



JK MONARCH
FINE HOMES

STANDARD FEATURES — SILVER

SIGNATURE SERIES

FLOORING

- A designer selection of laminate flooring in; Entry/Foyer, kitchen, pantry, great room, main floor hall, nook & powder room (if applicable)
- A designer selection of tile flooring in Secondary & Master Bath
- Designer selected Patterned carpet with 6lb pad in carpeted areas
- Luxury Vinyl Tile flooring in laundry room

HARD SURFACES: KITCHEN & BATHROOMS

- 3cm Quartz or Granite slab counter included in: Kitchen & Owner's Bath
- Full height tile splash to bottom of upper cabinets and canopy wall mount hood in kitchen
- 4" decorative tile splash at owner's bath
- Selection of Granite countertops in secondary baths with a 4" slab backsplash
- Tile shower walls with fiberglass pas in owner's bath
- Tile on drop-in tub surround in owner's bath
- Tile on face, up to bottom of mantel, on fireplace surround

PLUMBING FIXTURES & HARDWARE

- Delta – Ashlyn or Saylor chrome plumbing fixtures with 4" spread vanity fixtures in powder and secondary baths. 8" spread in owner's bath
- Single basin undermount stainless steel kitchen sink
- Delta Core B Single Handle (stainless steel) kitchen faucet
- Fiberglass tub/shower combo in secondary baths (per plan)
- Drop-in tub in owner's bath per plan
- Frost free hose bibs on front & rear of home (placement predetermined)
- Decorative square Gerber Logan top mount sink in powder room, oval drop-in sinks in secondary baths, square undermount sink at owner's bath
- Fiberglass shower pan at owner's bath
- Garbage disposal

MILLWORK & DOORS

- 8' entry door with obscure glass (per elevation)
- Thumb Latch style front door handle
- Lever style interior door handles in brushed nickel or bronze
- Painted millwork and paneled doors
- Painted millwork, fully wrapped windows in living spaces. Sills & aprons in bedrooms, baths & laundry.
- Painted floating mantel with tiled face up to mantel at fireplace
- Iron railing with stained handrail (at first stair run, per plan)
- 5" base trim with 3.5" door casing
- 8' hollow core interior doors on the main level (first floor) and 6'8" doors on upper floors

ELECTRICAL & LIGHTING

- Designer selected, light fixture package (brushed nickel or bronze finish) with the ability to customize
- Pendant lighting over island (per plan)
- Recessed lighting with white trim in; kitchen, nook, hallways, great room and bonus room
- LED light bulbs throughout
- Cable in every bedroom, bonus room and den/office
- Decora switches
- Home communications panel in owner's WIC
- One belt driven garage door opener with two transmitters at 2 car bay
- Garages pre-wired for future garage door openers at additional bays
- CAT 6 included in Great Room and 1 other location
- Pre-wire for electric car charger in garage

CABINETS

- Painted cabinets in kitchen, stained cabinets at owner's bath, powder & secondary baths
- Full overlay cabinets with flat drawer fronts and shaker cabinet doors
- 42" tall upper cabinets in kitchen
- 36" tall base cabinets in main and master baths
- Soft close cabinet doors and soft close full extension drawers in kitchen and butlery (if applicable)
- Pulls included on all cabinet doors and drawers (many standard finish options to choose from)

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STANDARD FEATURES — SILVER

SIGNATURE SERIES

APPLIANCES

- Whirlpool appliances
- 30" slide in gas range
- 30" steel canopy hood
- Dishwasher, stainless steel exterior
- Microwave built into an upper cabinet with trim, stainless steel

DRYWALL

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

INSULATION

- All insulation meets or exceeds Washington State energy code

PAINT

- Professionally selected exterior colors schemes to choose from
- Painted exterior entry door and garage doors
- Stained or painted exterior columns
- Clear coat added over natural pine under porch soffits
- Choice of one paint color throughout interior (walls and ceilings)
- Door & Millwork painted white

EXTERIOR SIDING & ACCENTS

- Custom fiber cement siding
- Fiber cement shingle accents and Channeling accent (per elevation)
- Stacked stone accent on front elevation (per elevation)
- Enclosed soffits to be pine tongue & groove and/or LP depending on plans & location

WINDOW & DOORS

- Energy efficient windows
- White vinyl windows with the option to customize to clay or black
- Screens included on windows and sliding glass doors
- Double pane insulated windows
- Sliding glass doors (optional upgrade, per Plan)
- Garage doors per plan

CLOSETS, SHOWER DOORS & MIRRORS

- White wire shelving in all closets, linen and pantry. Tri Cities- solid white shelving in linen & pantry, painted shelf w/rod in coat & bedroom closets.
- Owner's bath mirror(s) from backsplash to below light fixture
- Secondary bath mirror(s) from backsplash to under light fixture
- Owner's bath semi-frameless glass shower door and panel with chrome trim

HEAT

- Heat pump with AC
- Energy efficient digital & programmable thermostat

FIREPLACE

- Indoor Gas Fireplace (per plan)

WATER TANK

- Electric Hybrid water tank

LANDSCAPING & CONCRETE AREA

- Professionally landscaped front yard with sod
- Concrete patios or cedar deck per plan
- Upgrade options available for side and back yard

QUALITY CONSTRUCTION

- 30 year laminated composite shingle roofing
- 9' first floor ceilings and 8' second floor ceilings; unless otherwise specified by plan

SUPERIOR SERVICES

- Wide variety of options to choose from
- An In-house Interior Design Team available for support and to assist you throughout the building process

WARRANTY

- 2-10 Builder Warranty

4/20/2023



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STANDARD FEATURES: COBALT PLUS – KP2-KP4

SIGNATURE SERIES

FLOORING

- A designer selection of Laminate flooring in; Entry/Foyer, kitchen, Great Rm, pantry, main floor hall, nook & powder room (if applicable)
- A designer selection of Luxury Vinyl Plank flooring in the secondary baths & laundry room
- Tile flooring in the Primary Bath
- Designer selected carpet with 6lb pad in carpeted areas

HARD SURFACES: KITCHEN & BATHROOMS

- 3cm Quartz slab counter included in: Kitchen & Primary Bath
- Full height tile splash, to bottom of upper cabinets, in kitchen
- 4" slab splash in Primary bath
- Selection of Quartz countertops in secondary baths with a 4" slab backsplash
- Tile shower walls with Fiberglass pan in Primary bath
- Tile on face, up to bottom of mantel, on fireplace surround

PLUMBING FIXTURES & HARDWARE

- Delta – Ashlyn in Chrome plumbing fixtures with 4" spread vanity fixtures in powder and secondary baths. 4" spread in Primary bath
- Single basin undermount stainless steel kitchen sink
- Delta Core B Single Handle (stainless steel) kitchen faucet
- Fiberglass tub/shower combo in secondary baths (per plan)
- Frost Free hose bibs on front & rear of home (placement predetermined)
- Undermount sinks at all baths
- Freestanding tub at Primary bath per plan
- Fiberglass pan in Primary bath shower
- Garbage disposal

MILLWORK & DOORS

- 8' entry door with clear glass (per elevation)
- Thumb Latch style front door handle
- Lever style interior door handles in brushed nickel or bronze
- Millwork and paneled doors
- Stained post & handrail with iron pickets railing (at first stair run, per plan)
- 4" base trim with 3" door casing. Millwork sills & aprons on windows
- 8' hollow core interior doors on the main level (first floor) and 6'8" hollow core doors on upper floors

ELECTRICAL & LIGHTING

- Designer selected, light fixture package with the ability to customize
- Pendant lighting over island (per plan)
- Recessed lighting with white trim in; kitchen, nook, hallways, great room and bonus room
- LED light bulbs on select fixtures
- Decora switches
- Dimmer switches included in living spaces, motion sensors included in pantry and WIC per plan
- Home communications panel in Utility Room
- CAT 6 & Coax included in Great Room
- One belt driven garage door opener with two transmitters at 2 car bay and key pad at 2 car bay
- Garages pre-wired for future garage door openers at additional bays
- Pre-wire for electric vehicle charger in garage

CABINETS

- A wide selection of stained cabinets in kitchen, master bath, powder & secondary baths
- Full overlay cabinets with flat drawer fronts and shaker cabinet doors, soft close doors & drawers
- 36" tall upper cabinets in kitchen
- 36" tall base cabinets in main and master baths
- Pulls included on all cabinet doors and drawers (many standard finish options to choose from)

APPLIANCES

- Whirlpool appliances
- 30" slide in induction range
- 30" steel canopy hood
- Dishwasher, stainless steel exterior
- Microwave built into an upper cabinet with trim, stainless steel
- Energy Star washer and dryer

DRYWALL

- Garage dry walled and taped per code
- Interior; orange peel texture throughout home
- Closets drywall wrapped, windows drywall wrapped on sides & top, windows above 5' off the ground full drywall wrapped.

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STANDARD FEATURES: COBALT PLUS – KP2-KP4

INSULATION

- All insulation meets or exceeds Washington State energy code

PAINT

- Professionally selected exterior colors schemes to choose from
- Painted exterior entry door
- Painted exterior columns
- Choice of one paint color throughout interior (walls and ceilings)
- Millwork & Doors painted white throughout

EXTERIOR SIDING & ACCENTS

- Custom fiber cement siding
- Fiber cement shingle accents and Channeling accent (per elevation)

WINDOW & DOORS

- Energy efficient windows
- White Vinyl windows with the option to customize to clay or black
- Screens included on operable windows and sliding glass doors
- Sliding glass doors per plan
- Garage doors per plan

CLOSETS, SHOWER DOORS & MIRRORS

- White wire shelving in closets, linen & pantry.
- Primary bath mirror(s) from vanity backsplash to under light fixture
- Secondary bath mirror(s) from backsplash to under light fixture
- Glass shower doors included at Primary & Guest bath shower per plan

HEAT

- Heat pump with AC
- Energy efficient digital & programmable thermostat

FIREPLACE

- Indoor Electric Fireplace (per plan)

WATER TANK

- Electric Hybrid water tank

LANDSCAPING & CONCRETE AREA

- Professionally landscaped front yard with sod & irrigation
- Rear yard landscaping, sod & bark only
- Rear yard fencing & stain, 1 gate included
- Concrete patios per plan
- Upgrade options available for side and back yard

QUALITY CONSTRUCTION

- 30 year laminated composite shingle roofing
- 9' first floor ceilings and 8' second floor ceilings; unless otherwise specified by plan

SUPERIOR SERVICES

- Wide variety of options to choose from
- An In-house Interior Design Team available for support and to assist you throughout the building process

WARRANTY

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