

FOR SALE



The Wright Team

6132 Pebblewoods.com

6132 Pebblewoods Drive

🏠 5 BEDS | 🚿 4 BATHS



EMERALD LINKS

Set in the desirable Emerald Links community of Greely, this beautiful two-storey estate is thoughtfully designed for exceptional family living. Surrounded by natural beauty and just ten minutes from the shops, restaurants, and cafés in the village of Manotick, the location offers a quiet, scenic setting with convenient access to amenities. The home is only steps from the Emerald Links Golf Course and close to the Osgoode Link Trail, a popular route for biking, jogging, and cross-country skiing.

This home makes an immediate impression with its striking curb appeal and a designer-finished interior that flows seamlessly through generously sized rooms. A two-storey foyer sets the tone, showcasing elevated coffered and tray ceilings, a spiral staircase, rich hardwood floors, and expansive windows with arched transoms that frame views of the surrounding landscape.

At the heart of the home, the Spanish-inspired kitchen is ideal for entertaining, featuring two large islands, two-toned floor-to-ceiling cabinetry, granite countertops, a walk-in pantry, and premium appliances. The main floor also includes a dedicated office, a family room with a cozy fireplace and custom built-ins, and a sunroom complete with a fireplace and views of the backyard.

Upstairs, four spacious bedrooms await, including a sophisticated primary suite with a two-sided fireplace, a stone feature wall, a spa-like ensuite bathroom, and a walk-in closet. The finished lower level extends the living space with a recreation room, versatile family areas, a secondary bedroom, flex room, and a full bathroom.

Outdoors, the backyard extends the living space and is designed for both entertaining and everyday enjoyment. A spacious patio overlooks the landscaped grounds, while mature trees create a natural and private backdrop.

Living Room,
Dining Room
and Kitchen





Recent Key Updates & Points to Note

- Air conditioning replaced in 2024.
- Iron and sulphur filter and reverse osmosis system installed in 2024.
- Dishwasher replaced in 2024.
- Washer and dryer replaced in 2024.
- Family room built-ins and fireplace updated in 2024.
- Hood fan replaced in 2024.
- Entire home fully painted in 2024.
- Kitchen refreshed in 2024.
- Septic repair completed in 2024, including replacement of the EcoFlow shell.
- Selected light fixtures upgraded in 2024.
- Attached garage, with parking for four cars.
- Second floor laundry amenities.
- *Note: Basement floor extends beneath the gym mat.*

Breakfast Nook,
Sunroom, Family
Room and Office





Primary Suite
and Ensuite





Additional
Bedrooms and
Recreation Room



Property Dimensions

Main Floor

Foyer 10'0" x 9'4"
Living Room 13'11" x 14'6"
Dining Area 13'11" x 16'2"
Office 11'3" x 10'0"
Kitchen 27'2" x 18'7"
Pantry 5'6" x 4'6"
Breakfast Nook 13'0" x 7'1"
Family Room 18'2" x 17'6"
Sunroom 25'9" x 16'0"
Bathroom 6'4" x 4'1"

Lower Level

Recreation Room 26'10" x 23'6"
Recreation Room 20'9" x 21'5"
Bedroom 14'6" x 10'7"

Second Level

Primary Bedroom 16'5" x 18'2"
Primary Bath 15'6" x 20'2" / W.C. 3'1" x 4'2"
W.I.C. 13'1" x 11'9"
Bedroom 13'1" x 11'7"
W.I.C. 4'11" x 5'3"
Bedroom 13'7" x 17'6"
W.I.C. 9'9" x 4'11"
Bedroom 12'2" x 17'8"
W.I.C. 8'2" x 4'1"
Bath 9'6" x 11'7"
Laundry 10'5" x 5'3"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 5

Bathrooms: 4

Property Type: Two-Storey

Neighbourhood: Emerald Links

Lot Size: 186.29 ft x 261.98 ft
(Irregular) - 1.082 Acres

Taxes/Year: \$9,073.93 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense:
\$225 per month.

Approximate Gas Expense: \$275 per month.

Inclusions:

All light fixtures, foyer light as-is condition. All window coverings, microwave, Electrolux fridge, Electrolux freezer, and Electrolux wall oven. Bosch Built in Espresso Machine, beverage fridge (as-is), washer and dryer (2024), dishwasher (2024), EV charger, garage door openers and one remote, built in speakers, garage speaker, gym mats, projector and built in screen, central vac and

attachments (as-is – seller has not ever used), sprinkler system, ceiling fans, play structure. Exterior cameras (as-is seller never used), bathroom mirrors.

Exclusions:

Frame TV, garage storage solutions, basement storage shelving, basement sound bar.

Rental Equipment:

Hot Water Tank, \$53 per month.

Alarm contract, \$70 per month which includes interior sensors, and the exterior cameras.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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