

# KLEMM REAL ESTATE Inc

PREMIER BROKERS

#1 for Selling & Renting Fine Country Properties!

## LAKEVILLE, CT



**\$4,500,000**

Stylish & Sophisticated. 4 Bedrooms. 3 Fireplaces. Pool. Cabana. Garage. Studio. Barns. Views. Abuts Protected Land. 14.21± Acres. **Roger Saucy. 860.868.7313.**

## SHARON, CT



**\$2,895,000**

Classic Renovated 1890's Estate. 5 Bedrooms. Guest/Caretaker's Apartment. Antique Barn. Pond. Gardens. 33.8± Acres. **Graham Klemm. 860.868.7313.**



# KLEMM PROPERTY GUIDE



A SAMPLING OF AREA LISTINGS

Let Klemm Guide you to the **BEST** properties for sale and rent in the Northwest Hills of Litchfield County, CT and Dutchess & Columbia Counties, NY.

2013 HIGHEST SALES\*  
SHARON, ASK \$2.295M  
FALLS VILLAGE, ASK \$2.5M



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

[www.klemmrealestate.com](http://www.klemmrealestate.com)

### SHARON, CT - POOL



**\$4.750.000**

Exceptionally Renovated Colonial. 4 Bedrooms. 3 Fireplaces. Patio. Pool. Bath House. Grill Station. Gardens. Orchard. Views. 9.5± Acres. **Roger Saucy. 860.868.7313.**

### LITCHFIELD, CT



**\$4.400.000**

Sophisticated Retreat. 5 Bedrooms. 6 Fireplaces. 7-car Garage. Terraces. Waterfall. Gardens. Gorgeous Views. 18.59± Acres. **Judy Auchincloss. 860.868.7313.**

### LAKEVILLE, CT



**\$3.950.000**

Lakeville Lake Waterfront Estate. 400'+ Shoreline. 5 Bedroom Shingle-style. Dock. Guesthouse & More Land Available. 10± Acres. **Roger Saucy. 860.868.7313.**

**2013 HIGHEST SALES\***  
SALISBURY, ASK \$1.795M  
NORFOLK, ASK \$899K



### KENT, CT



**\$2.750.000**

Twin Lakes Waterfront Contemporary. 3-4 Bedrooms. Lakeside Cabana. Dock. Views. Fantastic Landscaping. Privacy. 16.5± Acres. **Roger Saucy. 860.868.7313.**

### KENT, CT - POOL



**\$2.395.000**

Private Antique Farmhouse. 4 Bedrooms. 2 Fireplaces. Pool. Pond. Barn with Silo. Views. 10± Acres. **\$2.395.000. Peter Klemm. 860.868.7313.**

### KENT, CT



**\$2.250.000**

Direct Waterfront South Spectacle Lake Contemporary. 4 Bedrooms. 3.5 Baths. Upscale Kitchen. Access to Beach, Tennis & Clubhouse. 3.04± Acres. **Peter Klemm. 860.868.7313.**

### COPAKE, NY



**\$2.250.000**

Taconic Lodge. Country Cottage. Guest Cottage. Pool. Pool House. 5-car Garage. Terraces. Pergola. Orchard. Trails. 44.88± Acres. **Drew Hingson. 860.435.6789.**

### CORNWALL, CT



**\$1.295.000**

Foote House. Elegant Colonial in Historic District. Tastefully Restored. 5 Bedrooms. Guesthouse. Barn. Brook. 15.03± Acres. **Rebecca Ward. 860.435.6789.**

### NEW MILFORD, CT



**\$1.175.000**

Candlewood Lake Waterfront. 3 Bedroom Contemporary. Guest Cottage. Private Cove. 2 Docks. Gazebo. Stunning Views. **\$1.175.000. Peter Klemm. 860.868.7313.**

### KENT, CT



**\$895.000**

Updated Cape. 5 Bedrooms. Fireplace. Screened Porch. Walkout Lower Level. Pool. Brook. Gardens. 2± Acres. **\$895.000. Roger Saucy. 860.868.7313.**

### SHARON, CT



**\$825.000**

Wonderful Antique. Pool. Pond. Summer Guesthouse. Studio. Minutes to Town & Train. Land to be Surveyed. 3± Acres. **Graham Klemm. 860.868.7313.**

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**A Sampling of Klemm's Exclusive Listings**

\*Source: GFCMLS & CTMLS 1/11/13 to 12/31/13. Excludes Village of Lakeville.

### FALLS VILLAGE, CT



**\$795.000**

Stylish Antique Colonial. 3-4 Bedrooms. Pool. Pool House. 2-car Garage. Barn. 16.8± Acres. **Graham Klemm. 860.868.7313.**

### NORFOLK, CT



**\$625.000**

Private Estate. 3 Bedrooms. Fireplace. 2-car Garage. 2 Open Fields. Woods. Possible Organic Farm or Vineyard. 35± Acres. **Rebecca Ward. 860.868.7313.**

### SHARON, CT



**\$669.000**

Well-maintained Contemporary. 3 Bedrooms. 2 Fireplaces. Multiple Decks. Generator. Westerly Views. 3± Acres. **Drew Hingson. 860.435.6789.**

### SALISBURY, CT



**\$625.000**

Country Colonial. 3 Bedrooms. 3 Baths. Fireplace. Apartment. Garage. Great Location. 9.15± Acres. **Cleve Fuessenich. 860.567.5060.**

### SHARON, CT



**\$595.000**

Romantic Single-Level Cottage. 3 Bedrooms. Fireplace. Outbuilding. Enchanting Location. Close to Town & Train. 9± Acres. **Graham Klemm. 860.868.7313.**

### NORFOLK, CT



**\$595.000**

Village Victorian. 5 Bedrooms. 2 Fireplaces. Specimen Trees. Abuts Spaulding Preserve. Close to Amenities. 1.5± Acres. Owner/Agent. **Rebecca Ward. 860.435.6789.**

### CORNWALL, CT - POOL

**SALE AGREED**



**\$549.999**

Enchanting Colonial. 2-3 Bedrooms. Fireplace. Pool. 2-car Garage. Barn. Abuts Land Preserve. 3± Acres. **Graham Klemm. 860.868.7313.**

### SALISBURY, CT



**\$495.000**

19± Acres. Hillside Home Site. Rolling Lawns. 2 Spring Fed Ponds. Idyllic Setting. Close to Village & Berkshires. **Wendy Westcott. 860.868.7313.**

**2013 HIGHEST SALES\***  
KENT, ASK \$4.395M  
PINE PLAINS, NY, ASK \$2.95M



### GOSHEN, CT



**\$445.000**

Woodridge Lake Contemporary. 3 Bedrooms. 2 Baths. Fireplace. Water Views. Close to Clubhouse, Beach, Pool & Marina. **Cleve Fuessenich. 860.567.5060.**

### SHARON, CT



**\$269.000**

Single-Level Living. 2 Bedrooms. Fireplace. Screened Porch. 2-car Garage. Close to Kent & Sharon Centers. 4± Acres. **Graham Klemm. 860.868.7313.**

### NORTH CANAAN, CT



**\$169.000**

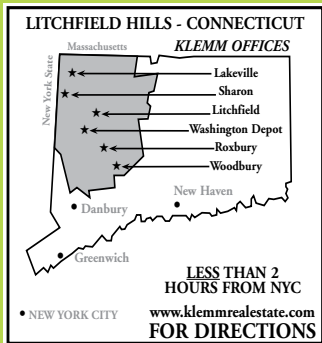
Comfortable Antique. 3 Bedrooms. 1 Bath. 2-car Garage. Spacious Yard. Lovely Neighborhood. Close to Town Amenities. **Mike Conlogue. 860.435.6789.**

*A Sampling of Klemm's Exclusive Listings*

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**COME let us  
show YOU!**



Classic country villages joined by scenic roads set in the rolling Litchfield Hills. Spectacular vistas, freshwater lakes, rushing streams, working farms & private estates located 80± miles from New York City.

Enjoy the simple pleasures of the country. Experience hospitality of World Class Country Inns, Art Galleries and Natural Beauties. Tour some of America's leading Preparatory Schools. Take in the colorful Fall New England Season.

*Any buyer/lessee must satisfy himself by inspections or otherwise as to correctness of any information given, written or verbal. No information may be relied upon as fact, and is given entirely without responsibility of Klemm Real Estate, Inc., its associates or seller/lessor. Offering subject to error, omissions, changes or withdrawal without notice. If your property is currently listed for sale with another Real Estate Broker, this is not intended as a solicitation.* 7/14

**CORNWALL BRIDGE, CT**  
Cornwall Inn & Restaurant  
270 Kent Road  
860.672.6884 [cornwallinn.com](http://cornwallinn.com)  
Family-owned country inn & restaurant.

**KENT, CT**  
Bull's Bridge Inn  
333 Kent Road  
860.927.1000 [bullsbridge.com](http://bullsbridge.com)  
Menu featuring nice selection of steaks, chicken & seafood - in a historic building.

**Fife 'n Drum Restaurant & Inn**  
53 North Main Street  
860.927.3509 [fifendrum.com](http://fifendrum.com)  
Upscale menu, extensive wine list & live piano nightly.

**J.P. Gifford**  
9 Maple Street  
860.592.0262 [jpgifford.com](http://jpgifford.com)  
New American cuisine.

**Kent Pizza Garden**  
17 Railroad Square  
860.927.3733 [kentpizzagarden.com](http://kentpizzagarden.com)  
Enjoy lunch & dinner from extensive menu.

**Kingsley Tavern**  
14 North Main Street  
860.592.0261 [kingsleytavern.com](http://kingsleytavern.com)  
Modified sports bar.

**Panini Cafe & Gelateria**  
7 Old Barn Road  
860.927.5083  
Take-out paninis, cold sandwiches & salads. Soups, gelatto & baked goods.

**Shanghai Chinese Restaurant**  
Kent Green Boulevard  
860.927.4809  
Eat-in or take-out. Chinese specialties.

**Villager Restaurant & Catering**  
28 North Main Street  
860.927.1555 [villagerkent.com](http://villagerkent.com)  
Serving home cooked breakfast & lunch everyday.

## SAMPLING of area DINING



**LAKEVILLE, CT**  
The Boathouse  
349 Main Street  
860.435.2111 [boathouselakeville.com](http://boathouselakeville.com)  
Broad menu including sushi. Nice atmosphere.

**Le Laurentis Brasserie**  
227 Main Street  
860.596.4231 [lelaurentis.com](http://lelaurentis.com)  
Lakeville's newest gathering spot serving lunch & dinner.

**Morgan's Restaurant at the Interlaken Inn**  
74 Interlaken Road  
860.435.9878 [interlakeninn.com](http://interlakeninn.com)  
Casual, yet upscale dining. Choose from dining room or deck.

**Mizza's Pizza**  
6 Ethan Allen Street  
860.435.6266  
Basic pizza, grinders & pasta. Very casual. Delivery available.

**Pastorale Bistro & Bar**  
223 Main Street  
860.435.1011 [pastoralebistro.com](http://pastoralebistro.com)  
Lovely fine dining in antique building. Creative menu. Nice wine list.

**The Woodland**  
192 Sharon Road  
860.435.0578  
Probably the area's most popular place. Make a reservation. Something for everyone. Fun bar scene.

**SALISBURY, CT**  
Chaiwalla  
1 Main Street  
860.435.9758  
Fabulous tea house in the heart of town. Everything homemade & delicious!

**SHARON, CT**  
When Pigs Fly  
29 West Main Street  
860.492.0000  
Barbecue & catering.

**WEST CORNWALL, CT**  
RSVP  
7 Railroad Street  
860.672.7787  
Reservation required. French-style cuisine with intimate seating.

**Wandering Moose**  
421 Sharon-Goshen Turnpike  
860.672.0178 [wanderingmoosecafe.com](http://wanderingmoosecafe.com)  
Casual country restaurant.

**AMENIA, NY**  
Serevan  
6 Autumn Lane  
845.373.9800 [serevan.com](http://serevan.com)  
Eclectic and exotic dishes.

**MILLERTON, NY**  
Manna Dew Cafe  
54 Main Street  
518.789.3570 [mannadew.com](http://mannadew.com)  
Fine food and wine.

**No. 9**  
53 Main Street  
518.592.1299 [number9millerton.com](http://number9millerton.com)  
Fine dining.

**Taro's NY Style Pizzeria**  
18 Main Street  
518.789.6630  
Italian cuisine.

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