



# Simple Summers at the Cottage

9300 Front Road,  
Amherst Island, ON

# Welcome to the Cottage

A classic waterfront cottage on 1.3 acres with 100 feet of limestone shoreline along the North Channel of Lake Ontario.

Built in 1962. Loved for generations. Ready for new summer memories.



3  
Bedrooms



780  
Square Feet



1.3 acres  
Lot Size



110 Feet  
Waterfront



## Family Fun

Some cottages are about luxury. This one is about simple summer fun.

9300 Front Road is the kind of old-fashioned cottage that's becoming harder to find — a simple seasonal retreat where days revolve around swimming, campfires, card games, lawn chairs, and watching the sunset over the water.

Built in 1962 and offered for the first time in generations, this property has been the setting for decades of family summers on Amherst Island.

This is the cottage where UNO games get competitive, wet towels end up over every railing, and evenings somehow stretch later than planned.



## The Waterfront

Over 100 Feet of Clean  
Limestone Shoreline

The waterfront is one of the property's best features. Set along the North Channel of Lake Ontario, the shoreline offers level access, clear water, excellent swimming, and beautiful sunset views. Warm limestone rocks, dark skies filled with stars, and long summer evenings create the kind of waterfront experience many people remember growing up with.

Whether it's an early morning swim, an afternoon floating in the lake, or watching the colours change across the water at sunset, life here naturally happens outdoors.



## A Simple Summer Retreat

The seasonal cottage offers approximately 780 square feet with:

- 3 bedrooms
- Open concept living, dining, and kitchen area
- Composting toilet
- Open lawn areas for outdoor activities
- Space for extra tents and family gatherings

The cottage has been intentionally simple for generations — a place focused less on screens and schedules, and more on time together.

## 1.3 Acres - Room to Gather

The 1.3-acre property offers open usable space that's perfect for classic summer activities.

There's room for lawn games, campfires, tents, outdoor dinners, and afternoons spent doing very little at all.

Whether you keep the cottage exactly as it is, renovate over time, or plan for a future waterfront build, the setting itself is something special.



# 9300 Front Rd, Stella, ON

Main Floor Exterior Area 825.20 sq ft  
Interior Area 779.93 sq ft



PREPARED: 2025/05/09



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



# 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>

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## 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!**