07-Jul-2021 **1 MAIN STREET N, Newboro K0G 1P0** **ML#:** 1249576

New Listing!

Status:	Active	**List Price:**	**$499,900**
Dist/Neigh:	816- Rideau Lakes (N Crosby) Twp	**Sub Type:**	Residential
Municipality:	Rideau Lakes Twp	**Fronting:**	Southwest
Neigh Name:	Newboro	**# Acres:**	
Lot Size:	187 ' x 150 '	**Irregu**	
Zoning:		**Seasonal:**	
Zoning Desc:	Multiplex		
Possession:	TBD		

Legal Desc: PT LT 1 W/S MAIN ST AND N/S DRUMMOND ST PL 72; PT LT 2 W/S MAIN ST AND N/S DRUMMOND ST PL 72; PT LT 13 W/S MAIN ST AND N/S DRUMMOND ST PL 72 PT 1, 2 28R7671; RIDEAU LAKES

Directions/Remarks

Directions: From Hwy 15 turn onto County Rd 42 towards Westport/Newboro. Follow County Rd 42 to Main street, Newboro. Turn Right. First on the left.

Public Remarks: Attention investors!! This is the turn key quad-plex you have been waiting for. Four apartments, three with 1 bedroom and one 2 bedroom. There is also a complete separate older house with 2 garage spaces that could be fixed up just off the highway and a full barn/workshop down below in the back. This location is a 3 minute walk to the Newboro harbor with access to Newboro Lake. Stirling lodge is across to the road and Kilborns on the Rideau is a 1 minute walk. Lots to do in Newboro and Westport. Come and have a look before its gone. Book your private showing today!

Property Information

Style:	Detached	**Type:**	Other	**Total Beds:**	5	**Total Baths:**	4
Builder:		**Model:**		**Beds AG:**	5	**FB/PR Bths:**	4/0
Year Built:	Unknown	**#Gar:**	4	**Beds BG:**	0	**Ensuites:**	0
Parking Desc:	1 Garage Detached			**#Cover:**	4	**Total Park:**	9
Heat Desc:	Baseboard, Other (See Remarks)			**Heat Fuel:**	Propane		
Air Conditioning:	None			**Roof:**	Metal		
Water Supply:	Drilled Well			**# FP:**		**FP Fuel:**	
Exterior Finish:	Stucco			**Sewer:**	Septic Installed		
Foundation:	Stone			**Construction:**			
Basement Desc:	Cellar, Full			**Basement Dev:**	Partly Finished		
Floor Covering:	Carpet W/W & Mixed, Hardwood, Vinyl			**Fire Retrofit:**	No		
Appliances Incl:	Refrigerator, Stove						
Feat/Equip Incl:	Barn, Cable TV, Smoke Detector						
Site Influences:	Barn, Fully Serviced, Highway Access, Hydro						
Neigh Influences:	Cable Available, Highspeed Available, Shopping Nearby, Water Nearby						
Exclusions:	Personal items						
Rental Equip:	Propane tanks						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	20' x 15'05"	LIVRM	Main	18'03" x 12'	BEDRM	Main	10'07" x 9'09"	BATH4	Main	5'09" x 7'02"

Other Property Information

Assoc/POTL Fee:	$0	**Taxes/Yr:**	$2,658.00/2021	**Survey/Yr:**	
Fee Freq:	N/A	**Assmt/Yr:**			

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:		**PR:**		**CD:**	
DOM:	1	**SD:**		**SP:**	
SRD:					

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