

\$1,250,000 - 2750 Front Road, Frontenac Islands (the Islands)

MLS® #X12159508

\$1,250,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

04 - The Islands, Frontenac Islands (the Islands), Ontario

This remarkable historic waterfront home on Amherst Island is a rare opportunity to own one of the island's earliest residences, with roots tracing back to circa 1800. Set on 1.34 acres with approximately 250 feet of shoreline on the North Channel of Lake Ontario, the property blends original charm with extensive updates for modern comfort. The stucco-over-stone section is believed to be the original farmhouse built by M. Dennee, a tenant farmer, and features early Georgian elements such as a period mantelpiece, original doors, and trim. In the mid-1800s, a triple-brick addition was constructed by James Patterson, merging two homes into one elegant residence. Inside, many original features remain intact, while substantial renovations-completed with permits-have added insulation, updated wiring and plumbing, and modern finishes. The kitchen boasts granite countertops, wide board floors, and an exposed limestone wall with a woodstove. High ceilings and large windows create light-filled spaces throughout. The home offers 3 bedrooms, 2 bathrooms, a formal living room, a main-floor family room with propane fireplace, and a bright studio or office. The primary suite includes a walk-in closet, ensuite bath, and laundry. Outside, enjoy mature trees, perennial gardens, a limestone patio, terraced landscaping, and a



pebble beach. A mooring block is ready for your sailboat, and additional structures include a boat shed and woodshed. Located just a short ferry ride from the mainland, this is a lovingly restored piece of Amherst Island's history-ready for its next chapter. Amherst Island is one of eastern Ontario's best-kept secrets. This property is just a 20-minute ferry ride from the mainland at Millhaven, with regular service running year-round. The island is known for its welcoming community, scenic cycling routes, birdwatching, and peaceful pace of life-all within reach of Kingston, Toronto, Ottawa, and Montreal. (id:6289)

Essential Information

Listing #	X12159508
Price	\$1,250,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2750 Front Road
Subdivision	04 - The Islands
City	Frontenac Islands (the Islands)
Province	Ontario
Postal Code	K0H2S0

Amenities

Amenities	Place of Worship, Schools, Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Irregular lot size, Carpet Free
Parking Spaces	8
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances	Water Heater, Water Treatment, All, Dishwasher, Dryer, Freezer, Hood Fan, Stove, Washer, Wine Fridge
Heating	Electric Baseboard heaters
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped
Lot Description	229.8 x 238 FT 1/2 - 1.99 acres
Foundation	Stone

Listing Details

Listing Office RE/MAX FINEST REALTY INC., BROKERAGE



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