

# KLEMM REAL ESTATE Inc

PREMIER BROKERS

#1 for Selling & Renting Fine Country Properties!

## WOODBURY, CT



**\$2,998,000**

Vintage Estate. Main Residence. Guesthouse. Restored Barn. Outbuildings. Paddock. Pond. Gardens. View. Many Approved Uses. 19.74± Acres. **Maria Taylor. 860.868.7313.**

## SOUTHBURY, CT



**\$2,750,000**

Rositer-style Lake Lillinonah Waterfront. 5 Bedrooms. Hot Tub. Dock. Private Cove. Brook. 5-car Garaging. 1.86± Acres. **Peter Klemm. 860.868.7313.**



# KLEMM PROPERTY GUIDE



COME LET US SHOW YOU!



A SAMPLING OF AREA LISTINGS

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.

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](http://www.klemmrealestate.com)

### WOODBURY, CT



**\$2,500,000**

Riverfront Country Estate. 5 Bedroom Greek Revival. Guesthouse. Pool. Terraces. 2 Horse Barns. Additional Barns. 3 Lots. 18.36± Acres. **Maria Taylor. 860.868.7313.**

### WOODBURY, CT



**\$2,285,000**

Country Compound. Main House. Guesthouse. Barn/Studio. Pool. 2 Ponds. Tennis/Sport Court. 22.8± Acres. **Maria Taylor. 860.868.7313.**

### MIDDLEBURY, CT



**\$2,250,000**

Lake Quassapaug Waterfront. Sprawling Single-level. 4 Bedrooms. 2 Fireplaces. Studio. Boathouse. Dock. 5± Acres. **Maria Taylor. 860.868.7313.**

COME LET US SHOW YOU!



### WOODBURY, CT



**\$2,198,000**

Exquisite Shingle-style Home. 4 Bedrooms. 4 Fireplaces. Covered Porch. 5-Stall Barn. Privacy. Views. 7.06± Acres. **Maria Taylor. 860.868.7313.**

### WOODBURY, CT



**\$1,950,000**

Shingle-style. 6 Bedrooms. 6 Fireplaces. Brook. Pond. Stonewalls. Views. Privacy. 61.55± Acres. Owner/Broker. **Sarah Shinn Pratt. 203.263.4040.**

### WOODBURY, CT



**\$1,495,000**

Distinguished Mid-Century House. 2 Bedrooms. 2 Baths. 3 Fireplaces. Porch. Patio. 2 Sheds. Breathtaking Views. 22± Acres. **Beverly Mosch. 860.868.7313.**

### MIDDLEBURY, CT



**\$1,495,000**

9,000sf Grand Villa. 6 Bedrooms. 3 Fireplaces. Pool. Pool House. Gazebo. Level Lawn. 2.41± Acres. **Sallie Smith. 203.263.4040.**

### WOODBURY, CT



"As Is"  
**\$748,000**

"Completed"  
**\$1,200,000**

Impressive Contemporary. 3 Bedrooms. 3.5 Baths. Fireplace. Pool. Amazing Views. 8.2± Acres. **Maria Taylor. 860.868.7313.**

### MIDDLEBURY, CT



**\$995,000**

Pristine Colonial. 5 Bedrooms with In-law Suite. 3 Fireplaces. Sunroom. Pool. Patio. Gardens. 3.04± Acres. **Maria Taylor. 860.868.7313.**

### WOODBURY, CT



**\$799,000**

Stunning Hilltop View. 4 Bedrooms. 2 Fireplaces. Updated Kitchen. Award-winning Infinity Pool. Patio. Stonewalls. 5± Acres. **Wendy Westcott. 860.868.7313.**

### WOODBURY, CT



**\$778,000**

Vintage Greek Revival. 4 Bedrooms. 3 Fireplaces. Patio. Barn with Loft. 3-Bay Garage with Workshop. Pond. Stonewalls. 4.12± Acres. **Maria Taylor. 860.868.7313.**

A Sampling of Klemm's Exclusive Listings

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](http://www.klemmrealestate.com)

### WOODBURY, CT



**\$729,500**

Hidden Elegance. 3 Bedrooms. 2 Fireplaces. Vaulted Ceilings. Patio. Stonewalls. 5.09± Acres. **Sindy Butkus. 203.263.4040.**

### WOODBURY, CT



**\$675,000**

1760 Jabez Bacon House. Area's Most Important Historic Property. Original Details. In-law Apartment. Barn. **Beverly Mosch. 860.868.7313.**

### MIDDLEBURY, CT



**\$649,000**

Stylish Home. 4 Bedroom Suites. Fireplace. Heated Garage. Surrounded by Land Trust. 2.97± Acres. Owner/Agent. **Wendy Westcott. 860.868.7313.**

### WOODBURY, CT



**\$497,000**

Unique Commercial/Residential Property. 2 Homes & Barn. 1.79± Acres. **Sindy Butkus. 203.263.4040.**

### WOODBURY, CT



**\$449,900**

Charming Colonial. 3 Bedrooms. Fireplace. Sunny & Open. Level Yard. Shed. Quiet Location. 1.5± Acres. **Nathalie Gaggini. 860.567.5060.**

### WOODBURY, CT



**\$419,000**

Turn-key Classic Colonial. 4 Bedrooms. 2 Fireplaces. Oversized Deck. Private Backyard. Great Commuter Location. **Kathy Ashton. 203.263.4040.**

### MIDDLEBURY, CT



**\$414,900**

Immaculate Colonial. 4 Bedrooms. 3.5 Baths. 2 Fireplaces. Deck. Gardens. Close to State Bridal Trail. 1.14± Acres. **Kathy Ashton. 203.263.4040.**

### SOUTHBURY, CT



**\$399,000**

Spacious Colonial. 4 Bedrooms. Fireplace. Expansive Deck. 2-Bay Garage. Gardens. 3.76± Acres. **Sindy Butkus. 203.263.4040.**

**BURY NICE!**



### WOODBURY, CT



**\$389,000**

Riverfront Vintage Colonial. 3 Bedrooms. 4 Fireplaces. Many Original Details. Stonewalls. Great Location. 8.23± Acres. **Claudine Harding. 203.263.4040.**

### WOODBURY, CT



**\$269,900**

Classic Gambrel. 5 Bedrooms. Fireplace. 3-car Garage. Needs Your Imagination. 2.58± Acres. More Land Available. **Sindy Butkus. 203.263.4040.**

### WOODBURY, CT



**\$254,900**

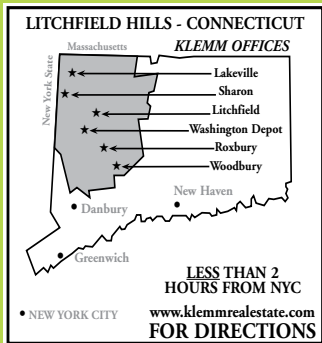
Country Charmer. 4 Bedrooms. 2 Baths. Garage. Level Lot. Private. Close to Town. **Sindy Butkus. 203.263.4040.**

*A Sampling of Klemm's Exclusive Listings*

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**

**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.

*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. Offering subject to error, omissions, 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.*

8/14

## MIDDLEBURY, CT

**8 Fifty**  
489 Middlebury Road  
203.528.4457 8fiftypizza.com

**The Cafe**  
1365 Whittemore Road  
203.528.0130  
middleburyconsignment.com/the-cafe/

**Cheng Square**  
1655 Straits Turnpike  
203.577.6888

chengsquare.weebly.com

**Chubba's**  
1625 Straits Turnpike  
203.577.3900

**Juniper's Restaurant**  
1383 Whittemore Road  
203.598.0422 junipersct.com

**L Restaurant**  
199 Park Road  
203.758.8991  
lrestaurantonline.com

**Leo's Restaurant**  
900 Straits Turnpike  
203.598.0166

**Middlebury Pizza**  
1255 Middlebury Road  
203.758.1835 middleburypizza.com

**Milano Osteria**  
564 Middlebury Road  
203.758.5640  
milano-osteria-middleburycct.com

**Maples Family Restaurant**  
725 Straits Turnpike  
203.758-2502 maplesrestaurant.com

**Maggie McFly's**  
564 Middlebury Road  
203.758.8991 maggiemcflys.com

**Pies & Pints of Middlebury**  
1 Store Road  
203.598.7221 piesandpints.biz

**Vinnie's/Dominic's Pizza**  
1625 Straits Turnpike  
203.758.8846  
dominicsandvinniespizza.com



## SAMPLING of area DINING

### SOUTHBURY, CT

**Antonio's On The Green**  
Heritage Village Country Club  
418 Heritage Road  
203.405.6270

**Denmo's Snack & Dairy Bar**  
340 Main Street South  
203.264.4626

**DiPalma's Pizza**  
304 Union Square  
South Main Street  
203.264.3555 dipalmaspizza.com

**Jordan's Restaurant**  
900 Main Street South  
203.264.7011

**Julio's Wood Fired Pizza Grill**  
220 Main Street South  
203.264.7878  
julioswoodfiredpizzagrill.com

**Laurel Diner**  
544 Main Street South  
203.264.8218

**Leo's Restaurant**  
7 Poverty Road  
203.264.9190

**The Lodge**  
1455 Seymour Road  
203.267.6974 southfordlodge.com

**Maggie McFly's**  
971 Main Street South  
203.264.5700 maggiemcflys.com

**Miranda's Pizza**  
1056 Main Street South  
203.262.6400  
mirandaspizzarestaurant.com

**Nardelli's Grinder Shoppe**  
385 Main Street South  
203.405.3250 nardellis.com

**Oriental Gourmet**  
100 Main Street North  
203.267.7788

**Panera Bread**  
100 Main Street North  
203.267.2084 panerabread.com

**Rathskeller Restaurant**  
88 Main Street South  
203.264.0186 rathskellerct.com

**Sake Asian Fusion Cuisine**  
730 Main Street South  
203.264.2888 sakefusionsouthbury.com

**Samui Thai Cuisine**  
385 Main Street South  
203.405.6688 samuithaicuisine.com

**Senor Pancho**  
385 Main Street South  
203.262.6988 seniorpanchos.com

**Southford Pizza**  
1481 Seymour Road  
203.264.8667

**Starbucks**  
775 Main Street South  
203.267.7548 starbucks.com

**Yvonne's Restaurant**  
1481 Seymour Road  
203.264.0884

### WOODBURY, CT

**Ayla's Bagel and Deli**  
20 Sherman Hill  
203.266.0089

**Carlito's**  
20 Sherman Hill Road  
203.263.8020 carlitosofwoodbury.com

**Carmen Anthony Fishhouse**  
757 Main Street South  
203.266.0011 carmenanthony.com

**Carol Peck's Good News Café**  
694 Main Street South  
203.266.4663 good-news-cafe.com

**The Charcoal Chef**  
670 Main Street North  
203.263.2538

**Constantine's Restaurant**  
1143 Main Street South  
203.263.2166 constantinesct.com

**Curtis House**  
506 Main Street South  
203.263.2101 curtishouseinn.com

**Dottie's Diner**  
740 Main Street South  
203.263.2545

**El Camion Mexican Food Truck**  
308 Sherman Hill Road  
917.608.8484 el-camion.com

**Elenni's Restaurant**  
40 Sherman Hill Road  
203.263.2566 elennisrestaurant.com

**Jade Garden**  
670 Main Street South  
203.586.5070

**Johns Café**  
693 Main Street South  
(203) 263-0188 johnscafe.com

**Market Place**  
641 Main St. South  
marketplace.com  
(opening fall 2014)

**New Morning Natural and Organic**  
738 Main Street South  
203.263.4868 newmorn.com

**Olive Tree**  
1204 Main Street South  
203.263.4555 theolivetreewoodbury.com

**Oven's of France**  
660 Main Street South  
203.263.2540 ovensoffrancect.com

**San Remo**  
135 Main Street North  
203.263.4442 sanremorestaurant.net

**Split Rail**  
230 Main Street South  
203.263.2235

**Woodbury Deli**  
428 Main Street South  
203.263.5627 woodburyledi.com

**Woodbury Diner**  
125 Main Street North  
203.263.4200

**Woodbury Pizza & Restaurant**  
689 Main Street  
203.263.0022 woodburypizzact.com

**#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**



INTERNATIONAL  
PROPERTY  
AWARDS

Official online partner

virgin  
atlantic

2014-2015

