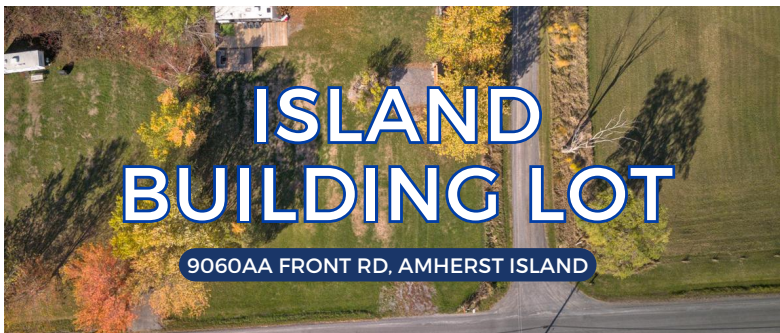
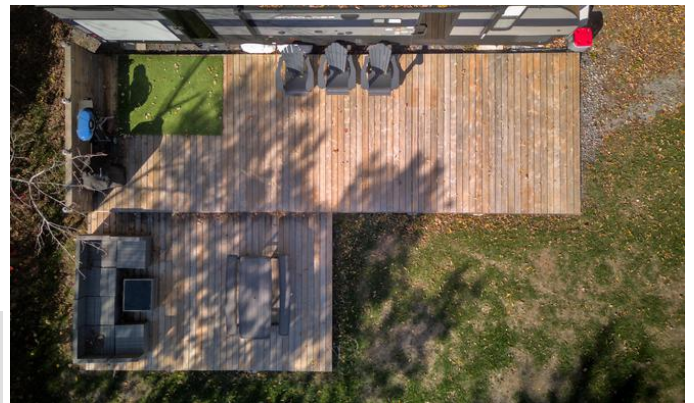


JUST LISTED

Ready-to-build lot near the lake



9060AA FRONT ROAD

AMHERST ISLAND, ON K0H 2S0

This half-acre building lot offers filtered views of Lake Ontario through the trees and is just 100 metres from public water access. The property is ready for your plans and includes a range of thoughtful improvements that make it easy to enjoy now while you plan your build. Improvements include:

- Hydro + shed with 100-amp electrical panel
- Dug well
- Driveway access from Front Rd
- Gravel pad (approx. 20' x 40')
- 20' x 8' storage container with 20' x 12' covered deck
- Two additional decks (36' x 12' and 20' x 12')
- Composting-toilet outhouse

Enjoy the relaxed pace of Amherst Island life with year-round ferry access, friendly neighbours, and the peaceful sound of the lake nearby.

REMAX Finest Realty Inc., Brokerage

1329 GARDINERS ROAD, SUITE 105, KINGSTON, ON K7P 0L8 | 613.389.7777

RE/MAX, LLC is an Equal Opportunity Employer and supports the Fair Housing Act and equal opportunity housing.

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For Sale List Price: **\$129,000**
9060AA Front Road, Stella, ON K0H 2S0

Amherst Island, Loyalist Township,
 Lennox & Addington County

Type: Vacant Land
 Fronting on: North
 Acres: 0.5
 Acres range: 0.50-1.99
 Cross Street: 3.3 km west of Stella 40 Ft Road
 PIN: 451350383
 Legal Desc: PT LT 24 CON 1 AMHERST ISLAND
 PT 8 29R5376; S/T AM1620;
 LOYALIST

MLS#: X12501672
Possession: Flexible

Discover a quiet spot near the lake on Amherst Island. This half-acre building lot slopes gently down from the road and then levels out, offering excellent potential for a walkout or back-split design. Hydro (100-amp panel in the shed), a dug well, driveway with culvert, and gravel pad (approx. 20' x 40') are already in place. The property offers filtered views of Lake Ontario through the trees and is just 100 metres from public water access. Additional improvements include a 20' x 8' storage container with a 20' x 12' covered deck, two decks (36' x 12' and 20' x 12'), and a composting-toilet outhouse—ideal for weekend use while you plan your build.

Amherst Island is perfectly situated within easy reach of Toronto, Ottawa, and Montreal. It can only be accessed by ferry, which has contributed to the island's cultural and natural heritage landscape preservation, allowing it to remain a hidden gem. The ferry leaves Millhaven hourly at half past the hour, 20 hours a day, 365 days a year. Visitor return fare is \$10.50. Please only access the property accompanied by a licensed REALTOR®.

Assessment: \$35,500 (2016)
Property Tax: \$590.74 (2025)
Frontage: 147.2 ft.
Depth: 150.2 ft.
Lot Shape: Rectangular
Zoning: SR - Shoreline Residential
Water Source: Dug Well
Sewer: none
Waterfront: no
Water View: Partially Obstructive

Other Structures:

- Shed with 100 Amp panel
- 8x20 ft storage container with 12x20 ft covered deck
- 36x12 ft deck
- 20x12 ft deck
- 20x40 ft gravel pad
- Outhouse with composting toilet

Property Features: Beach, Lake Access, Lake/Pond, Park, Place of Worship, School Bus Route

Garage: no
Drive Spcs: >10, Front Yard Parking
Tot Prk Spcs: >10, RV Parking
Pool: None
Inclusions: none
Exclusions: none
Hydro: Yes
Gas: No
Water: Well
Sewer: None
Sewage: Privy (Compostable Toilet)
Survey: Available
Access: Year Round Municipal Paved Road
Rural Services: Cable Available, Cell Services, Electricity Connected, Internet High Speed, Telephone Available

Directions: Amherst Island Ferry leaves Millhaven hourly 6:30AM-1:30AM at half past the hour (visitor return fare \$10.50).
 West on Front road to #9060. Driveway is just past the post boxes on Front Road.

Listing Contracted With: RE/MAX FINEST REALTY INC., BROKERAGE **Ph:** 613-389-7777

PETER S. HOPKINS LIMITED
-1990-

[illegible]

RECEIVED AND DEPOSITED

DATE: AUGUST 23, 1990

DATE: AUGUST 28, 1990

At 921.1:

D. H. Jew
SIGNATURE

PETER S. HOPKINS
ONTARIO LAND SURVEYOR

LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
LENNOX (No. 29)

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

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

PART	LOT	CON.	INST. No.	AREA
1				0.202 ha
2			35140	0.008 ha
3			(Together with and Subject to a Night of Ray)	0.154 ha
4				0.205 ha
5				0.015 ha
6	24	1	35284	0.092 ha
7			(Together with and Subject to a Night of Ray)	0.149 ha
8				0.205 ha
9				0.021 ha
10			156022	0.198 ha
11			(Together with and Subject to a Night of Ray)	0.011 ha

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTHERLY LIMIT OF PART 4, IT BEING N 58°14'20" E AS SHOWN ON DEPOSITED REFERENCE PLAN 29R-2606 AND DESIGNATED HEREON AS "REFERENCE LINE".

□	denotes	Planted Survey Monument
■	"	Found Survey Monument
SSB	"	Standard Iron Bar
IB	"	Short Standard Iron Bar
(WIT)	"	Iron Bar
(Meas)	"	Fitness
(Plan)	"	Measured
(847)	"	Plan 29R-2606
(1376)	"	W.S. Eason - O.L.S.
(P)	"	Peter S. Hopkins - O.L.S.
	"	Iron Pipe

1. This Survey and Plan are correct and in accordance with the SURVEYS ACT and the REGISTRY ACT and the REGULATIONS made thereunder.

2. The SURVEY was completed on the 20th day of August, 1990.

PETER S. HOPKINS LIA

PETER S. HOPKINS LIMITED

DATE: AUGUST 23, 1961

James L. P. Gellata
JAMES L.P. GELLETA - QLS

Party Chief: J.E.	PETER S. HOPKINS Limited Ontario Land Surveyors	
Inst. Man: J.E.		
Chain Man: R.E.S.		
Drawn by: D.T.		
	P.O. Box 207, RD#-2HD MILLHAVEN ROAD ODESSA ONT. Telephone No. 368-2396	PROJECT No. 90-163.4.9 LOT 24, CONFESSION 1 TOWNSHIP OF AMHERST ISLAND

