

7 DRUMMOND Street, Newboro, Ontario K0G 1P0

Listing

Client Full
Active / Residential

7 DRUMMOND St Newboro

MLS@#: 40166030
Price: \$699,000



Leeds and Grenville/Rideau Lakes/Rideau Lakes

2 Storey/House

| | Beds | Baths | Kitch |
|--------|------|-------|-------|
| Main | | 1 | 1 |
| Second | 4 | 2 | |

Beds: **4 (4 + 0)**
 Baths: **3 (2 + 1)**
 SF Fin Total: **2,717/Plans**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,717.00/Plans**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,760/2021**

Remarks/Directions

Public Rmks: Incredible opportunity in the quaint Village of Newboro – in the heart of Rideau Lakes. The J.T. Gallagher House was built circa 1885 and was constructed with detail of Gothic Revival style and is a majestic and exceptionally tall building that is striking in every way. In 1916, the home was purchased by a doctor (Gallagher's son-in-law) and it housed his practice for many years. The property is truly stunning in every way. The majestic 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 a beautifully updated kitchen with attached pantry, 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 lead to a large 3rd floor undeveloped loft. The grounds are fully landscaped and compliment the character of the home. There is a separate building beside the house that is the home of a local flower shop, the seller's business. This building has heat, a/c and a large, 2nd floor loft and could be used as a studio or perhaps a garage. This property is commercially zoned, which allows many different uses. The corner lot gives an additional driveway located off the side street while the main driveway is located on Drummond Street and currently being used for the owner's business. Newboro is a small community that is surrounded by lakes and 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. This property will take your breath away! No conveyance of offers prior to Monday, September 27th at 1 pm.

Directions: Drummond Street (Highway 42) in the Village of Newboro

Common Elements

Exterior

Exterior Feat: **Deck(s), Landscaped, Porch, Private Entrance, Year Round Living**
 Construct. Material: **Brick**
 Shingles Replaced: Foundation: **Stone**
 Year/Desc/Source: **1885//Public Records**
 Property Access: **Municipal Road**
 Other Structures: **Shed, Storage, Workshop**
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **4**
 Parking Level/Unit: **//**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Telephone**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **0.300/Acres**
 Lot Front (Ft): **119.69**
 Location: **Urban**
 Area Influences: **Ample Parking, Corner Site, Lake Access, School Bus Route, Shopping Nearby**
 View: **Downtown, Garden, Trees/Woods**
 Topography: **Level**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **100+ Years**
 Rd Acc Fee: **100+ Years**
 Winterized:
 Garage Spaces: **Septic**
 Sewer:
 Water Tmnt: **Water Softener**
 Acres Range: **< 0.5**
 Lot Depth (Ft): **121.32**
 Lot Irregularities:
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **North**

Interior

Interior Feat: **Bar Fridge, Built-In Appliances, Sewage Pump, Sump Pump, Water Softener**
 Basement: **Full Basement**
 Basement Feat: **Walk-Up**
 Laundry Feat: **In Basement, Inside**
 Cooling: **None**
 Heating: **Baseboard, Fireplace-Propane, Fireplace-Wood, Forced Air-Propane, Hot Water-Propane, Pellet Stove**
 Fireplace: **/Pellet Stove, Wood**
 Under Contract: **Propane Tank**
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Freezer, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings, Wine Cooler**
 Add Inclusions: **Hutch in Dining Room, Sideboard, Scaffolding, Extension Ladder**
 Basement Fin: **Unfinished**
 FP Stove Op:
 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 S/T NB1622; RIDEAU LAKES**
 Zoning: **CL - Local Commercial**
 Assess Val/Year: **\$275,000/2016**
 PIN: **442630129**
 ROLL: **083184104104200**
 Possession/Date: **90+ Days/**
 Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **5000**

Brokerage Information

List Date: **09/17/2021**
 List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**
 Source Board: **Kingston**

Prepared By: **TAMMY GURR, Broker**

Date Prepared: **09/17/2021**

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