

STANDARD FEATURES

MACADAM

SIGNATURE SERIES



FLOORING

- A wide selection of laminate wood flooring in; entry, main floor hall, nook, kitchen & powder room (if applicable)
- Tile flooring in the master bath
- Luxury vinyl flooring in laundry room and secondary baths
- Custom choice of stain resistant carpet in all other areas with a 6lb carpet pad

HARD SURFACES: KITCHEN & BATHROOMS

- 3 cm quartz slab counter top in kitchen with full tile backsplash
- 3 cm quartz slab at master bath vanity with 4" tiled backsplash
- laminate countertops on powder and secondary bath vanities
- Glass shower door at the master bath shower (per plan)
- Tiled window sill in master bath (if applicable)

PLUMBING FIXTURES & HARDWARE

- Delta Ashlyn chrome plumbing fixtures in all baths
- Stainless steel under mount kitchen sink
- Delta Core-B stainless steel kitchen faucet with sprayer
- Fiberglass tub/shower combo in secondary bath
- Full fiberglass shower insert at master shower
- Two exterior hose bibs; one at front & rear of home
- Oval drop in sinks in powder room and secondary baths
- Under mount square sinks at master bath vanity

MILLWORK & DOORS

- 6/8 tall exterior front door 6 panel
- 6/8 tall back exterior slider or back exterior door, clear glass full lite (per plan)
- Brushed nickel thumb latch exterior front door handle with dead bolt
- Brushed nickel lever style interior door handles
- Painted interior doors and millwork
- 5 panel smooth 6/8 interior doors
- Floating mantel painted

INSULATION

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

PAINT

- One interior color for walls and ceiling
- One color for interior millwork
- Covered soffits no stain, clear coat added
- Painted front exterior door and garage door

CABLE/PHONE & LIGHTING

- Designer selected lighting throughout home
- Pendant 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

DRYWALL

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

APPLIANCES

- Stainless steel front dishwasher
- Stainless steel freestanding gas range with micro-hood above

EXTERIOR SIDING & ACCENTS

- Custom concrete siding
- Concrete shingle and channeling accents (per elevation)

WINDOW & DOORS

- White vinyl exterior window trim
- Window screens on all opening windows
- Energy efficient windows
- Double pane insulated windows and 6/8 tall sliding glass door (per plan)

HEAT

- Energy efficient digital & programmable thermostat
- Gas Furnace

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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.

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MACADAM - Standard Features (cont.)

FIREPLACE

- Interior gas fireplace

WATER TANK

- Tank-less Water Heater
- Tank-less Water Heater

LANDSCAPING & CONCRETE AREA

- Professionally landscaped front and backyard
- Broom finish driveway & porches with sidewalks to front door
- Broom finish patio
- No stone accents on exterior

QUALITY CONSTRUCTION

- Traditional double wall construction
- 30 year laminated composite shingle roofing
- Engineered I-joist

CABINETS

- Aristokraft (Benton) partial overlay maple cabinets
- 42" tall upper cabinets
- 36" tall base cabinets in secondary baths and master
- Brushed nickel pulls on cabinet drawers and knobs on cabinet doors

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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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