

\$625,000 - 10 Front Road, Frontenac Islands (the Islands)

MLS® #X12272540

\$625,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

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

Welcome to 10 Front Road on Amherst Island a tranquil 4.2-acre waterfront property that offers the charm of a classic cottage with the potential for year-round use. With more than 345 feet of level Lake Ontario shoreline, you'll enjoy spectacular views, quiet waters, and unforgettable sunsets right from your doorstep. This character-filled century home is ideal as a weekend escape, summer retreat, or full-time residence. It features a main-floor bedroom and 4-piece bath, a spacious dining room for hosting, a cozy living room with a propane stove, and a bright sunroom overlooking the lake. The cheerful yellow kitchen has seen thousands of pies baked and is full of potential. Upstairs, you'll find a guest bedroom and storage space ready for your ideas. Whether you're sipping coffee on the shore, spotting migratory birds overhead, or enjoying a peaceful paddle, this is a place to truly unwind. Located in one of North America's premier birding and fishing destinations, Amherst Island is known for its rich natural beauty and welcoming community. Enjoy the simple pleasures of island life: starry skies, open space, and shoreline living just a short ferry ride from the mainland. With basic amenities including a general store, seasonal restaurant, emergency services, museum, and artisan studios, the island supports both seasonal and year-round lifestyles. Ferry



service runs 20 hours a day, 365 days a year, with a \\\$10 return fare for visitors.10 Front Road is your chance to own a piece of this unspoiled lakeside community. Cottage now, live full-time later or make it your permanent retreat from day one. (id:6289)

Essential Information

Listing #	X12272540
Price	\$625,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	10 Front Road
Subdivision	04 - The Islands
City	Frontenac Islands (the Islands)
Province	Ontario
Postal Code	K0H2S0

Amenities

Amenities	Beach, Schools, Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Cul-de-sac, Irregular lot size, Open space, Flat site, Level, Sump Pump
Parking Spaces	2
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Water Heater, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	305.1 x 514.7 FT 2 - 4.99 acres
Foundation	Stone

Listing Details

Listing Office RE/MAX FINEST REALTY INC., BROKERAGE



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Listing information last updated on November 4th, 2025 at 8:46pm EST