

RYKON

award
winning
homes

PLEASE
TAKE
ONE

QUALITY YOU CAN SEE... VALUE YOU CAN FEEL

DESIGN
YOUR
**Dream
Home**

LET YOUR
IMAGINATION
GO WILD,
RYKON IS
UP TO THE
CHALLENGE.

IT'S IN THE
DETAILS



RYKON CONSTRUCTION #202-1561 Sutherland Ave Kelowna, T: 250.712.9664 www.rykon.ca

design tip

PROPORTION and SCALE

Proportion and Scale are two critically important interior design elements that are often overlooked in new home construction. Regardless of how beautiful the materials are and how well built the construction is, the finished space will not "feel" right if these two elements have not been considered. One common challenge has been the Great Room concept with living, dining and kitchen essentially one room. The concept works very well for most people when scale is considered. Bigger is not always better. Having a great design that fits your needs and lifestyle is better.

Lisa Howard, B.I.D., C.S.E.A.

By Design Ltd



FRONT COVER COOPER HOUSE

PREDATOR RIDGE

More on page 6-7.



NEW RYKON SHOWHOME

WILDEN

Take indoor-outdoor living to the next level by opening a wall of glass doors. This showhome is a must see

More on page 4-5.

Rykon, building dreams

Randy Siemens PRESIDENT RYKON CONSTRUCTION

Rykon Construction specializes in custom home construction in the Central Okanagan. We are very proud of our reputation for superior quality, integrity and environmental responsibility. Our collaborative approach places emphasis on the communication between the owner, architect/designer and construction team. We build classic to ultra contemporary homes and everything in between.

Rykon Construction has developed a transparent detailed system of job cost tracking and reporting, providing the owner and architect/designer the information they need to make informed decisions to ensure the project stays on budget and on schedule. When you know how we build a home, you will know why we should build yours!



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WILDEN

*Ten minutes to Downtown...
...ten steps to nature.*

How do you define balance in a world as busy as ours? It is the serenity that comes from being surrounded by nature and wide-open space. It is the comfort of a home that gives you and your family room to live and grow. It is the convenience of being close enough to the city of Kelowna that your precious time is not wasted commuting.

When living in Wilden, everything you need is just minutes away: schools, shopping malls, golf courses, lake shore and beaches. Even the drive to the airport takes less than 20 minutes.

Half of the 2000-acre development is dedicated to parks, trails and wildlife. The wild side of Wilden offers tranquility, a wide spectrum of wild creatures and natural flora and fauna to discover. Beautiful trails provide a great incentive to breathe in the scents of wild bunch-grass and pine.



RYKON SHOWHOME

131 SKYLAND DRIVE,
WILDEN

Designed to embrace nature inspired living and the sought-after Okanagan lifestyle, the new Rykon Showhome on 131 Skyland Drive has a private pool and extensive outdoor living space. You'll be impressed and inspired by the many innovative features and finishes inside and out.





PREDATOR RIDGE

Canada's number one golf resort community.

Predator Ridge offers you a way of life other people only dream about and a truly unique ownership opportunity in the Okanagan real estate market. We've established a special community defined by some of the most beautiful geography in the Okanagan, brought to life by invigorating activities and the great people who live here.

Some of the region's most stunning scenery has been complemented by beautifully designed, quality luxury golf homes of superior craftsmanship. A brief tour is all it takes to discover the style of home ownership that works for you: fractions, resort ready homes, or even homesites, where you can build the house of your dreams overlooking our greens and fairways.

Take it all in — the pleasures and natural beauty of Predator Ridge. Then ask yourself if you're ready to make this your home. Whether you wish to spend part of your time here or build a legacy home for future generations, we can help you escape the ordinary with a variety of ways to own that suit you best.



COOPER SHOWHOME

656 BIRDIE LAKE PLACE

- 4 bedrooms, 4 bathrooms
- 3657 square feet
- This beautiful 2-level home is located in Birdie Lake Place Predator Ridge's newest neighbourhood. This Executive style home offers luxurious finishes throughout including hardwood floors, quartz-counters, Jenn-Air kitchen appliances, outdoor kitchen, gym, wine room, theatre room and generous outdoor living space.
- CHECK THE WEBSITE TO FIND OUR NEWEST SHOW HOMES READY TO TOUR.



PREDATOR RIDGE

KELOWNA 250.860.LIVE
OUT OF TOWN 1.888.578.6688
www.predatorridge.com



This beautiful Sheerwater Court contemporary residence is the collaborative effort between Rykon Construction and Carl Scholl design. You'll immediately take notice of the carefully considered details which are evident in the beautifully designed open kitchen and the expertly crafted built-in millwork. Carl Scholl contextually based approach to architecture and interior design compliments Rykon Construction's impressive attention to detail. This can be seen from the custom built wine cellar to the glass railings, allowing unobstructed views of Okanagan Lake.

Dedication. Expertise. Passion.

Most of life comes down to one simple word: happiness. And when it comes to what we all hold most dear—our home and our family—the true desire to be happy with where we live is first and foremost. At Rykon Construction we understand this, and are dedicated to carefully crafting homes that will surround you with the warmth and comfort needed to provide a happy environment for your family. This is our passion, and our expertise. And it is what's behind each of the custom homes we build. Your home is a commitment to your family and your way of life. Rykon Construction seeks to fulfill this commitment by selecting talented architects, designers, and craftsmen who utilize time-tested methods and materials from foundation to finish. This dedication to details, both seen and hidden, are what distinguishes a Rykon home.

The Rykon Construction team, led by company President Randy Siemens and Vice President Ken Pennington, brings the knowledge and experience of more than two decades of building success and a solid history of integrity, expertise and dedication to customer service, ensuring that each Rykon constructed home will bring years of pride and pleasure.



WHEN YOU KNOW HOW WE BUILD A HOME, YOU WILL KNOW WHY WE SHOULD BUILD YOURS!

It's in the details.

The design and construction of a distinctive home come together in the details. This is evident in the quality of the custom cabinetry and woodworking that give each of our projects its individual character.

In addition to the Rykon Construction in house craftsman, we have established excellent working relationships with the most accomplished craftsmen and trades people in the Okanagan. As each project has unique requirements, we carefully draw from our resources to ensure the best quality and value. So let your imagination go wild, Rykon is up to the challenge.

The custom millwork items integrated into our projects include:

Kitchens and Pantries
 Built-in cabinetry
 Libraries
 Offices
 Wall panel systems
 Specialty Veneers
 Stairway and railing
 Interior and exterior doors
 Custom wood windows
 Screen panels and doors
 Arched openings and casings
 Specialty ceilings
 Crown mouldings
 Columns
 Built-in furniture
 Mantels and fireplace surrounds



Why choose Rykon?

The question naturally arises in what you should look for in a home builder. Here are a few pointers that should help.

Look for personal attention at every stage.

Rykon has developed a unique design and construction program called 'Home Steps'. The Home Steps program is a phased series of checklists and considerations. It helps you through the planning and construction of your new home in advance. It is divided in activity categories from start to finish. This series of categories is phased in such a way that it enables the Rykon construction team to keep your home construction moving at a pace necessary to meet the deadline for the day you move in. You will work closely with one of the Rykon project coordinators to complete Home Steps to realize the dream of your new home.

Look for custom construction.

Look for a builder who can provide you with a complete and comprehensive approach for the entire project.

Rykon has a select group of trades and suppliers that work closely together with the homeowner and their team to help relieve the stress new home construction can create. They handle every detail, so clients can enjoy the experience of creating their custom designed home.

Look for a builder who offers both custom and pre-priced homes.

In some of the newest neighborhoods in Kelowna, you will find homes of distinction built by Rykon Construction. The team will help you to choose your lot and home design. Then together they will help you realize your dream.

Rykon's pre-priced homes offer predictable construction schedules and an extensive list of options, you can customize your home to fit your lifestyle, and still move in on your desired date.

Whether you're building custom and working off of existing plans or creating a new forever home...whether you are selecting a pre-priced home in the "just right" community or downsizing to a carefree townhome, partnering with Rykon will ensure that your vision is shared. No detail is too small; your peace-of-mind is paramount.

There's a lot to be said about how we do business and build the homes that people and families want. But instead of taking our word for it, we thought you might want to hear from the people that live in our homes.

What Our Homeowners Say.



SHERRY & KEVIN PHILLIPS
 Building our house with Rykon Construction was a great experience. The move from Saskatchewan to BC the transition was effortless with the help of all of the folks at Rykon. They made us feel at ease and pointed us in the right direction when needing to make tough decisions. Each and every one of the sub-trades that we used were professional and answered any questions we had about the build. When we build again, it will be with Rykon Construction. Just like the Riders, this was our Grey Cup Victory!

LARRY AND JANIS POFFENROTH

After spending 30 – 40 minutes with Kim Barnstable, we felt very comfortable about seriously considering Rykon to build our retirement home in the Okanagan. Kim reviewed the Rykon management process in regards to estimating and budget preparation. We found this process to be professional, very up-front, accurate and most importantly, that we were in control. When we signed the construction contract we had a house plan, a budget and a construction estimate which we felt comfortable with. During the actual construction phase, the project manager and the on-site construction supervisor helped us tremendously in making decisions, guiding us in the right direction and providing full oversight of the construction process. Their willingness to work with us from afar (Texas) and providing timely updates including pictures and attending to our specific requests, all in a very professional and positive manner, was really appreciated..



TACEY GOSLING
 Just a quick note to share our sincerest praise for your company. Trina, James, Kim and Kolby – you have blown us away with your exemplary customer service and quality...I'm rarely at a loss for words, but I'm hard pressed to find a word good enough to describe how happy we've been throughout this process. Thank you.

Are you still looking for the building lot of your dreams? Rykon can help, just give us a call.

A Few More Developments for your Consideration.

BLUE SKY at Black Mountain
 Blue Sky neighborhoods offer incredible panoramic vistas including Okanagan Lake, City of Kelowna, golf club, majestic hills and mountains.
 Visit our sales center 250-979-8359
www.blueskyatblackmountain.ca



PROSPECT at Black Mountain
 Set atop one of the highest points in Kelowna, is the neighbourhood you've been looking for: a master-planned community with generous sized lots, acres of parkland and trails and incredible views.
 250.717.8228 or 1.877.717.8228
www.prospectkelowna.com

VINEYARD ESTATES by Victor Projects
 Located on Kelowna's Westside, nestled amongst established orchards and vineyards overlooking Lake Okanagan. Vineyard Estates is minutes from downtown shopping, beaches, parks, golf and the lakefront marina. This is an amazing location to raise children, who will want to know about the nearby aquatic center, ice arena, and numerous ski hills. Chief Tomat Elementary School conveniently borders Vineyard Estates and Mount Boucherie Secondary School is within walking distance.
 250-861-8884 or 1-800-876-6211 www.victorprojects.ca



THE VISTAS

17 Single Family Homesites. Spectacular Views.

The Vistas is a unique and intimate enclave of estate home sites set amongst a magnificent natural landscape on the hillside of the Upper Mission in Kelowna BC. This pristine community boasts spectacular lake, city and valley views. In harmony with its natural surroundings, the Vistas is the perfect combination of urban amenities, parks and green space. Walk or bike to schools and services and enjoy the sites and sounds of Upper Thompson Creek as it flows through the lush ravine at the heart of the community.

A True Okanagan Sanctuary.

The Vistas is the perfect setting for the estate home of your dreams. Rykon is a preferred builder at The Vistas. Draw on their years of experience to build a home that captures the beautiful views that every lot enjoys. The Vistas is a perfect setting for an estate home of your dreams!

Come and experience this exceptional balance of nature and urban design.



IT'S THE FINE DETAILS THAT SEPARATE RYKON HOMES.

Check out a variety of Rykon home plans at rykon.ca that would be a perfect fit for the Vistas.

Construction of the first Rykon home in the Vistas will begin in the spring of 2014



Chute Lake RD to Upper Mission Dr.
Right on Trumpeter Rd,
Left on Swan Dr.
250.864.6190
vistaskelowna.com

ANOTHER RYKON
CUSTOM HOME,
PERFECT FOR
KETTLE VALLEY.

MODIFIED JENISH 945 PLAN

- Square footage is: 1575 in the basement, 1666 on the main, and 756 on the 2nd floor
- 5 bedrooms & a den,
 - 3 & ½ baths
- Client's choice of finishings, done very tastefully
- Craftsmen style home with a contemporary flare
- Includes granite countertops
- Catalina – Maple cabinetry
- Distressed ash Hardwood floors (not throughout but featured in the home)
- Detailed custom mill work

DISCOVERY CENTRE
5636 JASPER WAY
BUS: 250.764.2199
TOLL FREE: 1.800.764.2199



THE VILLAGE OF
KETTLE VALLEY

*A community
unlike any other.*

The Village of Kettle Valley, named “Best Community in Canada” by the Canadian Home Builders Association, is a community unlike any other - a village specifically designed to foster a unique, experience rich lifestyle. Our unwavering commitment to enhancing the lives of our residents is evident in the planning of each home, park, and neighbourhood. Stunning streetscapes, expansive parks and wildlife spaces, breathtaking views, a state of the art elementary school, and a beautiful full service Village Centre reflect a standard of excellence rarely found in today’s residential developments. Everything you want... within walking distance.

Come discover a sense of place, belonging and community you didn’t think possible, one that heartens you to enrich your home, enhance your lifestyle, and truly better your life.

The Village of Kettle Valley is now offering lots for sale in its newest, most prestigious subdivision to date called “**The Highlands**” at Kettle Valley. Visit our new Discovery Center, 5636 Jasper Way, call 250.764.2199 or out of town call 1.800.764.2199 www.kettlevalley.com



SONOMA PINES

Downsize Without Compromise... ...larger than condo living!

Wrapped around the fairways of Two Eagles Golf Course, the distinctive neighbourhood of Sonoma Pines is a unique urban oasis in the core of West Kelowna's rapidly expanding city centre. This vibrant Santa Fe style community is a thoughtfully planned mix of single-family, multi-level and innovative one-level townhomes.

Sonoma Pines is the Okanagan's #1 Selling Home Development offering a rare pairing of relaxed lifestyle and urban convenience. This established community is so near to everything that picking up groceries, going out for dinner or heading to the beach or boat launch is virtually minutes away.

Walk-out or walk-up unfinished basements allow owners the convenience and economy of completing their home on their own schedule to meet their unique needs such as an in-home office, extra bath/bedroom for the grandchildren, or a hobby/craft centre.

All the conveniences of home ownership are just outside your front door – two-car garage, convenient visitor parking, your own ground level patio and upper exterior deck, desirable garden area, and your pet will love it too.

Read and see more www.sonomapines.com

LARGER THAN CONDO LIVING.

A multitude of home styles introduce residents to a great selection of spacious 2 bedroom/2 bath configurations.

The main living area with oversize windows, walk-in closets, "solid wood cabinetry" and culinary inspired kitchens offer an appealing blend of comfort and efficiency and tastefully accommodate all of your belongings.

**YOU'RE GOING
TO LOVE IT HERE!**


SONOMA PINES



RYKON TRADES & SUPPLIERS

In today's competitive marketplace we require agile, reliable, innovative and high performing trades and suppliers.

We believe that strong and resilient relationships with our trades and suppliers, at every level, are critical for us to

succeed in meeting our customers' expectations and to continuously improve and grow.

APPLIANCES

Coast Wholesale Appliances

250.765.2421
rsiddon@coastappliances.com
www.coastappliances.com

Trail Appliances

250.862.3838
ccclarke@trailappliances.com
www.trailappliances.com

ARCHITECTURE & DESIGN

Brett Sichel Design

250.869.7985
info@brettsicheldesign.com
www.brettsicheldesign.com

Jenish House Design Ltd.

778.753.6232
homeplans@jenish.com
www.jenish.com

Mullins Drafting & Design Inc.

250.717.3415
mullinsdrafting@shaw.ca
www.mullinshomedesigns.ca

Oasis Design

250.868.2275
james@oasisdesign.ca
www.oasisdesign.ca

Robinson Design Inc.

250.764.8312
chris.robinsondesign@shaw.ca
www.chrisrobinsondesign.ca

CABINETS & COUNTERS TOP

Absolut Stone

778.478.9938
absolutgranite@gmail.com
www.absolutgranite.com

Century Lane Kitchens

250.765.2366
info@centurylane.net
www.centurylane.net

Floform Countertops

250.860.5333
toll free: 877.356.3676
ksales@floform.com
www.floform.com

Kelowna Kitchen Studio

250.864.4091
www.kelownakitchenstudio.com

Norelco Cabinets Kelowna

250.765.2121
www.norelco.cabinets.ca

Pure Granite Rocks! Ltd.

250.307.3157
info@puregraniterocks.com
www.puregraniterocks.com

Westwood Fine Cabinetry

250.860.3900
toll free: 866.337.0755
www.westwoodfinecabinetry.com

CLOSETS & BLINDS

Budget Blinds

250.491.3686
tbwaterfield@budgetblinds.com
www.budgetblinds.com

Central City Hardware (closets) (1980) Ltd.

250.765.5127
info@centralcityhardwarekelowna.com
www.centralcityhardwarekelowna.com

Tailored Living Featuring Premier Garage

250.452.9575
lvhunter@tailoredliving.com
www.tailoredliving.com/kelowna



CONCRETE

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dolman@shaw.ca

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www.kelownareadymix.ca

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Pro Electric Ltd.

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250.808.8859
hi.test.exteriors@gmail.com

Jensen Contracting

Exterior Finishing & Custom Timber
250.575.5330
jensen.contracting@hotmail.com

K2 Stone

Natural Stone Finishes
250.807.7625
www.k2stone.ca

Kelowna Duradek

250.807.1313
kd@duradek.com
www.duradek.com

Scoobys Masonry

250.212.7668
scoobymasonry@gmail.com

Tim Roth Stucco

250.878.6669
timrothstucco@gmail.com

FLOORING & TILE

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250.861.8656
kelowna@jordans.ca
www.jordans.ca

Koeda Custom Hardwood Floors

250.765.0270
phil@koedawood.com
www.koedawood.com

Ploutos Enterprises Ltd.

250.860.7740
www.ploutos.ca

Ramco Floor & Tile

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haroldb@ramcofloors.com
www.ramcofloors.com

Smalls Tile & Flooring

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FRAMING & FOUNDATIONS

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Eising Construction

250.448.7457
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www.eisingconstruction.com

Maltech Construction

Foundations and Framing
250.764.6467
jmallis@telus.net

INSULATION & DRYWALL

Advantage Insulation Ltd.

250.491.9794
grant@advantageinsulationltd.ca

Innovation Drywall

250.765.3224
admin@innovationdrywall.ca
www.innovationdrywall.ca

Voykin Boys Drywall

250.878.1633
brandon.voykin@gmail.com

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250.762.0433
lisajhoward@shaw.ca

Sticks and Stones Design Group Inc.

250.712.9282
bcdesign@sticksandstones.ca
www.sticksandstones.ca

LANDSCAPING

Rustad and Sons

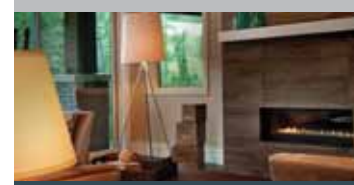
250.448.1944
rustadandsons@shaw.ca
www.rustadandsons.ca

Synergy Landscaping

250.862.6167
info@synergylandscape.com
www.synergylandscape.com

United Landscaping

250.860.3753
info@unitedlandscapes.ca
www.unitedlandscapes.ca



LIGHTING

Designing With Light

250.862.3671
info@designingwithlight.ca
www.designingwithlight.ca

Pine Lighting

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kelowna@pinelighting.ca
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Robinson Lighting Centre

250.860.9626
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www.robinsonlightingcentre.com

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rvoros@acutruss.com
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Mara Lumber Home Building

Centre
250.765.2963
www.homehardware.ca

RONA

250.979.3089
cory.walsh@rona.ca
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MEDIA

Diamante Custom Automation

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info@diamanteca.com
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250.717.0022
info@starwatchav.com
www.starwatchav.com



MECHANICAL

ASA Heating & Air Conditioning Ltd.

250.212.9853 or 250.212.2346
www.asaheating.com

Ace Plumbing & Heating

250.861.6696
info@aceplumbing.bz
www.aceplumbing.bz

Bartle & Gibson Co. Ltd.

250.807.4050
sales@bartlegibson.com
www.bartlegibson.com

West Kelowna Plumbing

250.769.7477
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www.westkelownaplumbing.ca

GEO THERMAL

Beacon Geotechnical

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www.insitegeoscience.ca

Geotility Geothermal Installations Corp.

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www.geotility.ca



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PAINTING & DECORATING

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ROOFING

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SERVICES

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Whisk Away
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whiskaway@telus.net

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Ply Gem
250.868.9006
www.plygem.ca

JP Garage Doors - SteelCraft Door dealer
250.764.8849 jpdoors@shaw.ca
www.jpgaragedoors.ca

KPD Door Supply
250.491.7449 marty@kpddoor.com
www.kpddoor.com

Legacy Garage Doors
250.862.1422
info@legacygaragedoorsbc.com
www.legacygaragedoorsbc.com

The Company We Keep.

Rykon Construction employs the finest home builder craftsmen in the Okanagan. Each and every member of our Kelowna-based team is dedicated to client satisfaction. They believe they are partnered with our clients in trust and obligated by that contract of service to deliver quality and attention to every detail when building your custom home.

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 SHERRI STEFAN ADMINISTRATION SONOMA PINES	 KEVIN MACGREGOR CUSTOMER SERVICE SONOMA PINES	 WAYNE JORY SALES ASSISTANT		

Your Lot, Your Dream, Rykon Custom Built...

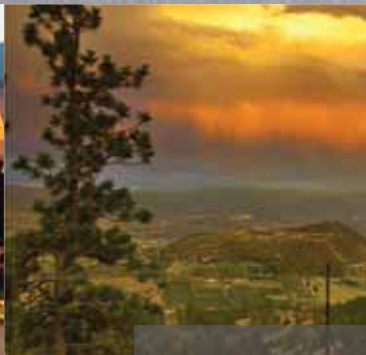
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SONOMA
PINES



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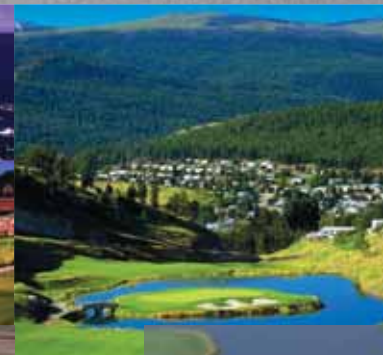
WILDEN



VISTAS



KETTLE
VALLEY



BLACK
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RYKON CONSTRUCTION
#202-1561 Sutherland Ave
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