



Monterey

- SUNSET CONDOS -

Monterey

- SUNSET CONDOS -



WEST COAST ELEGANCE IN EAST REGINA

Experience a new standard of living at **Monterey Sunset Condos**, an exclusive gated bungalow community in The Greens, East Regina. Inspired by the effortless charm of California's Monterey Coast, these homes blend West Coast sophistication with Prairie comfort.

Whether you're simplifying your lifestyle, upgrading to something exceptional, or designing a home

that adapts to your needs, **Monterey Sunset Condos** offers the perfect combination of flexibility and elegance. With airy, open-concept layouts and customizable high-end features, this community is thoughtfully designed for those seeking a refined, low-maintenance home that complements their next chapter in life.

LIVE YOUR MONTEREY MOMENT

Live stylishly in thoughtfully designed spaces that adapt to your lifestyle. Feel the serenity of modern comfort paired with effortless convenience. Enjoy every day as though it's a perfect sunset on the coast, right here in East Regina.

LOCK-AND-LEAVE LIVING

Freedom to Enjoy Life

Monterey Sunset Condos are designed for flexibility and peace of mind. The secure gated community allows you to lock up your home with confidence, whether you're escaping to the cabin in the summer or traveling south for the winter.

With maintenance-free condo living, tasks like snow removal, lawn care,

and exterior upkeep are handled for you. You can focus on enjoying your time away or relaxing at home without the worry of home maintenance.

Monterey Sunset Condos offer the perfect balance of security and convenience, giving you the freedom to live life on your terms.



LEGEND

- CARMEL
- CORONADO
- CAMBRIA

Monterey
SITE PLAN

GREEN MARSH CRESCENT



CHUKA BOULEVARD

THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY AND DOES NOT FORM ANY PART OF THE AGREEMENT TO PURCHASE. THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. VENTURA CONDOMINIUMS IS BEING PROUDLY MARKETING AND SOLD BY NORTH RIDGE DEVELOPMENT CORPORATION, THE SALES AND MARKETING AGENT FOR THE DEVELOPER, VENTURA DEVELOPMENTS LTD.

CUSTOMIZATION TAILORED TO YOUR LIFESTYLE

At **Monterey Sunset Condos**, every detail is designed with your comfort and style in mind. With a variety of floor plans and customizable options, you can create a home that fits your unique needs and aesthetic preferences.

Choose a layout that complements your lifestyle, whether it's two spacious master bedrooms with walk-in closets and private ensuites, or a luxurious bathroom featuring a double vanity just for you, complete with a sink and a makeup table. Each bungalow is thoughtfully designed with open, airy spaces and 9-foot ceilings, perfect for entertaining guests or enjoying peaceful daily living.

Our homes give you full creative control over the finishes, from stunning kitchen cabinetry in maple, oak, or painted finishes to quartz countertops and a ceramic tile backsplash. On-trend premium vinyl plank flooring adds texture and warmth to your living space, while modern light fixtures tie everything together. For those who prefer simplicity, move-in-ready homes with designer-curated selections are also available.

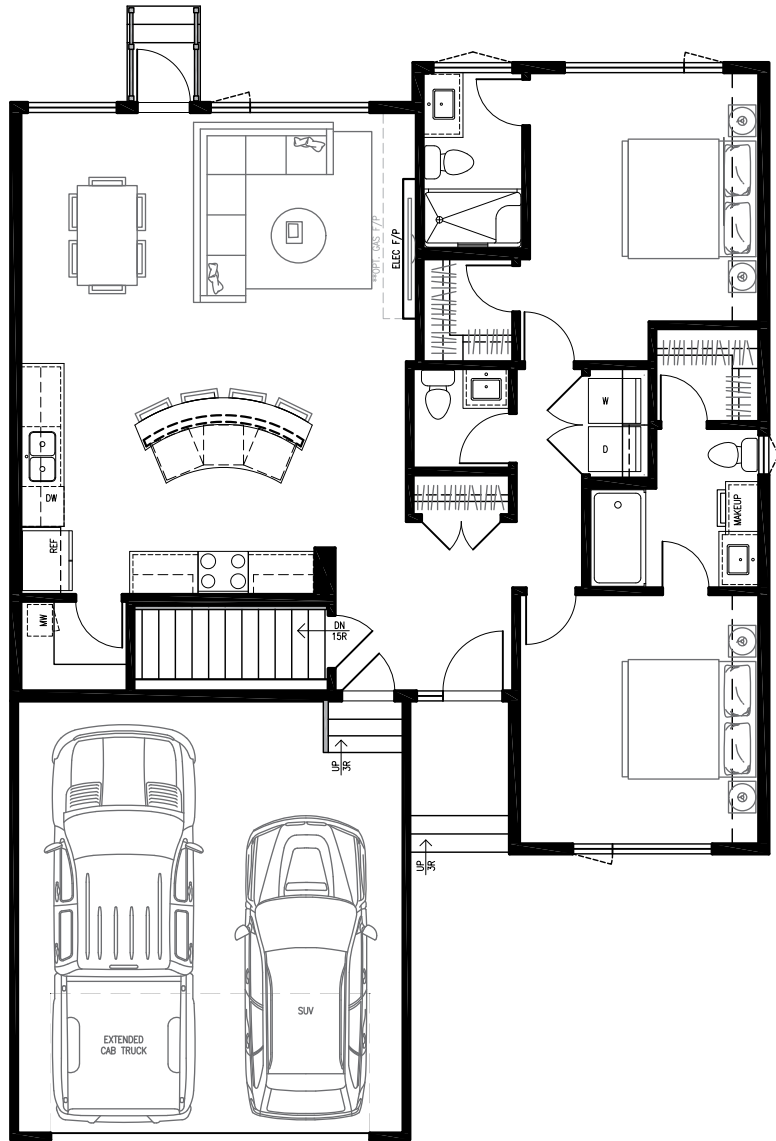
At **Monterey Sunset Condos**, you'll enjoy a prime location that balances walkable amenities with seamless connectivity to the rest of Regina, all with the ease of West Coast-inspired living.

*At **Monterey Sunset Condos**, it's the little details that make your home feel truly yours. From layouts to finishes, every choice is yours to make, creating a home that's as unique as you are.*



 **1275 FT²**
MAIN LEVEL

2 BEDROOM, 2 ½ BATHROOM



DIMENSIONS

LIVING	DINING	KITCHEN	PRIMARY 1	PRIMARY 2	GARAGE
11'-2" x 13'-8"	8'-8" x 12'-6"	14'-2" x 11'-8"	11'-6" x 12'-6"	12'-0" x 12'-6"	20'-0" x 22'-0"

THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY AND DOES NOT FORM ANY PART OF THE AGREEMENT TO PURCHASE. THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. VENTURA CONDOMINIUMS IS BEING PROUDLY MARKETED AND SOLD BY NORTH RIDGE DEVELOPMENT CORPORATION, THE SALES AND MARKETING AGENT FOR THE DEVELOPER, VENTURA DEVELOPMENTS LTD.

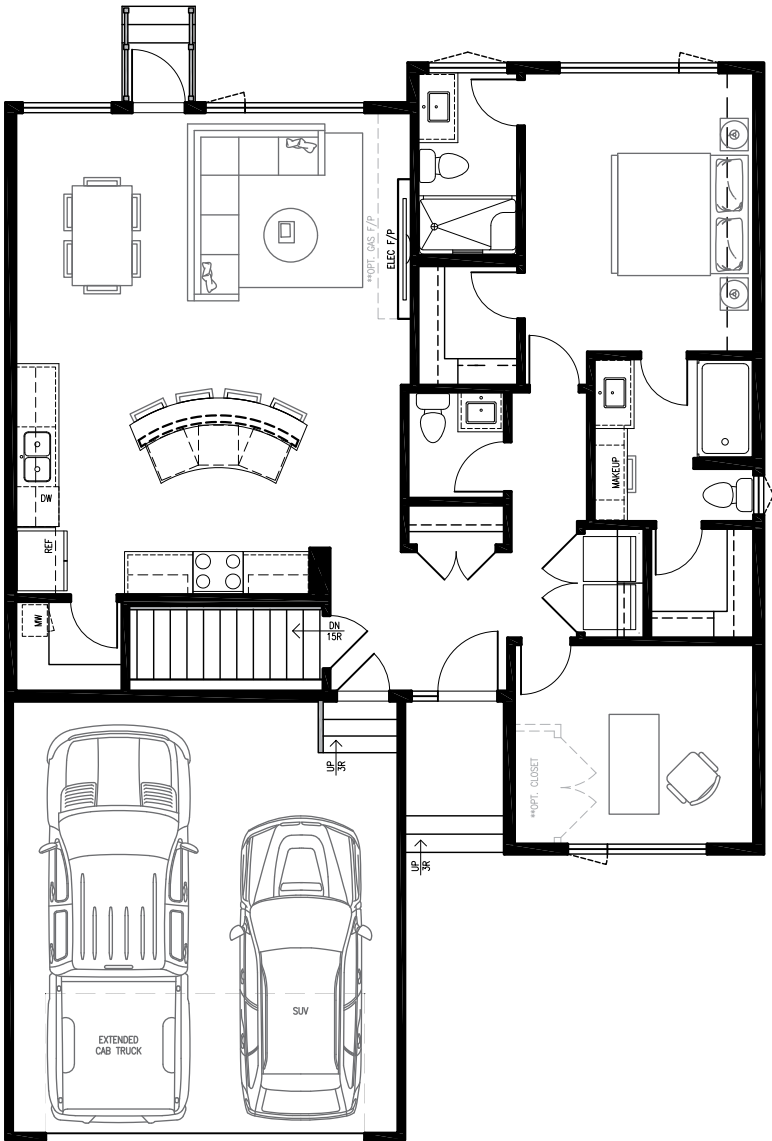




1275 FT²

MAIN LEVEL

1 BEDROOM + FLEX, 2.5 BATHROOM



DIMENSIONS

LIVING	DINING	KITCHEN	PRIMARY	FLEX	GARAGE
11'-2" x 13'-8"	8'-8" x 12'-6"	14'-2" x 11'-8"	11'-6" x 14'-0"	12'-0" x 10'-0"	20'-0" x 22'-0"

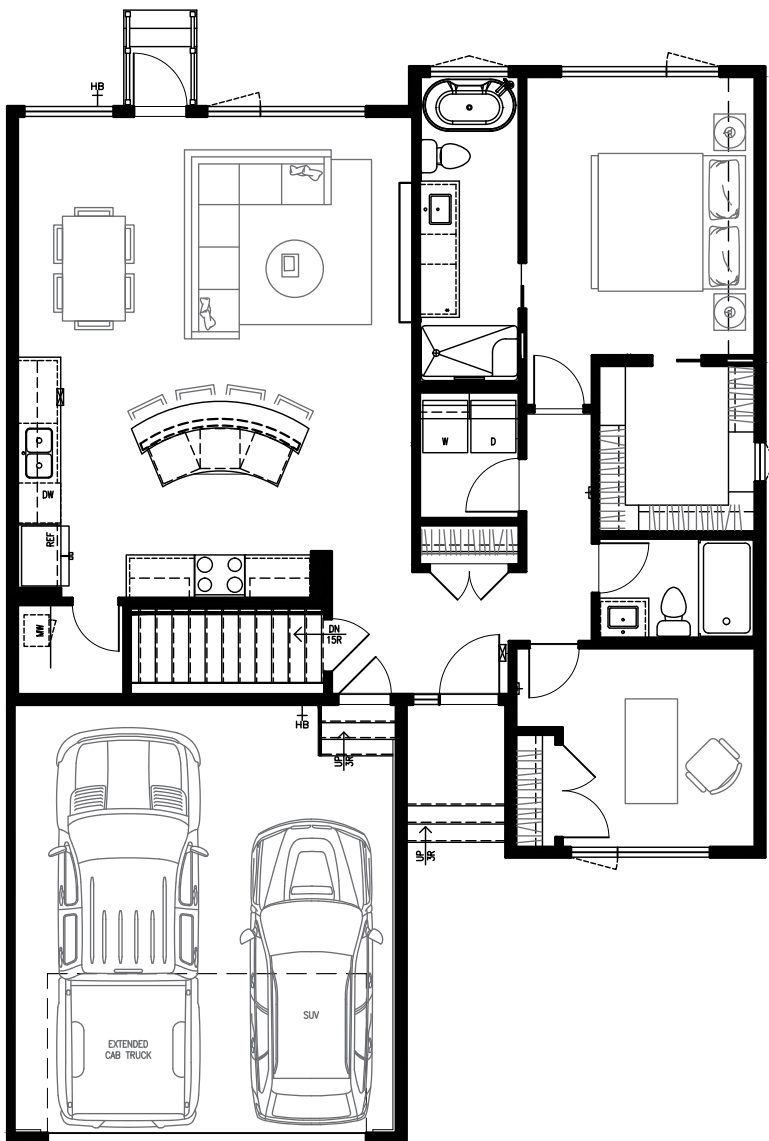
THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY AND DOES NOT FORM ANY PART OF THE AGREEMENT TO PURCHASE. THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. VENTURA CONDOMINIUMS IS BEING PROUDLY MARKETED AND SOLD BY NORTH RIDGE DEVELOPMENT CORPORATION, THE SALES AND MARKETING AGENT FOR THE DEVELOPER, VENTURA DEVELOPMENTS LTD.



1275 FT²

MAIN LEVEL

1 BEDROOM + FLEX, 2 BATHROOM



DIMENSIONS

LIVING	DINING	KITCHEN	PRIMARY 1	FLEX	GARAGE
11'-2" x 13'-8"	8'-8" x 12'-6"	14'-2" x 11'-8"	11'-6" x 14'-0"	12'-0" x 10'-0"	20'-0" x 22'-0"

THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY AND DOES NOT FORM ANY PART OF THE AGREEMENT TO PURCHASE. THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. VENTURA CONDOMINIUMS IS BEING PROUDLY MARKETED AND SOLD BY NORTH RIDGE DEVELOPMENT CORPORATION, THE SALES AND MARKETING AGENT FOR THE DEVELOPER, VENTURA DEVELOPMENTS LTD.



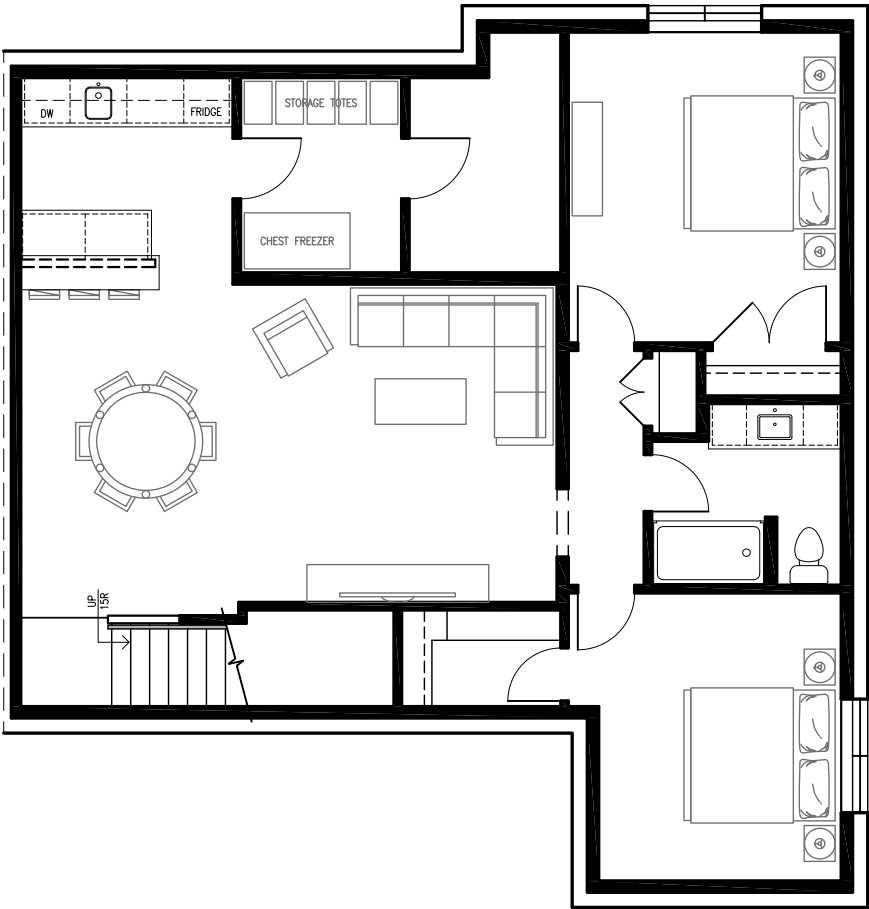
OPTIONAL
Basement
#1



2390 FT²

COMBINED LIVING SPACE

BASEMENT LEVEL 1115 FT²



DIMENSIONS

REC	BAR	STORAGE	BEDROOM 1	BEDROOM 2
23'-7" x 14'-0"	9'-4" x 9'-1"	7'-1" x 8'-7"	10'-8" x 12'-8"	12'-0" x 13'-8"

THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY AND DOES NOT FORM ANY PART OF THE AGREEMENT TO PURCHASE. THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. VENTURA CONDOMINIUMS IS BEING PROUDLY MARKETED AND SOLD BY NORTH RIDGE DEVELOPMENT CORPORATION, THE SALES AND MARKETING AGENT FOR THE DEVELOPER, VENTURA DEVELOPMENTS LTD.

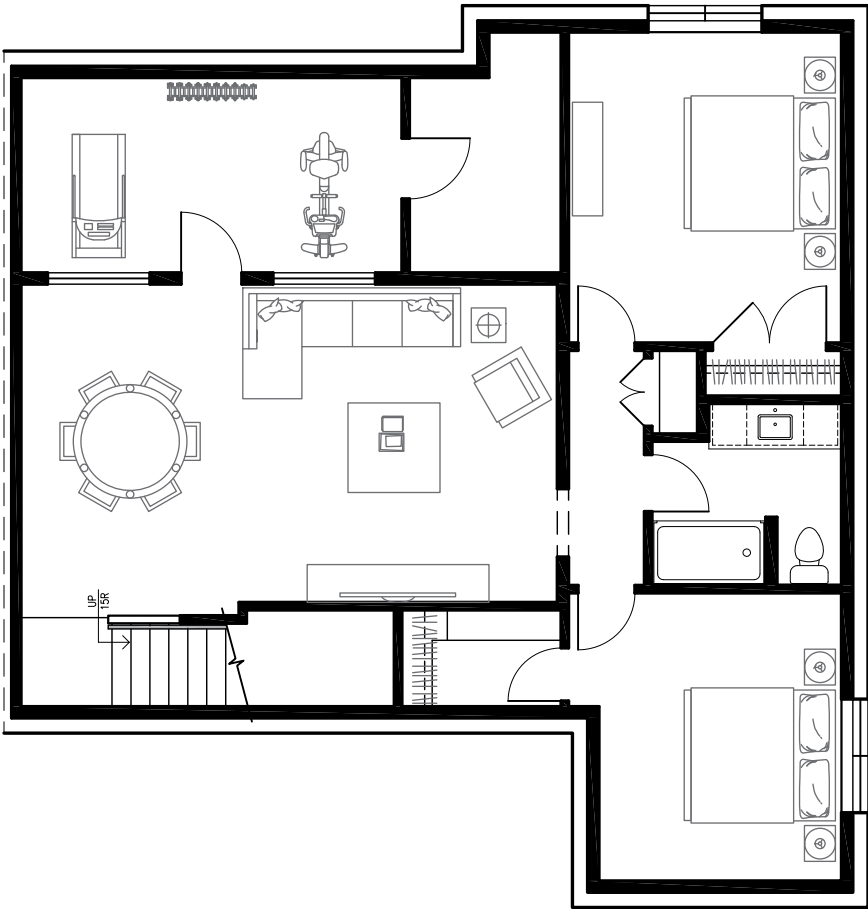




2390 FT²

COMBINED LIVING SPACE

BASEMENT LEVEL 1115 FT²



DIMENSIONS

REC	FITNESS	BEDROOM 1	BEDROOM 2
23'-7" x 14'-0"	16'-9" x 8'-7"	10'-8" x 12'-8"	12'-0" x 13'-8"

THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY AND DOES NOT FORM ANY PART OF THE AGREEMENT TO PURCHASE. THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. VENTURA CONDOMINIUMS IS BEING PROUDLY MARKETED AND SOLD BY NORTH RIDGE DEVELOPMENT CORPORATION, THE SALES AND MARKETING AGENT FOR THE DEVELOPER, VENTURA DEVELOPMENTS LTD.

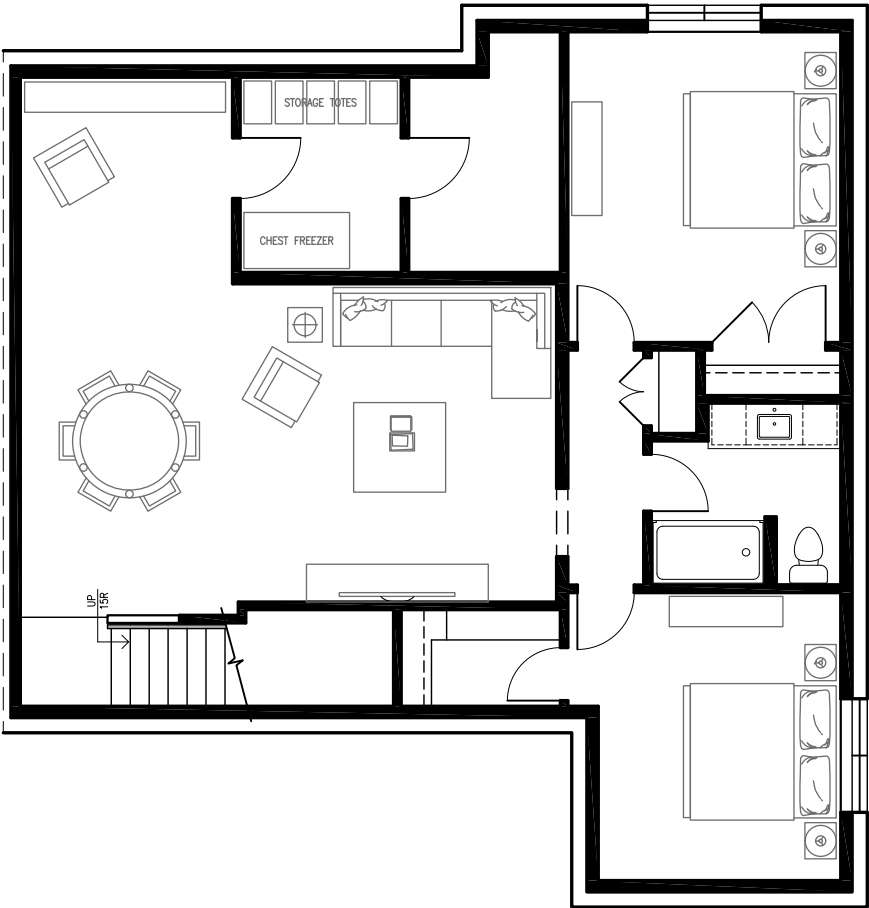


OPTIONAL
Basement
#2

OPTIONAL
Basement
#3

 **2390 FT²**
COMBINED LIVING SPACE

BASEMENT LEVEL 1115 FT²



DIMENSIONS

REC	NOOK	STORAGE	BEDROOM 1	BEDROOM 2
23'-7" x 14'-0"	9'-4" x 9'-1"	7'-1" x 8'-7"	10'-8" x 12'-8"	12'-0" x 13'-8"

THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY AND DOES NOT FORM ANY PART OF THE AGREEMENT TO PURCHASE. THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. VENTURA CONDOMINIUMS IS BEING PROUDLY MARKETED AND SOLD BY NORTH RIDGE DEVELOPMENT CORPORATION, THE SALES AND MARKETING AGENT FOR THE DEVELOPER, VENTURA DEVELOPMENTS LTD.



THE PERFECT LOCATION

Easy Living In The Greens

Monterey Sunset Condos is ideally located in The Greens, one of East Regina’s most vibrant communities. Just steps from **Acre 21 Shopping Centre**, you’ll have your choice of coffee shops, from cozy local cafés to Starbucks, or even Canada’s first ‘sustainable’ Tim Hortons. Enjoy the convenience of nearby grocery stores, boutique shopping, and other everyday essentials, all within walking distance. The area’s thoughtful design makes daily errands a breeze, blending convenience with the relaxed West Coast vibe that inspires the community.

Located close to Costco and with quick access to Ring Road and other major routes, getting across the city or out of town is simple and efficient. Whether you’re commuting, running errands, or visiting friends and family, everything is just a short drive away.

At Monterey Sunset Condos, you’ll enjoy a prime location that balances walkable amenities with seamless connectivity to the rest of Regina, all with the ease of West Coast-inspired living.



DINING

- 1 MCDONALDS
- 5 STARBUCKS
- 6 BOSTON PIZZA
- 7 TIPSY SAMURAI
- 10 DAIRY QUEEN
- 11 TIM HORTONS
- 20 GUAC MEXI GRILL
- 21 NOODLEBOX
- 22 POPEYES LOUISIANA KITCHEN

HEALTH & WELLNESS

- 4 SHOPPERS DRUG MART
- 8 MEDICINE SHOPPE PHARMACY
- 9 OXYGEN YOGA + FITNESS
- 15 GREENS PHARMACY
- 16 GREENS MEDICAL CLINIC
- 17 EAU SALON
- 18 GREENS DENTAL CLINIC
- 19 NEXUS VISION
- 26 KNIGHT ARCHER INSURANCE

SHOPPING

- 2 SAVE ON FOODS
- 3 METRO LIQUOR
- 12 CO-OP GAS
- 13 DOLLARAMA
- 14 COSTCO
- 23 WALMART
- 24 VIC SQUARE SHOPPING CENTRE
- 25 LANDMARK CINEMA

Our work speaks for itself and is backed by prestigious awards ranging from best homebuilder, homes, and salespersons, over the years; recognized on both a national and provincial basis, underscoring our commitment to excellence in every home we craft.

YOUR DREAM OUR COMMITMENT

At North Ridge, we believe that sophisticated living is more than an aesthetic;

At North Ridge, we believe that sophisticated living is more than an aesthetic; it's the peace of mind that comes from unmatched quality and a commitment to excellence. Since 1982, we've dedicated ourselves to crafting homes that not only meet but exceed the dreams of our clients. Our legacy is built on a foundation of award-winning designs, meticulous craftsmanship, and a deep understanding of what it means to truly love where you live.

Choosing a North Ridge home means embracing a lifestyle tailored to your highest standards, without compromise. Our homes are designed with your needs in

mind, blending innovative design with functionality to create spaces that are both beautiful and livable. Our Quality Assurance process, featuring detailed inspections at every stage of construction, ensures that your home is not just built to last, but crafted to perfection.

By building with North Ridge, you're not just investing in a home; you're securing a legacy of quality and care that lasts a lifetime. It's about embracing a residence that captures the essence of sophisticated living, supported by our comprehensive service and warranty program that extends well beyond the day you move in.

With North Ridge, your dream home becomes a reality, wrapped in the sophistication and excellence that you deserve.



**HIGHEST CUSTOMER
RATINGS IN CANADA**

Monterey

306.352.5900
info@nrdregina.com
northridgeregina.com

