



**SHERMAN MODEL AT HERITAGE VILLAGE**  
Southbury, Connecticut

**KLEMM REAL ESTATE**<sub>Inc</sub>  
LITCHFIELD COUNTY'S PREMIER BROKERS

# Sherman Model at Heritage Village, Southbury, CT

Priced to sell and ready to go! While this Sherman Model needs a bit of TLC to bring it up to date there are views of the golf course, a large living/dining room with fireplace, an eat-in kitchen, parquet floors and easy living on one floor, it's a winner! With two bedrooms, two full baths, an outdoor deck for entertaining and relaxing plus a one-car garage with plenty of guest parking nearby! Heritage Village amenities include pools, tennis and pickleball courts, community gardens, walking paths and a clubhouse. Nearby you will find shopping & restaurants. With the multitude of opportunities that heritage village offers you can't go wrong! A new listing for the new year! The HOA fee also includes spectrum internet and cable. Buyer to pay \$5,000 one-time non-refundable equity fee to Heritage Village Foundation at closing.



## Property Features

- End Unit
- Eat-in Kitchen
- Fireplace
- Parquet Floors
- Deck
- View of Golf Course
- 1-car Garage

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

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

Lakeville/Salisbury 860.435.6789 > Litchfield 860.567.5060 > New Preston 860.868.0505  
Roxbury 860.354.3263 > Sharon 860.364.5993 > Washington Depot 860.868.7313 > Woodbury 203.263.4040

[klemmrealestate.com](http://klemmrealestate.com)

## Property Data

238A Heritage Village  
Southbury, CT

4	2	2	1,432	N/A
RMS	BEDS	BATHS	SQFT	ACRES

**Price:** Upon Request

**Listing Agents:** Judy Auchincloss  
860.868.7313 Ext. 127

Jamie Marcoux  
860.868.7313 Ext. 130

*All Data to be confirmed by Buyer.*