



2020 HOUSING
DESIGN AWARDS



WINNER

21st Century Farmhouse

January 20th, 2021



Awards - GOHBA Winner - 2020

Defining the new Modern Luxury Farmhouse in Rideau Forest

GOHBA Award winning 21st Century Farmhouse. An artistically designed private residence in the heart of Rideau Forest. NEOTERIC DEVELOPMENTS INC. is proud to present the details that make this exceptional modern luxury farmhouse. This residence is an example of how our team combines couture design with expertise in construction. Read on to learn more and step inside

Every custom, luxury home project for discerning clients should come with a solution. This home was designed by President and Founder Shneur Bielak (Or) to accommodate for separate living spaces and take advantage of dramatic treed views. As such, this open concept modern luxury farmhouse is completely unique. Two separate wings, united by a stunning dining room, each enjoy their own premium kitchen and separate bedroom retreats.

The voluminous ceilings and open concept space in this home give a sense of togetherness and functionality, without compromising on a luxe factor. One can stand on one end of the shared space and have a sightline of 60 feet. These long sightlines provide a sense of space and light and are both interior and external, with each window in this home framing a view.

The right side of the home has an elegant great room and kitchen with ceilings that soar. With feature windows that extend almost to the ceiling, the kitchen is dramatic. White quartz waterfall counters and white high gloss cabinets punctuated with matte gold handles feature in this kitchen, which accesses a covered terrace that is shared by the second kitchen. A family room loft above the primary kitchen accesses one of two private decks, the other of which is in the other wing of the home. The main floor master suite also features soaring ceilings, a walk-in closet and a large ensuite bathroom.

The left wing of the home features the second all-white kitchen and a family room with a fireplace. There are also additional bedrooms on this side of the home. This home has been customized to suit the needs of its occupants, but its surroundings have also been well considered

and incorporated into its design.

Light and contrast are the prevailing elements in this kitchen. With ceilings that soar to 18 feet, this all white kitchen – with subtle pops of black – is at once understated and dramatic.

A white 9'5" long centre island with waterfall quartz counters sits in the centre of the kitchen. With counter seating and large drawers perfect for storage, this kitchen is both functional and beautiful. Six enormous, black-framed windows – three 10'0" x 2'0," each topped with a square window – draw the gaze to the stunning Canadian landscape beyond. The windows are both imposing and seamless: each one has extremely thin mullions that reinforce the contemporary design while still keeping the attention on the real star: the view. Three black fixtures hang over the island. The lightness of their material works well with the airy whiteness of the kitchen. The fixtures are also perfectly centred on the principal windows to further emphasize the view.

"Creating a multi generational home that is essentially a bungalow with two loft spaces was a challenge. Giving the client two separate rooftop patios while maintaining the desire for their residence to have a modern farmhouse style was an extreme design challenge. Building it to be award winning artistic home, required NEOTERIC DEVELOPMENTS expertise in construction. Thank you to Marco Manconi for exceeding the clients expectations and bringing my design vision to life."

Shneur (Or) Bielak

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