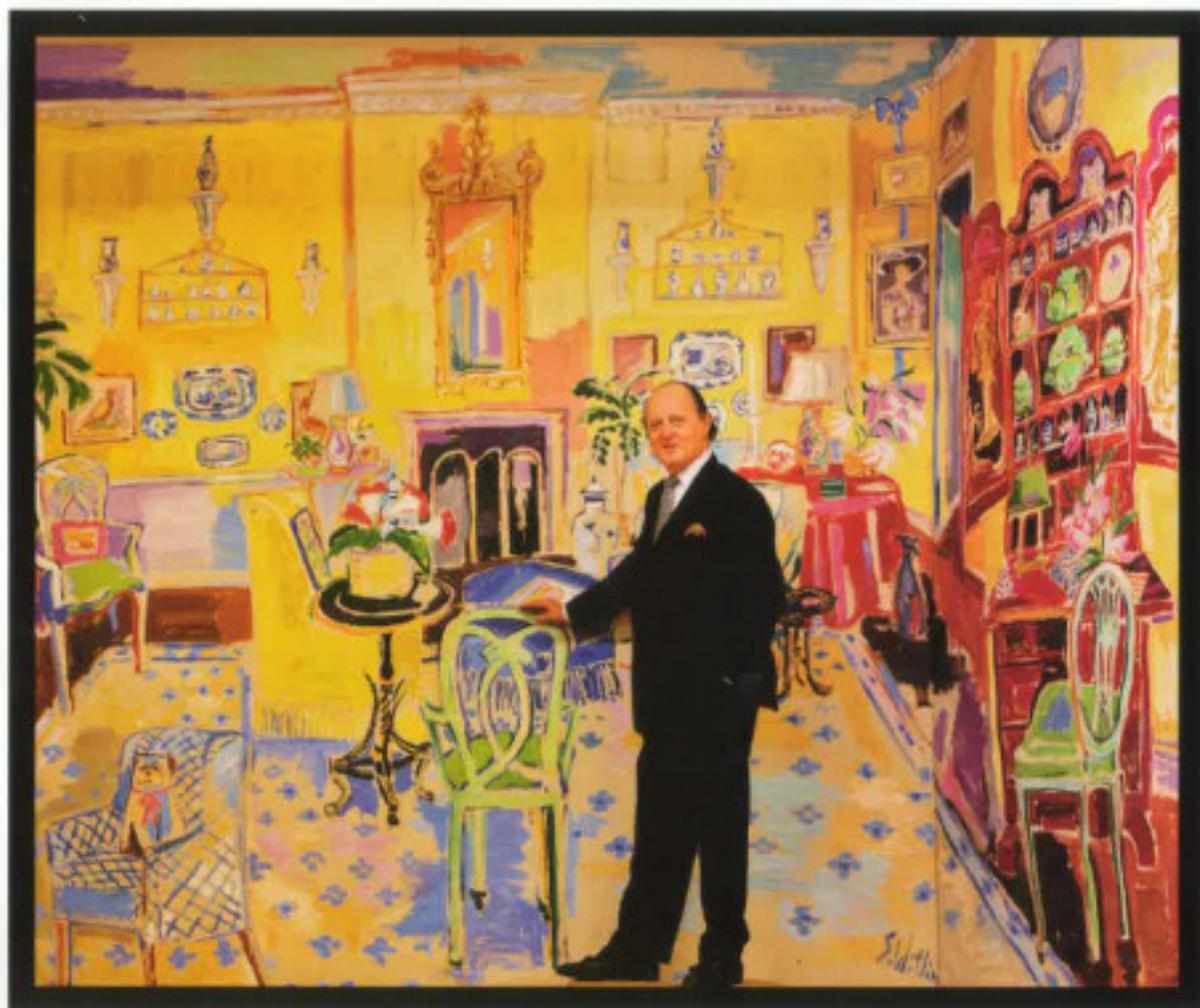


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MARIO BUATTA A.K.A.
THE PRINCE OF CHINTZ



THE LOVELY LANDS OF LITCHFIELD COUNTY

IN PART BECAUSE of its wellspring of picturesque towns and old-fashioned fairs, Litchfield County is quickly becoming New England's premier vacation destination, even though it's a mere 80 miles from New York City. For Litchfield County residents, cozy taverns and five-star inns are the places of sanctuary, the way intimate dinner parties and leisurely luncheons are respites from city life. Mom-and-pop shopping abounds throughout Litchfield County: New Preston's antique shops cover the gamut of furniture and artistic styles; the Sharon Audubon is a great place for a stroll; and Washington Depot's Pantry offers praise-worthy cooking.

Luckily for Litchfield County, there are views and activities to look forward to year-round. In the summer, there are the

crystal-clear lakes; in the winter, the ski slopes. Fly-fishing in the Housatonic River is a ritual for many, and Salisbury hosts its annual Ski Jumping Championship. Litchfield County society is additionally known to play host to a very Connecticut tradition: a circuit of country-luxe parties that combine coveted chefs, art-worthy place settings, and amiable guests. How to get on board? We know just where you can host.

Klemm Real Estate has a gem—its 34-acre hilltop estate located in Sharon, Connecticut. The estate's façade boasts classical features: a gable above the main entrance and two open pediments on each end of the 11-room estate. There's a sleek, Georgian-like symmetry to its L-shaped composition that is both warm

and inviting; its black paneled door stands ready to welcome you home. Once inside, you'll find five exquisitely designed bedrooms and an impeccably up-to-date kitchen. The master bedroom suite features French doors, a full bathroom, and walk-in closet. Also included are a home theater, gym, and heated pool. With sprawling views of the west, the estate is a true find. Homes like this are unique pieces that add to the allure of this county, just as individual Sondheim compositions have contributed to musical theater. And, speaking of Sondheim, he's proud to call Litchfield County home. ♦

Asking \$4,995,000. For more information, please contact Graham Klemm at 860.868.7313.



This page, clockwise from left: Views looking west from the estate's magnificent backyard, located in the heart of Sharon, Connecticut; a heated swimming pool, which complements the yard beautifully; a must for movie buffs: the estate's screening room; the comfortable living room, located on the first floor of the estate; the master bathroom; another living space; a four-post bed rests in one of the second-floor rooms; a second living space. Opposite page: The entrance to the hilltop estate, with 11 rooms, seven bathrooms, and over 5,200 square feet.

