

FOR SALE



Wright
The **Team**

6673PebbleTrail.com

6673 Pebble Trail Way

🏠 4 BEDS | 🛁 4 BATHS



GREELY

Nestled on a large premium lot backing onto woodland, this custom-built home blends comfort and style. Enjoy serene views of the backyard and mature trees beyond, while the welcoming front porch invites you to relax and take in the quiet, family-friendly streetscape.

Thoughtfully designed with quality finishes, the home combines functionality with refined living. It features four bedrooms, four bathrooms, and a three-car garage, complemented by an open-concept living space with cathedral and tray ceilings, recessed lighting, and hardwood flooring. The great room is anchored by a natural gas fireplace, while the formal dining room provides an elegant setting for entertaining. The eat-in kitchen boasts granite countertops, ample cabinetry, stainless steel appliances, and a centre island with space for casual seating, while a spacious walk-in pantry ensures convenient storage.

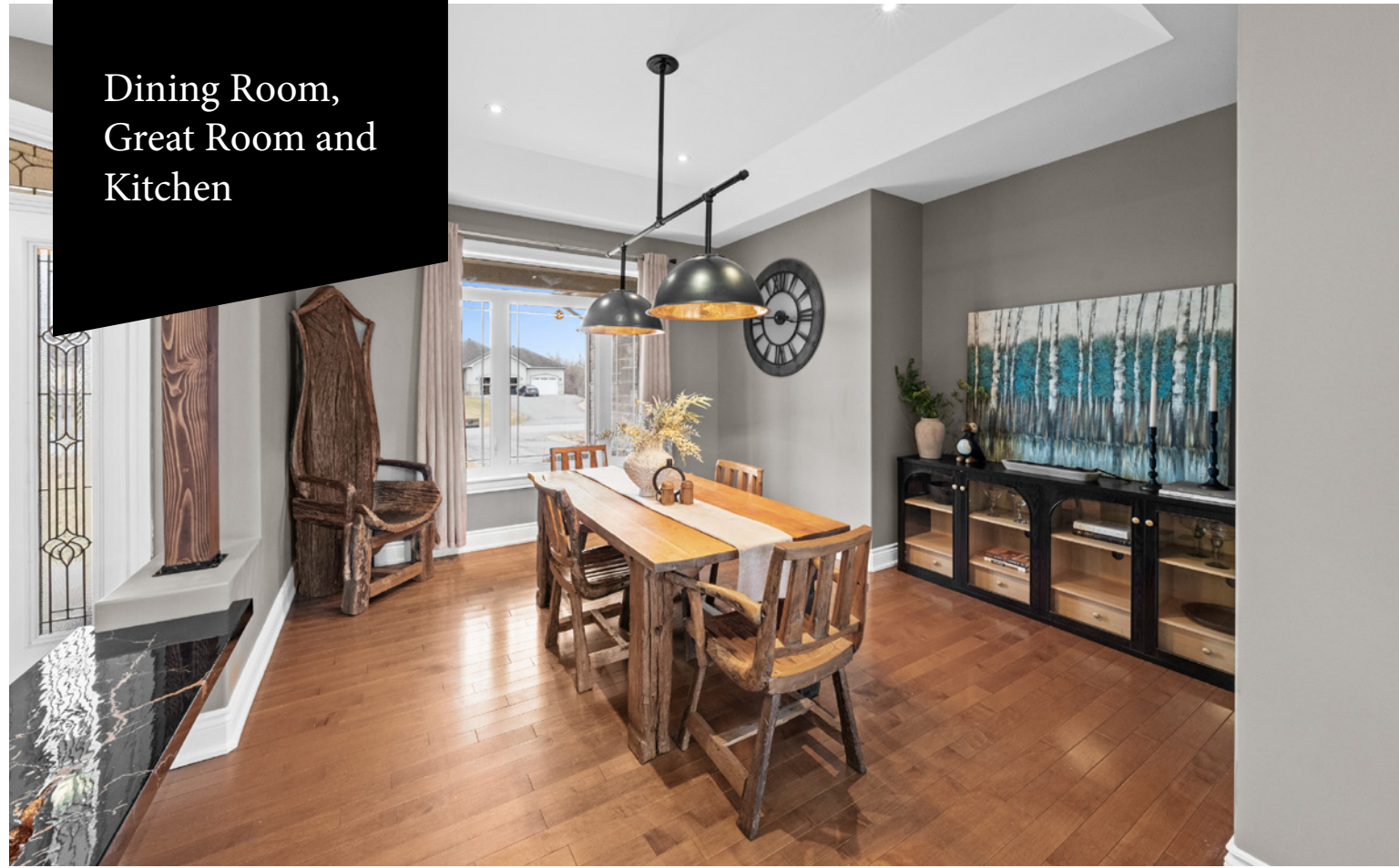
The primary bedroom serves as a private retreat, with a walk-in closet with custom built-ins and a well-appointed 5pc ensuite. Two additional bedrooms share a full bathroom.

The finished lower level extends the living space for entertaining and everyday enjoyment, including a large recreation room with a wet bar, a home theatre with a gas fireplace, a versatile exercise room, a bedroom with a walk-in closet, and a full bathroom.

Outdoors, the fenced backyard is framed by mature trees, creating a serene setting throughout the seasons. A spacious deck provides an ideal space to relax or entertain.

Set in the Woodstream community, this home offers a wonderful lifestyle with exclusive access to amenities including a pool, tennis court, volleyball court, play area, walking trails, and green spaces.

Dining Room,
Great Room and
Kitchen





Key Updates & Points to Note

- Association fee of \$450 per year provides exclusive access to shared neighbourhood amenities.
- Dedicated main level laundry room.
- Three-car garage with interior access.
- Re-finished lower-level approximately 5 years ago, with dry core underlayment flooring.
- Natural gas BBQ outlet on the deck.
- Private backyard with no rear neighbours, backing onto tranquil woodland.
- Kitchen dishwasher replaced in 2026.
- Furnace replaced in 2026.
- Deck (2026).
- Owned hot water tank (2026).

Kitchen, Laundry Room, Primary Suite and Ensuite





Additional
Bedrooms and
Lower Level





Property Dimensions

Main Floor

Foyer 7'0" x 9'10"
Dining Room 13'8" x 13'11"
Great Room 15'8" x 19'6"
Kitchen 12'10" x 22'2"
Pantry 7'0" x 5'0"
Laundry 7'0" x 6'8"
Bathroom 7'0" x 4'9"
Primary Bedroom 14'9" x 16'1"
Primary Bathroom 10'7" x 9'6"
W.I.C. 10'7" x 6'3"
Bedroom 13'3" x 11'9"
Bedroom 12'2" x 13'2"
Bathroom 10'1" x 6'2"

Lower Level

Home Theatre 22'7" x 14'0"
Recreation Room 21'6" x 17'6"
Wet Bar 21'2" x 5'0"
Exercise Room 11'2" x 15'7"
Bedroom 19'9" x 14'0"
W.I.C. 6'9" x 6'0"
Bathroom 10'0" x 10'1"





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: 4

Bathrooms: 4

Property Type: Bungalow

Neighbourhood: Greely

Lot Size: 115.69 ft x 186.40 ft (Irregular)

Taxes/Year: \$6,393.46 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$2,621.58 (12-month total)

Approximate Gas Expense: \$1,223.74 (12-month total)

Inclusions:

All Light Fixtures. All Window Coverings – Blinds and Drapes and Accessories. Fridge/Freezer. Stove with Double Oven. Microwave Hood Fan. Dishwasher (different model from the images). Washer. Dryer. Hot Water Tank. Water Softener, Iron & Sulfur Filter. Reverse Osmosis. HRV. Popcorn Machine. Basement: Wine Cooler. Dishwasher. Bar Fridge. Table in Theatre Room. Theatre Equipment – 7.2 Dolby Atmos Paradigm, Acoustic Tiles, Ceiling Speakers in Basement Bar and Games Area with Sonos Amp. Pool Table, Balls and Cues (Except as Excluded). Garage Door

Openers and Operators. Irrigation System Front and Back. Pump for Basement Sink. Gazebo for BBQing. Shed. Gym equipment.

Note: The dishwasher shown in the kitchen images has been removed and replaced with a different unit currently installed on site.

Exclusions:

Wall Mounted TVs (Brackets to Remain). Two Freezers in Basement. Theatre Seating. Dart Board in Basement. Two Pool Cues. BBQ and Smoker. Basement Microwave.

Rental Equipment:

None.

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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