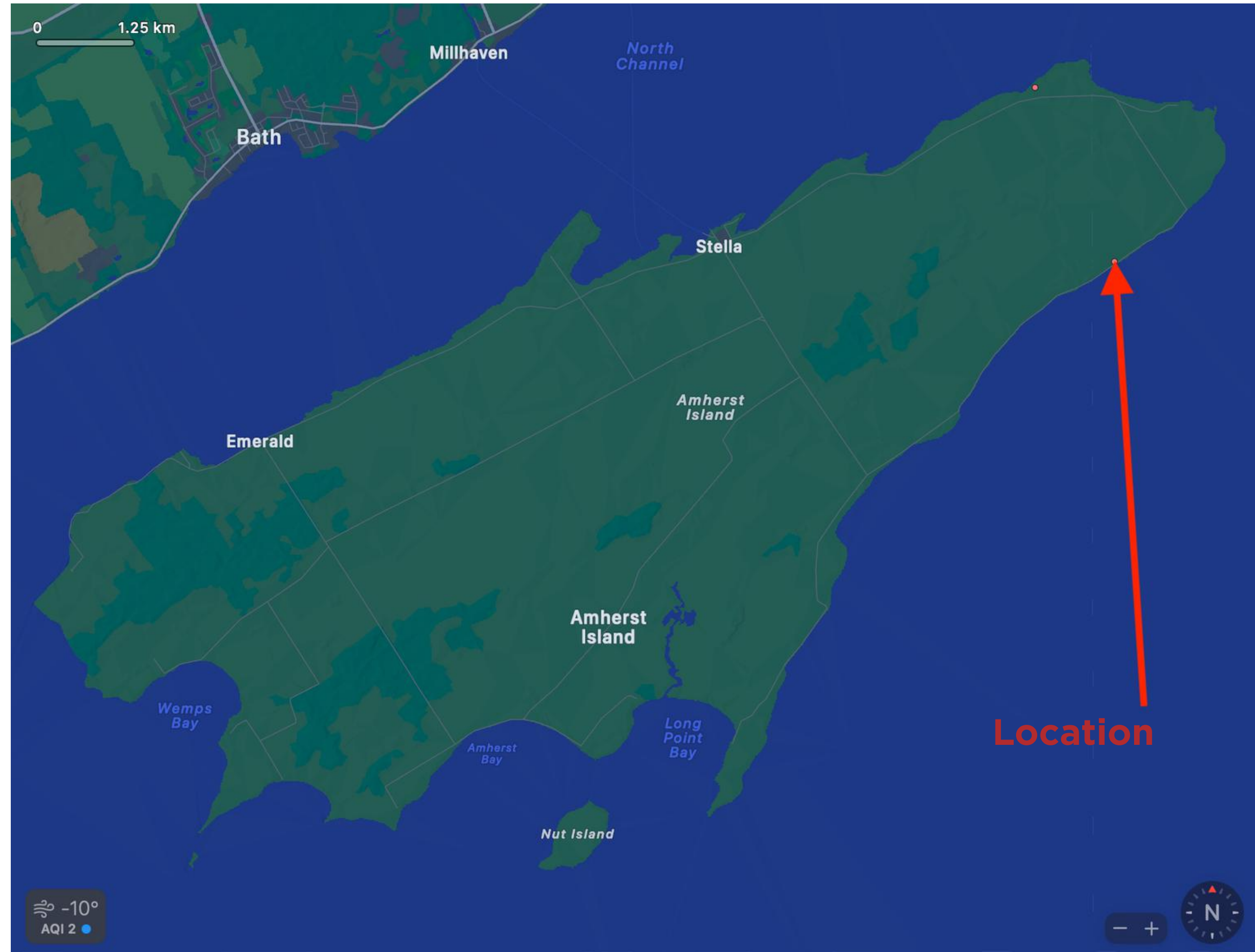


**LT 17 PT 2 SOUTH  
SHORE ROAD,  
Amherst Island, ON**

Loyalist Township  
Lennox & Addington County

[MLS listing link](#)



**For Sale:**

**Listed At: \$165,000**

**LOT 17 PT 2 South Shore Road, Stella, ON K0H 2S0**

Amherst Island, Loyalist Township, Lennox & Addington County



**Type:** Vacant Land  
**Fronting on:** North  
**Waterfront:** No - Water View  
**Acres:** 1.21  
**Cross Street:** (west of) Lower 40 Foot Road  
**PIN:** 451360301  
**Legal Desc:** PT LT 17 CON SOUTH SHORE AMHERST ISLAND; PT 1 29R9673; LOYALIST

With 1.21 acres of land and 198 feet of frontage on South Shore Road, this Amherst Island property offers spectacular south-facing views of Lake Ontario. Zoned Shoreline Residential (SR), it's the perfect setting for a custom-built home, a seasonal retreat, or an investment in waterfront living. Enjoy the peaceful surroundings, beautiful sunrises fresh air, and easy access to the mainland via hourly ferry. A rare chance to secure a stunning lot with endless potential!

**Assessment:** \$3,000 (2016)  
**Frontage:** 198 ft. (60.4m)  
**Depth:** 256 ft. (78.309m)  
**Irregular?** Yes (60.4m x 78.309m x 60.011m x 84.229m)  
**Zoning:** SR - Shoreline Residential  
**Water Source:** none  
**Sewer:** none  
**Taxes:** \$11.98 (2024)

**Directions:** Amherst Island Ferry leaves Millhaven hourly 6:30AM-1:30AM at half past the hour (visitor return fare \$10). Straight off the ferry, follow Stella 40 Foot Road to South Shore Road, turn east (left) past 1300 South Shore Road. This property (LT 18 PT 1) starts at approximately 635 ft west of the fence line at 600 South Shore Road and 197 ft east of the fence line on the west side of LOT 17. (The entirety of LOT 17 is located between 600 & 1300 South Shore Road). There are arrows posted at the survey stakes.

# Copy of Survey Property is PART 2

Survey stakes are visible and marked with yellow caution tape along the front of the property. Back edge of property runs along the hydro pole line.

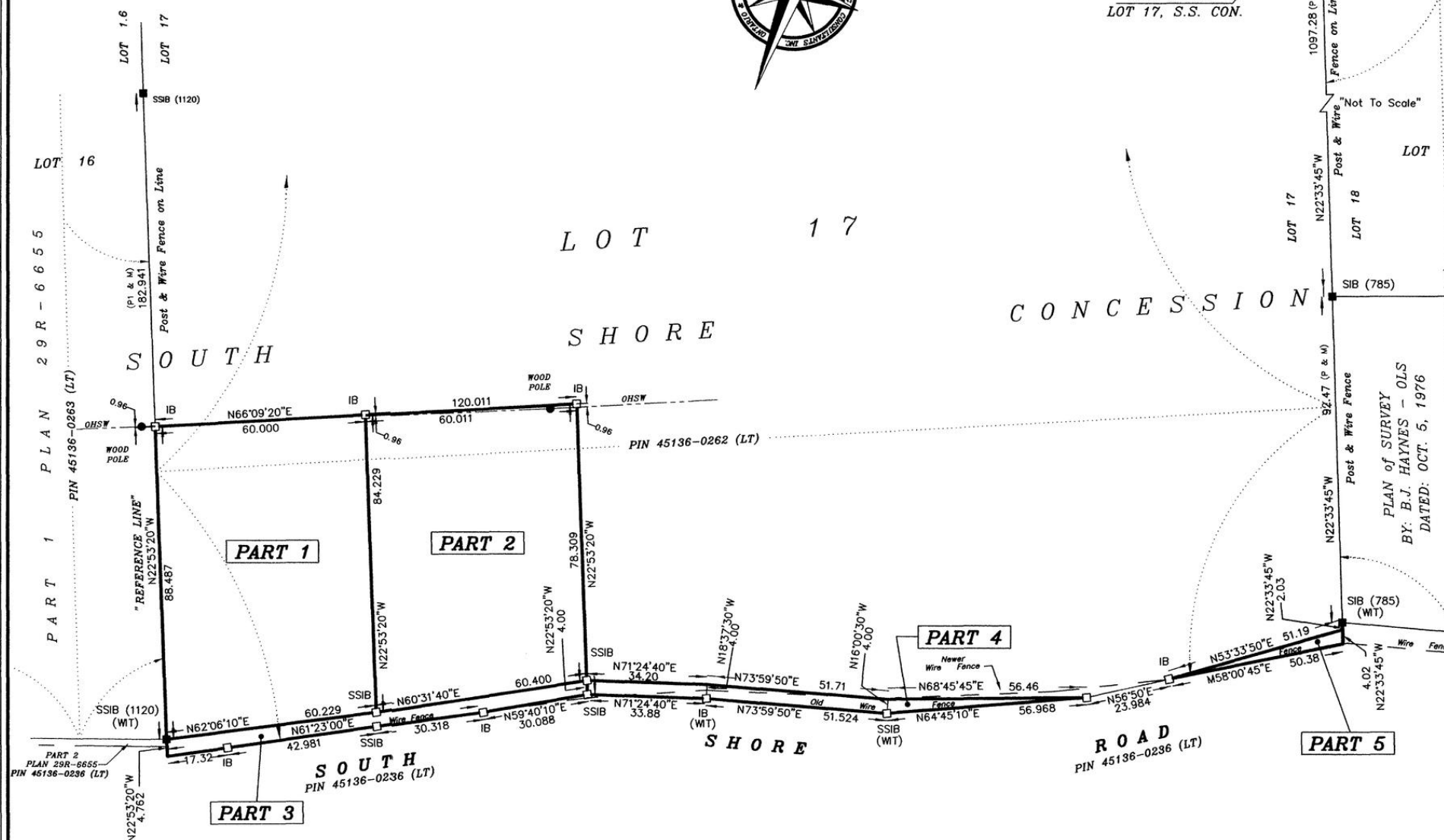
## PLAN of SURVEY of PART of LOT 17, SOUTH SHORE CONCESSION Geographic Township of Amherst Island LOYALIST TOWNSHIP

COUNTY of LENNOX & ADDINGTON

SCALE = 1:1000



HOPKINS, CORMIER & CHITTY  
SURVEYING CONSULTANTS INC.  
-2009-



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

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
LAND TITLES ACT.  
DATE: MARCH 5, 2010  
DAN J. CORMIER  
ONTARIO LAND SURVEYOR

PLAN 29R-9673  
RECEIVED AND DEPOSITED  
DATE: 2010/03/08  
*[Signature]*  
A.D. REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
LENNOX (No. 29)

SCHEDULE				
PART	LOT	CON.	PIN No.	AREA m <sup>2</sup>
1				5180.7
2	PART OF 17	SOUTH SHORE	45136-0262	4876.5
3				516.74
4				454.66
5				99.83

PARTS 1 THROUGH 5 COMPRISE PART OF  
PIN 45136-0262 (LT)

**NOTE:**  
BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PART  
OF THE EASTERLY LIMIT OF PART 1, PLAN 29R-6655 HAVING  
A BEARING OF N22°53'20"W AND DESIGNATED HEREON AS  
"REFERENCE LINE"

- LEGEND:**
- SSIB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN
  - denotes Planted Survey Monument
  - Found Survey Monument
  - SIB Standard Iron Bar
  - SSIB Short Standard Iron Bar
  - IB Iron Bar
  - IB# Iron Bar (round)
  - RB Rock Bar
  - RP Rock Post
  - RPL Rock Plug
  - (WIT) Witness
  - (M) Measured
  - (R.P.) Registered Plan
  - (HP) Hydro Pole
  - OHSW Overhead Service Wires
  - (P1) Plan 29R-6655
  - (P) Plan of Survey, (785), Oct 5, 1976
  - (785) B.J. Haynes-OLS
  - (1120) James Munnes-OLS

**SURVEYOR'S CERTIFICATE:**  
I CERTIFY THAT:  
1. This Survey and Plan are correct and in accordance  
with the SURVEYS ACT, the SURVEYORS ACT and the  
LAND TITLES ACT and the REGULATIONS made under them.  
2. The SURVEY was completed on the 31st day of  
March, 2009  
HOPKINS, CORMIER & CHITTY SURVEYING  
DATE: March 5, 2010. *[Signature]*  
DAN J. CORMIER O.L.S.

Party Chief/DS/RG	Instrument: JD	Checked By: DJC	Plan By: EPW/DJC
<b>HOPKINS, CORMIER &amp; CHITTY SURVEYING CONSULTANTS INC.</b> Ontario & Canada Land Surveyors www.hopkinscormier.com			
634-636 NORRIS COURT KINGSTON, ONTARIO K7P-2R9 Tel (613) 384-9266 Fax (613) 384-3513		PROJECT No. 2008-262 Lot 17, South Shore Concession Township of Amherst Island	



# ZONING:

## SR (Shoreline Residential)



To view Zone Provisions for SR Zone, [click here.](#)

For more Loyalist Township zoning information: <https://rem.ax/LTzoning>.