

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

10620 Front Road
Amherst Island, ON K0H 2H0
Loyalist Township, Lennox & Addington County

Welcome to Island Living!



4+3



1.5 + 1



2347 + 1300 sq ft
coachhouse



14 Acres, 2300 ft
shoreline



Step back in time to a quieter, more genteel era at The Headlands. This 1840 stone house is at the far western edge of Amherst Island overlooking Prince Edward County. It sits on almost 14 acres with 2,300 feet of shoreline - walk the trails to the end of the island. It is one of only two stone houses on the island, and the original character is still here: enormous original fireplaces, original woodwork throughout and wide plank wood floors. But you're not missing the modern conveniences, including heat pumps in the main house. The 2347 sq ft main house has four bedrooms and one and a half bathrooms. The 1300 sq ft carriage house has three bedrooms, one bathroom and a huge living space on the main floor that works as an office, a studio or whatever you need. The Main floor is plumbed for a wet-bar, if you want to create an in-law or entertaining space. Picture croquet on the front lawn and cocktails on the stone patio, with perennial gardens, a kitchen garden, and rolling lawns. Sit by the level waterfront and watch sailboats going by on the north channel of Lake Ontario's Bay of Quinte. Your closest neighbours are a flock of sheep, with the Amherst Island Beacon lighthouse at the western edge of the property.

The Main House















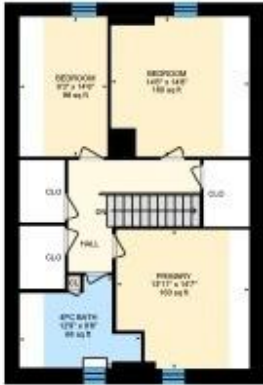


16020 Front Rd, Loyalist, ON

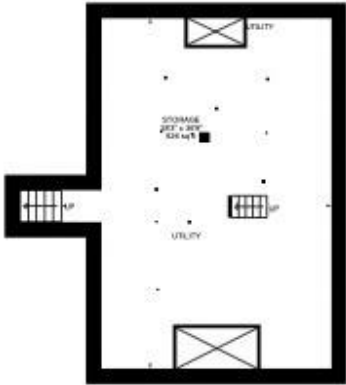
Main Building: Total Exterior Area Above Grade 2943.03 sq ft



Main Floor
Exterior Area 2069.55 sq ft



2nd Floor
Exterior Area 873.48 sq ft



Basement (Below Grade)
Exterior Area 238.55 sq ft

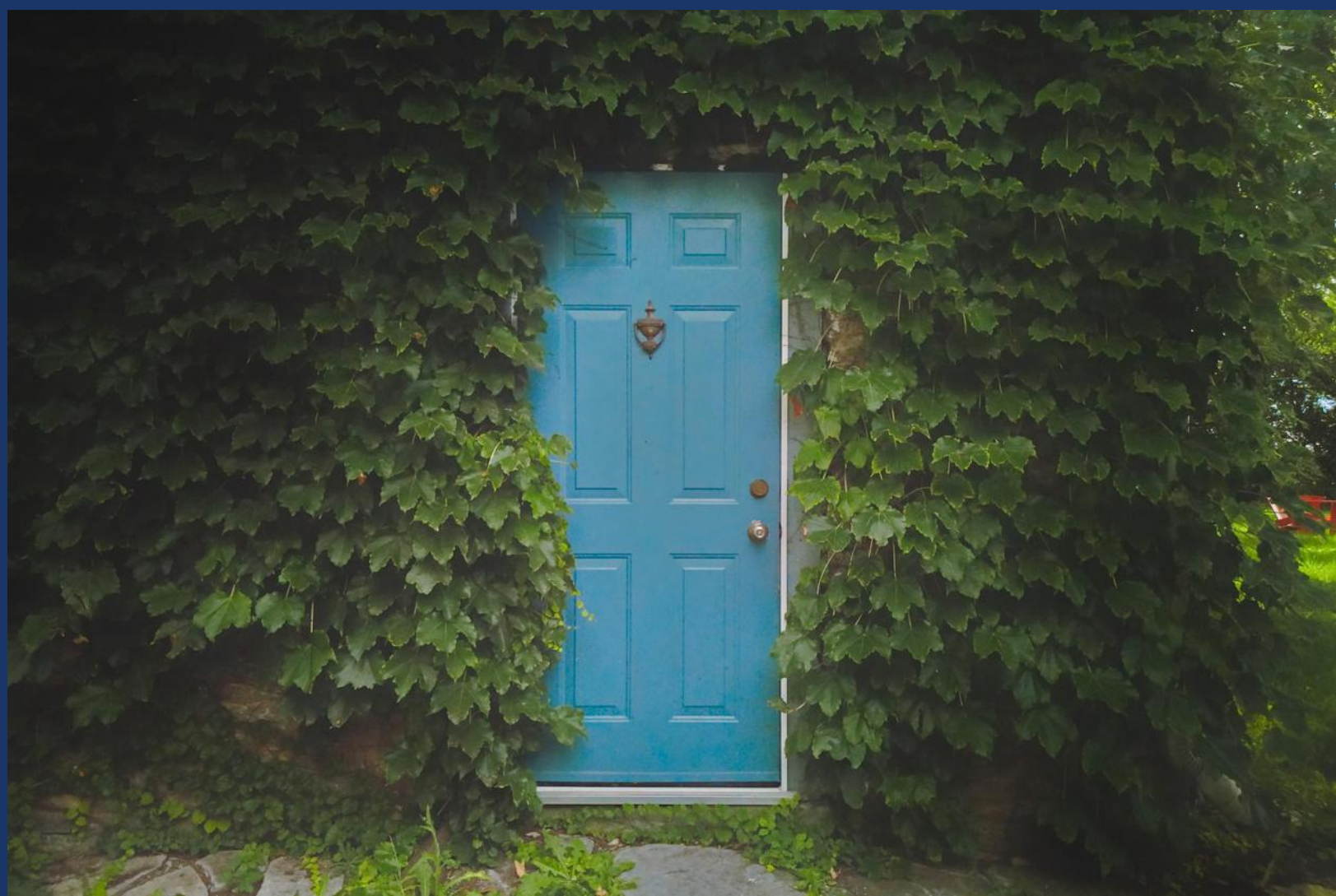


PREPARED: 2025/09/22

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.



The Coach House



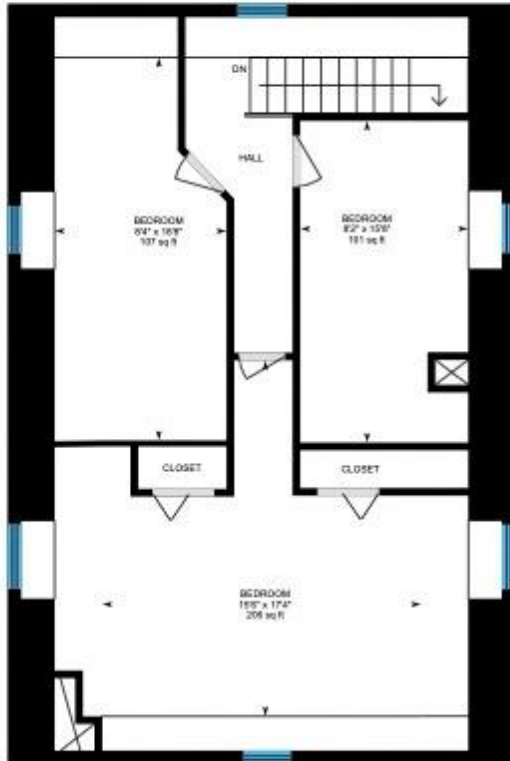






16020 Front Rd, Loyalist, ON

Coach House: Total Exterior Area Above Grade 1081.50 sq ft



2nd Floor



Main Floor

0 3 6 ft

PREPARED: 2025/09/22

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

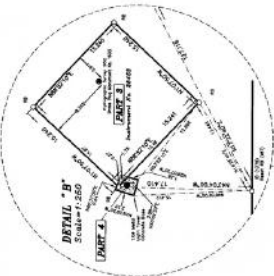
The Property



PLAN of SURVEY of
 PART of LOTS C and 1, CONCESSION 1
 Geographic Township of AMHERST ISLAND
 Now in LOYALIST TOWNSHIP
 COUNTY of LENNOX & ADDINGTON

Scale = 1:1250
 0 25 50 75 100 125
 METERS
 HOPKINS & COMMER SURVEYING LIMITED
 -2000-

Lake Ontario



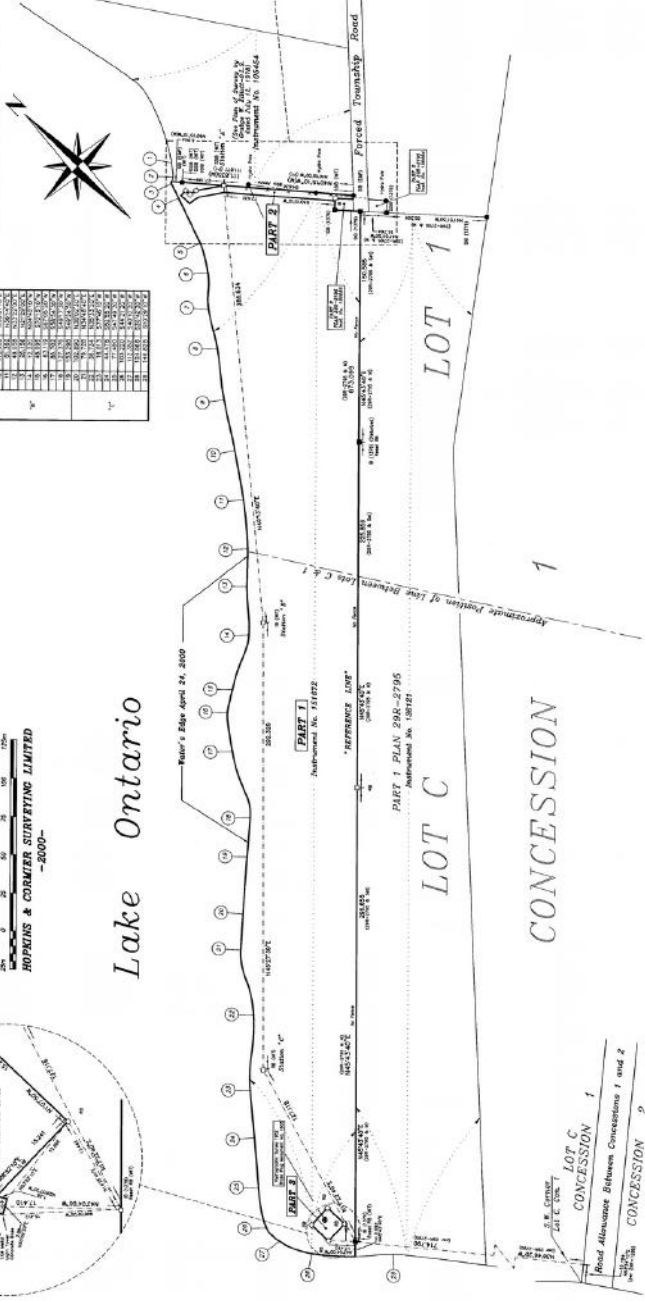
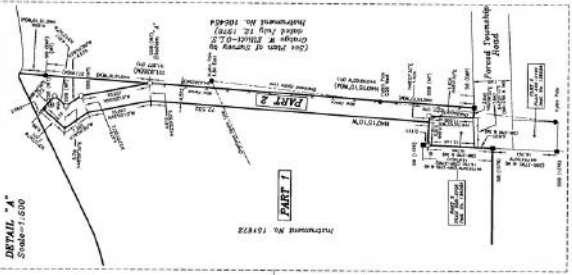
SCHEDULE

PART	LOT	CON.	INST. NO.	AREA
1	1	1	151572	0.000 Ha.
2	2	1	28463	0.001 Ha.
3	3	1	151572	0.001 Ha.
4	4	1	151572	4.137 H. M.

PART 1 IS SUBJECT TO A RIGHT OF WAY AS DESCRIBED IN INSTRUMENT No. 2442

Stadia Table

Stadia Interval	Horizontal Distance (Meters)	Vertical Distance (Meters)
1.00	100.00	0.7660
1.25	125.00	0.9575
1.50	150.00	1.1490
1.75	175.00	1.3405
2.00	200.00	1.5320
2.25	225.00	1.7235
2.50	250.00	1.9150
2.75	275.00	2.1065
3.00	300.00	2.2980
3.25	325.00	2.4895
3.50	350.00	2.6810
3.75	375.00	2.8725
4.00	400.00	3.0640
4.25	425.00	3.2555
4.50	450.00	3.4470
4.75	475.00	3.6385
5.00	500.00	3.8300
5.25	525.00	4.0215
5.50	550.00	4.2130
5.75	575.00	4.4045
6.00	600.00	4.5960
6.25	625.00	4.7875
6.50	650.00	4.9790
6.75	675.00	5.1705
7.00	700.00	5.3620
7.25	725.00	5.5535
7.50	750.00	5.7450
7.75	775.00	5.9365
8.00	800.00	6.1280
8.25	825.00	6.3195
8.50	850.00	6.5110
8.75	875.00	6.7025
9.00	900.00	6.8940
9.25	925.00	7.0855
9.50	950.00	7.2770
9.75	975.00	7.4685
10.00	1000.00	7.6600



I HEREBY FILE THIS PLAN TO BE
 DEPOSITED UNDER THE
 REGISTRY ACT.
 PLAN 298-7951
 DATE: MAY 2, 2000
 BY: H. O. BUCHANAN
 H. O. BUCHANAN
 LAND SURVEYOR FOR THE
 PROVINCE OF ONTARIO
 ONTARIO LAND SURVEYOR

METRIC
 All distances shown on this
 plan are in meters and
 are to be converted to feet
 by multiplying by 3.2808

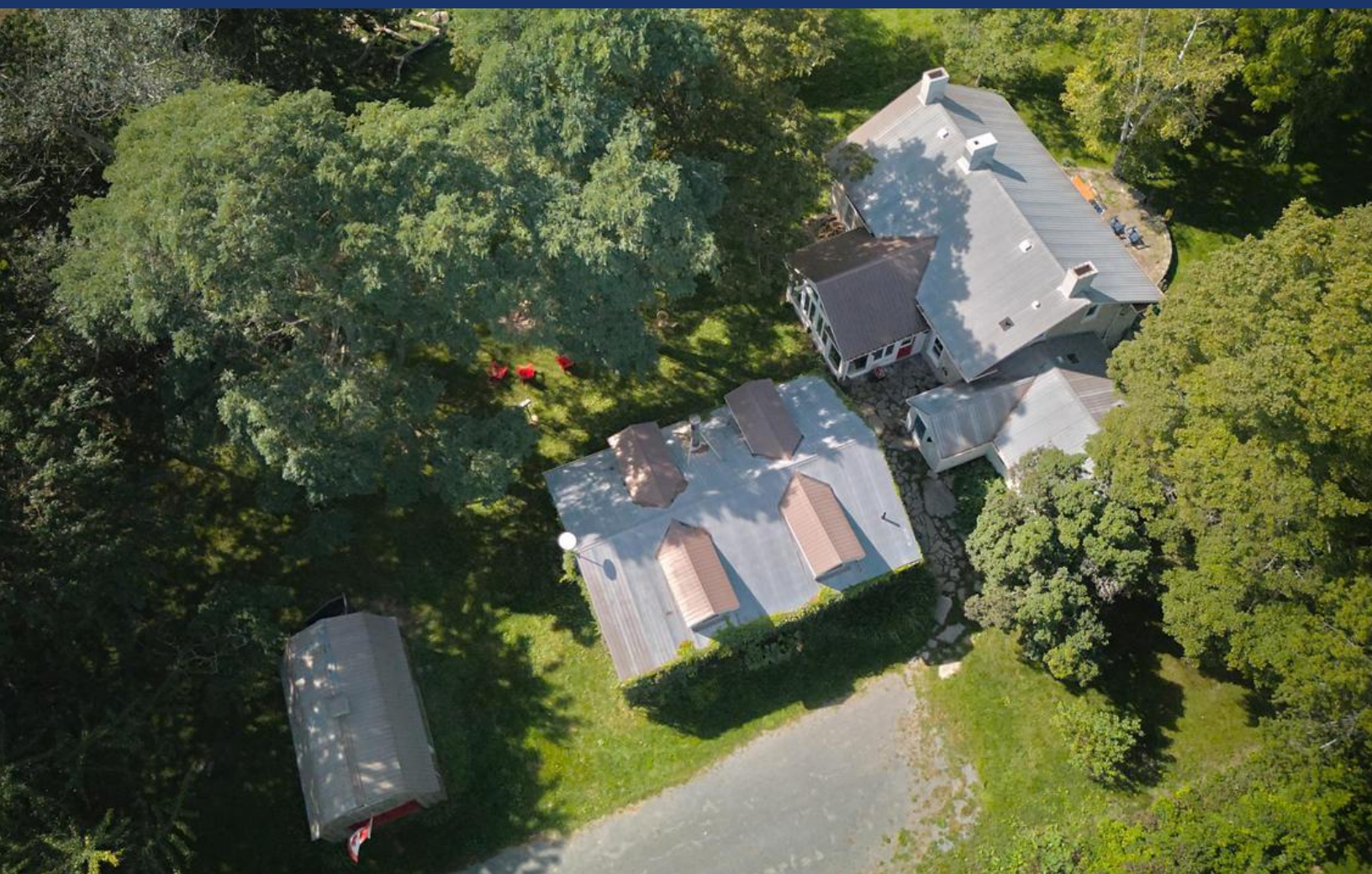
NOTES:
 1. This plan was prepared by the Surveyor General of Ontario and is subject to the provisions of the Survey Act and the Regulations thereunder.
 2. The Surveyor General of Ontario is not responsible for the accuracy of the information furnished by the landowner or the surveyor.

LEGEND:
 - Right of Way
 - Easement
 - Road
 - Boundary
 - Lot
 - Concession
 - Survey
 - Reference Line
 - Station
 - Monument
 - Marker
 - Bench Mark
 - Spot Height
 - Elevation
 - Area
 - Volume
 - Weight
 - Length
 - Width
 - Depth
 - Height
 - Distance
 - Direction
 - Angle
 - Bearing
 - Course
 - Traverse
 - Polygon
 - Circle
 - Arc
 - Chord
 - Tangent
 - Secant
 - Normal
 - Perpendicular
 - Parallel
 - Oblique
 - Right Angle
 - Acute Angle
 - Obtuse Angle
 - Reflex Angle
 - Straight Angle
 - Full Circle
 - Semi Circle
 - Quadrant
 - Octant
 - Sextant
 - Triant
 - Biquadrant
 - Quinquadrant
 - Sexquadrant
 - Septuquadrant
 - Octuquadrant
 - Nonuquadrant
 - Decuquadrant
 - Undecuquadrant
 - Duodecquadrant

SURVEYOR'S CERTIFICATE:
 I, the undersigned, being a duly qualified and licensed Surveyor of the Province of Ontario, do hereby certify that the foregoing plan is a true and correct representation of the survey made by me or under my direction and supervision, and that the same has been duly filed for record in the Office of the Registrar of Deeds, and that the same is subject to the provisions of the Survey Act and the Regulations thereunder.
 H. O. BUCHANAN
 LAND SURVEYOR
 ONTARIO LAND SURVEYOR

HOPKINS & COMMER SURVEYING LIMITED
 CHARTERS & COMMER SURVEYING
 1000 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 E-MAIL: hcs@hcsurveys.com
 WWW: www.hcsurveys.com









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.

