

REMAX[®]
FINEST REALTY
I N C . - B R O K E R A G E
I N D E P E N D E N T L Y O W N E D A N D O P E R A T E D



FOR SALE

7720 Front Road

Amherst Island, ON K0H 2H0

Loyalist Township, Lennox & Addington County

Welcome to island living!



2



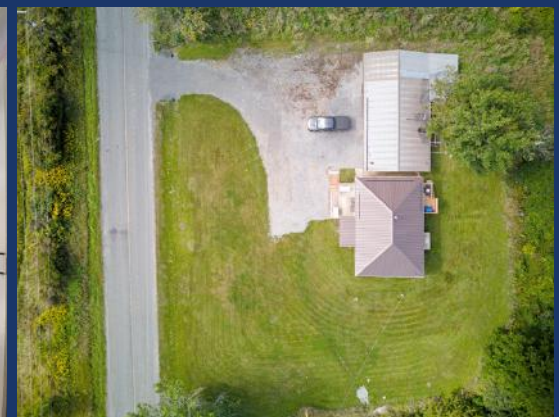
849



1



0.5 Acres



CURRENT OWNER UPGRADES & UPDATES (2025/2026)

- Bathroom renovation: new flooring, shower, added laundry
- Windows replaced (all except foyer. Bathroom window replaced in 2022)
- Finished the half done kitchen (island was done)
- New paint throughout
- Soffits and fascia
- New deck off kitchen
- Closed in and front deck railing
- Upgraded insulation in attic to R50
- Barn doors on 2nd bedroom/den/office
- GARAGE;
 - created first room/bay (1 vehicle)
 - created storage area in rear (from pen)
 - repaired large room/bay walls (3 vehicles) updated lighting
 - added 2nd garage door

INCLUSIONS

- Wardrobe in primary bedroom
- Other: negotiable

OTHER INFORMATION

- 2026 Property Taxes: \$1965.82
- Holding tank pumped less than 2x/year. Grey water is diverted.
- Rental Item: 2 Stinsons Propane Tanks
- 3D Tour: https://youriguide.com/7720_front_road_stella_on/





7720 Front Rd
Loyalist Ontario K0H 2S0
 Loyalist Amherst Island Lennox & Addington
SPIS: No **Taxes:** \$1,965.82/2026
List: \$399,000For: Sale
Last Status: NEW
DOM: 0
 Detached **Front On:** N **Rms:** 6
Link: N **Acre:** < .50 **Bedrooms:** 2
 Bungalow **Washrooms:** 1
 1x3xMain
Lot: 165.08 x 124.21 Feet**Irreg:** 162.41 ft X 124.21 FT x 165.08 FTx128.77
Dir/Cross St: Front Rd & Kerr Point Rd
Directions: Amherst Island Ferry. Right at Front Rd to Kerr Point Rd, Next house on right

MLS#: X13753250 **PIN#:** 451350406
Possession Remarks: Flexible
Legal: PT LT 29 CON 1 AMHERST ISLAND AS IN LA130461; LOYALIST
Public Open House: Saturday, September 12 2026 2:00 PM - 4:00 PM

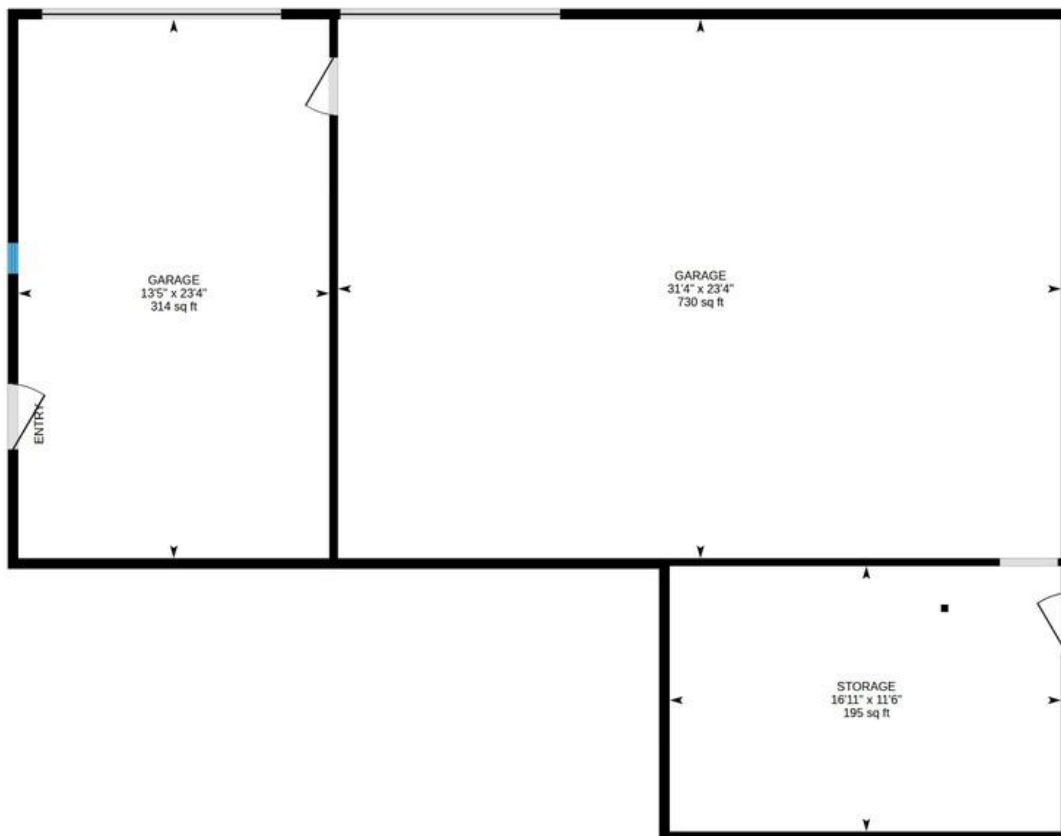
Kitchens: 1 Fam Rm: N Basement: Crawl Space / Unfinished Fireplace/Stv: N Heat: Forced Air / Propane A/C: None Central Vac: No Apx Age: 51-99 Year Built: 1940 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Metal Foundation: Wood Frame Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: Main Topography: Flat	Exterior: Vinyl Siding Garage: Yes Gar/Gar Spcs: Detached / 4 Drive: Front Yard Parking, Private, RV/Truck Drive Park Spcs: Tot Prk Spcs: 6 UFFI: 12 Pool: No Energy Cert: None Cert Level: GreenPIS: Prop Feat: Beach, Island, Place Of Worship, Rec Centre, School, School Bus Route Exterior Feat: Deck Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Propane Tank Upgraded Insulation, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: SR Cable TV: A Hydro: Yes Gas: No Phone: A Water: Well Water Supply Type: Cistern Sewer: Tank Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Under Contract: Propane Tank HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None
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Access to Property: Municipal Road, Paved Road, Year Round
Rural Services: Cable Available, Cell Services, Electricity Connected, Internet High Speed, Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.48	x 3.54	
2	Living	Main	11.38	x 24.44	
3	Bathroom	Main	11.32	x6.53	Combined W/Laundry3 Pc Bath
4	Prim Bdrm	Main	11.22	x14.57	O/Looks Ravine
5	Br	Main	11.22	5.68 x 10.2	
6	Foyer	Main		x 9.02	

Client Remks: Tucked into the quiet, rural charm of Amherst Island, this bungalow has been meticulously finished over the past year and offers easy, one-floor living just a few minutes down the paved road from the ferry dock, with hourly service 20 hours/day. Inside, you'll find all-new paint, a new kitchen with a stone counter island and French doors leading to a rear deck, updated bathroom that doubles as a convenient main-floor laundry room, updated windows (except foyer), and durable flooring throughout. Behind the scenes, the home has also been upgraded with new soffits and fascia (2025) and attic insulation improved to R50 (2026). The primary bedroom looks out over a ravine, while the second bedroom offers flexible space well-suited to a home office, den, or guest room. Step outside to two decks: one off the kitchen for evening barbecues while the sun sets, and a front deck with newly rebuilt railing that catches the sunrise across the island. Surrounded by trees, meadow, and pasture views, the property is a haven for local wildlife, from deer and wild turkeys to the birds Amherst Island is known for. But the real showstopper is the garage - over 1,300 sq ft with a concrete floor, with a newly finished single-bay workshop, and a second bay (2nd bay door added 2025) comfortably fitting three vehicles, plus a separate storage room at the back. Whether you're after a peaceful island retreat or a serious space to work on or store your vehicles and toys, this move-in-ready starter home on a 1/2-acre property delivers both.

Inclusions: Wardrobe in primary bedroom.
Listing Contracted With: RE/MAX FINEST REALTY INC., BROKERAGE**Ph:** 613-389-7777



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.



Lynn & Lorna
REAL ESTATE



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