



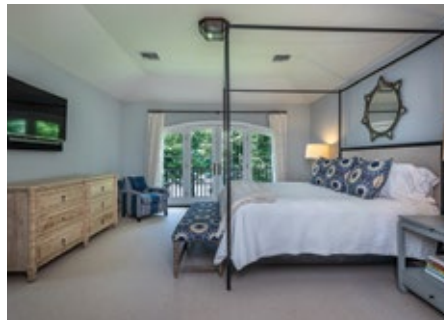
PRIVATE LAKE WARAMAUG COMPOUND

Warren, Connecticut

KLEMM REAL ESTATE^{Inc}
LITCHFIELD COUNTY'S PREMIER BROKERS

Private Lake Waramaug Compound, Warren, CT

Private Lake Waramaug compound with rare panoramic western sunset views, 100 feet of direct lake frontage, floating dock, separate guest cottage, and beautifully landscaped grounds. Fully renovated, this five-bedroom property offers an exceptional setting for year-round living or a seasonal retreat. The 3,500-square-foot custom-built main house is designed for relaxed family living and effortless entertaining. The first floor centers around an open kitchen, dining area, and family room with stone fireplace, leading to a screened porch and adjoining deck. A spacious guest suite with full bath, mudroom, and powder room complete the main level. Upstairs, the airy primary suite features a full bath, private deck, and secluded lake-view office, joined by a guest room and bunk room with shared bath. The walkout lower level includes a game room, powder room, laundry, pantry, and abundant storage, with French doors opening to a covered patio. An outdoor shower and large walk-in storage area accommodate water skis, paddleboards, fishing gear, and more. Above the two-car garage, a private guest cottage offers a bedroom, sitting area, and full bath-ideal for family and friends. Mature landscaping, a sunken fire-pit patio, and stone steps to the dock create an inviting waterfront setting for boating, waterskiing, fishing, paddleboarding, swimming, and lakeside relaxation. A rare opportunity to enjoy Lake Waramaug at its very best.



Property Features

- Direct Waterfront
- Western Sunset Views
- Floating Dock
- Guesthouse over 2-car Garage
- Open Floor Plan
- Professionally Landscaped
- Fire Pit Patio

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Property Data

36 Arrow Point Road
Warren, CT

8	4	3/2	3,500	1±
RMS	BEDS	BATHS	SQFT	ACRES

Price: Upon Request

Listing Agent: Peter Klemm
860.868.7313 Ext. 124

All Data to be confirmed by Buyer.

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