## 7 DRUMMOND Street, Newboro, Ontario K0G 1P0

Client Full Active / Residential	<u>7 DRU</u>	MMOND St Nev	<u>vboro</u>			<b>; ID: 40629705</b> rice: <b>\$710,000</b>
		Leeds and Grei 2 Storey/House Beds Main Second 4	Baths 1 2		Beds (AG+BG): Baths (F+H): SF Fin Total: AG Fin SF Range: AG Fin SF: DOM: Common Interest: Tax Amt/Yr:	akes 4 (4 + 0) 3 (2 + 1) 2,770 2001 to 3000 2,770/Other 91 Freehold/None \$2,942.28/2024
direction. In 1 many years. T and charm wi with a grand 1 floorplan cons sitting room, where there a undeveloped 1	a heart of Rideau Lakes, ic Revival style. It is a t 1916, the home was pur 'he doors to the patient th original woodwork ai foyer complete with spi sists of an updated kitch office, family room and re 4 bedrooms and 2 fu loft. The grounds are fu verlocking stone drivey	all, majestic build chased by a docto rooms are still nu nd a distinctive or ral staircase, chan en with attached a 2pc bathroom. 1 II bathrooms as w Ily landscaped and	r House ing that or (Galla mbered nate sla deliers, pantry, There ar cell as an compli	is striki igher's s l today! te roof. and soa a forma e two st nother s iment th	ing in every way and son-in-law) and it ho This home is overflo The entrance of the aring ceilings. On this I dining room, a stur taircases leading to t set of stairs that lead te character of the ho	I from every used his practice for wing with characte home is impressive s main level, the nning living room, the second level s to a huge 3rd floo ome. The newly

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: Construct. Materia		pea, Porch, Security	y Gate, Year Round Liv	Roof:	Metal, Slate
Shingles Replaced		Foundation:	Stone	Prop Attached:	Detached
ear/Desc/Source		roundation.	Stone	Apx Age:	100+ Years
Property Access:	Public Road			Rd Acc Fee:	100+ Tears
Other Structures:				Winterized:	Fully Winterized
Garage & Parking		gle Wide//Gravel Dr	iveway. Interlock		,
Parking Spaces:	4	Driveway Spaces:		Garage Spaces:	
Services:	Cell Service, Elect Lights, Telephone	ricity, Garbage/Sa	nitary Collection, High		cycling Pickup, Street
Vater Source:	Drilled Well	Water Tmnt:	Water Softener	Sewer:	Septic
ot Size Area/Uni	ts: 0.300/Acres	Acres Range:	< 0.5	Acres Rent:	
ot Front (Ft):	120.00	Lot Depth (Ft):	115.00	Lot Shape:	Irregular
ocation:	Urban	Lot Irregularities:		Land Lse Fee:	
rea Influences:	Access to Water,	Golf, Lake Backlot,	Landscaped, Park, Pla	ce of Worship, Scho	ol Bus Route, Schools
	Shopping Nearby			p,	
/iew:	Downtown, Trees	/Woods		Retire Com:	
Topography:	Flat, Level, Wood			Fronting On:	North
Restrictions:				Exposure:	East
asement Feat: N	<sup>:</sup> ull Basement Walk-Up	Basement Fin:	•		
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aundry Feat: 1 Cooling: 6 Heating: 1 Hireplace: 2 Junder Contract: 1 Ndd Inclusions: 2 Common Elem Fe	Walk-Up in Basement Sentral Air Electric Forced Air, Hea V/Freestanding, Living Propane Tank Suilt-in Microwave, Dis Window Coverings, Oth See attached list. e: No PT LT 1 E/S SIMCOE 5 PL 72 PT 1 28R6875 1	it Pump, Hot Water Room, Wood Stove hwasher, Dryer, Fu ler Proper ST AND N/S DRUMM	Propane, Wood, Wood rniture, Microwave, Ra ty Information	FP Stove Op: Contract Cost/ ange Hood, Refriger cal Improvements Fee 2 E/S SIMCOE ST Al	Mo: ator, Stove, Washer, : : ND N/S DRUMMOND S
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