

# STANDARD FEATURES

## CHELAN ESTATES

### SIGNATURE SERIES



#### FLOORING

- A wide selection of laminate flooring in entry, hall, kitchen, nook, family room & powder room (if applicable)
- Custom choice of high end vinyl flooring in laundry room and secondary baths
- Custom choice of tile in master bath
- Custom choice of stain resistant carpet in all other areas
- 6lb carpet pad

#### HARD SURFACES: KITCHEN & BATHROOMS

- 3cm granite or quartz slab countertops with full height tile backsplash in kitchen
- 3cm granite or quartz slab counter in master bath with a 4" decorative tile backsplash and square under mount sinks
- Selection of laminate counter tops in powder & secondary baths with a 4" decorative tile backsplash
- Glass door and enclosure in master bath shower (per plan)
- Tiled walls in master shower

#### PLUMBING FIXTURES & HARDWARE

- Delta, Ashlyn Chrome fixtures
- Master bath vanity faucet 8" spread
- Powder and Secondary bath vanity faucets 4" spread
- A choice of 3 under mount kitchen sink styles
- Kitchen faucet, Delta Core-b with pull sprayer in stainless steel
- Fiberglass tub/shower combo in secondary baths (per plan)
- Fiberglass soaking tub in master bath with tile backsplash and a tiled tub deck
- Fiberglass shower pan on shower floor
- Frost free exterior hose bibs on front & rear of home
- Gerber Logan self-rimming square sink in powder
- Oval sinks in secondary baths

#### MILLWORK & DOORS

- 8', 3/4 lite (glass) front entry door with obscure glass
- Front door with thumb latch handle and dead bolt
- Lever style interior door knobs (brushed nickel)
- White painted millwork and paneled doors
- White painted fully wrapped windows throughout interior with tiled sill in master bath
- White painted window sills and aprons on upper floor
- White painted mantel at fireplace with tiled face
- Custom iron railing with wood stained handrail at 1st 2 stairs
- 5" decorative base trim with 3 1/2" door and window casing
- Stair skirting

#### PAINT

- Professionally selected exterior colors
- One paint color for walls and ceiling
- One paint color for millwork
- Painted exterior entry and garage doors
- Stained columns
- Clear coat over pine soffits at covered porch

#### CABLE/PHONE & LIGHTING

- Designer selected brushed nickel lighting throughout home
- Pendant lighting over island (per plan)
- Alzac chrome can lighting in kitchen, nook, hallways, family & bonus room with LED bulbs
- Energy efficient fluorescent light bulbs
- Fluorescent lighting in garage
- Cable in every bedroom, bonus room and den
- Decora switches
- One USB electrical outlet

#### 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 micro hood above

#### EXTERIOR SIDING & ACCENTS

- Custom concrete siding
- Concrete shingle accents
- Stone accent on front elevation (per plan)
- Fascia Board
- Tongue and groove pine soffit at entry porch (back porch if applicable)

#### WINDOW & DOORS

- Energy efficient white or clay vinyl windows
- Window screens on all opening windows
- Stylish front entry
- Double pane insulated windows and sliding glass doors (per plan)

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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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# CHELAN ESTATES - 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
- Energy efficient digital & programmable thermostat

## FIREPLACE

- Interior Gas Fireplace (per plan)

## 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'

## WARRANTY

- 2-10 builder warranty

## 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 upgrade options available
- Customized changes to fit your needs
- Personal design consultant to assist with selections
- Direct contact to the project coordinator, to answer any questions throughout the building process

## CABINETS

- A custom choice of color finishes to choose from
- Aristokraft, Winstead full overlay maple cabinets
- 42" tall upper cabinets in kitchen
- 36" tall vanity base cabinets

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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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