

Amherst Island Gem
Listed at: $549,000

10 Front Road, Amherst Island, ON



2
Bedrooms

1
Bathrooms

1508

4.2 acres

305+ Feet

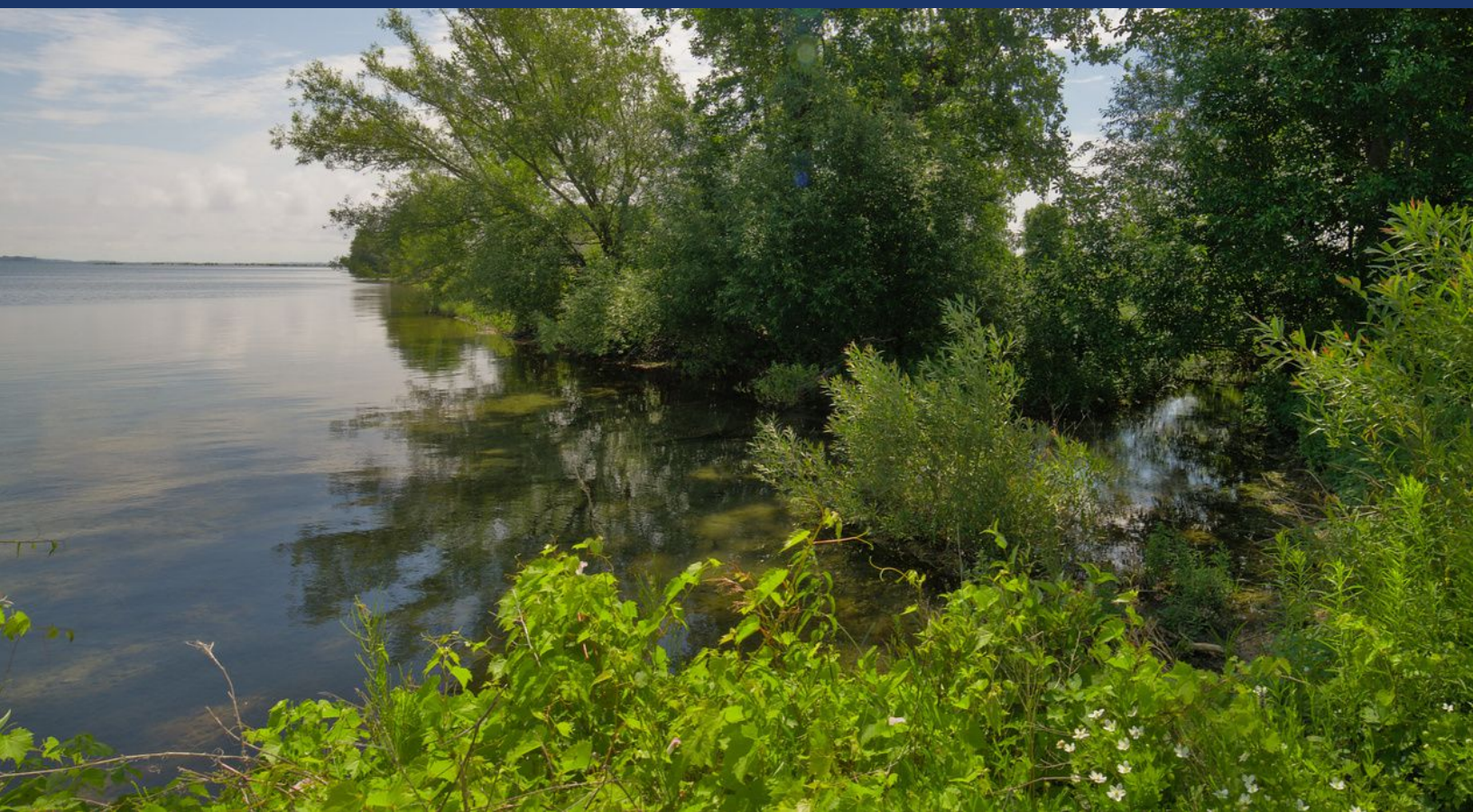
Year Round Living



Clean, Level Waterfront

Facing the North Channel between Amherst Island and Amherst View - enjoy sunrise and sunset!

Watch the sailboats drift by as you enjoy the view of the Brother Islands.





Vintage Farmhouse Charm





Cozy Living Spaces





Main Floor Comfort

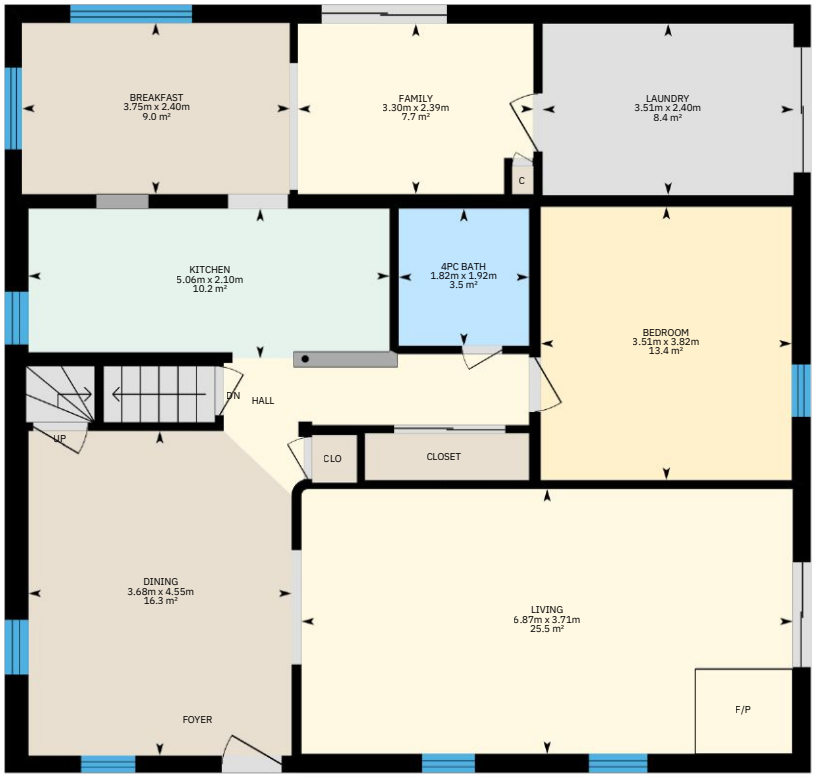


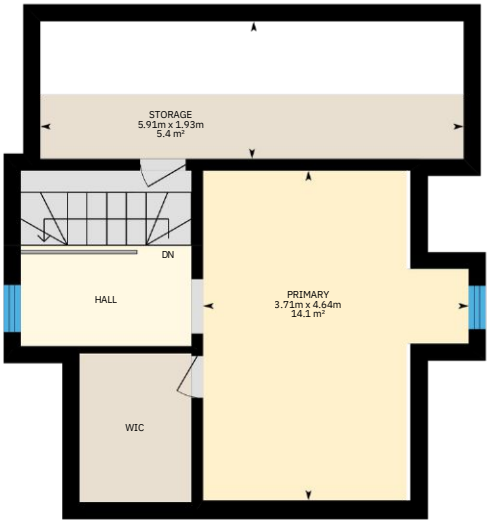


Bright Sunroom

10 Front Rd, Stella, ON

Main Building: Total Exterior Area Above Grade 157.21 m²





Main Floor
Exterior Area 120.02 m²

2nd Floor
Exterior Area 37.19 m²

0 1 2 m

PREPARED: 2025/04/18

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

PLAN of SURVEY of

PART OF LOT 21 NORTH SHORE CONCESSION

Geographic Township of AMHERST ISLAND

Now in LOYALIST TOWNSHIP

COUNTY of LENNOX AND ADDINGTON

SCALE = 1:1000

25m 0 25 50 75 100m

HOPKINS & CORMIER SURVEYING LIMITED
–2003–

SCHEDULE				
PART	LOT	CON.	INST. No.	AREA (ha)
1	21	NORTH SHORE	157183	0.142
2				0.032
3				0.412
4				1.788

PART 2 IS SUBJECT TO A RIGHT OF WAY AS IN INSTRUMENT NO. 163451

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE: OCTOBER 29, 2003

DAN J. CORMIER
ONTARIO LAND SURVEYOR

PLAN 29R–8556

RECEIVED AND DEPOSITED

DATE: OCTOBER 29, 2003

April Brant A.D.
SIGNATURE

LAND REGISTRAR FOR THE REGISTRY DIVISION OF LENNOX (No.29)



LEGEND:

□–	denotes	Planted Survey Monument
■–	"	Found Survey Monument
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBs	"	Iron Bar (round)
RB	"	Rock Bar
RP	"	Rock Post
(WIT)	"	Witness
(MS)	"	Measured
(R.P.)	"	Registered Plan
(HP)	"	Hydro Pole
(P1)	"	Plan 29R–2776
(P2)	"	Plan 29R–5637
(P3)	"	Plan 29R–4345
(P4)	"	Plan 29R–8067
(1407)	"	M.P. Allen O.L.S.

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 REGISTRY ACT and the REGULATIONS made under them.
2. The SURVEY was completed on the 14th day of OCTOBER, 2003

HOPKINS & CORMIER SURVEYING LIMITED

DATE: OCTOBER 29, 2003

DAN J. CORMIER – O.L.S.

METRIC

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

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE SOUTHERLY LIMIT OF PART 1, PLAN 29R–8067 HAVING A BEARING OF N68°25'30"W AND SHOWN HEREON AS "REFERENCE BEARING".

Party Chief: D.S.	Instrument: R.H.	Checked By: D.J.C.	Plan By: P.C.

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Tel (613)–386–7395

PROJECT No. 2003–268
LOT 21 NORTH SHORE CON.
AMHERST ISLAND

AMHERST ISLAND FAQS:

1. Tell me about the ferry

TheAmherst IslandFerry 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 $10.50 return, paid after loading on the Millhaven side. Islanders purchase bulk return ticket books for $105.00 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 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 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.

