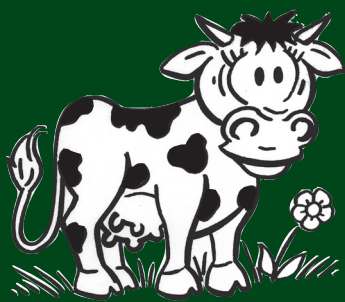




KLEMM

PROPERTY GUIDE

A SAMPLING OF OUR INVENTORY

Washington, CT



\$7.995.000.

Unparalleled Modern Lake Waramaug Estate. 5 Bedroom Main House. Guesthouse. Barn. Pool. Hot Tub. 100' Water Frontage. Dock. Many Amenities. Abuts Land Trust. 31.19± Acres. Peter Klemm. 860.868.7313.

Washington, CT



\$5.595.000.

Rock Gate. Ehrick Rossiter Masterpiece. 5-6 Bedrooms. 10 Fireplaces. Renovated Kitchen & New Mechanicals. Saltwater Pool. 3.13± Acres. Maria Taylor. 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



\$3.998.000.

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.

Roxbury, CT



\$3.995.000.

Private & Elegant Renovated Colonial. 5 Bedrooms. 3 Fireplaces. Gunite Pool. Mature Gardens. Panoramic Views. 31.77± Acres. Graham Klemm. Carolyn Klemm. 860.868.7313.

Washington, CT



\$3.250.000.

Exquisite Shingle & Stone Colonial. 5-6 Bedrooms. 6 Full, 2 Half Baths. 8 Fireplaces. Gunite Pool. Bluestone Terraces. Adjacent to Land Trust. 15.93± Acres. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.

Bridgewater, CT



\$2.995.000.

Private Waterfront Compound. 3 Bedrooms. Fireplace. 2 Separate Guest Cottages. Pool. Sports Court. Dock. Lake Views. 33.10± Acres. Graham Klemm. Carolyn Klemm. 860.868.7313.

Millerton, NY



\$2.750.000.

Private Colonial. 5 Bedrooms. 4 Fireplaces. Pool. Tennis. Barn. Paddocks. Major Catskill Views. Close to Metro North Train. 21.9± 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. 13.45± Acres. Approved Building Site. Full Site Engineering Complete. Top Location. Meadows. Woods. Views. Privacy. \$750.000. Peter 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.

WASHINGTON, CT. 15± Acres. Top Location. Abuts Protected Land. Surrounded by Large Estates. Extraordinary Opportunity. \$1.499.000. Graham Klemm. Carolyn Klemm. 860.868.7313.

WASHINGTON, CT. 7.53± Acres. Approved Building Site. Full Site Engineering Complete. Top Location. Meadows. Woods. Views. Privacy. \$750.000. Peter Klemm. 860.868.7313.

ROXBURY, CT. 3± Acres. Approved Building Lot. Roughed-in Driveway. Mature Hardwoods. Beautiful Outcroppings. Total Privacy. Prime Location. \$234.900. Sindy Butkus. 203.263.4040.

Woodbury, CT



\$1,998,000.

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.

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.

Sharon, CT



\$1,750,000.

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.

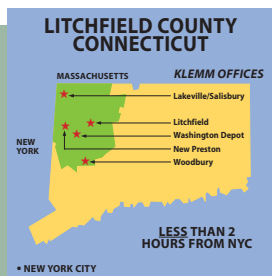
Washington, CT



\$995,000.

Charming Cape. 3 Bedrooms. 2.5 Baths. 2 Fireplaces. Expansive Deck. Gunite Pool. Pool House. 2-car Attached Garage. Level Yard. Views. 2.4± Acres. Judy Auchincloss. Jamie Marcoux. 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 25 associates serving Litchfield County for nearly 40 years.

Litchfield, CT



\$985.000.

Private Modern Barn-style. 3 Bedrooms. 3 Baths. 2 Fireplaces. Hot Tub. Enclosed Porch. Enchanting Grounds. Convenient Location. 3.37± Acres. Cleve Fuessenich. 860.567.5060.

Sharon, CT



\$849.000.

Modern in Top Location. 4 Bedrooms. 3 Baths. Fireplace. Pool. Cabana. 2-car Attached Garage. Flat Land. Mature Trees. 2.78± Acres. Graham Klemm. 860.868.7313.

Roxbury, CT



\$795.000.

Private Sanctuary. 3 Bedrooms. 2.5 Baths. Light & Bright. Open Floor Plan. 2 Decks. 4.96± Acres. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.

Morris, CT



\$725.000.

Deer Island Jewel. 1 Bedroom. 2 Full Baths. Fireplace. Private Patio. Attached 1-car Garage. Professionally Landscaped. Lake Views. 0.19± Acres. Judy Auchincloss. Jamie Marcoux. 860.868.7313.

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.* 10/30/25

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