

A scenic view of a lake with a wooden dock. On the left, a white motorboat is hoisted on a black metal lift. To the right, a yellow sailboat is docked at the pier, with a blue cover over its mast. The water is calm, reflecting the sky and the boats. In the background, a line of green trees marks the far shore under a blue sky with scattered white clouds.

Boater's Paradise Listed at: \$875,000

120 Drumgoole Lane,
Amherst Island, ON

Welcome to Waterfront Living

Set on just over 0.6 acres with 163 feet of clean Lake Ontario shoreline, this property offers a rare opportunity to enjoy waterfront living in a peaceful and private setting.

With open views, mature trees, and direct access to the water, this is a property designed for those who want to spend their time outdoors—on the water, on the deck, or simply taking in the surroundings.

Amherst Island is known for its natural beauty, quiet roads, and strong sense of community. Just a short ferry ride from the mainland, it offers a slower pace while remaining within reach of Kingston.



4
Bedrooms



2
Bathrooms



1615
Square Feet



0.63 acres
Lot Size



163 Feet
Waterfront

A Sailor's Setting

The 90-foot rolling steel dock extends into deeper water and is well suited for sailboats. Launch, dock, lift, and haul out directly from your own shoreline. A nearby mooring completes the story.

Whether you're heading out for an afternoon sail or planning a longer route along Lake Ontario, the access here makes it simple.

For quieter days, kayak or canoe around Amherst Island, or enjoy the calm conditions along this stretch of shoreline.





Outdoor Living

The property offers multiple places to enjoy the outdoors throughout the day.

A large deck, screened porch, and lawn leading to the water create a variety of outdoor spaces for relaxing, reading, or gathering with family and friends.

Evenings can be spent by the shoreline, listening to the water and watching the light change over the lake.





Gracious Living

Inside, the home is bright and functional, with a layout that supports both everyday living and hosting.



The main floor includes a large kitchen, a comfortable family room, and a sunroom that serves as the living and dining area, bringing in natural light and views of the water.



These spaces connect easily, creating a relaxed and practical flow throughout the home.



One Level Convenience

Two bedrooms and a full bathroom are located on the main level, along with convenient main-floor laundry.

This layout offers flexibility for those looking for one-level living, while still having additional space for guests upstairs.



Upper Level

Upstairs, you'll find two additional bedrooms and a second full bathroom.

A quiet space for family or guests, with views of the surrounding trees and glimpses of the water.





Bonus Space

The bunkie adds flexibility to the property. Use it as a guest space, studio, home office, or a quiet place to step away for an afternoon nap.

- images are virtually staged

Garage & Workshop

The detached two-car garage offers generous space for vehicles, storage, and projects.

Ideal for tools, equipment, or boat-related storage, with room to build or create.



120 Drumgoole Ln, Stella, ON

Main Building: Total Exterior Area Above Grade 164.00 m²



Main Floor
Exterior Area 123.17 m²



2nd Floor
Exterior Area 40.84 m²

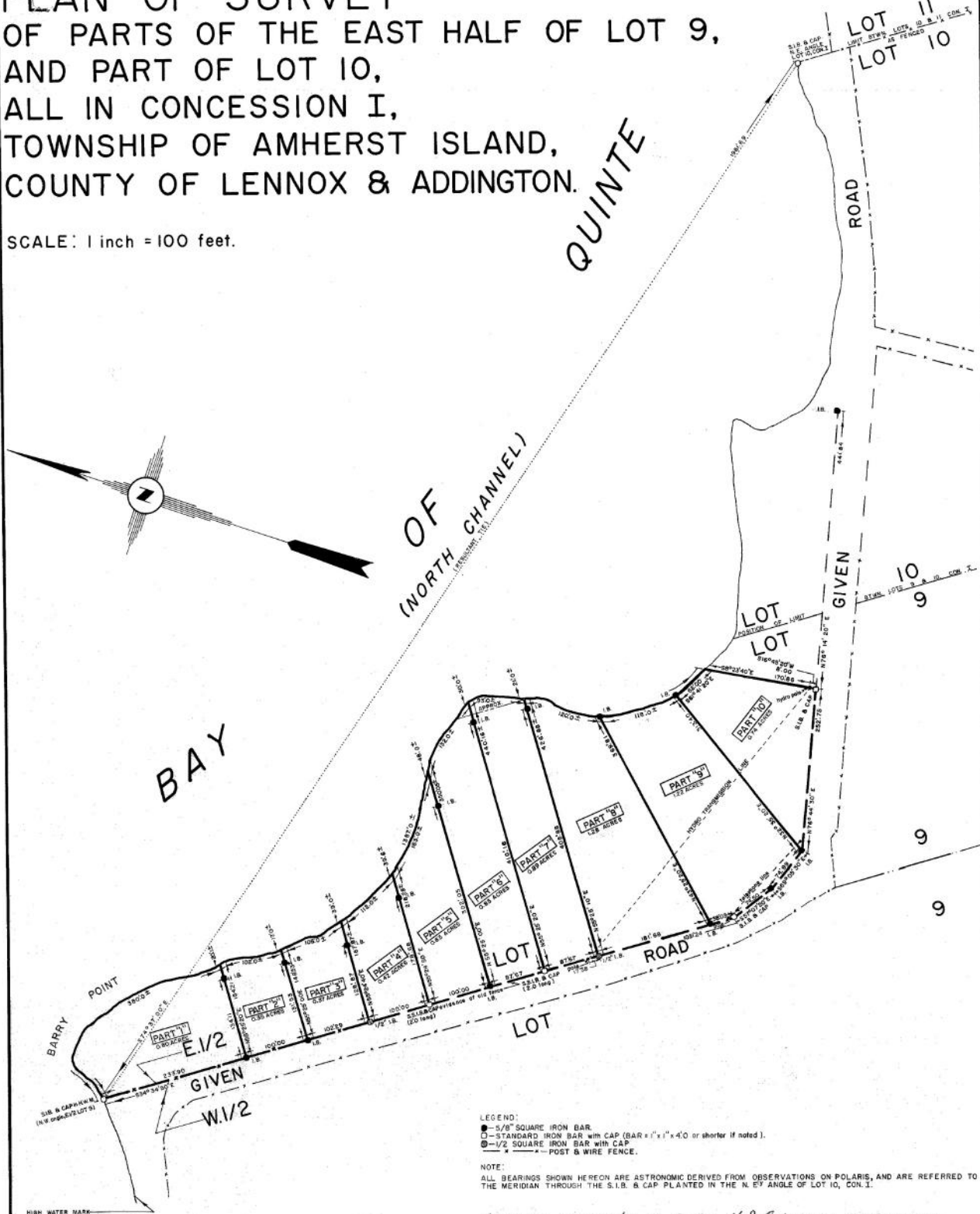
While regions are excluded from total floor area in iGUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2025/03/10



PLAN OF SURVEY OF PARTS OF THE EAST HALF OF LOT 9, AND PART OF LOT 10, ALL IN CONCESSION I, TOWNSHIP OF AMHERST ISLAND, COUNTY OF LENNOX & ADDINGTON.

SCALE: 1 inch = 100 feet.



LEGEND:
 ● - 5/8" SQUARE IRON BAR.
 ○ - STANDARD IRON BAR with CAP (BAR = 1" x 1" x 4'0" or shorter if noted).
 ⊕ - 1/2" SQUARE IRON BAR with CAP.
 --- POST & WIRE FENCE.

NOTE:
 ALL BEARINGS SHOWN HEREON ARE ASTRONOMIC DERIVED FROM OBSERVATIONS ON POLARIS, AND ARE REFERRED TO THE MERIDIAN THROUGH THE S.I.B. & CAP PLANTED IN THE N. BY ANGLE OF LOT 10, CON. 1.

DEPOSITED MAY 27/68 AS R-4 - N.J. Adkins - CIVIL REGISTRAR
 FROM THE OFFICE OF
 W. STUART ESDON & ASSOCIATE
 CIVIL ENGINEERS-ONTARIO LAND SURVEYORS
 NAPANEE, ONTARIO
 W. Stuart, Esq.
 22nd MAY, 1968
 O.L.S.

R-4

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>

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!