



Greely / Emerald Links Estates
6148 PEBBLEWOODS DRIVE

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Custom Bungalow Grounded in Its Setting

Set within the prestigious estate community of Emerald Links, this custom-built bungalow is defined by its grounds—an expansive, private acre that evolves with the seasons and anchors the home in its landscape.

In summer, the property comes alive. Layered perennial gardens, mature trees, and thoughtfully designed stonework are supported by a full irrigation system, creating a setting that feels both curated and organic. The south-facing backyard captures light throughout the day, centred around an inground pool, generous entertaining areas with a waterfall feature, a custom gazebo, and a tucked-away hot tub—each positioned to take in the surrounding greenery. Equally suited to quiet mornings and relaxed evenings. In winter, the landscape settles into a snow-covered backdrop, offering a sense of privacy that highlights the property's beauty.

Inside, the home opens with volume and light. A grand entry leads to soaring ceilings and a full wall of windows that frame uninterrupted views of the landscape beyond. The living room is anchored by a striking floor-to-ceiling stone fireplace, open to the formal dining area and seamlessly connected to a well-appointed kitchen. Here, an expansive centre island, stone counters, abundant storage, and a butler's pantry support everyday living and larger gatherings, while the sunlit eating area looks the gardens and pool.

The layout is thoughtfully balanced. A private primary suite occupies one wing, complete with two walk-in closets and an oversized ensuite featuring dual vanities, a soaker tub, and separate shower. On the opposite side, two additional bedrooms—each with walk-in closets—share a five-piece Jack and Jill bath. A combined laundry and mudroom with access to the triple car garage, along with a powder room, complete the main level.

The lower level extends the home's versatility, offering a bright, open footprint with a large family room, games area, dedicated home theatre, an additional bedroom with gas fireplace, and a full bath—ideal for guests or extended family. A substantial unfinished area provides excellent storage, and a second inside access to the garage.

Tucked within an exclusive enclave of custom estate homes, this property offers the privacy of country living with the convenience of the city—just 25 minutes to downtown Ottawa and moments to Manotick and Barrhaven, with easy access to schools, shopping, dining, and the airport.

A setting designed for living both inside and out.

RECENT HOME IMPROVEMENTS

2026:

- 20 New Thermal Pane Windows
- Luxury Vinyl Plank Flooring on lower level
- Bedroom on lower level

2025:

- All stone pavers re-sanded with polymeric jointing sand

2023:

- Pool Heater

2020:

- 50yr Malarkey Roof Shingles with metal highlights

Heating:

Forced Air/Natural Gas,

Cooling:

Central Air

Parking:

Attached 3 Car

Garage—separate inside access to both levels

Lot Size:

(1.04 Acres) 173.88 FR x 257.97 ft D

Year Built:

2008

Property Taxes:

\$8,575.01 [2025]

INCLUSIONS:

- Refrigerator
- Gas Stove
- Hood Fan
- Dishwasher
- Beverage Fridge
- Washer & Dryer
- 2 Auto Garage Door Openers
- Window Blinds
- Drapery Rods
- Central Vac & Accessories
- Hot Water Tank (2018)
- Swimming Pool Accessories including Pool Safety Cover
- Hot Tub by Artisan Spas, 45 jets/2 pumps
- Irrigation System with 12 controlled zones
- Generac Generator
- Home Theatre Surround Sound Speakers and Seating
- Custom Gazebo
- Basketball Net
- Lorax Security System
- 9 Exterior 2K Security Cameras
- Water Filtration System and Water Softener

EXCLUSIONS:

- Microwave
- Drapes in all main level bedrooms and primary ensuite bath



LEVELS	ROOMS	DIMENSIONS
Main	Foyer	15'3" x 8'0"
Main	Living Room	22'8" x 21'3"
Main	Dining Room	13'9" x 12'2"
Main	Kitchen	24'6" x 14'2"
Main	Butler's Pantry	5'5" x 5'1"
Main	Powder Room	7'7" x 5'5"
Main	Laundry/Mudroom	13'2" x 8'9"
Main	Primary Bedroom	18'0" x 15'3"
Main	5 Piece Ensuite Bathroom	13'5" x 10'5"
Main	Bedroom 2	14'0" x 11'10"
Main	Bedroom 3	14'0" x 11'10"
Main	5 Piece 'Jack & Jill' Bath	10'2" x 5'2"
Lower	Bedroom 4	18'1" x 13'10"
Lower	Family Room	22'4" x 21'3"
Lower	Games Area	19'11" x 16'5"
Lower	Home Theatre	21'7" x 13'11"
Lower	Gym/Flex Space	14'7" x 13'10"
Lower	4 Piece Bathroom	7'10" x 8'3"
Lower	Storage/Utility Area	36'5" x 14'4"+ 17' x 13'2"



*Some Room Measurements +/- jogs.





