



# Lakeside Bungalow with Income Potential

185 McDonald's Lane,  
Amherst Island, ON

# A Waterfront Lifestyle Worth Slowing Down For

Set along the North Channel of Lake Ontario, this beautifully updated waterfront bungalow offers the rare combination of relaxed island living and year-round comfort.

Positioned on a level 1.4-acre lot with 245 feet of shoreline, the property is designed for life outdoors — from boating and swimming in the summer to quiet winter walks and birdwatching excursions.



3 + 1  
Bedrooms



2 + 1/2  
Bathroom



1250 + 1109  
Square Feet



1.4 acres  
Lot Size



245 Feet  
Waterfront



## Life By The Water

This property was made for waterfront living.

The shoreline is level and easily accessible, with space to launch a kayak, enjoy a swim, or simply sit by the water and watch the boats pass through the North Channel.

The property features clean, rocky shoreline frontage and direct waterfront ownership along Lake Ontario.

Outdoor spaces include an expansive rear deck overlooking the lake, a gazebo for shaded afternoons, and a shoreline firepit area perfect for evenings with friends and family.



Whether you're here full-time or escaping for weekends, this is a property that encourages you to spend more time outside.



## Comfortable, Updated, and Designed for Year-Round Living

Originally built in 1978, this updated bungalow offers approximately 1,250 sq. ft. above grade plus a fully finished lower level.

The main floor features bright living spaces, three bedrooms, 1.5 bathrooms, main floor laundry, and a functional layout that works equally well for everyday living or hosting guests.

Air conditioning and forced-air electric heating provide year-round comfort.

Large windows frame water views and bring natural light throughout the home, while the open dining and living areas connect seamlessly to the outdoor entertaining spaces.











## Flexible Living with Income Potential

One of the standout features of this property is the fully finished lower-level in-law suite.

Complete with its own kitchen, living area, bedroom, bathroom, and separate entrance, the space offers flexibility for multigenerational living, visiting guests, or short-term rental income.

# Character, Storage, and Space to Enjoy

The classic barn adds charm and functionality to the property. Whether used for storage, hobbies, workshop space, or seasonal equipment, it complements the relaxed rural setting without overwhelming the property itself.

The grounds feature mature trees, open lawn areas, and multiple gathering spaces that make entertaining easy and everyday life enjoyable.

With six parking spaces and a private setting just moments from the shoreline, the property balances practicality with lifestyle appeal.







# AMHERST ISLAND FAQs:

## 1. Tell me about the ferry

The Amherst Island Ferry runs HOURLY 20 hours/day, 365 days/year. The crossing is approximately 15 minutes. The ferry leaves hourly at half past the hour from the Millhaven (mainland) ferry dock, and on the hour from the Stella (island) ferry dock. Both docks have public bathrooms and waiting areas. The visitor fare is \$10.50 return, paid after loading on the Millhaven side. Islanders purchase bulk return fare cards for \$105.00 for 25 trips. <https://www.loyalist.ca/en/living-in-loyalist/amherst-island-ferry.aspx>

---

## 2. What if there's an emergency?

We have a fire/first response crew on call on the island. If the situation needs an ambulance, the ferry crew is notified (day or night) and they head to the mainland to pick up and deliver the ambulance, then wait for the ambulance to return it to the mainland.

## 3. What about the roads in winter?

We have a roads crew that maintains the roads year round, including snow removal. There is a night watch in winter to wake the crew if there is significant snow fall overnight to plow the roads. It's excellent snow removal service, better than the mainland.

## 4. Are there any stores or services?

Year-round we have the General Store, the Post Office, and Topsy Farms' Wool Shed. In spring and summer we also have non-profit The Back Kitchen restaurant, The Neilson Store Museum & Cultural Centre, and the Weasel & Easel Arts & Gifts Shop. In summer there is an island market at the Agricultural Society Pavilion once a week. The Recreation Association runs sports and social programs in fall, winter and spring, as well as Canada Day celebrations and occasional dances and social activities.

## 5. What do you do in winter?

There's Rec programs, friends gather for food, films, cards, games, beach walks, and it's a great time to take advantage of the arts in nearby Kingston with concerts and plays.



**Enjoy quiet roads, open skies, and a strong sense of community.**

**Known for its natural beauty and birdlife, Amherst Island offers a slower pace—while still being just a short ferry ride from Kingston.**

**Stay connected, while feeling a world away.**

**Welcome to the Island!**