

# 30 DRUMMOND Street, Newboro, Ontario K0G 1P0

Listing

Client Full  
**Active / Residential**

**30 DRUMMOND St Newboro**

MLS®#: 40342936

Price: **\$579,000**



## 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/CDOM: **0/0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,640.57/2022**

### Remarks/Directions

**Public Rmks:** Classic century home located in the beautiful village of Newboro. The property has both commercial and residential zoning, 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 Stephens 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

### Common Elements

Locker: Balcony:

### 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** Garage Spaces: **1.0**  
 Parking Spaces: **4**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**  
 Water Source: **Drilled Well** Water Tmnt: **Sediment Filter, Water Softener** Sewer: **Septic**  
 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:  
 Area Influences: **Beach, Downtown, Golf, Lake Access, Landscaped, Library, Park, Place of Worship, School Bus Route, Schools, Shopping Nearby**  
 View: **Downtown, Trees/Woods** Retire Com:  
 Topography: **Level, Wooded/Treed** Fronting On: **East**  
 Restrictions: Exposure: **North, West**

### 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**  
 Possession/Date: **Flexible/** Deposit: **10000**

### Brokerage Information

List Date: **11/04/2022**  
 List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**  
 Source Board: **Kingston and Area Real Estate Association**

**Prepared By: Tammy Gurr, Broker**

**Date Prepared: 11/04/2022**

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