

## **Quintessential Mini-Estate, Roxbury, CT**

Quintessential CT Mini- Estate of 2 Homes! Top restoration of 3-Bedroom/2.5 bath Victorian plus a Guest House with giant stunning, heated, saltwater pool, 2nd small spa pool and wonderful stone terraces and open lawns. Historic Pool House Rental Income: \$50,000-\$100,000 per year. Perfect for generational living as both the Main House and the Pool House have their own pools, driveways and garages. Main house with large wood-burning fireplace and original antique wood floors throughout. Plus a New Vaulted, Open and Airy Pool House with chef's kitchen, bedroom, full bath, finished lower level offering a second full bath and more living space. Charming, covered BBQ Deck overlooking pool and 2-car garage below. Best scenic road for walking or bike riding by historic farms and homes owned by numerous artists, authors, actors and other private luminaries. Mature plantings include beautiful hedges, blue hydrangea, specimen trees -- enough flowers to keep vases full. Barn. Special. Must see!













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## **Property Features**

- Top Scenic Location
- · Huge Heated Saltwater Pool
- 2nd Smaller / Spa Pool
- Guest / Pool House
- Barn
- Open Lawns
- Abundant Perennials
- Central Air Conditioning





**Property Data** 

253 Tophet Road

Roxbury, CT

Price: Upon Request

**Listing Agent:** Peter Klemm

860.868.7313 Ext. 124

All Data to be confirmed by Buyer.

2/1 | 2,437 |

BEDS | BATHS | SOFT | ACRES









