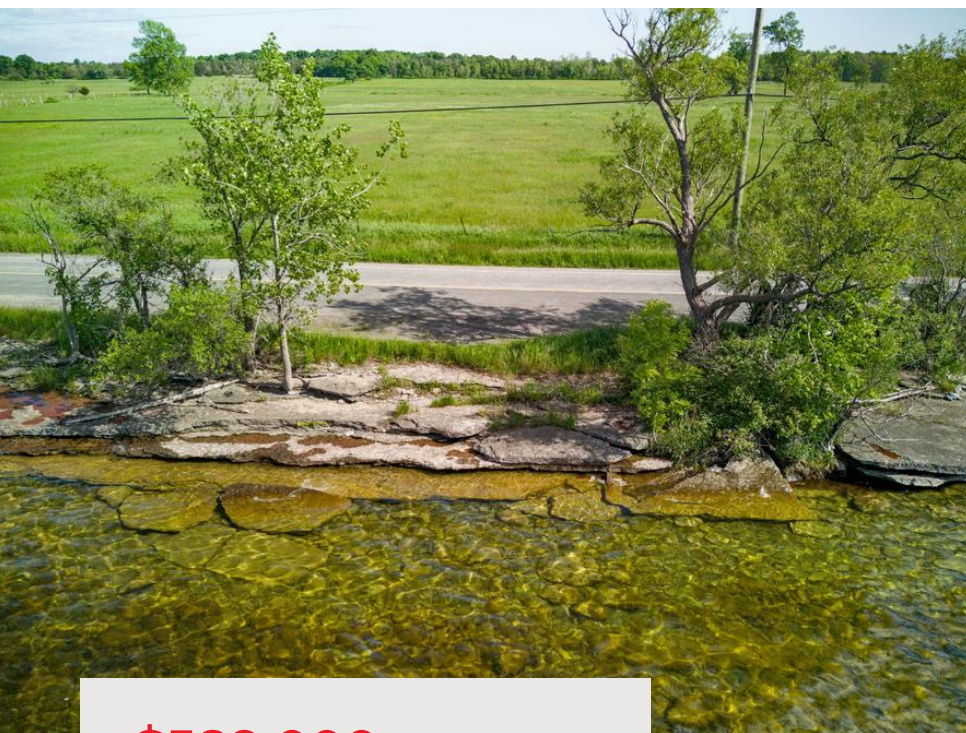




\$589,000

LOT 13b FRONT RD

Amherst Island, ON

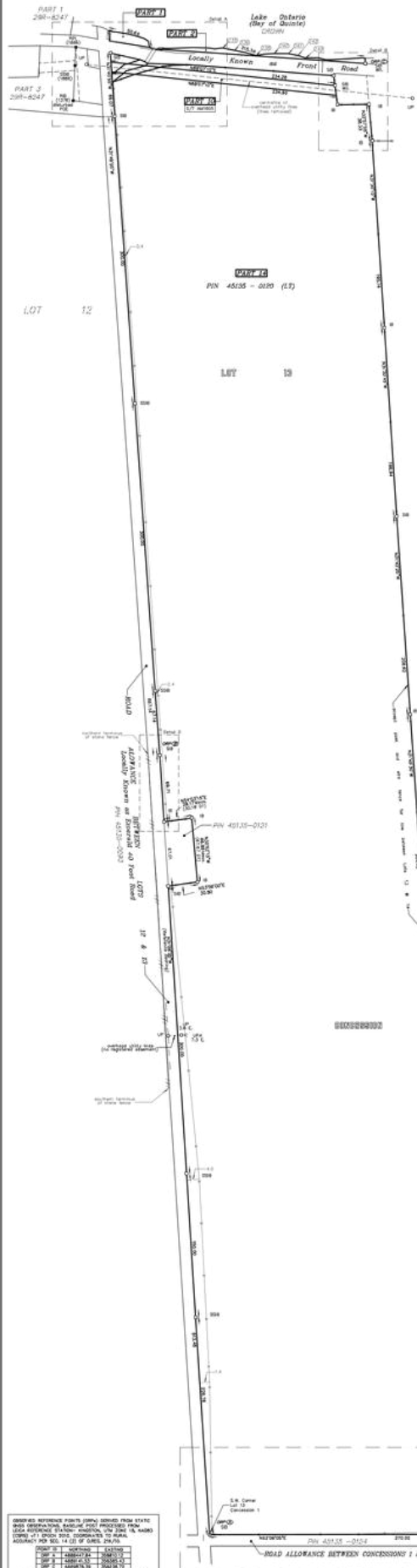
99.6 Acres + 28' 2025 Trailer

Turn-key recreational property on Amherst Island — move in and start enjoying it now. Property includes a 2025, 28' Jayco Jay Flight bunkhouse travel trailer, practically brand new with only two nights' use, set up and ready to go on prime hunting and outdoor recreation land. The travel trailer sleeps up to 10 and is fully equipped for comfortable stays: a full bathroom, kitchen, dining and sitting area, and a full queen-size bedroom with built-in storage.

PLAN OF SURVEY OF
PART OF LOT 13
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF AMHERST ISLAND
TOWNSHIP OF LOYALIST
COUNTY OF LENOX AND ADDITION

SCALE 1 : 1500
KYLE R. D. SMITH, O.L.S.

THE APPROXIMATE SIZE OF THIS PLAN IS 15.00 CM BY 10.00 CM IN REPLY TO BE PLACED AT A SCALE OF 1:1500



LEGEND

- 1. SURVEYED
- 2. UNDEVELOPED
- 3. DEVELOPED
- 4. ROAD
- 5. RAILROAD
- 6. WATER
- 7. WOOD
- 8. CULTIVATED
- 9. PASTURE
- 10. FARM
- 11. RESIDENTIAL
- 12. INDUSTRIAL
- 13. COMMERCIAL
- 14. PUBLIC
- 15. PRIVATE
- 16. UNDEVELOPED
- 17. DEVELOPED
- 18. ROAD
- 19. RAILROAD
- 20. WATER
- 21. WOOD
- 22. CULTIVATED
- 23. PASTURE
- 24. FARM
- 25. RESIDENTIAL
- 26. INDUSTRIAL
- 27. COMMERCIAL
- 28. PUBLIC
- 29. PRIVATE
- 30. UNDEVELOPED
- 31. DEVELOPED
- 32. ROAD
- 33. RAILROAD
- 34. WATER
- 35. WOOD
- 36. CULTIVATED
- 37. PASTURE
- 38. FARM
- 39. RESIDENTIAL
- 40. INDUSTRIAL
- 41. COMMERCIAL
- 42. PUBLIC
- 43. PRIVATE
- 44. UNDEVELOPED
- 45. DEVELOPED
- 46. ROAD
- 47. RAILROAD
- 48. WATER
- 49. WOOD
- 50. CULTIVATED
- 51. PASTURE
- 52. FARM
- 53. RESIDENTIAL
- 54. INDUSTRIAL
- 55. COMMERCIAL
- 56. PUBLIC
- 57. PRIVATE
- 58. UNDEVELOPED
- 59. DEVELOPED
- 60. ROAD
- 61. RAILROAD
- 62. WATER
- 63. WOOD
- 64. CULTIVATED
- 65. PASTURE
- 66. FARM
- 67. RESIDENTIAL
- 68. INDUSTRIAL
- 69. COMMERCIAL
- 70. PUBLIC
- 71. PRIVATE
- 72. UNDEVELOPED
- 73. DEVELOPED
- 74. ROAD
- 75. RAILROAD
- 76. WATER
- 77. WOOD
- 78. CULTIVATED
- 79. PASTURE
- 80. FARM
- 81. RESIDENTIAL
- 82. INDUSTRIAL
- 83. COMMERCIAL
- 84. PUBLIC
- 85. PRIVATE
- 86. UNDEVELOPED
- 87. DEVELOPED
- 88. ROAD
- 89. RAILROAD
- 90. WATER
- 91. WOOD
- 92. CULTIVATED
- 93. PASTURE
- 94. FARM
- 95. RESIDENTIAL
- 96. INDUSTRIAL
- 97. COMMERCIAL
- 98. PUBLIC
- 99. PRIVATE
- 100. UNDEVELOPED

NOTES

1. THE SURVEYED AREA IS SHOWN BY A RED LINE AND IS 15.00 CM BY 10.00 CM IN REPLY TO BE PLACED AT A SCALE OF 1:1500. THE APPROXIMATE SIZE OF THIS PLAN IS 15.00 CM BY 10.00 CM IN REPLY TO BE PLACED AT A SCALE OF 1:1500.

NO.	DESCRIPTION	AREA
1	LOT 12	1.00 HA.
2	LOT 13	1.00 HA.
3	LOT 14	1.00 HA.
4	LOT 15	1.00 HA.
5	LOT 16	1.00 HA.
6	LOT 17	1.00 HA.
7	LOT 18	1.00 HA.
8	LOT 19	1.00 HA.
9	LOT 20	1.00 HA.
10	LOT 21	1.00 HA.
11	LOT 22	1.00 HA.
12	LOT 23	1.00 HA.
13	LOT 24	1.00 HA.
14	LOT 25	1.00 HA.
15	LOT 26	1.00 HA.
16	LOT 27	1.00 HA.
17	LOT 28	1.00 HA.
18	LOT 29	1.00 HA.
19	LOT 30	1.00 HA.
20	LOT 31	1.00 HA.
21	LOT 32	1.00 HA.
22	LOT 33	1.00 HA.
23	LOT 34	1.00 HA.
24	LOT 35	1.00 HA.
25	LOT 36	1.00 HA.
26	LOT 37	1.00 HA.
27	LOT 38	1.00 HA.
28	LOT 39	1.00 HA.
29	LOT 40	1.00 HA.
30	LOT 41	1.00 HA.
31	LOT 42	1.00 HA.
32	LOT 43	1.00 HA.
33	LOT 44	1.00 HA.
34	LOT 45	1.00 HA.
35	LOT 46	1.00 HA.
36	LOT 47	1.00 HA.
37	LOT 48	1.00 HA.
38	LOT 49	1.00 HA.
39	LOT 50	1.00 HA.
40	LOT 51	1.00 HA.
41	LOT 52	1.00 HA.
42	LOT 53	1.00 HA.
43	LOT 54	1.00 HA.
44	LOT 55	1.00 HA.
45	LOT 56	1.00 HA.
46	LOT 57	1.00 HA.
47	LOT 58	1.00 HA.
48	LOT 59	1.00 HA.
49	LOT 60	1.00 HA.
50	LOT 61	1.00 HA.
51	LOT 62	1.00 HA.
52	LOT 63	1.00 HA.
53	LOT 64	1.00 HA.
54	LOT 65	1.00 HA.
55	LOT 66	1.00 HA.
56	LOT 67	1.00 HA.
57	LOT 68	1.00 HA.
58	LOT 69	1.00 HA.
59	LOT 70	1.00 HA.
60	LOT 71	1.00 HA.
61	LOT 72	1.00 HA.
62	LOT 73	1.00 HA.
63	LOT 74	1.00 HA.
64	LOT 75	1.00 HA.
65	LOT 76	1.00 HA.
66	LOT 77	1.00 HA.
67	LOT 78	1.00 HA.
68	LOT 79	1.00 HA.
69	LOT 80	1.00 HA.
70	LOT 81	1.00 HA.
71	LOT 82	1.00 HA.
72	LOT 83	1.00 HA.
73	LOT 84	1.00 HA.
74	LOT 85	1.00 HA.
75	LOT 86	1.00 HA.
76	LOT 87	1.00 HA.
77	LOT 88	1.00 HA.
78	LOT 89	1.00 HA.
79	LOT 90	1.00 HA.
80	LOT 91	1.00 HA.
81	LOT 92	1.00 HA.
82	LOT 93	1.00 HA.
83	LOT 94	1.00 HA.
84	LOT 95	1.00 HA.
85	LOT 96	1.00 HA.
86	LOT 97	1.00 HA.
87	LOT 98	1.00 HA.
88	LOT 99	1.00 HA.
89	LOT 100	1.00 HA.

PART	LOT	CONCESSION	AREA
1	12	1	1.00 HA.
2	13	1	1.00 HA.
3	14	1	1.00 HA.
4	15	1	1.00 HA.
5	16	1	1.00 HA.
6	17	1	1.00 HA.
7	18	1	1.00 HA.
8	19	1	1.00 HA.
9	20	1	1.00 HA.
10	21	1	1.00 HA.
11	22	1	1.00 HA.
12	23	1	1.00 HA.
13	24	1	1.00 HA.
14	25	1	1.00 HA.

PLAN 29R-11616
Received and deposited
July 6, 2026
Danielle Downey
Representative for the
Land Registrar for the
Land Titles Division of
Lenox (No. 29)



SURVEYOR'S CERTIFICATE

I, KYLE R. D. SMITH, O.L.S., do hereby certify that the above is a true and correct copy of the original plan of survey as filed in my office.

Dated December 16, 2026.
KYLE R. D. SMITH, O.L.S.
Surveyor

P. A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR
P. A. MILLER
P. A. MILLER
P. A. MILLER

METRIC DIMENSIONS AND COORDINATES ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LOYALIST TOWNSHIP - Current Zoning: PA SR RU EP



LOYALIST TOWNSHIP - 100 Year High Water Mark





Additional outdoor kitchen and awning for evenings outside, two-door access, a rhino tank and water tank are also included, making the trailer fully self-sufficient for extended stays. The land itself is an outdoor enthusiast's dream: a mix of high-producing hay fields, mature hardwood woodland, and a small pond and marsh area home to local wildlife, including Blanding's turtles.

Over 800 feet of deeded waterfront sits directly across the road on Amherst Island's north channel, and the property rises about 20 metres from Front Road at the north end up to Concession Road 2 to the south — offering commanding views for those considering a future build. Three year-round municipally maintained road frontages (Front Road, Emerald 40 Ft Road, and Concession Road 2) provide flexible access, with electrical service, a driveway, and parking pad already in place. A 2025 survey and preliminary severance discussions with Loyalist Township add long-term flexibility.

Whether it's hunting season, summer weekends, or a basecamp while you plan a future home, this property is ready when you are.



LYNN WYMINGA
 REALTOR®
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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 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.

