

Boulders sold for \$4 million

Warren Inn deal
being called big
Litchfield County

BY JACK CORAGGIO
REPUBLICAN-AMERICAN

WARREN — The Boulders Inn is sold.

It was shuttered for nearly two years, but the Lake Waramaug estate that for more than a century was a thriving waterfront hospitality institution sold to a private party this week for \$4 million. According to Realtor Peter Klemm the asking price was \$6 million.

Klemm of Klemm Real Estate, which was also the listing agency, brokered the sale he called a "big, important Litchfield County transaction." The more than 25 acres purchased stretch through two Litchfield County towns, Warren and Washington. Only one-fifth of the parcel is in Warren but it is the more valuable piece, encompass-

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INN: New owners still a mystery

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ing \$3.7 million of the overall sale, because it contains the 20-bedroom stone-and-shingle main house.

The transaction signifies another chapter closed in the region's eating and lodging market. Built in 1898 by famed architect Eric Rossiter, Boulders Inn was once one of seven such businesses operating around the centerpiece lake that reaches through Washington and Warren then brushes against Kent.

After the Birches Inn closed a decade ago, only the Boulders and Hopkins inns were left standing. Now it's only the latter.

The news came as a surprise to Washington First Selectman Mark E. Lyon, who used to frequent the property when he was a child because his "parents were friends with the owners." He laments the official

loss of another business in the community.

It is not known who bought the property, or what the new owners plan to do with it.

Apparently the recession hit the inn hard, according to a post on the website.

"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," said manager Greer Bernstein on why the Boulders Inn closed in January 2012.

Ten years before the closure the property was sold by proprietors Cornelius and Ursula Adema to a firm that operated as BI Acquisitions, LLC. The new owner purchased the property from Lake Waramaug, LLC, under the name of Boulders Inn, LLC.

Contact Jack Coraggio at JackCoraggio@gmail.com.



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