

LT 17 PT 2 SOUTH SHORE ROAD, Amherst Island, ON

Loyalist Township
Lennox & Addington County

[MLS listing link](#)





For Sale: **Listed At: \$165,000**
LOT 17 PT 2 South Shore Road, Stella, ON K0H 2S0

Amherst Island, Loyalist Township, Lennox & Addington County

Type: Vacant Land
Fronting on: North
Waterfront: No - Water View
Acres: 1.21
Cross Street: (west of) Lower 40 Foot Road
PIN: 451360301
Legal Desc: PT LT 17 CON SOUTH SHORE AMHERST ISLAND; PT 1 29R9673; LOYALIST

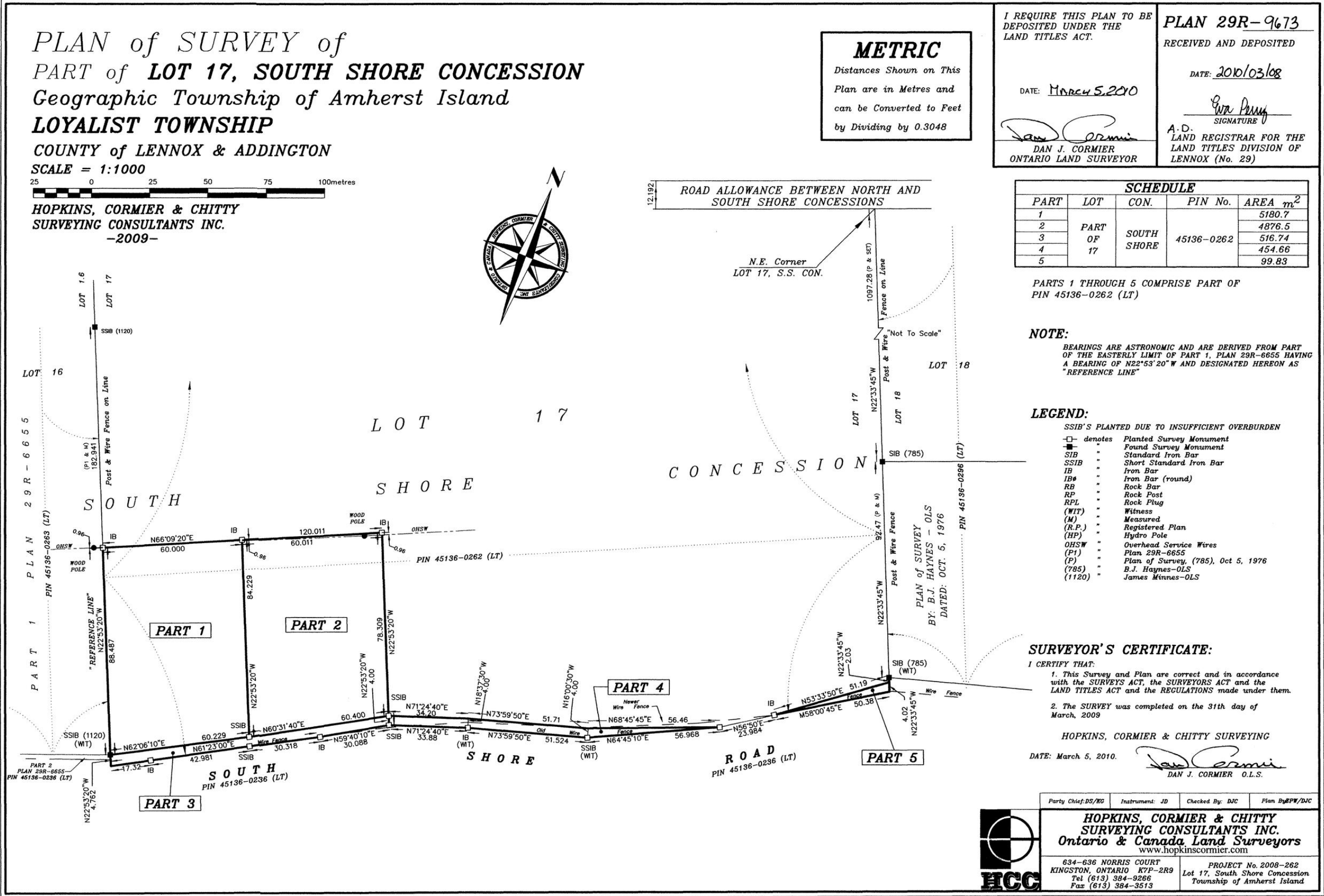
With 1.21 acres of land and 198 feet of frontage on South Shore Road, this Amherst Island property offers spectacular south-facing views of Lake Ontario. Zoned Shoreline Residential (SR), it's the perfect setting for a custom-built home, a seasonal retreat, or an investment in waterfront living. Enjoy the peaceful surroundings, beautiful sunrises fresh air, and easy access to the mainland via hourly ferry. A rare chance to secure a stunning lot with endless potential!

Assessment: \$3,000 (2016)
Frontage: 198 ft. (60.4m)
Depth: 256 ft. (78.309m)
Irregular? Yes (60.4m x 78.309m x 60.011m x 84.229m)
Zoning: SR - Shoreline Residential
Water Source: none
Sewer: none
Taxes: \$11.98 (2024)

Directions: Amherst Island Ferry leaves Millhaven hourly 6:30AM-1:30AM at half past the hour (visitor return fare \$10). Straight off the ferry, follow Stella 40 Foot Road to South Shore Road, turn east (left) past 1300 South Shore Road. This property (LT 18 PT 1) starts at approximately 635 ft west of the fence line at 600 South Shore Road and 197 ft east of the fence line on the west side of LOT 17. (The entirety of LOT 17 is located between 600 & 1300 South Shore Road). There are arrows posted at the survey stakes.

Copy of Survey
Property is
PART 2

Survey stakes are visible
and marked with yellow
caution tape along the
front of the property.
Back edge of property
runs along the hydro
pole line.



ZONING:

SR (Shoreline Residential)



To view Zone Provisions for SR Zone,
[click here.](#)

For more Loyalist Township zoning
information:
<https://rem.ax/LTzoning>.