



PRIVATE WASHINGTON ESTATE

Washington, Connecticut

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

Washington, Connecticut

Litchfield County / New York City - 80± miles

Private Washington Estate

Classic Connecticut Colonial. Attached 3-car Garage. Separate Barn with 2-car Garage and Caretaker Apartment. Guesthouse. Swimming Pool. Tennis Court. Barn. Groomed Walking Trails. Pond. Privacy. Western Views. 130± Acres.



Address: 35 Nichols Hill Road, Washington Subject to Contract **Price:** Upon Request

Style: Colonial **Age:** 1997 **Sq. Ft.:** 8,496± **Acreage:** 130±
Rooms: 15 **# Bedrooms:** 7 **Baths:** 8 Full, 2 Half **Fireplaces:** 8

Room Description	Size	Level	Room Features	Property Amenities
Living Room	19 x 43	Main	2 Fireplaces, Vaulted Ceiling	<ul style="list-style-type: none"> • Attached 3-Car Garage • Separate Barn with 2-Car Garage and Caretaker Apartment • Guesthouse • Swimming Pool • Pool House with Summer Kitchen and Bath • Tennis Court • Barn • Trails • Pond
Dining Room	16 x 18	Main	Fireplace	
Family Room	16.8 x 18	Main	Fireplace	
Kitchen	9 x 14	Main	Eat-in, Butler's Pantry	
Mud Room	23 x 7	Main	Sink	
Master Bedroom	16 x 25	Upper	Fireplace, 2 Full Baths, Walk-in Closets, Cathedral Ceiling	
Bedroom 2	16.6 x 16	Main	Fireplace, Full Bath	
Bedroom 3	15.7 x 16.2	Upper	Fireplace, Full Bath	
Bedroom 4	15.7 x 14	Upper	Full Bath	
Bedroom 5	9 x 11.5	Third	Full Bath	
Bedroom 6	11 x 14	Third	Full Bath	
Bedroom 7	13 x 13.5	Third	Full Bath	
Library	18 x 15.5	Main	Fireplace	
Apartment / Office	25 x 15	Upper	Private Staircase, Kitchen, Office/Living Room, Full Bath	

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

#1 For Selling Fine Country Properties!

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