



COLONIAL BY KENT FALLS

Kent, Connecticut

KLEMM REAL ESTATE INC
LITCHFIELD COUNTY'S PREMIER BROKERS

Colonial by Kent Falls, Kent, CT

Privately located down a quiet country road abutting Kent Falls State Park and its 300± acres of preserved land, forest, trails, river, brooks and the amazing Kent Waterfall, this cedar-shingled Colonial offers a peaceful setting atop an incredible slate ledge with the sounds of the rushing water but is only minutes from the Town of Kent's many restaurants, shops and services. On the main floor, the new mudroom leads from a large wrap deck to the country kitchen with island and hardwood floors, formal dining room, an oversized living room with new hardwood oak floors and a half-bath with laundry. Upstairs there are three bedrooms and two full baths. The master bedroom has soaring 18-foot-high vaulted ceilings and a loft space perfect for an office or extra sitting area, and an unfinished area currently used for storage. A detached two-and-a-half car garage/barn with large loft space upstairs has heat and electricity, and offers room for a shop, gym or office. Additionally, there is an outdoor wood burner, discretely located solar panels and the possibility to pick-up the contract for further panels on the barn/garage. Wonderful opportunity to escape into nature. Must see!



Property Features

- Private & Quiet
- Barn/Garage with Loft
- Abuts State Park
- Outdoor Wood Burner
- Solar Panels
- Wrap Deck
- Garden

#1 for Selling & Renting Fine Country Properties!

KLEMM REAL ESTATE Inc
LITCHFIELD COUNTY'S PREMIER BROKERS

Lakeville/Salisbury 860.435.6789 > Litchfield 860.567.5060 > Roxbury 860.354.3263
Sharon 860.364.5993 > Washington Depot 860.868.7313 > Woodbury 203.263.4040

klemmrealestate.com

Property Data

48 Dugan Road
Kent, CT

7	3	2/1	2,064	1.48±
RMS	BEDS	BATHS	SQFT	ACRES

Price: Upon Request

Listing Agent: Melinda Dubow
860.868.7313 Ext. 117

All Data to be confirmed by Buyer.