

**THE ONLY LITCHFIELD COUNTY INTERNATIONAL PROPERTY AWARD WINNER YEAR AFTER YEAR 2003-2020**

**PRICES DOWN!**



**ROXBURY**  
Spectacular Renovated Barn. 4 Bedrooms. 4 Fireplaces. Media Room. Gunite Pool. Privacy. 8.04± Acres. **\$1,595,000. Peter Klemm. Carolyn Klemm. 860.868.7313.**



**WASHINGTON**  
Newly Improved Cape. 5 Bedrooms. Fireplace. Gunite Pool. Stone Terrace. 3-car Attached Garage. Abuts Land Trust. 7.09± Acres. **\$1,495,000. Peter Klemm. 860.868.7313.**



**ROXBURY**  
Newly Built Custom Colonial. 3 Bedrooms. Heated Pool. 2-car Detached Garage. Privacy. Views. Idyllic Setting. 4.52± Acres. **\$1,395,000. Tim Tierney. 860.868.7313.**



**PRICE IMPROVEMENT**



**BRIDGEWATER**  
Pristine Lake Lillinonah Farmhouse. 3 Bedrooms. 2 Fireplaces. Ozone Pool. Studio with Loft. Dock. Water Views. 1.46± Acres. **\$999,000. Judy Auchincloss. 860.868.7313.**



**WARREN**  
18th Century Colonial. 5 Bedrooms. 3.5 Baths. 2 Fireplaces. Classic Barn. Lake Waramaug Views. Coveted Location. Subdivision Potential. 4.1± Acres. **\$995,000. Peter Klemm. 860.868.7313.**




**NEW LISTING**



**WASHINGTON**  
Newly Renovated Cape. 4 Bedrooms. 3.5 Baths. 2 Fireplaces. Pond. 2-car Attached Garage. Top Location. 4.06± Acres. **\$895,000. Peter Klemm. 860.868.7313.**



**LITCHFIELD**  
Renovated Antique Barn-style. 3-4 Bedrooms. 4 Baths. 4 Fireplaces. Gourmet Kitchen. Open Floor Plan. Pond. Gardens. 4.96± Acres. **\$850,000. Judy Auchincloss. 860.868.7313.**

**WOODBURY**  
Distinguished Mid-Century House. 2 Bedrooms. 3 Fireplaces. Porch. Patio. 2 Sheds. Breathtaking Views. 2 Approved Building Lots. 2.2± Acres. **\$795,000. Beverly Mosch. 860.868.7313.**




**NEW PRESTON**  
Lake Waramaug Cottage. 4 Bedrooms. Fireplace. Terrace. Floating Dock. Water Frontage. Lake Views. Must See! **\$675,000. Peter Klemm. 860.868.7313.**




**WASHINGTON**  
Village Vintage Colonial. 4 Bedrooms. 2 Fireplaces. Guest Cottage. Barn. Terraces. Professional Landscaping. 1.19± Acres. **\$560,000. Wendy Westcott. 860.868.7313.**



**WASHINGTON**  
Private Single-level. 3 Bedrooms. Fireplace. Generator. Woodstove. Heated Pool. Brook. Views. 6.58± Acres. **\$495,000. Tim Tierney. 860.868.7313.**



**WASHINGTON**  
3,800sf Renovated Colonial Office Building. Central Air. Excellent Location. Investment Opportunity. Must See! **\$490,000. Peter Klemm. 860.868.7313.**

**PRICE IMPROVEMENT**



**WARREN**  
Private & Quiet Cape. 3 Bedrooms. Fireplace. Walk-out Basement. Close to Lake Waramaug. 2-car Garage. 2.22± Acres. **\$475,000. Tim Tierney. 860.868.7313.**



**WASHINGTON**  
Commercial Investment. Currently 5 Separate Apartments. Many Possibilities. Prime Location. Overlooking & Abutting Shepaug River. 2.3± Acres. **\$475,000. Peter Klemm. 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