

# Granite Ridge

## GRANITE RIDGE PRESENTS CUSTOM HOMES BUILT BY G4 CONSTRUCTION

Designed with exceptional attention to detail, these homes feature stunning exteriors, thoughtfully designed interiors, and premium finishes throughout. From rich woodwork and elegant flooring to energy-efficient systems and modern kitchen and bath designs, each home is built to reflect your lifestyle while offering long-lasting value. Explore the features that set G4 Construction homes apart—and discover what's possible at Granite Ridge.

### EXTERIOR DETAILS

#### Curb Appeal That Lasts a Lifetime

- Vinyl horizontal siding
- Vinyl-clad windows with low-E glass, white trim, and screens
- 12" vinyl soffit overhangs
- Aluminum seamless gutters and downspouts
- 30-year architectural roof with black shingles
- Therma-Tru insulated front door per plan
- Front sidewalk to driveway with 2' x 2' pavers
- Two-car garage
- Steel overhead garage door with two garage door remotes
- Smart trim post and trim details
- Vinyl porch railings (per plan)
- Two exterior hose bibs
- Two exterior electrical outlets (GFI)
- 17'-wide paved driveway
- Lawn top-soiled and graded
- Stone or brick on front section up to 200 sq. ft. (per plan and builder line; buyer's choice)
- Dimple-wrapped foundation waterproof membrane
- Septic system, public water, and natural gas
- Mailbox

### INTERIOR DETAILS

#### Thoughtfully Designed for Everyday Living

- Floating basement floor
- 12-course basement
- One crock with submersible sump pump
- 6-inch underfloor Form-A-Drain connected to submersible pump
- One basement egress window (per code)
- Hem-fir kiln-dried lumber
- 2' x 10' or 2' x 12' floor joist system
- ½" drywall throughout, glued and nailed
- 2" x 6" perimeter wall framing per architectural plans, 16" O.C.
- 7/16" O.S.B. walls and roof
- AdvenTech 5/8" subfloor
- 9' first-floor ceiling height
- 8' second-floor ceiling height (if applicable)

The perfect blend  
of craftsmanship,  
quality, and  
comfort in every  
custom home



G4 Construction offers complete custom home solutions, including architectural services and custom home building. Plans are priced based on the design selected, with flexible financing options available through Canandaigua National Bank.



## WOOD WORK & FINISHES

### Craftsmanship in Every Corner

- Main stairs with closed-end tread and carpet
- Oak railings with clear poly finish and painted white spindles
- Painted basement stairs with standard pine handrail
- 3¼"-wide window and door casing
- 5¼"-wide colonial baseboards
- Standard, painted base, window, and door trim
- Light-textured ceilings
- Painted fireplace mantel
- Raised panel hollow-core doors (choice of style)
- Brushed nickel hinges and door hardware with standard knobs
- Vinyl-coated, slide-thru rod reinforced ventilated closet shelving
- Standard semi-gloss white paint on doors, casing, and trim
- Two coats of latex eggshell-finish paint on walls (choice of two colors)

## BATHROOMS & KITCHEN

### Luxury Where It Matters Most

- \$4,000 Innovations by VP allowance for bathtubs, showers, faucets, and other bathroom and kitchen fixtures
- American Standard white toilets throughout
- Chrome-framed shower door enclosure with clear or obscure glass in primary bath
- One-piece fiberglass tub or shower in main bath
- Double sink in primary bath, and as per plan for main bath and powder room
- Double-bowl undermount stainless steel kitchen sink with InSinkErator disposal
- Cabinet allowance of 4% of contract price — includes oak or maple raised panel vanity cabinets and solid surface tops
- Full glass mirrors over vanities
- Bathroom exhaust fans with light, vented to exterior
- Tile base and wall tile surround in bath

## FLOORING

### Style Underfoot

- Luxury vinyl plank floors in front hall, foyer, kitchen, dining areas, and dining room
- \$5/PSF ceramic tile allowance for laundry room, mudroom, all full baths, and powder room
- Large selection of carpet and colors for the remainder of the home, with ½" high-density carpet padding

## PLUMBING

### Water Done Right

- High-efficiency 50-gallon power vent hot water tank
- Standard laundry tub in laundry room (where design is applicable)
- PEX water supply with ¾" main line with ½" PEX branches; shut-offs at each fixture
- Schedule 40 PVC waste and vent lines

## ELECTRICAL

### Smart, Safe, and Future-Ready

- 200-amp main electrical service
- All switching and arc-fault protection with 15-amp outlets (per code)
- Two exterior GFI outlets — one in front and one in back
- Light fixture allowance of \$2,000 at builder cost
- Ten 4" recessed ceiling cans with white trims
- 220V circuit to dryer (or gas, if appliance is gas)
- 220V circuit to range (or gas, if appliance is gas)
- Direct-wired smoke alarms (per code)
- One carbon monoxide detector per floor (per code)
- Heat detector in garage (per code)
- Two cable outlets — locations to be determined by owner

## ENERGY EFFICIENCY

### Built for Comfort and Cost-Savings

- Natural gas
- Built to ENERGY STAR® guidelines
- High-end ENERGY STAR® low-E insulated vinyl windows
- Fiberglass insulation of R-38 in ceilings, R-21 in walls, and basement per state code
- Tyvek house wrap
- 96% gas high-efficiency furnace (sized per plan) with programmable thermostat and central air conditioning
- High-efficiency power vent gas hot water heater
- Standard gas fireplace insert with black trim
- All homes include blower door and duct blast testing (per town efficiency requirements)

High Falls

Sotheby's

INTERNATIONAL REALTY