

6132
PEBBLEWOODS
— DRIVE
FOR SALE
\$1,098,000

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Over 4500 sqft of elegant living space located on a huge lot in an excellent location. Newer built custom home with gorgeous architecture and world-class designs. The ultimate in luxury.



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LOCATION

Greely is a quickly growing rural community in the southern end of Ottawa, Canada. Greely is home to a set of tight-knit and unique communities throughout the village. Most homes sit on $\frac{1}{2}$ acre to 2-acre lots. Every year, the area organizes a Winter Carnival and a renowned Canada Day celebration. Neighbouring Manotick area offers a plethora of dining and shopping options. Easy access to both downtown and the airport make Greely one of Ottawa's most convenient suburbs. OC Transpo offers complete service to the area.



PROPERTY



PROPERTY

DETAILS

Neighbourhood: Emerald Links

MLS # 988320

LotSz: Imp: 186.52 X 274.74

Taxes: \$8229 Year 2014

Style: Detached

Storeys: 2

Year Built: 2011

Bedrooms: 4 + 1 Total: 5

Bathrooms: 4

Garage Parking: 4 Total Parking: 16

Basement: Fully Finished

Heating: Forced Air

Fuel: Natural Gas

Inclusions: Built-In Oven, Cooktop, Dishwasher, Dryer, Refrigerator, Hood Fan, Microwave, Washer, Wine Fridge, Built-in Coffee Machine, Built-in speakers, Air Exchanger, Alarm System, Auto Garage Door Opener, Window Blinds, Central/Built-In Vacuum, Drapes, Drapery Tracks, Network Wiring, Water Treatment

DETAILS

PROPERTY



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ROOMS & DIMENSIONS

ROOMS & DIMENSIONS

LIVING ROOM: Main 13.05 X 13.03

DINING ROOM: Main 16.00 X 14.05

KITCHEN: Main 27.08 X 18.08

FAMILY ROOM: Main 18.02 X 18.00

DEN: Main 10.04 X 10.00

LAUNDRY ROOM: 2nd Level 10.04 X 5.09

FULL BATH: 2nd Level 11.08 X 10.04

PARTIAL BATH: Main

MASTER BEDROOM: 2nd Level 18.02 X 17.00

BEDROOM 2: 2nd Level 14.00 X 12.06

BEDROOM 3: 2nd Level 14.00 X 12.06

BEDROOM 4: 2nd Level 12.00 X 9.05

Rm1: Bedroom Lower Level

Rm2: Ensuite 5 Piece 2nd Level 14.04 X 11.08

Rm3: 4 Piece Bathroom Lower Level

Rm4: Walk-in Closet 2nd Level 12.00 X 11.06

Rm5: Porch (Enclosed) Main 18.00 X 17.08

Rm6: Recreation Room Lower Level 35.05 X 18.04

Rm7: Store Room Lower Level

Rm8: Hobby Room Lower Level

Rm9: Foyer Main

PROPERTY



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FEATURES

Fully automated home using HAI Automation controls

Automated Lighting

Automated Alarm with Sump protection

Automated Thermostat

** System has the ability to be expanded easily for more lighting, irrigation controls, pool controls etc.

Audio and Video

Speakers throughout home plus outdoor and garage

All TV screens are routed to the entertainment rack in the basement which gives a seamless install with no wires or boxes visible.

Office has a floor plug under desk to distribute electricity and data to eliminate loose wires

Chandelier installed with a winch system (Aladdin Light lift)

Water System

Water Softener

UV light for bacteria

Reverse Osmosis system for drinking water and ice maker

Appliances

Separate Fridge Freezer

Built in Coffee/Espresso machine

Viking Gas Range

Plumbing

All plumbing fixtures come from Germany such Hansgrohe, Duravit (Toilets and Sinks, and Victoria Albert (Tub and sinks in Ensuite from Italy)

Outdoor Irrigation System

Misc

Basement floor all heated using water lines in concrete slab.

Future Hot tub electrical already ran

FEATURES

6132 Pebblewoods **DRIVE**

From the moment you walk in you are greeted by a stunning foyer high ceilings and gorgeous attention to detail. This huge stone and brick detached home is located just steps to golf course

- Over 4500 sqft living space
- All stone and brick exterior
- Grand Lobby
- 4 Garage + 12 Parking



6132 Pebblewoods **DRIVE**

Gorgeous coiffured high ceilings with amazing attention to detail. Stunning hardwood throughout both upper levels and heated floors in lower level.

- Gorgeous High Ceilings
- Dramatic Ceiling Design
- Hardwood Throughout
- Large Windows



6132 Pebblewoods **DRIVE**

Exquisite cooking and dining areas that are expansive and formal yet quaint and homey which makes this space perfect for entertaining or just having a meal with the family.

- High End Appliances
- Oversized Granite Counters
- Plethora of Custom Cabinets
- Open Concept Layout



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Real Estate Professionals

6132 Pebblewoods **DRIVE**

Open concept layout with huge rooms and beautiful sight lines. all the space you need located on the same level so you can have privacy without feeling isolated from the family.

- Wood Stairs Case Up & Down
- 4 Gorgeous Bathrooms
- Incredible Stonework Throughout
- Electric Winch for Chandelier



6132 Pebblewoods **DRIVE**

Every aspect of this home was built to impress. No expense has been spared. The 5 piece ensuite complete with waterfall faucets is one of a kind. Huge Master retreat with stunning custom cabinets and counter in the walkin closet

- Stone wall with Fireplace
- Huge Spa Ensuite
- Waterfall Faucets
- Amazing Tile and Stonework



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