

KLEMM

PROPERTY GUIDE

A SAMPLING OF OUR INVENTORY

New Preston, CT



\$7,500,000.

Sprawling Shingle-style Estate. 5 Bedrooms. 3 Fireplaces. Pool. Panoramic Views overlooking Lake Waramaug. 21.65± Acres. Peter Klemm. 860.868.7313.

Warren, CT



\$5,495,000.

Rare Lake Waramaug Direct Waterfront Double Lot. 5 Bedrooms. 3 Fireplaces. Gazebo. Pergola. Lakefront Stone Terrace. Deepwater Dock. Unobstructed Views. 2.02± Acres. Peter Klemm. 860.868.7313.

Roxbury, CT



\$4,750,000.

Elegant Shingle-style Estate. 4 Bedrooms. 5.5 Baths. 4 Fireplaces. Caretaker & Guest Apartments. Gunite Pool. Tennis. Views. 20.11± Acres. Maria Taylor. Carolyn Klemm. 860.868.7313. Claudine McHugh. 203.263.4040

New Preston, CT



\$3,500,000.

Stunning Modern House on Lake Waramaug. 3 Bedrooms. 3 Baths. 2 Fireplaces. Water Frontage. Deepwater & Floating Dock. Unobstructed Views. 0.19± Acres. Peter Klemm. 860.868.7313.

Roxbury, CT



\$2,995,000.

Idyllic Updated 1750 Colonial. 3 Bedrooms. 3.5 Baths. 4 Fireplaces. Attached 2-car Garage. Gunite Pool. Separate Barn/Garage. Mature Gardens. 4± Acres. Graham Klemm. 860.868.7313.

Roxbury, CT



\$2,650,000.

Private County Estate. 4+ Bedroom Main House with Elevator. 2 Bedroom Pool/Guesthouse. Pond. Views. 24.45± Acres. Carolyn Klemm. Melinda Dubow. 860.868.7313.

Washington, CT



\$2,495,000.

Exceptional Compound. 5 Bedroom/3 Full, 2 Half Bath Main House. 2 Bedroom/2 Bath Guesthouse. Heated Party/Sports Barn. Pool. Pond. 12.8± Acres. Graham Klemm. Carolyn Klemm. 860.868.7313.

Sharon, CT



\$2,495,000.

Wonderful Period Home. 4 Bedrooms. 4.5 Baths. 4 Fireplaces. 2-car Garage with Guest Quarters. Coveted Location. 12.84± Acres. Graham Klemm. 860.868.7313.

LAND CORNER

SALISBURY, CT. 57.86± Acres. High Open Pastures. Mix of Light Woods & Open Grassland. Small Stream. Wonderful Views. \$2,150,000. Graham Klemm. 860.868.7313.

WASHINGTON, CT. 15± Acres. Top Location. Abuts Protected Land. Surrounded by Large Estates. Extraordinary Opportunity. \$1,895,000. Graham Klemm. Carolyn Klemm. 860.868.7313.

ROXBURY, CT. 3.02± Acres. Build Your Dream Home. 50% Cleared. Lightly Wooded. Unpaved Road. Desirable Location. \$275,000. Sindy Butkus. 203.263.4040.

ROXBURY, CT. 3± Acres. Approved Building Lot. Roughed-in Driveway. Rolling Terrain. Stonewalls. Mature Trees. Privacy. Premium Location. \$234,900. Sindy Butkus. 203.263.4040.

Roxbury, CT



\$2.195.000.

Renovated Nantucket Shingle-style. 4 Bedrooms. 2.5 Baths. 2 Fireplaces. Converted Barn/Outbuilding. Pool. Paddock. Pond. 41.3± Acres. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.

Woodbury, CT



\$2.100.000.

Four Winds Farm. Equestrian Property. 4 Bedroom Modern House. Saltwater Pool. 8 Stall Stable. 14 Paddocks. Riding Ring. Barn. 33.98± Acres. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.

Woodbury, CT



\$1.950.000.

Private Hilltop Heaven. 5 Bedrooms. 4 Full, 2 Half Baths. Fireplace. Gunite Pool & Spa. Hot Tub. Pond. Mini-Vineyard. Walking Trails. Distant Views. 8.94± Acres. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.

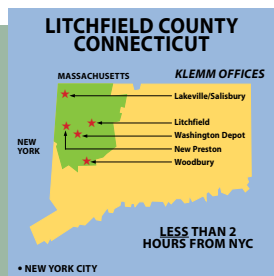
Kent, CT



\$1.750.000.

Magical Kent Compound. 2-3 Bedroom Main House. 1 Bedroom Guesthouse/Party Barn. Pool with Cabana. 2-car Garage. 6.47± Acres. Graham Klemm. 860.868.7313.

#1 Boutique Firm in Connecticut



DID YOU KNOW?

Klemm Real Estate has offices located in Washington Depot, Woodbury, Litchfield, New Preston and Lakeville/Salisbury. Staffed by 30 associates serving Litchfield County for over 38 years.

Washington, CT



\$1,475,000.

Reimagined & Rebuilt Shingle-style Cape. 5 Bedrooms. 2 Baths. 2 Fireplaces. Trex Decks. Seasonal Views. Great Location. 5.27± Acres. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.

New Preston, CT



\$1,250,000.

Riverfront Commercial Property. 3 Retail Units – Currently All Leased. 2-Story Barn. Shared Deck. Thriving Location. 0.2± Acres. Judy Auchincloss. Jamie Marcoux. 860.868.7313.

Kent, CT



\$1,149,000.

South Spectacle Lake Retreat. 3 Bedrooms. 2.5 Baths. 2 Fireplaces. 2-car Garage. Clubhouse, Private Beach & Tennis Access. 8.33± Acres. Peter Klemm. 860.868.7313.

Woodbury, CT



\$1,075,000.

Elegant Carriage Hills Colonial. 4 Bedrooms. 4 Baths. Fireplace. Finished Walk-out Lower Level. Oversized Deck. 2.61± Acres. Sindy Butkus. 203.263.4040.

Any buyer/lessee must satisfy himself by inspections or otherwise as to correctness of any information – given, written or verbal. No information may be relied upon as fact, and is given entirely without responsibility of Klemm Real Estate, Inc., its associates or seller/lessor. Photographs show only certain parts of property. Any measurements or distances are approximate only. Offering subject to error, omission, changes or withdrawal without notice. *If your property is currently listed for sale with another Real Estate Broker, this is not intended as a solicitation. 5/19/25*

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