




GRANITE RIDGE

REMARKABLE VALUE ▲ ELEVATED LIFESTYLE






With its elevated views of Jurupa Valley and thousands of acres of gorgeous mountain terrain, Granite Ridge is among the most desirable communities in the Inland Empire. Designed for your family and friends, Granite Ridge is the perfect new home for social gatherings.

This master planned community of 192 single family homes, set in a gated neighborhood, is only minutes from Ontario and downtown historic Riverside. Backing to the foothills at the north with views of the surrounding mountains, Granite Ridge offers four distinct floorplans, private parks and playgrounds. Family entertainment at The Cove Waterpark, Auto Club Speedway, and Jurupa Mountains Discovery Center are minutes away. Shopping at the Ontario Mills Mall is a short drive to the west.

Families looking for a comfortable place to live in a great community will feel right at home at Granite Ridge!



RESIDENCE ONE



1AR

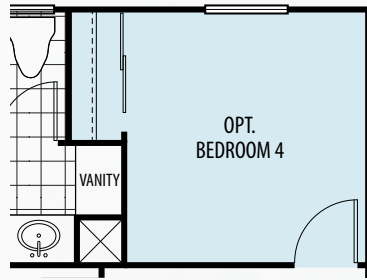


1CR

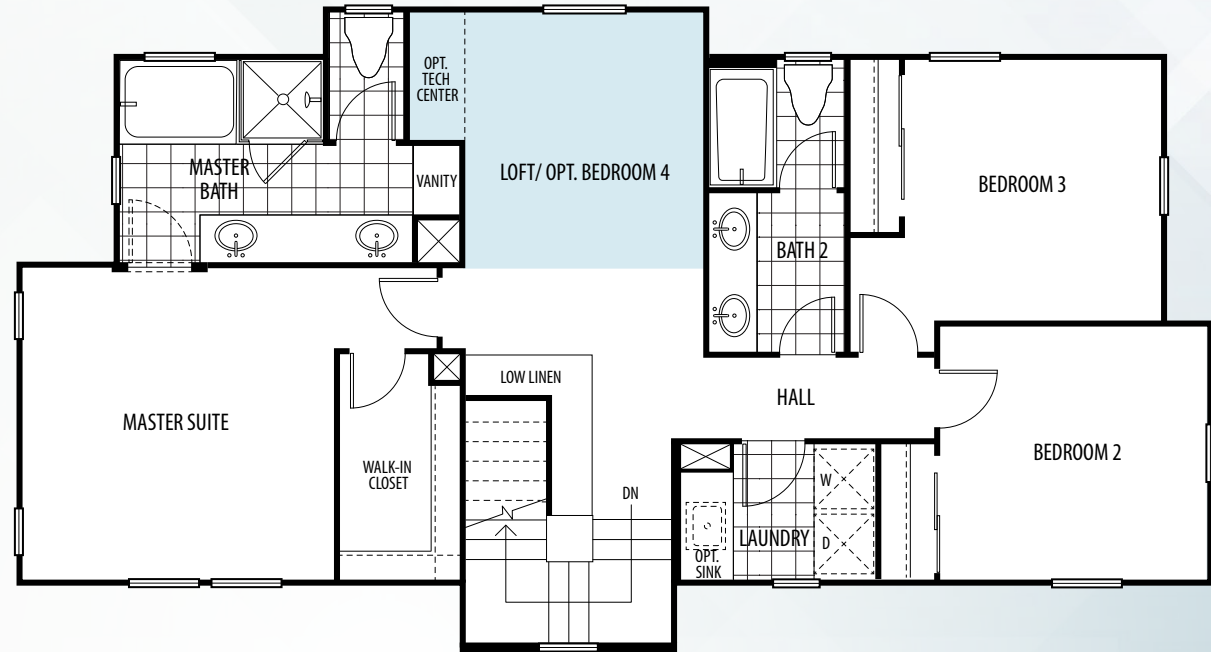
1,771 SQ. FT. | TWO STORY
3 BEDROOMS + LOFT | OPTIONAL 4TH BEDROOM | 2.5 BATHS

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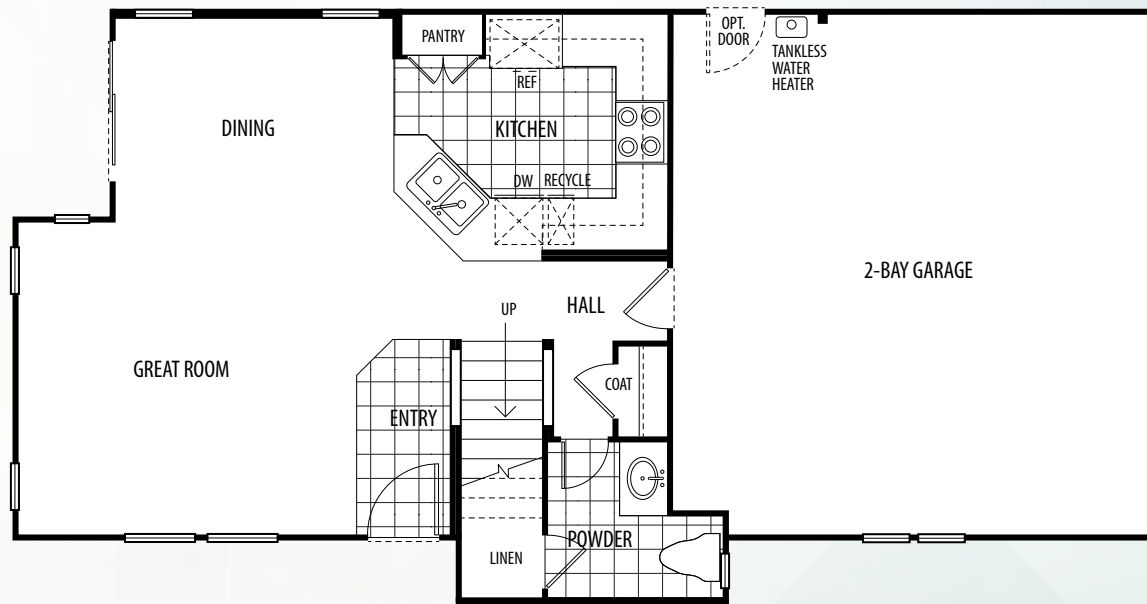




OPTIONAL BEDROOM 4



UPPER LEVEL



LOWER LEVEL

RESIDENCE TWO



2A

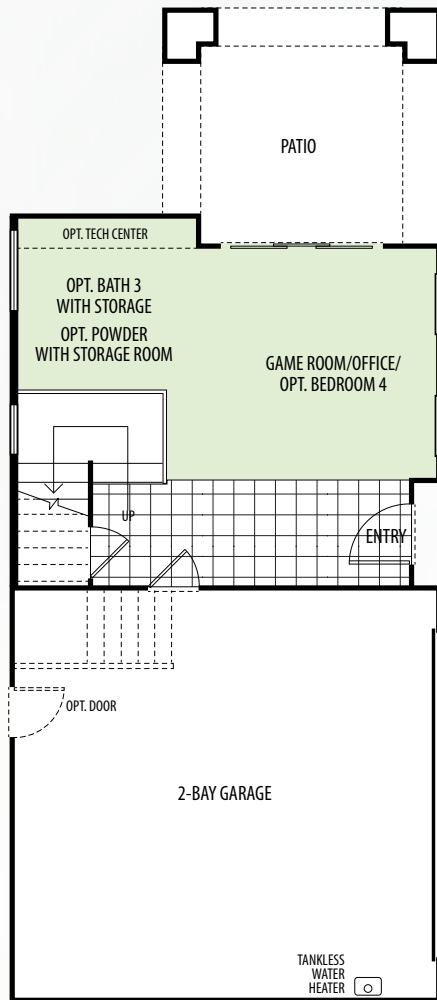


2C

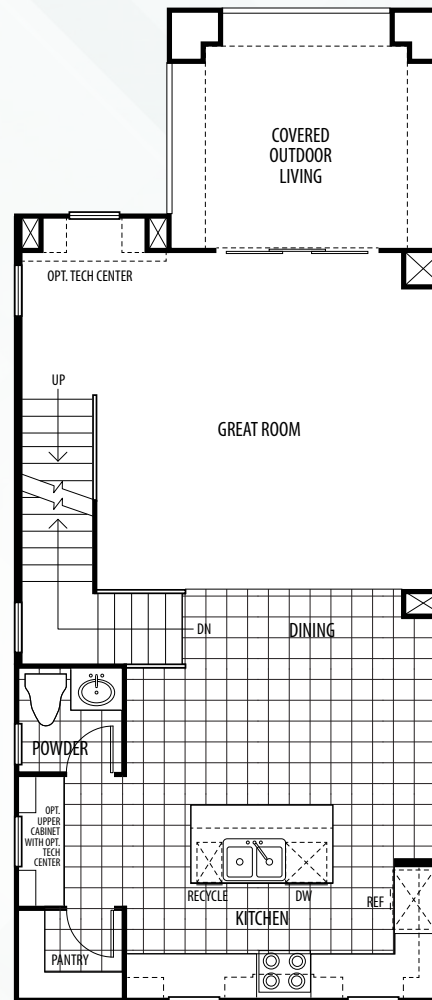
2,098 SQ. FT. | THREE STORY
3 BEDROOMS + BONUS ROOM | OPTIONAL 4TH BEDROOM | UP TO 3.5 BATHS
COVERED PATIO - LOWER LEVEL | COVERED OUTDOOR LIVING - MIDDLE LEVEL

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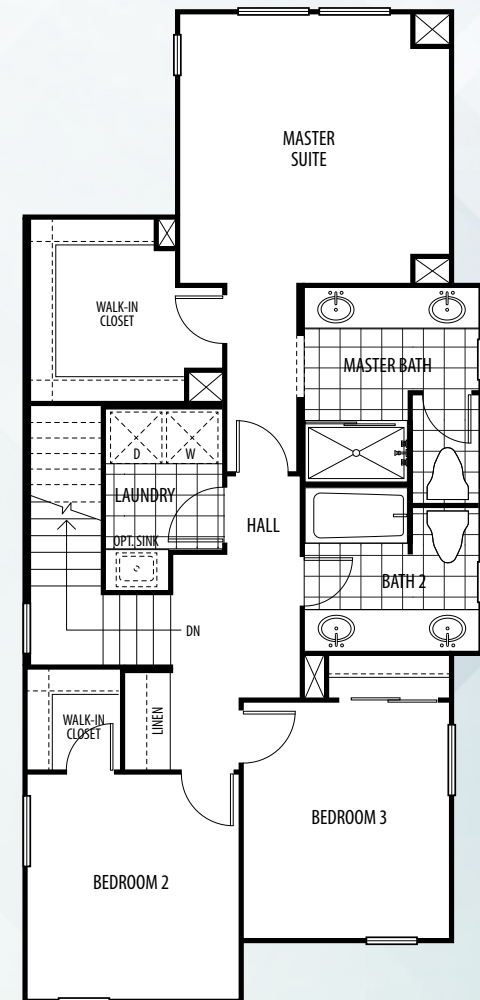




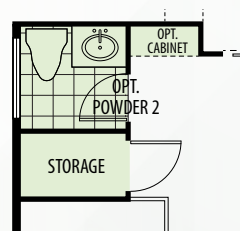
LOWER LEVEL



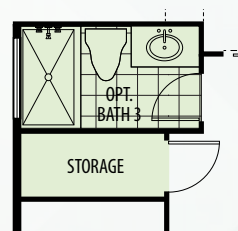
MIDDLE LEVEL



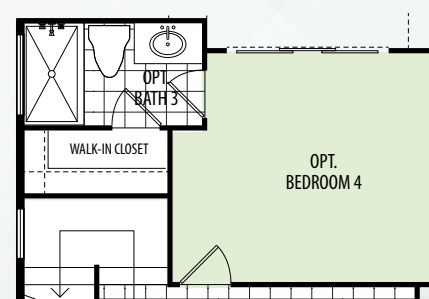
UPPER LEVEL



OPTIONAL POWDER 2 WITH STORAGE



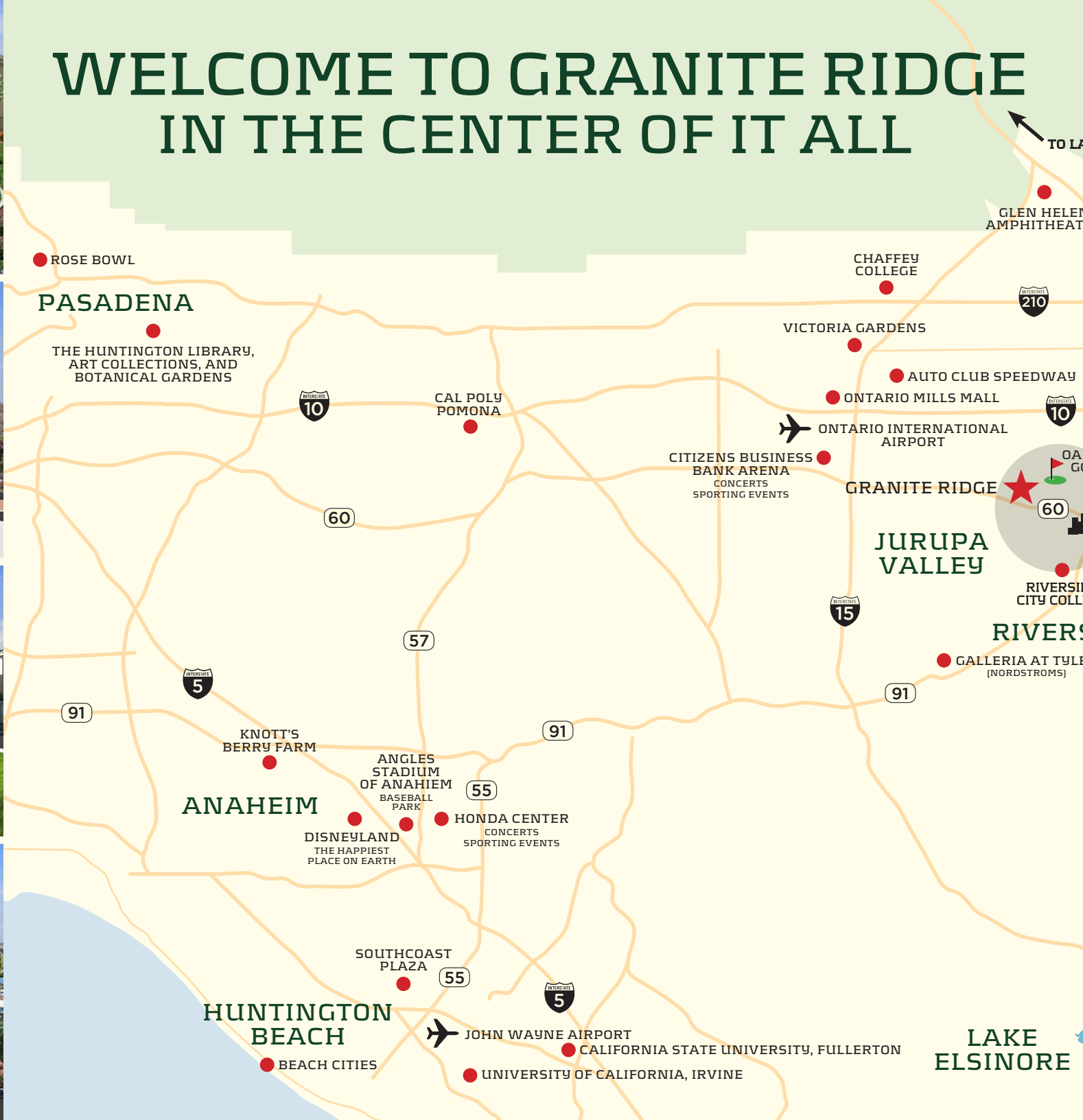
OPTIONAL BATH 3 WITH STORAGE

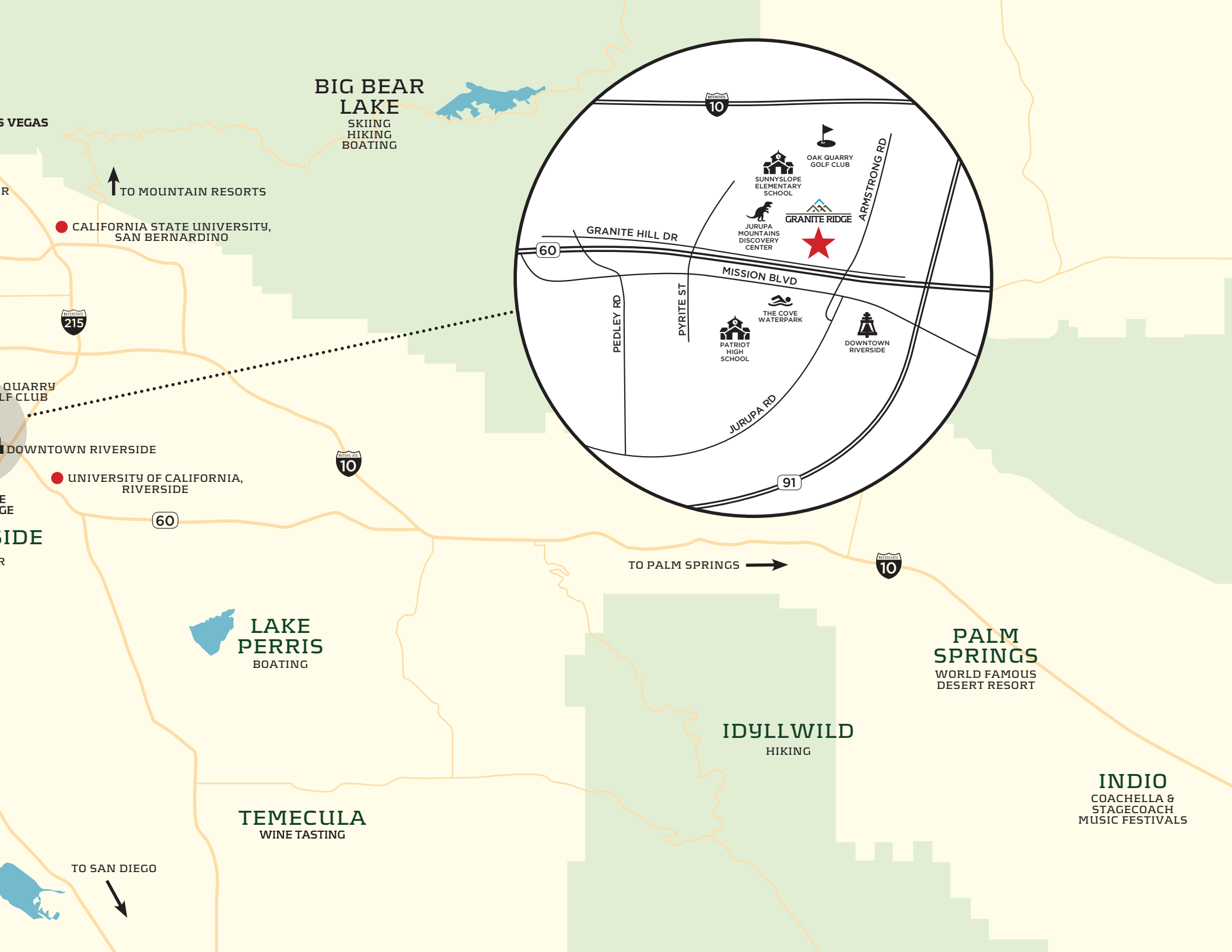


OPTIONAL BEDROOM 4



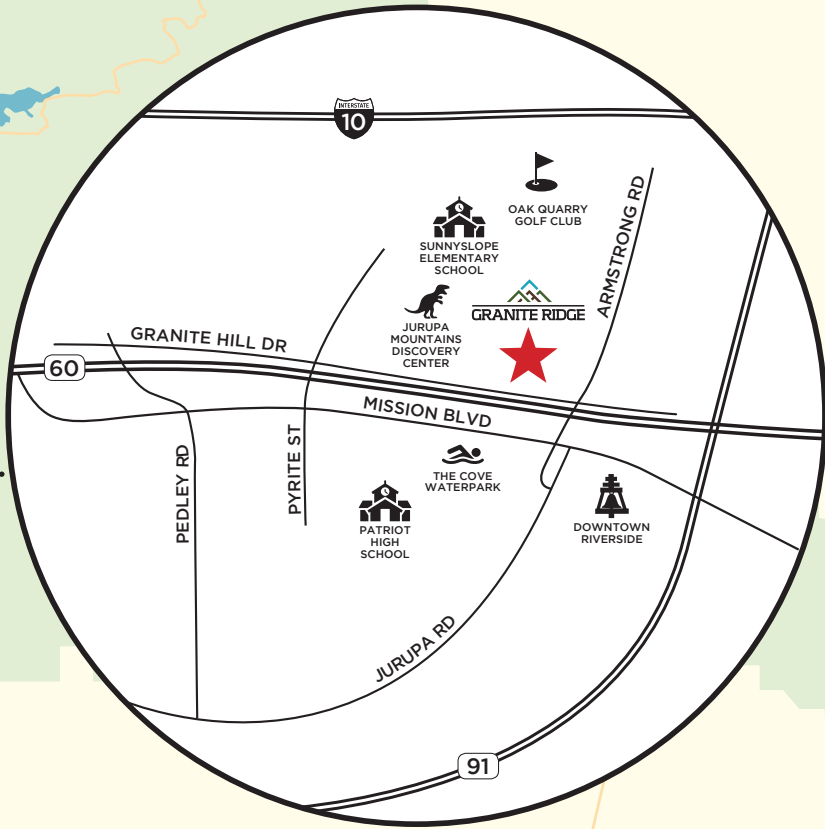
WELCOME TO GRANITE RIDGE IN THE CENTER OF IT ALL





BIG BEAR LAKE
SKIING
HIKING
BOATING

↑ TO MOUNTAIN RESORTS
**CALIFORNIA STATE UNIVERSITY,
SAN BERNARDINO**



QUARRY GOLF CLUB
DOWNTOWN RIVERSIDE

**UNIVERSITY OF CALIFORNIA,
RIVERSIDE**

60

10

91

TO PALM SPRINGS →

10

LAKE PERRIS
BOATING

PALM SPRINGS
WORLD FAMOUS
DESERT RESORT

IDYLLWILD
HIKING

TEMECULA
WINE TASTING

↓ TO SAN DIEGO

INDIO
COACHELLA &
STAGECOACH
MUSIC FESTIVALS

RESIDENCE THREE



3AR



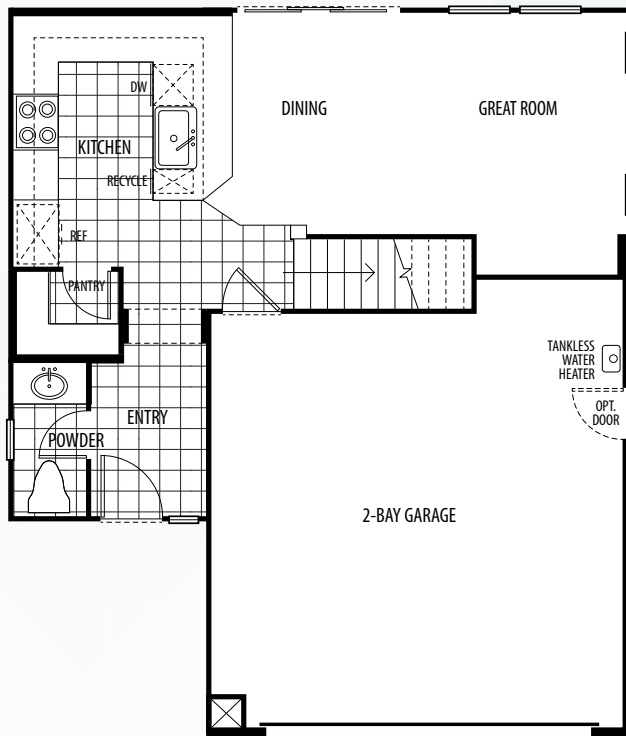
3CR

2,085 SQ. FT. | THREE STORY

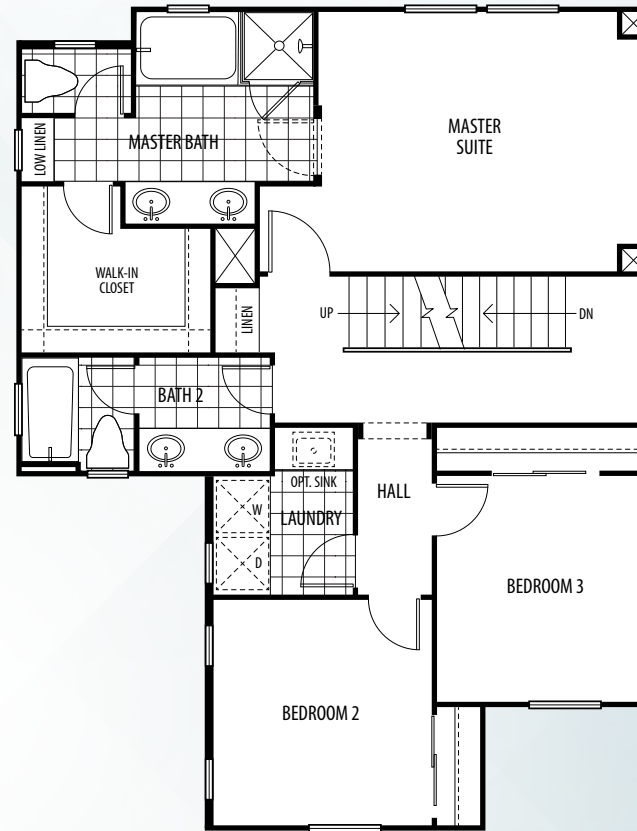
3 BEDROOMS + BONUS ROOM | OPTIONAL 4TH & 5TH BEDROOMS | UP TO 3.5 BATHS

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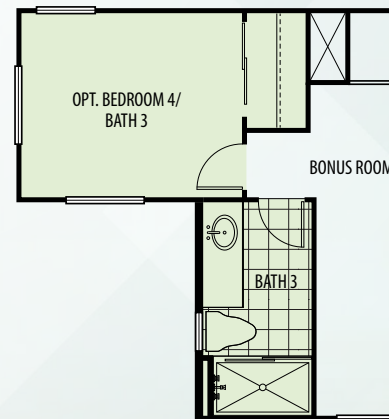
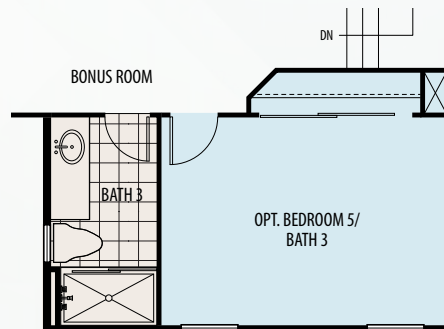
LOWER LEVEL



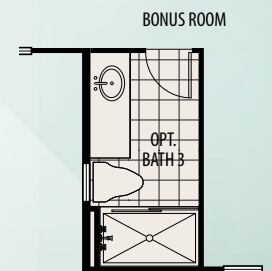
MIDDLE LEVEL



UPPER LEVEL



OPTIONAL
BEDROOM 4 / BATH 3



OPTIONAL
BONUS ROOM / BATH 3

RESIDENCE FOUR



4A

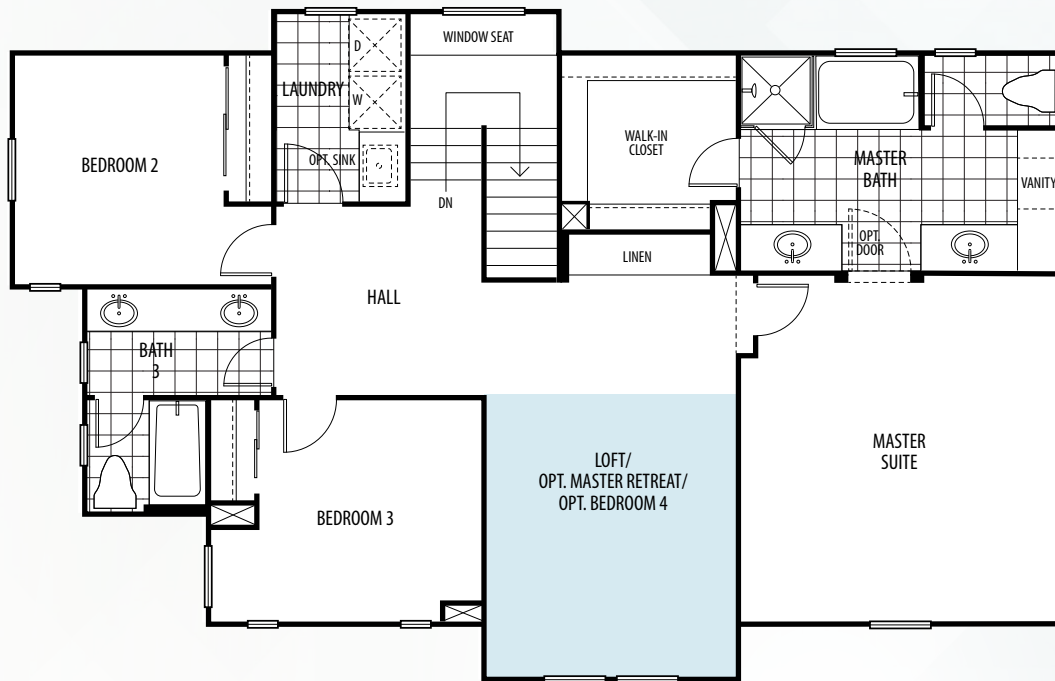


4C

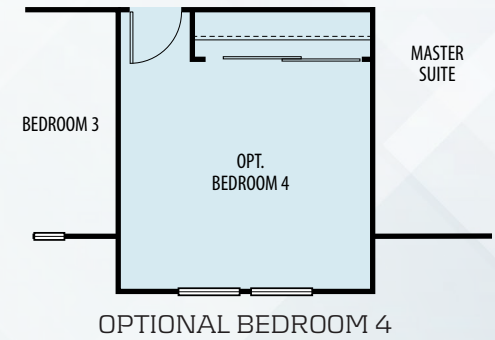
2,356 SQ. FT. | TWO STORY
3 BEDROOMS + DEN + LOFT | OPTIONAL 4TH & 5TH BEDROOMS | 3 BATHS

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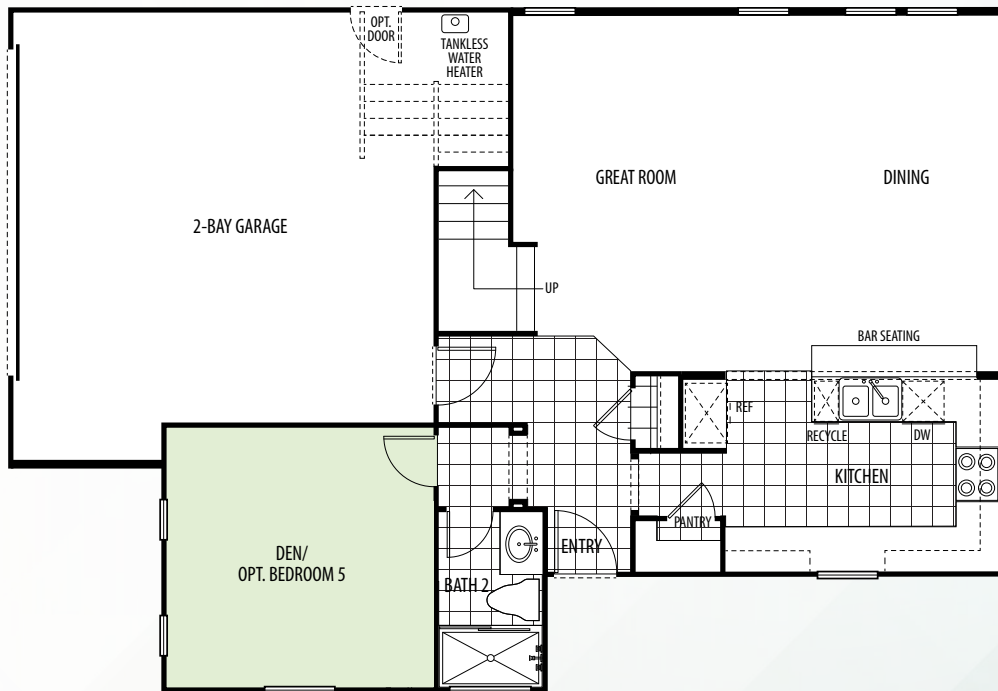
UPPER LEVEL



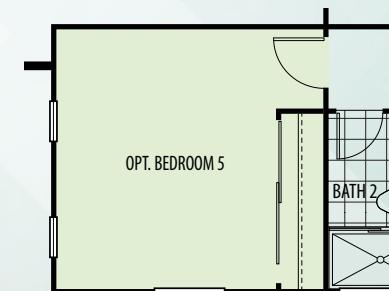
OPTIONAL BEDROOM 4



OPTIONAL MASTER RETREAT



LOWER LEVEL



OPTIONAL BEDROOM 5

A warm, golden-hour photograph of a woman and a young girl. The woman, on the left, has dark, curly hair and is smiling broadly, looking up and to the right. She is wearing a light-colored, textured sweater. The young girl, on the right, also has dark, curly hair and is smiling, looking up at the same point as the woman. She is wearing a light-colored long-sleeved shirt. The background is softly blurred, showing what appears to be a window with light streaming in, creating a warm and intimate atmosphere.

BUILDER'S STORY

At Far West Industries, we build more than just homes, we turn dreams into reality. Driven by the philosophy of building homes in which we would want to live, our team focuses on crafting communities that embody warmth, quality and value. Our home designs are developed by listening to our buyers and understanding what they want in a home. The result: unique and practical designs that reflect how our buyers live.

The Far West Industries team collectively brings over 70 years of experience to the home building process and fosters the unique company strategy to produce homes and communities with quality materials, state-of-the art technology and superior craftsmanship. Value and integrity is the basis of all that we do; that's why Far West Industries is one of Southern California's premier home builders.

Our home buyers know they have a partner in their home buying experience who will work with them to ensure that they have the home that fits the way they live both today and in the future. From the first time you visit our sales office, through the purchase and closing process, Far West Industries prides itself on providing the most professional service. Our team is committed to doing things right every step of the way, so you can feel confident about your new home purchase.

For over 36 years, Far West Industries has been helping individuals, couples and families build better lives. When you are ready to buy your new home, Far West Industries hopes your future will be realized by living in one of our new communities.

FEATURES

Community Features

- Gated community
- Centrally located to major freeways serving Southern California
- Minutes away from family fun centers and major shopping centers
- Professionally landscaped community
- Private community parks including tot lots, half-court basketball and a recreation sports field
- Adjacent to jogging and horseback riding trails

Authentic Exteriors in Both Character and Detail

- Santa Barbara and Craftsman elevation styles enhanced by 9 exterior color schemes
- Decorative exterior window shutters and architectural details
- Low maintenance light lace finished stucco exteriors
- Asphalt shingles and low profile S-curve design roof tiles
- Rain gutters and down spouts (vary in location by elevation)
- 2 car garage with steel roll up door and door opener with 2 remotes
- Finished garage
- Rear and side yard vinyl fencing (view fencing on select view oriented lots)
- Elegant 3' wide x 8' tall fiberglass entry door with decorative chrome exterior hardware
- Front yard water efficient landscaping with automatic sprinklers maintained by the HOA
- Illuminated address fixtures
- Gas stub-out in rear yard
- Covered outdoor living space (Residence 2)

Inspiring Kitchen Design

- Stainless steel Frigidaire® appliance package including:
 - 30" free standing gas range with 5 burners
 - Over the range microwave oven/hood vent combination
 - Fully integrated ENERGY STAR® dishwasher
- Refrigerator area is pre-plumbed for an automatic ice maker
- Granite counter tops with laminated flat polished edge choice of 3 colors (see sales representative for color selections)
- 6" high backsplash
- Custom designed maple shaker style cabinet with crown molding trim and bar pulls (choice of 3 finish colors)
- Integrated trash/recycling bin
- Single basin stainless steel sink

- Delta™ Peerless high arched faucet with pull out sprayer in chrome finish
- Walk-in pantry (most residences)
- Kitchen peninsula bar seating (most residences)
- High efficiency recessed lighting
- USB charging station

Thoughtfully Detailed Master Suite

- Generously sized walk-in closet
- 36" high custom designed maple vanity cabinet
- Solid surface vanity top, non-laminated flat polished edge detail with 6" backsplash
- Large rectangle soaking tub, separate shower with seat and glass shower enclosure (Residences 1, 3 and 4) (Residence 2 shower only)
- Dual sinks with Delta™ Peerless single lever chrome faucets
- Compartmentalized water closet with exhaust fan and elongated toilet
- Full width oversized vanity mirror
- Frameless mirrored medicine cabinets
- High efficiency recessed lighting

Gracious Interior Appointments

- Voluminous 9' ceilings on 1st and 2nd floors throughout
- Great room for entertaining with separate dining space
- Convenient interior laundry rooms including a base cabinet
- Raised panel interior doors with 2¼" door casing
- 12" x 12" ceramic tile flooring in entry, kitchen, powder bath, laundry room, master bath, secondary bathrooms and water closets
- 2¼" decorative baseboards
- Bullnose edge drywall corners throughout (except garages)
- All secondary bathrooms and laundry room feature solid surface counter tops with a 4" high backsplash
- Custom designed maple cabinets throughout with crown molding trim
- Decora® style rocker light switches throughout

Intelligent Home Technology

- Structured wiring hub in master bedroom closet
- Security/Home automation package
 - Security alarm keypad with automation hub
 - (3) Wireless door/window alarm sensors
 - (1) Pet immunity motion detector
 - (1) Homeowner activation and training once internet is live
 - (1) Nortek smart light switch
- Pre-wired for cable television in all bedrooms
- Pre-wired for cable television & data in the great room
- Pre-wired for telephone in master bedroom and kitchen featuring Category 5 telephone wire
- Pre-wired for ceiling fans in all bedrooms and great room
- For your safety, interior fire sprinkler system and hardwired smoke/carbon monoxide detectors
- USB charging station - kitchen

Energy Efficient and "Green" Features

- R-30 roof insulation
- R-13 exterior wall insulation at 2" x 4" walls
- R-19 exterior wall insulation at 2" x 6" walls
- Radiant roof barrier
- Tight sealed heating and air duct system
- Natural gas forced air heating and air conditioning with high efficiency 14 SEER rating
- Programmable digital thermostats
- Energy efficient dual glazed Low-E vinyl tempered windows throughout
- Tankless water heater
- Low VOC paint
- Solar ready
- EV infrastructure in garage

Personal Enhancements

- Select room conversions (varies by residence)
- Additional baths
- Custom paint color (choice of 2 custom paint colors)
- Cabinet glass door inserts - kitchen only
- Laundry sink
- Appliance packages
- Counter tops
- Tech center
- Flooring
- Electrical
- Audio/Visual packages
- Garage side door





GRANITE RIDGE

7344 Hawkeye Ridge Road
Jurupa Valley, California 92509

GraniteRidgeHome.com

Building Better Lives



ANOTHER NEW HOME COMMUNITY BY [FAR WEST INDUSTRIES](http://FARWESTINDUSTRIES)

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