

STANDARD FEATURES

BARNES GLEN

SIGNATURE SERIES



FLOORING

- A wide selection of hardwood in entry, main floor hall, kitchen, nook & powder room or your choice of designer series laminate in entry, main floor hall, kitchen, nook, powder and great room
- Custom choice of vinyl flooring in laundry room and secondary bathrooms
- A wide selection of tile choices for master bathroom floor
- Custom choice of Shaw stain resistant 10 year warranty carpet in all other areas with a 6lb carpet pad

HARD SURFACES: KITCHEN & BATHROOMS

- A wide selection of granite or quartz slab countertops in kitchen with a full height tile backsplash
- Designer series p.lam countertops in powder and secondary baths
- Slab countertop on master bath vanity with square under mount sinks
- Glass door and enclosure around shower in master bath (per plan)
- Fiberglass shower floor pan in master with full height tile surround on shower walls

PLUMBING FIXTURES & HARDWARE

- Delta, Ashlyn chrome plumbing fixtures in all baths and powder room
- 3 styles of under mount, stainless steel kitchen sinks to choose from
- Stainless steel kitchen faucet with pull sprayer
- Fiberglass tub/shower combo in secondary baths
- Fiberglass soaking tub with a tub deck in master bathroom with a tiled backsplash
- White oval drop in sinks in secondary baths
- White top mount rectangular Gerber Logan sink in powder room
- Hose bibs on front & rear of home

MILLWORK & DOORS

- 8' front entry door with 3/4 lite obscure glass
- Front door with brushed nickel thumb latch handle and dead bolt
- A selection of lever style interior door handles in brushed nickel
- Fully wrapped windows throughout interior with tiled sill in master bath

- Painted window sills and aprons on upper floor
- Painted decorative mantle at the fireplace
- Rod iron ballust with stained handrail (first 3 stairs, per plan)
- 5 1/4" decorative base trim with 3" door casing

PAINT

- Custom choice of exterior colors with 3 color combinations (body, accent and trim)
- One paint color of your choice for interior walls and ceilings
- One paint color of your choice for interior millwork
- Painted exterior entry and garage doors
- Stained columns and high gloss clear coat added to the natural pine porch soffits

CABLE/PHONE & LIGHTING

- Designer lighting selected throughout home
- Pendent lighting over island (per plan)
- Recessed can lighting in kitchen, nook, hallways, family & bonus room with LED bulbs
- Fluorescent lighting in garage
- Cable in every bedroom, bonus room and den
- Decora switches
- USB outlets in den and every bedroom
- 1 phone jack

DRYWALL

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

APPLIANCES

- Stainless steel front dishwasher
- Stainless steel gas range with canopy hood above
- Stainless steel microwave built into cabinet

EXTERIOR SIDING & ACCENTS

- Custom concrete siding
- Concrete shingle accents
- Stone accent on front elevation (per plan)
- Fascia Board
- Tongue and groove pine soffits at porches
- Covered back patios

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FINE HOMES

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.

JKMONARCH.COM

Mailing Address. P.O. Box 188 . Puyallup, Washington 98371 | phone. 253.840.5660



BARNES GLEN - Standard Features (cont.)

WINDOW & DOORS

- Clay colored vinyl energy efficient windows
- Window screens on all opening windows
- Double pane insulated windows and sliding glass doors (per plan)

HEAT

- 92% high efficient gas furnace
- Heat keeper rated by Washington Natural Gas
- Energy efficient digital & programmable thermostat

FIREPLACE

- Gas Fireplace (per plan)

WATER TANK

- Tankless Water Heater

LANDSCAPING & CONCRETE AREA

- Professionally landscaped front yard
- Broom finish concrete driveway & porches with sidewalks to front door
- Broom finish covered back patio at ground level with a minimum of 140 sq'

QUALITY CONSTRUCTION

- Traditional double wall construction
- 30 year laminated composite shingle roofing
- 9' first floor ceilings
- Coffered ceilings (per plan)
- Engineered I-joist

INSULATION

- All construction meets or exceeds Washington State energy and Building codes

SUPERIOR SERVICES

- Wide variety of upgrade options available
- Customized changes to fit your needs
- Personal design consultant to assist with selections
- Smart home compatible; for thermostat, light control, and front door locks
- Direct contact to the project coordinator, to answer any questions throughout the building process

CABINETS

- A custom choice of color finishes to choose from
- Full overlay maple cabinet doors
- 42" tall upper cabinets
- 36" tall base cabinets in Master

WARRANTY

- 2-10 builder warranty.

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

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MASTERBUILDERS

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