

FOR SALE



The Wright Team

200Summerview.com

200 Summerview Terrace

🏠 4 BEDS | 🛁 4 BATHS



GREELY

Beautifully designed with a blend of style, comfort, and thoughtful details, this four-bedroom, four-bathroom residence welcomes you with elegant architectural features, beautifully landscaped grounds, and an inviting exterior.

Inside, the home offers a bright and welcoming atmosphere with designer lighting, warm tones, and expansive windows that fill the spaces with natural light. The open-concept main living area includes a dining area and a living room featuring a vaulted ceiling, a striking wood beam, and a natural gas fireplace. The space flows seamlessly into the kitchen, featuring a generous island, floor-to-ceiling cabinetry, quartz countertops, stainless steel appliances, and abundant storage.

The main level continues with a convenient laundry room and interior access to the double-car garage. The spacious primary bedroom features a walk-in closet and a beautifully finished 5-piece ensuite, while three additional bedrooms share a 5-piece bathroom.

The lower level extends the living space with a spacious recreation room complete with a wet bar, home gym, two versatile flex rooms, and a full bathroom.

Outside, the professionally landscaped backyard serves as a true extension of the home, thoughtfully designed for both entertaining and everyday relaxation. This nicely curated outdoor retreat features extensive hardscaping, a heated saltwater in-ground pool with patio surrounds, a hot tub, deck, and a pergola-covered outdoor kitchen pavilion.

Living Room,
Dining Area and
Kitchen





Key Updates & Points to Note

- Professionally landscaped grounds with a fifteen zone Hunter irrigation system featuring Hydrowise smart app controls.
- Maintenance free Trex composite deck.
- 16' x 32' tri-level saltwater in-ground pool with Hayward equipment, including a natural gas heater, sand filter, and pump.
- Generac 14 kW natural gas generator providing backup power for critical home systems.
- Smart home features include three Google Nest cameras, a wired Google Nest doorbell, a Yale smart lock, and a MyQ smart garage door opener.
- Quartz kitchen countertops with additional storage beneath the island seating area.
- Laminate flooring throughout the main floor.
- Schuler heated flooring (electric) in all bathrooms.
- Two natural gas fireplaces.
- Whole home water filtration system with ultraviolet light sanitation.
- Whole home water softener system.
- Five stage reverse osmosis drinking water system with direct connection to the refrigerator for water and ice, plus a second connection available in the basement.
- Two sump pumps.

Primary Suite,
Ensuite and
Additional
Bedrooms









Property Dimensions

Main Floor

Foyer 7'0" x 8'5"
 Living Room 18'9" x 18'1"
 Dining Area 13'11" x 10'8"
 Kitchen 14'7" x 13'5"
 Primary Bedroom 15'7" x 14'8"
 Bathroom 8'11" x 13'7"
 W.I.C. 5'8" x 9'1"

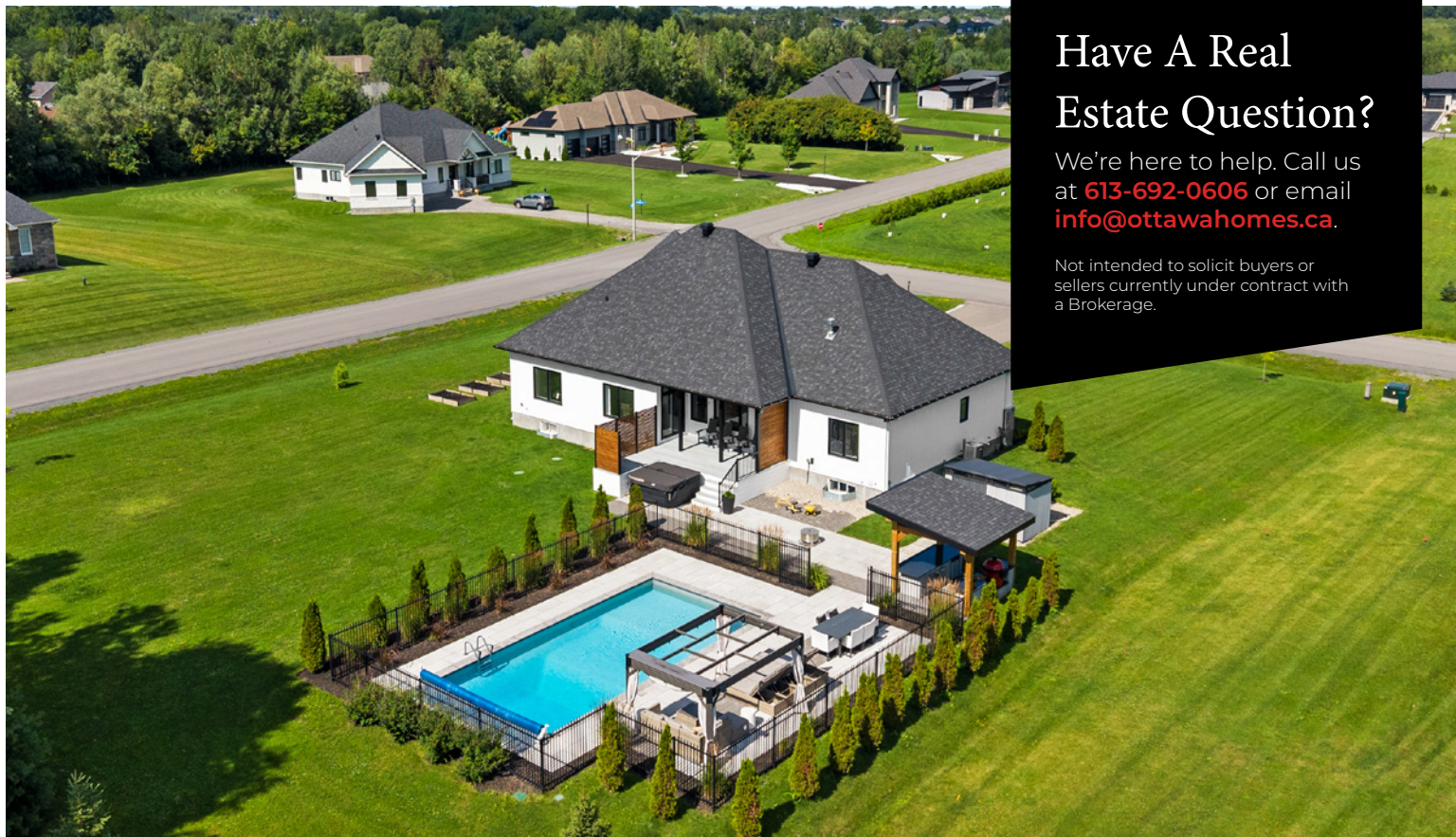
Bedroom 14'6" x 11'0"
 Bedroom 14'7" x 15'3"
 Bedroom 11'5" x 13'3"
 Bathroom 8'5" x 9'2"
 Bathroom 6'2" x 11'3"
 Laundry 8'1" x 11'3"

Lower Level

Recreation Room 60'2" x 15'3"
 Bathroom 5'10" x 9'5"
 Flex 13'5" x 10'8"

Flex / Office 12'10" x 10'8"
 Gym 21'3" x 13'4"





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: 161.22FR (Irregular) - 0.79AC

Taxes/Year: \$6,534.64 / 2026

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$250/month (average; higher during summer months with

air conditioning).

Approximate Natural Gas Expense: \$90/month (average; higher during winter months).

Inclusions:

For pool: 1 rod, 2 skimmers, 1 vacuum hose, 1 vacuum head, 1 solar cover + reel. Hot tub: Jacuzzi J-385 6-7 seats. Garage: tire racks. Main floor appliances: Kitchen fridge, Kitchen stove, Kitchen dishwasher, washer, dryer. Basement: bar fridge. MyQ smart garage door opener, wall pad + 2 remotes. All curtains, curtain rods, blinds. Storage sheds - 2x

Keter Cortina 11x7 shed (grey). Pergola (10x20) + curtains and retractable roof panel. Outdoor bar fridge. Google Nest Cam (2nd Gen) - Wired Outdoor Security Camera with 2K Video = 3

Google Nest doorbell (2nd Gen) = 1. Generac. Water Softener. Tankless Hot Water (owned). Water Filtration system and reverse osmosis.

Exclusions:

All TVs and TV mount in living room excluded.

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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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

The Wright Team consists of James Wright, Jessica Wright, Sarah Wright, Michelle Lang, Kim Seguin, Annick Rocca, Andrea Kelly & Jennifer Taylor. "Realtor", "Broker"