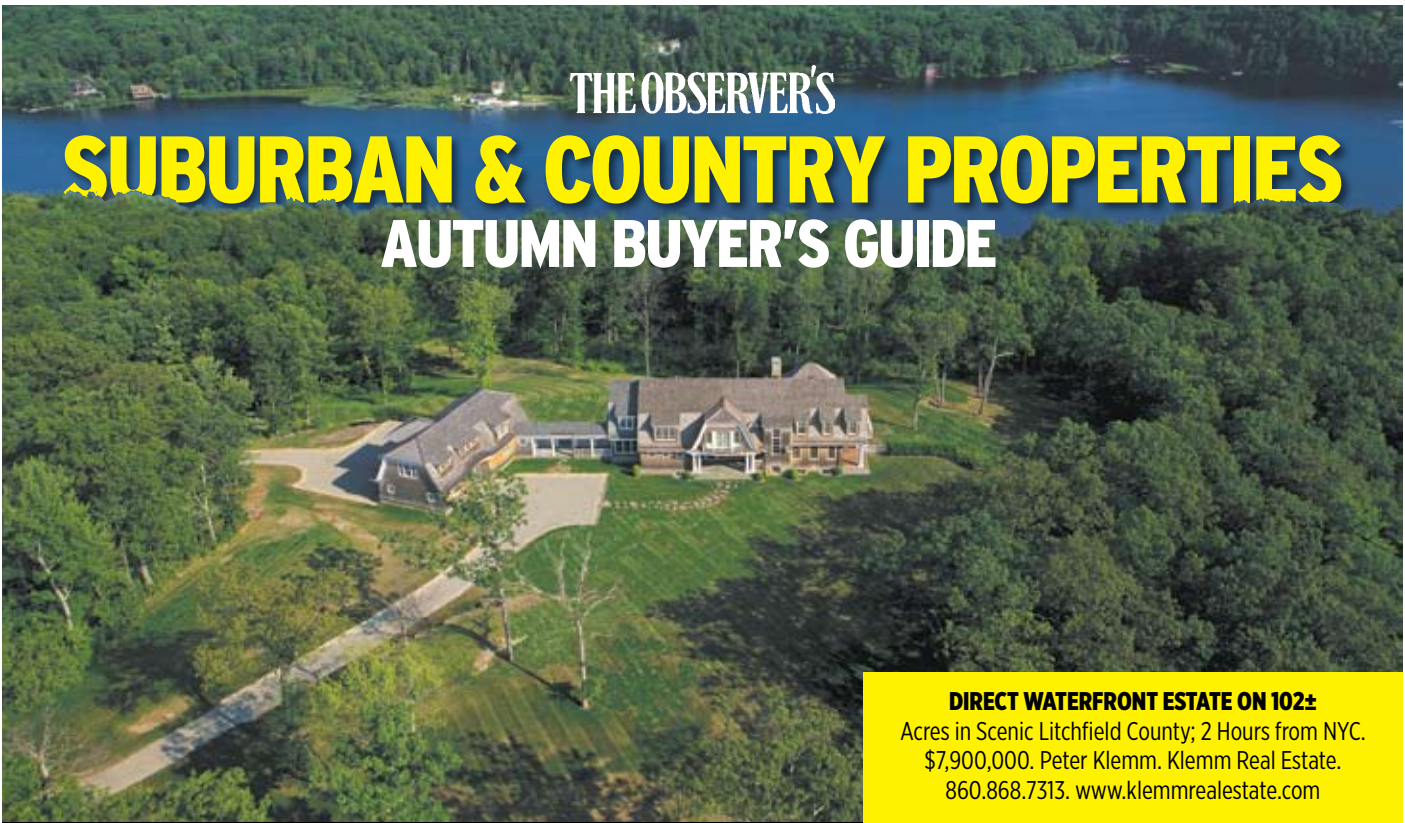


THE OBSERVER'S SUBURBAN & COUNTRY PROPERTIES AUTUMN BUYER'S GUIDE



DIRECT WATERFRONT ESTATE ON 102±
Acres in Scenic Litchfield County; 2 Hours from NYC.
\$7,900,000. Peter Klemm. Klemm Real Estate.
860.868.7313. www.klemmrealestate.com

Photo Courtesy of Klemm Real Estate

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WARREN, CT

The Boulders Inn. Main Inn. Guesthouses. Boathouse.
500' Direct Lake Waramaug Frontage. 25.83± Acres.
\$6,000,000. Peter Klemm. 860.868.7313.

LITCHFIELD, CT

Marcel Breuer. Mid-century Masterpiece. 4 Bedrooms.
Separate Studio. Pool. 2-car Garage. 9.5± Acres. Views.
\$2,995,000. Roger Saucy. 860.868.7313.

ROXBURY, CT

Antique Reproduction. 5-6 Bedrooms. 2 Granite Fireplaces.
High-end Kitchen. Close to Town. 3.07± Acres.
\$1,995,000. Judy Auchincloss. 860.868.7313.

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WASHINGTON, CT

Light & Bright Renovated Cape. 3 Bedrooms. 3 Baths. 2 Fireplaces. Views. Quiet Country Road. \$59,000/Annually. Peter Klemm.



WARREN, CT

100' Frontage on Lake Waramaug. 4 Bedrooms. 5± Acres. Dock. Views. Access to Town Beach. \$3,500/Month Seasonally. Jim Appleyard.



WASHINGTON, CT

Newly Renovated 1910 Colonial. 4 Bedrooms. 4.5 Baths. Fireplace. Central Air. Pool. 3.78± Acres. \$89,000/Annually. Peter Klemm.



SOUTH KENT, CT

Sophisticated Spectacle Lake Direct Waterfront. 4 Bedrooms. 3.5 Baths. Upscale Kitchen. Tennis. \$4,000/Month Seasonally. Jim Appleyard.



ROXBURY, CT

Renovated Country Home. 4 Bedrooms. Luxury Kitchen. Home Theater. Wine Cellar. Pool. Pond. \$89,000/Annually. Peter Klemm.



SALISBURY, CT

"The Lodge" on Twin Lakes. 4 Bedrooms. Screened Porch. Tennis. Basketball. Beach. \$4,000/Month Seasonally. Jim Appleyard.



WASHINGTON, CT

Private Country Estate. Guesthouse. Pool. Overlooks Ponds, Streams & Waterfall. 3.8± Acres. \$129,000/Annually. Peter Klemm.



WASHINGTON, CT

Classic Country Home. 5 Bedrooms. Terraces. Pool. Views. 20± Acres. \$45,000/Summer. Jim Appleyard.



WASHINGTON, CT

Classic Colonial. Recently Renovated & Expanded. 4 Bedrooms. Pool. Patios. Privacy. 3.5± Acres. \$2,900,000. Nancy Coviello.



WASHINGTON, CT

Understated Colonial. 3 Bedrooms. 2-car Garage/Barn. Level Yard. Privacy. 21.42± Acres. \$1,595,000. Gael Hammer.



WOODBURY, CT

Luxury Direct Lake View. 3 Bedrooms. Chef's Kitchen. 2 Offices. Guesthouse. 4.02± Acres. Owner/Agent. \$1,395,000. Kathy Ashton.



ROXBURY, CT

Shingle-style House. 3 Bedrooms. High-end everything. Stonewalls. Gunite Pool. 3.54± Acres. \$1,250,000. Maria Taylor.



SHARON, CT

Historic Brookside Colonial. 4 Bedrooms. 3.5 Baths. Screened Porch. Garden. View. 7± Acres. \$1,250,000. Graham Klemm.



WASHINGTON, CT

Contemporary. 3 Bedrooms. Fireplace. Pool. Views. Trails. Private Location. 2.39± Acres. \$849,000. Carolyn Klemm.



WOODBURY, CT

1760 Jabez Bacon House. Area's Most Important Historic Property. In-law Apartment. Barn. \$775,000. Beverly Mosch.



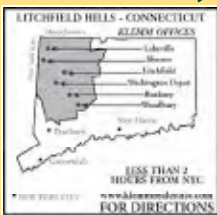
WOODBURY, CT

Exquisite Reproduction. 2-3 Bedrooms. Pool. Stonewalls. Lush Landscaping. 3.3± Acres. \$750,000. Sindy Butkus.

#1 LUXURY SALES

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Sharon

(860) 868.7313

Washington Depot

(203) 263.4040

Woodbury



Local People/Worldwide Connections





Three bedroom Contemporary
with pool and views on 2.39± acres

Photos provided by Klemm Real Estate



1930's Classic Colonial
with five bedrooms, six fireplaces and
views on 6.27± acres



Historic In-town colonial
with eight bedrooms, seven fireplaces
and handsome grounds on 2.12± acres

acres.

“This is an extremely sophisticated place with an emphasis on culture and the arts,” stressed Ms. Klemm. “Many famous people call Litchfield County home.” NY restaurateur, Danny Meyer, artist, Jasper Johns, as well as actors, Meryl Streep and Dustin Hoffman, have all dropped anchor here as countless successful politicians and fashion designers.

Litchfield County, Klemm Real Estate

The rolling countryside and charming villages of Litchfield County offer a seductive alternative to the hubbub of the city. At just one and a half hours from New York City, and two and a half hours from Boston, many individuals flock here for the access to hiking, skiing, water sports, farms and wonderful country shops and restaurants.

“It’s a wonderful place for adults to unwind and a healthy place for children to grow up,” asserted co-founder and owner of Klemm Real Estate, Carolyn Klemm. “Many people come here for the schools and keep a small apartment in New York. We are seeing a lot of families looking for compounds for grandparents, parents and young adults. This seems to be a growing trend.”

Buyers looking to spend under \$1m may be tempted by a “three bedroom Contemporary (pictured top left) with pool and views on 2.39± acres” on a quiet country road in Washington. For over \$1m, a “1930’s Classic Colonial with five bedrooms (pictured top center), six fireplaces and views on 6.27± acres,” located in Bridgewater and listed at \$1,495,000, will surely bewitch prospective buyers. For buyers able to spend over \$2m, “this Historic in-town colonial in Litchfield (pictured top right) is one of the best buys in the area at this time” listed at \$2,200,000. It’s been completely remodeled and has eight bedrooms, seven fireplaces and handsome grounds on 2.12±

Since the beginning of 2012, Klemm Real Estate has brokered the ten highest sales in Litchfield and New Haven Counties in Connecticut, and Columbia and Dutchess Counties in New York. “Each property’s asking price was over a million, with the highest in Roxbury with an asking price of \$3.495 million,” added Ms. Klemm. “These sales are indicative of the attractiveness of the area and surrounding counties.”

Klemm Real Estate has a strong emphasis on customer service, with a very personal hands-on approach with buyers and sellers so that their clients feel special and important. “The Klemm agents have been hand picked over the years and are truly the best of the best,” explained Ms. Klemm. “We are a very social family and truly adore our clients and try to involve them in many exciting social activities to give them a sense of belonging.”