

New Homes in Old Neighbourhoods

By Shima Talebi of Splendid Homes

We know this is a sensitive topic for many residents living in established and older neighbourhoods of our city. Seeing that



neighbouring house of many decades getting torn down is not easy to digest. As a luxury custom home designer and builder whose

main activities are in higher end established neighbourhoods like Old Tuxedo and River Heights North, our team at Splendid Homes strongly believes in designing and building new homes that are contextually compatible with the surrounding community.



Winnipeg has a great history of architecture, and many beautiful homes were built by noble families of the city during the early decades of 20th century. While some of these beautiful homes are still in great shape and have been properly maintained by the generations of owners, some are suffering from lack of care and deterioration to the extent that renovations and upgrades are not feasible options. Sometimes the effects of those

costly renovations are also minimal in bringing the property to today's standards, especially when it comes to areas like energy efficiency, height of ceilings, open concept spaces, and so forth.

With the current high real estate prices and the huge appreciation in the value of the land, having a custom built new home which has been designed to the needs and desires of today's families, and built to higher standards of construction and energy

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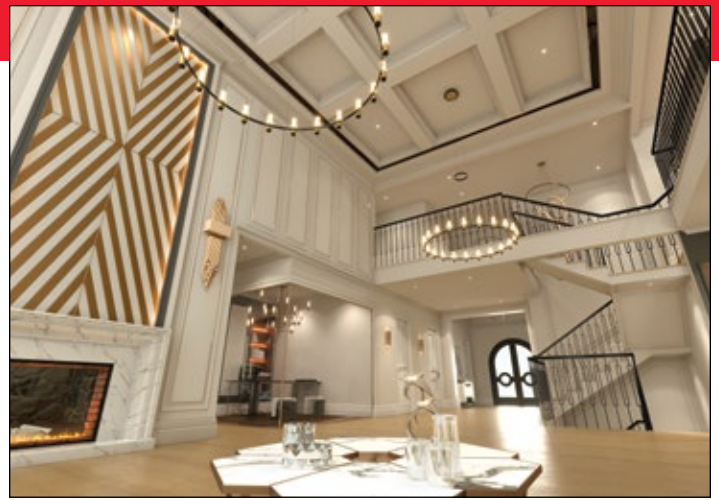
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Laurie J. Bonten,
*Founder & Senior Vice-President
 Senior Investment Advisor*

Laurie has been advising clients on their financial affairs for over 25 years. Laurie has won several awards for Wealth Management Excellence over the years. In 2017 Laurie was named one of **Wealth Professional Canada's Women of Influence**. Most recently she was the only woman to be inducted into the **2018 Wealth Professional Inaugural Hall of Fame** and named by Wealth Professional Magazine as one of the **Top 50 Advisor's in all of Canada** for the 4th year. Laurie's specialty lies with retirement and estate planning, insurance and investments.

For more information, please visit our website at www.wellington-altus.ca or call us toll-free at **1.888.315.8729**.

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efficiency, is the only viable option.

Before each new build project, our designers spend a great deal of time to carefully study the existing character of the street and overall neighbourhood and surrounding houses, and learning the history of existing and past homes. They do their best to ensure they are creating a new home that is not only designed with respect to the current character of the neighbourhood, but is also having a significant positive impact on the overall presentation of the street and subsequently the value of existing real estate.

This has been evident in our recent new home projects in the area, like 217 Lamont Blvd and 885 Wellington Crescent. Our new upcoming new home project in Old Tuxedo at 232 Lamont Blvd is another example of the great work of our architectural and

interior designers. Designed as a luxury “show” home (vs custom home), our designers were able to unleash their imagination and come up with a true masterpiece design that will please any appetite. With over 6900 sq ft of luxury living space built to the highest industry standards, and with our outmost attention to the smallest details, this beautiful home boasts many great features that will last for generations to come. These include a main floor master bedroom and ensuite with curb-less shower entry, a triple pane architectural curtain wall system, six bedrooms, a huge 2nd floor balcony, a gym, home theatre, walk-in winery and many more features that will provide a comfortable luxury lifestyle at any stage of life.

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