



JK MONARCH
FINE HOMES

STANDARD FEATURES - COBALT - THREE CEDARS

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 Primary bath, secondary baths & laundry room
- Designer selected carpet with 6lb pad in carpeted areas

HARD SURFACES: KITCHEN & BATHROOMS

- 2cm 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 2cm Quartz countertops in secondary baths with a 4" slab backsplash
- Tile shower walls with Fiberglass pan in Primary bath

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
- Slide In 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
- Knob style interior door handles in brushed nickel
- Millwork and paneled doors
- Stained post & handrail with iron pickets railing (at first stair run, per plan)
- 3" base trim with 3" door casing. Millwork sills & aprons on windows
- 6'8" hollow core interior doors on the main level (first floor) and 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 WiFi, camera, LED light, and 1 remote at 2 car bay. Keyless entry pad at 2 car door.
- 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
- Micro Hood
- Dishwasher, stainless steel exterior
- 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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JK Monarch seeks to constantly improve our homes, and to that end we reserve the right to change features, brand names, dimensions, architectural details, and designs. This document is for illustrative purposes and drawings are not to scale. Finishes, styles, and amenities shown may not be included, even under signed contract.





STANDARD FEATURES - COBALT - THREE CEDARS

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
- 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

- 2-10 Builder Warranty

01/20/2026



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STANDARD FEATURES - COBALT PLUS - THREE CEDARS LOTS 12-16 & 18-23

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- 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 Obscure 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

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- EV ready charger in garage

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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

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