAINT

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

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/tech center
- 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

DRYWALL

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

APPLIANCES

- Whirlpool Appliances
- Stainless steel front dishwasher
- Stainless steel slide in gas range
- Stainless steel canopy wall hood
- Microwave built into an upper cabinet

EXTERIOR SIDING & ACCENTS

- Custom concrete siding
- Concrete shingle accents and Channeling accent (per elevation)
- Stacked stone accent on front elevation (per elevation)
- Tongue and groove pine soffits at porches

HEAT

- Electric furnace
- Energy efficient digital & programmable thermostat
- Heat Pump Included

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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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
- Double or enlarged sliding glass doors (per plan, if applicable)
- Insulated garage doors
- Single garage door opener

INSULATION

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

FIREPLACE

- Indoor Gas Fireplace (per plan)

WATER TANK

- 50 Gallon Water Heater

LANDSCAPING & CONCRETE AREA

- Professionally landscaped front yard
- Patios at a minimum of 140 SQ ' (per plan)

QUALITY CONSTRUCTION

- Traditional double wall construction
- 30 year laminated composite shingle roofing
- 9' first floor ceilings
- Coffered ceilings at den and master bedroom (per plan)
- Engineered I-joint
- An in house Interior Design Professional available for support and an in house design consultant to assist you throughout the building process.

CABINETS

- A custom choice of cabinet color finishes to choose from with an option to customize to white or gray
- Full overlay maple cabinets
- 42" tall upper cabinets in kitchen
- 36" tall base cabinets in main and master baths
- Enlarged kitchen islands with additional cabinetry on the back side
- Soft close cabinet doors and soft close, full extension drawers with dovetail joinery in kitchen and butlery (if applicable)
- Brushed nickel pulls on cabinet drawers and square knobs on cabinet doors

WARRANTY

- 2-10 Builder Warranty

CLOSETS, SHOWER DOORS AND MIRRORS

- White wire shelving in closets
- Master bath 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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MASTERBUILDERS

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

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