



# Seasons: Final Phase Now Selling

Homes & Lots starting at **\$859K**  
Only **8** Homes Remaining





## UPPER SEASONS HIGHLIGHTS

# Home, Lot, Price: Personalize It All

Seasons is a picturesque community for the young at heart. It offers an abundance of lifestyle activities with close proximity outside your front door.

Are you dreaming about downsizing without giving up all the luxuries of your current home? Do you want a smartly spacious home with a functional yard that requires only minimal upkeep? Look no further! Seasons might be the perfect option for you and includes all the modern conveniences you expect, being within walking distance to Scenic Sip Wine Trail, Silver Star Mountain, Kelowna International Airport, Ellison Provincial Park, downtown shops and more.

To learn more, contact our Seasons Sales Team for more information and to book an appointment to visit our presentation centre.

*"After much research we decided to build our new home with Everton Ridge at Seasons in Vernon. Throughout the entire building process, everyone we dealt with at Everton Ridge has been amazing to work with. It made building our dream home much easier than we ever thought it would be. We couldn't be happier! Thank you again Jacob! We are thrilled with our home - it's so wonderful here!"*

*-Karen LeMoel*







SEASONS IN THE OKANAGAN

SINGLE-FAMILY HOMES

# Higher Standards

We think personalizing your space to your unique style is an important step in the home-buying journey. That is why every Everton Ridge home comes with a designer that will guide you through our refined customer journey, where you will have the opportunity to do everything from custom layout changes to selecting all of your home's appointments and finishes. Rest assured, our designer will be by your side throughout the entire process, ensuring your experience building with us is always exceptional.

## STYLISH, FUNCTIONAL & VALUE-ADDING

### Stylish & Functional Features Inside

- 9' ceiling height on main floor and 9' ceiling height on lower floor (except where mechanical drops occur)
- Durable polyester carpet with resilient 8lb underlay in bedrooms, closets, and stairs
- Stair finishings – carpet treads, paint grade wood stringer cap, shoe rail, handrail and wood capped half wall
- Vinyl plank – on main floor, foyer, living room, kitchen, powder room, hallway, master ensuite, and lower floor REC room, hallways and bathroom.
- 15 pot lights (unfinished basement) 20 pot lights (finished basement) and additional lighting fixtures are included as per allowance
- Soft-close door/drawers on cabinetry
- Interior doors, Taymor "Bergen" or equivalent. Black matte, satin chrome, or satin nickel lever hardware, as per plan
- Switches, outlets, grounded -fault circuit interrupter (GFCI), smoke detectors carbon monoxide detectors and lights as per the BC building code minimum unless otherwise indicated in the electrical layout of the plan

### Kitchens Built for Convenience, Comfort & Value

- 40" upper cabinets with crown trim, and standard swing doors
- Durable, attractive PVC White flat slab cabinet doors. White melamine box drawers with Blum drawer slides in lower cabinet.
- Assortment of cabinet pulls to select from in various dimensions and finishes
- Under cabinet LED lighting as per plan
- Stainless steel Whirlpool base appliance package (Fridge, Gas Range, Microwave, Dishwasher) and Frigidaire is platinum
- 1 ¼" Quartz countertop with undermount sink in Kitchen, laminate counter tops in all other areas – top mount (drop in) sink
- Stainless steel double sink with single-lever faucet
- Kitchen back splash – 4" x 16" subway tile, 18" H to bottom of upper cabinet

### Modern, Bright & Spacious Bathrooms

- Lower cabinet with recessed kick, and standard swing doors. White melamine box with blum drawer slides on drawers
- Primary ensuite shower is fully tiled with bench and custom glass door
- Main and lower bathroom one-piece fibreglass tub and shower combination as per plan with one row of tile and chrome edging
- Comfort height of all countertops: 36"
- Chrome single-lever faucet

### Energy Efficient Details That Save You Money

- Digital Programmable thermostat
- Central forced air, natural gas, 95% high efficiency single stage furnace or equivalent, sized according to air volume requirements
- Central air-conditioning, Rheem 16 Seer or equivalent
- Heat recovery ventilator
- High efficiency gas-fired 50-gallon hot water tank

### Lasting Outdoor Appeal & Durability

- Asphalt shingles in earth-tone colors as per plan, 30 yr warranty
- Eldorado Stone or equivalent cultured stone as per plan
- 6'8" entry door, standard keyed deadbolt with London Grip or Emtek Side Plate and Helios handle
- Prefinished cementitious fibre board, sheet and/or lap siding (Hardie or equivalent) with "Smart-Side" composite wood trims: real wood features where noted on plan
- Natural Gas BBQ bib as per plan
- Concrete work, driveways: 4" exposed aggregated, reinforcement and drainage, sealed one coat
- Sidewalks and patios, 4" minimum exposed aggregated reinforcement, and drainage, sealed 1 coat satin
- Garage Slab- 4" reinforcement slab

### Comprehensive Warranty & Brand New Materials

- Warranty as per Homeowners Protection Act – Travelers Home Warranty
- 2 years on labour and material (some limits apply)
- 5 years on the building envelope, including water penetration.
- 10 years on the structure of the home

### Everton Ridge Homes' History of Expertise

- Building award winning homes in the Okanagan for over 10-years
- Everton uses all local trades partners whenever possible to build our homes.



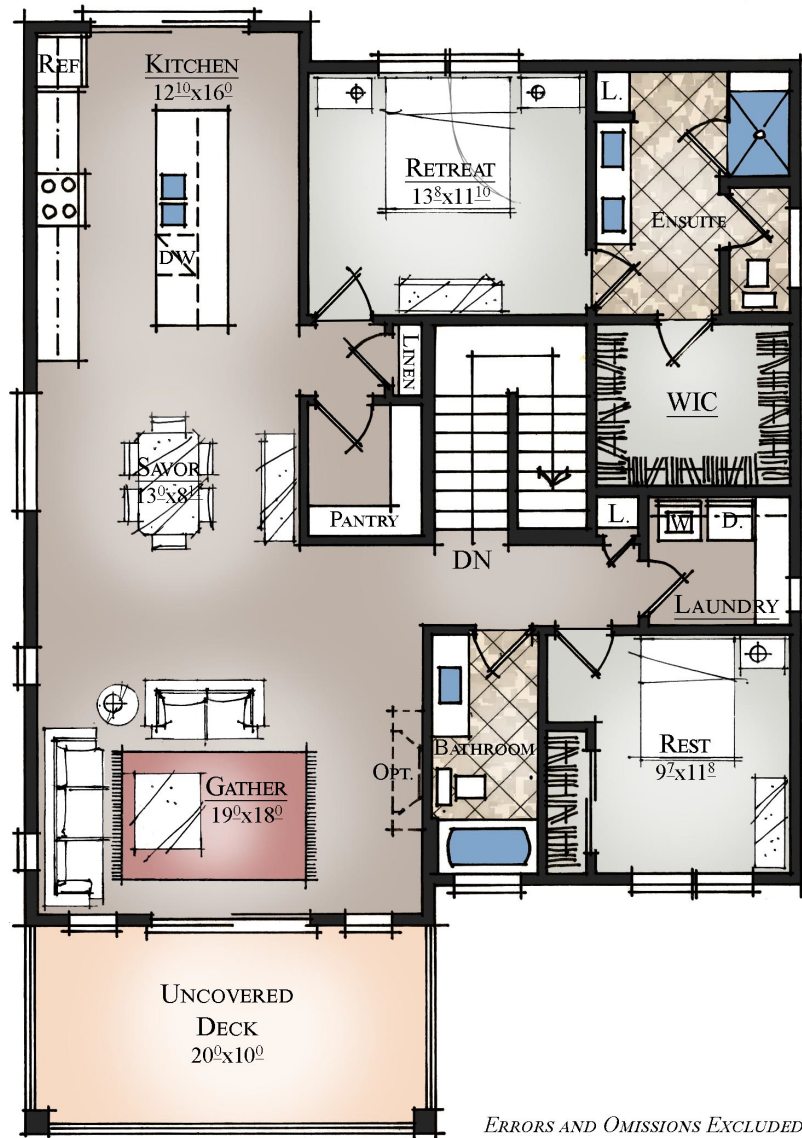
# THE CEDAR

1458 SQ. FT.  
2 BEDROOMS + 2 BATHS



 SEASONS IN THE OKANAGAN

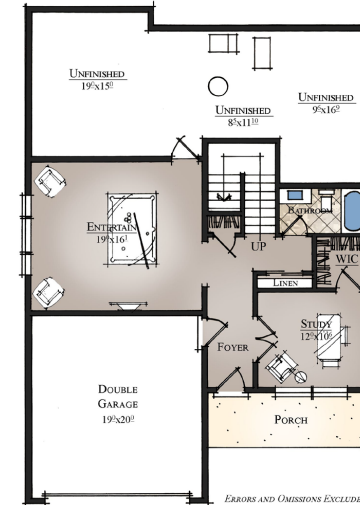
The builder reserves the right to change plans, specifications, pricing, promotions, incentives, features, elevations, floor plans, designs, materials, amenities and dimensions without notice in its sole discretion. All renderings, colour schemes, floor plans, maps and displays are artists' conceptions and are not intended to be an actual depiction of the home or its surroundings. Conditions apply, see sales representative for full details. E&OE.



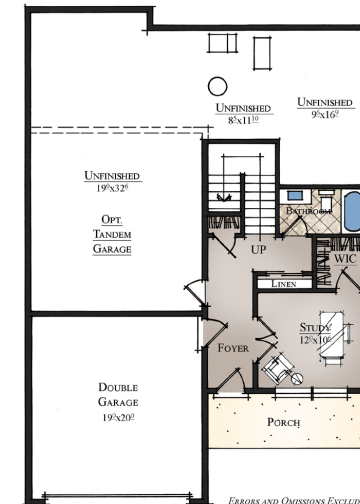
MAIN FLOOR PLAN  
1458 SQ. FT.



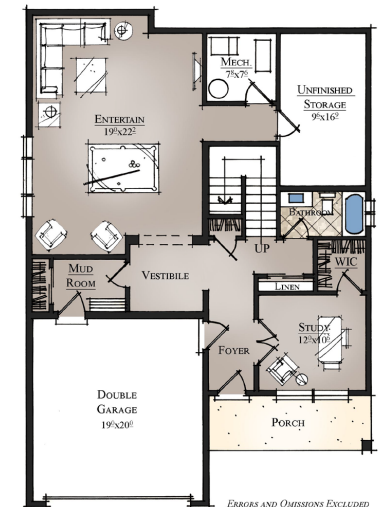
FINISHED BASEMENT Option 1  
760 Sq.Ft.



FINISHED BASEMENT Option 2  
456 Sq.Ft.



FINISHED BASEMENT Option 3  
1102 Sq.Ft.



SALES TEAM  
250.241.9444  
SALES@EVERTONRIDGE.CA



# THE HEMLOCK

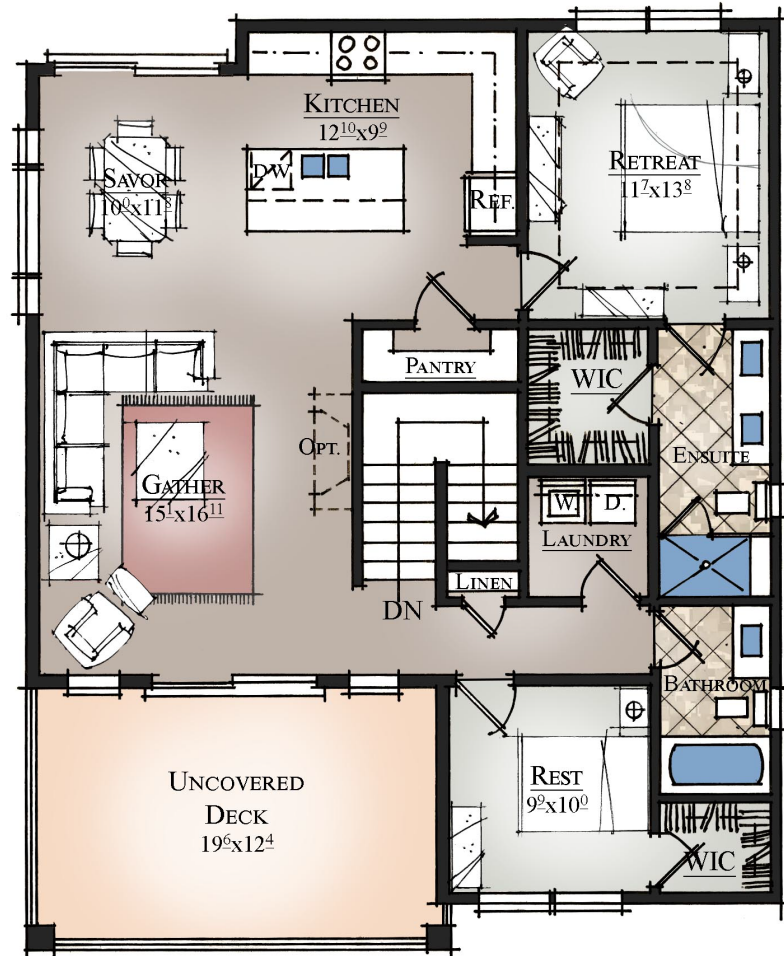
1214 SQ. FT.

2 BEDROOMS + 2 BATHS



 SEASONS IN THE OKANAGAN

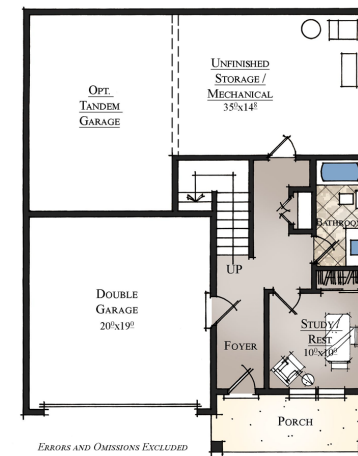
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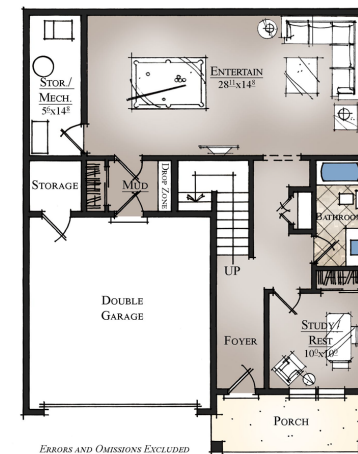
MAIN FLOOR PLAN  
1214 SQ. FT.

 EVERTON RIDGE  
HOMES

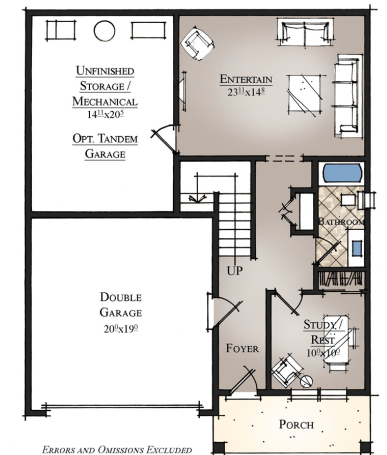
FINISHED BASEMENT Option 1  
433 Sq.Ft.



FINISHED BASEMENT Option 3  
908 Sq.Ft.



FINISHED BASEMENT Option 2  
718 Sq.Ft.



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# THE HAWTHORN

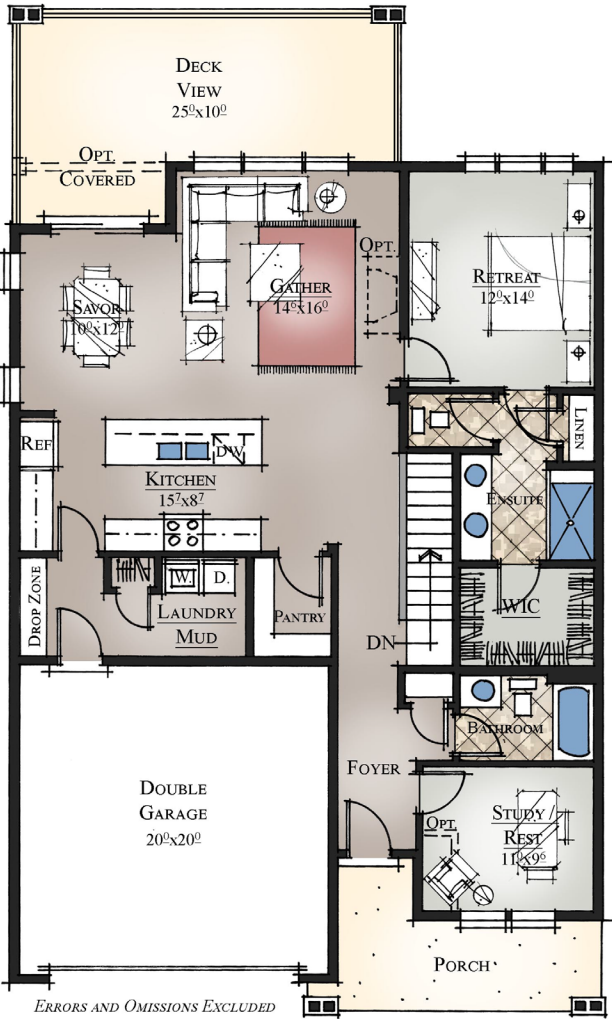
1417 SQ. FT.  
1 BEDROOMS + 2 BATHS



 SEASONS IN THE OKANAGAN

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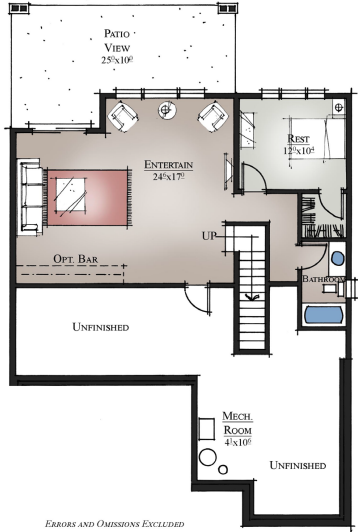
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SALES@EVERTONRIDGE.CA



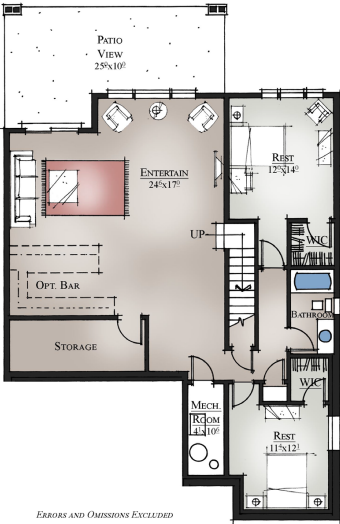
MAIN FLOOR PLAN  
1417 SQ. FT.

  
EVERTON RIDGE  
HOMES

FINISHED BASEMENT Option 1  
824 Sq.Ft.



FINISHED BASEMENT Option 2  
1383 Sq.Ft.





# THE BIRCH

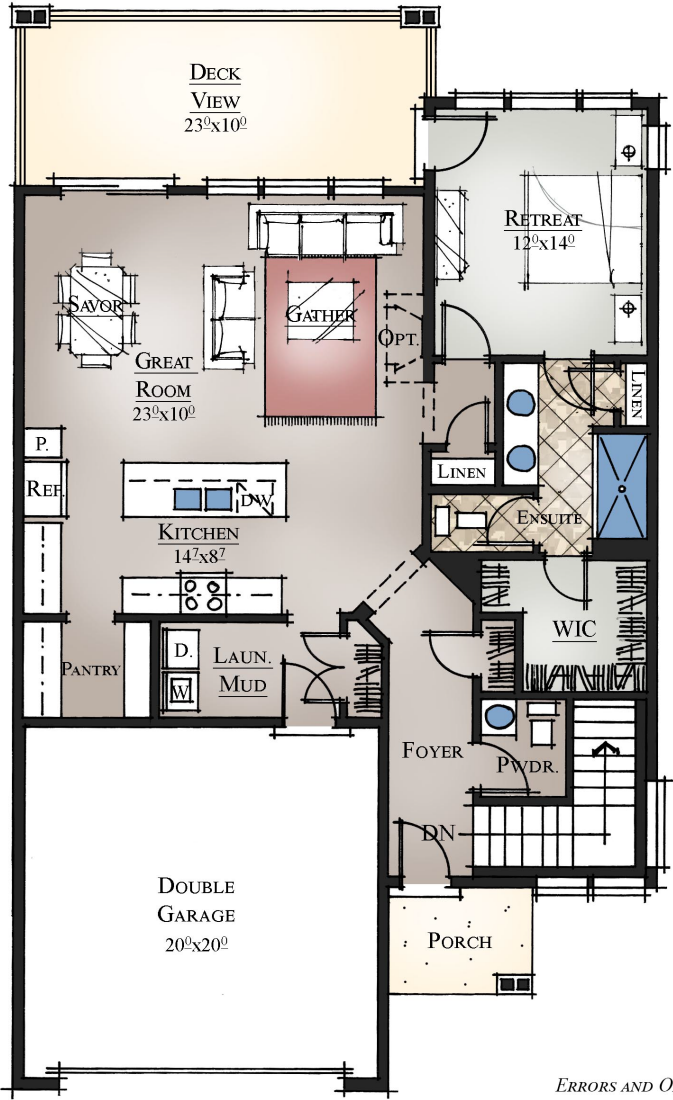
1250 SQ. FT.  
1 BEDROOMS + 1.5 BATHS



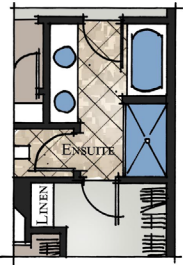
 SEASONS IN THE OKANAGAN

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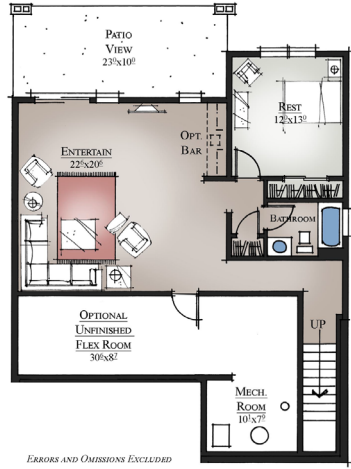


ERRORS AND OMI:



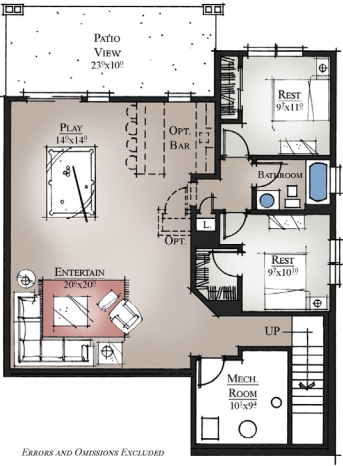
ENSUITE  
UPGRADE  
OPTION

FINISHED BASEMENT Option 1  
897 Sq.Ft.



ERRORS AND OMISSIONS EXCLUDED

FINISHED BASEMENT Option 2  
1151 Sq.Ft.



ERRORS AND OMISSIONS EXCLUDED

  
EVERTON RIDGE  
HOMES

# THE PONDEROSA

1458 SQ. FT.  
2 BEDROOMS + 2 BATHS



SEASONS IN THE OKANAGAN

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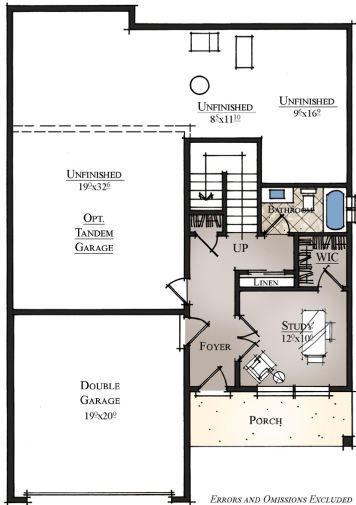
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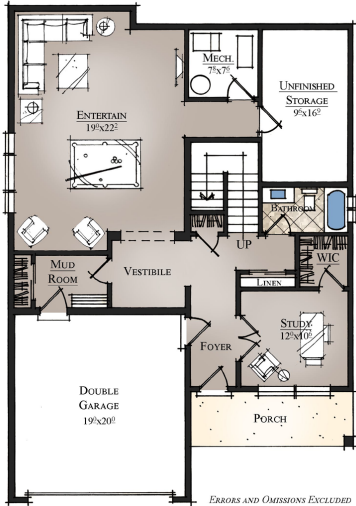
MAIN FLOOR PLAN  
1458 SQ. FT.



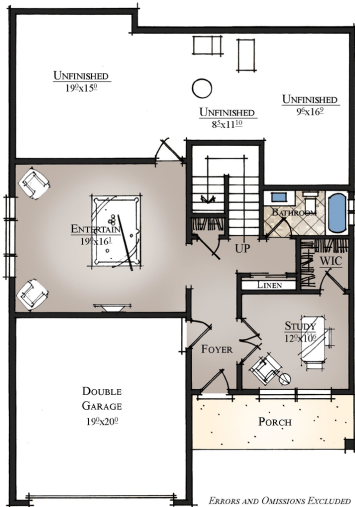
FINISHED BASEMENT Option 1  
456 Sq.Ft.



FINISHED BASEMENT Option 3  
1102 Sq.Ft.



FINISHED BASEMENT Option 2  
760 Sq.Ft.





# THE JUNIPER

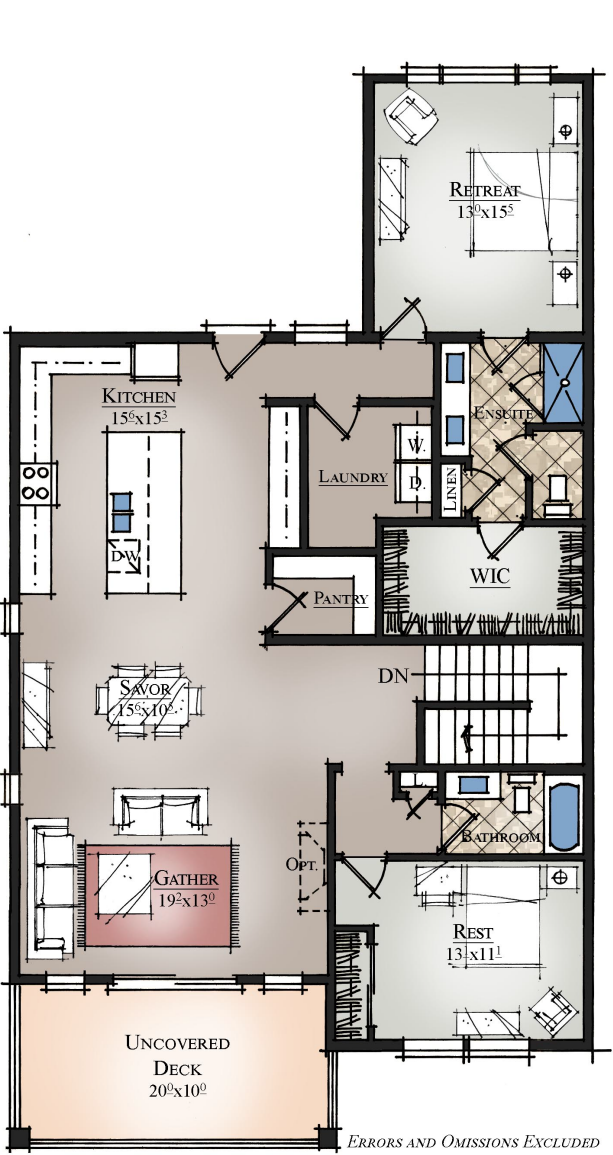
1653 SQ. FT.  
2 BEDROOMS + 2 BATHS



SEASONS IN THE OKANAGAN

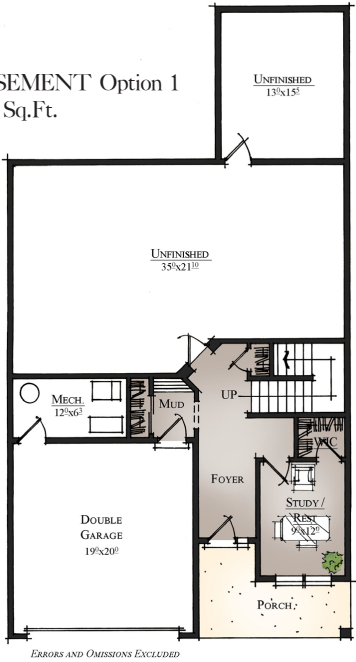
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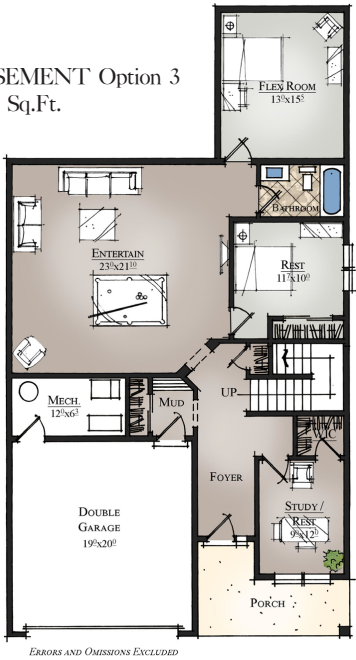


EVERTON RIDGE  
HOMES

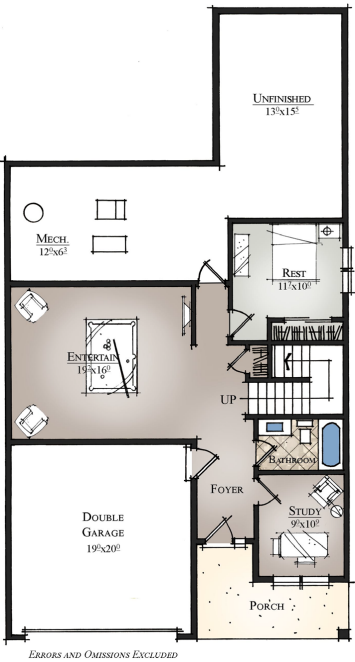
**FINISHED BASEMENT Option 1**  
423 Sq.Ft.



**FINISHED BASEMENT Option 3**  
1455 Sq.Ft.



**FINISHED BASEMENT Option 2**  
891 Sq.Ft.



## UPPER SEASONS

# Lot Map

- AVAILABLE HOMES
- AVAILABLE LOTS

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**Custom Home:** Lot 1

**Hawthorn:** Lots 3, 4

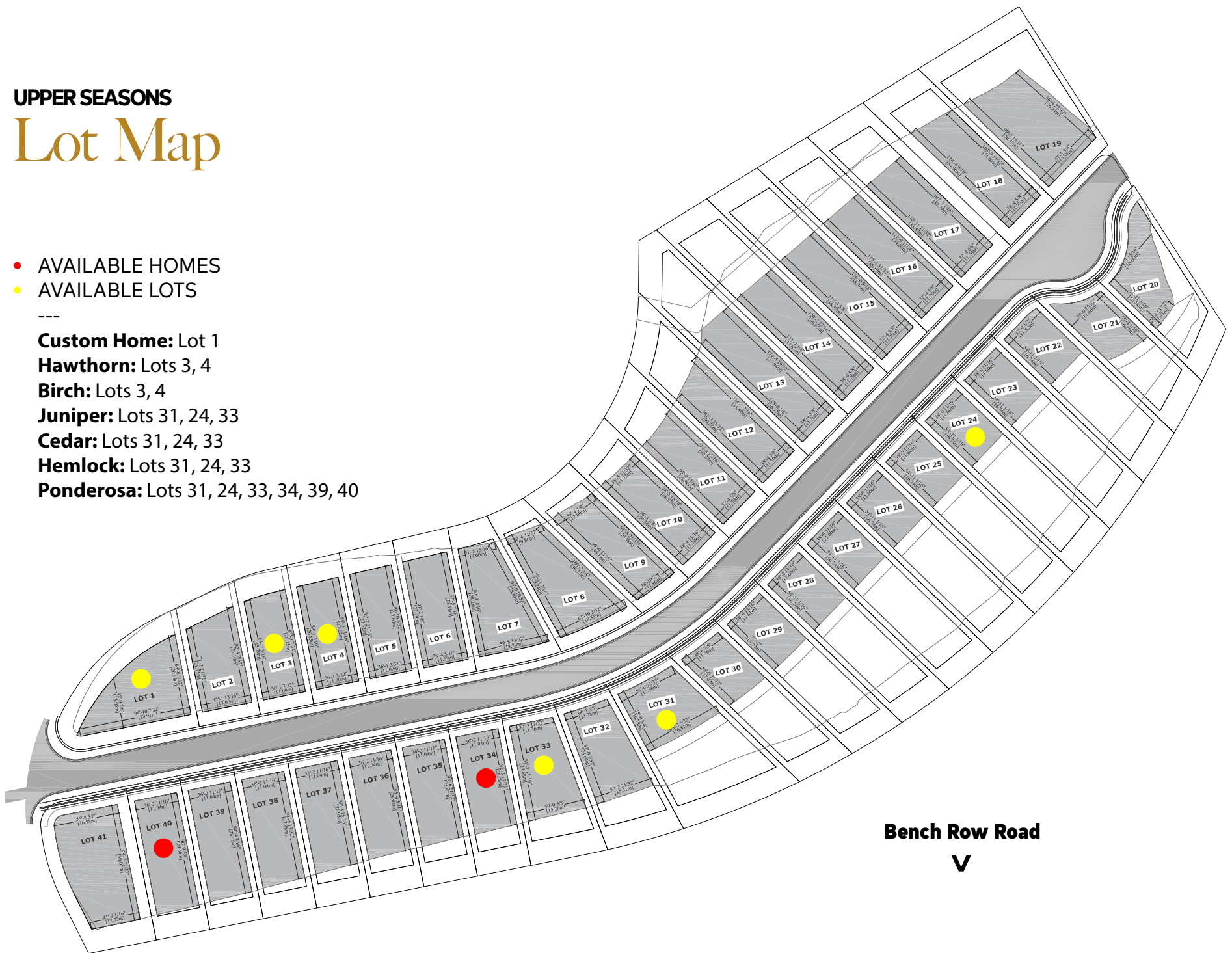
**Birch:** Lots 3, 4

**Juniper:** Lots 31, 24, 33

**Cedar:** Lots 31, 24, 33

**Hemlock:** Lots 31, 24, 33

**Ponderosa:** Lots 31, 24, 33, 34, 39, 40



**Bench Row Road**  
V





# A Legacy of Always Building Local

## **SUPPORTING THE COMMUNITY WE BUILD AND LIVE IN IS IMPORTANT TO US**

We at Everton Ridge believe in building homes that foster connection, breed spirit and enable a healthy lifestyle. Where people feel empowered to live the way they want to – having everything they need all in one beautifully crafted home.

When a buyer chooses an Everton home and community as a place to live, retire, vacation and thrive in the outdoors, it drives us to continue challenging the status quo and ensure we never compromise on the experience and expertise we promise to our customers.

Today, after 10 years, we have built in six communities and welcomed home over 250 happy homeowners in the Vernon area and continue to learn and grow every day.

We take a lot of pride in staying connected with the city and our customers; always being close by when they need us most is important to our culture. Every year we try to give back to the community of Vernon whenever we can because we love living here, too and can't imagine being anywhere else.

Together, we endeavour to create those special places that become a small part of your most cherished moments – shared with the people that matter most in a community you are proud to call – home.

We are Everton Ridge Homes – and we are proud to be a part of bringing your dream home to life.

**Thank you for 10 amazing years; here's to the next.**



Our custom homes built in the Okanagan communities of The Seasons, Turtle Mountain, Adventure Bay and Sunscapes stand as a testament to our exemplary craftsmanship and dedication to delivering exceptional homes.

#### SUNSCAPES



Centrally located in the heart of Vernon within walking and biking distance of Kalalmalka Lake, Kal Park, and Rail Trail. This community offers homeowners fantastic parks and green space so that they can enjoy the outdoors without all the pesky yard work!

#### TURTLE MOUNTAIN



Thoughtfully crafted homes, sweeping views and a connected, active lifestyle – welcome to Turtle Mountain. This collection of single-family homes overlooks Vernon's downtown core, providing daily outdoor fun with a vibrant city feel.

#### ADVENTURE BAY



Elevated living comes to Vernon. Perched high above Lake Okanagan with sparkling views of the water and picturesque surrounding landscape, this high-end community delivers on its promise of an exceptional lifestyle.

Everton Ridge Homes is an award-winning home builder anchored in the Vernon and Coldstream communities. Everton employs all local trade partners, has built over 200 homes, and is currently actively selling in six communities.

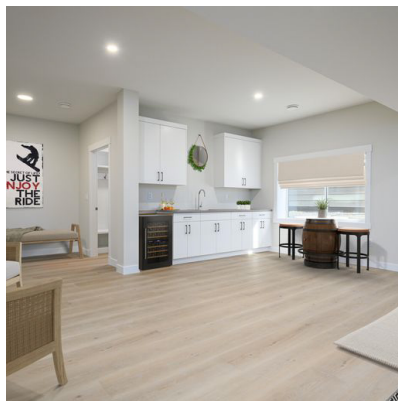
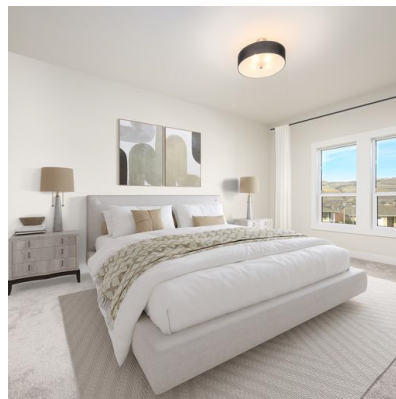


[EvertonRidge.ca](http://EvertonRidge.ca)



UPPER SEASONS

# Quick Possession Designer Home



## **Lot 40 Ponderosa Floor Plan**

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Quick possession home priced  
at \$989K; includes all appliances  
and landscaping.

Learn more at [EvertonRidge.ca](https://EvertonRidge.ca)