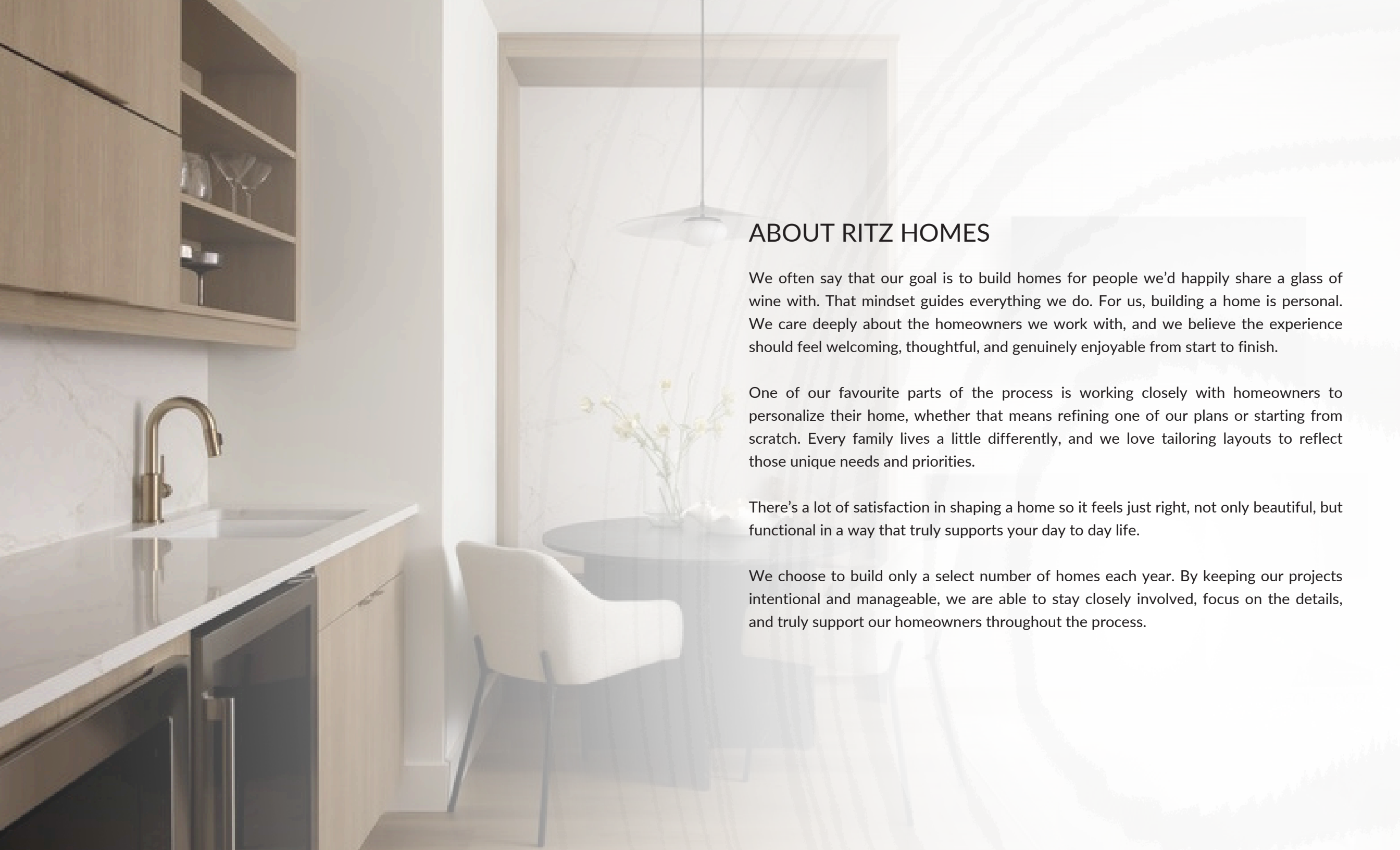





VISTA
HILLS


RITZ
HOMES



ABOUT RITZ HOMES

We often say that our goal is to build homes for people we'd happily share a glass of wine with. That mindset guides everything we do. For us, building a home is personal. We care deeply about the homeowners we work with, and we believe the experience should feel welcoming, thoughtful, and genuinely enjoyable from start to finish.

One of our favourite parts of the process is working closely with homeowners to personalize their home, whether that means refining one of our plans or starting from scratch. Every family lives a little differently, and we love tailoring layouts to reflect those unique needs and priorities.

There's a lot of satisfaction in shaping a home so it feels just right, not only beautiful, but functional in a way that truly supports your day to day life.

We choose to build only a select number of homes each year. By keeping our projects intentional and manageable, we are able to stay closely involved, focus on the details, and truly support our homeowners throughout the process.

MEET THE BUILDER

PAUL MOURADIAN

I've been building homes for over 20 years, and construction has always been part of my life. I come from a family of builders, so I learned early on the importance of doing things properly, taking pride in your work, and standing behind what you build.

At Ritz Homes, I focus on building in communities where families truly want to live—places with great schools, nearby amenities, and a strong sense of neighbourhood. I've made a conscious decision to only build a select number of homes each year so I can stay closely involved and make sure every home gets the attention it deserves.

I believe homes should be solid, well built, and thoughtfully designed— homes that feel good to live in and that stand out for the right reasons.

Just as important to me is the team behind each home. I've brought together a group of people who genuinely care about the work they do and take pride in delivering quality homes.

I feel incredibly grateful to be doing this work and to be celebrating over two decades as a home builder. At the end of the day, it's about building homes I'm proud of and creating spaces where families can truly settle in and feel at home.





MEET THE CREATIVE DIRECTOR

NEREA GARCIA MOURADIAN

I've been designing homes for over 21 years, starting out in kitchen and bath design. That's really where I learned how much good design can change the way a home feels and functions. It taught me to think beyond just how a space looks, and focus on how people actually live in it.

At Ritz Homes, my role is to guide homeowners through the design process in a way that feels clear and manageable—not overwhelming. There are a lot of decisions when you're building a home, and I love helping people make choices that feel cohesive, thoughtful, and true to their lifestyle.

Being a mom has completely shaped how I design. It's given me a real appreciation for homes that work just as beautifully as they look. Storage, flow, durability, and comfort matter just as much as finishes, and I'm always thinking about how a space will be used day-to-day.

What I love most is seeing homeowners genuinely excited to move in—knowing their home feels well thought out, comfortable, and completely theirs. Design is my passion, and I feel lucky to use it to make the building process easier and more enjoyable for the families we work with.



THE PEOPLE BEHIND RITZ HOMES

Over the years, we've built a close-knit group of dedicated people — from our office to our sites — who are genuinely invested in every home we create. Our team takes pride not only in the quality of the work, but in the relationships formed along the way.

They are approachable, attentive, and deeply committed to the homeowners they work with, bringing the same level of care and respect to each home as if it were their own.



ONDER ONER
CONSTRUCTION MANAGER



DANIELA SALAZAR
MARKETING & EVENTS



RANDY KREPSTAKIES
SERVICE MANAGER



BRIANNE BARKER
DESIGNER

OUR HOMEBUILDING PROCESS

We believe building a home should feel exciting, clear, and genuinely enjoyable. Our process is designed to guide you every step of the way, with a supportive team, thoughtful planning, and a little fun along the journey.

1. EXPLORE OUR HOMES

Begin by visiting our model homes and connecting with one of our experienced sales representatives. This is your opportunity to experience firsthand the craftsmanship, thoughtful layouts, and design details that define a Ritz Home.

From there, you can choose the path that best suits you — personalize one of our thoughtfully designed plans or work with us to create a fully custom home from the ground up.

If you wish, you may also meet with the builder or our Creative Director to explore the home in greater depth, ask questions, and review our curated selections.

2. SECURE YOUR HOME

Once you've found the right fit — whether selecting and customizing an existing plan or moving forward with a custom design — you'll work with your agent to prepare and sign your offer. When the agreement becomes firm, your home officially enters the build phase — an exciting milestone.

3. DESIGN SELECTIONS (THIS IS THE FUN PART!)

After your offer is firm, our design team will connect with you to schedule your selections appointments — where your home truly begins to take shape.

- First appointment: Exterior selections and layout review
- Second appointment: Interior finishes, materials, and details

These appointments are one of the most enjoyable parts of the process. Our team will guide you through each decision with clarity and intention, ensuring the experience feels seamless, inspiring, and thoughtfully curated — resulting in a home that reflects a cohesive and beautiful vision.

4. PERMIT & CONSTRUCTION

With selections finalized, we submit your home for permit and begin construction. Throughout the build, our team is available to answer questions and support you as your home takes shape.

5. PRE-DELIVERY INSPECTION & HOME ORIENTATION

Prior to closing, we'll schedule your Pre-Delivery Inspection (PDI). During this visit, we'll walk through your home together, review how everything works, and provide warranty registration information — ensuring you feel confident and prepared.

6. CLOSING DAY

Closing day arrives — and you receive the keys to your beautiful new home. The beginning of your next chapter starts here.

7. SERVICE & WARRANTY SUPPORT

Our relationship doesn't end at closing. We are here for you after you move in and are always just a call or email away. Our goal is to ensure you are happy in your home and that everything is functioning as it should. If you need us, we are there for you.

WHY WE CHOOSE THE FEATURES IN OUR HOMES

At Ritz Homes, every feature is selected with care and purpose. We believe a well-designed home should feel beautiful on day one and continue to support real life for years to come. Our approach blends thoughtful design, quality materials, and practical planning — so our homeowners can settle into a home that truly works for them, both now and in the future.

ENGINEERED HARDWOOD | MAIN LEVEL

Engineered hardwood is used on the main level for its strength, stability, and refined appearance. It offers the warmth of real wood while standing up better to daily wear, temperature changes, and active households.

QUARTZ COUNTERTOPS | THROUGHOUT

We use quartz throughout the home for its durability, clean aesthetic, and low-maintenance surface. Our quartz is sourced exclusively from reputable, high-quality manufacturers known for consistency, longevity, and performance — not discounted or lower-grade alternatives. Paired with under-mount sinks, it creates seamless lines and allows for effortless upkeep.

OAK HARDWOOD STAIRCASES

Oak staircases provide lasting strength and timeless character. As one of the most frequently used elements in a home, oak offers durability while adding warmth and architectural presence that never feels dated.

ELECTRIC FIREPLACES

Our electric fireplaces are chosen as a beautiful focal point that brings warmth and comfort to the living space. They create an inviting, cozy atmosphere year-round, offering the ambiance of a fire without the maintenance — a feature that makes a house feel instantly like home.

BLACK EXTERIOR WINDOWS

Black exterior windows add contrast and definition, highlighting architectural lines and creating a clean, contemporary presence that elevates the overall design of the home.

DELTA FAUCETS & SHOWER FIXTURES

We specify Delta faucets and shower fixtures for their reliability, thoughtful engineering, and timeless design. Known for consistent performance and long-term durability, these fixtures deliver a refined look while standing up to daily use with ease.

FISHER & PAYKEL KITCHEN APPLIANCES

We select Fisher & Paykel appliances for their integrated look and exceptional performance. Their clean, built-in design complements our kitchens and aligns with the level of craftsmanship and detail found throughout our homes.

PREMIUM EXTERIOR CLADDING | NO VINYL SIDING

We do not use vinyl siding. Our homes feature full brick and stone exteriors, paired with James Hardie® board, a high performance cladding known for its durability, longevity, and refined appearance. We also incorporate stucco to achieve a refined, elegant look. These materials ensure lasting curb appeal and a home exterior that ages with integrity.

SIDE ENTRY BASEMENT DOORS

Side entry basement access adds everyday convenience and long term flexibility. We include this whenever grading allows. It supports changing needs over time, whether for extended living arrangements, storage access, or future planning.



HOW WE CHOOSE THE COMMUNITIES WE BUILD IN

At Ritz Homes, we believe a home is about more than the house – it's about the life you're living in it.

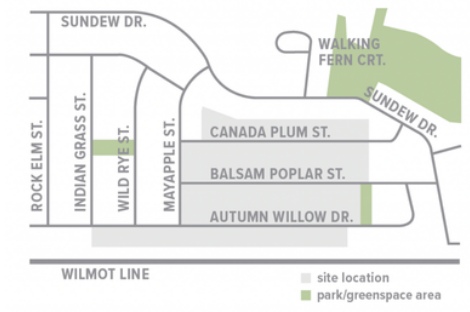
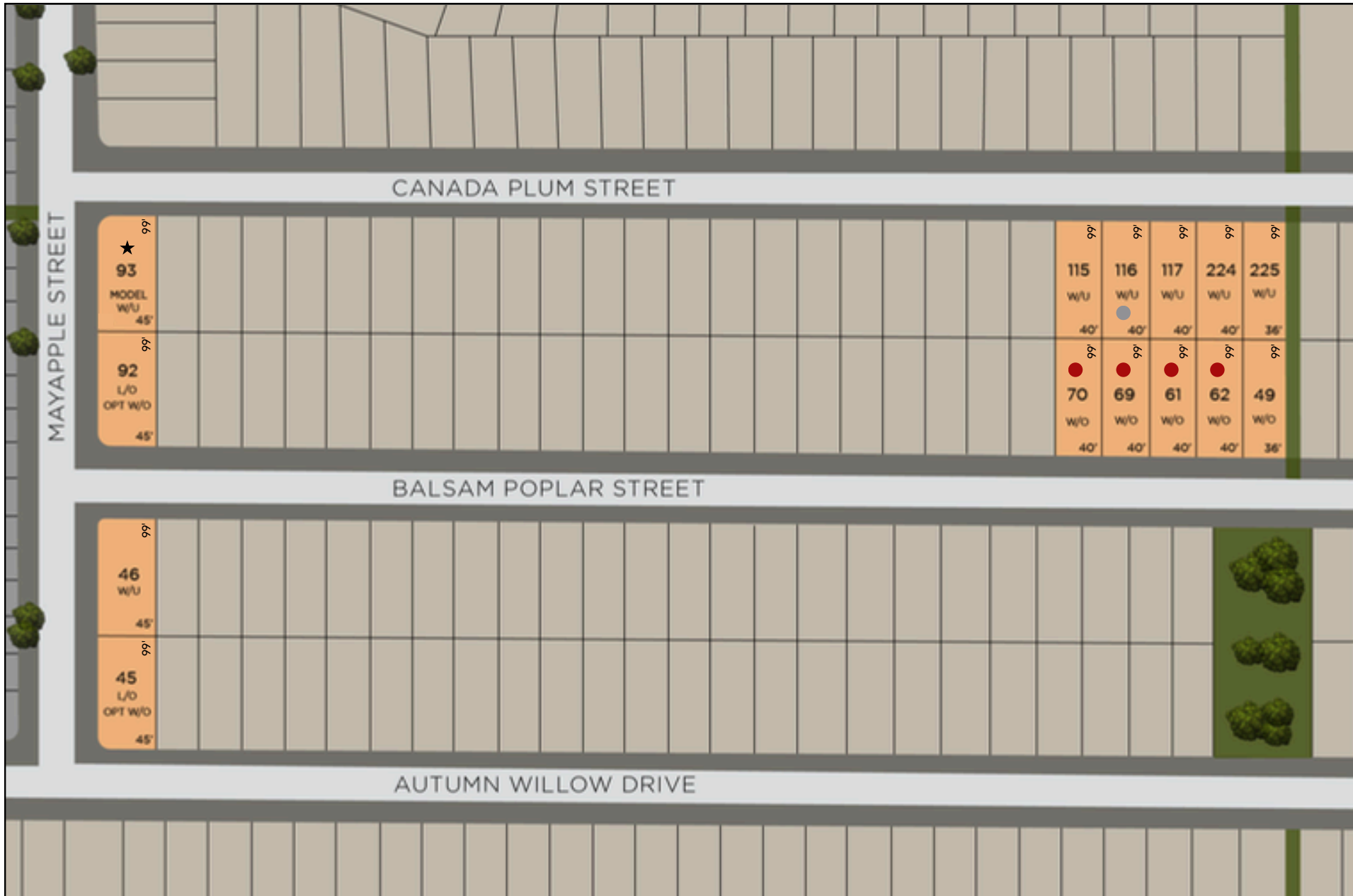
When we choose where to build, we think about everyday moments. Walking kids to school. Running to the grocery store after work. Evening walks, weekend sports, and time spent outdoors. These things shape how a home actually feels. As a family-owned builder, we intentionally choose communities we would want to live in ourselves. Safe neighbourhoods, great schools, nearby amenities, and access to trails, parks, and family activities all matter to us – because they matter to real life.

By being thoughtful about the communities we build in, we're able to offer homes that aren't just beautifully designed, but genuinely well-located. Homes where families can settle in, feel connected, and truly belong.

That's what building a home means to us.



SCAN TO DOWNLOAD OUR
STANDARD SPECIFICATIONS



- L/O LOOK OUT LOT
- W/U WALK UP LOT
- OPT W/O OPTIONAL WALK OUT
- SOLD
- CONDITIONALLY SOLD
- ★ MODEL

*Lot 45/92 L/O lots can be upgraded to W/O lots including patio door and steps to grade if required \$10,000

VISTA HILLS PRICE LIST



36' LOT

The Meadowview

	SQFT	PRICE
4 3.5 ELEVATION A	2245	\$1,114,900
Bedrooms Bathrooms ELEVATION B	2245	\$1,119,900

40' LOTS (WALK UP)

The Creekside

	SQFT	PRICE
4 2.5 ELEVATION A	2352	\$1,188,900
Bedrooms Bathrooms OPT 2 ND FLOOR A	2352	\$1,194,900
ELEVATION B	2365	\$1,204,900

The Stonebrook

	SQFT	PRICE
4 2.5 ELEVATION A	2484	\$1,224,900
Bedrooms Bathrooms ELEVATION B	2510	\$1,274,900

The Fernwood

	SQFT	PRICE
4 3.5 ELEVATION A	2790	\$1,299,900
Bedrooms Bathrooms ELEVATION B	2790	\$1,329,900

The Pinehill

	SQFT	PRICE
4 3.5 ELEVATION A	2955	\$1,359,900
Bedrooms Bathrooms ELEVATION B	2955	\$1,344,900

45' LOTS (CORNER)

The Hilltop

	SQFT	PRICE
4 4 ELEVATION A	2560	\$1,359,900
Bedrooms Bathrooms ELEVATION B	2560	\$1,349,900

The Silvercrest

	SQFT	PRICE
5 4 ELEVATION A	2764	\$1,399,900
Bedrooms Bathrooms ELEVATION B	2764	\$1,439,900

The Evergreen

	SQFT	PRICE
4 3.5 ELEVATION A	2900	\$1,449,900
Bedrooms Bathrooms OPT 4.5 ELEVATION B	2900	\$1,464,900

100K PREMIUM TO BE ADDED TO ALL 40' PLANS BUILT ON CORNER LOTS TO REFLECT LOT ADJUSTMENT AND EXTERIOR SIDE ENHANCEMENT PACKAGE

NOTE: 36' PLAN (LOT 225 PARTIAL WALK UP, LOT 49 WALK OUT*)

40' PLANS WALK UP (LOTS 115,116,117,224)

40' PLANS WALK OUT (LOTS 70, 69, 61, 62)

45' PLANS CORNER (LOTS 45,92)

*WALKOUT ADDITIONAL \$10K

VISTA HILLS PRICE LIST



40' LOTS (WALK OUT)

The Clearwater

 4  2.5
Bedrooms Bathrooms

	SQFT	PRICE
ELEVATION A	2100	\$1,089,900
W/ OPT EXTENSION	2273	\$1,129,900
ELEVATION B	2160	\$1,109,900
W/ OPT EXTENSION	2333	\$1,149,900

The Wildflower

 4  3.5
Bedrooms Bathrooms



	SQFT	PRICE
ELEVATION A	2515	\$1,249,900
ELEVATION B	2515	\$1,259,900

The Fieldstone

 4  3.5
Bedrooms Bathrooms

	SQFT	PRICE
ELEVATION A	2650	\$1,274,900
ELEVATION B	2650	\$1,284,900

The Riverbend

 4/5  3.5/4
Bedrooms Bathrooms

	SQFT	PRICE
ELEVATION A	2840	\$1,324,900
ELEVATION B	2860	\$1,339,900

100K PREMIUM TO BE ADDED TO ALL 40' PLANS BUILT ON CORNER LOTS TO REFLECT LOT ADJUSTMENT AND EXTERIOR SIDE ENHANCEMENT PACKAGE

NOTE: 36' PLAN (LOT 225 PARTIAL WALK UP, LOT 49 WALK OUT*)

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45' PLANS CORNER (LOTS 45,92)

*WALKOUT ADDITIONAL \$10K



ELEVATION A | 2245 SQ FT

RENDERING IS CONCEPT ONLY

THE MEADOWVIEW



4

Bedrooms



3.5

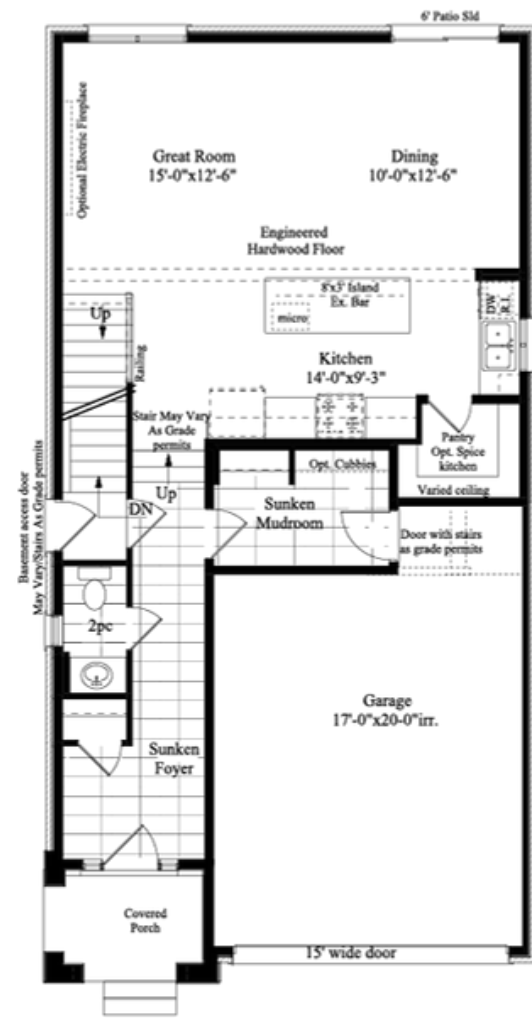
Bathrooms

2245 SQ FT

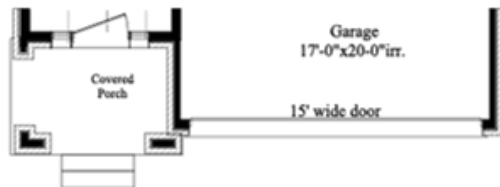
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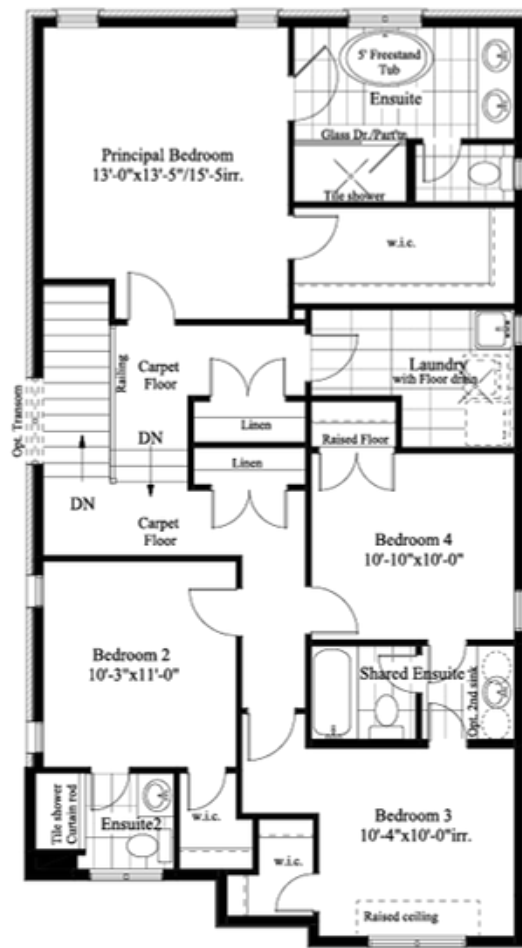
ELEVATION B | 2245 SQ FT



MAIN FLOOR (A)



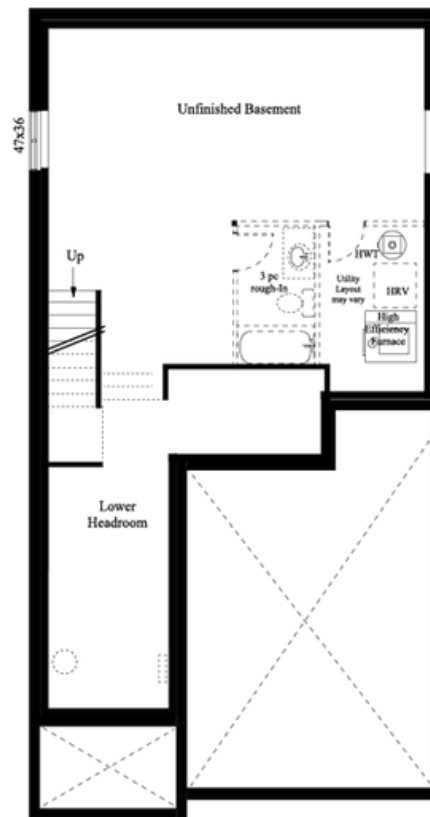
MAIN FLOOR (B)



SECOND FLOOR (A)



SECOND FLOOR (B)



BASEMENT (A & B)

The Meadowview
2245 SQ FT
 NOT INCLUDING BASEMENT



SCAN FOR FINISHED BASEMENT PLAN

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RENDERING IS CONCEPT ONLY

ELEVATION B | 2365 SQ FT

THE CREEKSIDE

 4
Bedrooms

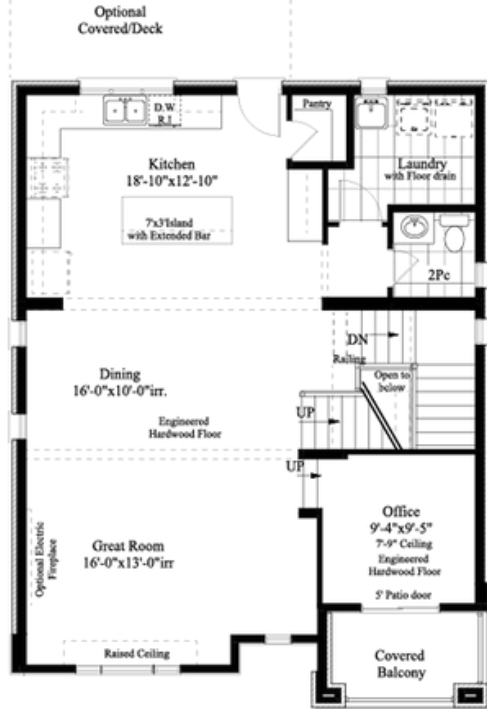
 2.5
OPT 3.5
Bathrooms

2352 A - 2365 B SQ FT
NOT INCLUDING BASEMENT

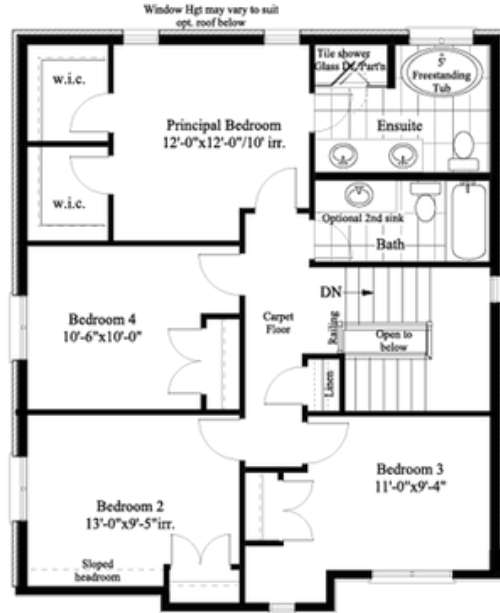


ELEVATION A | 2352 SQ FT

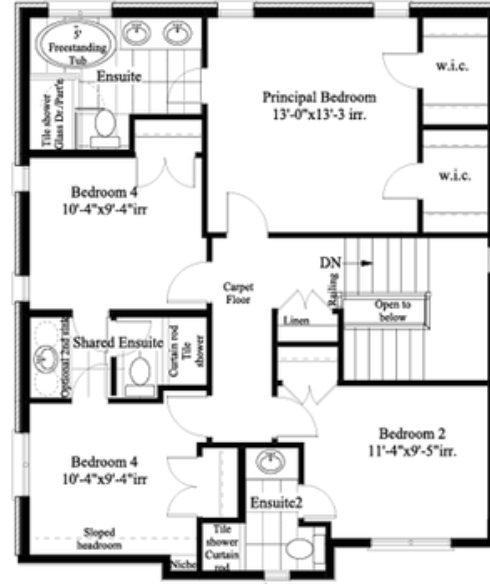
MAIN FLOOR (A)



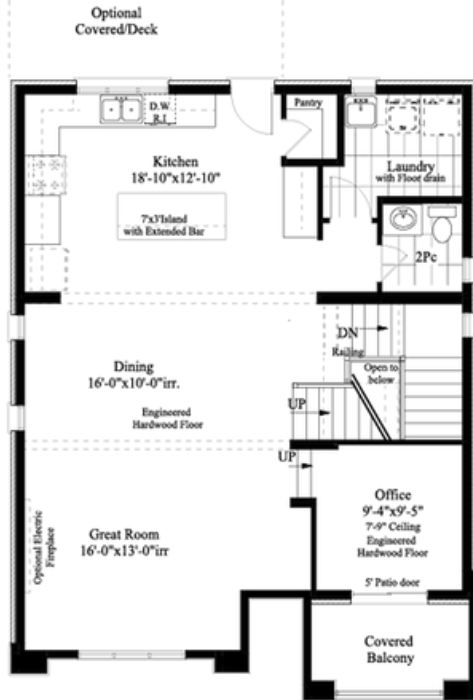
SECOND FLOOR (A)



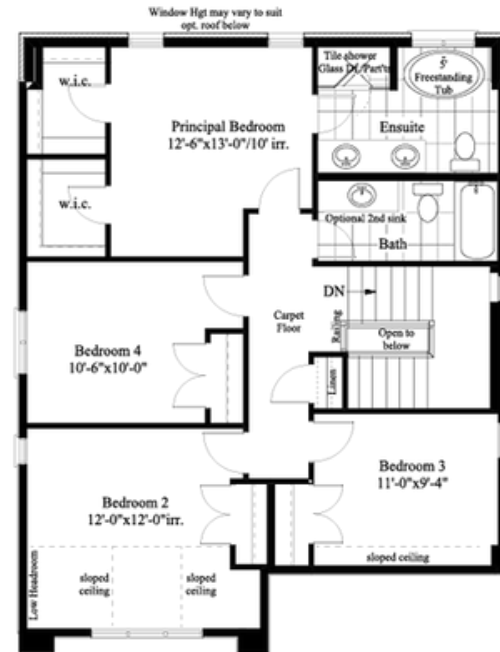
OPT SECOND FLOOR (A)



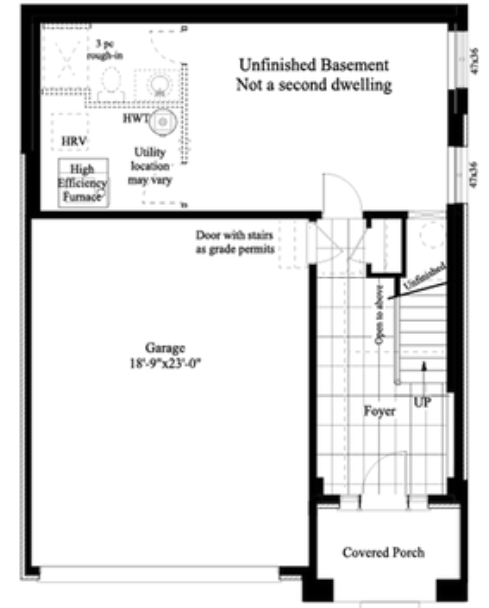
MAIN FLOOR (B)



SECOND FLOOR (B)



BASEMENT/FOYER (A & B)



The Creekside
2352 A - 2365 B SQ FT
NOT INCLUDING BASEMENT



SCAN FOR FINISHED
BASEMENT PLAN



RENDERING IS CONCEPT ONLY

ELEVATION B | 2510 SQ FT

THE STONEBROOK



4

Bedrooms



2.5

Bathrooms

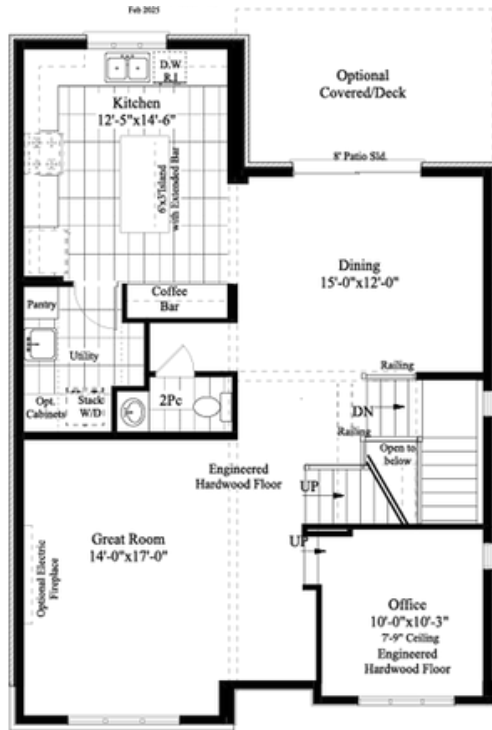
2484 A - 2510 B SQ FT

NOT INCLUDING BASEMENT

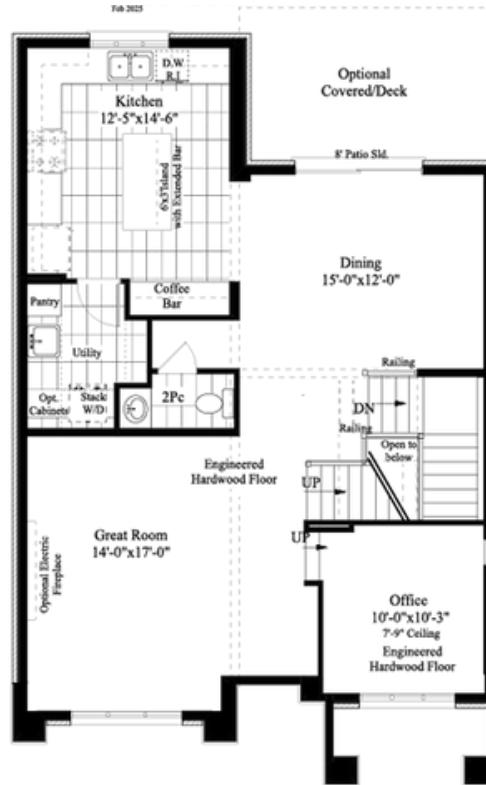


ELEVATION A | 2484 SQ FT

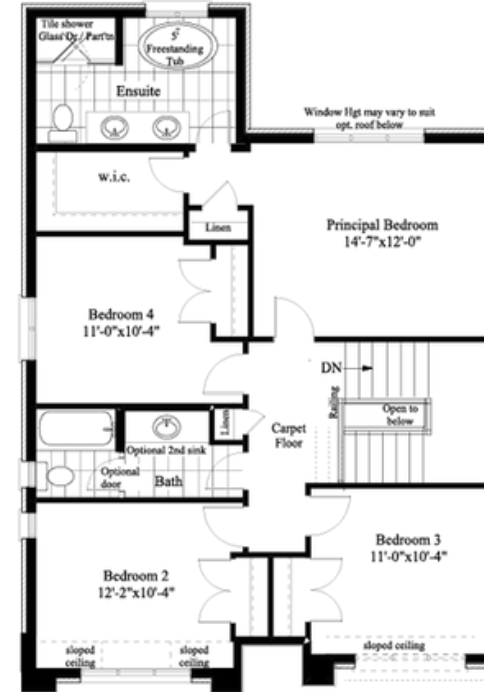
MAIN FLOOR (A)



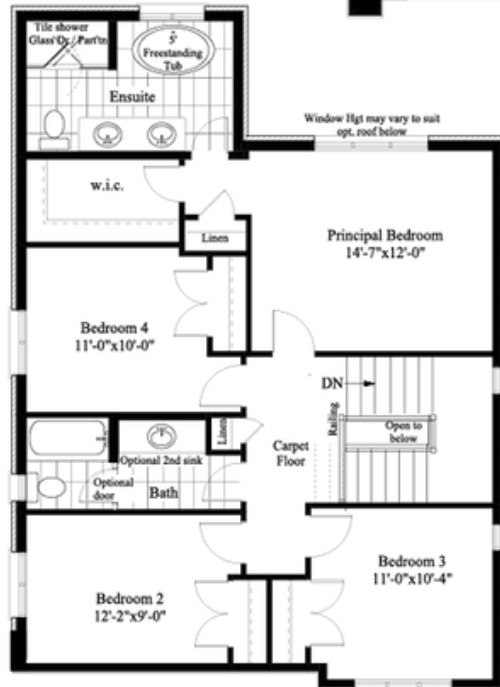
MAIN FLOOR (B)



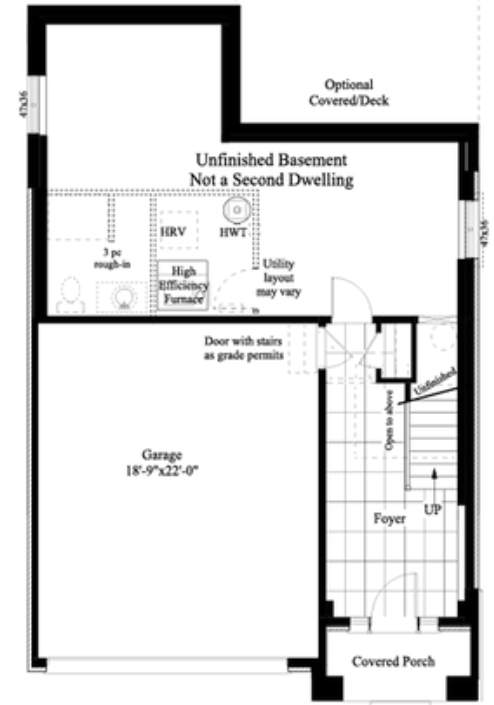
SECOND FLOOR (B)



SECOND FLOOR (A)



BASEMENT (A & B)



VISTA HILLS

RITZ HOMES

The Stonebrook

2484 A - 2510 B SQ FT

NOT INCLUDING BASEMENT



SCAN FOR FINISHED BASEMENT PLAN

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RENDERING IS CONCEPT ONLY

ELEVATION B | 2790 SQ FT

THE FERNWOOD



4

Bedrooms



3.5

Bathrooms

2790 SQ FT

NOT INCLUDING BASEMENT



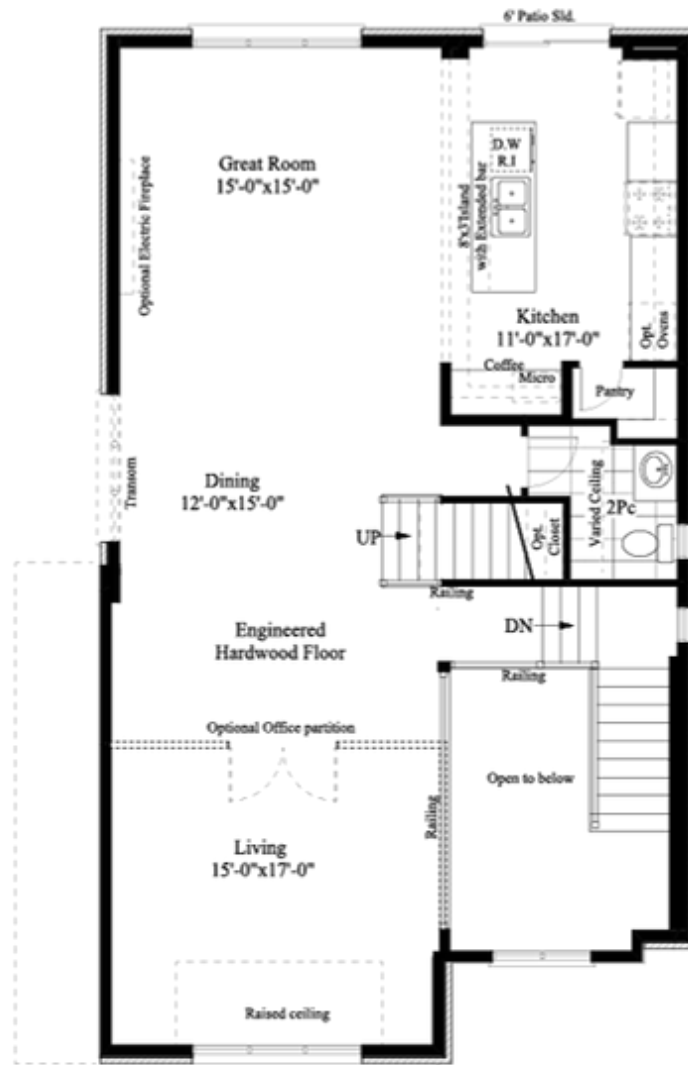
ELEVATION A | 2790 SQ FT



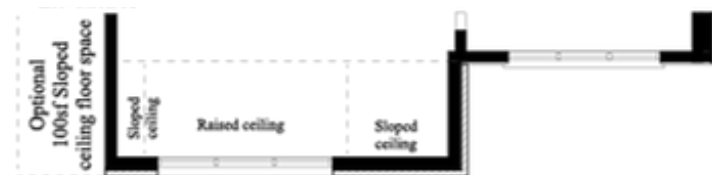
The Fernwood
2790 SQ FT
 NOT INCLUDING BASEMENT



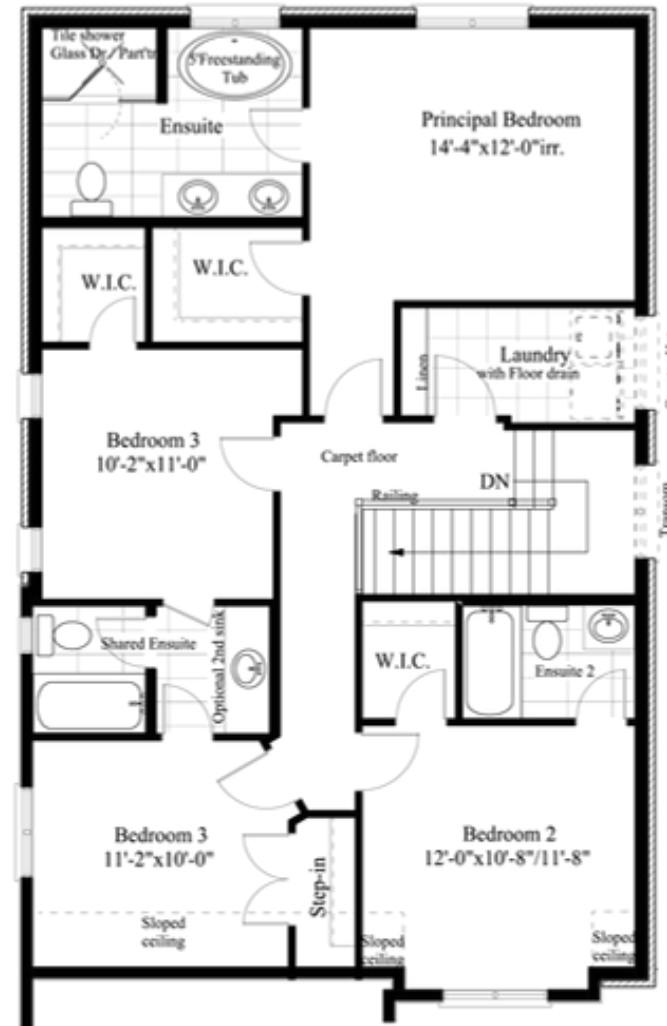
SCAN FOR FINISHED
 BASEMENT PLAN



MAIN FLOOR (A)



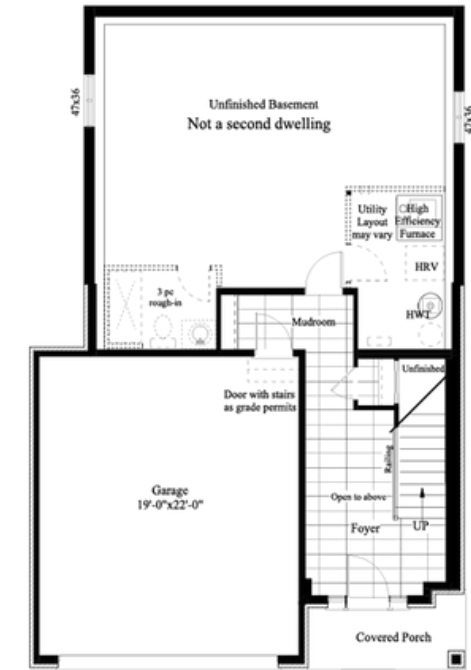
MAIN FLOOR (B)



SECOND FLOOR (A)



SECOND FLOOR (B)



BASEMENT (A)



BASEMENT (B)

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RENDERING IS CONCEPT ONLY

ELEVATION A | 2955 SQ FT

THE PINEHILL



4

Bedrooms



3.5

Bathrooms

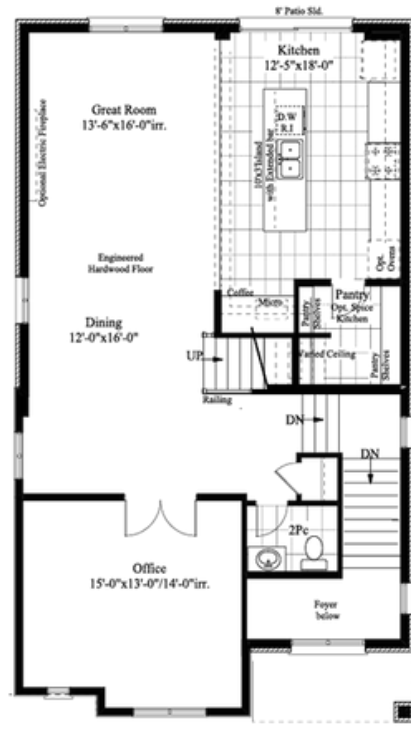
2955 SQ FT

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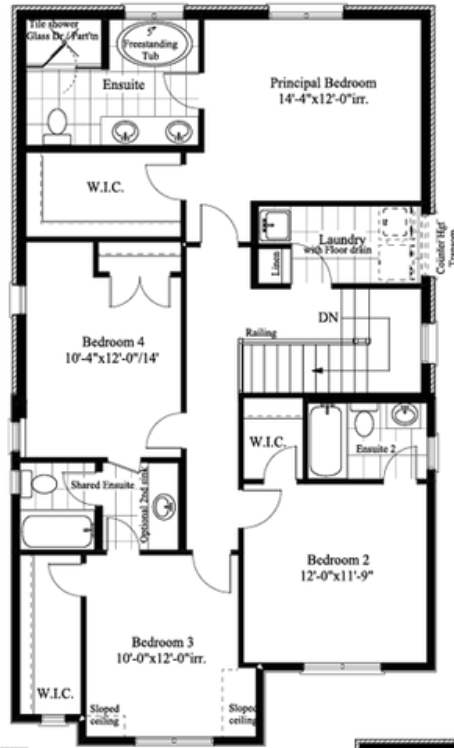


ELEVATION B | 2955 SQ FT

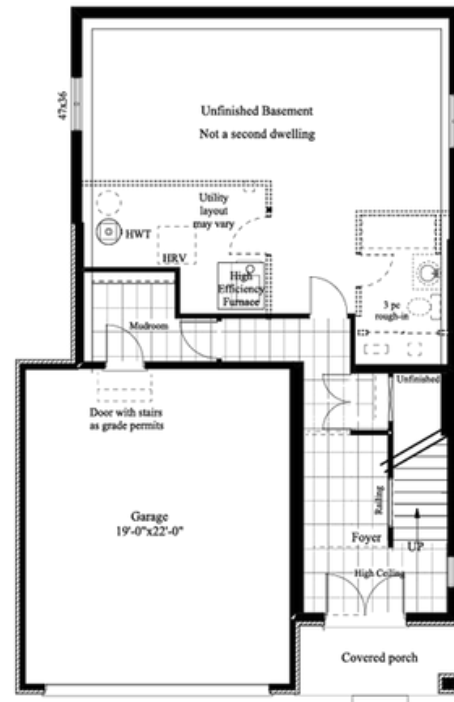
MAIN FLOOR (A)



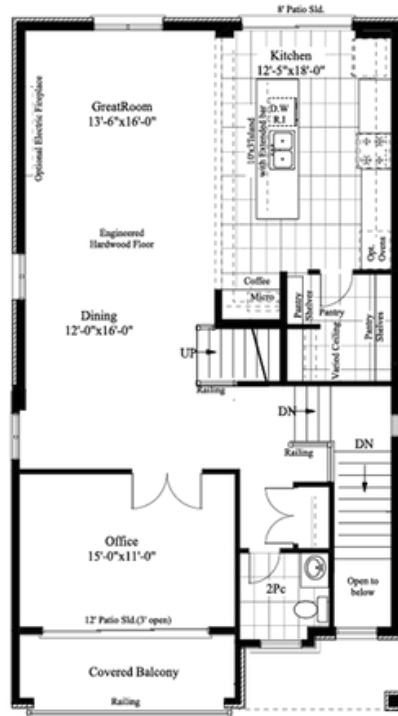
SECOND FLOOR (A)



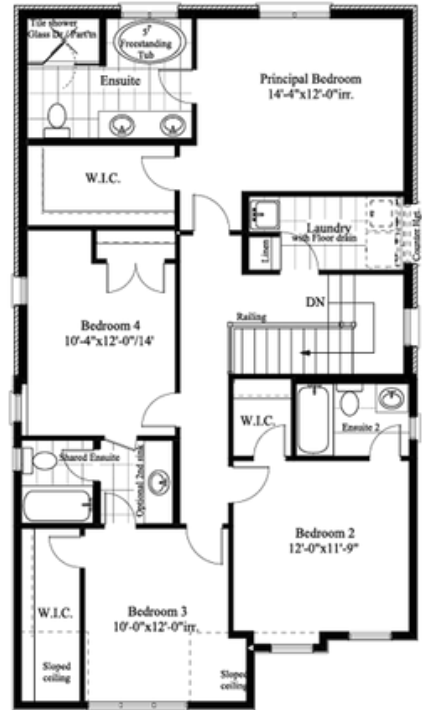
BASEMENT/FOYER (A)



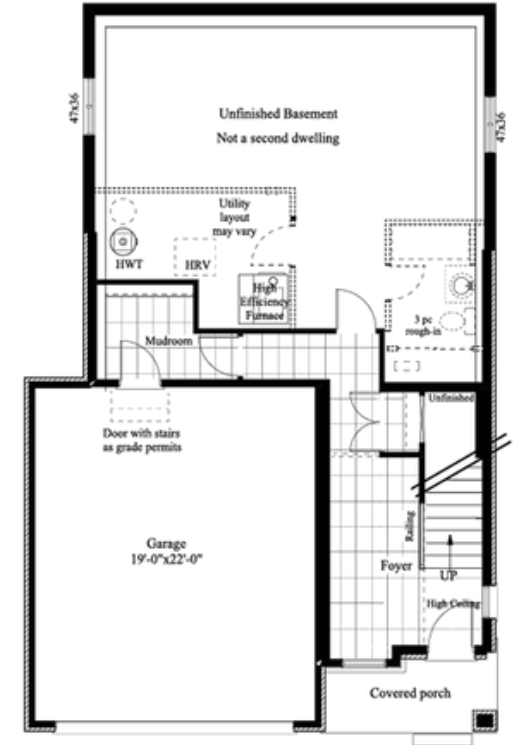
MAIN FLOOR (B)



SECOND FLOOR (B)



BASEMENT/FOYER (B)



The Pinehill
2955 SQ FT
NOT INCLUDING BASEMENT



SCAN FOR FINISHED
BASEMENT PLAN

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RENDERING IS CONCEPT ONLY

ELEVATION A | 2560 SQ FT

THE HILLTOP



4

Bedrooms



4

Bathrooms

2560 SQ FT

NOT INCLUDING BASEMENT



ELEVATION B | 2560 SQ FT




RENDERING IS CONCEPT ONLY

ELEVATION A | 2764 SQ FT

THE SILVERCREST

 5
Bedrooms

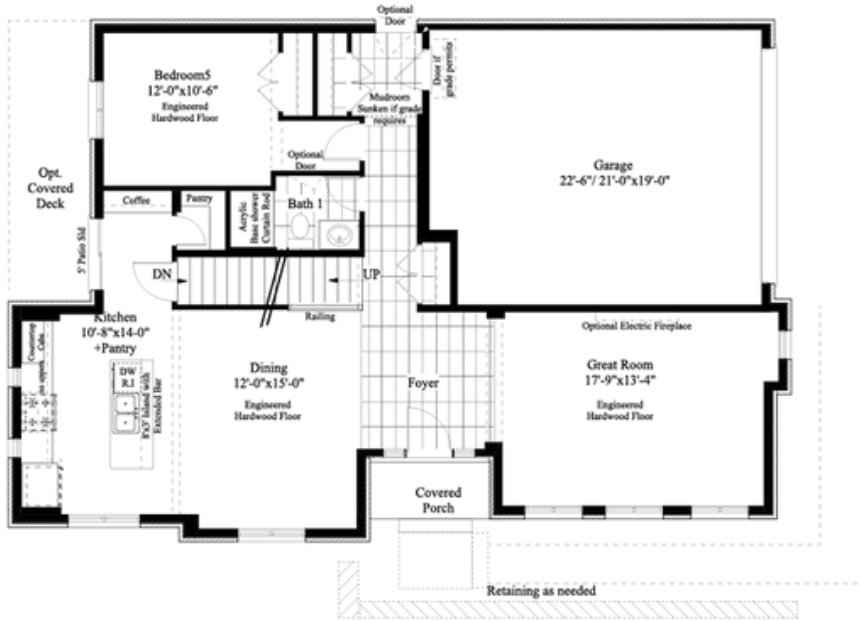
 4
Bathrooms

2764 SQ FT
NOT INCLUDING BASEMENT

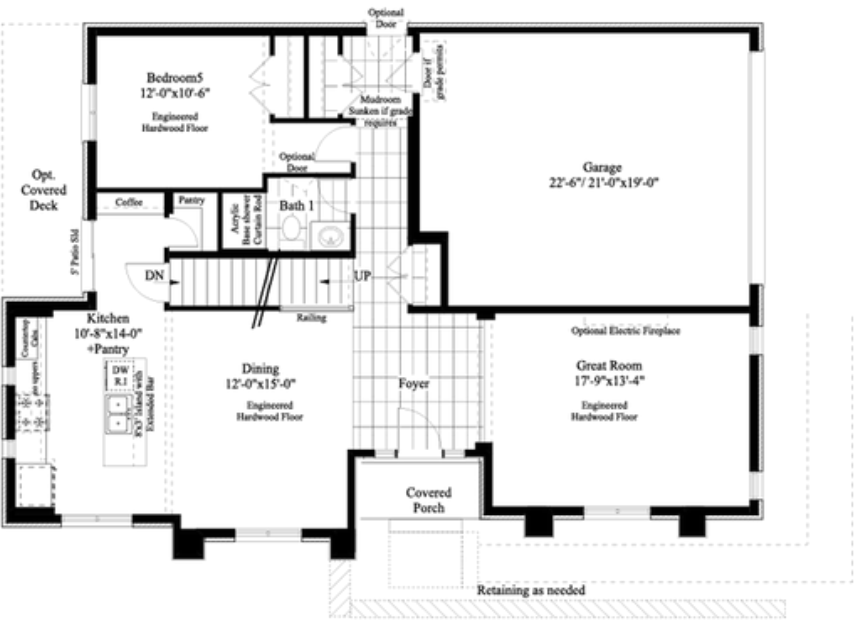


ELEVATION B | 2764 SQ FT

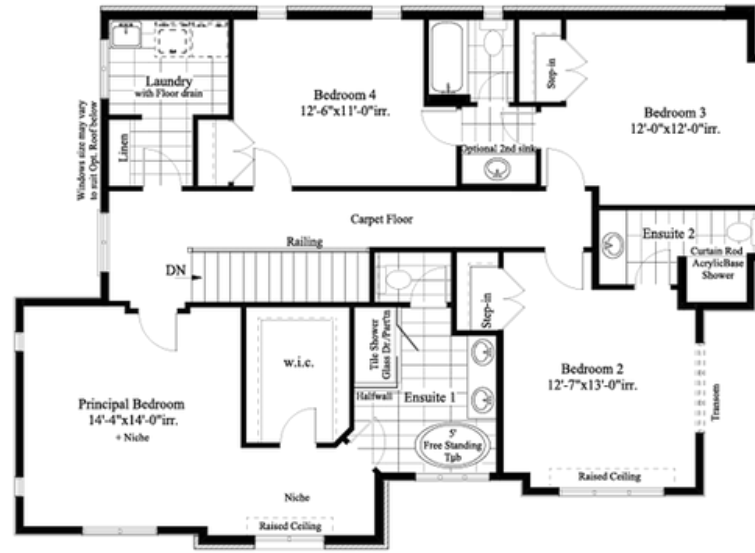
MAIN FLOOR (A)



MAIN FLOOR (B)



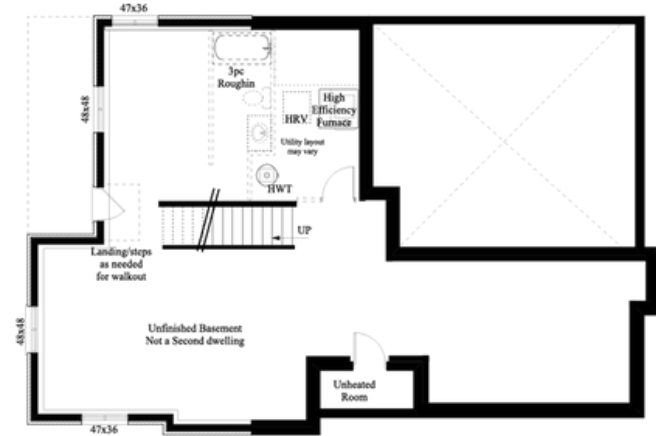
SECOND FLOOR (A)



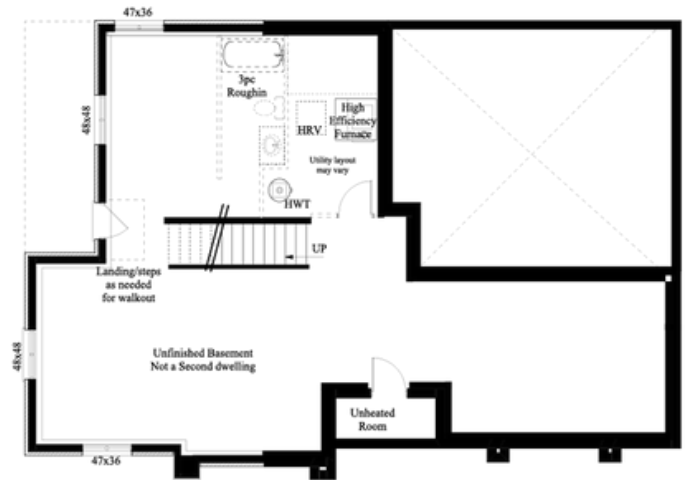
SECOND FLOOR (B)



BASEMENT (A)



BASEMENT (B)



SCAN FOR FINISHED BASEMENT PLAN



The Silvercrest
2764 SQ FT
NOT INCLUDING BASEMENT

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RENDERING IS CONCEPT ONLY

ELEVATION B | 2900 SQ FT

THE EVERGREEN



4

Bedrooms



3.5

OPT 4.5

Bathrooms

2900 SQ FT

NOT INCLUDING BASEMENT



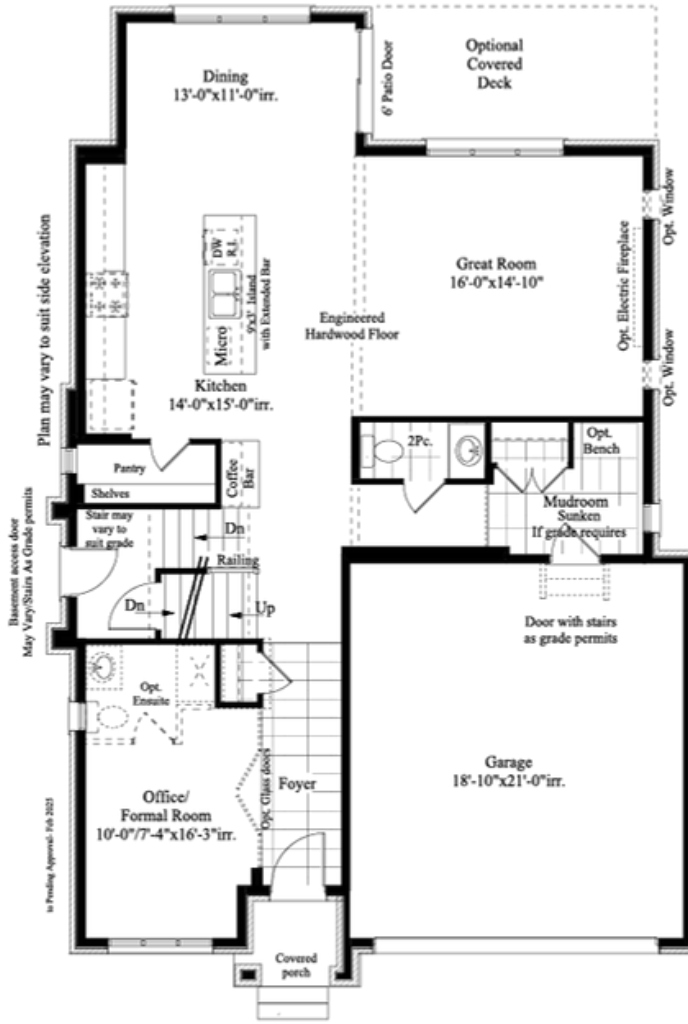
ELEVATION A | 2900 SQ FT



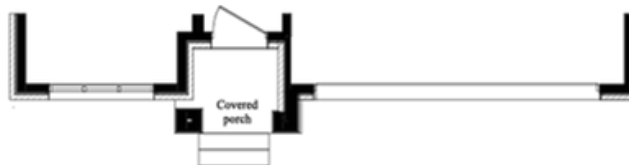
SCAN FOR FINISHED BASEMENT PLAN



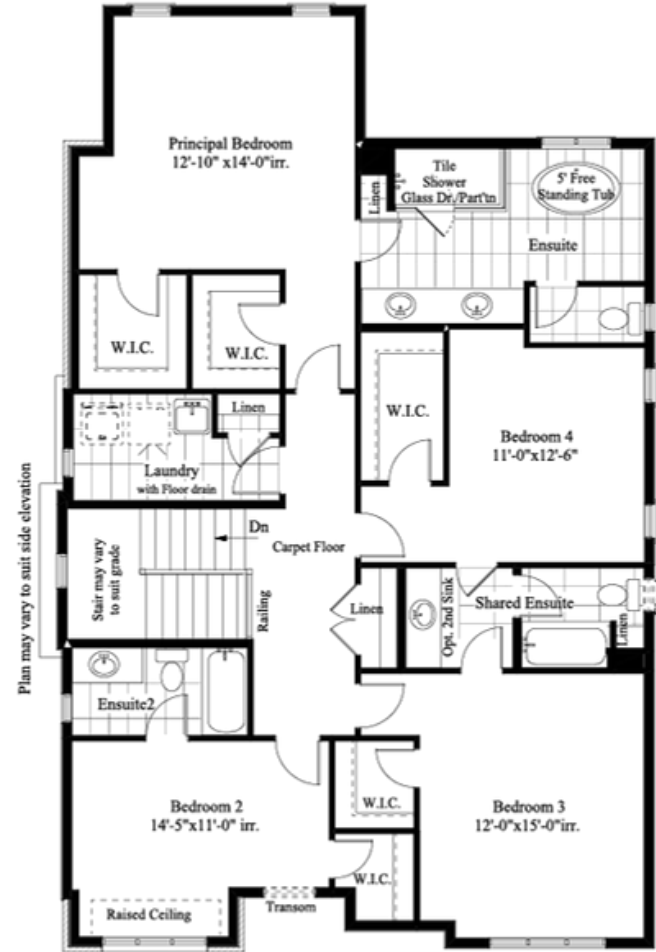
The Evergreen 2900 SQ FT NOT INCLUDING BASEMENT



MAIN FLOOR (A)



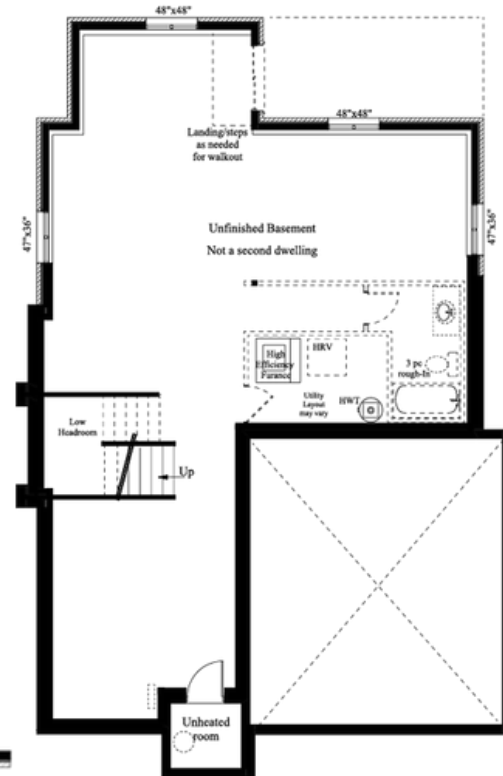
MAIN FLOOR (B)



SECOND FLOOR (A)



SECOND FLOOR (B)



BASEMENT (A & B)

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THE CLEARWATER

 4
Bedrooms

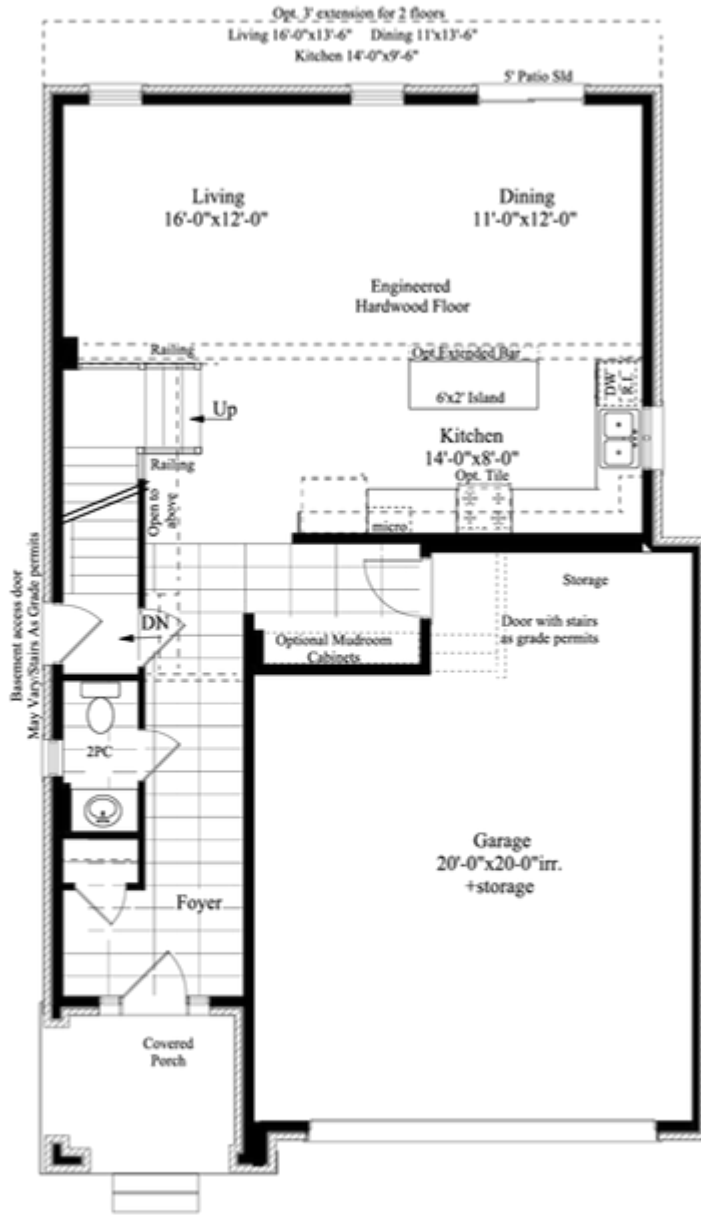
 3.5
Bathrooms

2100 (2273) A SQ FT
2160 (2333) B SQ FT
NOT INCLUDING BASEMENT

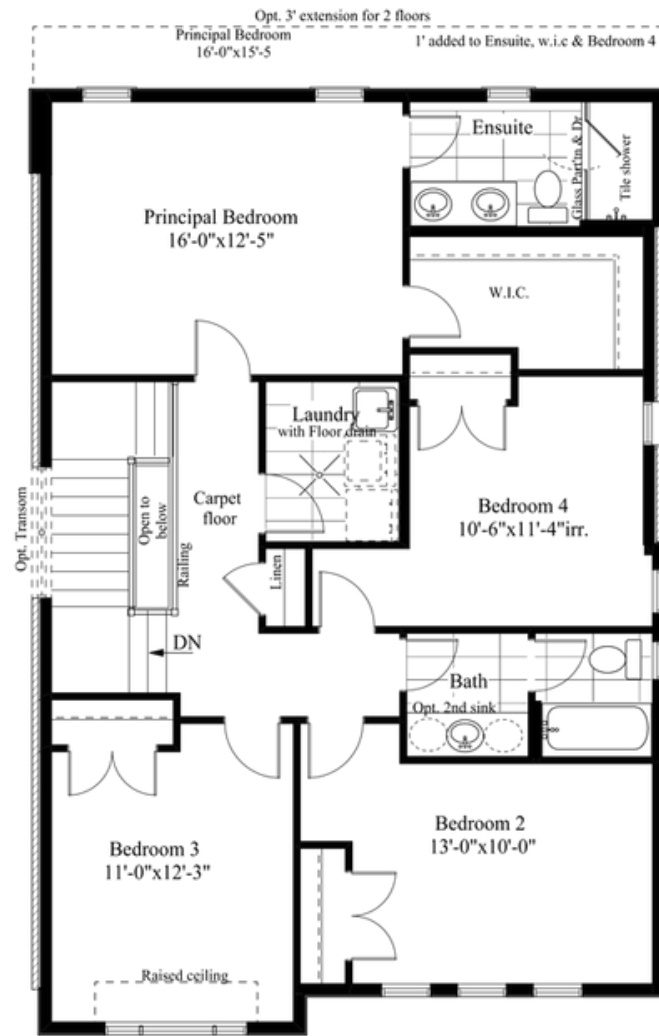


ELEVATION A | 2100 SQ FT (W OPT 2273 SQ FT)

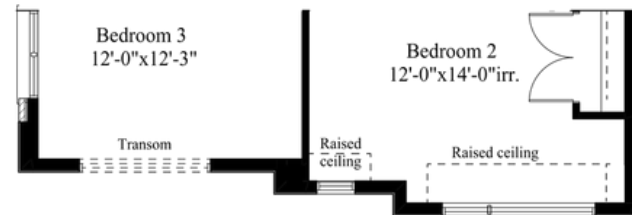
ELEVATION B | 2160 SQ FT (W OPT 2333 SQ FT)



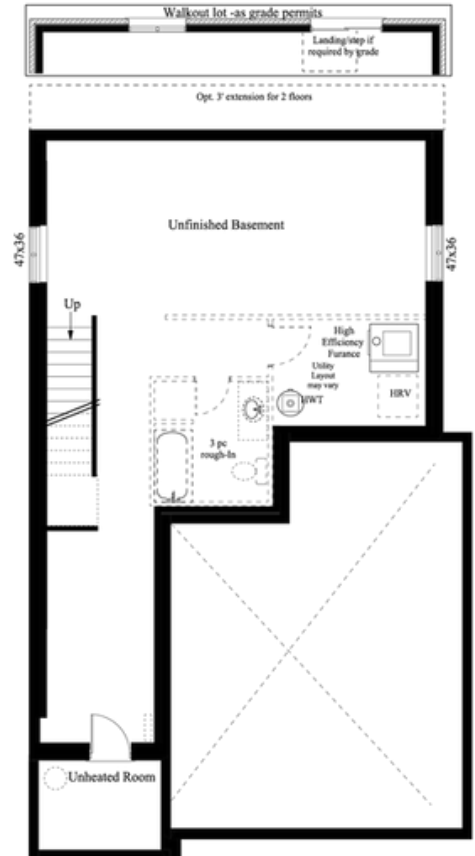
MAIN FLOOR (A & B)



SECOND FLOOR (A)



SECOND FLOOR (B)



BASEMENT (A & B)



SCAN FOR FINISHED
BASEMENT PLAN



The Clearwater
2100 (2273) A SQ FT
2160 (2333) B SQ FT
NOT INCLUDING BASEMENT



RENDERING IS CONCEPT ONLY

ELEVATION A | 2515 SQ FT

THE WILDFLOWER



4

Bedrooms



3.5

Bathrooms

2515 SQ FT

NOT INCLUDING BASEMENT



ELEVATION B | 2515 SQ FT

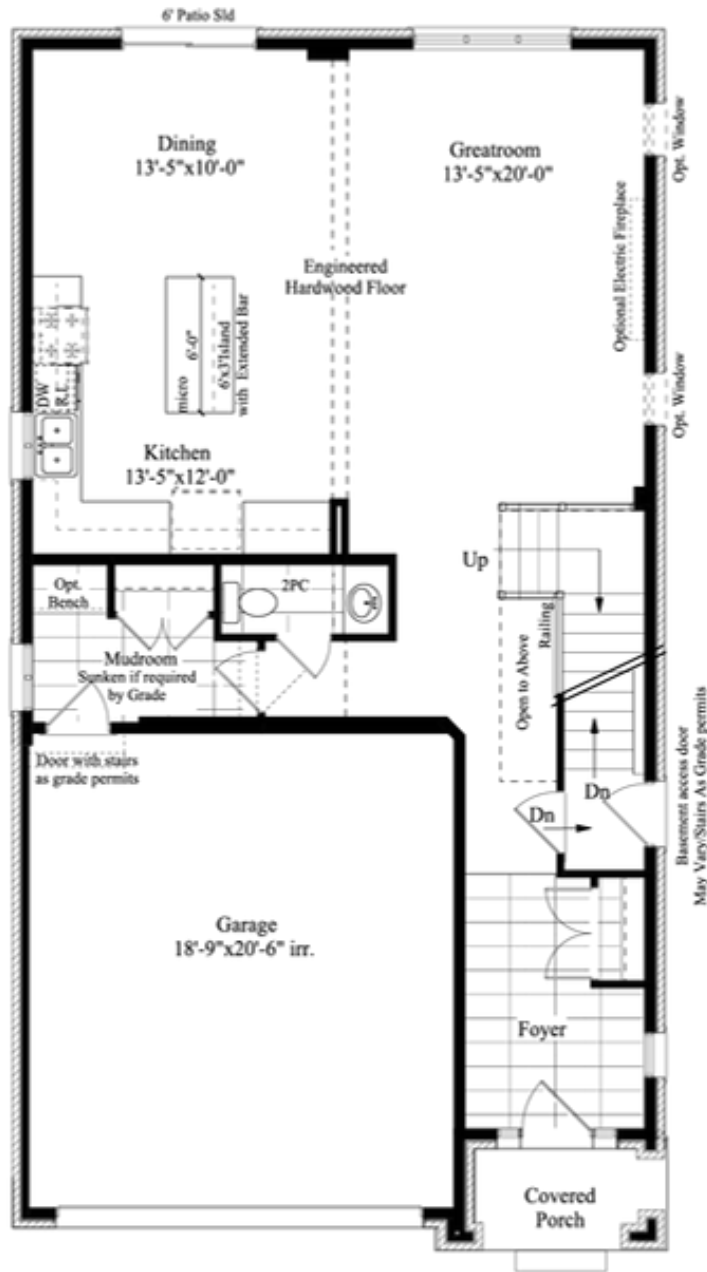


SCAN FOR FINISHED BASEMENT PLAN



The Wildflower

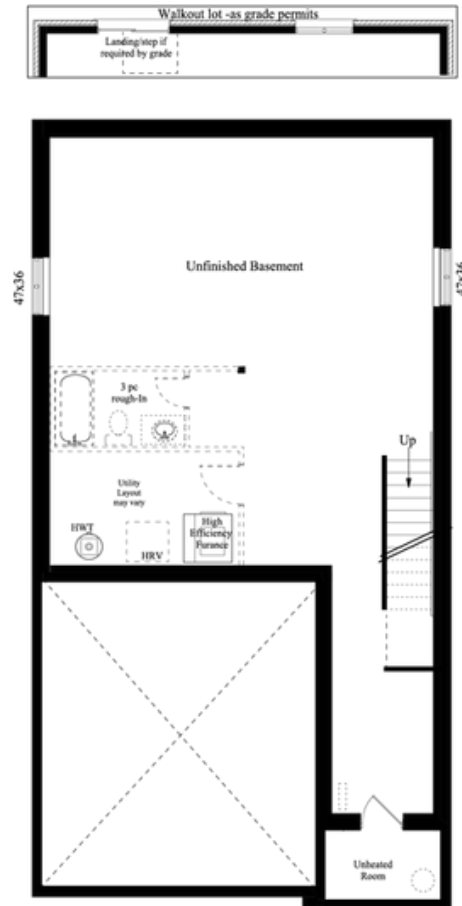
2515 SQ FT
NOT INCLUDING BASEMENT



MAIN FLOOR (A & B)



SECOND FLOOR (A & B)



BASEMENT (A & B)

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RENDERING IS CONCEPT ONLY

ELEVATION B | 2650 SQ FT

THE FIELDSTONE

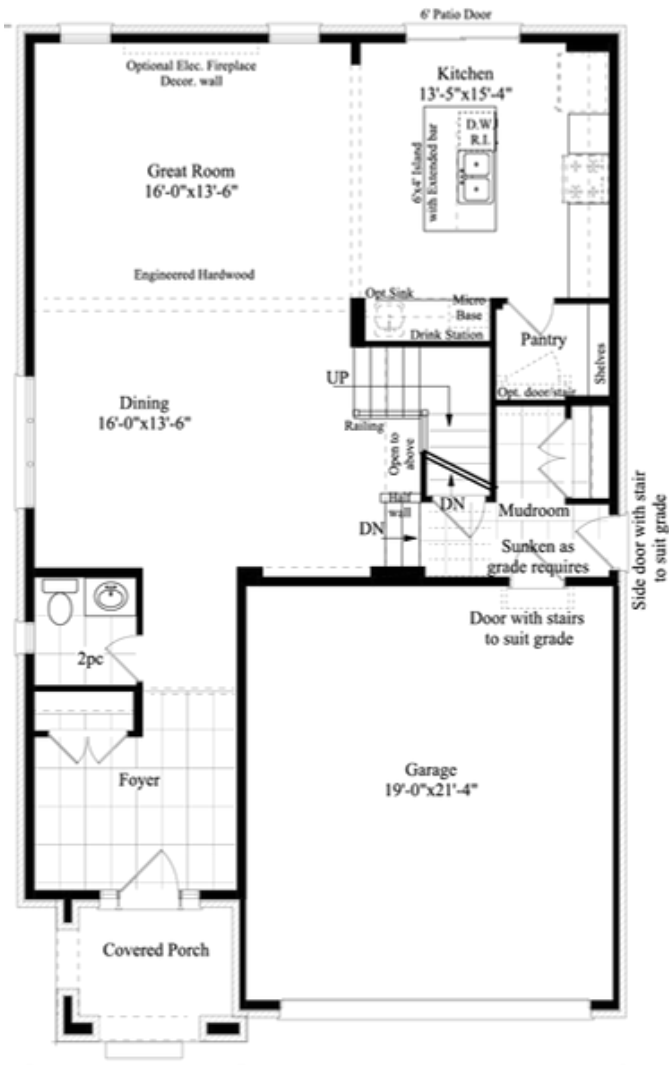
 4
Bedrooms

 3.5
Bathrooms

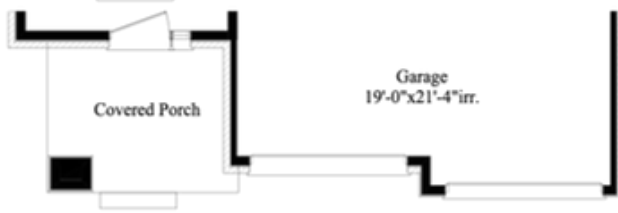
2650 SQ FT
NOT INCLUDING BASEMENT



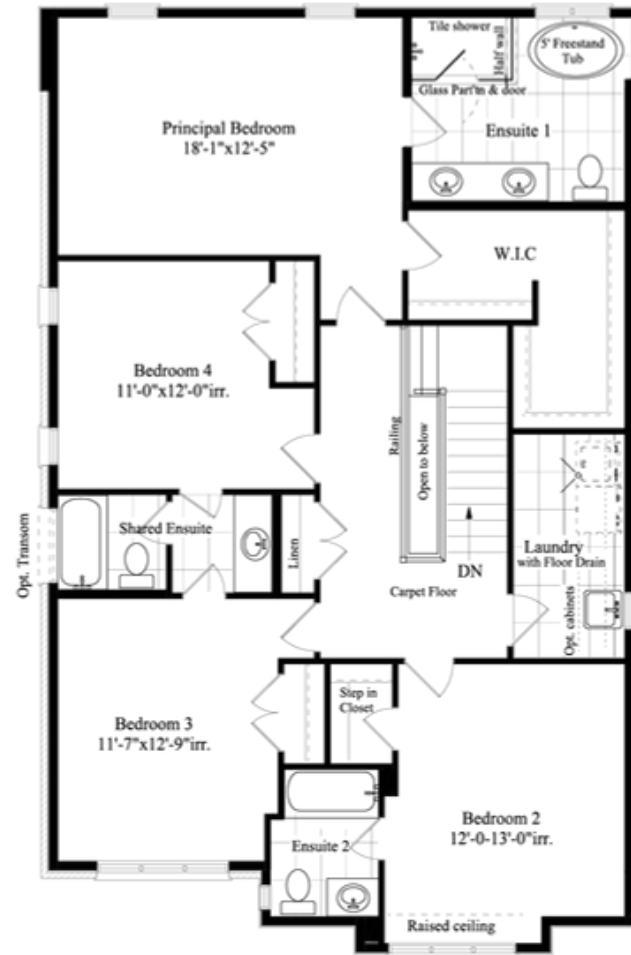
ELEVATION A | 2650 SQ FT



MAIN FLOOR (A)



MAIN FLOOR (B)



SECOND FLOOR (A)



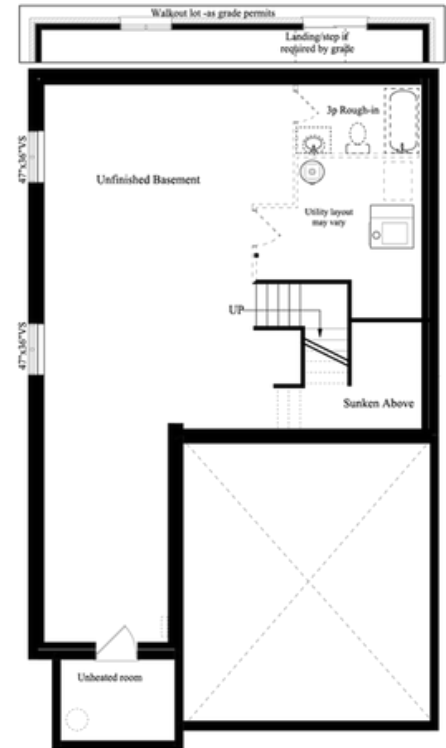
SECOND FLOOR (B)



SCAN FOR FINISHED BASEMENT PLAN



The Fieldstone
2650 SQ FT
NOT INCLUDING BASEMENT



BASEMENT (A)



BASEMENT (B)



RENDERING IS CONCEPT ONLY

ELEVATION B | 2860 SQ FT

THE RIVERBEND



4/5

Bedrooms



3.5/4

Bathrooms

2840 A - 2860 B SQ FT

NOT INCLUDING BASEMENT



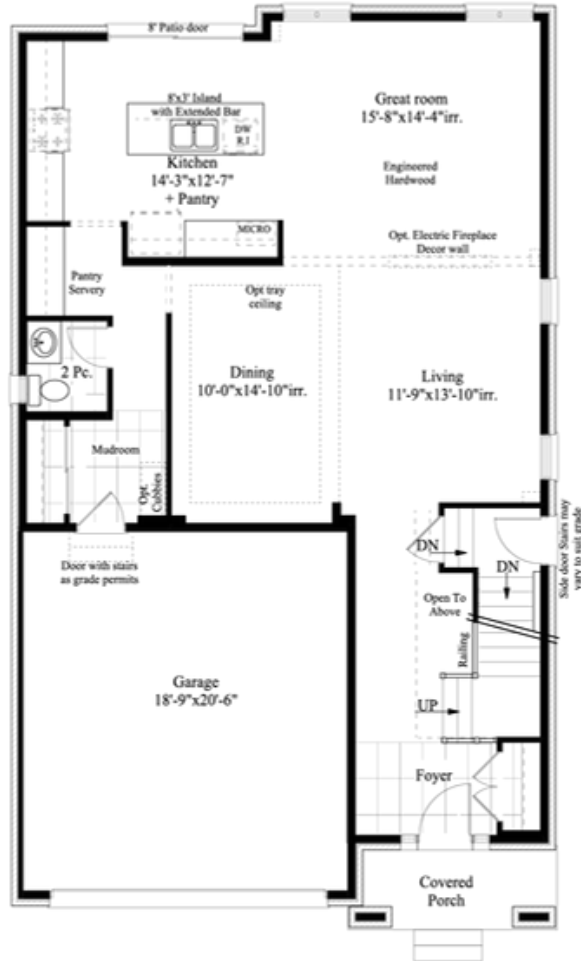
ELEVATION A | 2840 SQ FT



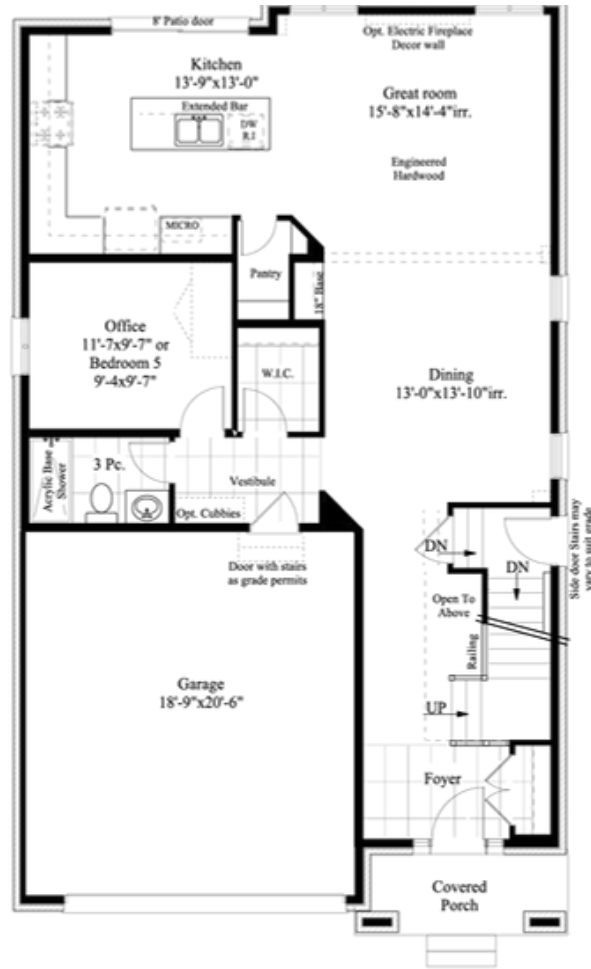
SCAN FOR FINISHED BASEMENT PLAN



The Riverbend
2840 A - 2860 B SQ FT
NOT INCLUDING BASEMENT



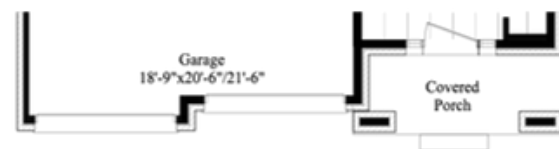
MAIN FLOOR 1 (A)



MAIN FLOOR W OFFICE (A)



SECOND FLOOR (A)



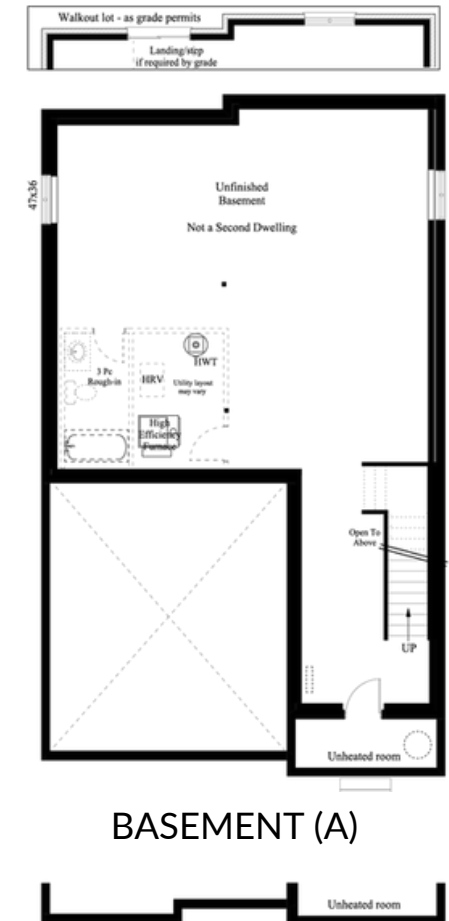
MAIN FLOOR 1 (B)



MAIN FLOOR W OFFICE (B)



SECOND FLOOR (B)



BASEMENT (A)



BASEMENT (B)

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A HOME, THOUGHTFULLY BUILT

At Ritz Homes, we believe a home should feel considered in every way.

From the way it looks, to the way it lives, to how it supports you over time.

Every decision we make is guided by care, intention, and a commitment to quality that lasts. Because in the end, it's not just about building homes.

It's about creating spaces people are proud to live in.

Stay connected and follow along as we bring each home to life.

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