

# STANDARD FEATURES

## VALLEY MEADOWS

### SIGNATURE SERIES



#### FLOORING

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

#### HARD SURFACES: KITCHEN & BATHROOMS

- Your choice of 3cm granite or quartz slab counter top in kitchen with a full height tile backsplash
- Quartz slab at master bath vanity with a 4" tiled backsplash
- A selection of tiled countertops in secondary baths with a 4" decorative tile backsplash
- A selection of premium laminate on vanity in powder room with a decorative 4" tiled backsplash
- Glass shower enclosure and door in master bath (per plan)
- Full tile surround on 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, Core-B single handle stainless steel kitchen faucet
- Fiberglass tub/shower combo in main bath
- 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 sink in Powder room
- Oval top mount drop in sinks on secondary bath vanities and square under mount sinks on master bath vanity
- Garbage disposal

#### MILLWORK & DOORS

- 8' ¾ lite(glass) entry door with obscure glass
- Thumb latch style front door handle in either brushed nickel or bronze
- Lever style interior door handles in either brushed nickel or bronze
- Painted millwork and paneled doors
- Painted fully wrapped windows throughout interior and a tiled sill in master bath
- Painted floating mantel with a tiled face surround at fireplace
- Iron railing with stained handrail (at first 3 stairs per plan)
- 5" base trim with 3" door casing

#### 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
- Choice of one paint color throughout interior (walls and ceilings)
- A complimented selection of millwork colors to choose from

#### CABLE/PHONE & LIGHTING

- One standard interior light package in brushed nickel or bronze with options to customize
- Pendent lighting over island (per plan)
- Recessed white baffle 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 phone and USB electrical outlet
- Garages wired for garage door openers

#### DRYWALL

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

#### APPLIANCES

- Whirlpool Appliances
- Stainless steel front dishwasher
- Stainless steel slide in gas range
- Stainless steel canopy wall hood
- Microwave built into 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

#### HEAT

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

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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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# VALLEY MEADOWS - Standard Features (cont.)

## WINDOW & DOORS

- Energy efficient windows
- Vinyl windows (clay color)
- Window screens on all opening windows
- Double pane insulated windows
- Double or enlarged sliding glass doors (per plan)
- Insulated garage doors. Style is per plans elevation rendering

## INSULATION

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

## FIREPLACE

- Indoor 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 concrete covered patio, minimum of 140 sq' (per plan)
- Landscaped backyard with sod included if using our preferred lender

## QUALITY CONSTRUCTION

- Traditional double wall construction
- 30 year laminated composite shingle roofing
- 9' first floor ceilings
- Coffered ceilings at den and master bedroom (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 stain finish colors to choose from with an option to customize to a paint color
- Full overlay Aristokraft Winstead maple cabinets
- 42" tall upper cabinets in kitchen
- 36" tall base cabinets in main and master baths
- Enlarged kitchen islands with additional cabinetry

## 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.

## mbapierce

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