



Charming Waterfront Farmhouse

Listed at: \$850,000

9910 Front Road, Amherst Island



Originally updated in 2002 and meticulously maintained since, this charming board and batten farmhouse offers 1,844 square feet of welcoming space. With thoughtful finishes and a layout that works for everyday living or hosting guests, it's a home that feels just right.



2
Bedrooms



2
Bathrooms



1844
Square Feet



1.3 acres
Lot Size



215+ Feet
Waterfront

A Home Full of Warmth and Character



Waterfront Living at Its Best

240 feet of level, accessible shoreline stretches across the North Channel of Lake Ontario, offering stunning views and easy access for swimming, kayaking, or simply sitting by the water's edge.

Whether you're entertaining or enjoying a quiet moment at sunrise, this waterfront is the heart of the property.



Light-Filled Living Spaces

The open-concept kitchen, dining, and living areas are flooded with natural light and oriented to make the most of those lake views. Whether you're prepping dinner, sipping coffee, or spending time with family and friends, the lake is always in sight.



Room to Grow and Flexibility to Fit Your Needs

With two comfortable bedrooms, two full bathrooms, and a flexible office or den, there's space here to adapt to your lifestyle. The main floor primary bedroom is spacious and private—perfect for one-level living or hosting overnight guests with ease. Upstairs, the loft provides space for a third bedroom.

Fresh and Move-In Ready

Recent updates include fresh paint throughout and new Berber carpet that adds warmth and comfort underfoot. This is a home where the big updates are already taken care of—ready for you to move in and make it your own.



Beautiful Grounds and Thoughtful Landscaping

Step outside and enjoy 1.3 acres of beautifully landscaped property, complete with mature trees, perennial gardens, and a gentle slope to the water. Whether you're relaxing in the yard, gardening, or watching the sunset, there's something special about this outdoor space.



Storage, Garage, and Practical Comforts

A single-car garage with inside entry and a full basement provide plenty of storage for tools, gear, and seasonal items. The layout is functional and well-maintained, offering peace of mind for everyday life or cottage use.



More Than a Home—A Way of Life

Life on Amherst Island means ferry crossings, friendly neighbours, art shows, farmers' markets, and quiet moments by the lake. Whether you're relocating full-time or seeking a weekend retreat, 9910 Front Road offers the space, setting, and lifestyle you've been looking for.



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?

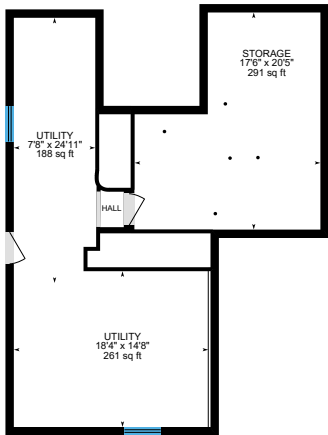
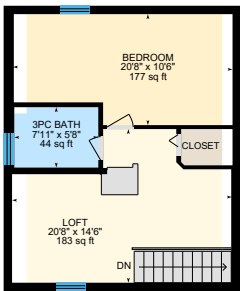
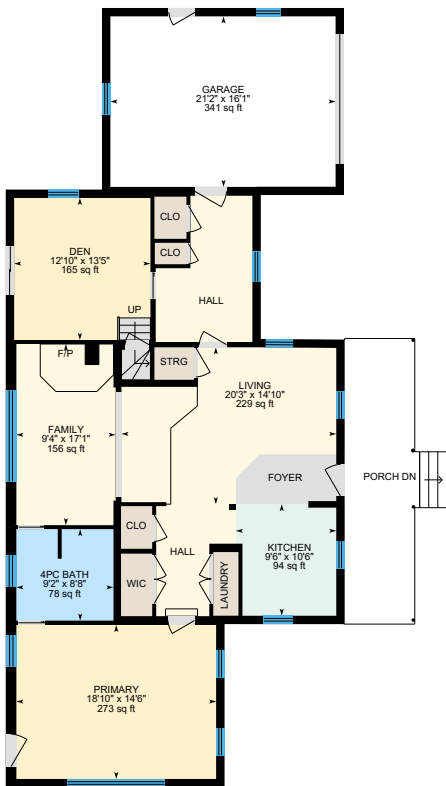
Year-round we have the General Store, the Post Office, and Topsy Farms' Wool Shed. In spring and summer we also have non-profit The Back Kitchen restaurant, The Neilson Store Museum & Cultural Centre, and the Weasel & Easel Arts & Gifts Shop. In summer there is an island market at the Agricultural Society 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.

9910 Front Rd, Stella, ON

Main Building: Total Exterior Area Above Grade 2058.16 sq ft



Main Floor
Exterior Area 1508.48 sq ft

2nd Floor
Exterior Area 549.68 sq ft

Basement (Below Grade)
Exterior Area 123.49 sq ft

0 6 12
ft



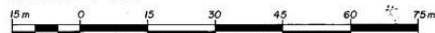
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2025/05/17



PLAN OF SURVEY OF
PART OF LOT 21, CONCESSION I
TOWNSHIP OF AMHERST ISLAND
COUNTY OF LENNOX AND ADDINGTON

SCALE = 1 : 750



PETER S. HOPKINS LIMITED
- 1984 -

METRIC

DISTANCES SHOWN ON THIS
PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.

PLAN 29R-2995

RECEIVED AND DEPOSITED

DATE: Nov. 20, 1984

Peter S. Hopkins
SIGNATURE

3PY - LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
LENNOX (NR 29).

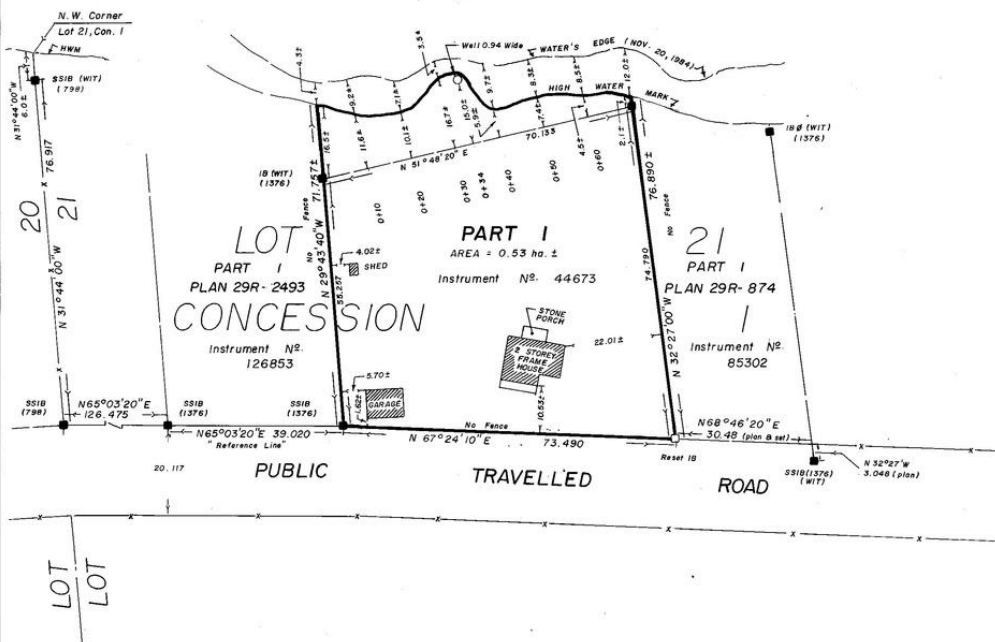
CAUTION:
THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING ACT.

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
REGISTRY ACT.

DATE: NOV. 20, 1984

Peter S. Hopkins
PETER S. HOPKINS
ONTARIO LAND SURVEYOR

LAKE ONTARIO
(NORTH CHANNEL)



NOTES:

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE
NORTHERLY LIMIT OF THE PUBLIC TRAVELLED ROAD,
IT BEING N 65° 05' 20" E AS SHOWN ON DEPOSITED
REFERENCE PLAN 29R-2493 AND DESIGNATED HEREON
AS "REFERENCE LINE."

| | | |
|---------|---|---------------------------|
| □ | " | Planted Survey Monument |
| ■ | " | Found Survey Monument |
| SIB | " | Standard Iron Bar |
| SSIB | " | Short Standard Iron Bar |
| IB@ | " | Iron Bar (round) |
| (WIT) | " | Witness |
| (P & M) | " | Plan and Measured |
| (1376) | " | Peter S. Hopkins - O.L.S. |
| (798) | " | Ray Hunter - O.L.S. |
| IB | " | Iron Bar |

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 REGULATIONS made thereunder.
 2. The SURVEY was completed on the 19th day of NOVEMBER, 1984.

PETER S. HOPKINS LIMITED

Peter S. Hopkins
PETER S. HOPKINS - O.L.S.

DATE: NOVEMBER 20, 1984.

PETER S. HOPKINS LIMITED
ONTARIO LAND SURVEYOR

BOX 189
304 MAIN ST., BATH
352-7230

PROJECT #24-101
LOT 21, CON. I
TOWNSHIP OF AMHERST ISLAND

Material: 3 mil Polyester Film
ink: Special T



