



Morningview Coldstream

Single-Family & Duplex Homes



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.

MORNINGVIEW COLDSTREAM HIGHLIGHTS

Everton Ridge Homes

- Available
- On Hold
- Sold

- The Everton Presentation Center is open for home tours by appointment throughout the week
- Morningview Coldstream is a strata-free community
- Offering eight duplex homes starting from \$849,000+GST, as well as single-family homes starting at \$999,999+GST
- Choose to personalize your space and home plans with our design team selecting from three exciting palettes, all with available upgrades
- All homes come complete with an oversized backyard with a few lots able to fit a pool
- Purchase now for a move-in date of Spring 2024



WELCOME TO THE COMMUNITY OF **Coldstream/Vernon**

The community of Morningview Coldstream shares a border with the City of Vernon. It offers residents an abundance of outdoor lifestyle activities right outside their front door, including close access to Rail Trail, Kalamalka Lake and much more

You'll love living within minutes of the heart of Vernon, its downtown, and the head offices of major employers: Fortes, BC Hydro, Tolko, Nixon Wagner.

If you want to escape the hustle and bustle of the west coast or the snowy cold winters of Calgary and Edmonton, Morningview might be the perfect opportunity to start your new exciting journey in the Okanagan.



FEATURES

Eclipse Model



- » 1,619 Sq.Ft. of living space, with option to develop an additional 436 sq' basement suite
- » Double attached garage
- » Open concept kitchen and great room
- » Undermount microwave on island
- » Generous primary bedroom with oversized ensuite
- » Laundry on upper level
- » Oversized Backyards at 29' Wide by 45' Deep
- » Personalize your internal selections
- » Optional two primary bedroom floor plan on the second floor



FEATURES

Horizon Model



- » 1,884 Sq.Ft. of living space, with option to develop an additional 595 sq' basement suite
- » Double attached garage
- » Open concept kitchen, dining and great room
- » Large walk in pantry
- » Bonus loft | Flex space on upper level
- » Generous primary bedroom with oversized spa-like ensuite, dual sinks, walk in shower, tub and walk in closet
- » Laundry room on upper level with extra linen storage
- » Three generous bedrooms on upper.
- » Oversized backyards at 29' Wide by 45' Deep
- » Personalize your internal selections for flooring, countertops, hardware and plumbing finishes and lighting finishes
- » Optional two primary bedroom floor plan on the second floor



FEATURES

Solstice Model



- » 2,715 Sq.Ft. of living space, with several options to develop an additional 1,308 sq' lower level
- » 4 bedrooms + 2.5 bath. Optional secondary suite 2 bedroom + 1 bath and 300 Sq.Ft. lower development on certain lots
- » Double attached garage
- » Primary bedroom, laundry and Flex space on main floor
- » Open concept kitchen, dining room and great room
- » Generous primary bedroom with oversized spa-like Ensuite, dual sinks, walk in shower, tub and walk in closet



MORNINGVIEW
ON MIDDLETON

DUPLEX HOMES

Higher Standards

At Everton Ridge Homes, we believe four walls and a roof make a house, but not a home. Custom craftsmanship, contemporary designs, and always-unique finishing touches that reach beyond the conventional are just the beginning when it comes to establishing the perfect refuge from the world. With a highly collaborative team and a refined and curated customer journey, we've earned our reputation for well-built custom homes in stunning destinations.

STYLISH, FUNCTIONAL & VALUE-ADDING

Stylish & Functional Features Inside

- 9' ceiling height on main floor
- 9' foundation wall height
- Everton standard hard surface flooring as per plan
- Everton standard floor tile as per plan
- Durable polyester carpet with resilient 8 lb. underlay
- Five pot lights and additional lighting fixtures are included in a variety of styles as per plan
- Soft-close doors/drawers on all cabinetry
- Free-slide wire shelving in closets, four-row wire shelving in pantry
- Double doors or single closet doors, as per plan
- Black matte, satin chrome, or satin nickel lever hardware, as per plan
- 2 1/4" modern-profile casings with 3" baseboards*
- 3" modern-profile door headers*
- Decora light switches and outlets throughout*
- Smoke and carbon monoxide detectors to ensure you and your family are safe!*
- Cable outlets and CAT-6E outlets as per plan

Kitchens Built for Convenience, Comfort & Value

- Durable, attractive **engineered wood** cabinetry in a variety of styles and finishes*
- Variety of handles for cabinet hardware to suit your style
- Under cabinet LED lighting as per plan
- Stainless steel appliance packages in a variety of styles
- 1 1/4" Quartz countertops with undermount sink
- Full-height ceramic subway tile backsplash
- Stainless steel double sink with single-lever faucet

Modern, Bright & Spacious Bathrooms

- White china vanity sinks with full-width vanity mirrors*
- Pedestal sink with stylish rectangular mirror in half-bath*
- One-piece fiberglass tub and shower combination as per plan*
- Chrome single-lever faucets in all bathrooms*
- Full tile shower with 10mm tempered glass door and brushed nickel or chrome trim as per plan
- Tile backsplash, tub surround detail and flooring*

Solid Materials with Quality Construction

- Engineered floor joist and roof system*
- Triple-secured subfloor: glued, nailed and screwed*
- Steel rebar reinforced foundation walls and footings with foundation wrap*
- Full height wood-framed and fully insulated exterior basement walls*
- Stairs and landing inside the garage for your safety

Energy Efficient Details That Save You Money

- High-efficiency furnace with drip humidifier and central air conditioning included
- High-efficiency direct-vent 50-gallon hot water heater
- High-performance, low-E, argon filled, dual-glazed windows
- Digital programmable thermostat*
- High-efficiency, long-lasting LED "warm white" bulbs included throughout
- High-efficiency soft-close toilets*
- Spray foam insulation on rim joists and over the garage*
- Insulation standards meet or exceed provincial building code energy efficiency requirements*
- Powered Heat Recovery Ventilation System (HRV) in all bathrooms, with timer switches

Lasting Outdoor Appeal & Durability

- Asphalt shingles in earth-tone colours as per plan
- Pre-cast concrete step with aluminum railing as per plan*
- Fiber cement siding with composite wood trims as per plan
- Eldorado Stone or equivalent manufactured stone as per plan
- Fiberglass front and garage access doors as per plan
- Steel deadbolts on all exterior doors
- Fully paintable and insulated steel skin attached garage door with automatic door opener and two remotes, plus keyless entry
- Four outdoor weatherproof electrical outlets as per plan
- Natural gas BBQ bib as per plan

Comprehensive Warranty & Brand New Materials

- One-year workmanship and material warranty
- Two-year delivery and distribution systems warranty
- Five-year building envelope coverage
- 10-year structural coverage

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



*For marketing purposes only. The builder reserves the exclusive right to make modifications and changes to plans, features, specifications and prices, which are subject to change without notice. All illustrations and renderings are artist's concept only, and are not to scale. Optional choices and layouts herein may not all be combinable, and may only be applicable with specific layouts and options. The purchaser acknowledges that all brochures, floor plans, artist renderings and any other promotional materials do not form a part of the purchase agreement between the builder and the purchaser. As such, promotional and/or marketing material may reflect options and features that incur additional costs or that may be unavailable. These items may be changed at any time without notice. Please ask your Hopewell sales associate for complete details. E&OE. Last edited: December 18, 2022

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STYLISH, FUNCTIONAL & VALUE-ADDING

Stylish & Functional Features Inside

- 9' ceiling height on main floor
- 9' foundation wall height
- Everton standard hard surface flooring as per plan
- Everton standard floor tile as per plan
- Durable polyester carpet with resilient 8 lb. underlay
- 15/20 pot lights (unfinished/finished basement) and additional lighting fixtures are included in a variety of styles as per plan
- Gas fireplace with single-row ceramic tile as per plan*
- Soft-close doors/drawers on all cabinetry
- Free-slide wire shelving in closets, four-row wire shelving in pantry
- Double doors or single closet doors, as per plan
- Black matte, satin chrome, or satin nickel lever hardware, as per plan
- 2 1/4" modern-profile casings with 3" baseboards*
- 3" modern-profile door headers*
- Decora light switches and outlets throughout*
- Smoke and carbon monoxide detectors to ensure you and your family are safe!*
- Cable outlets and CAT-6E outlets as per plan

Kitchens Built for Convenience, Comfort & Value

- Durable, attractive **engineered wood** cabinetry in a variety of styles and finishes*
- Variety of handles for cabinet hardware to suit your style
- Stainless steel appliance packages in a variety of styles
- 1 1/4" Quartz countertops with undermount sink
- Full-height ceramic subway tile backsplash
- Stainless steel double sink with single-lever faucet

Modern, Bright & Spacious Bathrooms

- White china vanity sinks with full-width vanity mirrors*
- Pedestal sink with stylish rectangular mirror in half-bath*
- One-piece fiberglass tub and shower combination as per plan*
- Chrome single-lever faucets in all bathrooms*
- Full tile shower with 10mm tempered glass door and brushed nickel or chrome trim as per plan
- Tile backsplash, tub surround detail and flooring*

Solid Materials with Quality Construction

- Engineered floor joist and roof system*
- Triple-secured subfloor: glued, nailed and screwed*

- Steel rebar reinforced foundation walls and footings with foundation wrap*
- Full height wood-framed and fully insulated exterior basement walls*
- Stairs and landing inside the garage for your safety

Energy Efficient Details That Save You Money

- High-efficiency furnace with drip humidifier and central air conditioning included
- High-efficiency direct-vent 50-gallon hot water heater
- High-performance, low-E, argon filled, dual-glazed windows
- Digital programmable thermostat*
- High-efficiency, long-lasting LED "warm white" bulbs included throughout
- High-efficiency soft-close toilets*
- Spray foam insulation on rim joists and over the garage*
- Insulation standards meet or exceed provincial building code energy efficiency requirements*
- Powered Heat Recovery Ventilation System (HRV) in all bathrooms, with timer switches

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- Steel deadbolts on all exterior doors
- Fully paintable and insulated steel skin attached garage door with automatic door opener and two remotes, plus keyless entry
- Outdoor weatherproof electrical outlets as per plan
- Natural gas BBQ bib as per plan
- 50-amp EV charger rough-in

Comprehensive Warranty & Brand New Materials

- One-year workmanship and material warranty
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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.



CONTACT US FOR MORE INFORMATION

Thank You

Morningview Sales Team

Phone: 250.241.9444

Email: sales@evertonridge.ca