



1451 WELLINGTON

The Residences at Island Park Drive

When we go by feeling, something is at work. Beauty stirs the soul. It is not an intellectual response, but an emotional one. The world is full of spaces which give us this feeling. It can be a meadow you come upon in a forest. It can be a square in a village where people feel free to be themselves. You can find it in a work of art and in a person, too: someone who glows with life, which transmits to everyone around. It is hard to define exactly. But you can feel it. Your intuition knows it. And it makes you feel good. It holds your attention and tells you immediately that something is right. The same feeling resides in structure. The architecture that we call timeless has this quality. We feel it in the structural features and architectural detail: the light and the shadow that walls and paneling allow; an arch that is harmonious in its proportion; the completeness of details; the height of a ceiling; the depth of a windowsill; the beauty of marble. This is what Mizrahi Developments believes, and this is what we work passionately to achieve. Let yourself be moved.



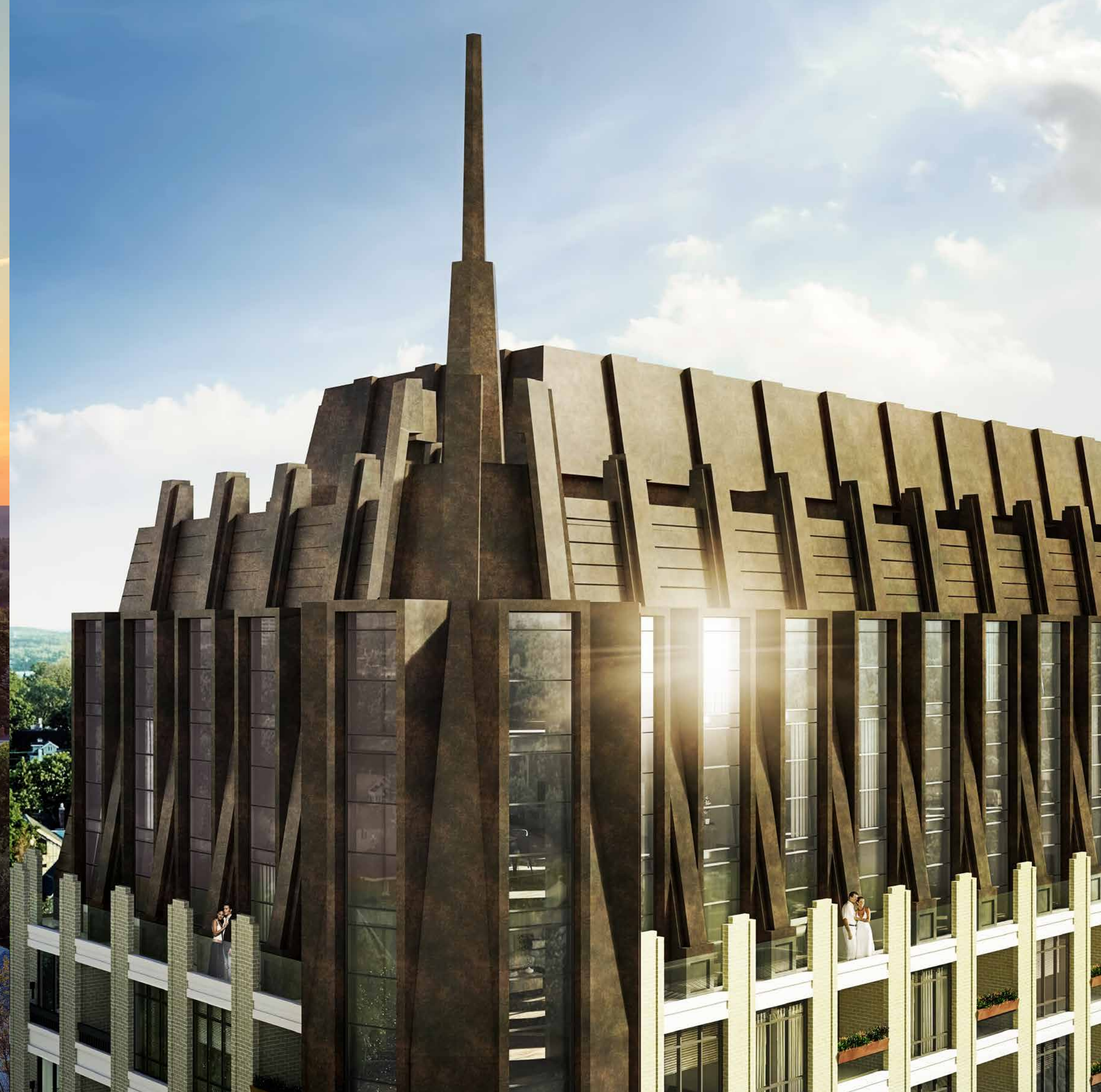
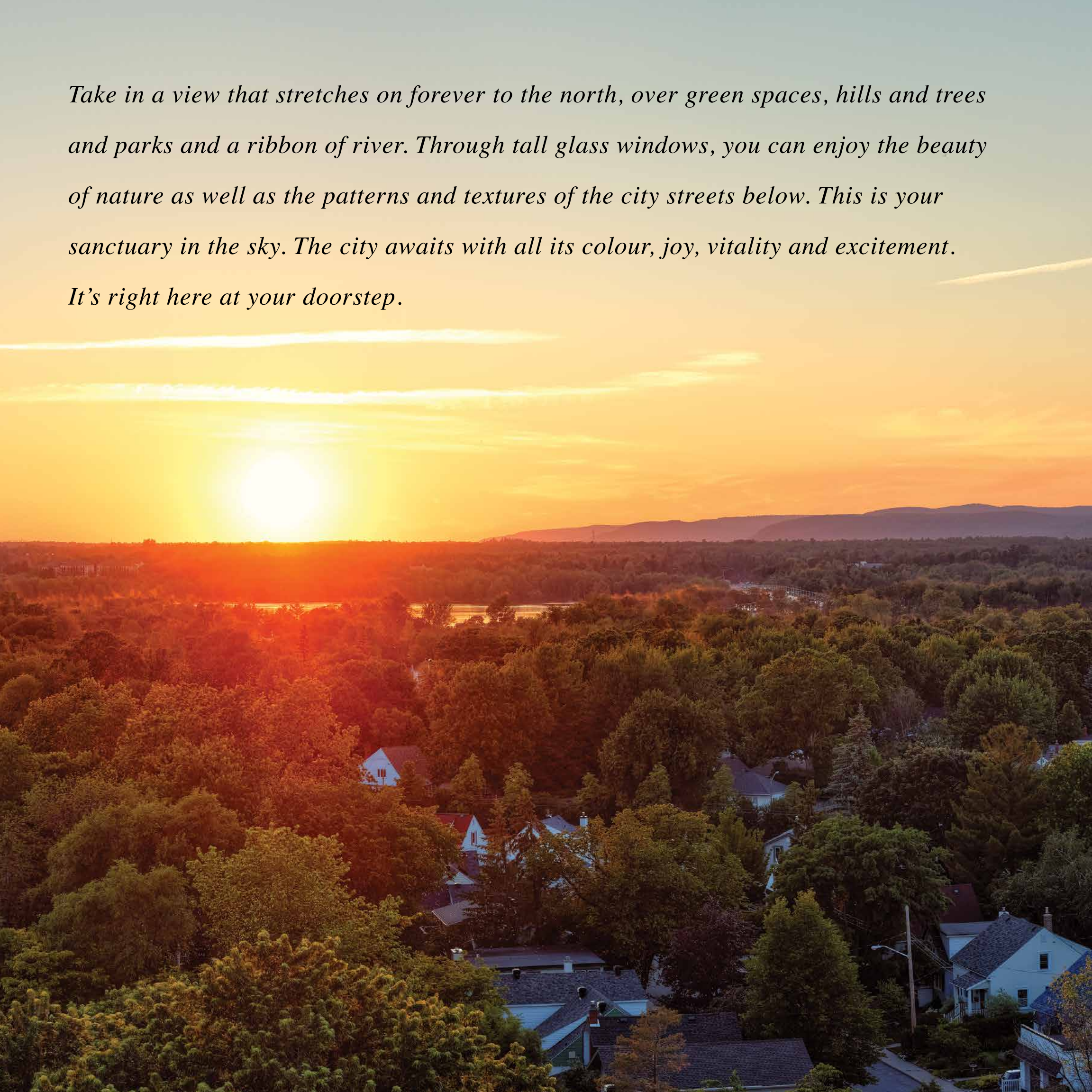


Ottawa ranked in the top 10 happiest cities in Canada out of 33 metropolitan areas, according to a 2015 Statistics Canada Report. On average, citizens of Ottawa rated their life satisfaction as 8.1 on a scale of 1 to 10. Here, a satisfying work/life balance can be found more effortlessly with abundant green spaces and recreational opportunities integrated into the layout of the city. Bicycle along green paths. Skate along the world's longest skating rink, the Rideau Canal. Enjoy the outdoor market. Take in the glory of tulips in the spring. Ottawa is a city people choose to live in, but rarely feel the need to escape.

Mizrahi Developments is pleased to become part of such a wonderful place of history and vitality. Located in Westboro, a thriving residential neighbourhood, 1451 Wellington puts you in the heart of this vibrant village-like community. You are as close to the outdoor wilderness, commonly known as the Gatineau hills, as you are to the cultural attractions of downtown Ottawa. The philosophy of how we build is to enhance the beauty and character that certain places already possess. 1451 Wellington West anchors one of the city's most important intersections at Island Park Drive with an architectural statement and contributes to a thriving neighbourhood of eclectic shops and restaurants.



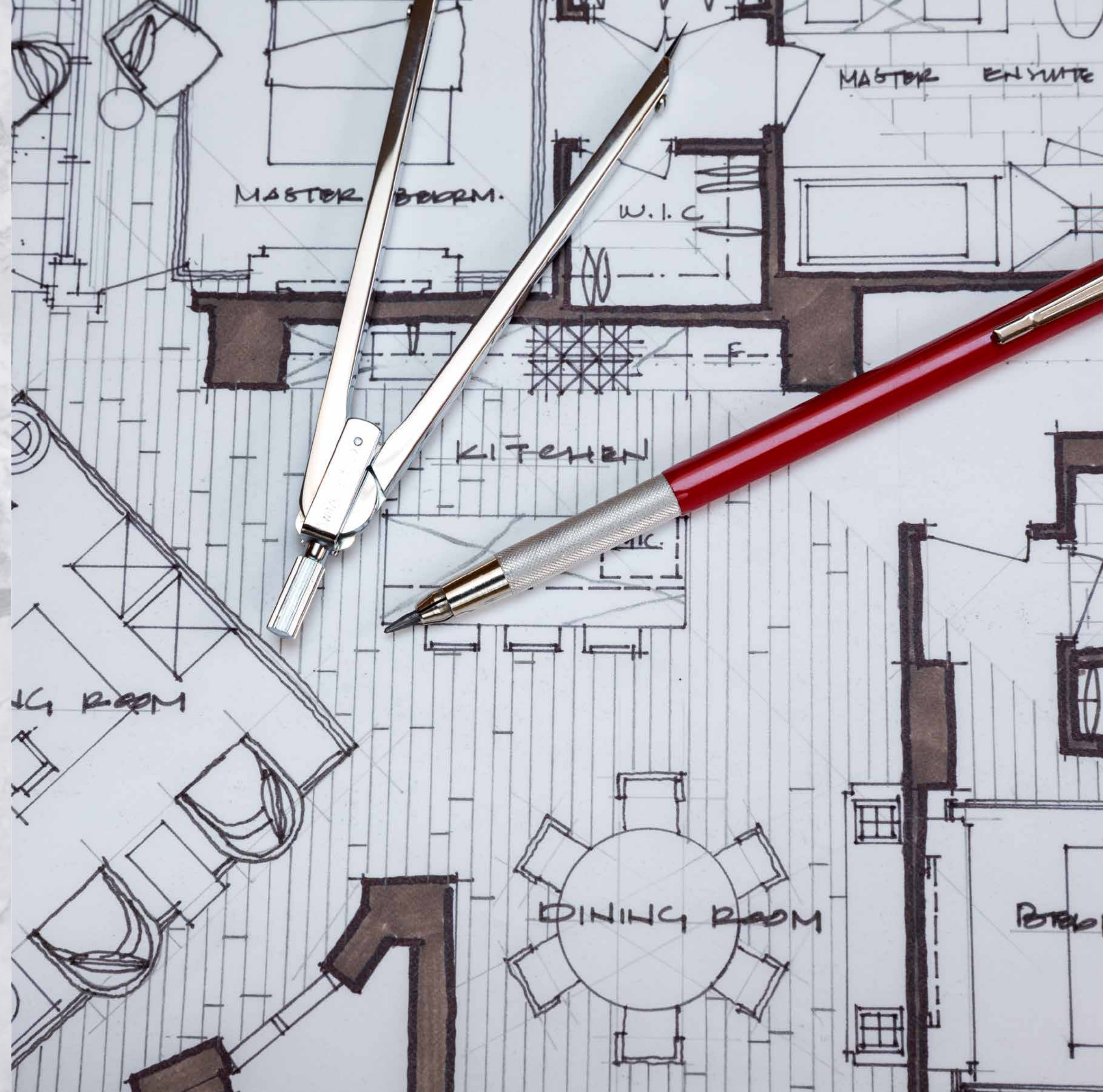
Take in a view that stretches on forever to the north, over green spaces, hills and trees and parks and a ribbon of river. Through tall glass windows, you can enjoy the beauty of nature as well as the patterns and textures of the city streets below. This is your sanctuary in the sky. The city awaits with all its colour, joy, vitality and excitement. It's right here at your doorstep.



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The sun never knew how great it was until it hit the side of a building.

—Louis Khan





Green is the place we need for restfulness and harmony. Balconies and terraces are your gardens in the sky. And outside, on the ground floor, a sanctuary of flowers, park benches and greenery give you a private, peaceful corner in the heart of a thriving community.

Envelope
with balcony and terrace
list of plants



SERVICES AND AMENITIES

Trust is integral to happiness. Peace of mind comes when there's no pause for uncertainty. And that's why in our service vocabulary, there's no such word as no.

You know everything will be taken care of. The building and grounds will be spotless.

The parking valet will help you in with your shopping and then park your car. You simply call for it next morning. You know that a concierge is ready, all day and all night, for whatever you need.

This is why we say to just let yourself be moved, not only by the beauty of the physical space, but also by what goes on inside it.

Whether in the hot tub or pool, you can take pleasure in a little bit of heaven. In the pool's cool water, you can enjoy a thorough, serene workout right where you live.

The entertainment suite is beautifully designed to feel like an extension of your home. Friends and family can gather in front of the fire in the elegant living room. The dining room has a catering kitchen, which makes food preparation, serving and clean-up convenient and easy to organize.

The guest suite is designed to be a private retreat as if it were in a boutique hotel. With high-quality linens and looked after by a cleaning staff, the accommodations are a home away from home for your guests.

The fitness retreat is an inviting space with natural light offering the latest equipment.

For added convenience, the building is also equipped with a car washing bay in the parking garage as well as a dog washing station.



FEATURES

AT THE HEIGHT OF BEAUTY

Every residence has the sensibility of a time when the world was a little slower and more refined. They're built to feel like a traditional home, equally grand and established. Ceiling heights are between 8 to 9 feet in most residences, and between 9 and 10 feet on the upper floors in the penthouses. Architectural mouldings are classic. Baseboards are 9 1/4" tall. This is your mansion in the sky.

INSULATED BY 10" THICK WALLS

The delight of old-world architecture often comes from the features you can feel: the thickness of walls and the sense of solidity derived from traditional building processes that took time, patience and care to complete. At 1451 Wellington, Mizrahi Developments applies its own standards of quality, which exceed industry requirements, surrounding you in a sanctuary reminiscent of an era of treasured interiors and true luxury.

THE SMALLEST FIXTURE CAN SAY AS MUCH AS THE LARGEST FEATURE

The grand vision of what a property can be is crucial. Where it is situated is of primary importance, affording a certain way of life, both from an aesthetic point of view and for the sake of convenience. Next are the materials and design of a building, which make the difference between a residence that feels as substantial and established as a large home and one that feels temporary. But at the end of the day, the integrity of a building is measured largely by the attention to its details of the things you may not immediately notice.

Mizrahi Developments has set out to redefine expectations for homeowners, and that means understanding the emotional investment people make when deciding on where to live. That's why we carefully choose suppliers of something even as small as hardware. We want to surprise you with our commitment to quality and to your satisfaction at every opportunity.

TREATED TO SUPERIOR AIR QUALITY CONTROL

A sanctuary should protect you from the outside world, giving you a secret retreat that restores and comforts you. That's why Mizrahi Developments has ensured that air quality control in your home at 1451 Wellington is created with the latest technology. Certifications in Energy Star and GreenHouse maximize the environmental responsibility and cost-savings for homeowners. We stay abreast of the latest environmental advances for the home as well as the comforts. The master suite in every residence has heated floors in the bathrooms. With superior air-cleaning filtration, you live in a pure atmosphere, free of polluting irritants. Steam humidifiers add comfort to dry winter air while heat pumps allow you to control the air-conditioning in your home to your preferences at all times. Top quality mechanical systems are luxury you feel and breathe but never see.

WINDOWS THAT INVITE IN THE LIGHT AND SHUT OUT URBAN NOISE

Good design is not just in what you see, but in what you don't. There's a science to the beauty of large windows that give you expansive views in all directions. Mizrahi Developments applies the latest technology to windows that offer a superior sound transmission class (STC), muffling the noise of the outside world. They also protect your interiors from UV damage. Our windows are feats of superior engineering with precision installation, multiple glazing and trapped argon gas to ensure energy efficiency. We have also designed them to swing open to the outside in the old-fashioned manner – not from the bottom, but from the side.

A FOUR-HINGE DOOR USHERS IN A FEELING OF PERMANENCE

It comes as a surprise to many people that a builder cares about such details as the heaviness of doors. But it is our painstaking concern about the smallest details that enable residents to feel confident that they have acquired a home that is secure, of superior quality, built with integrity and a vision of classic permanence. We're not interested in just meeting the immediate needs of the marketplace. Mizrahi Developments has set out to contribute to the lasting architecture of a great city. A door so heavy that it needs four hinges may seem like an inconsequential thing, but this approach to superior quality is our philosophy. We believe in timeless craftsmanship and in the wisdom of ancient practices.

A BATH SHOULD BE A BEAUTIFUL SLIPPER

A bathroom succeeds or fails on the design integrity of its bath, sinks, and shower. People talk about living in an "aesthetic envelope," and part of that is the pleasure of function and form. How something feels is everything. It's not just a matter of visual pleasure – although, of course, that's important – but the way the slope of a bathtub feels against your back. And how you can step into the slipper of a tub and immediately relax. Mizrahi Developments chose luxury fixtures for the kitchen and bathrooms in 1451 Wellington.

A SMART HOME REDUCES DOMESTIC RESPONSIBILITY

Home intelligence is another step to freedom. From your mobile device, anything is possible. Check out who is at the door. Turn up the heat so the house is warm when you get home. Or cool it down just in time for your arrival and the pouring of a cool glass of Chardonnay. If you're sitting on the beach in the south of France, checking into the home front, no one needs to know that you're away. When you are at home, you can program the household tasks from keypad controllers in almost every room. A music system is wired throughout to create the mood you want. There's a pre-wired CAT6 computer network and state-of-the-art security system to communicate with your choice of monitoring service. Whatever home technology there is, we have it for your selection.

LIFE ON A TERRACE IN THE SKY

Just as much attention has been devoted to the design of the terraces and balconies at 1451 Wellington as to the interiors. Tall, French doors lead the way to the exterior living spaces which offer panoramic views, whether to the Ottawa River and Gatineau hills or to the residential Westboro neighbourhood. In the penthouses on the upper floors, terraces are larger with space for an outdoor living room and a private dining area under the stars.

THE COMFORT OF CERTIFICATIONS NO OTHER BUILDER IN CANADA HAS

From the start, Mizrahi Developments set out to differentiate itself from other builders in Canada. One of the ways this was accomplished was to go through the rigorous procedure of qualifying for ISO 9001 certification. This is a process management system that demands accountability at every step, ensuring quality of engineering, suppliers and materials. The aim is to guarantee customer satisfaction in terms of delivery deadlines, quality of service and integrity of product. Developed in Switzerland, and monitored by an International body of professionals from a variety of industries, the ISO 9001 is a certification required to be maintained every year, with every job.



MIZRAHI VALUES

“Everything in the world of form is understood through our own bodies,” British sculptor, Henry Moore, once noted. He was explaining a truth that many architects understand.

And it’s something many people appreciate, too, when they take the time to think about how a building can make them feel. You can feel the mood of a room, as if it were a real personality. It brings it light. Its ceiling is high. The precision of the craftsmanship somehow translates to a feeling of calm. The walls have a curvature to them, embracing you.

Can a room make you happy? We think so. And that is how Mizrahi Developments approaches the creation of a condominium building. We want you to enjoy your home, the minute you step into it. It is your place to unwind. This is where you live a lot of life. It should be a sanctuary, reflecting your life, and making you feel well.

That’s why we invite you to come inside and let yourself be moved.



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