



# 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, perennial gardens 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 sunspace 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 oversized 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 recreation space provides exceptional utility. Both homes are serviced by their own septic systems and a shared drilled well. Exterior features include lush 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 withou...

Listing Presented By:



Originally Listed by:  
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Royal

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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

Kitchen 5.12 m X 4.08 m

Bedroom 4.50 m X 3.49 m

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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