



10930 Front Road, Amherst Island

Stella, Ontario

1612 Sq Ft Bungalow
3 Bedrooms
2 Full Bathrooms
212 Ft Waterfront
Sheltered Harbour
1650+ Sq Ft Garage
1.72 Acres



Level waterfront, sheltered harbour, and space to live well

The day starts with a coffee in the great room—or out on the deck overlooking the lake—where light pours in through panoramic windows and the water is always in view. And it ends relaxing in the private hot tub before bed, the lake in view, quiet at the end of the day.

In between, enjoy over 200 feet of level, swimmable waterfront and a sheltered harbour for your boat. Inside, the home offers 1,612 sq ft of finished space, centred around a nearly 750 sq ft open concept living and dining area with a cathedral ceiling and lake-facing windows. Sliding doors connect directly to the deck, making the transition from inside to outside seamless. The 3-bedroom layout includes a primary suite with 3-piece ensuite, walk-in closet with laundry chute, and direct access to the deck and private hot tub.





There's plenty of space for how you live beyond the water. A 527 sq ft heated workshop/attached garage adds flexibility, and the 1,189 sq ft unfinished basement provides excellent storage or future rec room potential.

The 1,654 sq ft detached garage plus 240 sq ft of upper storage offers room for vehicles, tools, and recreational gear.

Heating is provided by a propane furnace (2019) and new cozy wood stove (WETT inspected, 2025).

Additional updates include refinished wood floors (2025), new sliding doors (2025), and a new bathtub (2025). Separate electrical panel wired for a generator. Central A/C is serviced annually.

Set on 1.72 acres, the property features perennial gardens, a large vegetable garden, and an established asparagus patch.

Located just 5 km from the ferry on a paved municipal road, it offers a practical connection to the mainland while still feeling set apart.



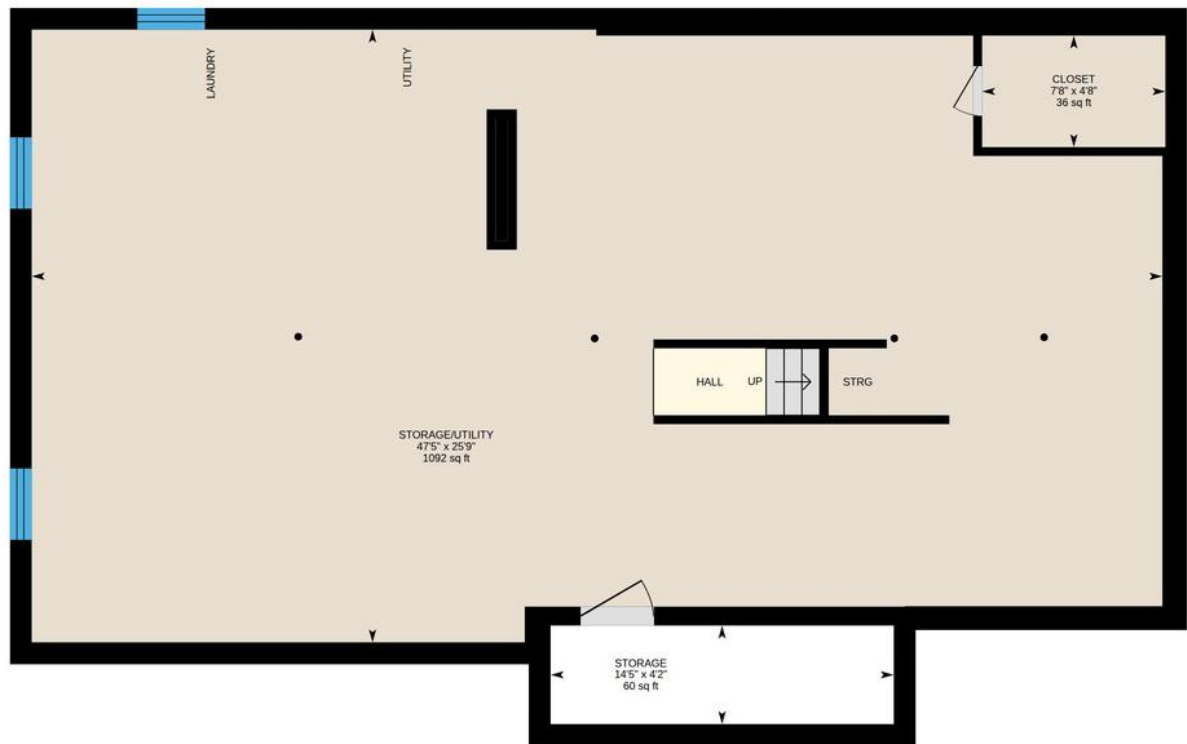
Each Office Independently Owned and Operated

House

Main Floor Exterior Area 1821.21 sq ft
Interior Area 1612.43 sq ft
Excluded Area 529.35 sq ft

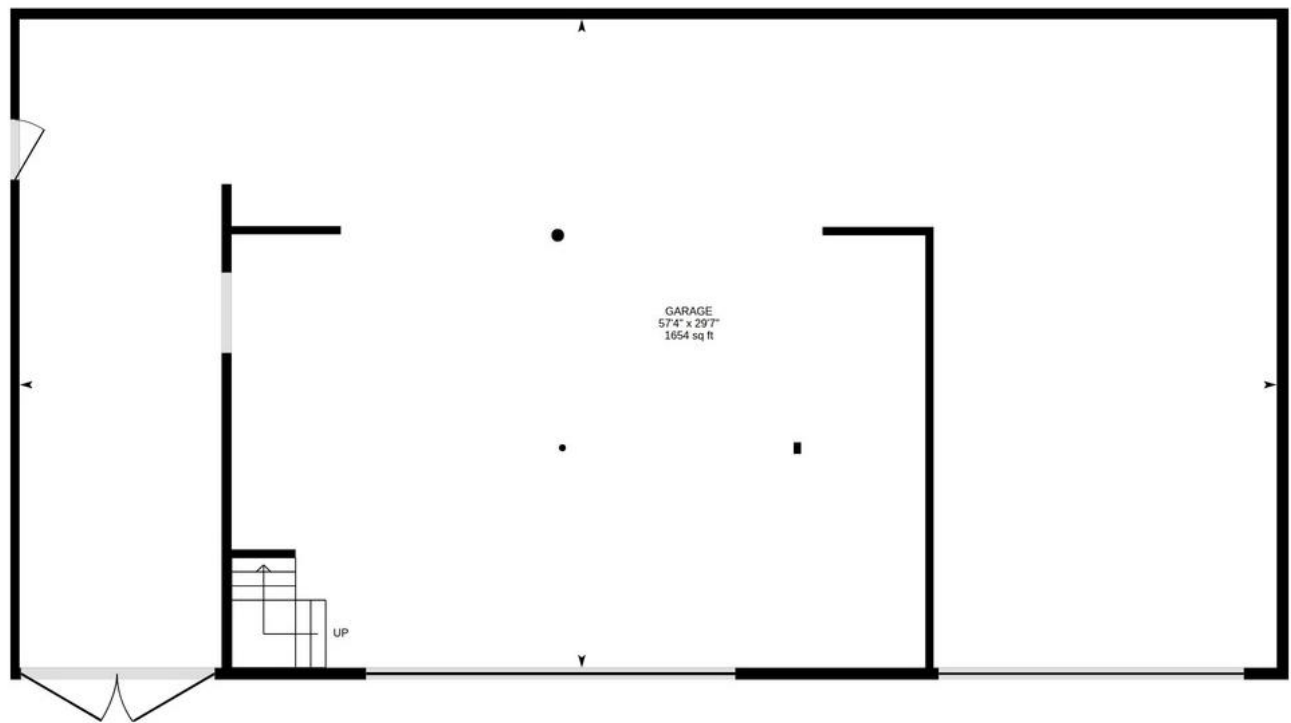


Basement (Below Grade) Exterior Area 1333.46 sq ft
Interior Area 1189.31 sq ft
Excluded Area 59.68 sq ft

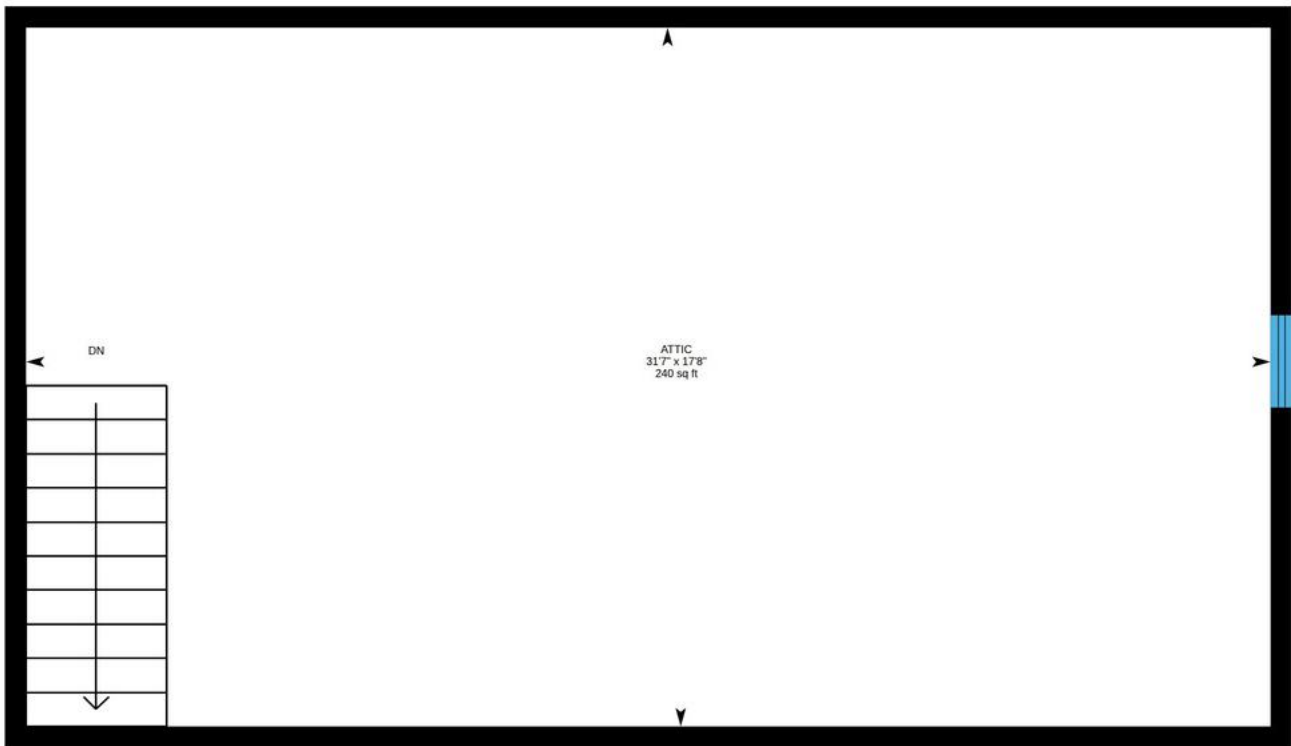


Detached Garage

Main Floor Excluded Area 1787.89 sq ft



2nd Floor Exterior Area 39.55 sq ft
Excluded Area 571.16 sq ft





10930 Front Rd **List: \$695,000For: Sale**

Loyalist Ontario K0H 2S0

Loyalist Amherst Island Lennox & Addington

Last Status: NEW

SPIS: No

Taxes: \$6,673.45/2026

DOM: 0

Detached

Front On: N

Rms: 8 + 3

Link: N

Acre: .50-1.99

Bedrooms: 3

Bungalow

Washrooms: 2

1x4xMain, 1x3xMain

Lot: 210 x 332 Feet**Irreg:** See GeoWarehouse.

Dir/Cross St: Front Road & Emerald 40 Ft Road (1.3 km past property)

Directions: Amherst Island Ferry, Right on Front Rd ~5km to 10930 on right.

MLS#: X13686278

PIN#: 451350139

Possession Remarks: Flexible

Legal: PT LT 17 CON 1 AMHERST ISLAND AS IN LA210541; LOYALIST

Kitchens: 1
Fam Rm: N
Basement: Unfinished / Partial Basement
Fireplace/Stv: Y
Heat: Forced Air / Propane, Wood
A/C: Central Air
Central Vac: No
Apx Age: 51-99
Year Built: 1974
Apx Sqft: 1500-2000
Lot Shape: Irregular
Lot Size Source: Survey
Roof: Metal
Foundation: Concrete Block, Slab
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp: Lower

Exterior:
 Board/Batten / Brick Front
Gar/Gar Spcs: Attached / 4
Drive: Available, Circular Drive, Private
Drive Park Spcs: 12
Tot Prk Spcs: 16
UFFI: No
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop **Feat:** Fireplace/Stove,
 Grnbelt/Conserv, Lake Access, Rec Centre,
 School Bus Route, Waterfront, Waterfront, Sale
 Wooded/Treed
Exterior Feat: Deck, Hot Tub,
 Landscaped, Lighting, Privacy, TV
 Tower/Antenna, Year Round Living
Interior Feat: Auto Garage Door Remote,
 Carpet Free, Primary Bedroom - Main
 Floor, Propane Tank, Storage, Sump Pump,
 Water Heater, Water Treatment,
 Workbench
Security Feat: Carbon Monoxide
 Detectors, Smoke Detector

Zoning: SR
Cable TV: A
Hydro: Yes
Gas: No
Phone: A
Water: Well
Water Supply Type: Dug Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr:
Waterfront: Direct
Retirement:
HST Applicable to: Included In
Sale Price:
Oth Struct:
 Additional Garage(s), Garden Shed
Survey Type: Available

Water Body Name: Lake Ontario

Water Body Type: Lake

Water Frontage (M): 64.01

Topography: Flat, Level, Wooded/Treed

Water Features: Breakwater, Dock, Island, Waterfront-Deeded

Access to Property: Municipal Road, Paved Road, Public Road,
 Year Round Municipal Road

Docking Type: Private

Water View: Direct

Channel Name: Bay of Quinte

WaterfrontYN: Yes

Waterfront: Direct

Shoreline: Mixed, Rocky

Shoreline Allowance: Not Ownd

Alternative Power: Other

Easements/Restrict: Other

Rural Services: Cable Available, Cell Services, Electricity

Connected, Internet High Speed, Telephone Available,
 Underground Utilities

Waterfront Accessory Bldgs: Not Applicable

Water Delivery Features: Uv System, Water Treatmnt

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.68	x19.09	Wood Stove	Open Concept	
2	Dining	Main	27.26	x9.38	Open Concept		
3	Living	Main	33.69	x19.65	Fireplace	Cathedral Ceiling	W/O To Deck
4	Prim Bdrm	Main	11.78	x13.09 x	W/I Closet	W/O To Deck	
5	Br 6	Main	10.3	9.68			
Br		Main	10.43	x 11.02			
7	Bathroom	Main	5.61	x5.45	3 Pc Ensuite	Pocket Doors	
8	Bathroom	Main	7.64	x8.07	4 Pc Bath		
9	Pantry	Main	8.23	x 4.53			
10	Utility	Bsmt	25.75	x47.44	Combined W/Laundry	Sump Pump	
11	Other	Bsmt	4.13	x14.4	Sump Pump		

12 Other	Bsmt	4.69	x 7.68 x	Closet
13 Workshop	Main	24.57	23.43	
14Other	Main	29.59	x58.63 x	Combined W/Laundry
15 Other	Main	17.68	31.53	
Client Remks: Watch the birds from the windows over morning coffee, any season, in a great room built for gathering-cathedral ceiling, a wood-burning fireplace, and an efficient 2025 wood stove (WETT inspected) in an open-concept space with room for the biggest harvest table your extended family can fill. Sliding doors lead out to a deck overlooking the water. At the kitchen sink, the view shifts across the road to grazing cows in the neighbouring pasture-even the chores come with a view. This 3-bedroom, 2-full bathroom bungalow sits on a 1.72-acre lot with over 200 feet of level, swimmable waterfront on Lake Ontario and a sheltered harbour for a boat. The primary bedroom has a walk-in closet, 3-piece ensuite, and its own walkout to the deck and private hot tub-the perfect way to end the day with the lake in view. Beyond the main living space, this property is built for people who need room to work: a 527 sq ft heated workshop, a 1,654 sq ft detached garage with 240 sq ft of upper storage, plus a garden shed. The unfinished basement adds close to 1,200 sq ft of storage or future rec room potential. Recent updates include a propane furnace (2019), refinished wood floors, new sliding doors, and a new bathtub (all 2025), plus a separate electrical panel wired for a generator. Outside, perennial gardens, a vegetable garden, and an established asparagus patch round out the grounds. Set a 15 minutes ferry ride from Millhaven, Amherst Island offers a close-knit community and a quiet pace of life, with Kingston's west end just 15 minutes down the road.				
Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Microwave, Hot Tub, Small freezer in pantry.				
Exclusions: None				
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. The first run leaves at 6:00 AM & last run leaves at 1:30 AM. 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 \$110.00 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 the ambulance, then wait for the ambulance island-side 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 Recreation programs, friends gather for food, films, cards, games, beach walks, birding, and it's a great time to take advantage of the music, food, and arts in nearby Kingston with concerts, restaurants, galleries, and plays.