



ULTIMATE 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

Ultimate Lake Waramaug Compound

Rare compound with 240' of frontage on coveted Lake Waramaug. Finely detailed main house with four bedrooms and three and a half baths. Grand room proportions. Three fireplaces. Envious kitchen. Library. Porches. Luxurious master suite. Separate boathouse smack-dab on lake's edge with three bedrooms, two full baths, two kitchens and two living rooms. Additional apartment and gym above four-car garage. Spectacular!



Address: 233 West Shore Road, New Preston **Price:** Upon Request

Style: Cottage **Age:** 1910 **Sq. Ft.:** 2,754± **Acreage:** 2.47±

Rooms: 11 **# Bedrooms:** 4 **Baths:** 3 Full, 1 Half **Fireplaces:** 3

| Room Description | Size | Level | Room Features | Property Amenities |
|------------------|---------|-------|--------------------------------------|--|
| Living Room | 24 x 19 | Main | Fireplace, Hardwood Floor | <ul style="list-style-type: none"> Totally Renovated 240' Water Frontage Direct Waterfront Boathouse Large Deck & Beach Area 3 Separate Buildings 4-car Garaging |
| Dining Room | 15 x 21 | Main | Hardwood Floor | |
| Den | 17 x 17 | Main | Fireplace, Hardwood Floor | |
| Kitchen | 20 x 25 | Main | Eat-in, Pantry, Hardwood Floor | |
| Master Bedroom | 15 x 25 | Upper | Fireplace, Full Bath, Hardwood Floor | |
| Bedroom 2 | 15 x 15 | Upper | Full Bath, Hardwood Floor | |
| Bedroom 3 | 15 x 11 | Upper | Hardwood Floor | |
| Bedroom 4 | 11 x 13 | Upper | Hardwood Floor | |
| Foyer | 15 x 20 | Main | Half Bath, Hardwood Floor | |

Listing Agent: Carolyn Klemm 860.868.7313 All Data to be confirmed by Buyer.
Graham Klemm 860.868.7313 Ext. 46

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