

A scenic view of a large green tree in a field with a wind turbine and a barn in the background. The tree is the central focus, with a body of water in the foreground. The background features a wind turbine, a barn, and a line of trees under a blue sky with light clouds.

# **Amherst Island Gem**

## **Listed at: \$595,000**

10 Front Road, Amherst Island, ON



2  
Bedrooms



1  
Bathrooms



1508  
Square Feet



4.2 acres



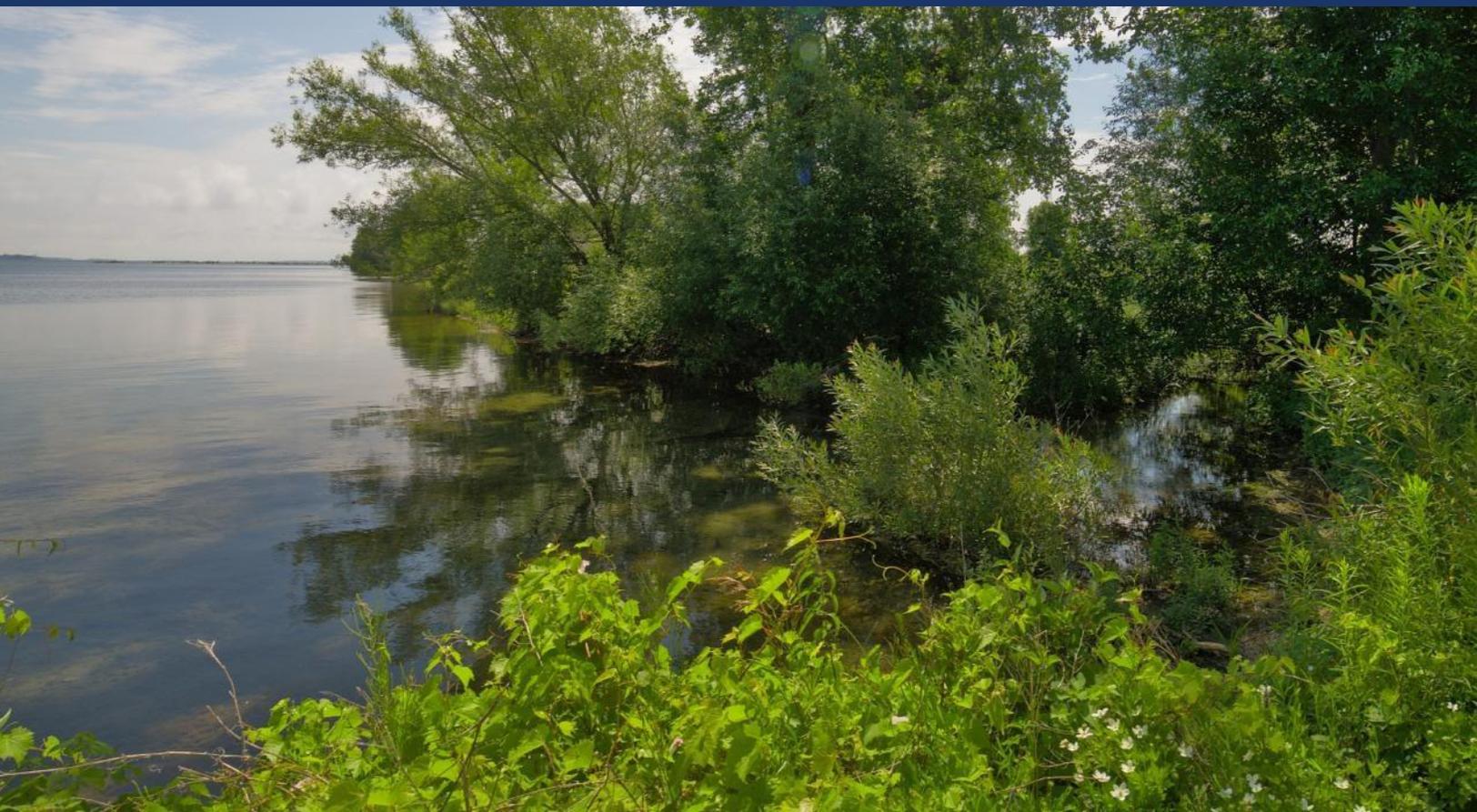
305+ Feet  
Waterfront

## 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

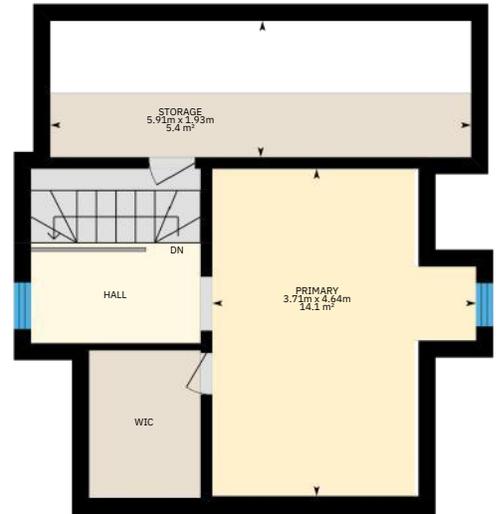




# Bright Sunroom

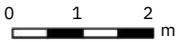
# 10 Front Rd, Stella, ON

Main Building: Total Exterior Area Above Grade 157.21 m<sup>2</sup>



Main Floor  
Exterior Area 120.02 m<sup>2</sup>

2nd Floor  
Exterior Area 37.19 m<sup>2</sup>



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.



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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 \$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.



**DISCOVER AMHERST ISLAND**