



## 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.



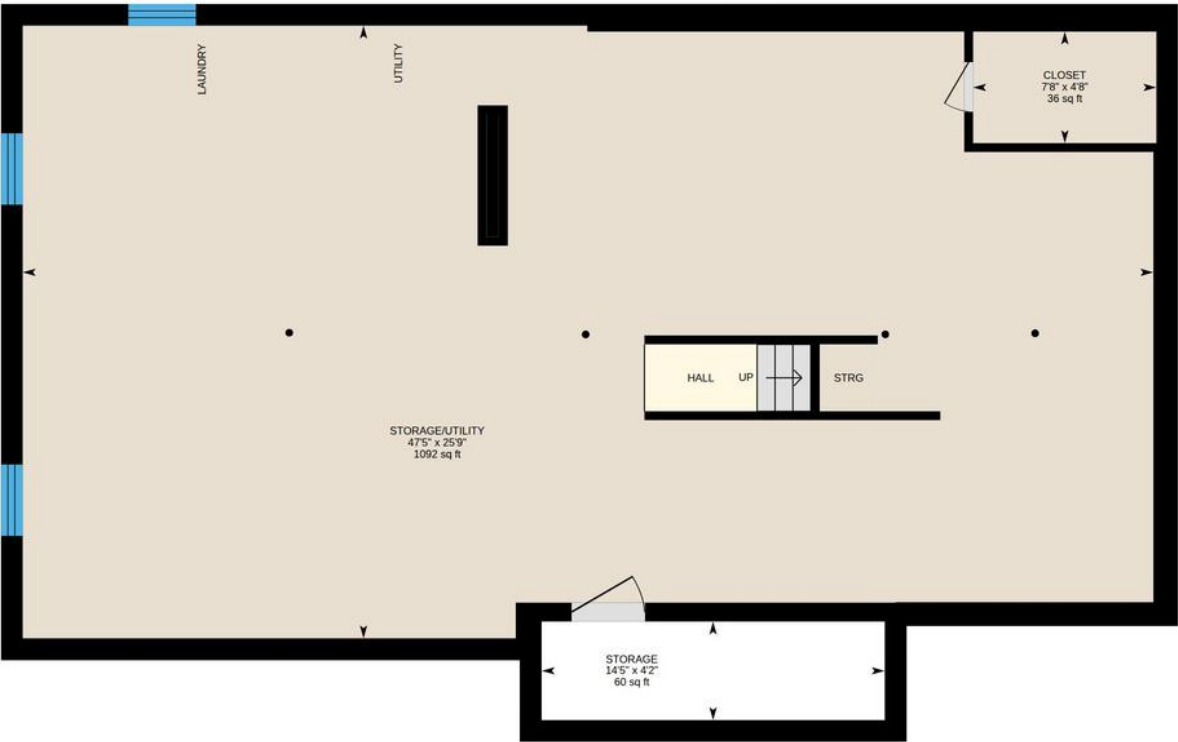
Each Office Independently Owned and Operated

# House

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

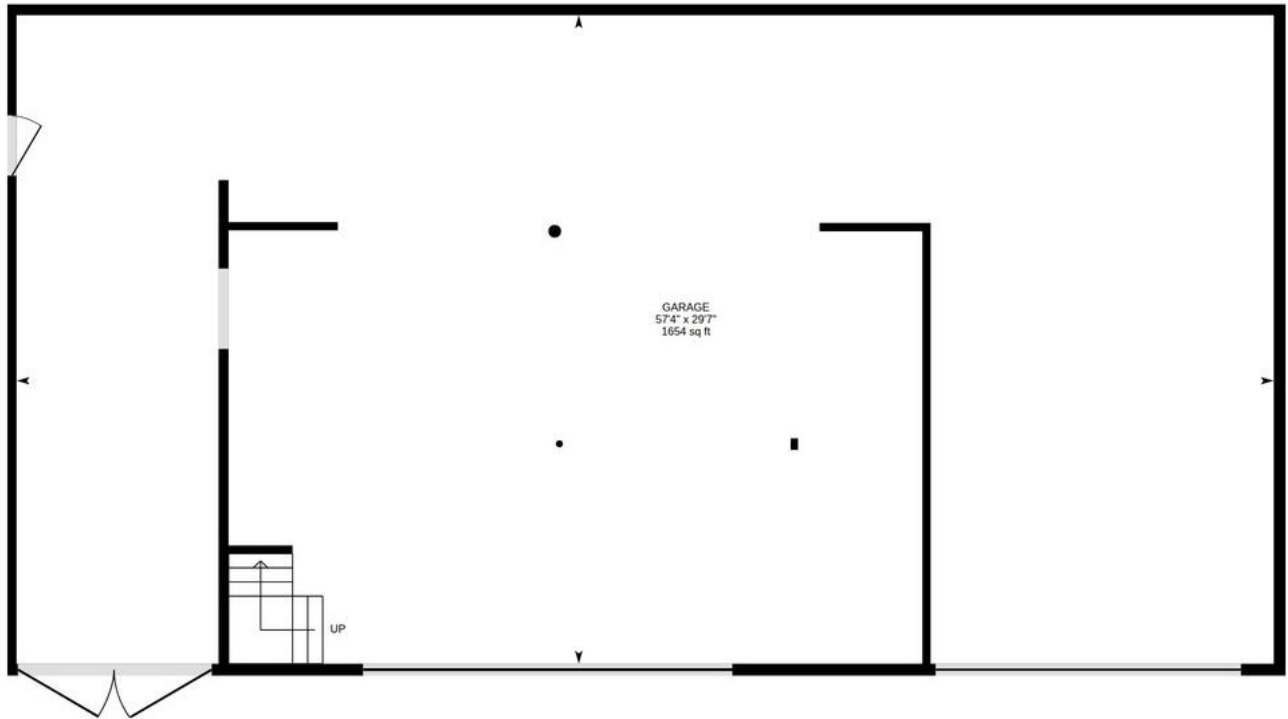


**Basement (Below Grade)** Exterior Area 1333.46 sq ft  
 Interior Area 1189.31 sq ft  
 Excluded Area 59.68 sq ft

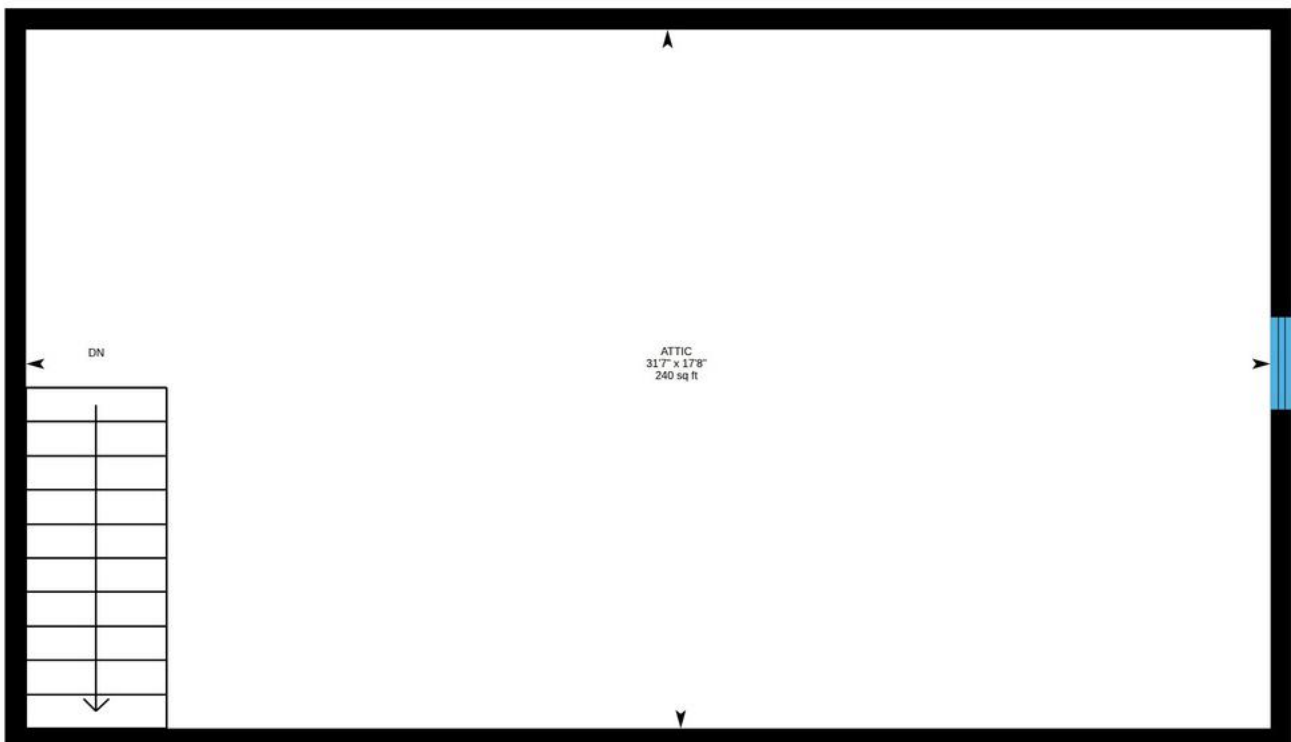


# Detached Garage

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: \$750,000 For: Sale**  
**Loyalist Ontario K0H 2S0**  
 Loyalist Amherst Island Lennox & Addington  
**SPIS: No** **Taxes: \$6,439.88/2025** **DOM: 55**

Detached **Front On: N** **Rms: 8 + 3**  
**Link: N** **Acres: .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#:** X13095790 **PIN#:** 451350139  
**Possession Remarks:** Flexible  
**Legal:** PT LT 17 CON 1 AMHERST ISLAND AS IN LA210541; LOYALIST

<p><b>Kitchens:</b> 1  <b>Fam Rm:</b> N  <b>Basement:</b> Unfinished / Part Bsmt  <b>Fireplace/Stv:</b> Y  <b>Heat:</b> Forced Air / Propane, Wood  <b>A/C:</b> Central Air  <b>Central Vac:</b> No  <b>Apx Age:</b> 51-99  <b>Year Built:</b> 1974  <b>Yr Built Source:</b> MPAC  <b>Apx Sqft:</b> 1500-2000  <b>Lot Shape:</b> Irregular  <b>Lot Size Source:</b> Survey  <b>Roof:</b> Metal  <b>Foundation:</b> Concrete Block, Slab  <b>Assessment:</b>  <b>POTL:</b>  <b>POTL Mo Fee:</b>  <b>Elevator/Lift:</b>  <b>Laundry Lev:</b>  <b>Phys Hdcap-Eqp:</b> Lower</p>	<p><b>Exterior:</b>                  Board/Batten / Brick Front  <b>Gar/Gar Spcs:</b> Attached / 4  <b>Drive:</b> Available, Circular Drive, Private  <b>Drive Park Spcs:</b> 12  <b>Tot Prk Spcs:</b> 16  <b>UFFI:</b> No  <b>Pool:</b> None  <b>Energy Cert:</b>  <b>Cert Level:</b>  <b>GreenPIS:</b>  <b>Prop Feat:</b> Fireplace/Stove, Grnbelt/Conserv, Lake Access, Rec Centre, School Bus Route, Waterfront, Waterfront, Wooded/Treed  <b>Exterior Feat:</b> Deck, Hot Tub, Landscaped, Lighting, Privacy, TV Tower/Antenna, Year Round Living  <b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, Primary Bedroom - Main Floor, Propane Tank, Storage, Sump Pump, Water Heater, Water Treatment, Workbench  <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector</p>	<p><b>Zoning:</b> SR  <b>Cable TV:</b> A  <b>Hydro:</b> Yes  <b>Gas:</b> No  <b>Phone:</b> A  <b>Water:</b> Well  <b>Water Supply Type:</b> Dug Well  <b>Sewer:</b> Septic  <b>Spec Desig:</b> Unknown  <b>Farm/Agr:</b>  <b>Waterfront:</b> Direct  <b>Retirement:</b>  <b>Under Contract:</b> Hot Water Heater, Propane Tank  <b>HST Applicable to included in Sale Price:</b>  <b>Oth Struct:</b> Additional Garage(s), Garden Shed  <b>Survey Type:</b> Available</p>
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**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		
6	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	
14 Other	Main	29.59	x58.63 x	Combined W/Laundry
15 Other	Main	17.68	31.53	

**Client Remks:** 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. Located just a short ferry ride from Millhaven, Amherst Island is one of Eastern Ontario's best-kept secrets. Known for its welcoming community, natural beauty, and quiet lifestyle, the island offers a rare opportunity to enjoy waterfront living just 25 minutes from Kingston.

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Microwave, Hot Tub, Small freezer in pantry.

**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.