



LAKE WARAMAUG COMPOUND

New Preston, Connecticut

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

New Preston, Connecticut

Litchfield County / New York City - 80± miles

Lake Waramaug Compound

Grey Rock. Spectacular Lake Waramaug compound on 6± acres. Meticulously renovated c1881 four bedroom main house with wraparound covered porch. Boathouse with over 500' of private lake frontage, floating dock and stone steps into the lake. Property includes guesthouse/garage, infinity pool, pool house and ice house. More land available. Must see!



Address: 79 West Shore Road, New Preston

Price: Upon Request

Style: Custom

Age: 1881 / 2003

Sq. Ft.: 4,644±

Acreage: 5.96±

Rooms: 12

Bedrooms: 4

Baths: 4 Full

Fireplaces: 4

Room Description	Size	Level	Room Features	Property Amenities
Kitchen	19 x 13	Main	Island, Eat-in, Hardwood Floor	<ul style="list-style-type: none"> • 9' Ceilings • Security System • Central Air • Gym • Wrap-around Covered Porch • Wood-shingled Roof • 4-car Detached Garage • Guest House • Ice House • Infinity Gunitite Pool • Pool House • Waterfront • Boat House • Floating Dock • Views
Dining Room	21 x 13.2	Main	Fireplace, Hardwood Floor	
Family Room	17.5 x 17.5	Main	Fireplace, Wet Bar, French Doors, Hardwood Floor	
Den	15 x 12.6	Main	Fireplace	
Library	14.10 x 11	Main	Hardwood Floor	
Living Room	33 x 14.9	Main	Fireplace, 9ft+ Ceiling, Hardwood Floor	
Foyer	13 x 10	Main	Hardwood Floor	
Master Bedroom	16 x 13	Main	Full Bath, Walk-in Closet, Hardwood Floor	
Master Sitting Room	13.10 x 11.9	Main	Hardwood Floor	
Bedroom 2	14 x 13.11	Upper	Hardwood Floor	
Bedroom 3	17.11 x 12.10	Upper	Vaulted Ceiling, Wall-to-wall Carpet	
Bedroom 4	13.5 x 10.4	Upper	Hardwood Floor	
Gym	14.7 x 13.4	Upper	Ceiling Fan	

Listing Agent: Peter Klemm

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All Data to be confirmed by Buyer.

#1 For Selling Fine Country Properties!

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