

PRICE  
REDUCED



*The J.T. Gallagher House:  
A Historic Gem in Rideau Lakes*

## 7 Drummond Street, Newboro, ON

# 40629705

\$ \$710,000

4 Bedrooms

3 Bathrooms

2,770 Sq Ft

Located in the heart of Rideau Lakes, the J.T. Gallagher House was built circa 1885 and was constructed with detail of Gothic Revival style.

It is a tall, majestic building that is striking in every way and from every direction. In 1916, the home was purchased by a doctor (Gallagher's son-in-law) and it housed his practice for many years. The doors to the patient rooms are still numbered today! This home is overflowing with character and charm with original woodwork and a distinctive ornate slate roof. The entrance of the home is impressive with a grand foyer complete with spiral staircase, chandeliers, and soaring ceilings.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



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# *Table of Contents*

**7 Drummond Street  
Newboro, ON**

<b>Features</b>	<b>3</b>
<b>More Information</b>	<b>4</b>
<b>Inclusions</b>	<b>5</b>
<b>Floor Plan</b>	<b>7</b>
<b>Commercial Zoning</b>	<b>8</b>
<b>Reference Plan</b>	<b>9</b>
<b>Interactive Links</b>	<b>10</b>
<b>MLS Listing</b>	<b>11</b>
<b>Contact Information</b>	<b>12</b>



## Features

- Located in the heart of Rideau Lakes, the J.T. Gallagher House was built circa 1885 and was constructed with detail of Gothic Revival style. It is a tall, majestic building that is striking in every way and from every direction.
- In 1916, the home was purchased by a doctor (Gallagher's son-in-law) and it housed his practice for many years. The doors to the patient rooms are still numbered today!
- This home is overflowing with character and charm with original woodwork and a distinctive ornate slate roof.
- The entrance of the home is impressive with a grand foyer complete with spiral staircase, chandeliers, and soaring ceilings. On this main level, the floorplan consists of an updated kitchen with attached pantry, a formal dining room, a stunning living room, sitting room, office, family room and a 2pc bathroom.
- There are two staircases leading to the second level where there are 4 bedrooms and 2 full bathrooms as well as another set of stairs that leads to a huge 3rd floor undeveloped loft.
- The grounds are fully landscaped and compliment the character of the home. The newly constructed interlocking stone driveway and walkways add to the curb appeal to the home along with the stout rod iron fence.
- There is a separate building beside the house that has been converted to a wood worker's dream shop with tall ceilings, bright lights and a storage loft in the front. This building has a ductless heat pump offering heat and air conditioning.
- This property is commercially zoned, which allows many different uses including running a small business at this location. The corner lot gives excellent exposure and an additional gravel driveway located off the side street.
- Newboro is a small community that is surrounded by lakes in a popular vacation area and is just minutes away from the Village of Westport or half an hour from the larger town of Smiths Falls. Unique and beautiful property!

## Directions

- Located at the corner of Drummond Street and Simcoe Street.

# MORE INFORMATION

## Home Improvements:

### 2022

- Interlock driveway and walkway
- Amish shed
- Shop exterior repair and paint
- Black steel door on addition

### 2024

- Heat pump, A/C
- Septic, new macerating pump
- Attic new entrance door plus new insulation / floor
- New drywall ceiling and repair and paint family room addition
- Septic pumped, June 2024

### 2023

- Steel roof on addition, levelled roof
- Black steel door, shop side family room plus Anderson 2000 screen door, black
- Eavestrough entire house, changed to black 2023



## Expenses (2023):

Property Taxes	Utilities (Electrical & Propane)
\$2,942.28	Estimated \$750 / month

# INCLUSIONS

## First Level:

### Family Room

- Red large sectional
- Large carpet, red
- Brown storage foot stool
- Pine end table
- Runner
- Scatter rugs
- Desk
- Small mirror, at door
- Fire tool set
- Ash bucket

### Kitchen

- Fridge, stove, microwave, bar fridge, dishwasher
- 3x Black counter height chairs
- Pantry jars
- Window valances + roller shades

### Library / Sitting Room

- Stand lamp brass with cloth shade

### Lower Hall

- Carpet, black/tan/cream
- Ornate wall mirror
- Ginger jar tan, on front deck

### Living Room

- 4x Custom window coverings, with roller shades
- 2x Cream couch, cushions
- 2x Leather chairs, burgundy
- Carpet, black/tan/cream
- 2x Tall dark wood cabinet
- Statue plant stand
- Fire set
- Drummond photo
- 2x Small mirror plus wreaths

### Dining Room

- Large pine buffet and hutch
- Oak oval table + leaf
- Table cloth
- 4x Parson chairs, brown
- 2x Parson chairs, red
- Carpet, black/tan/cream
- Custom window coverings



# INCLUSIONS

## Second Level:

### Master Bedroom

- Queen bed, 2x end tables, tall dresser
- Mantle (*as is - never used as fireplace*)
- 4x Sheers
- Large carpet, cream
- Settee

### 4th Bedroom (used as sewing room)

- Desk
- Corner bedroom chair

### Main Bathroom (with shower stall)

- Picture above toilet

### Black Butler Bedroom

- Queen bed set with matching ladies dresser with mirror & tall dresser
- 2x matching end tables
- Carpet, cream/greens

### Upper Hall

- Carpet
- Runner
- 2x Sheers
- 2x Oak chairs, beside the propane fireplace
- Tall floral vase
- Floral colourful large art in back hall

### Bedroom (center)

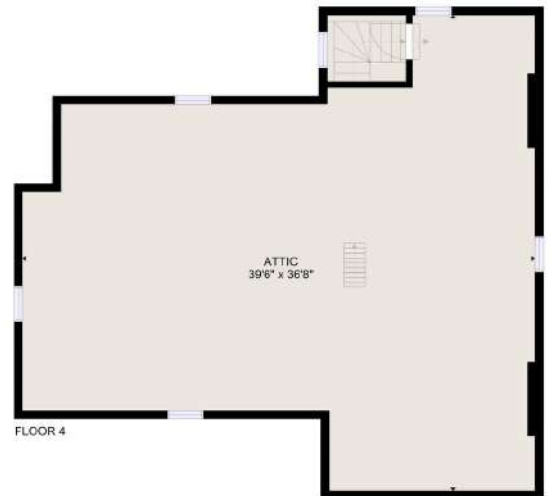
- Double bed, pine frame
- Carpet, red

### Guest Bathroom (with jet tub)

- Black round mirror
- Small picture



# FLOOR PLAN



GROSS INTERNAL AREA  
 FLOOR 1: 930 sq.ft, FLOOR 2: 1545 sq.ft, FLOOR 3: 1225 sq.ft, FLOOR 4: 1221 sq.ft  
 EXCLUDED AREA: DECK: 225 sq.ft, PORCH 1: 150 sq.ft, PORCH 2: 34 sq.ft, BONUS ROOM: 663 sq.ft  
 TOTAL: 4921 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# COMMERCIAL ZONING

## 6.2 Local Commercial (CL) Zone

## 2. Zone Provisions

### 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

- Lot Area (minimum) 4050m<sup>2</sup>
- 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<sup>2</sup>
- 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) 60m<sup>2</sup>
- 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*)

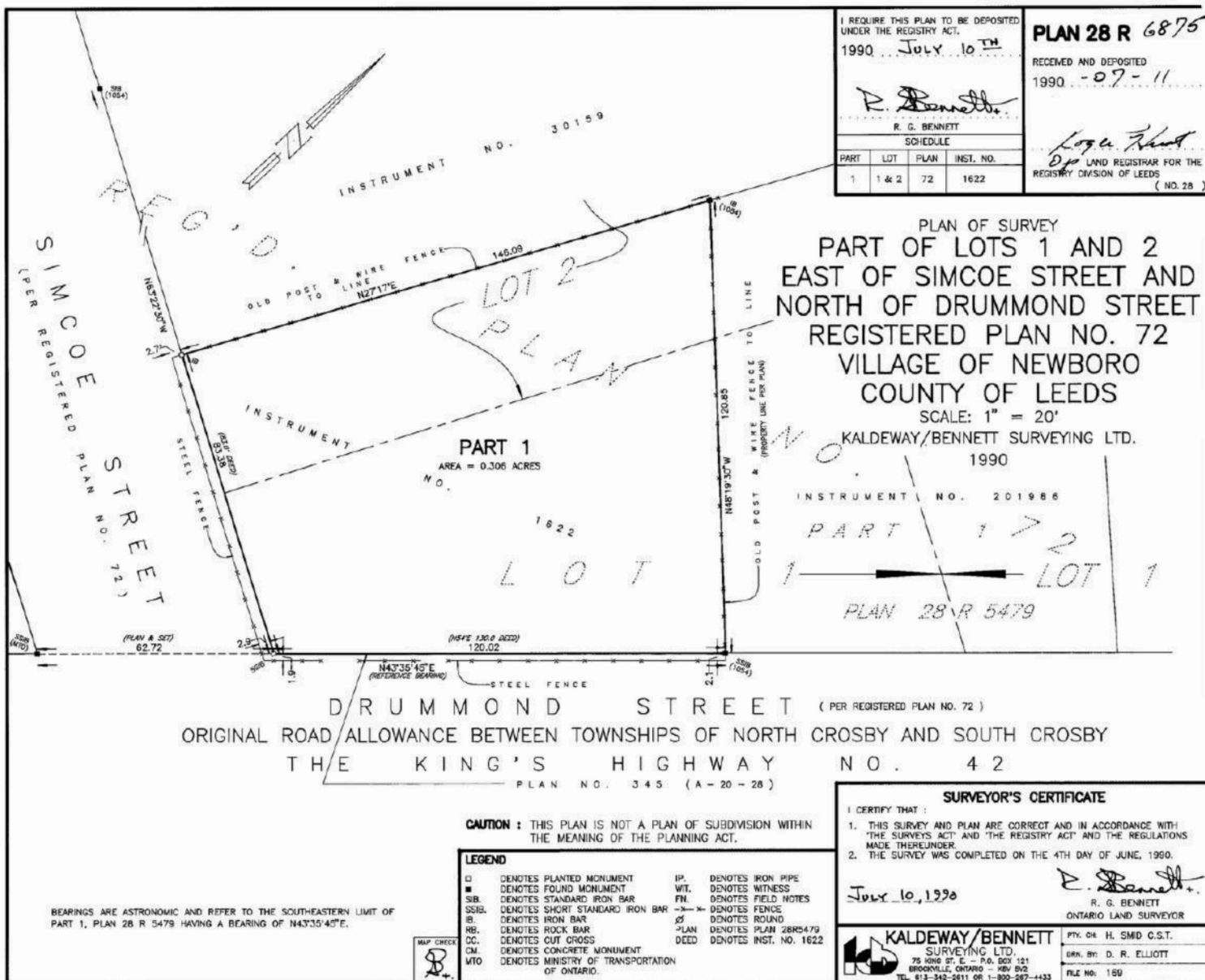
Notwithstanding the provisions of Section 6.2 to the contrary, on the lands zoned CL-3, a tourist lodging establishment would be a permitted use. (#2006-68 – June, 2006) (#2006-69 – June, 2006)

##### 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)



# SURVEY



# INTERACTIVE LINKS

## Virtual Tour



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

## Aerial Video



Scan the QR Code or Visit:  
<https://youtu.be/ly0lfayL-WQ>

## 360 Panorama



Scan the QR Code or Visit:  
<https://360panos.org/panos/7DrummondStreet/>

## Google Maps



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/RBuQb7H8mQXXAeqd7>

# MLS LISTING

7 DRUMMOND Street, Newboro, Ontario K0G 1P0

Listing

Client Full  
**Active / Residential**

[7 DRUMMOND St Newboro](#)

Listing ID: 40629705  
Price: **\$710,000**



## Leeds and Grenville/Rideau Lakes/Rideau Lakes

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	4	2	

Beds (AG+BG): 4 (4 + 0)  
Baths (F+H): 3 (2 + 1)  
SF Fin Total: 2,770  
AG Fin SF Range: 2001 to 3000  
AG Fin SF: 2,770/Other  
DOM: 91  
Common Interest: Freehold/None  
Tax Amt/Yr: \$2,942.28/2024

### Remarks/Directions

**Public Rmks:** Located in the heart of Rideau Lakes, the J.T. Gallagher House was built circa 1885 and was constructed with detail of Gothic Revival style. It is a tall, majestic building that is striking in every way and from every direction. In 1916, the home was purchased by a doctor (Gallagher's son-in-law) and it housed his practice for many years. The doors to the patient rooms are still numbered today! This home is overflowing with character and charm with original woodwork and a distinctive ornate slate roof. The entrance of the home is impressive with a grand foyer complete with spiral staircase, chandeliers, and soaring ceilings. On this main level, the floorplan consists of an updated kitchen with attached pantry, a formal dining room, a stunning living room, sitting room, office, family room and a 2pc bathroom. There are two staircases leading to the second level where there are 4 bedrooms and 2 full bathrooms as well as another set of stairs that leads to a huge 3rd floor undeveloped loft. The grounds are fully landscaped and compliment the character of the home. The newly constructed interlocking stone driveway and walkways add to the curb appeal to the home along with the stout rod iron fence. There is a separate building beside the house that has been converted to a wood worker's dream shop with tall ceilings, bright lights and a storage loft in the front. This building has a ductless heat pump offering heat and air conditioning. This property is commercially zoned, which allows many different uses including running a small business at this location. The corner lot gives excellent exposure and an additional gravel driveway located off the side street. Newboro is a small community that is surrounded by lakes in a popular vacation area and is just minutes away from the Village of Westport or half an hour from the larger town of Smiths Falls. Unique and beautiful property!

**Directions:** Located at the corner of Drummond Street and Simcoe Street.

### Exterior

**Exterior Feat:** Deck(s), Landscaped, Porch, Security Gate, Year Round Living  
**Construct. Material:** Solid Brick  
**Shingles Replaced:** Foundation: Stone  
**Year/Desc/Source:** 1885//Other  
**Property Access:** Public Road  
**Other Structures:** Shed, Workshop  
**Garage & Parking:** Private Drive Single Wide//Gravel Driveway, Interlock  
**Parking Spaces:** 4  
**Services:** Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Street Lights, Telephone  
**Water Source:** Drilled Well  
**Lot Size Area/Units:** 0.300/Acres  
**Lot Front (Ft):** 120.00  
**Location:** Urban  
**Area Influences:** Access to Water, Golf, Lake Backlot, Landscaped, Park, Place of Worship, School Bus Route, Schools, Shopping Nearby  
**View:** Downtown, Trees/Woods  
**Topography:** Flat, Level, Wooded/Treed  
**Restrictions:**

**Roof:** Metal, Slate  
**Prop Attached:** Detached  
**Apx Age:** 100+ Years  
**Rd Acc Fee:**  
**Winterized:** Fully Winterized  
**Garage Spaces:**  
**Water Tmnt:** Water Softener  
**Sewer:** Septic  
**Acres Rent:**  
**Lot Shape:** Irregular  
**Land Lse Fee:**  
**Retire Com:**  
**Fronting On:** North  
**Exposure:** East

### Interior

**Interior Feat:** Bar Fridge, Built-In Appliances, In-law Capability, Water Heater Owned  
**Security Feat:** Smoke Detector(s)  
**Basement:** Full Basement  
**Basement Feat:** Walk-Up  
**Basement Fin:** Unfinished  
**Laundry Feat:** In Basement  
**Cooling:** Central Air  
**Heating:** Electric Forced Air, Heat Pump, Hot Water-Propane, Wood, Woodstove  
**Fireplace:** 3/Freestanding, Living Room, Wood Stove  
**Under Contract:** Propane Tank  
**Inclusions:** Built-in Microwave, Dishwasher, Dryer, Furniture, Microwave, Range Hood, Refrigerator, Stove, Washer, Window Coverings, Other  
**Add Inclusions:** See attached list.

**FP Stove Op:** Yes  
**Contract Cost/Mo:**

### Property Information

**Common Elem Fee:** No  
**Legal Desc:** PT LT 1 E/S SIMCOE ST AND N/S DRUMMOND ST PL 72; PT LT 2 E/S SIMCOE ST AND N/S DRUMMOND ST PL 72 PT 1 28R6875 TOWNSHIP OF RIDEAU LAKES  
**Zoning:** CL  
**Assess Val/Year:** \$289,000/2016  
**PIN:** 442630129  
**ROLL:** 083184104104200  
**Builder Name:**  
**Possession/Date:** Flexible/  
**Local Improvements Fee:**  
**Survey:** Available/  
**Hold Over Days:** 60  
**PIN 2:**  
**Occupant Type:** Owner  
**Building Name:**  
**Deposit:** 15000

### Brokerage Information

**List Date:** 08/06/2024  
**List Brokerage:** [Royal LePage ProAlliance Realty, Brokerage](#)

Source Board: Kingston and Area Real Estate Association  
Prepared By: Tammy Gurr, Broker  
Date Prepared: 11/05/2024

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## 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](http://www.gurreathomes.com)  
[info@gurreathomes.com](mailto:info@gurreathomes.com)  
(613) 273-9595

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

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