

STANDARD FEATURES

OXBOW ACRES

SIGNATURE SERIES



FLOORING

- A wide selection of engineered hardwood in; kitchen, main floor hall, nook & powder room (if applicable)
- Custom choice of vinyl floors in laundry room
- Custom choice of tile in master and secondary bathrooms
- Custom choice of Shaw stain resistant carpet in living room and all other areas with a 6lb pad
- Fiberglass pan in master shower

HARD SURFACES: KITCHEN & BATHROOMS

- 3cm granite or quartz slab countertop with full height tiled backsplash in kitchen and a 3cm granite or quartz slab counter top in master bath with a 4" decorative tile backsplash
- Designer style laminate counters with a 4" decorative backsplash in powder room and secondary baths
- 7' glass shower door and panel enclosure in master bath
- Tiled walls in master shower

PLUMBING FIXTURES & HARDWARE

- Delta-Ashlyn chrome plumbing fixtures in all baths
- 3 styles of under mount, stainless steel kitchen sinks to choose from
- Delta-single handle with pull out sprayer (stainless steel finish)
- Fiberglass tub/shower combo in secondary baths
- Soaking tub in master bath with a tiled tub deck
- Exterior frost free hose bibs on the front and rear of home
- Gerber Logan square self-rimming sink in powder room

MILLWORK & DOORS

- 8' ¾ lite(glass) entry door with obscure glass
- Front door with thumb latch handle and dead bolt
- Lever style interior door handles (brushed nickel finish)
- Selection of 6/8 interior white paneled doors to choose from
- White painted fully wrapped windows sills throughout interior with a tiled window sill in master bath
- Painted floating decorative mantle over the fireplace
- Rod iron square spindles with stained handrail at the first 3 stairs (if applicable/per plan)
- 5" base trim with 3" door casing

INSULATION

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

PAINT

- Professionally selected exterior colors schemes to choose from
- Painted exterior entry door and garage doors
- Stained columns and high gloss clear coat added to the natural pine porch soffits
- One interior color for both walls and ceiling with a contrasting millwork color of your choice

CABLE/PHONE & LIGHTING

- Designer lighting selected throughout home
- Pendent lighting over island (per plan)
- Recessed chrome or brushed nickel can trim with LED bulbs in: kitchen, nook, hallways and great room
- Fluorescent lighting in garage
- Cable in every bedroom, bonus room and den
- One phone jack with usb port
- Decora switches

DRYWALL

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

APPLIANCES

- Whirlpool stainless steel 30" gas range with micro/hood above
- Whirlpool stainless steel front dishwasher

EXTERIOR SIDING & ACCENTS

- Custom concrete siding
- Concrete shingle accents
- Stone accent on front elevation (per elevation)
- Tongue and groove pine soffits at porches
- Fascia board

WINDOW & DOORS

- Energy efficient vinyl windows (clay colored)
- Window screens on all opening windows
- Double pane insulated windows and sliding glass doors (per plan)
- Garage doors (per plan elevation)

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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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OXBOW ACRES - Standard Features (cont.)

HEAT

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

FIREPLACE

- Interior gas fireplace (per plan)

WATER TANK

- Tankless Water Heater

LANDSCAPING & CONCRETE AREA

- Professionally landscaped front yard
- Asphalt driveway
- Brushed concrete sidewalks, porches and patios
- Back yard patio a minimum of 140sq'

QUALITY CONSTRUCTION

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

SUPERIOR SERVICES

- Wide variety of options to choose from
- The ability to customize your home with our Allied, ASID Designer
- An interior design team to assist you with your hard surface selections at their showroom

CABINETS

- A custom choice of color finishes to choose from
- Full overlay Aristokraft, Winstead maple cabinets throughout home
- 42" tall upper cabinets in kitchen
- 36" tall base cabinets in all baths and powder room

WARRANTY

- 2-10 Builder Warranty

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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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