



ULTIMATE COUNTRY COMPOUND

Roxbury, Connecticut

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

Roxbury, Connecticut

Litchfield County / New York City - 80± miles

Ultimate Country Compound

Stunning large barn-style home done by Juan Montoya overlooking the Shepaug River and abutting Land Trust. Living room with floor to ceiling fieldstone fireplace. Exposed antique post and beams throughout. Charming antique guesthouse, pool, tennis court, horse barn, views and meadows. Gated entrance. Significant river frontage. Total privacy.



Address: 20 Tamarack Lane, Roxbury **Price:** Upon Request

Style: Barn-style **Age:** 2002 **Sq. Ft.:** 10,772± **Acreage:** 66.49±

Rooms: 13 **# Bedrooms:** 4-5 **Baths:** 5 Full, 1 Half **Fireplaces:** 5

Room Description	Size	Level	Room Features	Property Amenities
Living Room	34 x 30	Main	Fireplace, Vaulted Ceiling, Exposed Beams, Hardwood Floor	<ul style="list-style-type: none"> • Shepaug River Frontage • Pool with Stone Terrace • Tennis Court • Horse Barn • Chicken Coup • Zip Line • Backup Generator • 2-Bedroom Guesthouse
Dining Room	26 x 16	Main	Fireplace, Exposed Beams, Hardwood Floor	
Kitchen	34 x 18	Main	Eat-in, Exposed Beams, Hardwood Floor	
Family Room	27 x 25	Lower	Fireplace, Full Bath, Exposed Beams, Hardwood Floor	
Den	31.5 x 25.3	Lower	Fireplace, Full Bath, Exposed Beams, Hardwood Floor	
Master Bedroom	34 x 34	Upper	Fireplace, Full Bath, Sitting Room, Vaulted Ceilings, Exposed Beams, Walk-in Closets	
Bedroom 2	14 x 13	Main	Hardwood Floor	
Bedroom 3	14 x 13	Main	Hardwood Floor	
Bedroom 4	27 x 21	Upper	Full Bath, Sitting Room, Loft, Back Staircase, Hardwood Floor	

Listing Agent: Peter Klemm 860.868.7313 Ext. 24 All Data to be confirmed by Buyer.

#1 For Selling Fine Country Properties!

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