



JK MONARCH

FINE HOMES

STANDARD FEATURES - GOLD - INTERLAKEN ESTATES - 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 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 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)

JK MONARCH
FINE HOMES

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.





JK MONARCH

FINE HOMES

STANDARD FEATURES - GOLD - INTERLAAKEN ESTATES - 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
- Ecobee Lite 3 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

WARRANTY

- 2-10 Builder Warranty

11/14/2025



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
- Comfort Height Toilets
- 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
- Pendent 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 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
- 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)

JK MONARCH
FINE HOMES

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 - 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
- Ecobee Lite 3 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

11/14/2025