



Klemm **GUIDE**

Let *Klemm* guide you
to the **BEST** properties for sale
and rent in the Northwest Hills of
Litchfield County, CT and Dutchess
& Columbia Counties, NY.

#1 for Selling & Renting Fine Country Properties!

KLEMM REAL ESTATE Inc
PREMIER BROKERS

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

www.klemmrealestate.com

Over \$4m

KLEMM REAL ESTATE Inc
PREMIER BROKERS

BENCHMARK sale

Roxbury. Highest Sale Year-to-Date. Ask \$8.9m.*

*Litchfield County. Highest Sale Year-to-Date & Roxbury. Highest Sale EVER.



NEW PRESTON

Rare Lake Waramaug Compound. Totally Chic & Luxurious! 4 Bedroom Main House. 3 Bedroom Boathouse. Apartment. Pool. 2.47± Acres. **\$8,995,000. Graham Klemm. 860.868.7313.**



WASHINGTON

Red Jacket Farm. Remarkable Shingle-style Compound. Infinity Pool. Carriage House. Paddocks. Meadows. Many Amenities. 20± Acres. **\$5,950,000. Judy Auchincloss. 860.868.7313.**



N. PRESTON / N. MILFORD

Stone & Clapboard Sprawling Country House. High Standards. Incredible Taste. Pool. Cottage. Pond. Views. Privacy. 75.92± Acres. **\$5,900,000. Carolyn Klemm. 860.868.7313.**



KENT

Country Estate/Family Compound. Converted Barn. Guesthouse. Additional 2 Bedroom House. Barns. Pool. 46.75± Acres. **\$4,900,000. Roger Saucy. 860.868.7313.**



ROXBURY

Incredible Barn Home. 4 Bedrooms. 6 Fireplaces. Gym. Additional Barn. Swimming Pool. Privacy. Great Location. 50.45± Acres. **\$4,450,000. Carolyn Klemm. 860.868.7313.**



WASHINGTON

Major Estate. Historic District. Highest Standards of Construction. Guesthouse. Scott Pool. Ponds. Many Amenities. 14± Acres. **\$4,295,000. Peter Klemm. 860.868.7313.**

BENCHMARK *sale*

Washington. Highest Sale Year-to-Date. Ask \$5.0m.

\$2m - \$4m

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WOODBURY

Grand Colonial. 5 Bedrooms. 2-story Pavilion. Gazebo. 30± Acre Private Pond. Beach Area. Bath House. Gardens. 123± Acres. **\$3,900,000. Maria Taylor. 860.868.7313.**



ROXBURY

Newly Constructed Shingle & Stone Home. 4 Ensuite Bedrooms. 5 Fireplaces. Attention to Every Detail. Long Views. 8± Acres. **\$3,495,000. Maureen Burmann. 860.354.3263.**



FALLS VILLAGE

Private 6,600sf House & Studio. 4 Bedrooms. State-of-the-art Kitchen. Barn. Garage. Fire Pit. Waterfall. Gardens. 82± Acres. **\$3,450,000. Rebecca Ward. 860.435.6789.**



NORFOLK

Country Estate. 6 Bedrooms. Indoor Pool. Swimming Pond with Beach. Party Gazebo. Guest/Staff Cottage. 3-car Garage. 21± Acres. **\$3,250,000. Rebecca Ward. 860.435.6789.**



SHARON

Classic Renovated 1890's Estate. 5 Bedrooms. 5 Fireplaces. Guest/Caretaker's Apartment. Antique Barn. Pond. Gardens. 33.8± Acres. **\$2,995,000. Roger Saucy. 860.868.7313.**



KENT

South Spectacle Lake Contemporary. Direct Waterfront. 4 Bedrooms. 3.5 Baths. Views. Privacy. Access to Beach, Tennis and Clubhouse. **\$2,950,000. Jim Appleyard. 860.868.7313.**

\$2m - \$4m

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BENCHMARK *sale*

Ancramdale, NY. Highest Sale Year-to-Date. Ask \$4.25m.



WOODBURY

Exquisite Shingle-style. 6 Bedrooms. 6 Fireplaces. Brook. Pond. Stonewalls. Views. Privacy. 61.55± Acres. Owner/Broker. **\$2,900,000. Sarah Shinn Pratt. 203.263.4040.**



WASHINGTON

Shingle-style Home. 4 Bedrooms. 3 Fireplaces. Pool. Jacuzzi. Pond. Award-winning Landscaping. Views. Privacy. 11.39± Acres. **\$2,895,000. Peter Klemm. 860.868.7313.**



LITCHFIELD

In-town Location. Luxuriously Appointed Georgian Colonial. Guesthouse. Outbuildings. 5-car Garage. Tennis. Pool. 3.81± Acres. **\$2,850,000. Cleve Fuessenich. 860.567.5060.**



LITCHFIELD

Historic Colonial. Completely Remodeled. 8 Bedrooms. 7 Fireplaces. Handsome Grounds. Close to Green and Shopping. 2.12± Acres. **\$2,650,000. Carolyn Klemm. 860.868.7313.**



SHARON

Kalmia. Rare Stone Estate. 4 Ensuite Bedrooms. 2 Fireplaces. Sunroom. Guesthouse. Large Barn. Tennis. Privacy. 8.56± Acres. **\$2,250,000. Graham Klemm. 860.868.7313.**



AMENIA, NY

Quintessential Country Property. 19th Century Farmhouse. Caretaker's Apartment. Barns. Ponds. Meadows. Privacy. 23± Acres. **\$2,200,000. Peter Klemm. 860.868.7313.**

BENCHMARK *sale*

Cornwall. Highest Sale Year-to-Date. Ask \$2.995m.

\$1m - \$2m

KLEMM REAL ESTATE Inc.
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BRIDGEWATER

Exquisite Antique Colonial with Barn Addition. Attached Garage. 30x40 Entertainment Barn. Premier Location. Abuts Land Trust. 4± Acres. **\$1.995.000. Peter Klemm. 860.868.7313.**



MERRYALL

Classic Brick 1800's Colonial. 5+ Bedrooms. Lovingly Restored. Many Original Features. Overlooking Protected Land. 9.38± Acres. **\$1.900.000. Carolyn Klemm. 860.868.7313.**



WATERTOWN

1920's Estate. 7 Bedrooms. 6 Fireplaces. Guesthouse. Geenhouse. Pool. Cabana. Clay Tennis Court. 5-car Garaging. 11.7± Acres. **\$1.800.000. Trish Kropp. 860.567.5060.**



WASHINGTON

Lovely Antique. 4 Bedrooms. 2 Fireplaces. Studio. Barn/Garage. Pond. Gardens. Stonewalls. Prime Location. 17.82± Acres. **\$1.750.000. Peter Klemm. 860.868.7313.**



SHERMAN

Exquisite Candlewood Lakefront. Expansive Deck. Lush Lawn. Gardens. Sandy Beach. Swimming Hole. Boat Dock. Lake Views. **\$1.785.000. Maria Taylor. 860.868.7313.**



KENT

Shingle Home. 4 Bedrooms. 4.5 Baths. 2 Fireplaces. Eat-in Kitchen. Finished Lower Level. Pond. Big Western Views. Privacy. 20± Acres. **\$1.695.000. Graham Klemm. 860.868.7313.**



BETHLEHEM

Exquisite Horse Property. 1929 Updated Cape. 2-car Garage with Studio. 2-stall Horse Barn with Tack Room. Total Privacy. 22.4± Acres. **\$1.650.000. Beverly Mosch. 860.868.7313.**



CORNWALL

Architectural Sophistication on Housatonic River. 3 Bedrooms. 3 Fireplaces. Gourmet Kitchen. Guest Apartment. Views. 7.05± Acres. **\$1.600.000. Joanne Caldara. 860.868.7313.**



ROXBURY

Country Compound. 3 Bedroom Cape. Staff/Guest Cottage. Barn/Workshop. 2 Ponds. 2 Brooks. Abuts Land Trust. 12.39± Acres. **\$1.600.000. Wayne Piskura. 860.354.3263.**

\$1m - \$2m

BENCHMARK *sale*

Amenia, NY. Highest Sale Year-to-Date. Ask \$2.995m.

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WASHINGTON

Converted Barn in Best Washington Location. Recently Renovated Inside & Out. New Kitchen. New Gunite Pool. 6± Acres. Must See! **\$1.995.000. Peter Klemm. 860.868.7313.**



WOODBURY

Classic Contemporary. 3 Bedrooms. 4 Fireplaces. Patio. Pond. Waterfall. Brook. Stonewalls. Gardens. Views. 23.78± Acres. **\$1.595.000. Joseph Lorino. 860.868.7313.**



WASHINGTON

Chic Modern Country House. 3 Bedrooms. 2 Fireplaces. Soaring Ceilings. Pool. Terrace. Stonewalls. 2-car Garage. 2.98± Acres. **\$1.550.000. Gael Hammer. 860.868.7313.**



WASHINGTON

Shingle-style Home. 4 Bedrooms. 2 Fireplaces. Heated Garage. Pool. Stream. Privacy. Views. Abuts Steep Rock Land Preserve. 7.65± Acres. **\$1.495.000. Gael Hammer. 860.868.7313.**



ROXBURY

Stylish & Elegant Colonial. 4 Bedrooms. Gourmet Kitchen. Stone Terrace. Pool. Extensive Landscaping. 2.53± Acres. **\$1.495.000. Donna Zehring. 860.868.7313.**



WATERTOWN

18th Century Farm. Greek Revival Main House. Guest Cottage. 3-story Antique Barn. Fenced Pasture. Gardens. Duck Pond. 22± Acres. **\$1.325.000. Sindy Butkus. 203.263.4040.**



LITCHFIELD

Antique Saltbox. 2 Bedrooms. Guesthouse. Scott Pool. Outbuildings. Meadows. Stream. Stonewalls. Magical Location. 11± Acres. **\$1.300.000. Wendy Westcott. 860.868.7313.**



BRIDGEWATER

Private Colonial. 3-4 Bedrooms. 2 Fireplaces. Fabulous Kitchen. Possible In-law. Finished Lower Level. Beautifully Landscaped. 5± Acres. **\$1.250.000. Carol Bablonka. 860.868.7313.**



WASHINGTON

One-of-a-kind 1800's Converted Cider Mill. 2 Bedrooms. 2.5 Baths. Fireplace. Dramatic Waterfall. River Frontage. View. 3.2± Acres. **\$1.100.000. Carolyn Klemm. 860.868.7313.**

BENCHMARK *sale*

Bridgewater. Highest Sale Year-to-Date. Ask \$2.2m.

Under \$1m

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WASHINGTON

In-town Colonial. 4 Bedrooms. 3 Fireplaces. Elevator. Terrace. 2-car Garage. 1.2± Acres. \$999,000. Sally Houldin Cornell. 860.868.7313.



MIDDLEBURY

Lake Quassapaug Waterfront. 3 Bedrooms. Hot Tub. Private Beach & Dock. 90 Minutes to NYC. \$998,000. Cookie Keggi. 203.263.4040.



LITCHFIELD

Historic In-town Victorian. 4 Bedrooms. Library. Wine Cellar. 3-car Garage. Privacy. Location! \$795,000. Christina Klemm. 860.868.7313.



WOODBURY

Sun-filled Colonial. 4 Bedrooms. Barn/Garage. Stonewalls. Gardens. Water Feature. 2.71± Acres. \$649,000. Kathy Ashton. 203.263.4040.



WOODBURY

Well-maintained Colonial. 4 Bedrooms. In-law Apartment above Garage. Pool. 2.58± Acres. \$499,000. Cindy Butkus. 203.263.4040.



ROXBURY

Country House. 5 Bedrooms. Screened Porch. Finished Lower Level. Views. 4.87± Acres. \$489,000. Ceil Santillo. 860.354.3263.



SOUTHBURY

Country Colonial. 5 Bedrooms. In-law/Apartment Potential. Pond. Stream. Gardens. 1.29± Acres. \$479,000. Sallie Smith. 203.263.4040.



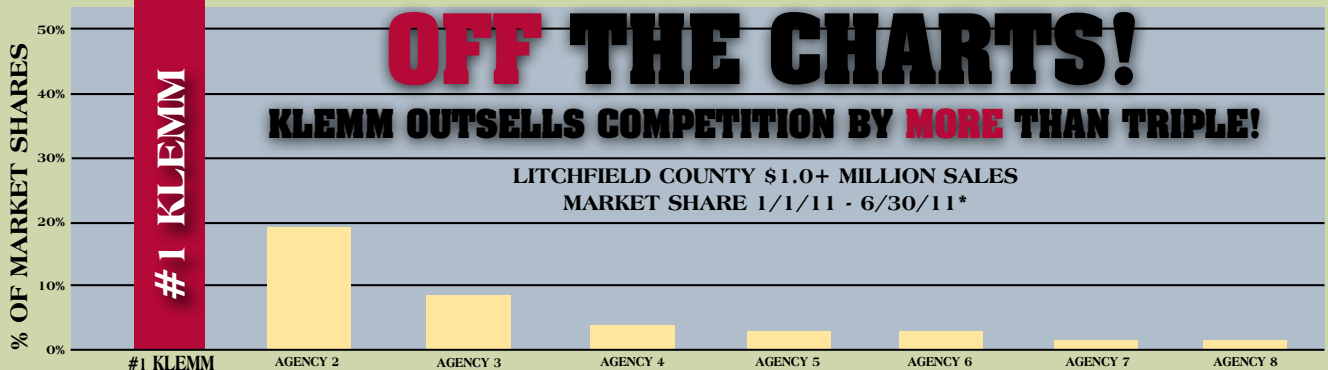
WASHINGTON

Charming In-town Colonial. 4 Bedrooms. 3rd Floor Apartment. 2-car Garage. 0.75± Acres. \$469,000. George Auchincloss. 860.868.7313.



SHARON

Converted Barn. 2 Bedrooms. Patio. Gardens. Close to Town Amenities & New York Train. \$299,000. Mike Conlogue. 860.435.6789.



OFF THE CHARTS!

KLEMM OUTSELLS COMPETITION BY MORE THAN TRIPLE!

LITCHFIELD COUNTY \$1.0+ MILLION SALES
MARKET SHARE 1/1/11 - 6/30/11*

In 2011, Klemm dominates the \$1.0+ million market in the following towns:
Amenia, NY; Ancramdale, NY; Bridgewater; Cornwall; Middlebury; New Fairfield; Roxbury**; Sharon; Warren; Washington and Woodbury.

* Source: CMLS, CTMLS & Commercial Record.

**Litchfield County. Highest Sale Year-to-Date. Roxbury. Highest Sale EVER. Ask \$8.9m.

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

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Country RENTALS

BENCHMARK *sale*

New Fairfield. Highest Sale Year-to-Date. Ask \$2.195m.

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Renovated Farmhouse with Post & Beam Addition. Barn. Pond. 10± Acres. **\$4,500/month Annually.** Drew Hingson. 860.435.6789.



Classic Country Home. 5 Bedrooms. Terraces. Pool. 20± Acres. **\$45,000/Summer 2012.** Jim Appleyard. 860.868.7313.



100' Frontage on Lake Waramaug. 4 Bedrooms. 5± Acres. Dock. **\$25,000/Summer 2012.** Jim Appleyard. 860.868.7313.



Meticulous Cottage. 3 Bedrooms. 2.5 Baths. High-end Renovation. **\$4,000/month Annually.** Graham Klemm. 860.868.7313.



1820 Colonial. 5 Bedrooms. Pool. Near Ski Area. **\$35,000/Summer 2012. \$3,500/month Seasonally.** Peter Klemm. 860.868.7313.



Renovated Country Home. 4 Bedrooms. Pool. **\$59,000/Summer 2012. \$5,950/month Seasonally.** Peter Klemm. 860.868.7313.



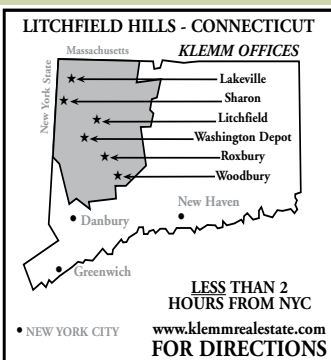
Lakeville Lake Waterfront. 2 Bedrooms. Boathouse. Dock. Beach. Views. **\$35,000/Summer 2012.** Roger Saucy. 860.868.7313.



Private Colonial. 4 Bedrooms. 2.5 Baths. Pool. Cabana. Stone Patio. **\$3,500/month Seasonally.** Peter Klemm. 860.868.7313.



Private Renovated Home. 2 Bedrooms. Pool. Guesthouse. Views. **\$30,000/Summer 2012.** Jim Appleyard. 860.868.7313.



COME *let us show YOU!*

Classic country villages joined by scenic roads set in the rolling Litchfield Hills. Spectacular vistas, freshwater lakes, rushing streams, working farms & private estates located 80± miles from New York City.

Enjoy the simple pleasures of the country. Experience hospitality of World Class Country Inns, Art Galleries and Natural Beauties. Tour some of America's leading Preparatory Schools. Take in the colorful Fall New England Season.

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