



1451 WELLINGTON

The Residences at Island Park Drive

A boutique 12-storey luxury building of old-world craftsmanship is coming to one of Ottawa’s most iconic intersections at the corner of Island Park Drive and Wellington Street West in highly desirable Westboro.

Each suite is custom designed and built to feel like a traditional home, equally grand and established in its own way.

Building Features

- Building designed by renowned architects Page+Steele/IBI Group
- Interiors by award-winning designer Brian Gluckstein
- Amenities include:
 - Fully furnished entertainment suite, complete with dining room, lounge area and catering kitchen
 - Fully equipped fitness retreat stocked with the latest exercise equipment from Technogym
 - An aquatic fitness area complete with pool and infrared sauna
 - Fully equipped Guest Suite to house any overnight guests
 - 24 hour a day, 7 days a week, concierge
 - 24 hour a day manned porte-cochere with parking valet
 - Convenient car wash station in the underground garage
 - Indoor pet wash facilities
 - Outdoor space with barbecue area
- Fully enclosed, private storage rooms with keyed entry

Suite Features

- 9 to 10-foot ceiling heights in all suites
- Classic architectural moldings with 7” high baseboards*
- LED recessed lighting throughout suite, as per plan*
- Stone tile floors in foyer, kitchens and bathrooms, as per plan*
- Engineered hardwood flooring in living areas, bedrooms and den*
- Each suite includes heat pump(s) with steam humidifier and programmable thermostat
- Kitchens are crafted by renowned Irpinia Kitchens
- Miele appliance package includes gas cooktop, oven, integrated dishwasher, integrated refrigerator, microwave and hood fan
- High-efficiency front loading washer and dryer
- Valance lighting under cabinets in the kitchen*
- Stone countertops, undermount sinks and luxury designer fixtures in the kitchen and bathrooms*
- Terraces and balconies designed with beautiful glass doors, exterior lighting, natural gas BBQ hookup and water bib

| Type | Size (SqFt) | View | Floor | Priced From |
|-----------------|-------------|----------------|-----------|----------------|
| 1 Bedroom | 629 | East | 6 to 8 | \$1,000,990 |
| 1 Bedroom + Den | 770 | South | 2 | \$1,117,990 |
| 1 Bedroom + Den | 708 | South | 2 | \$1,035,990 |
| 2 Bedroom + Den | 1,073 | South | 3 | \$1,618,990 |
| 2 Bedroom + Den | 1,017 | South | 3 | \$1,591,990 |
| 2 Bedroom | 914 | North | 4 | \$1,457,990 |
| 2 Bedroom | 1,233 | North/East | 4 | \$1,902,990 |
| 2 Bedroom + Den | 1,263 | South | 4 | \$1,986,990 |
| 2 Bedroom | 1,214 | North | 5 | \$1,883,990 |
| 2 Bedroom + Den | 1,329 | South | 5 | \$2,062,990 |
| 2 Bedroom + Den | 1,525 | South/East | 2 to 4 | \$2,192,990 |
| 2 Bedroom | 1,060 | North/West | 9 | \$1,980,000 |
| 2 Bedroom | 1,545 | North | 9 | \$2,623,990 |
| 2 Bedroom + Den | 1,916 | South/East | 10 | \$4,200,990 |
| Custom | 3,500+ | Please inquire | 11 and 12 | Please Inquire |

ADDITIONAL INFORMATION

| | | |
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| <u>Parking</u> \$75,000 <u>Bike Storage</u> Included <u>Storage Room</u> \$25,000 | <u>Deposit Structure</u> 5% on Signing 5% in 30 days from signing Balance payable at closing | <u>Tentative Occupancy Date</u> Mid 2026 <u>Maintenance Fees</u> Approx. \$1.26 per square foot per month |
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Eight Appliances and HST Included in Purchase Price. Floor premiums vary. Suites may be subject to view premiums.

*As per plan from Vendor’s Samples. Limited time offer. Some conditions apply. Please see a Sales Representative for full details. Prices, specifications and promotions subject to change without notice. Brokers Protected. E. & O.E. November 20, 2025.



MIZRAHI DEVELOPMENTS

1451 Wellington St West, Ottawa, ON K1Y 2X4 | 1451wellington.ca
Available by Private Appointment