



# 322 Kuno Road CarlowMayo Carlow Ward Ontario

\$679,900

Imagine the possibilities on this unique 29-Acre property nestled amongst mature trees! An outdoor enthusiast's dream! This exceptional offering features two distinct buildings, perfectly suited for flexible living arrangements. The main residence offers a comfortable layout with 2 bedrooms and one full bathroom. The second building provides excellent additional space with 2 over sized bedrooms with ensuites, one with a walk-in closet, both with their own balconies and it also has one full bathroom, along with a valuable rough-in for two future kitchens. This setup allows for easy separation into two independent living spaces for extended family visits. Both buildings are equipped with their own woodstove for cozy supplemental heat, and the main house also features a delightful wood cooking stove. Enjoy year-round comfort in the main home with a heat pump and woodstove. The second building also has baseboards. The property is serviced by two independent septic systems and a shared private well. Outside discover a gardener's paradise with an amazing lush perennial garden, raised vegetable garden beds, mature fruit trees and a large greenhouse. Multiple outbuildings include a woodshed, and a storage shed. There is even about an acre that is fenced in for your furry friends. The land features gently sloping terrain, partially cleared for your enjoyment, and the added privacy of no visible neighbours. Located on a very well maintained, year-round road that is also a school bus route, you'll enjoy both tranquility and accessibility. This is a rare opportunity for a multi-generational family, those seeking rental income, or anyone desiring a peaceful and versatile property! Close to multiple rivers for paddling and boating, public skate rink, beach, playground and trails, all within 5 minutes. Also fronts on two separate roads for easy access to the rest of your property...

Living room 5.12 m X 4.18 m

Family room 3.8 m X 3.47 m

Bathroom 2.27 m X 2.34 m

Kitchen 3.22 m X 4.08 m

Sunroom 4.2 m X 3.49 m

Living room 4.27 m X 6.74 m

Bedroom 5.82 m X 6.4 m

Bedroom 4.55 m X 6.4 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