

7 DRUMMOND Street, Newboro, Ontario K0G 1P0

Listing

Client Full
Active / Residential

[7 DRUMMOND St Newboro](#)

Listing ID: 40629705
Price: \$725,000



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: 20
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
Water Tmnt: Water Softener
Acres Range: < 0.5
Lot Depth (Ft): 115.00
Sewer: Septic
Land Lse Fee: Irregular
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
Possession/Date: Flexible/

Local Improvements Fee:
Survey: Available/
Hold Over Days: 60
PIN 2:
Occupant Type: Owner
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: 08/26/2024

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