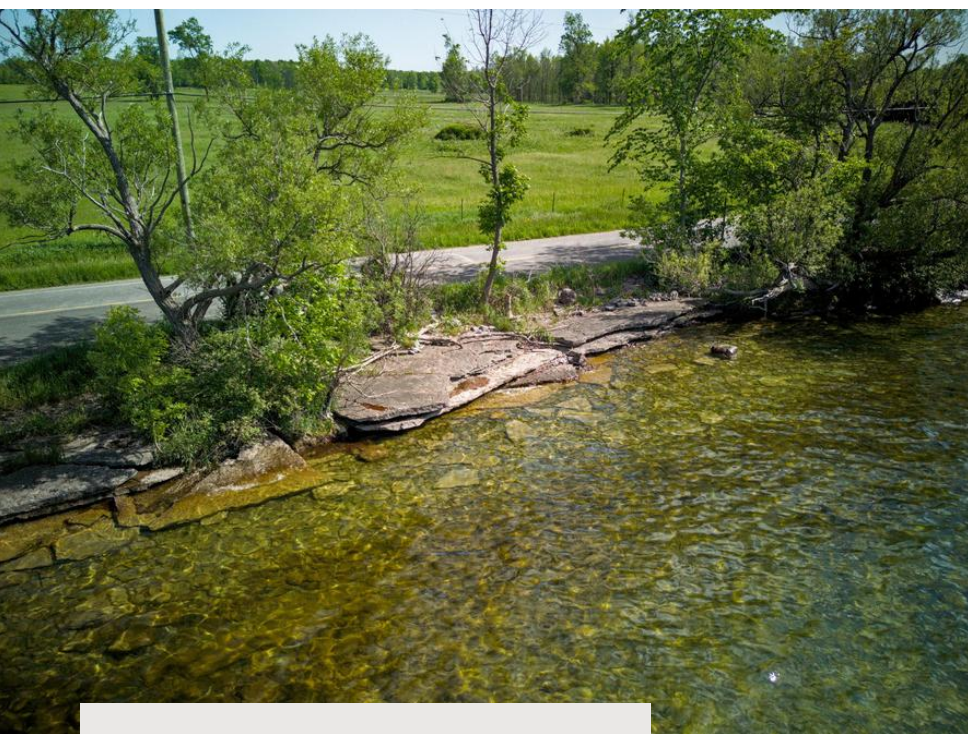




**\$539,000**

**LOT 13 FRONT RD**  
Amherst Island, ON  
99.6 Acres Waterfront

Imagine waking up on your own hilltop, coffee in hand, looking out over your 800+ feet of waterfront, the north channel, and the mainland beyond. This 99.6 acre parcel offers a rare opportunity to build on a hilltop, closer to your shoreline, or in the woods — the land rises roughly 20 metres in elevation from the waterfront across Front Road at the north end up to Concession Road 2 to the south. Design a home around the view, whatever your fancy.



## LOYALIST TOWNSHIP - Current Zoning: PA SR RU EP



## LOYALIST TOWNSHIP - 100 Year high water mark





Beyond the building site, the land itself is working for you: high-producing hay fields (fertilized annually and actively hayed by a local farmer) keep the property taxes low, while mature hardwood woodland and a small pond and marsh (home to Blanding's turtles) offer privacy, nature, and room to roam. It's also been used as a great hunting ground in the past, if that's your thing.

With municipally maintained year-round roads (Front Road, Emerald 40 Ft Road, and Concession Road 2) on 3 sides, you have flexible access options as you plan your build.

Electrical service is already brought to the property with 200-amp panel availability, and a driveway and parking pad are in place to get you started. A 2025 survey and preliminary severance discussions with Loyalist Township add further flexibility down the road.



**LYNN WYMINGA**  
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Amherst Island offers a 15-minute, year-round ferry crossing to Millhaven (running hourly, 20 hours a day), putting you 15 minutes from Kingston, plus island amenities including a general store with LCBO, a Canada Post outlet, a public beach, and seasonal dining, museum, gift shop, and artist studios.

**REMAX Finest Realty Inc.**  
**Brokerage**

1329 Gardiners Road, Suite 105, Kingston, ON K7P 0L8  
613.389.7777 (office)

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## 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 \$11.00 return, paid after loading on the Millhaven side. Islanders purchase bulk transit cards for \$110.00 for 25 trips. <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 regular 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.

