




# KLEMM REAL ESTATE

COME LET US SHOW YOU!



## PREMIUM & PRIVATE BROKERAGE

THE ONLY LITCHFIELD COUNTY INTERNATIONAL PROPERTY AWARD WINNER YEAR AFTER YEAR 2003-2017




**ROXBURY**  
Country Estate. 5-6 Bedroom Main House. Guesthouse. Sport Court/Ice Rink. Pool. 4-Stall Barn. Riding Ring. 50± Acres. **\$3,995,000. Peter Klemm. 860.868.7313.**



**NEW PRESTON**  
State-of-the-art Newly Built Lake Waramaug Modern. 4 Bedrooms. Dock. Sandy Swim Area. 1± Acres. **\$3,900,000. Peter Klemm. 860.868.7313.**



**ROXBURY**  
Private Architect-designed Home. 6 Bedrooms. 6 Fireplaces. 4-car Garage. Abuts Land Trust. 15.8± Acres. **\$2,950,000. Judy Auchincloss. 860.868.7313.**



**ROXBURY**  
Incredible Barn Home. 4 Bedrooms. 6 Fireplaces. Barn. Pool. Privacy. Great Location. 50.45± Acres. **\$2,875,000. Carolyn Klemm. 860.868.7313.**



**WASHINGTON**  
Luxurious Farmhouse. 4 Bedrooms. Fireplace. Pool. Patios. Garage. Privacy. Long Driveway. 7.04± Acres. **\$1,800,000. Sally Houldin Cornell. 860.868.7313.**




**PRICE IMPROVEMENT**  
**ROXBURY**  
Ultra Private Retreat. 4 Bedrooms. In-law Apartment. 4-car Garage. Ponds. Estate Opportunity. 15.5± Acres. **\$1,250,000. Peter Klemm. 860.868.7313.**




**ROXBURY**  
Gorgeous Mini Estate. 1830s Victorian Farmhouse. Guest/Pool House. Pool. Barn. Gardens. Privacy. 3± Acres. **\$1,250,000. Maria Taylor. 860.868.7313.**



*Welcome*  
**HOME**



**ROXBURY**  
Pristine Renovated Farmhouse. 3 Bedrooms. 2 Fireplaces. Garage/Apartment. Heated Barn. 15.29± Acres. **\$1,250,000. Maria Taylor. 860.868.7313.**



**ROXBURY**  
Private Colonial. 4 Bedrooms. 4 Fireplaces. Pool. Stonewalls. Brook. Gardens. Great Location. 18.62± Acres. **\$1,195,000. Graham Klemm. 860.868.7313.**



**NEW PRESTON**  
Updated Victorian. 4 Bedrooms. 2 Fireplaces. Barn. Level Lawn. Close to Village & Lake Waramaug. 2.72± Acres. **\$949,000. Tim Tierney. 860.868.7313.**



**LITCHFIELD**  
Custom Colonial. 4 Bedrooms. 4.5 Baths. In-law Apartment. Excellent Location. Close to Town. 2.28± Acres. **\$780,000. Cleve Fuessenich. 860.567.5060.**




**NEW PRESTON**  
Lovely Colonial. 4 Bedrooms. 3.5 Baths. 2 Fireplaces. Deck. Pond. Gardens. Close to the Village. 1.01± Acres. **\$695,000. Beverly Mosch. 860.868.7313.**




**BANTAM**  
18th Century Cottage. 3 Bedrooms. 2 Fireplaces. Outdoor Dining Pagoda. Streams. Gardens. 6.83± Acres. **\$695,000. Rebecca Ward. 860.435.6789.**



**PRICE IMPROVEMENT**  
**NEW PRESTON**  
Renovated Riverfront Vintage Cottage. 3 Bedrooms. 3 Fireplaces. Heated Studio. Waterfall. Pond. 0.39± Acres. **\$629,999. Maria Taylor. 860.868.7313.**



**ROXBURY**  
Spacious Hillside Getaway. 4 Bedrooms. 3 Fireplaces. Garage/Guest Apartment. Barn. Gardens. 3.03± Acres. **\$525,000. Maria Taylor. 860.868.7313.**



**NEW PRESTON**  
Lake Waramaug Waterfront. 1930s House & Boathouse. 2 Bedrooms. Fireplace. Deck. Patio. Sandy Beach. Lake Views. **\$470,000. Peter Klemm. 860.868.7313.**



**PRICE IMPROVEMENT**  
**NEW MILFORD**  
Private Remodeled Single-level. 3 Bedrooms. Fireplace. Deck. Landscaped Grounds. 2-car Garage. Views. 1± Acres. **\$289,900. Tim Tierney. 860.868.7313.**

klemmland.com

klemmentals.com

#1 For Selling & Renting Fine Country Properties!

# KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

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

Local People/Worldwide Connections

klemmrealestate.com

