A TASTE OF TUSCANY
Woodbury, Connecticut

KLEMM REAL ESTATE Inc
Litchfield County’s Premier Brokers
A Taste of Tuscany

A passage to Italy. Magical Tuscan villa on 7.82± private acres with picturesque river frontage and bordered by Flanders Nature Center. Perfectly located just minutes from the Woodbury center and Washington Depot. Covered loggia and huge terraces provide al fresco living areas. Quality construction from floor to ceiling with luxurious materials and handcrafted details. Light and airy with 13’ ceilings on main level and 10’ ceilings on upper level. Formal living with Rumford fireplace, hand-carved limestone mantel and arched windowed doorway over a set of French doors that leads to terrace. Second set of French doors lead to loggia. Formal dining room with gently curved ceiling and extensive built-in storage. European kitchen with custom red birch cabinetry, stainless appliances, granite countertop and soapstone fireplace and pizza oven. First floor study/office with hand carved wood door, tongue and groove wood ceiling and travertine tile floor. Spacious family room with audio system. Master bedroom with mahogany floor, full bath, walk-in closet, two dressing rooms, balcony and exercise or meditation room. Four additional bedrooms with wood floors, library, laundry room and two full baths complete the second floor living space. Finished lower level with game room and second office have three sets of French doors to outside. Energy-conscious living with geothermal heating (radiant under tile floors), high efficiency insulation and southern exposure. Audio system, surround sound, intercom system, central vacuum and security system.

Address: 344 Weekeepeemee Road, Woodbury
Style: Mediterranean
Age: 2001
# Rooms: 13
# Bedrooms: 5
Baths: 3 Full, 2 Half
Sq. Ft.: 6,000±
Acreage: 7.82±
Fireplaces: 2

Room Description | Size | Level | Room Features
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Living Room | 27 x 17 | Main | Rumford Fireplace, Limestone Mantel, Arched Window, French Doors to Loggia & Terrace
Dining Room | 19 x 12 | Main | Arched Ceiling, Wall of Storage Closets, Crown Molding
Kitchen | 27 x 13 | Main | Stainless Appliances, Granite Counters, Red Birch Cabinetry, Pizza Oven, Soapstone Fireplace
Family Room | 25 x 20 | Main | Surround Sound, Mahogany Floor
Study | 13 x 12 | Main | Handcarved Wood Door, Tongue & Groove Wood Ceiling, Travertine Tile
Library | 19 x 15 | Upper | Ceiling Fan, View, Oak Floor
Rec Room | 31 x 18 | Lower | Half Bath, French Doors, Wood Floor
Office | 12 x 11 | Lower | French Doors, Wood Floor
Master Bedroom Suite | 20 x 16 | Upper | Full Bath, Walk-in Closet, Balcony, Ceiling Fan, Mahogany Floor
Bedroom 2 | 16 x 12 | Upper | Vaulted Ceiling, Oak Floor
Bedroom 3 | 15 x 12 | Upper | Oak Floor
Bedroom 4 | 13 x 12 | Upper | Oak Floor

Listing Agent: Claudine McHugh 203.263.4040 Ext. 109

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