



# OPPORTUNITY ON SUNNY RIDGE

Washington, Connecticut

**KLEMM REAL ESTATE** Inc.  
LITCHFIELD COUNTY'S PREMIER BROKERS



# Opportunity on Sunny Ridge, Washington, CT

Unique Opportunity to restore a grand c. 1910 Colonial or build new on 10± open acres surrounded by large estates in top Washington, CT location. Currently, the main floor comprises 2 apartments with an attached garage, the second floor has 5 en suite bedrooms plus a sitting room with a wet-bar and the third floor has 3 bedrooms, 1 full bath and a kitchen. With many original period features such as 5 fireplaces, some original hardwood floors, and gracious room dimensions, there is potential to return this property to its former glory on an estate with 10± acres of beautiful meadows and an allee of trees on coveted Sunny Ridge Road. Conversion to single-family is required. Must see!



## Property Features

- Top Location
- Open Meadows
- Mature Trees
- Period Charm
- 5 Fireplaces
- Gracious Room Dimensions
- Attached 2-car Garage

**#1 for Selling & Renting Fine Country Properties!**

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Roxbury 860.354.3263 > Sharon 860.364.5993 > Washington Depot 860.868.7313 > Woodbury 203.263.4040

**klemmrealestate.com**

## Property Data

45 Sunny Ridge Road  
Washington, CT

15	11	7/1	6,365	10±
RMS	BEDS	BATHS	SQFT	ACRES

**Price:** Upon Request

**Listing Agent:** Peter Klemm  
860.868.7313 Ext. 114

*All Data to be confirmed by Buyer.*

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