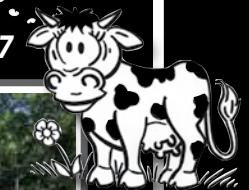




# KLEMM REAL ESTATE

COME LET US SHOW YOU!



## PREMIUM & PRIVATE BROKERAGE

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



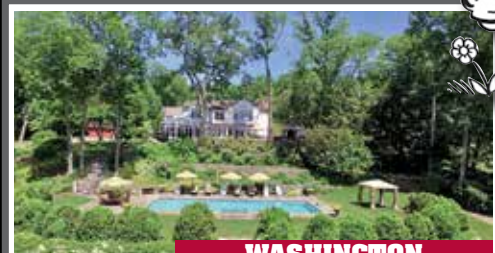
### NEW PRESTON

Magnificent Country Estate. 3-4 Bedroom Main House. Guesthouse. Pool. Tennis. 11.60± Acres. **\$4,995,000. Peter Klemm. 860.868.7313.**



### NEW PRESTON

Rare Lake Waramaug Direct Waterfront. Totally Renovated. 4 Bedrooms. Garage. Dock. Western Views. **\$4,950,000. Peter Klemm. 860.868.7313.**



### WASHINGTON

Private Estate Property. 4-5 Bedroom Main House. Guesthouse. Pool. Tennis. 7-car Garage. 24.81± Acres. **\$4,500,000. Tim Tierney. 860.868.7313.**



### WARREN

Lake Waramaug Direct Waterfront. Modern 5 Bedroom House. Double Lot. Beach. 2.16± Acres. **\$4,500,000. Peter Klemm. 860.868.7313.**



### MORRIS

Private Estate on Bantam River. 5 Bedroom Main House. Guesthouse. Pool. Tennis. 95.46± Acres. **\$3,250,000. Carolyn Klemm. 860.868.7313.**

## Exceptional PROPERTIES



### WASHINGTON

9,000sf Country Chic Colonial. 5 Bedrooms. 7 Fireplaces. Elevator. Pool. Patio. Pond. 31.24± Acres. **\$6,900,000. Maria Taylor. 860.868.7313.**



### ROXBURY

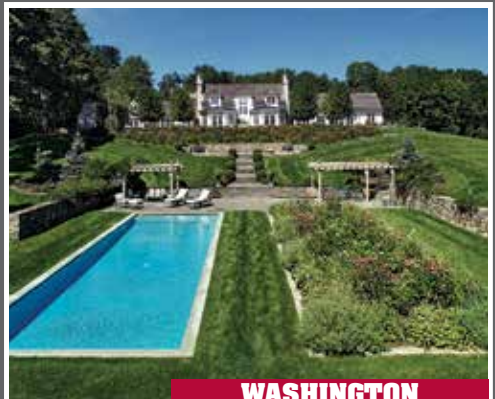
Private Architect-designed Home. 6 Bedrooms. 6 Fireplaces. 4-car Garage. 15.8± Acres. **\$2,950,000. Judy Auchincloss. 860.868.7313.**



### WASHINGTON

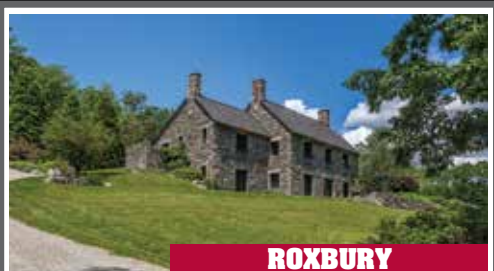
Private Country Compound. Guesthouse. Pool. Pool House. Barn. 4-car Garaging. 9.43± Acres. **\$2,850,000. Carolyn Klemm. 860.868.7313.**

## Exceptional PROPERTIES



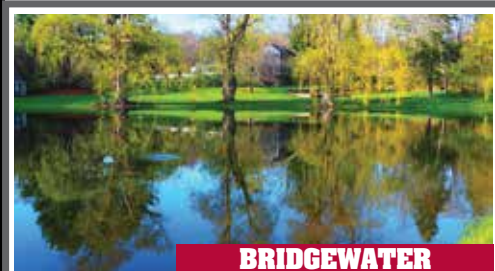
### WASHINGTON

Sophisticated Estate Property. 4 Bedrooms. 7 Fireplaces. Guesthouse. Pool. Pond. Totally Privacy. 27± Acres. **\$6,900,000. Carolyn Klemm. 860.868.7313.**



### ROXBURY

Exquisite & Private Stone House. 3 Bedrooms. 2 Fireplaces. Pool. Patio. Guesthouse. 10.86± Acres. **\$2,800,000. Maria Taylor. 860.868.7313.**



### BRIDGEWATER

Country Compound. 3 Bedroom Main House. 2 Guest Apartment. Studio/Office. 2 Ponds. 8± Acres. **\$2,750,000. Wendy Westcott. 860.868.7313.**



### WASHINGTON

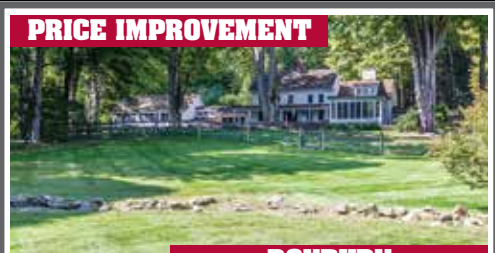
Wonderful Country Colonial. 5 Bedrooms. 3 Fireplaces. Pool. Patio. Tennis. 2 Separate Garages. 20.37± Acres. **\$2,750,000. Carolyn Klemm. 860.868.7313.**



### PRICE IMPROVEMENT

### ROXBURY

Fabulous 1740 Historic Antique. 3 Bedrooms. Pool. Guesthouse. Log Cabin. Waterfall. 22.34± Acres. **\$2,500,000. Carolyn Klemm. 860.868.7313.**



### PRICE IMPROVEMENT

### ROXBURY

Quintessential Country Estate. 5-6 Bedrooms. Sport Court/Ice Rink. Pool. 4-Stall Barn. Riding Ring. 50± Acres. **\$2,495,000. Peter Klemm. 860.868.7313.**



### WASHINGTON

Wallace K. Harrison Designed Colonial. 5 Bedrooms. 2 Fireplaces. Home Gym. Wine Cellar. Garden. 14.22± Acres. **\$2,395,000. Peter Klemm. 860.868.7313.**



### LITCHFIELD

Rositer Designed Colonial Revival. 7 Bedrooms. 5 Fireplaces. Many Amenities. Pool & Spa. 1.33± Acres. **\$2,200,000. Maria Taylor. 860.868.7313.**

#1 For Selling & Renting Fine Country Properties!

KLEMM REAL ESTATE

# KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

75% MARKETSHARE  
All Sales Countywide  
Over \$4m YTD\*

\*Source: SmartMLS + Klemm Private Sales 1-1-17 to 9-5-17

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- 860.354.3263 Roxbury
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- 203.263.4040 Woodbury

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