



# **Amherst Island Gem**

## **Listed at: \$795,000**

9820 Front Road, Amherst Island

## 9820 Front Rd, Stella, ON

Main Building: Total Exterior Area Above Grade 2364.60 sq ft



**Main Floor**  
Exterior Area 1489.59 sq ft



**2nd Floor**  
Exterior Area 875.01 sq ft



**Basement (Below Grade)**  
Exterior Area 1032.25 sq ft

0 6 12  
ft

PREPARED: 2025/05/02

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE



2+2  
Bedrooms



2.5  
Bathrooms



2069+800  
Square Feet



2.14 acres  
Lot Size



400+ Feet  
Waterfront

## Serene Lakeside Retreat





Welcome to 9820 Front Road—a rare gem on Amherst Island.  
This home has been lovingly updated and maintained and it's ready  
for you - it's next owner



The bright and functional layout includes a beautiful, updated kitchen and a handy mudroom with adjacent powder room. Check out the antique Nova Scotia dry sink!





The formal dining room and living room provide ample space for entertaining.



The flexible layout includes a family room/den, 4 season sun room, and airy solarium.





Upstairs you will find two spacious bedrooms and an updated 3-piece bathroom



Guests will appreciate the privacy afforded by two inter-connected bedroom and a 4-piece bathroom.





The detached 2-car garrage provides ample storage space. What would you do with the flexible bonus space - art studio, man cave, yoga room?



# Island Living Awaits!





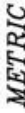
## SCALE = 1:1000

-1989-

PART	LOT	CON.	INST.
1	22	1	145

Bearding	
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	Mean	Standard deviation	Minimum	Maximum
A	N 69°10'30"	18.84	35.84	10.84
	N 69°20'30"	18.87	35.87	10.87
	N 69°30'30"	18.90	35.90	10.90
	N 69°40'30"	18.93	35.93	10.93
	N 69°50'30"	18.96	35.96	10.96
B	S 70°30'30"	84.83	108.83	60.83
	S 71°30'30"	84.86	108.86	60.86
	S 72°30'30"	84.89	108.89	60.89
	S 73°30'30"	84.92	108.92	60.92
	S 74°30'30"	84.95	108.95	60.95



Distances Shown on This Plan are in Metres and can be Converted to Feet by Dividing by 0.3048

RESEARCH ON THE EFFECTS OF

DATE: JUNE 22, 1969

S. M. Deen  
SIGNATURE

LAND REGISTRAR FOR THE  
REGISTRY DIVISION OF  
PENNSYLVANIA

**I REQUEST THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.**

DATE: JUNE 21, 1968

K. J. Hopkins

PETER S. MOPKINS  
JAMES L. MOPKINS

**CAUTION:** This Plan is Not a Plan of Subdivision Within the Meaning of the Planning Act.

NOTES:

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE  
EASTERLY LIMIT OF PLANT 1, IT BEING N 32° 00' W  
AS SHOWN ON DEPOSITED REFERENCE PLAN 298-874  
AND DESIGNATED HEREON AS "REFERENCE LINE."

LEGEND:

- |        |                           |
|--------|---------------------------|
| -Q-    | Standard Survey Monument  |
| -B-    | Fossil Survey Monument    |
| "      | Standard Iron Bar         |
| S218   | Short Standard Iron Bar   |
| S219   | Iron Bar                  |
| 18     | W Brass                   |
| (W77)  | W Stuart Edison - O.L.S.  |
| (S47)  | Peter S. Hopkins - O.L.S. |
| (1876) | "                         |
| (1876) | "                         |

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT:

1. This Survey and Plan are correct and in accordance with the SURVEYS ACT and the REGISTRY ACT and the SURVEY ACT.

2. The SURVEY was completed on the 10th day of

JUNE 1991

PETER S. HOPKINS LIMITED

DATE JUNE 28, 1968

100

James E. P. Halliday

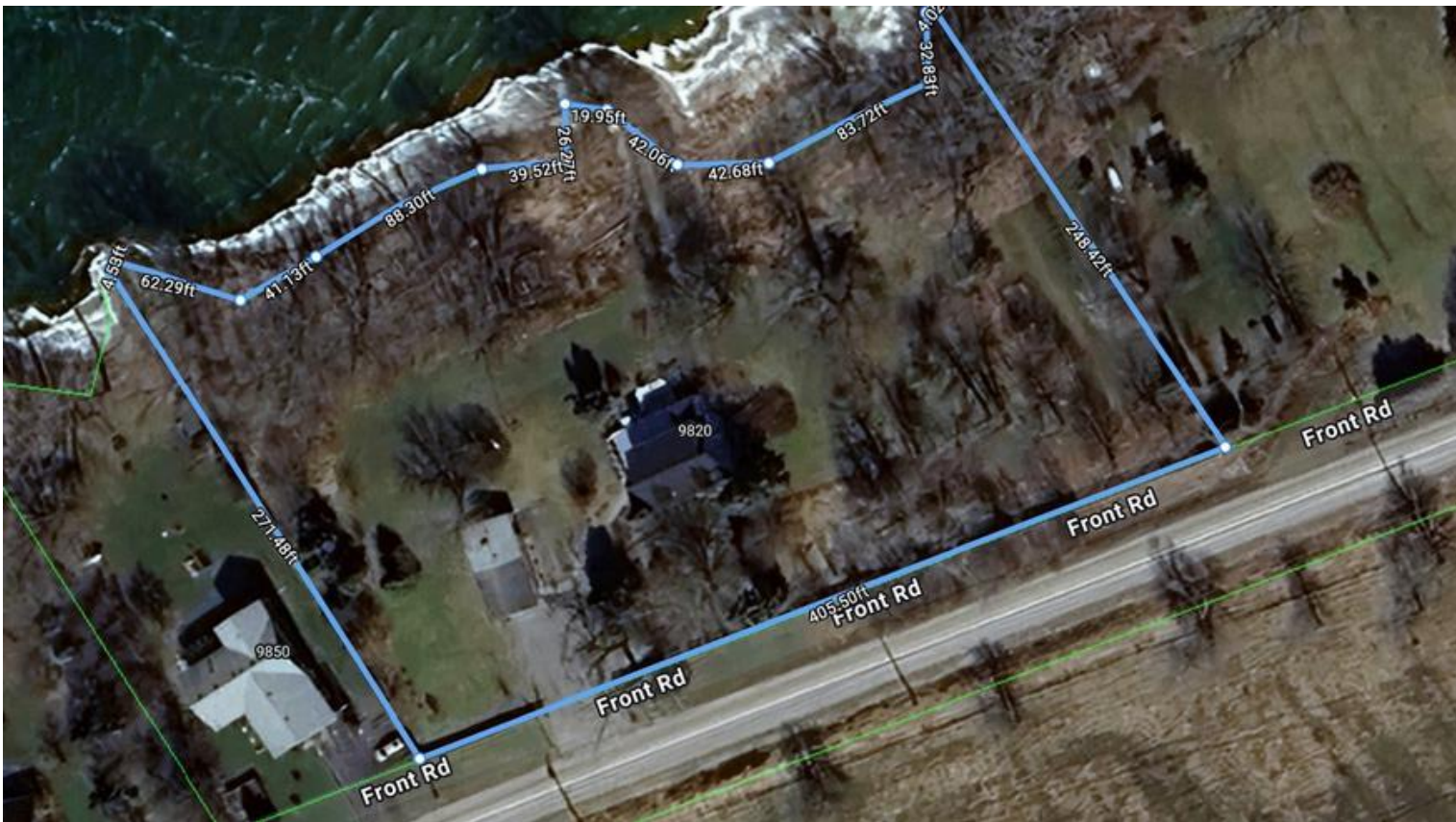
**PETER S. HOPKINS Limited**  
Ontario Land Surveyors

P.O. Box 207, NASH-2100  
HILHAVEN ROAD GREECE ONT.

P.O. Box 207, JSM-2300

P.O. Box 207, JSM-2300

P.O. Box 207, JSM-2300



2.14 acres, 400+ Feet of  
Shoreline



# AMHERST ISLAND HOME SERVICES:

**Lawn Mowing:** Tom DeHaan 613-389-6647

**Snow Removal, Septic Beds, Gravel Driveways, Excavation Services:** McCormick Excavating, Noel McCormick 613-561-3531 [www.facebook.com/profile.php?id=100057690660581](https://www.facebook.com/profile.php?id=100057690660581)

**Home Insurance:** Amherst Island Mutual Insurance Company 613-389-2012  
[office@amherstislandmutual.ca](mailto:office@amherstislandmutual.ca)

**Carpenter/Contractor:** Murrell General Contracting, Richard Murrell 647-831-3214  
[admin@murrellgc.ca](mailto:admin@murrellgc.ca) [murrellgc.ca](http://murrellgc.ca)

**Carpenter/Contractor:** Ecosense Carpentry, Kyle Aikenhead 613-453-5462  
[ecosensecarpentry@outlook.com](mailto:ecosensecarpentry@outlook.com) [www.facebook.com/profile.php?id=100094919360201](https://www.facebook.com/profile.php?id=100094919360201)

**Carpenter/Contractor:** Robert Miller, Carpenter, 613-539-6532

**Gardening/Landscaping:** Laine Gardening & Landscaping, Karla McDonald  
604-561-4063 [lainegardening@gmail.com](mailto:lainegardening@gmail.com)

**Gardening/Landscaping:** Simply Landscaping [www.simplylandscaping.com](http://www.simplylandscaping.com) Design, construction, and garden maintenance.

**Cleaning:** Berry Clean 613-766-1067 [www.berry-clean.ca](http://www.berry-clean.ca) house cleaning & AirBnB flips.

**Cleaning:** Handy Fairies 613-438-2233 [handyfairies.com](http://handyfairies.com)

**Cleaning & more:** Patterson Productions 416-543-9227 or 416-580-2523  
[pattersonproductions2012@gmail.com](mailto:pattersonproductions2012@gmail.com) - gardening, house checks (water, temperature, perimeter), Airbnb flips, interior painting, house sitting, home organization & more.



**Amherst Island google map:** [rem.ax/amherstislandmap](http://rem.ax/amherstislandmap)

Includes shops, museum, restaurant, artists, dry stone walls, services, home businesses, parks, and more.



**Amherst Island Facebook group:** Search for:  
*Amherst Island Community Notices and Buy/Sell/Trade/Share*