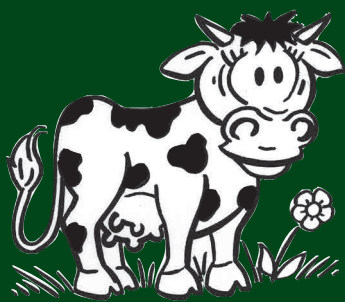




KLEMM

PROPERTY GUIDE

A SAMPLING OF OUR INVENTORY

New Preston, CT



\$14,000,000.

Modernist Villa with Panoramic Lake Waramaug Views. 5 Bedrooms. 5 Full, 3 Half Baths. 2 Fireplaces. Guesthouse. Pool. Gardens. 18.35± Acres. Peter Klemm. 860.868.7313.

Salisbury, CT



\$11,950,000.

Linden Hill Farm. Magnificent Country Estate. Exquisitely Renovated Georgian Revival. Guest & Caretakers Houses. Pool & Pool House. Office Building. Gym. Barn. Tennis Court. Berkshire Views. 71.56± Acres. Peter Klemm. 860.868.7313.

Washington, CT



\$5,995,000.

Stunning Uber Luxe Retreat. 7 Bedrooms. 3 Fireplaces. Gym. Wine Cellar. Gunite Pool. Greenhouse. Apple Orchard. Views. Privacy. 14.91± Acres. Peter Klemm. 860.868.7313.

Washington, CT



\$5,925,000.

Rock Gate. Ehrick Rossiter Masterpiece. 5-6 Bedrooms. 10 Fireplaces. Renovated Kitchen & New Mechanicals. Saltwater Pool. 3.13± Acres. Maria Taylor. 860.868.7313.

Roxbury, CT



\$4.500.000.

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



\$3.950.000.

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



\$3.500.000.

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.

Washington, CT



\$3.349.000.

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.

LAND CORNER

SALISBURY. 57.86± Acres. High Open Pastures. Mix of Light Woods & Open Grassland. Small Stream. Wonderful Views. \$2.150.000. Graham Klemm. 860.868.7313.

SHARON. 25.8± Acres. Pastoral Parcel. Multiple Open Pastures. Subtle Views. Total Privacy. Great Location. \$449.000. Graham Klemm. 860.868.7313.

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

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

ROXBURY. 3.02± Acres. Build Your Dream Home. 50% Cleared. Lightly Wooded. Unpaved Road. Desirable Location. \$275.000. Sindy Butkus. 203.263.4040.

GOSHEN. 2.08± Acres. Private Building Lot. Level Land. Fully Treed. Cul-de-sac. Rural Area. Desirable & Quiet Location. \$187.500. Cleve Fuessenich. 860.567.5060.

Bridgewater, CT



\$2.895.000.

Country Chateau. 3 Bedrooms. 3 Full, 3 Half Baths. 2 Fireplaces. Gunite Pool with Spa. Cabana. Views. Gated Entrance. Minutes to Lake Lillinonah Boat Launch. 15.19± Acres. Joseph Lorino. 860.868.7313.

Millerton, NY



\$2.875.000.

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.

Goshen, CT



\$2.750.000.

Classic New England Estate with 100' of Woodridge Lake Frontage. 7 Bedrooms. 3 Fireplaces. Infinity Pool with Spa. Barn with Paddocks. 2 Ponds. Borders Preserved Land. 12± Acres. Carolyn Klemm. Peter Klemm. 860.868.7313.

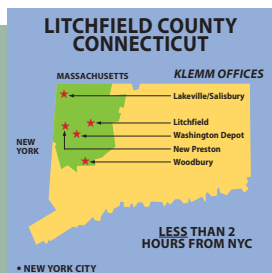
Litchfield, CT



\$1.795.000.

Luxurious Countryside Estate. 4 Bedrooms. 3.5 Baths. 2 Fireplaces. Pool. 2-car Attached Garage. 3-Stall Horse Barn. Close to Town. 3.71± Acres. Joseph Lorino. 860.868.7313. Cleve Fuessenich. 860.567.5060.

**#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.

New Milford, CT



\$1,495,000.

Mint Renovated Colonial. 3 Bedrooms. 3.5 Baths. 4 Fireplaces. Heated Pool. Picturesque Pond. Western Views. 2-car Attached Garage. 5.65± Acres. Melinda Dubow. Carolyn Klemm. 860.868.7313.

Washington, CT



\$1,395,000.

Reimagined & Rebuilt Shingle-style Cape. 3 Bedrooms. 3 Baths. 2 Fireplaces. Trex Decks. Seasonal Views. Great Location. 5.27± Acres. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.

Washington, CT



\$995,000.

Unique Opportunity to Restore or Build New. Grand Colonial. 11 Bedrooms. 7.5 Baths. 5 Fireplaces. 2-car Garage. Top Location. Must See! 10± Acres. Peter Klemm. 860.868.7313.

Harwinton, CT



\$975,000.

Private Renovated Cape. 4 Bedrooms. 4 Full, 2 Half Baths. 3 Fireplaces. Pool. Pool House. 3-car Attached Garage with Salon Above. Gardens. 8.64± 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.* 729/25

#1 for Selling & Renting Fine Country Properties!

KLEMM REAL ESTATE^{Inc}
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Roxbury 860.354.3263 > Sharon 860.364.5993 > Washington Depot 860.868.7313 > Woodbury 203.263.4040

