
SPLENDOUR
A SPLENDID LIFE



THIS IS. . .

SPLENDOUR

Let Splendour welcome you home to a spacious, lively, and exciting community in the heart of the New Niagara. Located at Kalar and McLeod Road, Splendour is conveniently close to shopping, sports venues, restaurants, major retail developments, and a host of activities with acres of parkland, and trails right outside your front door. Families seek out new homes in the Niagara area for its outstanding pace of life, schools, and its community and school spirit. Minutes from the Falls, Splendour is the perfect family-friendly community to call home. Welcome home to a place unlike any other.



THE MOST IMPRESSIVE BACKYARD

One of the wonders of the world right in your backyard. Millions travel from around the globe to catch a stunning view of the roaring Niagara Falls. These awe-inspiring Falls could be just a few kilometres away from your new home at Splendour. And it's not only the Falls, Downtown Niagara Falls offers a wide variety of excitement, believe us when we say Splendour has the most impressive backyard.

Families love the New Niagara as there is always something to do. Shop at the many marvelous malls and shops such as the Niagara Outlet Mall. Take a Sunday drive to Niagara-on-the-Lake and bask in the beauty of the Niagara countryside and the picturesque area. Make a trip over the border, just minutes from your front door, to catch a Buffalo Bills or Sabres Game. Home to over 100 wineries, 15 craft breweries, over 25 golf courses, and hundreds of trails, there is always something going on in the New Niagara.



THIS IS THE **NEW** NIAGARA















NIAGARA FALLS
AREA MAP

ATTRACTIONS
1 Niagara Falls
2 Fallsview Tourist Area
3 Floral Showhouse
4 Journey Behind The Falls
5 Clifton Hill Entertainment Area
6 Fallsview Casino
7 Bird Kingdom
8 Hornblower Landing
9 Dufferin Islands
10 Cineplex Cinemas
11 IMAX Theatre
12 Scotiabank Convention Centre

RESTAURANTS
13 Johnny Rocco's
14 Carpaccio's
15 Mick & Angelo's
16 Magnolia Chinese Cuisine
17 Starbucks
18 Sunset Grill

SHOPPING
19 Canada One Outlets
20 Niagara Square
21 Costco
22 LCBO
23 Lowes
24 Fresh Co.
25 Food Basics
26 Walmart Super Store
27 Winners

GOLF
28 Niagara Falls Golf Club
29 Thundering Waters Golf Club

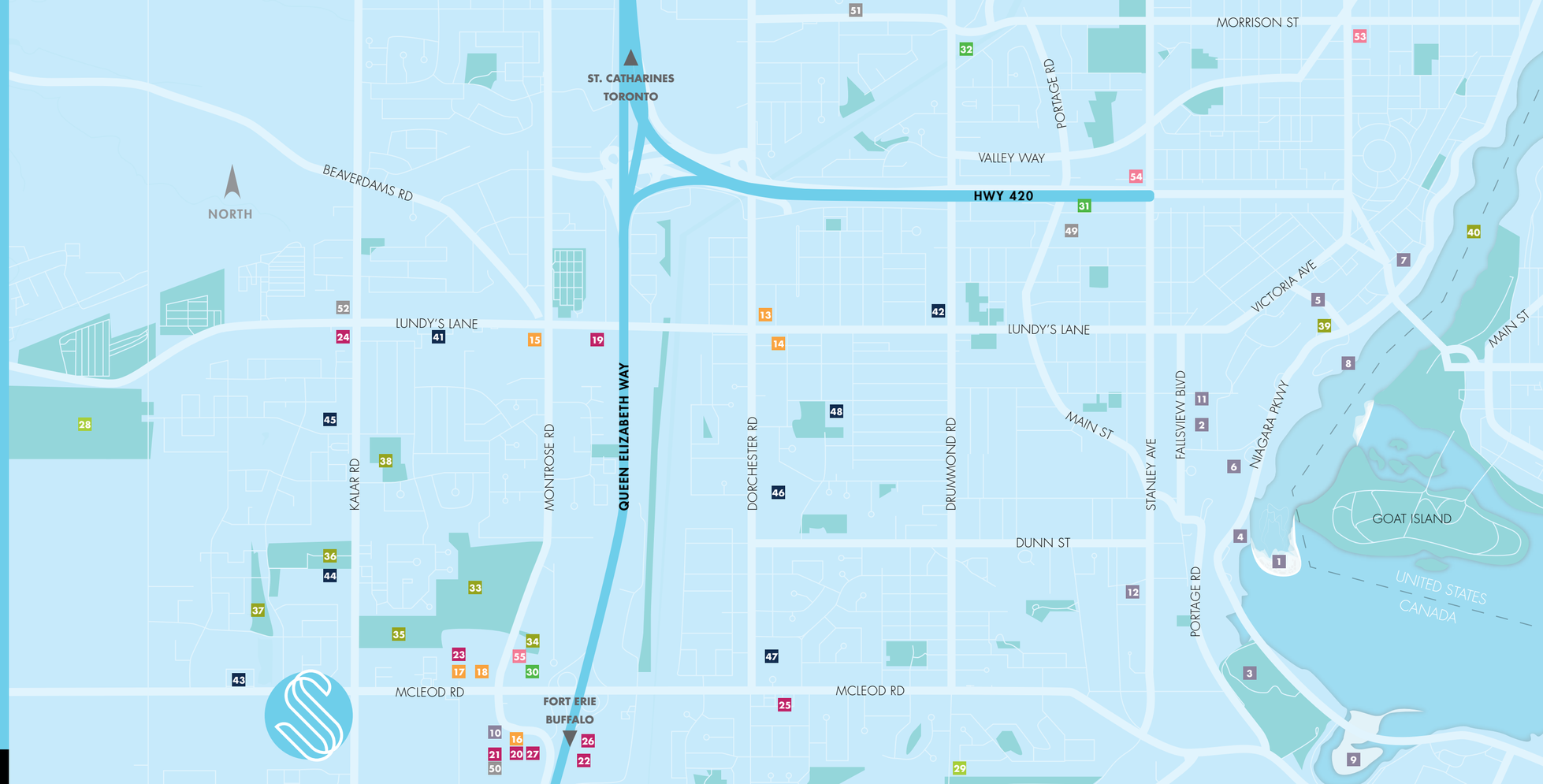
MARKETS
30 Niagara Falls Farmers Market
31 Niagara Falls Farmers Market
32 Mullen Garden Market

PARKS AND HIKING
33 Charnwood Park
34 McBain Park
35 John N Allen Park
36 Kalar Sports Park
37 Garner Park
38 Gustavus Munroe Park
39 Queen Victoria Park
40 Niagara Gorge

EDUCATION
41 Westlane Secondary School
42 Stamford Collegiate Secondary School
43 Saint Michael Catholic High School
44 Kate S.Durdan Public School
45 Forestview Public School
46 Our Lady of Mount Carmel Catholic Elementary School
47 James Morden Public School
48 Princess Margaret Public School

MEDICAL SERVICES
49 Greater Niagara General Hospital
50 MedCare Clinics at Niagara Square
51 Dynacare Laboratory and Health Services Centre
52 Niagara Region Medical

PUBLIC SERVICES
53 Niagara Falls Public Library
54 Niagara Regional Police
55 McBain Community Center





SAY HELLO TO YOUR NEIGHBOURS

Say hello to your neighbours in this lushly landscaped community where friends come together, and children play in the nearby parks. Celebrate the joys of life in modern style homes and explore the various winding trails and green space. Let Splendour welcome you home to a balanced lifestyle with simplicity, serenity, and space.



YOUR COMMUNITY

We have come to cherish those moments spent with friends and family. Now is the time to live in a community where your kids will go to school with each other and neighbourhood's will light up with the sound of barbeques and children playing. Your neighbours will no longer be strangers, but friends for life.



DESIGNED FOR REAL LIFE

There is something for everyone at Splendour. Are you a first-time buyer who is seeking your own space? Fire up the grill in your own backyard in a modern townhome at Splendour. Perhaps your children have finally left home for their own adventures. Now is the time to downsize into a townhome at Splendour. Or, you are ready to start a family and looking to trade that condo for a yard for your children to play in. The single-family homes would be the perfect fit. Maybe you have elderly parents who you want to be close to? The MultiGen homes at Splendour can make that a reality. With innovative floorplans and exciting designs, Splendour offers options to suit your needs whatever they may be.

SINGLES | TOWNS | SEMIS | MULTI-GEN













WITH SPACES YOU LOVE TO LIVE IN

Splendour features well thought-out, exciting, and innovative interiors crafted from years of experience. With thought provoking open concept floorplans, entertaining is made easy at home in Splendour. So go ahead and invite the whole family over for the holidays. Be comfortable working from wherever with home offices of the future and dedicated homework spaces where you can help your children learn and grow. Relax and unwind in private spaces, from spa-like bathrooms, to your own oasis in your backyard. Be inspired by the large windows that allow for the natural light to flow seamlessly into your home. Let the splendid interiors welcome you home.

MULTI GEN HOMES

AND ROOM TO GROW

MultiGen homes are now available, setting a new standard for family affordable living! Three generations of homeowners can now benefit from these multi-level, multi-door homes – providing privacy and independence for each resident, while optimizing your investment with affordable living in Niagara for the entire family.

Choose from either our FlexGen two-level or the MultiGen three-level homes. Indoor living is complete with a separate entrance, living room, bedroom(s), washroom(s) and a full kitchen on every level. Shared outdoor spaces and amenities are perfect for staying connected with each generation of your family, while maintaining your own space within the home.













PINEWOOD
NIAGARA BUILDERS
RESIDENTIAL
COMMERCIAL
VALUE, QUALITY & SERVICE SINCE 1975

Quality and Design Building Niagara since 1975

Since 1975, Pinewood Niagara Builders have earned a reputation as leaders and innovators in designing and building quality homes with a focus on creating vibrant award-winning communities across the Niagara region. From smart, open concept layouts, to energy efficient designs, Pinewood Niagara Builders have built thousands of homes, boutique style condominium residences, high-rise apartments, mixed-use commercial, and retail spaces.

The founders Michael Sr. and Angie Colaneri have established benchmarks for quality and craftsmanship in building homes to help families 'live better'. Together they have developed a strong team who in turn have helped build the Region for the communities and families that make it up.

With extensive multi-generation expertise, brother and sister team Michael Jr and Tara Colaneri continue to develop a family-first company and team that focuses on family tradition and superior craftsmanship and innovation in designing and building homes that their family would be proud to call their own.



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