



Amherst Island Gem

Listed at: \$625,000

10 Front Road, Amherst Island, ON



2
Bedrooms



1
Bathrooms



1508
Square Feet



4.2 acres
Lot Size



345+ Feet
Waterfront

Year Round Living



Clean, Level Waterfront



**Facing the North Channel between Amherst Island and Amherst View -
enjoy sunrise and sunset!**

Watch the sailboats drift by as you enjoy the view of the Brother Islands.



Vintage Farmhouse Charm



Cozy Living Spaces

Main Floor Comfort

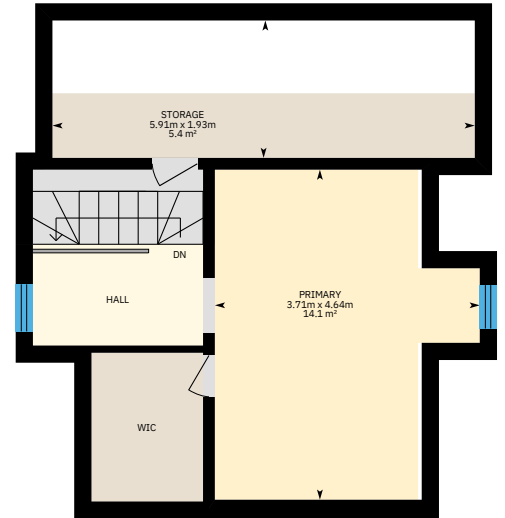
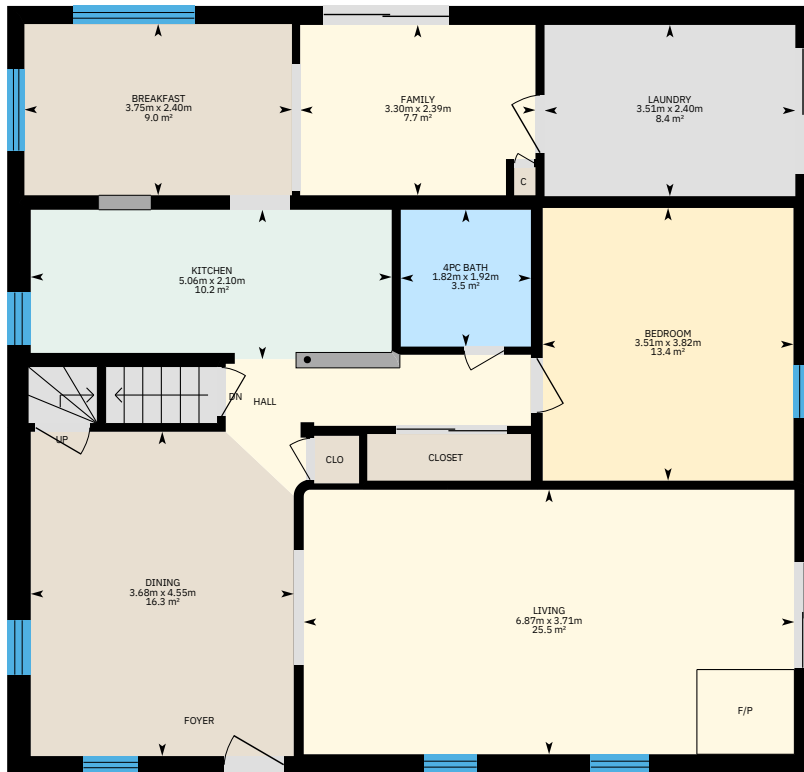


Bright Sunroom



10 Front Rd, Stella, ON

Main Building: Total Exterior Area Above Grade 157.21 m²



Main Floor
Exterior Area 120.02 m²

2nd Floor
Exterior Area 37.19 m²

0 1 2 m

PREPARED: 2025/04/18

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

PLAN of SURVEY of **PART OF LOT 21 NORTH SHORE CONCESSION** Geographic Township of AMHERST ISLAND Now in LOYALIST TOWNSHIP COUNTY of LENNOX AND ADDINGTON

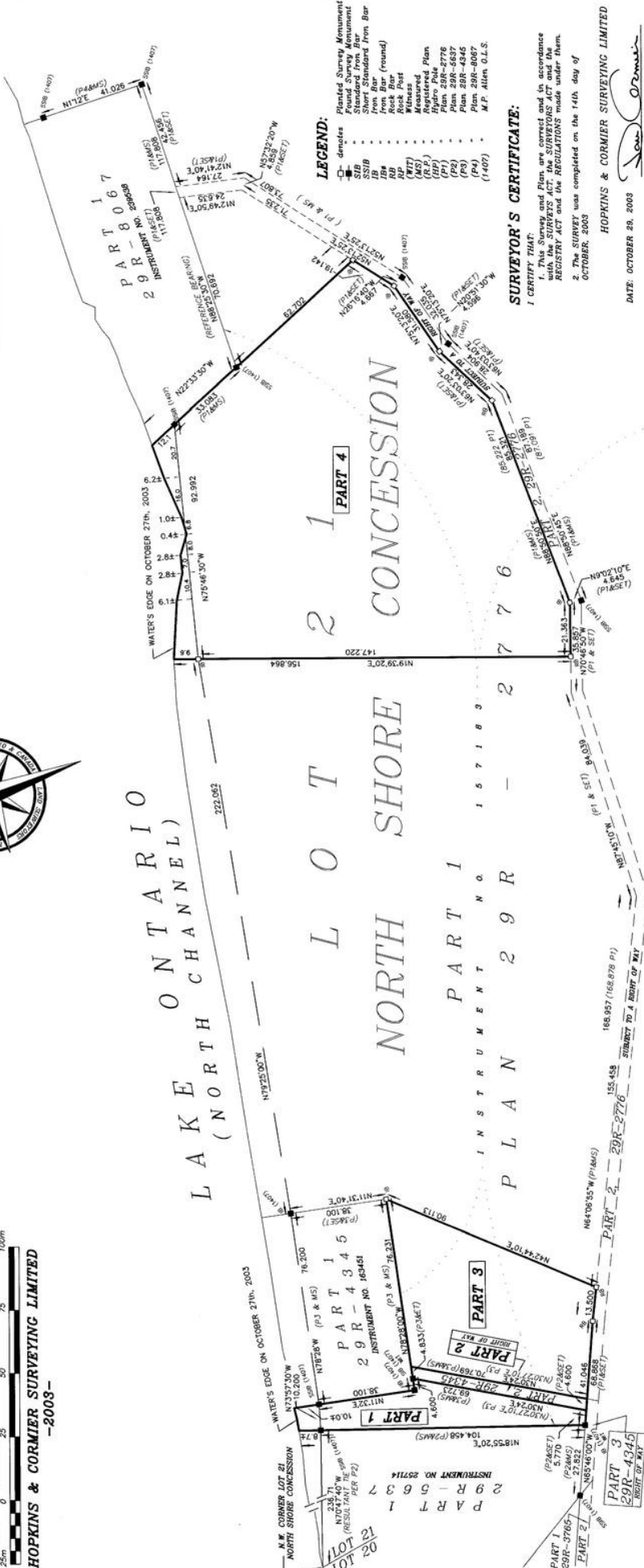
SCALE = 1:1000
 HOPKINS & CORMIER SURVEYING LIMITED
 -2003-

SCHEDULE			
PART	LOT	CON	INST. No. AREA (ha)
1	21	NORTH SHORE	157183 0.142
2			0.032
3			0.412
4			1.788

PART 2 IS SUBJECT TO A RIGHT OF WAY AS IN INSTRUMENT NO. 163451

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
 DATE: OCTOBER 28, 2003
 DAN J. CORMIER
 ONTARIO LAND SURVEYOR

PLAN 29R-8556
 RECEIVED AND DEPOSITED
 DATE: OCTOBER 28, 2003
 David Grant A.D.
 LAND REGISTRAR FOR THE
 REGISTRY DIVISION OF
 LENNOX (No.29)



METRIC
 Distances Shown on This Plan are in Metres and can be Converted to Feet by Dividing by 0.3048

BEARING NOTE:
 BEARINGS ARE ASTRONOMIC AND REFERRED TO THE BEARING OF THE PLAN 29R-8556 HAVING A BEARING OF N89°55'30"W AND SHOWN HEREON AS "REFERENCE BEARING".

HOPKINS & CORMIER SURVEYING LIMITED
 Ontario & Canada Land Surveyors
 www.hopkinscormier.com
 P.O. Box 202 KOW-280
 MILLHAVEN ROAD ODESSA ONT.
 L7M 1G1
 TEL: (519) 388-7382
 PROJECT No. 2003-368
 LOT 21 NORTH SHORE CON.
 AMHERST ISLAND

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.

Welcome to the Island!

