

STANDARD FEATURES

EDEN RIDGE

SIGNATURE SERIES



FLOORING

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

HARD SURFACES: KITCHEN & BATHROOMS

- Your choice of 3cm granite or quartz slab counter top in kitchen with full height tile backsplash
- 3cm granite or quartz slab counter top in master bath with square under mount sinks and a 4" tile backsplash
- A selection of premium laminate counters in secondary baths with a decorative 4" tiled backsplash
- Glass shower enclosure and door in master bath (per plan)
- Full tile surround on walls in master shower
- 3cm granite or quartz in powder room, with decorative backsplash

PLUMBING FIXTURES & HARDWARE

- Delta Ashlyn in chrome finish on all bath/powder plumbing fixtures
- 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 main bath
- Fiberglass shower pan in master shower
- Soaking tub in master bath with a tiled tub deck and separate shower
- Hose bibs on front & rear of home
- Decorative square Gerber Logan top mount sinks in Powder room
- Garbage disposal

MILLWORK & DOORS

- 8' ¾ lite(glass) entry door with obscure glass
- Tavaris thumb latch contemporary style front door handle in chrome
- Contemporary lever style interior door handles in chrome
- Painted fully wrapped windows throughout interior with tiled window sill in master bath
- Painted window sills and aprons on upper floor
- Stained floating mantel above fireplace with a tiled face
- Iron railing with stained handrail (First 3 Stairs, per plan)
- 5" base trim with 3 ½" door casing
- 6/8 – 5 panel Masonite Riverside style interior doors

PAINT

- Professionally selected exterior colors schemes to choose from
- Painted exterior entry door and garage doors
- Choice of one paint color throughout interior (walls and ceilings)
- A selection of one millwork color to choose from to compliment your interior walls and ceiling
- Exterior stained columns and stained covered porch soffits (per plan)

CABLE/PHONE & LIGHTING

- Andrus lighting package (custom 3)
- Pendant lighting over island (per plan)
- Recessed alzak can trim lighting with LED bulbs in; kitchen, nook, hallways, great room and your choice of master bedroom or bonus room
- Fluorescent lighting in garage
- Cable in every bedroom, bonus room and den
- Decora switches
- One USB electrical outlet
- One phone jack

DRYWALL

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

APPLIANCES

- Stainless steel front dishwasher
- Stainless steel slide in gas range with a wall mount canopy hood
- Stainless steel microwave built in 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
- Covered stained cedar deck off back of home

WINDOW & DOORS

- Vinyl (Clay Colored) windows
- Window screens on all opening windows
- Double pane insulated Plygem windows and large double sliding glass doors (per plan)
- Solid ranch panel garage doors with vertical etched glass

JK MONARCH
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



EDEN RIDGE - Standard Features (cont.)

INSULATION

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

HEAT

- 92% high efficient gas furnace
- Heat keeper rated by Washington Natural Gas
- Wifi compatible energy efficient thermostat

FIREPLACE

- Indoor Gas Fireplace
- Exterior Gas Fireplace under covered back deck

WATER TANK

- Tankless Water Heater

LANDSCAPING & CONCRETE AREA

- Professionally landscaped front yard
- Broom finish driveway & porches with sidewalks to front door
- Broom finish covered patio, minimum of 140 sq' (per plan)

QUALITY CONSTRUCTION

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

SUPERIOR SERVICES

- Wide variety of options to choose from
- The ability to customize your home
- A professional Interior Designer to assist you throughout the building process

CABINETS

- A custom choice of color finishes to choose from with an option to customize to a paint color
- Full overlay Aristokraft shaker style maple cabinets
- 42" tall upper cabinets
- 36" tall base cabinets in main and master baths

WARRANTY

- 2-10 Builder Warranty

Document last updated: **February 20th, 2017**

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

mbapierce

MASTERBUILDERS

JK MONARCH
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

