



**A TASTE OF TUSCANY**

Woodbury, Connecticut

**KLEMM REAL ESTATE** Inc

Litchfield County's Premier Brokers

# Woodbury, Connecticut

Litchfield County / New York City - 80± miles

## 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 Weekepeemee Road, Woodbury  
**Style:** Mediterranean      **Age:** 2001      **Sq. Ft.:** 6,000±      **Price:** Upon Request  
**# Rooms:** 13      **# Bedrooms:** 5      **Baths:** 3 Full, 2 Half      **Acreage:** 7.82±  
**Fireplaces:** 2

Room Description	Size	Level	Room Features	Property Amenities
Living Room	27 x 17	Main	Rumford Fireplace, Limestone Mantel, Arched Window, French Doors to Loggia & Terrace	<ul style="list-style-type: none"> <li>• Rumford Fireplaces</li> <li>• 13' Ceilings Main Level</li> <li>• 10' Ceilings Upper Level</li> <li>• Audio System</li> <li>• Intercom System</li> <li>• Central Vac</li> <li>• Security System</li> <li>• Geothermal Radiant Heat</li> <li>• Central A/C</li> <li>• Loggia</li> <li>• Terrace</li> </ul>
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      All Data to be confirmed by Buyer.

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