



JK MONARCH
FINE HOMES

STANDARD FEATURES - SILVER- INTERLAAKEN ESTATES

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 & Primary 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 & Primary Bath
- Full height tile splash to bottom of upper cabinets and canopy wall mount hood in kitchen
- 4" decorative tile splash at Primary bath
- Selection of Quartz or granite 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 or Saylor chrome plumbing fixtures with 4" spread vanity fixtures in powder and secondary baths. 8" 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)
- Freestanding tub in Primary bath per plan
- Frost free hose bibs on front & rear of home (placement predetermined)
- Rectangular white undermount sink at all baths
- Fiberglass shower pan at primary bath
- 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
- 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
- Dimmer switches included in living spaces, motion sensors included in pantry and WIC per plan
- 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 and Coax included in Great Room
- Pre-wire for electric car charger in garage

CABINETS

- Painted cabinets in kitchen, stained cabinets at primary 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- INTERLAAKEN ESTATES

APPLIANCES

- Whirlpool appliances
- 30" slide in induction range
- 36" undercabinet hood
- Dishwasher, stainless steel exterior
- Microwave built into an upper cabinet with trim, stainless steel
- LG Energy Star Washer and Dryer

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.
- Primary bath mirror(s) from backsplash to below light fixture
- Secondary bath mirror(s) from backsplash to under light fixture
- Primary bath semi-frameless glass shower door and panel with chrome trim

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
- Concrete patios or cedar deck per plan
- Rear yard sod & bark with irrigation
- Fully fenced rear yard with 1 gate on garage side, stained JK Monarch stain

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

05/20/2025

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STANDARD FEATURES - GOLD- LOTS A & B

SIGNATURE SERIES

FLOORING

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

HARD SURFACES: KITCHENS & BATHROOMS

- 3cm Quartz or Granite slab counter included in: Kitchen, Primary bath, and powder/guest bath down where applicable
- Full height tile splash to bottom of upper cabinets and hood in kitchen
- 4" decorative tile splash at Primary bath
- Selection of Quartz countertops in secondary baths with a 4" slab backsplash
- Tile shower walls with fiberglass pas 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 Primary bath
- Single basin undermount stainless steel kitchen sink
- Delta Essa Pro Single Handle Pull-Down (stainless steel) kitchen faucet
- Fiberglass tub/shower combo in secondary baths (per plan)
- Freestanding tub at Primary bath per plan
- Frost free hose bibs on front & rear of home (placement predetermined)
- Rectangular undermount sinks in all baths
- Fiberglass shower pan at Primary Bath
- Garbage disposal

- 8' entry door with clear glass (per elevation)
- Thumb latch style exterior door handle at front entry door (black or brushed nickel)
- Lever or round interior door handles (black or brushed nickel)
- Painted millwork and paneled doors
- Painted millwork, fully wrapped windows and closet frames throughout interior
- 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, 3.5" door casing with 1x5 header
- 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
- Dimmer switches included in living spaces, motion sensors included in pantry and WIC per plan
- 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 garage bays
- CAT 6 and Coax included in Great Room
- Pre-wire for electric car charger in garage

CABINETS

- Painted cabinets in kitchen and Primary bath, stained cabinets at powder & secondary baths
- Full overlay maple cabinets with flat drawer fronts and shaker cabinet doors
- 42" tall upper cabinets in kitchen with wood hood above range
- 36" tall base cabinets in main and master baths
- Enlarged kitchen island with 12" back cabinets
- 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 - GOLD- LOTS A & B

APPLIANCES

- KitchenAid or equivalent appliances
- 36" Induction Range
- Hood insert
- Dishwasher, stainless steel exterior
- Microwave built into an upper cabinet with trim, stainless steel

DRYWALL

- Garage dry walled and taped per code
- Interior; light 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)
- Painted millwork & doors. High gloss easy clean white trim

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

HEAT

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

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 AND MIRRORS

- Solid white shelving in linen & pantry, solid white shelf w/rod in coat & bedroom closets.
- Primary bath mirror(s) from backsplash to under light fixture
- Secondary bath mirror(s) from backsplash to under light fixture
- Primary bath semi-frameless glass shower door and panel with chrome trim
- Guest bath (if applicable) glass shower door w/chrome trim

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
- 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

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