

LITCHFIELD COUNTY CONNECTICUT

COME LET US SHOW YOU!



CORNWALL

Architectural Sophistication on Housatonic River. Double Story Living/Dining Room. Guest Apartment. \$1,800,000. Joanne Caldara. 860.868.7313.



WASHINGTON

Meticulous Colonial. Historic District. Terrace. Guesthouse. Garage/Office. Pool. 2.52± Acres. \$3,500,000. Peter Klemm. 860.868.7313.



WASHINGTON

Totally Renovated 1790 Antique. Pool. 2 Ponds. Pool House. Impressive Grounds & Gardens. 16± Acres. \$3,450,000. Gael Hammer. 860.868.7313.



ROXBURY

Sensational Country Home. 5 Bedrooms. Fabulous Eat-in Kitchen. Pool. Views. 12± Acres. Total Privacy. \$2,750,000. Graham Klemm. 860.868.7313.



WASHINGTON

Replica 18th Century Cape. 2 Bedrooms. Barn. Sugar House. Meadows. Forest. Trails. 37± Acres. \$1,995,000. Jim Appleyard. 860.868.7313.



WASHINGTON

Classic Colonial. 6 Bedrooms. Guesthouse. 2 Barns. Pool. Views. Great Location. 32± Acres. \$4,950,000. Carolyn Klemm. 860.868.7313.



WOODBURY

Elegant Shingle-style. Chef's Kitchen. Guest Apartment. Pool. Hot Tub. 7-car Garaging. 3.82± Acres. \$1,750,000. Maria Taylor. 860.868.7313.



ROXBURY

18th Century Colonial. Pool. Antique Barn. Stone Terraces. Beautiful Landscaping. 4.74± Acres. \$895,000. Donna Zehring. 860.868.7313.



ROXBURY

Exceptional Post & Beam. 3 Bedrooms. Fireplace. Pool. View. Abuts Land Trust. 15± Acres. \$1,375,000. Wayne Piskura. 860.354.3263.



MIDDLEBURY

Magnificent Historic Home. Updated Kitchen & Baths. Wine Cellar. Parklike Setting. 5.65± Acres. \$950,000. Cookie Keggi. 203.263.4040.



WINSTED

Highland Lake Direct Waterfront Log-style. 3 Bedrooms. Dock. Stairwell to Water. Lake Views. \$850,000. Mike Conlogue. 860.435.6789.



LITCHFIELD

Stylish 1760 Milton Colonial. Gardens. Fields. Ponds. Views. Potential Horse Property. 38.18± Acres. \$1,998,000. Cleve Fuessenich. 860.567.5060.

#1 For Selling Fine Country Properties!

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LITCHFIELD COUNTY CONNECTICUT

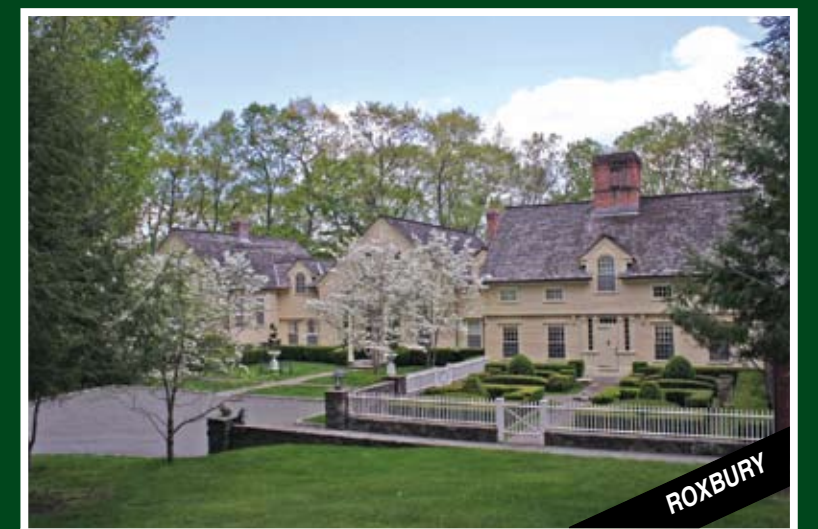
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PROPERTY GUIDE

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ROXBURY

Dogwood Farm. Magnificent Colonial. Guesthouse. Art Barn. Party Barn. Pool. Trails. 3 Bridges. Waterfall. Ponds. 128.97± Acres. \$9,300,000. Carolyn Klemm. 860.868.7313.

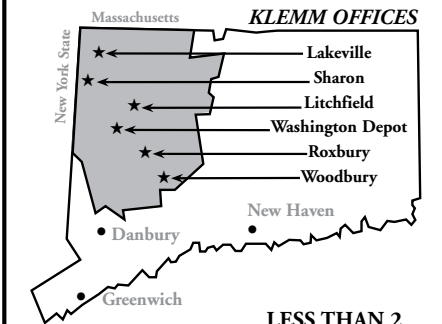


WASHINGTON

Stunning 12,500sf Barn-style Home. 16 Rooms. 5 Bedrooms. 7.5 Baths. 3 Fireplaces. Pool. Pool Cabana. Gardens. Views. 80± Acres. Ultra Privacy. \$8,750,000. Peter Klemm. 860.868.7313.

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LITCHFIELD COUNTY CONNECTICUT

SCENERY, NOT A SCENE!



MILLERTON, NY
Restored Georgian Colonial. Museum Quality. 24 Rooms. Indoor Pool. Pergola. Privacy. 245± Acres. \$16,000,000. Drew Hingson. 860.435.6789.



ROXBURY
New Architect-designed Home. Huge Views. Infinity Edge Pool. 15± Acres. Abuts Land Trust. Privacy. \$5,900,000. Carol Bablonka. 860.868.7313.



WASHINGTON
Classic Connecticut Colonial. Guesthouse. Pool. Tennis Court. Privacy. Western Views. 130± Acres. \$9,995,000. Carolyn Klemm. 860.868.7313.



WASHINGTON
Major Estate. Historic District. Guesthouse. Pool. Ponds. 10± Acres. Many Amenities. Must See! \$3,995,000. Peter Klemm. 860.868.7313.



WARREN
Lake Waramaug Shingle style. 4 Bedrooms. 176' Water Frontage. Stone Pier/Landing. 1.28± Acres. \$2,460,000. Nancy Coviello. 860.868.7313.



ROXBURY
Shingle-style. 4 Bedrooms. Fully Finished Basement with Billiard Room, Kitchen & Gym. 6± Acres. \$2,300,000. Peter Klemm. 860.868.7313.



WOODBURY
Newer Colonial. 4 Bedrooms. Fireplace. Patio. Outdoor Fireplace. Level Yard. 1.84± Acres. \$959,000. Sindy Butkus. 203.263.4040.



WOODBURY
Main Street Vintage with Attached Apartment. Barn. 1.01± Acres. Residential & Commercial Zoning. \$830,000. Kathy Ashton. 203.263.4040.



SHARON
Fabulous & Gracious Newly Decorated Country House. Screened Porch. Pool. Minutes to Sharon Green. \$975,000. Rebecca Ward. 860.435.6789.



BRIDGEWATER
Pristine Cape in Idyllic Setting. 4 Bedrooms. Fireplace. Screened Porch. Stream. Stonewalls. 10.23± Acres. \$999,000. Wendy Westcott. 860.868.7313.



WASHINGTON
Ehrick Rossiter Designed Shingle-style. Pool. 2-Story Barn. Borders Steep Rock Land Preserve. 3.24± Acres. \$1,699,000. Sallie Smith. 203.263.4040.



ROXBURY
Colonial/Cape. 5 Bedrooms. 3 Fireplaces. Eat-in Kitchen. Lower Level Guest Suite. Patio. 3± Acres. \$895,000. Joseph Lorino. 860.868.7313.

Activities Abound:

- | | | | |
|-------------------|---------------|------------------------|-------------|
| Amusement Parks | Ballooning | Celebrated Restaurants | Cycling |
| Antiquing | Bird Watching | Charming Inns | Festivals |
| Appalachian Trail | Camping | Cooking Classes | Fly Fishing |
| Art Galleries | Carnivals | Country Fairs | Golfing |

LITCHFIELD COUNTY CONNECTICUT

80± MILES FROM MANHATTAN!



NEW MILFORD
Stone & Clapboard Sprawling Country House. Major Views. Pool. Pool House. Privacy. 75.92± Acres. \$5,900,000. Carolyn Klemm. 860.868.7313.



SHARON
Classic Renovated 1890's Estate. 5 Bedrooms. Guest/Caretaker's Apartment. Pond. Gardens. 30± Acres. \$3,975,000. Roger Saucy. 860.868.7313.



WASHINGTON
Magnificent Horse Property. Contemporary. 22-Stall Heated Barn. Paddocks. Pastures. 48.11± Acres. \$3,900,000. Judy Auchincloss. 860.868.7313.



WASHINGTON
Classic Colonial. 4 Bedrooms. 6 Fireplaces. Pool. Gardens. 1.1± Acres. Moments to Steep Rock. \$1,995,000. Graham Klemm. 860.868.7313.



BRIDGEWATER
Antique Colonial. 4 Bedrooms. Fireplace. Period Details. Guesthouse. Pool. Barn/Garage. 23± Acres. \$2,450,000. Joanne Caldara. 860.868.7313.



ROXBURY
Old Trowbridge Mill. Restored Antique Mill with Mill Pond. 5 Bedrooms. 4 Fireplaces. 24.5± Acres. \$2,450,000. Sally Gorman. 860.354.3263.



ROXBURY
1792 Renovated Antique. 3 Bedrooms. Guesthouse. Pool. Barns. Gardens. Meadows. Pond. 6.17± Acres. \$2,200,000. Sarah Shinn Pratt. 203.263.4040.



WOODBURY
Grand Colonial. 5 Bedrooms. High-end Appliances. Pool. Professional Landscaping. 12.08± Acres. \$2,100,000. Maria Taylor. 860.868.7313.



KENT
Spectacular Private Contemporary. 5 Bedrooms. 5.5 Baths. Studio. Pool. Distant Views. 18.98± Acres. \$2,500,000. Carolyn Klemm. 860.868.7313.



WOODBURY
1760 Jabez Bacon House. Area's Most Important Historic Property. Original Details. In-law Apartment. \$1,100,000. Beverly Mosch. 860.868.7313.



WINCHESTER
Highland Lake Waterfront. Beautiful Victorian. 2 Cottages. 2 Extra Building Lots. Dock. 2.98± Acres. \$1,350,000. Trish Kropp. 860.567.5060.



MIDDLEBURY
Landmark Georgian Colonial. Currently Tucker Hill Inn. Business Sold Separately. Convenient Location. \$650,000. Sindy Butkus. 203.263.4040.

Activities Abound:

- | | | | |
|-----------------------|-------------------------|----------|-----------------|
| Hiking in Land Trusts | Music Festivals | Sailing | State Parks |
| Historic Museums | Music Mountain Concerts | Shooting | Summer Theaters |
| Horseback Riding | Nature Centers | Shopping | Tennis |
| Lime Rock Races | Rafting | Skiing | Vineyards |