

*Classic Century Home
in Newboro!*



30 Drummond Street, Newboro, ON

- # 40556100
- \$ \$499,900
- 4 Bedrooms
- 2 Bathrooms
- 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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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Table of Contents

**30 Drummond Street
Newboro, ON**

Features	3
More Information	4
Floor Plan	5
Survey	6
Commercial Zoning	7
Water Test	8
Septic Report	9
Interactive Links	10
MLS Listing	11
Contact Information	12



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.

More Information

Home Improvements

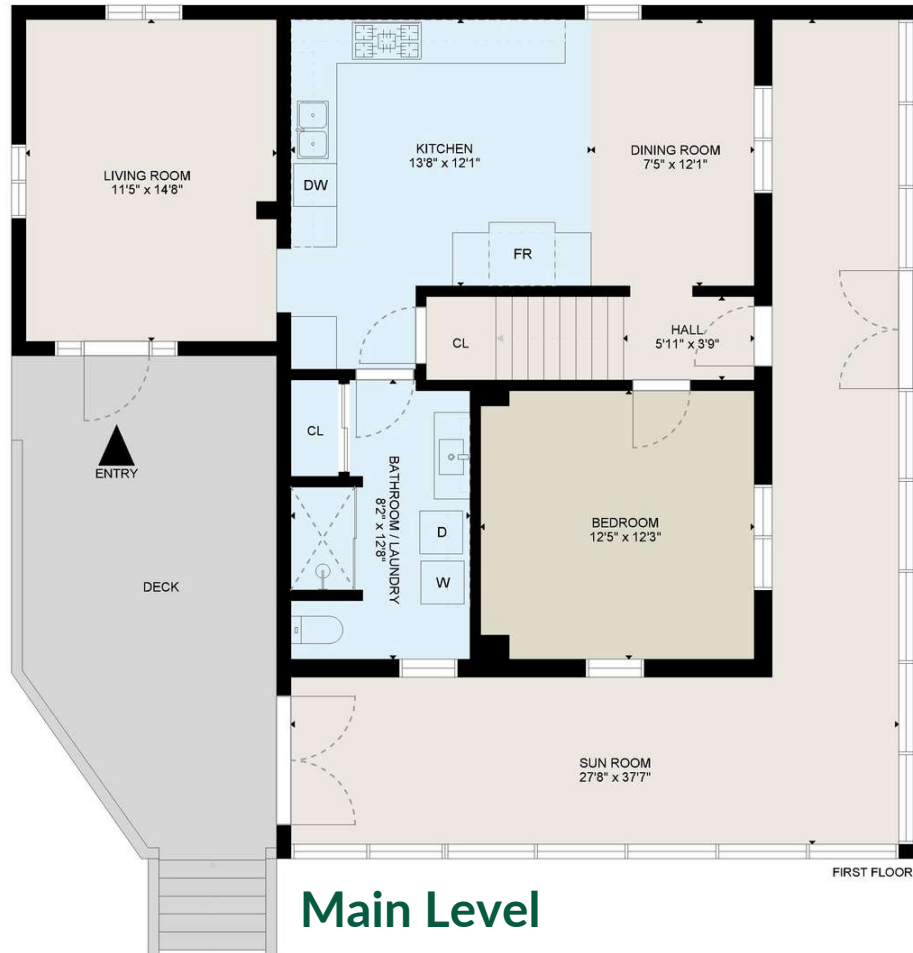
- 2022: New air conditioning system, sump pump
- 2021: New furnace, water softer system, dehumidifier
- 2020: New well pump/pressure system & in line water filter
- Vapour barrier installed on basement floor
- Basement walls spray foamed
- New LED light fixtures throughout interior/exterior
- Fresh paint 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



Main Level

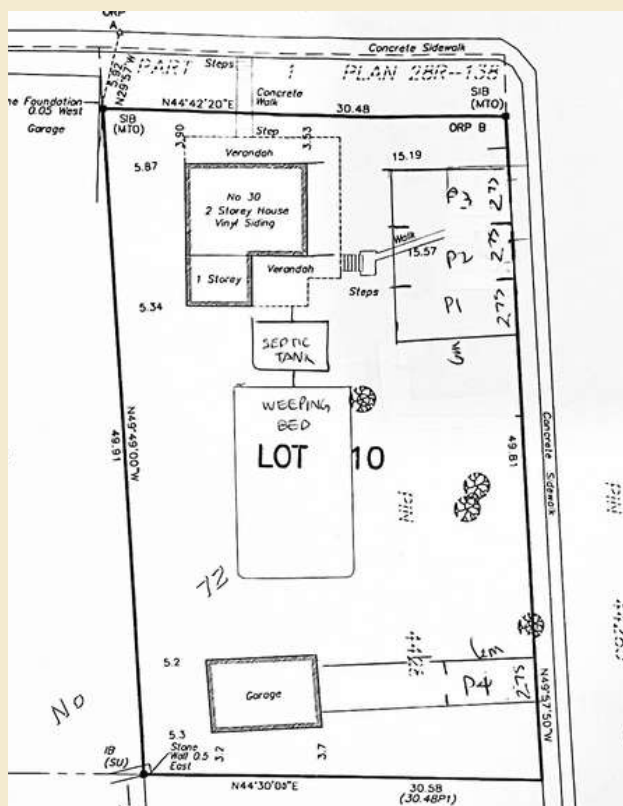
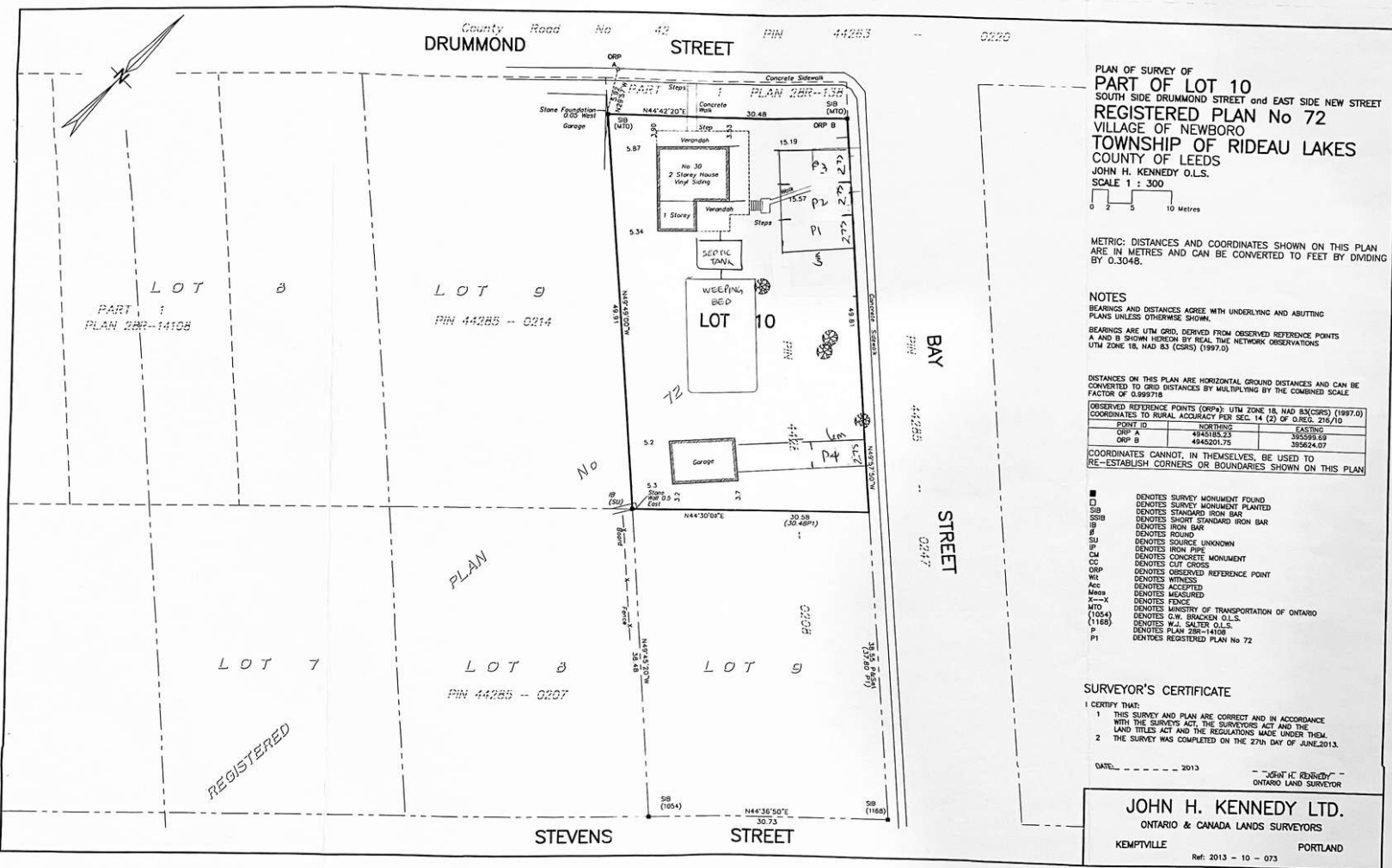
GROSS INTERNAL AREA
 FIRST FLOOR: 1216 ft²
 SECOND FLOOR: 614 ft²
 TOTAL: 1830 ft²

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 ²
• 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)
 - 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) 60m²
- 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)

SEPTIC REPORT

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

(613) 273-3078 Email: btcolford@hotmail.com

PUMPER REPORT SEPTIC SYSTEM MAINTENANCE & PUMPING INFORMATION

Name: [REDACTED] Date: May 10-2022

Address: 30 Devereaux St Phone: _____

Location: Numbers

Type of Tank ☐ One Compartment ☒ Two Compartment
Type of Tank ☒ Septic Tank ☐ Graywater ☐ Aerobic ☐ Other _____

Approximate Capacity 800 gal

Construction Materials ☒ Concrete ☐ Steel ☐ Block ☐ Fiberglass ☐ Plastic
☐ Other _____

Initial Inspection

Any part of the septic tank under deck, driveway, etc ☐ Yes ☒ No

Any evidence of sewage seeping from the tank or lid ☐ Yes ☒ No

Condition of top and lids ☒ Good ☐ Leaking ☐ Needs Repair

Before Pumping

Condition of sewage in tank Normal

Liquid level at the outlet invert ☐ Above ☐ Below ☒ Normal

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 min good

Comments

At time of pumping system is working
cond it is now

[Signature]

INTERACTIVE LINKS

Virtual Tour



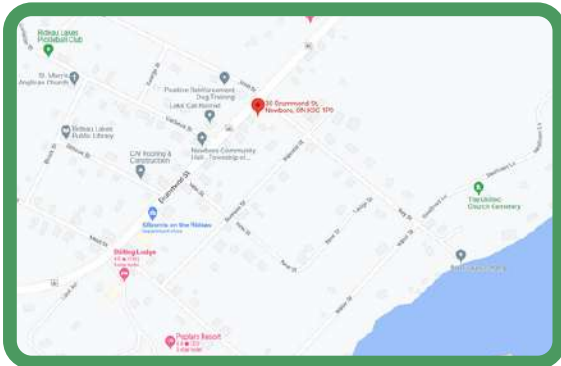
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=yKwqv81vYa>

Video Tour



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

Google Map



Scan the QR Code or Visit:
<https://goo.gl/maps/bxJybuzm6sfenbLC9>

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
Active / Residential

30 DRUMMOND St Newboro

Listing ID: 40556100
Price: **\$499,900**



Leeds and Grenville/Rideau Lakes/Rideau Lakes

1.5 Storey/House

	Beds	Baths	Kitch
Main	1	1	1
Second	3	1	

Beds (AG+BG): **4 (4 + 0)**
Baths (F+H): **2 (1 + 1)**
SF Fin Total: **1,325**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,325/Other**
DOM: **1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$1,711.87/2023**

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 or just down the road in Westport.

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Exterior

Exterior Feat: **Deck(s), Landscaped, Porch-Enclosed**
Construct. Material: **Aluminum Siding, Wood**
Shingles Replaced: Foundation: **Poured Concrete, Stone**
Year/Desc/Source: **1869//Estimated**
Property Access: **Municipal Road, Paved Road**
Other Structures: **Detached Garage//Private Drive Double Wide//Gravel Driveway**
Garage & Parking: **4** Driveway Spaces: **3.0**
Parking Spaces: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**
Services: **Sediment Filter, Water Softener**
Water Source: **Drilled Well** Water Tmnt: **0.50-1.99**
Lot Size Area/Units: **0.740/Acres** Acres Range: **0.50-1.99**
Lot Front (Ft): **105.39** Lot Depth (Ft): **306.53**
Location: **Urban** Lot Irregularities:
Area Influences: **Beach, Downtown, Golf, Lake Access, Landscaped, Library, Park, Place of Worship, School Bus Route, Schools, Shopping Nearby**
View: **Downtown, Trees/Woods**
Topography: **Level, Wooded/Treed**
Restrictions: **Retire Com: East**
Fronting On: North, West
Exposure:

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
Basement: **Crawl Space** Basement Fin: **Unfinished**
Laundry Feat: **In Bathroom, Main Level**
Cooling: **Central Air**
Heating: **Electric Hot Water, Forced Air-Propane**
Under Contract: **Propane Tank** Contract Cost/Mo:
Inclusions: **Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **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 LR322473; RIDEAU LAKES**
Zoning: **CL/RG** Survey: **Available/**
Assess Val/Year: **\$192,000/2019** Hold Over Days:
PIN: **442850208** Occupant Type: **Owner**
ROLL: **083184104101100** Deposit: **10,000**
Possession/Date: **Flexible/**

Brokerage Information

List Date: **03/25/2024**
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**
Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 03/26/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Questions? Contact us:

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