

STANDARD FEATURES

SIMONS CREEK



SIGNATURE SERIES

FLOORING

- A wide selection of custom choice hardwood in entry, hall, nook & powder room (if applicable)
- Custom choice of vinyl floors in laundry room
- Custom choice of tile in master bathroom and main bathrooms
- Custom choice of Shaw stain resistant carpet in all other areas
- Tile floor in master bath shower

HARD SURFACES: KITCHEN & BATHROOMS

- 3cm granite slab countertops with full height tile backsplash in kitchen
- 2cm granite slab vanity countertop in master bath, main bath and powder room with 4" tile backsplash and under mount sinks
- Designer style laminate vanity countertops with 4" decorative backsplash in laundry room
- 7' Glass shower enclosure and door in master bath (per plan)

PLUMBING FIXTURES & HARDWARE

- Coordinating brushed nickel or oil rubbed bronze finish
- 3 styles of under mount, stainless steel kitchen sinks to choose from
- Stainless steel kitchen faucet with pull sprayer
- Fiberglass tub/shower combo in main bath
- Fiberglass soaking tub in master bathroom with tile backsplash
- Hose bibs on front & rear of home

MILLWORK & DOORS

- 8', 3/4 lite (glass) front entry door with obscure glass
- Front door with thumb latch handle and dead bolt
- Interior doors to be lever style (brushed nickel or oil rubbed bronze)
- Crown molding in dining room and den
- White painted millwork and paneled doors
- White painted fully wrapped windows on main floor & master bedroom
- White painted window sills and aprons on upper floor
- White painted mantle at the fireplace
- Rod iron railing with stained handrail (first run only, per plan)
- 5.25" decorative base trim

PAINT

- Custom choice of exterior colors with 3 color combinations (body, accent and trim)
- One paint color throughout interior

INSULATION

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

CABLE/PHONE & LIGHTING

- Designer lighting selected throughout home
- Pendant lighting over island (per plan)
- Recessed can lighting in kitchen, nook, hallways, family & bonus room
- Fluorescent lighting in garage
- Cable in every bedroom, bonus room and den
- Toggle switches

DRYWALL

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

APPLIANCES

- Coordinating stainless steel series
- Stainless steel front dishwasher
- 30" Gas drop in cooktop (per plan)
- Built-in oven with microwave combo (per plan)

EXTERIOR SIDING & ACCENTS

- Custom concrete siding
- Concrete shingle accents
- Stone accent on front elevation (per plan)
- Fascia Board
- Tongue and groove pine soffits at porches

WINDOW & DOORS

- Energy efficient vinyl windows
- Window screens on all opening windows
- Stylish front entry
- Double pane insulated windows and sliding glass doors (per plan)

HEAT

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

FIREPLACE

- Gas Fireplace (per plan)

WATER TANK

- Tankless Water Heater

(continued on reverse side)

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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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LANDSCAPING & CONCRETE AREA

- Professionally landscaped front yard
- Exposed aggregated driveway & porches with sidewalks to front door
- Exposed aggregate patio minimum of 140 sq. ft.
- Front yard sprinklers

QUALITY CONSTRUCTION

- Home pre-wired for security system
- Traditional double wall construction
- 30 year laminated composite shingle roofing
- 9' first floor ceilings
- Coffered ceilings (per plan)
- Engineered I-joist

SUPERIOR SERVICES

- Wide variety of upgrade options available
- Customized changes to fit your needs
- Personal design consultant to assist with selections
- Direct contact to the project coordinator, to answer any questions throughout the building process

CABINETS

- A custom choice of color finishes to choose from
- Full overlay maple cabinet doors
- 42" tall upper cabinets
- 36" tall base cabinets in Master
- Single base cabinet in laundry room

WARRANTY

- One year 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.



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