



322 Kuno Road CarlowMayo Carlow Ward Ontario

\$649,000

Position your lifestyle in beautiful Boulter, on a rare 28 acre retreat offering not one but two fully functional and independent homes, creating an unparalleled opportunity for multi generational living, income flexibility, or a private family compound. Surrounded by mature forest and abundant wildlife, this property delivers scale, versatility and meaningful optionality. The main residence is warm, inviting and thoughtfully renovated. It features an open concept layout with soaring ceilings, hand hewn beams, hardwood floors and abundant natural light, two bedrooms, a full bathroom, a bright sunroom and multiple decks support comfortable year round living. Heating is optimized through a heat pump, woodstove and charming cookstove. Upgraded insulation, electrical and a steel roof further enhance efficiency and durability. The second dwelling is equally compelling and functions as a true stand alone home. Built for flexibility, it offers two bedrooms, each with its own ensuite and private balcony, plus a full additional bathroom. Baseboard heating and a woodstove support four season use, and generous kitchen/dining and living spaces provide functional utility. Both homes are serviced by their own electrical and septic systems and a shared drilled well. Exterior features include perennial gardens, raised vegetable beds, mature fruit trees, a substantial greenhouse, and multiple storage buildings. The gently sloping terrain, wooded trails and absence of visible neighbours create a serene, private environment ideal for four season enjoyment. Located on a year round municipally maintained road, the property offers seamless access to nearby communities including Bancroft, Combermere and Barry's Bay. Foster Lake Beach, Conroy Marsh Conservation Reserve, recreational trails and other community amenities are located minutes away. If you are seeking seclusion without isol...

Living room 5.12 m X 4.18 m

Sunroom 4.2 m X 3.49 m

Living room 6.47 m X 4.27 m

Kitchen 5.47 m X 5.8 m

Bathroom 2.27 m X 2.34 m

Bedroom 5.82 m X 6.4 m

Kitchen 5.12 m X 4.08 m

Bedroom 4.50 m X 3.49 m

Listing Presented By:



Originally Listed by:

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Foyer	2.65 m X 2.7 m	Bathroom	1.31 m X 1.07 m
Dining room	5.21 m X 2.79 m	Bathroom	1.47 m X 2.3 m
Bedroom	2.65 m X 3.45 m	Other	2.32 m X 2.48 m
Bathroom	2.53 m X 2.19 m	Bedroom	7.96 m X 3.52 m