



Timeless Waterfront Living Listed at: \$1,250,000

2750 Front Road, Amherst Island



Where Island Heritage Meets Lakeside Serenity

Step into a home that tells the story of Amherst Island itself. Built in stages beginning around 1818, this thoughtfully restored waterfront residence gracefully combines the original limestone farmhouse with a mid-19th-century brick addition. Now a comfortable and charming family home, it's a rare piece of history—renovated with care and nestled on 1.34 acres with 240+ feet of shoreline on Lake Ontario's North Channel.



3

Bedrooms



2

Bathrooms



2400+

Square Feet



1.3 acres

Lot Size



240+ Feet

Waterfront

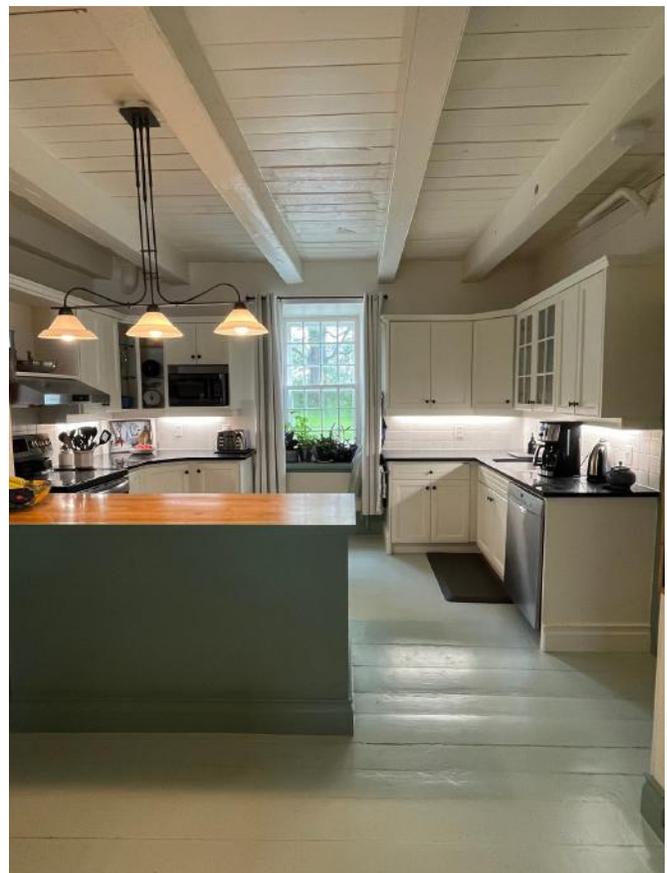
A Home Steeped in Island History

The Kitchen – Rustic Charm Meets Modern Living

The kitchen is the heart of this home, and this one radiates warmth and character.

Exposed limestone walls reveal the original structure of the home, while painted wide-plank floors and soft cabinetry tones bring a sense of lightness to the space. Granite countertops provide a polished work surface, and a woodstove nestled into the limestone alcove keeps things cozy on cool mornings.

Whether you're baking bread with a view of the lake or gathering around the table with friends, this kitchen offers the perfect blend of function and heritage beauty.





The Living Room – Elegant Simplicity

Located in the original stone house, the living room is a gracious, welcoming space filled with charm. High ceilings and tall windows fill the room with light, while original baseboards and wide trim reflect the home's Georgian roots. The showpiece of the room is the exquisite early 1800s mantelpiece, a classic centrepiece that recalls the home's history.

This is a room designed for quiet conversation, afternoon reading, or simply soaking in the character of a space that has stood for over 200 years.



🔥 The Family Room – Comfort for Everyday Life

In the brick addition, the main floor family room offers a more casual, comfortable retreat. A propane stove adds warmth and ambience, while windows overlooking the gardens make this a serene place to relax throughout the seasons.

It's a perfect spot to watch the snow fall in winter or cool down after a sunny day on the water. Whether you use it as a family lounge or a flexible guest space, this room adapts to your lifestyle.

 **The Studio –
Light-Filled and
Inspiring**

Just off the main living areas is a bright, flexible space that's perfect for a home office, reading nook, or personal art studio. With large windows and a calming view of the gardens, this room is all about natural light and creative possibility. Whether you're working from home, painting your next masterpiece, or simply need a quiet space to think, this room will quickly become one of your favourites.



 **The Primary Bedroom – Spacious and Serene** Upstairs in the stone portion of the home, the primary bedroom offers privacy and space with just the right amount of charm. A large walk-in closet, full ensuite bath, and dedicated laundry area make this suite both practical and peaceful. The room is large enough to accommodate a sitting area, and its thoughtful layout makes it feel like a true retreat.

Wake up to birdsong and soft light, and enjoy the peace that comes with knowing you're living in a space that has been built and rebuilt with care.



 **Additional Bedrooms – Bright and Flexible**

Two more bedrooms upstairs provide flexibility for family, guests, or hobbies. Each room has been lovingly renovated with comfort and character in mind—retaining period charm while offering updated windows, fresh finishes, and modern efficiency thanks to new insulation and systems throughout. Whether used as bedrooms, studios, or creative workspaces, these rooms add to the home's sense of calm and possibility.



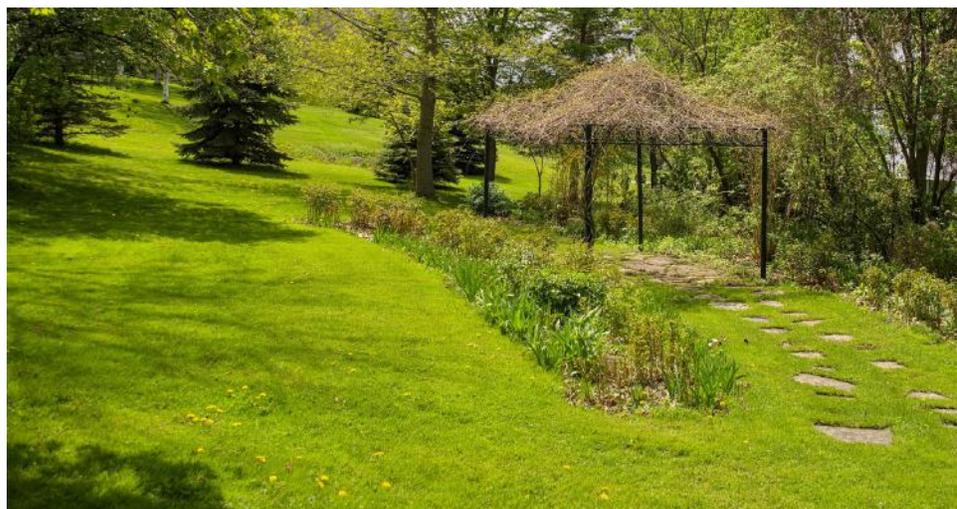


Bathrooms – Comfort with Classic Style

The home features two full bathrooms—each updated to meet the needs of modern living while complementing the overall style of the house. The ensuite includes a tub and separate shower, while the second bathroom is centrally located for guests or family use. Clean lines, warm finishes, and functional layouts make these spaces feel fresh and inviting.

 **Outdoor Living - Gardens, Trees, and Waterfront Bliss**

Step outside and you'll understand what makes this property so special. Mature trees surround the home, creating natural privacy and framing the lake views. Terraced perennial gardens bloom from spring through fall, while a limestone patio invites al fresco dining or a quiet morning coffee. The property also includes a woodshed and charming boat shed. Down by the water, a limestone pebble beach offers easy access for swimming, kayaking, or simply relaxing. And for sailing enthusiasts, the 2000 lb mooring block just offshore is ready for your boat.

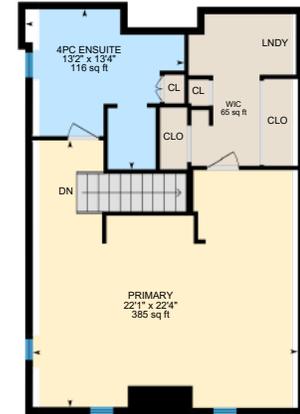
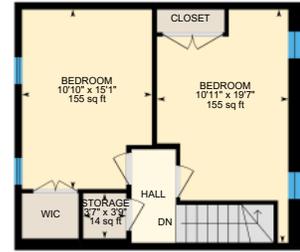


2750 Front Rd, Stella, ON

Main Building: Total Exterior Area Above Grade 2669.13 sq ft



Main Floor
Exterior Area 1425.47 sq ft



2nd Floor
Exterior Area 1243.65 sq ft



PREPARED: 2025/05/17

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.

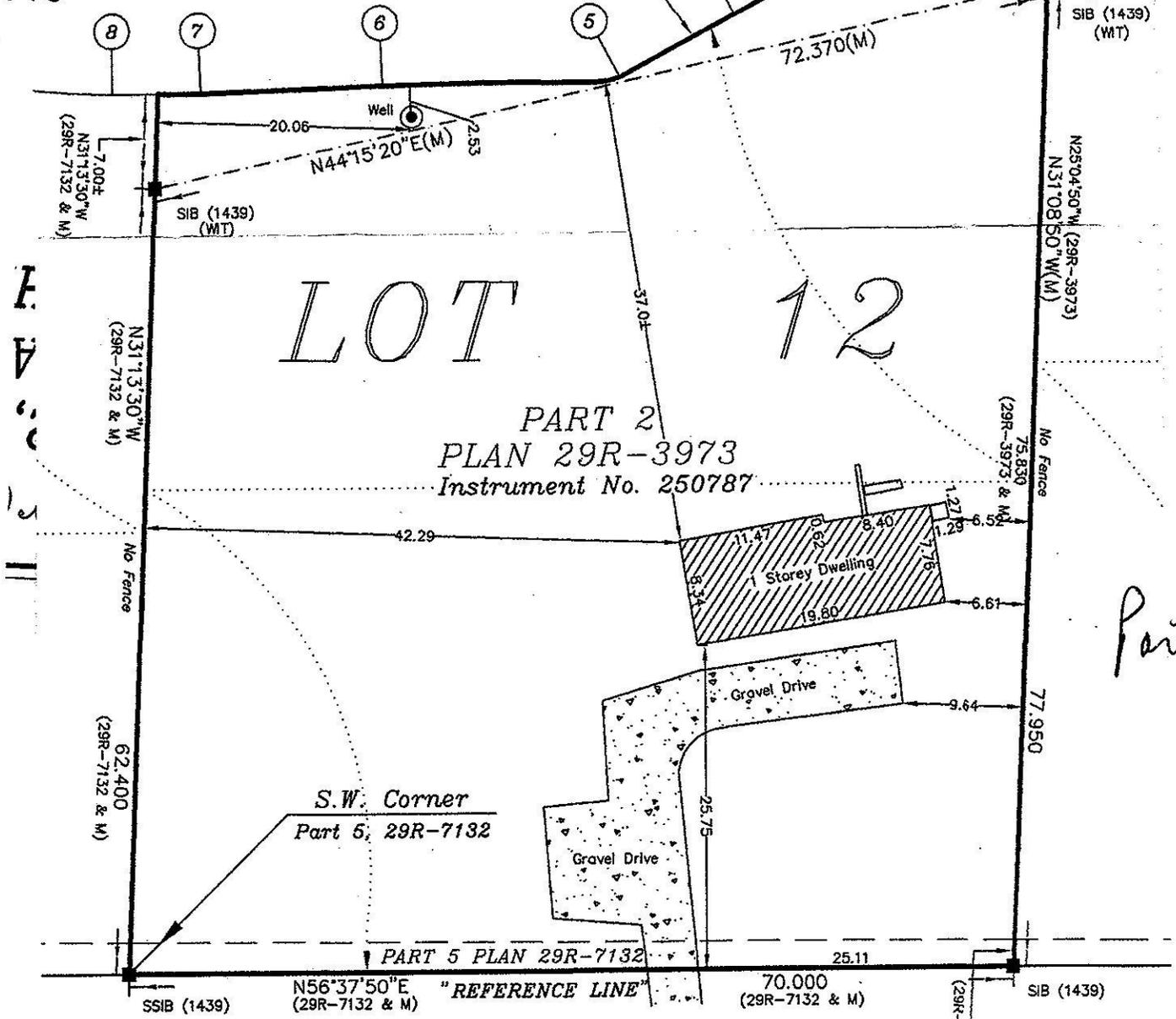


Lake Ontario

Part of lot 12, North Shore Part 1

Water's Edge August 10, 2004

North Channel



Township Road (Also Known as North Shore Road)

PART 7 PLAN 29R-7132

Aug. 11, 2004

Hopkins & Cormier

H 1522357

SHORE CONC



NIXON SWEEP COMPANY

114 Superior Drive
Loyalist, Ontario
K7N 0E4

Tuesday December 28th 2021

To whom it may concern,

A level 1 WETT (Wood Energy Technology Transfer) inspection was conducted on a wood burning appliance and chimney system on Monday December 27th 2021 at a residence located at 2750 Front Road on Amherst Island, Ontario.

The appliance inspected was a hearth-mounted wood stove manufactured by Jotul, model F 3 CB. It has been tested to ULC S627 standards. All minimum clearances from the stove to combustible materials have been met. The stove is located on the main floor of the dwelling and is situated on a non-combustible floor/hearth. The stove connects to the chimney via a configuration of 6 inch diameter double-wall stove pipe which is tested to ULC S641 standards. The minimum clearance to combustibles away from the stove pipe is met.

The 6 inch diameter chimney liner runs vertically within a masonry chimney. The chimney is supported and installed using approved components. The minimum required height of the chimney above the roofline is met. The storm collar and flashing are in good condition. The rain cap is in good condition.

As of the date of inspection, this wood stove and chimney system appears to meet code compliance.

NOTE: as with any fireplace and chimney inspection, there may be areas that cannot be fully inspected such as areas behind walls. Any chimney system serving a wood burning fireplace or appliance must be cleaned and inspected annually as per the Ontario Fire Code.

Kind regards,

Jeff Nixon

WETT#10033
Chimney Sweep



Invoice #1292

26 Jan 2025

BILL TO
2750 front rd
dhieatt@kos.net

FROM
Hartins Services
HST #300047461
hartinsservices@gmail.com
+16138889284

INVOICE ITEMS	AMOUNT
Septic cleaning	\$325.00

Subtotal (excl. HST) \$325.00
13% HST \$42.25

\$367.25

PAYMENT DUE 27 JAN 2025

PAYMENT DETAILS

E-transfer information:
hartinsservices@gmail.com
HST# 300047461
password if needed use "septic"

MESSAGE

Thank you for your business.
note system is in good working order

Amherst Island Life

Just a short ferry ride from Millhaven, Amherst Island is one of Eastern Ontario's best-kept secrets. Known for its rural charm, close-knit community, and creative energy, the island is home to artists, farmers, birders, and year-round residents who appreciate its peaceful pace. Here, you'll find vibrant cultural events, scenic walks and bike rides, and the freedom to truly slow down. 2750 Front Road offers not only a unique home but an entirely different way of life.

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 ticket books for \$105.00 for 25 tickets.

<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.



A green rectangular sign with the number 2750 in white, mounted on a metal post. The sign is positioned in a wooded area with many green trees and bushes. The sign is attached to a silver metal post with two screws on the left side. The background is filled with dense green foliage and tree trunks.

2750