

Country, Mountain & Waterfront Properties



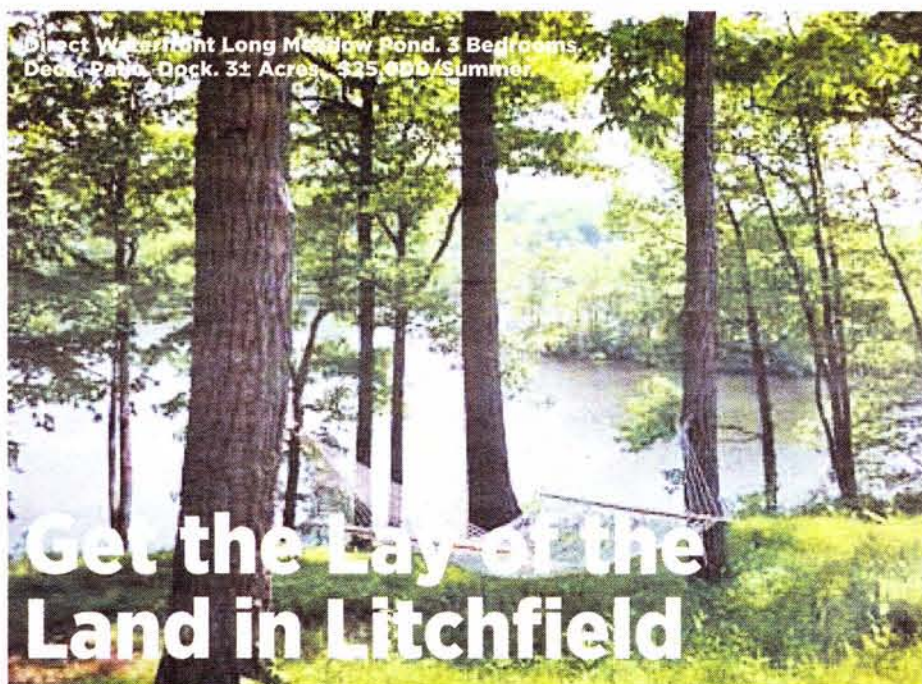
CASTELLO DI MONTACUTO!
To learn more about this 11th Century wonder, please see Stribling advertisement on Page 2.



MID-CENTURY MODERN BREUER

Full details in Klemm Real Estate advertisement on Page 3 or visit www.mid-centurymodernbreuer.com

In this edition: Special focus on the season's summer rental market



Direct Waterfront Long Meadow Pond. 3 Bedrooms, Deck, Patio, Dock. 3+ Acres. \$25,000/Summer

Get the Lay of the Land in Litchfield

PHOTO COURTESY KLEMM REAL ESTATE

BY NATALIE HOWARD

The open space and privacy afforded by Litchfield County, Connecticut's largest and least densely populated county, make it a dream location to spend a summer.

"Litchfield County offers a rural, private, sophisticated country experience," said Graham Klemm, licensed real estate broker with Klemm Real Estate, Inc. "It's a great place to come and explore without feeling guilty about missing a weekend or two in the city."

For outdoor enthusiasts, it sits contiguous to the Farmington and Housatonic Rivers and boasts two amusement parks, several vineyards and a number of natural waterfalls. For those indoorsmen, Litchfield also plays host to several art galleries, museums and shopping centers. Litchfield County neighbors the Berkshire Mountains in Connecticut's northwestern corner. It consists of 26 towns and several small villages and is a two-hour drive outside New York City.

"Most properties we rent are private, have a view or are on a lake or pond and are charming antiques," said Klemm. "At the same time, the area is very relaxed. Jeans and polo shirts are the norm." We say it's a nice departure from the style-conscious ways of the city.

Klemm cites the reasonable real estate prices as another of Litchfield's advantages. "Litchfield County represents an extraordinary value," Klemm said. "Our average, high-end summer rental is in the \$45,000-75,000 range for the summer. For that you would get a four or five-bedroom high-end house with a pool or on a lake. Our highest-end rentals hover around the \$100,000 range and are typically estates that are 100 percent private with long driveways, guest houses and major views."

While the prices for high-end rentals hover around these estimates, smaller, "entry-level" properties can go as affordable as \$20,000 for the entire summer.

With the housing market not at its most impressive, these numbers could seem like a teasing fluke. Klemm asserts otherwise, citing Litchfield's under the radar status as its secret weapon for keeping prices affordable.

"We don't tend to get large spikes or valleys in either sales or rentals," Klemm said. "We typically don't have tons of inventory, but this is still a relatively undiscovered area. The two balance each other out, keeping prices low."

As a Connecticut resident and real estate broker for more than 14 years, Klemm has already uncovered the treasure of Litchfield County. For those less certain, a summer rental is a great way to try without having to buy.

"Renting certainly allows someone the ability to check out this area before making a greater commitment," said Klemm. "Having a place to hang your hat for the summer will allow appropriate time to get the proper lay of the land."

But act fast - with its affordable rentals, proximity to New York City and quiet country atmosphere, we don't expect Litchfield County to stay undiscovered for long.



Converted Barn in Best Location. Recently Renovated Inside & Out. New Kitchen. New Master Bedroom. New Gunite Pool. 6+ Acres.

PHOTO COURTESY KLEMM REAL ESTATE