

30 Drummond Street, Newboro, ON

40556100

\$ \$499,900

4 Bedrooms

2 Bathrooms

3 0.74 Acres

Classic century home located in the beautiful village of Newboro.

The property has commercial zoning (CL), which gives a variety of options for use. The home has had substantial renovations recently and is stunning in every way! The house sits on a double lot fronting on Drummond Street (Cty Rd 42) and stretches back along Bay Street all the way to Stevens Street. The main floor of the home features an entry way for boots and shoes, a beautiful kitchen, dining area, main floor bedroom or den plus a 3 pc bathroom with a laundry area. The second floor has three bedrooms as well as a 2 pc bathroom.







30 Drummond Street Newboro, ON

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Features

- Classic century home located in the beautiful village of Newboro. The property has commercial zoning (CL), which gives a variety of options for use.
- The home has had substantial renovations recently and is stunning in every way!
- The house sits on a double lot fronting on Drummond Street (Cty Rd 42) and stretches back along Bay Street all the way to Stevens Street.
- The main floor of the home features an entry way for boots and shoes, a beautiful kitchen, dining area, main floor bedroom or den plus a 3 pc bathroom with a laundry area.
- The second floor has three bedrooms as well as a 2 pc bathroom.
- A beautiful feature of the home is a wrap around covered front porch for enjoying time relaxing in a sheltered and bug-free environment.
- There is also a rear deck for added outdoor space. The home has a metal roof, heating is via forced air propane and is serviced by a drilled well and septic system.
- The large lot offers plenty of outdoor space plus also has a single car garage located mid-way back along the property.
- Newboro is located on the shores of Newboro Lake, with a public boat launch available for access to the Rideau System. Enjoy great shopping and dining in the village or just down the road in Westport.

Directions

Located in Newboro at the corner of Drummond Street and Bay Street.

30 Drummond Street, Newboro, ON

More Information

Home Improvements

- 2022: New air conditioning system, sump pump
- 2021: New furnace, water softer system, dehumidifier
- 2020: New well pump/pressure system & in line water filter
- · Vapour barrier installed on basement floor
- Basement walls spray foamed
- New LED light fixtures throughout interior/exterior
- Fresh paint throughout
- Mudroom gutted, spray foam installed, new interior upgrade
- New flooring in mudroom, full bath, kitchen/dining and screened in porch
- Main floor bathroom all new shower, vanity, toilet, closet, washer/dryer
- Porch converted from open to screened in, all new interior/exterior
- New exterior deck and railings
- New kitchen and appliances
- New exterior siding & fresh paint
- New window blinds
- · Eavestroughs installed
- New plumbing to achieve kitchen and bathroom renovations
- Additional electrical outlets screened porch and car plug
- Built up flower beds topsoil and mulch
- Cedar hedge
- Cell booster installed
- Siding touch ups on the rear of house in progress
- Additional insulation in mudroom ceiling

Expenses (2022)

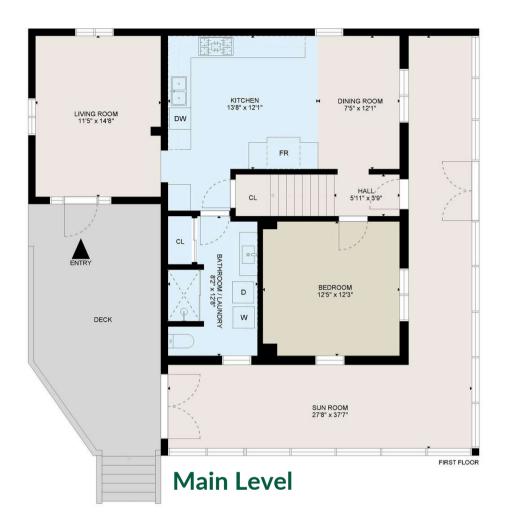
Property Taxes	Hydro	Propane
\$1968.69	\$1832.99	\$4413.31







FLOOR PLAN

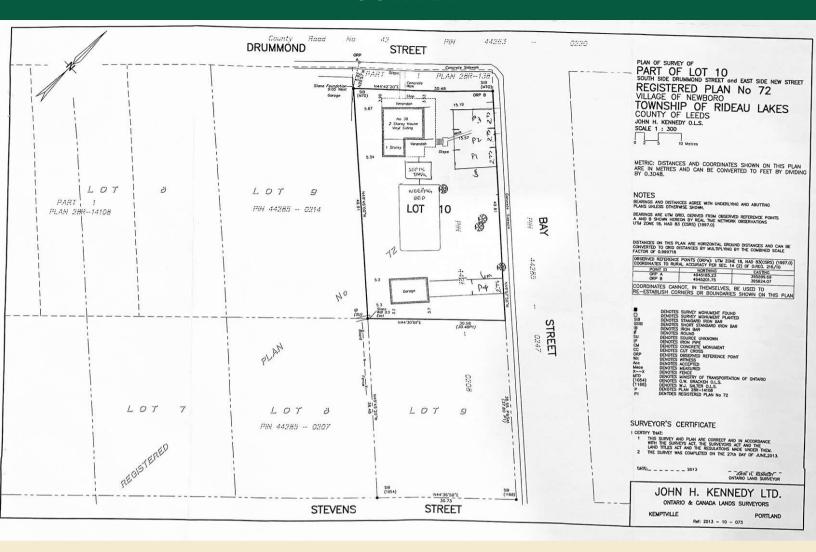


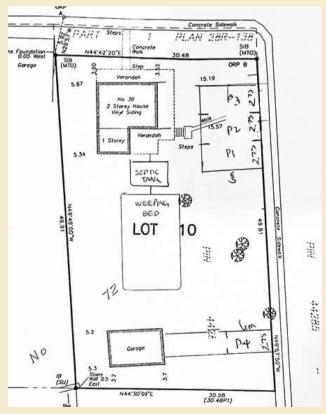
GROSS INTERNAL AREA
FIRST FLOOR: 1216 ft²
SECOND FLOOR: 614 ft²
TOTAL: 1830 ft²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Second Floor

SURVEY





COMMERCIAL ZONING

6.2 Local Commercial (CL) Zone

1. Permitted Uses

accessory dwelling accessory dwelling unit additional residential unit antique shop bank bed and breakfast child care centre clinic community service custom workshop duplex dwelling open market personal service professional or business office recreational establishment retail store restaurant school, commercial semi-detached dwelling single dwelling

2. Zone Provisions

Lot Area (minimum)	4050m
Lot Frontage (minimum)	
Lots designated Settlement Areas	
in Official Plan	40m
All other lots	60m
Yards (minimum)	
Front	
 Lots designated Settlement Areas 	
in Official Plan	6m
 All other lots 	10m
Exterior Side	6m
Interior Side	6m
Rear	
 Lots designated Settlement Areas 	
in Official Plan	7.5m
 All other lots 	10m
Commercial Floor Area (maximum)	250m ²
Building Height (maximum)	10m

•	Lot Coverage (maximum)
	D

Dwelling use for lot abutting a water body	10%
Dwelling use not abutting	
a water body	20%
 All other uses on lots designated 	
Settlement Areas in Official Plan	50%
All other uses on all other lots	40%
Floor Space Index for dwelling use	
on a lot abutting a water body (maximum)	15%
Dwelling Unit Area (minimum)	60m ²
Dwellings	
per Lot (maximum)	1
Additional Residential Unit (maximum)	2

3. Additional Provisions

1. General Provisions

In accordance with Section 3 hereof.

4. Special Exception Zones

1. CL-1 (Part Lot 20, Concession 2, Bastard & South Burgess)

Notwithstanding the provisions of Section 6.2 to the contrary, on the lands zoned CL-1, an automobile service station would be a permitted use. (#2006-66 – June, 2006)

2. CL-2 (Part Lot 20, Concession 3, Bastard & South Burgess)

Notwithstanding the provisions of Section 6.2 to the contrary, on the lands zoned CL-2, an automobile body shop and vehicle sales or rental establishment would be a permitted use. (#2006-67 – June, 2006)

3. CL-3 (Part Lot K, Plan 72, Village of Newboro)

Notwithstanding the provisions of Section 6.2 to the contrary, on the lands zoned CL-3, a tourist lodging establishment would be a permitted use. (#2006-68 – June, 2006) (#2006-69 – June, 2006)

4. CL-4 (Part Lot 21, Concession 3, Bastard & South Burgess)

Notwithstanding the provisions of Section 6.2 to the contrary, on the lands zoned CL-4, a tradesperson's establishment would be a permitted use. (#2008-5 – January, 2008)

WATER TEST

Public Health Santé publique Ontario Public Health Laboratory - Kingston

181 Barrie St KINGSTON, ON K7L 3K2

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse

First Name, Last Name / Prénom, Nom de fam

HEATH GURR / TAMMY GURR Street address / Adresse municipale

7 SPRING STREET

WESTPORT, ON KOG 1X0

Location of Water Source /

Emplacement de la source d'eau

No / Non

Street address / Adresse municipale

30 DRUMMOND ST

RIDEAU LAKES ON KOG1PO

County / Comté: LEEDS AND GRENVILLE

ealth Unit # / # du bureau de santé: 2243

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012246336

Phone #/# tél.: 613 985 2414

Date/Time Collected / Date/heure du prélèvement*: 2022-11-09 14:50:00

Date/Time Received / Date/houre Recule*: 2022-11-10 11:15:00

Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated./A moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

E.coli CFU/100 mL / E. coli UFC/100 mL

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the vulnerability of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse:

Interpretation / Interprétation:

2022-11-10

Date Read / Analyse effectuée le: 2022-11-11

Please Note / Prière de noter ce qui suit :

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants./ Remarque: Cet é chantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries collibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bacté rienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par télé phone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre

End of report / Fin du rapport

*All time values are EST /EDT/Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'Impression*: 2022-11-11

Date Reported / Date du rapport*: 2022-11-11 12:53:00

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LIMS Report #: 47333934 Contario

T_SingleSampleOPHL_WATPRIVATE.rpt

SEPTIC REPORT

2730258 ONTARIO LTD. o/a BRYAN'S SEPTIC SERVICE P.O. BOX 37 WESTPORT, ONTARIO K0G 1X0

PUMPER REPORT SEPTIC SYSTEM MAINTENANCE & PUMPING INFORMATION

KOG 1X0 (613) 273-3078 Email: btcolford@hotmail.com Name:
Address: 30
Address:
Address:
Type of Tank One Compartment Two Compartment Other
Approximate Capacity
Construction Matterials Concrete
Initial Inspection Any part of the septic tank under deck, driveway, etc □ Yes ☑ No Any evidence of sewage seeping from the tank of lid □ Yes ☑ No Condition of top and lids ☑ Good □ Leaking □ Needs Repair
Any part of the septic tank under deck, driveway, etc ☐ Yes ☑ No Any evidence of sewage seeping from the tank of lid ☐ Yes ☑ No Condition of top and lids ☑ Good ☐ Leaking ☐ Needs Repair
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Before Pumping
Condition of sewage in tank
Liquid level at the outlet invert
After Pumping
Condition of inlet baffle □ Good □ Needs Repair □ Missing
Condition of outlet baffle ☑Good ☐ Needs Repair ☐ Missing
Evidence of water leakage: Into Tank ☐ Yes ☐ No From Tank ☐ Yes ☑ No
Absorption System
Type of Absorption System ☐ Seepage Bed ☐ Sand Mound ☐ Sub-surface Sand Filter
Flow Test & Yes No Approximate Seepage at Bed 30 M/2 good
Comments At time of pumping system in working

INTERACTIVE LINKS

Virtual Tour





Scan the QR Code or Visit: https://my.matterport.com/show/? m=yKwqvd81vYa

Video Tour





Scan the QR Code or Visit: https://youtu.be/wtLG5a6rrhc

Google Map





Scan the QR Code or Visit: https://goo.gl/maps/bxJybuzm6sfen bLC9

Panorama View





Scan the QR Code or Visit: https://360panos.org/panos/30Dru mmond/

MLS LISTING

30 DRUMMOND Street, Newboro, Ontario K0G 1P0

Listing

Client Full 30 DRUMMOND St Newboro Listing ID: 40556100 Price: \$499,900

Active / Residential



Leeds and Grenville/Rideau Lakes/Rideau Lakes

Roof:

1.5 Storey/House

	Beds	Baths	Kitch
Main	1	1	1
Second	3	1	

4 (4 + 0) 2 (1 + 1) 1,325 Beds (AG+BG): Baths (F+H): SF Fin Total: AG Fin SF Range: 1001 to 1500 1,325/Other AG Fin SF: DOM:

Common Interest: Freehold/None Tax Amt/Yr: \$1,711.87/2023

Metal

Remarks/Directions

Public Rmks: Classic century home located in the beautiful village of Newboro. The property has commercial zoning (CL), which gives a variety of options for use. The home has had substantial renovations recently and is stunning in every way! The house sits on a double lot fronting on Drummond Street (Cty Rd 42) and stretches back along Bay Street all the way to Stevens Street. The main floor of the home features an entry way for boots and shoes, a beautiful kitchen, dining area, main floor bedroom or den plus a 3 pc bathroom with a laundry area. The second floor has three bedrooms as well as a 2 pc bathroom. A beautiful feature of the home is a wrap around covered front porch for enjoying time relaxing in a sheltered and bug-free environment. There is also a rear deck for added outdoor space. The home has a metal roof, heating is via forced air propane and is serviced by a drilled well and septic system. The large lot offers plenty of outdoor space plus also has a single car garage located mid-way back along the property. Newboro is located on the shores of Newboro Lake, with a public boat launch available for access to the Rideau System. Enjoy great shopping and dining in the village

Located in Newboro at the corner of Drummond Street and Bay Street Directions:

Exterior

Exterior Feat: Deck(s), Landscaped, Porch-Enclosed Construct, Material: Aluminum Siding, Wood

or just down the road in Westport.

Poured Concrete, Shingles Replaced: Foundation: Prop Attached: Detached

Stone Year/Desc/Source: 1869//Estimated Apx Age: 100+ Years

Property Access: Municipal Road, Paved Road Rd Acc Fee: Detached Garage//Private Drive Double Wide//Gravel Driveway

3.0 Garage Spaces: Other Structures: **Fully Winterized** Garage & Parking:

Parking Spaces: Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup,

Telephone

Water Source: **Drilled Well** Water Tmnt: Septic Sewer: Water Softener

Lot Size Area/Units: 0.740/Acres Acres Range: 0.50-1.99 Acres Rent: Lot Front (Ft): 105.39 Lot Depth (Ft): 306.53 Lot Shape: Rectangular Location: Urban Lot Irregularities: Land Lse Fee:

Area Influences: Beach, Downtown, Golf, Lake Access, Landscaped, Library, Park, Place of Worship, School Bus Route,

Sediment Filter.

Schools, Shopping Nearby

Downtown, Trees/Woods Retire Com: View: Level, Wooded/Treed

Topography: Fronting On: East North, West Restrictions: Exposure:

Interior

Interior Feat: Ceiling Fans, Water Heater Owned Carbon Monoxide Detector(s), Smoke Detector(s)
Crawl Space

Basement Fin: Unfir Security Feat: Basement: Unfinished

Laundry Feat: In Bathroom, Main Level

Cooling: Central Air

Heating: Electric Hot W Under Contract: Propane Tank Electric Hot Water, Forced Air-Propane Contract Cost/Mo:

Inclusions: Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window

Coverings

Property Information

e: No Local Improvements Fee: LT 9 N/S STEVENS ST AND E/S NEW ST PL 72; PT LT 10 S/S DRUMMOND ST AND E/S NEW ST PL 72 AS IN Common Elem Fee: No

Legal Desc:

LR322473; RIDEAU LAKES

CL/RG Zoning: Available/ Survey: Assess Val/Year: \$192,000/2019 Hold Over Days:

442850208 083184104101100 PIN. Occupant Type: Owner ROLL: Possession/Date: Flexible/ Deposit: 10,000

- Brokerage Information List Date: 03/25/2024

Royal LePage ProAlliance Realty, Brokerage List Brokerage:

Source Board: Kingston and Area Real Estate Association

Information deemed reliable but not guaranteed. CoreLogic Matrix Prepared By: Tammy Gurr, Broker

Date Prepared: 03/26/2024 POWERED by itsorealestate.ca. All rights reserved.



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage







Westport Office: 7 Spring Street, P.O. Box 148, Westport, ON K0G 1X0 www.gurreathomes.com info@gurreathomes.com (613) 273-9595

Kingston Office: 640 Cataraqui Woods Drive Kingston, ON K7P 2Y5