



HERITAGE HOMESTEAD

**190 WILMER ROAD
WOLFE ISLAND**

FRONTENAC ISLANDS TOWNSHIP
FRONTENAC COUNTY

- Updated 1860 limestone farmhouse
- 4 bedrooms, 2 bathrooms
- 1930 Sq Ft (MPAC), 9.57 acres
- 410 ft natural shoreline (Bayfield Bay)
- Zoning: Agricultural
- Taxes 2025: \$2925.83

PROPERTY INCLUDES:

- 12'x36' Workshop
- 12'x20' Greenhouse
- Fenced Orchard & Garden
- Chicken Coop
- Barn
- Off-Grid Guest Cabin





Set on 9.5 private acres along the sheltered waters of Bayfield Bay, 190 Wilmer Road is a place where you can grow your own food, watch wildlife from your deck, paddle quiet waterways, and enjoy the peace that comes with having room to breathe.

At the heart of the property is a beautifully maintained 1860 limestone farmhouse. Rich in character and thoughtfully updated for modern living, the home blends historic features such as deep windowsills, stonework, and inviting gathering spaces with recent improvements that allow you to focus on enjoying the property rather than tackling major projects. The renovated kitchen, updated bathrooms, modern heating and cooling systems, and extensive infrastructure upgrades have already been completed.

Outside, the possibilities are endless. The barn, greenhouse, workshop, chicken coop, fenced orchard, and large garden create an ideal setting for hobby farming, gardening, and self-sufficient living. Children can explore, create, and play, while adults enjoy the privacy and natural beauty that surrounds them. Wildlife is part of daily life here. Deer wander through the property, birds fill the trees and shoreline, and the bay provides a peaceful backdrop throughout the seasons. A natural shoreline offers easy access for canoes and kayaks, allowing you to explore Bayfield Bay and the St. Lawrence River beyond.

Tucked away near the water is one of the property's most unique features: a private off-grid cabin built in 2023. Currently operating as a seasonal Airbnb, it provides supplemental income while offering guests a memorable island experience. It can also serve as a private retreat for visiting family and friends, a creative studio, or a quiet place to disconnect and recharge.

Whether you're searching for a hobby farm, a family retreat, a nature lover's paradise, or simply a different pace of life, 190 Wilmer Road offers a rare opportunity to experience the best of Wolfe Island living.

RECENT UPDATES

2021: new fridge, dishwasher, on-demand hot water heater

2022: new furnace, water filtration and pump, fireplace insert, R50 blown-in attic insulation, main floor bathroom renovation with heated floors

2023: 2nd floor bathroom, kitchen renovation including added insulation and stonework, eavestrough and window flashing

2024: reverse osmosis system

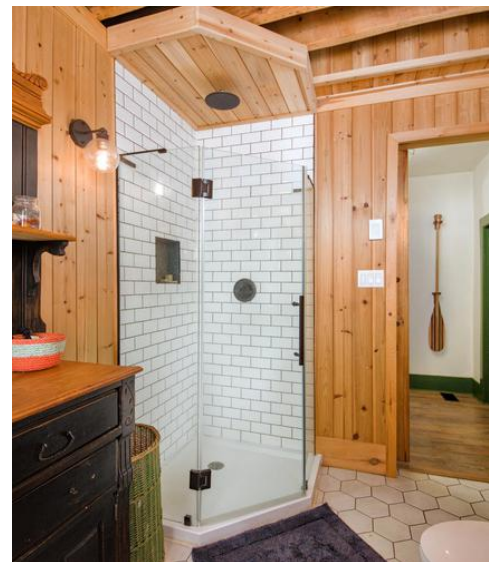
2025: new front deck, A/C, HRV

2026: new washer, dryer, and 2nd floor carpeting



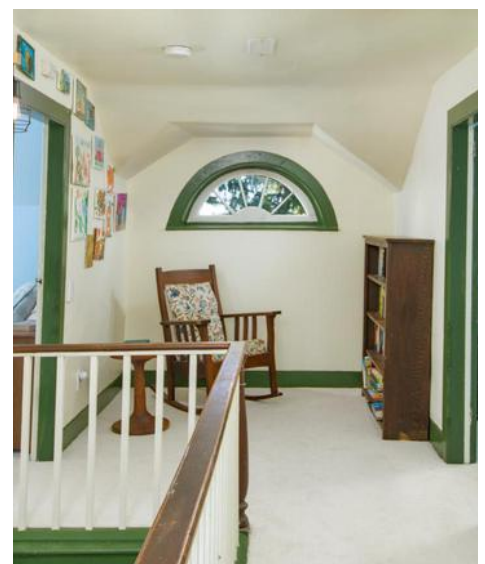
MAIN FLOOR

- Large mudroom
- Renovated kitchen
- Renovated 4 pc bathroom + heated floor
- Open concept living/dining room
- Stone fireplace with new efficient insert
- 2 decks



2ND FLOOR

- 4 bedrooms
- 2nd floor laundry
- 2 pc ensuite bathroom
- Reading nook
- New cozy carpet
- R50 attic insulation



Fenced Orchard

Barn

Fenced Garden

**12'x20'
Greenhouse**

**Chicken
Coop**

Firepit

**Mini
Greenhouse**

**12'x36'
Workshop**

Deck

House

Deck





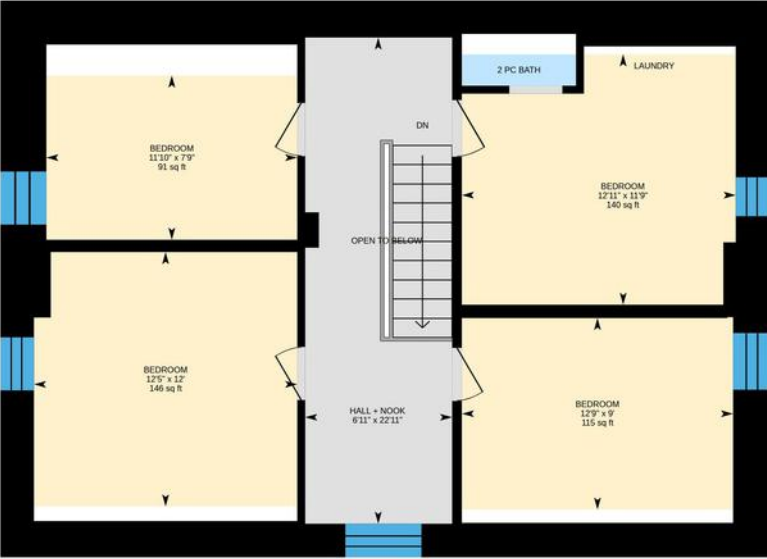
OFF-GRID GUEST OR RENTAL CABIN

Tucked away on the east end of the property overlooking Bayfield Bay is an off-grid guest cabin, built in 2023. It is equipped outside with an outdoor shower, covered deck, picnic table, barbeque, fire pit, and privy; and inside with a wood stove, 2 propane stovetop burners, a sink, pull-out couch, and a loft bedroom. This Airbnb is rented through the summer.

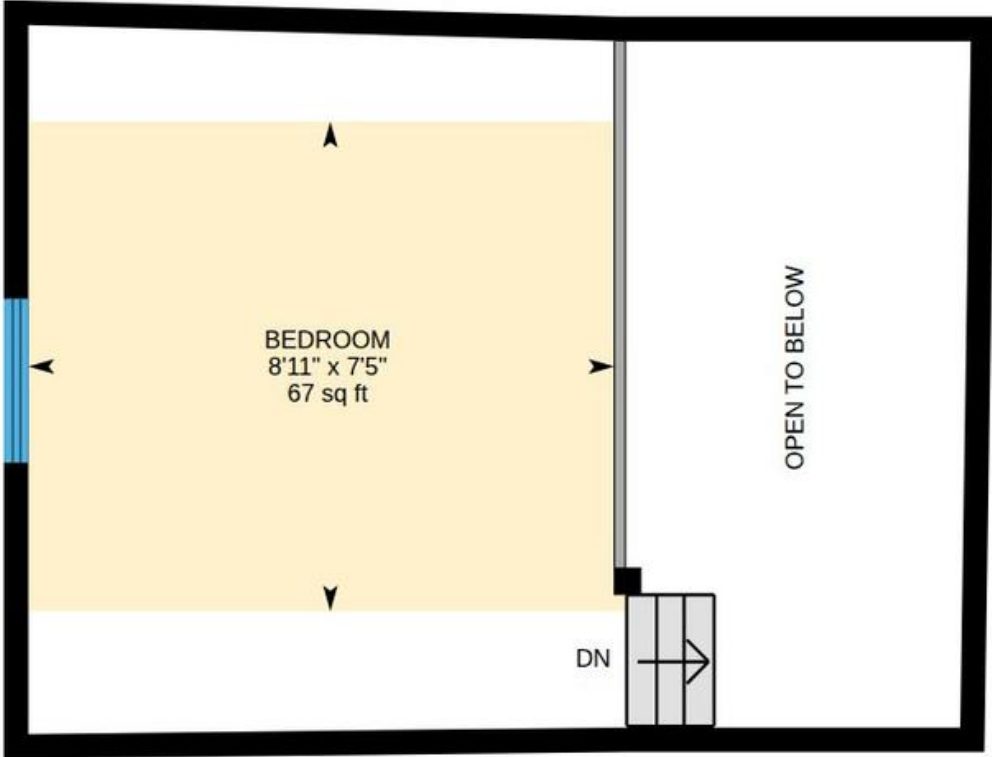
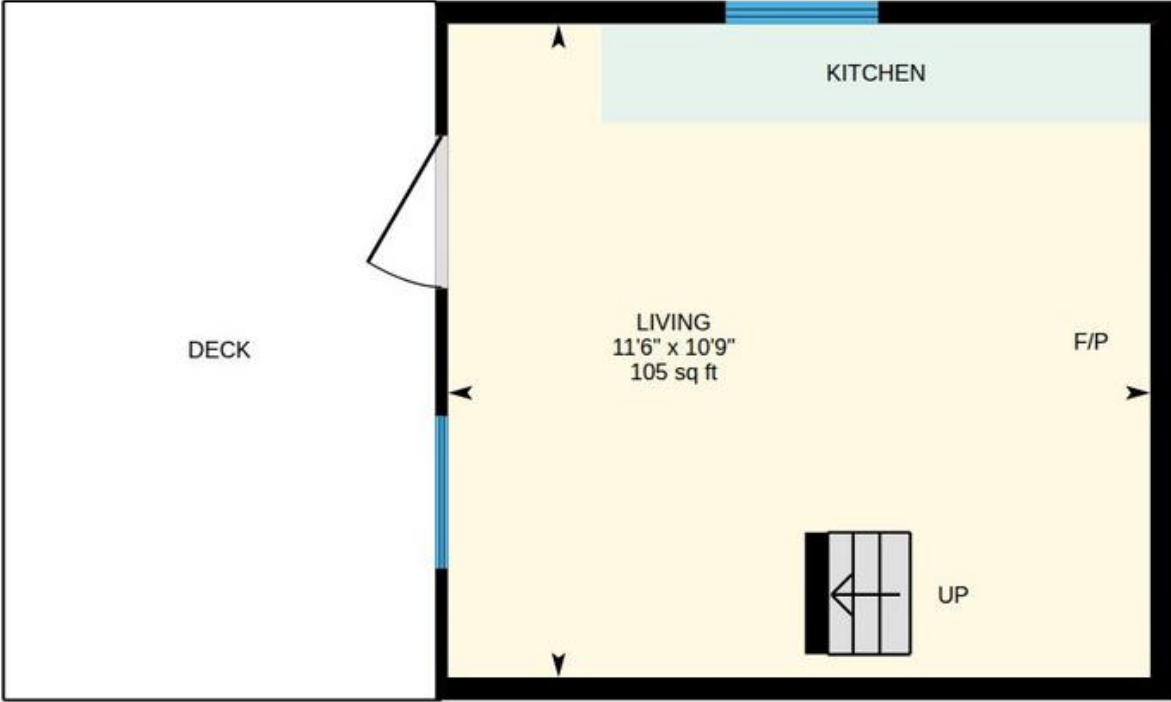




FLOOR PLAN - HOUSE



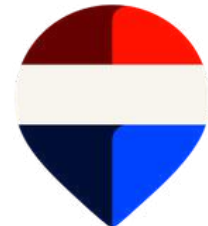
FLOOR PLAN - CABIN



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