



KLEMM

PROPERTY GUIDE

A SAMPLING OF OUR INVENTORY

Amenia, NY



\$8.650.000.

Refined Lakeside Luxury in Silo Ridge Community. 5 En-Suite Luxury Bedrooms. 3 Fireplaces. 4-Season Pool & Spa. 3-Car Attached Heated Garage. Exceptional! Graham Klemm. 860.868.7313.

Washington, CT



\$4.750.000.

Ultra Private Lake Waramaug Hilltop Estate. 4 Bedrooms. 3 Fireplaces. 3-car Garage. Infinity Edge Pool & Spa. Water Frontage. Floating Dock. Views. 3.42± Acres. Peter Klemm. 860.868.7313.

Roxbury, CT



\$4.495.000.

Private & Chic 4 Bedroom Shingle-style. Recreation Room above 3-car Attached Garage. Gunite Pool. Forever Views. A+ Location. 14.81± Acres. Peter Klemm. 860.868.7313.

Roxbury, CT



\$3.995.000.

Breathtaking Country Estate. 5 Bedroom Main House. 2 Bedroom Guest Cottage. Gunite Pool. Bordered by Jack's Brook & Land Trust. 8.03± Acres. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.

Roxbury, CT



\$3.600.000.

Quintessential Country Estate. 5 Bedrooms. 4 Fireplaces. Pool. Pool House. Tennis. 4-Stall Barn. Riding Ring. Hiking Trails. Pond. Views. Abuts Conservation Land. 41± Acres. Peter Klemm. 860.868.7313.

Newtown, CT



\$3.495.000.

French Norman-style Country Estate. 6 Bedrooms. 7 Fireplaces. Award-winning Chef's Kitchen & Landscape Design. Natural Pool. Terraces. 8.13± Acres. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.

Washington, CT



\$3.195.000.

Major Estate in Historic District. 7+ Bedrooms. Highest Standards of Construction. Many Amenities. Pool. Ponds. 16-car Garaging. 10± Acres. Peter Klemm. 860.868.7313.

Washington, CT



\$3.095.000.

Magical Barn-Style Home in Historic District. Chef's Kitchen. 5 Fireplaces. Pool. 3-car Garage. Hilltop Setting. Apple Orchard. Views. 6± Acres. Peter Klemm. 860.868.7313.

LAND CORNER

WASHINGTON, CT. 44± Acres. Ultimate County Estate Parcel. Open Meadows. Panoramic Views. Long Driveway. Full Site Engineering Complete. Conduit In Place. \$2.750.000. Peter Klemm. 860.868.7313.

WASHINGTON, CT. 15± Acres. Top Location. Abuts Protected Land. Surrounded by Large Estates. Extraordinary Opportunity. \$1.175.000. Graham Klemm. Carolyn Klemm. 860.868.7313.

WOODBURY, CT. 2.53± Acres. Exceptional & Private Parcel. Rolling Landscape. Stream. Waterfall. Abuts Land Trust. Coveted Location. \$395.000. Judy Auchincloss. Jamie Marcoux. 860.868.7313.

COLEBROOK, CT. 43.96± Acres. Private Parcel. Lightly Wooded. Stonewalls. Roughed in Road to Mountain Peak. Potential Big Southern Views. Convenient Location. \$295.000. Graham Klemm. 860.868.7313.

ROXBURY, CT. 3± Acres. Approved Building Lot. Roughed-in Driveway. Mature Hardwoods. Beautiful Outcroppings. Total Privacy. Prime Location. \$250.000. Sindy Butkus. 203.263.4040.

WARREN, CT. 2.69± Acres. Quiet & Private Location. Lightly Wooded. Lake Waramaug Beach Access. Close to Town. \$150.000. Melinda Dubow. 860.868.7313.

Woodbury, CT



\$2.995.000.

Warren's Landing. 4 Bedroom Greek Revival. Pool. Cabana. 6 Barn Complex. Multiple Outbuildings. Pomperaug River Frontage. 18.23± Acres. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.

Litchfield, CT



\$2.500.000.

Butternut Brook Farm. Antique Colonial in Coveted Location. 5 Bedrooms. 4.5 Baths. 3 Historically Significant Barns. 3 Parcels. 63.2± Acres. Peter Klemm. 860.868.7313.

Washington, CT



\$2.299.000.

Private Modern Compound. 3 Bedroom/3.5 Bath Main House. 1-2 Bedroom/1 Bath Guesthouse/Studio. Pool. Separate 3-car Garage with Studio/Storage. 2 Parcels. 21.6± Acres. Graham Klemm. 860.868.7313.

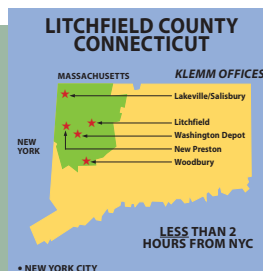
Warren, CT



\$2.200.000.

Classic Lake Waramaug Shingle-style. 5 Bedrooms. Fireplace. Pool. Water Frontage. Floating Dock. Western Views. Large Level Lot. 1.8± Acres. Peter 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 25 associates serving Litchfield County for 40 years.

Roxbury, CT



\$1,920,000.

Stunning Private Colonial. 4 Bedrooms. 4.5 Baths. 4 Fireplaces. Gunite Pool. 2-car Attached Garage. 18.62± Acres. Judy Auchincloss. Jamie Marcoux. 860.868.7313.

Washington, CT



\$1,495,000.

Historic Colonial with Untapped Potential. 6 Bedrooms. 3 Full, 2 Half Baths. 2 Fireplaces. 4 Outbuildings. Privacy. 3.8± Acres. Sally Houldin Cornell. 860.868.7313.

Salisbury, CT



\$1,495,000.

The Taconic School House. Whimsical & Eclectic. 3-4 Bedrooms. 4 Full Baths. Fireplace. Gunite Pool. Close to Twin Lakes. 2.92± Acres. Graham Klemm. 860.868.7313.

Woodbury, CT



\$1,450,000.

Open Meadow Farm. 3 Bedroom/3 Bath Cape. 4-Stall 2-Story Barn. 3 Fenced Fields. Ponds. View. Generator. 9.88± 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. 9/3/26

#1 for Selling & Renting Fine Country Properties!

KLEMM REAL ESTATE Inc
LITCHFIELD COUNTY'S PREMIER BROKERS

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

