



THE LAURELS
Roxbury, Connecticut

KLEMM REAL ESTATE Inc
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Roxbury, Connecticut

Litchfield County / New York City - 80± miles

The Laurels

Newly constructed shingle & stone style home with endless attention to detail. Sited high above the Shepaug River Valley, it overlooks hundreds of protected acres with spectacular long views. The interior offers 10' ceilings, architectural detailing, layered crown moldings, wood paneling and most notably the bountiful use of French doors and windows to the view. The living room features a marble fireplace, coffered ceilings and three walls of glass. The library is paneled in quarter sawn oak. The gourmet kitchen/family room has a vaulted oak ceiling and an enormous limestone fireplace. The first floor master suite has his and hers bathrooms. All bedrooms are en suite. This property also features a charming three bedroom and two bath guest/caretakers cottage.



Address: 27-29 Mine Hill, Roxbury **Price:** Upon Request

Style: Shingle-style **Age:** 2009 **Sq. Ft.:** 6,845± **Acreage:** 11±

Rooms: 9 **# Bedrooms:** 4 **Baths:** 5 Full, 2 Half **Fireplaces:** 5

Room Description	Size	Level	Room Features	Property Amenities
Living Room	17 x 12	Main	Fireplace, Balcony/Deck, French Doors, Coffered Ceiling, Hardwood Floor	<ul style="list-style-type: none"> • 5 Fireplaces • Wet Bar • 10 ft. Ceilings • Detailed Trim • Alarm System • Porch • Loggia • Caretaker's Cottage • Amazing Views
Dining Room	14 x 13	Main	Fireplace, Balcony/Deck, French Doors, Hardwood Floor	
Family Room	17 x 24	Main	Fireplace, Half Bath, Bow Window, Beamed Cathedral Ceiling, Hardwood Floor	
Den			Fireplace, Balcony/Deck, Hardwood Floor	
Library	17 x 24	Main	Balcony/Deck, French Doors, Oak Paneled Walls, Hardwood Floor	
Foyer	17 x 24	Main	Paneled Walls, Hardwood Floor	
Kitchen	9 x 14	Main	Fireplace, Pantry, Half Bath, Beamed Cathedral Ceiling, Hardwood Floor	
Master Bedroom	11 x 18	Main	His & Her Bath, Hardwood and Marble Floor	
Bedroom 2	10 x 11	Upper	Full Bath, Hardwood Floor, Stone Floor	
Bedroom 3	10 x 10	Upper	Full Bath, Hardwood Floor, Stone Floor	
Bedroom 4	17 x 11	Lower	Full Bath, Hardwood Floor, Stone Floor	

Listing Agent: Maureen Burmann 860.354.3263 Ext. 17 All Data to be confirmed by Buyer.

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