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# 1451 WELLINGTON

The Residences at Island Park Drive

## A Custom Home Designed in the Sky 1451 Wellington provides purchasers with all the luxuries and comforts of a house without the hassle

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Gail Lowe and her husband Ken first considered moving into a condo several years ago, but could not find anything that made it worthwhile to move out of their 3,100 sq. ft. single-family house in Britannia Village. "At first Ken was not really on board to buy an apartment at all," says Lowe.

The couple, who are now empty nesters, have always enjoyed the location of where they lived right by the Ottawa River, but also really liked having lots of space. "While we don't need five bedrooms anymore, we still wanted to have a home where could entertain our family and friends," says Lowe. "We are also avid walkers and cyclists and really value being able to walk everywhere."

Mizrahi Developments' 1451 Wellington fills a gap in Ottawa's luxury housing market and presents a new lifestyle option for homeowners like Gail and Ken. Located at the corner of Island Park Drive and Wellington Street West, the 12-storey boutique condo offers purchasers an address that is footsteps from shops and restaurants in Westboro, close to the Ottawa River and downtown. However, it differs from other condo projects by offering a superior quality for standard finishes, hotel-like amenities including 24/7 concierge and valet services, and spacious floorplans with the ability to customize. "We like to think of floorplans as a suggestion," says Sam Mizrahi, President and Founder of Mizrahi Developments. "The buyer has the choice to change it all. From one- bedroom suites to two-bedrooms with a den, there are many options, and many opportunities to personalize the design."

Location, space and the ability to customize their condo were the key features that attracted Gail and Ken to 1451 Wellington. The couple bought two units and are combining them to create a new 2,100 sq. ft. home. The high-quality of interior finishes and detailed

craftsmanship included in the design, they felt, was on par with what they are used to having at home. "Scaling down to one level, with less maintenance and easy access to where we want to be, is another aspect we are really looking forward to enjoying."

Gail and Ken's custom suite includes two bedrooms, each with its own ensuite and walk-in closet, as well as a great room with bar amenities built into a feature wall. Gail is most excited about her den, designed with folding doors that can be tucked away to create more open space for larger gatherings. Ken loves to cook while entertaining, so they added an extended kitchen island that could seat four guests.

The presentation gallery for 1451 Wellington is a replica of the condo's finishes, and features 9- to 10-ft. ceilings, 7-inch baseboards and detailed custom mouldings, creating a traditional and stately feel throughout. The model kitchen, designed by Irpinia Kitchens, is equipped with Miele appliances and stone countertops. The master ensuite includes a lavish bathtub and walk-in shower, heated floors and marble countertops. To put it simply: what you see is what you get.

The success of this development model is already evident throughout Toronto's skyline with two completed boutique condo projects by Mizrahi, 133 Hazleton and 181 Davenport, and two other luxury projects currently under construction, including Toronto's first billion-dollar condo. Mizrahi's understanding of this niche market also comes from his many years of experience as custom home builder in affluent neighbourhoods. "1451 Wellington offers the type of product that big cities, such as Toronto, have come to expect, but we don't have anything like this in Ottawa," says Mizrahi. "The demand is here, and we want to serve it."

For a firsthand experience of the new level of luxury in Ottawa, please visit the presentation gallery at 1451 Wellington or call 613-798-4663 or email 1451Wellington@MizrahiDevelopments.ca

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**Monday–Friday: 9am–7pm, Saturday: 10am–6pm, Sunday: 11am–5pm**



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