

STANDARD FEATURES

LIBERTY CANYON

SIGNATURE SERIES



FLOORING

- A wide selection of laminate wood flooring in; entry, main floor hall, nook, kitchen & powder room (if applicable)
- Custom choice of luxury vinyl in bathrooms and laundry room
- Custom choice of stain resistant carpet in all other areas
- 6 lb carpet pad

HARD SURFACES: KITCHEN & BATHROOMS

- Granite or Quartz slab counters in kitchen with full height tile backsplash
- Laminate counters in master and secondary baths

PLUMBING FIXTURES & HARDWARE

- Delta, Ashlyn plumbing fixtures in chrome
- Stainless steel kitchen sink
- Brushed nickel kitchen faucet with pull sprayer
- Fiberglass tub/shower combo in main bath
- Full fiberglass shower in master bath with a glass door
- Soaking tub with a tiled tub deck
- Hose bibs on front & rear of home
- Pedestal sink in powder room
- Oval drop in sinks on main and master bath vanities

MILLWORK & DOORS

- 8' ¾ lite (glass) front entry door with obscure glass
- Front door with brushed nickel lever style handle and dead bolt
- Interior doors with lever style brushed nickel handles
- Painted interior doors and millwork
- Painted fully wrapped windows throughout interior with a tiled window sill in master bath
- Wrought iron railing with stained handrail (first run only, per plan)
- 5" base trim with 2 ½" door casing
- Millwork stair skirts
- 5 panel smooth 6/8 interior doors

INSULATION

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

PAINT

- Professionally selected exterior color combinations to choose from
- A selection of interior paint colors to choose from
- One interior color for your walls and ceiling
- One color for your interior trim
- Stained wood columns and high gloss clear coat added to the natural pine porch soffits
- Painted exterior entry door and garage door

CABLE/PHONE & LIGHTING

- Designer selected lighting throughout home
- Pendent lighting over island (per plan)
- Recessed white baffle trim with LED bulbs in: kitchen, nook, hallways, and family room
- Fluorescent lighting in garage
- Cable in every bedroom, bonus room and den
- Toggle light switches
- One USB electrical outlet plug

DRYWALL

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

APPLIANCES

- Stainless steel electric glass top range with micro hood above
- Dishwasher

EXTERIOR SIDING & ACCENTS

- Custom concrete siding
- Concrete shingle and channeling accents (per elevation)
- Stacked stone accent on front elevation (per elevation)
- Stained tongue and groove soffits under porches
- Black gutters

WINDOW & DOORS

- White vinyl exterior window trim
- Window screens on all opening windows
- Energy efficient windows
- Double pane insulated windows and sliding glass door with transom window above (per plan)

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. 11/11/2016

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LIBERTY CANYON - Standard Features (cont.)

HEAT

- Energy efficient digital & programmable thermostat
- Electric Furnace

FIREPLACE

- Indoor Propane Fireplace with a painted mantel and tile face

WATER TANK

- Tankless Water Heater

LANDSCAPING & CONCRETE AREA

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

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

- The ability to customize your home with our interior designer
- Work with our Interior Designer to assist with selections and to guide you throughout your home building process

CABINETS

- A custom choice of color finishes to choose from
- Partial overlay maple cabinet doors in a shaker style
- 42" tall upper cabinets
- 36" tall base cabinets in secondary baths and master
- Aristokraft – Benton
- Brushed nickel pulls on cabinet drawers and knobs on cabinet doors

WARRANTY

- 2-10 builder warranty.

BUYER BONUS

When using our Preferred Lender, Travis Momen with Home Street Bank, Builder will include the following:

- Cedar fence with one 3' wide gate (stain not included)
- Rear yard landscaping

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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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