

**THE ONLY LITCHFIELD COUNTY INTERNATIONAL PROPERTY AWARD WINNER YEAR AFTER YEAR 2003-2018**

**Klemm vs Goliath Firms**

Multi-Billion Dollar Franchise Corporation  
 Multi-Generational Local Boutique  
 Over \$2 Billion Litchfield County Real Estate Sold  
 #1 Market Share for Luxury (\$1.0m+) Sales Throughout Litchfield County for 20 Years+  
 #1 Luxury Rentals for 20 Years+  
 5 Local Offices & 40 Full-Time Professionals  
 Highest Sale EVER in Bridgewater, Falls Village, Lakeville, Lake Waramaug, Litchfield, Middlebury, New Preston, New Milford, Roxbury, Salisbury, Southbury, Warren, West Cornwall & Woodbury  
 Sold 9 of the Top 10 Sales Countywide During the Past Decade & 14 of the Top 20 Highest Sales EVER in Litchfield County History  
 Participated in 100% of the Top 10 Sales EVER on Lake Waramaug  
 Participated in 100% of the Deals Above \$2.0m in Cornwall During the Past Decade  
 In 2017, Brought More \$1.0m+ Buyers to Litchfield County than Any Other Firm Period  
 Exclusively Listed & Sold the Highest Land Sale Countywide 2017 & YTD  
 Exclusively Listed & Sold 5 of the Top 10 Highest Sales Countywide During 2017  
 SOLD Every Property in Washington Over \$3.0m 2017  
 Sold the 3 Highest Sales on Lake Waramaug 2017  
 Exclusively Listed and Sold the Highest Sale in Litchfield County YTD  
 Exclusively Listed and Sold the Highest Sale in Litchfield County Since 2015  
 Exclusively Listed & Sold the Highest Sale in Morris YTD  
 Exclusively Listed & Sold the Highest Sale in Woodbury YTD

Klemm	Goliaths
NO	YES
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO

Source: Smart MLS and Klemm Privately Brokered Deals 1/1/90 to 6/15/18

**WASHINGTON**



**PRICE IMPROVEMENT**

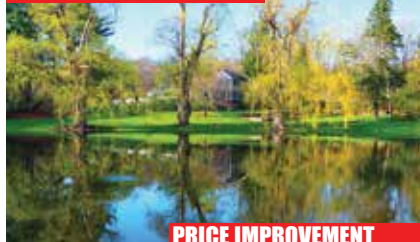
Sophisticated Estate Property. 4 Bedrooms. 7 Fireplaces. 2 Pergolas. Guesthouse. Pool. Pond. Stonewalls. Privacy. 27± Acres. **\$6,550,000. Carolyn Klemm. 860.868.7313.**

**MORRIS**



Architect's Own Home. 5 Bedrooms. Highest Quality Materials Throughout. Wine Cellar. Pool. Cabana. 5-car Garaging. Views. 19.43± Acres. **\$2,995,000. Peter Klemm. 860.868.7313.**

**BRIDGEWATER**



**PRICE IMPROVEMENT**

Country Compound. 3 Bedroom Main House. 2 Bedroom Guest Apartment. Studio/Office. 2 Ponds. 8± Acres. **\$2,200,000. Wendy Westcott. 860.868.7313.**

**WASHINGTON**



Elegant Mansard-style. 5 Bedrooms. Indoor Pool. Guest Apartment/ Garage. Swimming Pond. Trails Abutting Steep Rock. 22.94± Acres. Owner/Agent. **\$1,999,000. Melinda Dubow. 860.868.7313.**

**LITCHFIELD**



Quintessential Estate. 7 Bedrooms. 5 Fireplaces. 2 Bedroom Antique Party Barn. 2 Bedroom Apartment. Pool. 36± Acres. More Land Available. **\$1,795,000. Peter Klemm. 860.868.7313.**

**WARREN**



**PRICE IMPROVEMENT**

Mint Barn-style Home. 3 Bedrooms. 3 Fireplaces. 2 Screened Porches. Patio. Catskill Mountain Views. Privacy. 53.64± Acres. **\$1,575,000. Wendy Westcott. 860.868.7313.**



**#1 for Selling & Renting Fine Country Properties!**

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