



For Sale

1093 Pegasus Crescent

 Greely

 3 + 2

 4

 122.44' x 200.79'

 8

Set within an enclave of distinguished homes on beautifully landscaped lots, this custom-built bungalow by Princiotta on nearly half an acre stands apart for its exceptional level of care & timeless elegance. Classic red brick exterior, side-facing oversized double garage, stone walkway to a covered front entry + mature trees & fully landscaped. Polished interior showcases classic elegance with arched windows, delicate millwork, California shutters & hardwood flooring. Gracious foyer sits adjacent to a formal dining room anchored by a striking chandelier. Bright open-concept living space defined by a vaulted ceiling, gas fireplace & large windows overlooking the backyard. Kitchen is spacious & well-appointed with stone countertops, stainless steel appliances, a large island, alongside a generous eat-in area that flows into the fully enclosed four-season sunroom. Primary bedroom is privately positioned offering a spacious retreat with direct sunroom access, large walk-in closet & an ensuite bath. Two additional bedrooms with a full bathroom in between. Main floor laundry, mudroom & powder bathroom. Fully finished basement adds significant living space & versatility. Two additional bedrooms & a full bath with oversized shower provide excellent options for guests, hobbies, or extended family living, with discrete private access through the garage. Framed by mature trees, the backyard offers a private, park-like setting with a generous grassy area & beautifully designed two-tier stone patio.



Greely

The community of Greely offers a calm, relaxed lifestyle while still being within easy reach of downtown Ottawa. Known for being friendly and family-oriented, it provides convenient access to nearby schools, parks, shopping, dining and everyday amenities. Residents also enjoy an abundance of natural surroundings, including scenic walking paths and green spaces that enhance the area's peaceful appeal.

Inclusions

- Kitchen appliances: Bosch built-in microwave & oven (2023), Jennair cooktop (2000), Bosch dishwasher (2015), refrigerator (unknown age)
- Samsung washer & dryer (2021), light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote & exterior keypad (2019), central built-in vacuum, storage shed, wall mounted TVs (primary bedroom & basement), water treatment, security system, Gladiator metal garage cabinets, Gladiator garage wall storage GearTrack channel boards, antique Frigidaire ice box (1900)

Approximate Costs

- Electricity (Hydro One): \$117/month
- Natural Gas (Enbridge) : \$213/month
- Hot Water Heater (Enercare): \$46/month
- Property taxes: \$5,924/2025

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



Distinguished Family Home

- Privately set on nearly ½ acre of land
- Exceptional level of care
- Highly desirable single-level living
- Classic red brick exterior
- Side-facing oversized double garage
- Stone walkway to a covered front entry
- Mature trees & fully landscaped
- Polished interior showcases classic elegance
- Arched windows & delicate millwork
- California shutters
- Hardwood flooring through the main floor
- Gracious foyer
- Bright formal dining room anchored by a striking chandelier
- Open-concept living space at rear of home
 - Vaulted ceiling
 - Gas fireplace
 - Large windows overlooking the backyard
- Spacious & well-appointed kitchen
 - Stone countertops
 - Stainless steel appliances
 - Large island with seating
 - Generous eat-in area
- Fully enclosed four-season sunroom
 - Complete with electrical & heat pump
 - In-floor heating for comfortable year-round use

Timeless Elegance

- Primary bedroom positioned in its own wing
 - Spacious & private retreat
 - Large custom built walk-in closet
 - Ensuite bath featuring a soaker tub, shower & double vanity
 - Direct sunroom access
- Opposite side of the home hosts two additional bedrooms with full bathroom in between
- Laundry, mudroom, and powder bathroom complete the main floor
- Fully finished basement adds significant living space & versatility
 - Thoughtfully configured
 - Two large recreation areas, one complete with an electric fireplace
 - Two additional bedrooms
 - Full bathroom with oversized shower
 - Discrete private access through the garage
- Private backyard framed by mature trees
 - Park-like setting
 - Generous grassy area
 - Beautifully designed two-tier stone patio acts as an ideal outdoor gathering space
 - Full irrigation system with wireless rain sensor supports the lush landscaping for easy maintenance



Home Features, Systems & Upgrades

Approximate ages

- Custom built by Princiotta, 2000
- Poured concrete foundation
- Concrete, hardboard & brick exterior
- Roof, asphalt shingles, 2015
 - 30 year shingles
- Furnace, forced air - natural gas, 2015
 - Furnace motor replaced, 2023
 - Inspected annually
 - Filter & UV light replaced annually
- HVAC/Humidifier - Venmar motor (HVR - air quality), 2018
 - Inspected annually
- Central air conditioning, 2021
 - 3-ton Keeprite N4A3 Performance
 - Inspected annually & cleaned regularly
- Hot water heater - rental, 2023
- Fireplaces x 2
 - Natural gas x 1 & Electric x 1
- Central vacuum system
 - Checked, cleaned, new carpet power head purchased, 2015
- Windows - all replaced, excluding the dining room and a few sliders in basement
- Custom Roman window shades x 12, 2015
- Curtains in spare bedroom - main floor, 2023
- Insulation added to entire house & garage to R60, 2019
- Repainted interior, 2015
 - Living room, dining room & entry millwork modernized
- Flooring
 - Main floors refinished, 2015
 - Kitchen & living room floors refinished, 2020
- Primary bedroom
 - Built-in drawers, shelving & TV unit, 2015
 - Light fixture, 2015
 - Built-in closet drawers & shelving, 2015
 - Additional storage to closet, 2017
- Primary ensuite bathroom
 - Ceiling light fixture, 2023
- Spare bedroom – main floor
 - Light fixture, 2015
- Full bathroom on main floor
 - Marble countertop, plumbing fixtures & lights, 2015
 - Toilet & all pipes, 2020
- Powder bathroom toilet interior tank parts replaced, 2020
- Mudroom/laundry room closet & storage added, 2015
- Four-season sunroom
 - Built with it's own electrical panel & receptacles
 - Heat pump
 - In-floor heating
 - Wireless motion detector
 - Attic insulated & access hatch added, 2017



- Complete Security and Alarm System, 2015
 - 5 programmable light timers controlling exterior lights installed, 2016
 - Exterior lighting in dark areas added around back & side of house, 2017
 - 6 smoke alarms replaced, 2017
 - 4 house video cameras & 2 video doorbells, 2021
 - Monitor & battery backup UPS (uninterrupted power source), 2021
- Basement
 - Dricore subfloor membrane panels under carpeting throughout, 2000
 - Work bench, extensive storage shelves, 2015
 - Gladiator GearTrack storage channel boards, 2015
 - Custom-built-in wall-to-wall oak bookcases, 2016
 - 60-inch electric fireplace, 2016
 - 65-inch Sony smart TV, 2016
 - Reclaimed wood custom feature wall, 2016
 - Custom-built oak desk & drawers, 2017
- Garage, double attached with interior access
 - Heated garage + attic access hatch, 2019
 - Automatic garage door openers, cable systems, remotes, exterior keypad, 2019
 - Painted floors, 2019 & 2022
 - Vapour barrier painted on walls, 2019
- Exterior
 - Property boundaries – indicated with metal stakes inside property line based on McIntosh Perry Surveys, 2015
 - Extensive landscaping around house & property, continuous since 2015
 - Parging - on exterior cement around the house redone, 2016
 - Front stairs - resurfaced, 2016
 - Front lampposts replaced, 2018
 - Back stone patio rebuilt, 2017
 - Irrigation system & wireless rain sensor, 2016
 - Replaced outside water tap near garage & inside irrigation shutoff valve, 2020
 - Gas, Enbridge - replaced entire gas meter at side of house, 2016



- Drilled well - exterior right side of house
 - Depth 85 ft
 - Inside house, 2016
 - 40-gallon water tank & ¾ HP stronger well motor installed in basement
- Septic system, 2000
 - Risers installed, 2015
 - Filters cleaned annually
 - Tank last emptied 2020
- Water treatment
 - Mineral & iron remover & UV light installed in basement, 2015
 - Larger water tank (40 gallon) & stronger well motor (¾ HP) installed, 2016
 - Basement water treatment - UV control box replaced; UV light replaced & entire system tested, 2020
 - Entire system checked annually, UV light replaced
 - Kitchen water treatment – entire new Kinetico water purifying system installed; all piping under sink replaced, 2020

- Sump pump - basement workroom, 2000
 - No battery back up
 - Inspected, 2015
- Potability
 - Public Health Ontario Ottawa Quarterly Water Lab Test, 2026 - no issues
 - Canadian Water Inspection Services - Annual Water System Inspection, 2025 - no issues
 - Test, clean filters, parts replacements annually
- Radon Test
 - Conducted, results within Canadian recommended levels, 2021
- Pest Control:
 - Back shed - metal grills installed underground around bottom exterior, 2015
 - Sealed house exterior for wildlife pests with transferable lifetime guarantee, 2021



**Are you ready
to make this
house your *home*?**

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Carling
613 • 725 • 1171
1723 Carling Avenue
Ottawa, ON, K2A 1C8



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

