
Boulders is Sold

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NEW PRESTON—The Boulders Inn, a luxury resort along Lake Waramaug, has been sold to a new

owner, Lake Waramaug, LCC, for \$4 million and will be converted to a private residence. The 42-acre lakefront estate has been vacant since closing in early 2012.

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The property will revert back to its original purpose: to be used as a lavish home. It was built in the 1890s by the Mead family and designed by famous architect Ehrick Rossiter. It was eventually converted to an inn, which was its use for 50 years. The property was sold to Ulla and Kees Adema in 1988 for \$1 million, according to the Wall Street Journal.

Still functioning as an inn, the property was again sold in 1992 to Steve Goldstone of BI Acquisition, LLC. Mr. Goldstone renovated the property, again making it a destination for well-to-do tourists from New York. Cabins, carriage house suites and a stunning view of the sunrise awaited visitors.

Peter Klemm sold the

property on behalf of Klemm Real Estate both in 1992 and again this past November. Originally listed at \$6 million, the property sold on Nov. 20 for \$4 million.

"It's a spectacular property, one of the great properties on Lake Waramaug," Mr. Klemm said. "It's probably got the best view of the lake, the entire property, because it looks down the entire length of the lake, due west, so you get a sunset."

The property has a separate rear carriage house and four duplex cottages up the hillside, Mr. Klemm said, and 27 acres abutting the land trust. He also mentioned a lot of prime water frontage.

The identity of the new owner will remain a mystery, however, because Mr. Klemm said he has a confidentiality agreement with the buyer.

"The owner is very private and just wants it for their own family," he said.

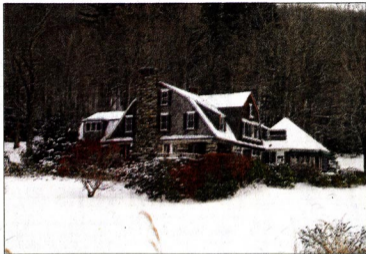


Photo by Laurie Gaboardi — The Litchfield County Times

The Boulders Inn, a luxury resort along Lake Waramaug in New Preston, has been sold to a new owner.

In January 2012, general manager Greer Bernstein posted on the inn's website of its impending closure, noting that the staff was hopeful they'd be able to reopen "as the

economy improves."

"While business in prior years has been quite good, since the recession our strong periods in the summer and fall have not been enough to offset the

slow winter months," Mr. Bernstein wrote.

According to real estate agent Joseph Mustich of Cornet Mustich Realtors in Washington, families buying inns along Lake

Waramaug and converting them to private residences is a trend of late.

The only one left, he said, is the Hopkins Inn. He mentioned that a lot of Limited Liability Companies purchase them, all of which look for a large degree of confidentiality in their purchases.

"People have been buying inns and making them into houses. I guess we're in that cycle now," he said.

Fran Keilty, president of the Washington Business Association said that the Boulders Inn was "certainly a wonderful tourist attraction bringing people to the area." But, that attraction has been in abeyance for the better part of two years, given that the inn's closing.

"Obviously, it's nice to have anything that helps business continue in its present form, but it's not as if it was something currently operating that is being converted," she said.