

KLEMMguide

Let **KLEMM**guide you to Properties for sale and rent
in the Northwest Hills of Litchfield County, CT and
Dutchess & Columbia Counties, NY.

#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

Over - \$4m

KLEMM REAL ESTATE Inc
PREMIER BROKERS

BENCHMARKsale

*Kent. * Highest Sale Year-to-Date. Ask \$13,998m.*



ROXBURY

Ultimate Country Compound. Barn-style Home. Guesthouse. Pool. Tennis. Barn. Meadows. Views. Privacy. Riverfront. 66.49± Acres. \$8,900,000. Peter Klemm. 860.868.7313.



NORTH EAST, NY

Sublime Country Estate. Museum Quality 1770 House with 24 Rooms. Pool. Trails. Catskill Views. Privacy. 114± Groomed Acres. \$7,900,000. Graham Klemm. 860.868.7313.



WASHINGTON

Remarkable Shingle-style Compound. Infinity Pool. 16-stall Barn. Pond. Many Amenities. Abuts Steep Rock Land Trust. 20± Acres. \$6,900,000. Judy Auchincloss. 860.868.7313.



ROXBURY

Newly Constructed Shingle & Stone Home. 4 Bedrooms. 5 Fireplaces. Guest/Caretaker's Cottage. Long Views. 11± Acres. \$4,995,000. Maureen Burmann. 860.354.3263.

% OF MARKET SHARES

#1 KLEMM

OFF THE CHARTS!

LITCHFIELD COUNTY \$1.0+ MILLION SALES
MARKET SHARE 1/1/09 - 12/31/09**

KLEMM OUTSELLS COMPETITION BY TRIPLE!

#1 KLEMM AGENCY 2 AGENCY 3 AGENCY 4 AGENCY 5 AGENCY 6 AGENCY 7 AGENCY 8

In 2009, Klemm dominated the market in \$1.0+ million in the following towns: Bridgewater, Litchfield, Middlebury, Roxbury, Sherman, Warren, Washington, Woodbury.

** Source: CMLS, CTMLS & Commercial Record

BENCHMARKsale

Roxbury. Highest Sale Ever. Ask \$9.3m.

\$2m - \$4m

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WASHINGTON

Fabulous Compound. 5 Bedrooms. 3 Fireplaces. Guesthouse. Pool. Cabana. Tennis. Entertainment Barn. Lovely. 6.17± Acres. **\$3.750.000. Peter Klemm. 860.868.7313.**



LITCHFIELD

Stillman II. Extraordinary Mid-Century Breuer Masterpiece. 4 Bedrooms. Studio. Pool. 2-car Garage. Privacy. Views. 9.5± Acres. **\$3.795.000. Roger Saucy. 860.868.7313.**



WASHINGTON

Contemporary Farmhouse. Built to the Highest Standards. 6 Bedrooms. Guesthouse. Pool. Tennis. Premier Location. 10± Acres. **\$3.975.000. Peter Klemm. 860.868.7313.**



WASHINGTON

Meticulous Colonial. Historic District. 4 Bedrooms. Bluestone Terrace. Guesthouse. Detached Garage/Office. Pool. 2.52± Acres. **\$3.500.000. Peter Klemm. 860.868.7313.**



WASHINGTON

Major Estate. Historic District. Highest Standards of Construction. Guesthouse. Pool. Ponds. Many Amenities. Privacy. 10± Acres. **\$3.695.000. Peter Klemm. 860.868.7313.**



LITCHFIELD

Luxuriously Appointed Georgian Colonial. Guesthouse. Outbuildings. Tennis. Pool. In-town Location. 3.81± Acres. **\$3.450.000. Cleve Fuessenich. 860.567.5060.**

\$2m - \$4m

KLEMM REAL ESTATE Inc.
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BENCHMARKsale

Washington. Highest Sale Year-to-Date. Ask \$7.9m.



WASHINGTON

Rare Lake Waramaug Boathouse with Frontage & Views. 4-5 Bedrooms. 5 Fireplaces. Barn. Floating Dock. 7± Acres. **\$3,500,000. Peter Klemm. 860.868.7313.**



ROXBURY

Elegant Shingle-style. 5 Bedrooms. 5 Fireplaces. Gourmet Kitchen. Pool. Pool House. Views. Imagine. 14.28± Acres. **\$3,600,000. Maria Taylor. Wendy Westcott. 860.868.7313.**



BRIDGEWATER

Unique Property. 1815 Main House. Converted Barn/Guesthouse. 2 Additional Barns. Stonewalls. Gardens. Views. 205± Acres. **\$3,000,000. Judy Auchincloss. 860.868.7313.**



ROXBURY

Stately Colonial. 4 Bedrooms. 4 Fireplaces. Bluestone Patio. Infinity Pool. Pond. Distant Views. Wine Cellar. 8.26± Acres. **\$2,750,000. Peter Klemm. 860.868.7313.**



BRIDGEWATER

Antique Colonial. Mint Condition. 5 Bedrooms. Pool. Guesthouse. Gardens. Long Western Views. Choice Location. Charm. 27± Acres. **\$2,350,000. Carolyn Klemm. 860.868.7313.**



WASHINGTON

Sprawling Mediterranean-style Country House. 5 Bedrooms. 3 Fireplaces. Views. Pool. Abuts Steep Rock Land Trust. 5.82± Acres. **\$2,500,000. Christina Klemm. Carolyn Klemm. 860.868.7313.**

BENCHMARKsale

Middlebury. Highest Sale Year-to-Date. Ask \$2.575m.

\$1m - \$2m

KLEMM REAL ESTATE Inc.
PREMIER BROKERS



ANCRAM, NY

Renovated Farmhouse with Post & Beam Addition. Dairy Barn. Pond. Distant Views. 15 minutes to Metro North. 10± Acres.
\$1.750.000. Drew Hingson. 860.435.6789.



WASHINGTON

Elegant Country Antique. 5 Bedrooms. 3 Fireplaces. Artist's Studio/In-law. Pool. Barn/Garage. Garden. Views. 8.87± Acres.
\$1.995.000. Gael Hammer. 860.868.7313.



BRIDGEWATER

Lakefront Colonial. 5+ Bedrooms. Fireplace. Screened Porch. Patio. Stonewalls. Dock. Quiet Road. Lake Views. 3± Acres.
\$1.900.000. Wendy Westcott. 860.868.7313.



ROXBURY

Old Trowbridge Mill. Restored Antique Mill with Mill Pond. 5 Bedrooms. 4 Fireplaces. 7 Waterfalls. Terraced Lawns. 20.5± Acres.
\$1.695.000. Sally Gorman. 860.354.3263.



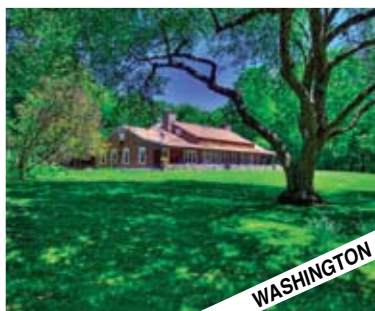
BRIDGEWATER

Wonderful Colonial. 5 Bedrooms. State-of-the-art Country Kitchen. 2-car Garage. Views. Gardens. Many Amenities. 6.27± Acres.
\$1.995.000. Carolyn Klemm. 860.868.7313.



MERRYALL

Antique Renovated Historic Federalist. 4 Bedrooms. 3 Fireplaces. Pool. 2 Ponds. Barns. Heated Pool. Riding Trails. 58± Acres.
\$1.800.000. Graham Klemm. 860.868.7313.



WASHINGTON

Horse Property. 3 Bedroom Main House. Guesthouse. Barns. Open Fields. Babbling Brook. Pond. Privacy. 55± Acres.
\$1.950.000. Peter Klemm. 860.868.7313.



BRIDGEWATER

Shingle & Stone Colonial. 3-4 Bedrooms. 2 Fireplaces. Open Floor Plan. Outdoor Patios. Covered Porch. River Rights. 3.875± Acres.
\$1.295.000. Carol Bablonka. 860.868.7313.



SHARON

Custom 4,000sf Colonial. 5-6 Bedrooms. 2 Fireplaces. Cook's Kitchen. Oversized 2-car Garage. Pond. Privacy. 5.51± Acres.
\$1.450.000. Joseph Lorino. 860.868.7313.

\$1m - \$2m

KLEMM REAL ESTATE Inc.
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BENCHMARKsale

Bridgewater. Highest Sale Year-to-Date. Ask \$2.395m.



FALLS VILLAGE

Renovated Cottage. Completely Restored by Renowned Designer Eric Cohler. 4 Bedrooms. 6 Fireplaces. Orchard. 2-car Garage. 3.17± Acres. **\$1.200.000. Graham Klemm. 860.868.7313.**



WASHINGTON

Shingle-style Home. 4 Bedrooms. 2 Fireplaces. Heated Garage. Pool. Stream. Privacy. Views. Abuts Steep Rock Land Trust. 7.65± Acres. **\$1.695.000. Gael Hammer. 860.868.7313.**



WASHINGTON

The Joel Stone House. c 1754. In-town Colonial. 4 Bedrooms. 4 Fireplaces. Elevator. Extensive Period Details. Formal Garden. **\$1.595.000. Beverly Mosch. 860.868.7313.**



WASHINGTON

Ehrick Rossiter-designed Shingle-style. 3 Bedrooms. Pool. 2-Story Barn. Borders Steep Rock Land Preserve. 3.24± Acres. **\$1.495.000. Sallie Smith. 203.263.4040.**



ROXBURY

Meticulously Restored Home. 4-5 Bedrooms. Luxury Kitchen. Home Theater. Horse Barn. Abuts Steep Rock. Pool. 12± Acres. **\$1.695.000. Peter Klemm. 860.868.7313.**



WASHINGTON

Quintessential New England Home. 4 Bedrooms. 4 Fireplaces. Pool. Barn/Garage. Lavish Grounds. Location! 7.35± Acres. **\$1.675.000. Maria Taylor. Gael Hammer. 860.868.7313.**



ROXBURY

Totally Renovated 1795 Colonial Estate. Brooks. Stonewalls. Private Location. Quiet Dirt Road. 6.85± Acres. More Land Available. **\$1.450.000. Peter Klemm. 860.868.7313.**



CORNWALL

Architectural Sophistication on Housatonic River. Gourmet Kitchen. Double Story Living/Dining Room. Views. Privacy. **\$1.800.000. Joanne Caldara. 860.868.7313.**



ROXBURY

Gracious Renovated Colonial. 4 Bedrooms. 3 Fireplaces. Potential Horse Property. Picture Perfect! Dead-end Road. 4± Acres. **\$1.395.000. Donna Zehring. 860.868.7313.**

BENCHMARKsale

Warren. Highest Sale Year-to-Date. Ask \$2.395m.

\$500k - \$1m

KLEMM REAL ESTATE Inc
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1830's Greek Revival. 6 Bedrooms. Post & Beam Barn. Pastures. Paddocks. 3.3± Acres. **\$899,000. Cookie Keggi. 203.263.4040.**



Vintage Carriage House. Meticulously Restored. 2 Bedrooms. In-town Location. **\$845,000. Peter Klemm. 860.868.7313.**



Mint Reconstructed Barn. 3-4 Bedrooms. Stone Fireplace. Pool. Views. 4.87± Acres. **\$795,000. Judy Auchincloss. 860.868.7313.**



Mid-century Modern. 5 Bedrooms. Fireplace. Game Room. Patio. Views. 3.3± Acres. **\$785,000. Maria Taylor. 860.868.7313.**



The Dempsey-Blake House. 3-4 Bedrooms. 2 Fireplaces. Close to Green. 1.52± Acres. **\$595,000. Cleve Fuessenich. 860.567.5060.**



Highland Lake Direct Waterfront Log-style. 3 Bedrooms. Fireplace. Dock. Lake Views. **\$785,000. Mike Conlogue. 860.435.6789.**

CountryRENTALS



Country Home. 4 Bedrooms. Pool. Pond. **\$50,000/Summer 2011. \$6,000/Month Annually. Roger Saucy. 860.868.7313.**



Converted Barn. New Gunite Pool. 6± Acres. **\$145,000/Annually. Peter Klemm. 860.868.7313.**



Renovated Antique. 5 Bedrooms. Party Barn. Pool. **\$25,000/Month Summer 2011. \$15,000/Month Annually. Roger Saucy. 860.868.7313.**



Renovated Country Home. Pool. Stream. Pond. **\$4,900/Month Seasonally. \$125,000/Annually. Peter Klemm. 860.868.7313.**



Converted Barn & Cottage. Premier Location. **\$6,000/Month Summer 2011. \$3,000/Month Annually. Roger Saucy. 860.868.7313.**



1910 Colonial. 4 Bedrooms. Pool. 3.78± Acres. **\$4,500/Month Seasonally. \$75,000/Annually. Peter Klemm. 860.868.7313.**

Over - \$4m

BENCHMARKsale

Woodbury. Highest Sale Year-to-Date. Ask \$2.1m.



WOODBURY

Grand Colonial. 5 Bedrooms. Pavilion. Gazebo. 30± Acre Lake. Beach Area. Bath House. Gardens. 96.37± Acres. Special. **\$4,500,000. Graham Klemm. Maria Taylor. 860.868.7313.**



AMENIA, NY

Highly Rated Troutbeck Inn, Conference Center and Corporate Retreat. Many Possibilities. Pool. Tennis. River. Gardens. 43± Acres. **\$11,750,000. Roger Saucy. 860.868.7313.**



WASHINGTON

Rossiter-designed Country House. Guesthouse. Caretaker's House. Gym. Saunas. Pool. Tennis. Ponds. Outbuildings. Privacy. 10± Acres. **\$5,800,000. Carolyn Klemm. 860.868.7313.**



N. PRESTON / N. MILFORD

Stone & Clapboard Sprawling Country House. Pool. Caretaker's Cottage. Barn/Garage. Pond. Amazing Views. Privacy. 75.92± Acres. **\$5,900,000. Carolyn Klemm. 860.868.7313.**

LITCHFIELD HILLS - CONNECTICUT

Massachusetts
New York State

KLEMM OFFICES

- ★ Lakeville
- ★ Sharon
- ★ Litchfield
- ★ Washington Depot
- ★ Roxbury
- ★ Woodbury

New Haven

Danbury

Greenwich

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LESS THAN 2 HOURS FROM NYC

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FOR DIRECTIONS

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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.

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2009

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Sharon 860.364.5993 > Washington Depot 860.868.7313 > Woodbury 203.263.4040

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