

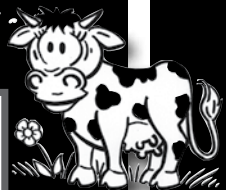


# KLEMM REAL ESTATE

## PREMIUM & PRIVATE BROKERAGE

THE ONLY LITCHFIELD COUNTY INTERNATIONAL PROPERTY AWARD WINNER YEAR AFTER YEAR 2003-2017

COME LET US SHOW YOU!



### ROXBURY

Exquisite & Private Stone House. 3 Bedrooms. 2 Fireplaces. Pool. Patio. Guesthouse. Views. 10.86± Acres. **\$2,800,000.** Maria Taylor. 860.868.7313.



### WASHINGTON

Luxurious Farmhouse. 4 Bedrooms. Pool. Patios. 2-car Garage. Views. Privacy. Long Driveway. 7.04± Acres. **\$1,800,000.** Sally Houldin Cornell. 860.868.7313.



### WASHINGTON

Sophisticated Estate Property. 4 Bedrooms. 7 Fireplaces. 2 Pergolas. Guesthouse. Pool. Pond. Stonewalls. Totally Privacy. 27± Acres. **\$6,900,000.** Carolyn Klemm. 860.868.7313.



### WASHINGTON

9,800sf New Construction. Country Chic Colonial. 5 Bedrooms. 7 Fireplaces. Elevator. Pool. Patio. Pond. 3-car Garage. 31.24± Acres. **\$6,900,000.** Maria Taylor. 860.868.7313.



### NEW PRESTON

Exceptional Lake Waramaug Waterfront. 3 Bedrooms. Fireplace. Terrace. Dock. Views. 3-car Garage. 1± Acre. **\$1,149,000.** Tim Tierney. 860.868.7313.



### WASHINGTON

Private Hilltop Colonial. 4 Bedrooms. 1.5 Baths. Fireplace. Hardwood Floors. Porch. Gorgeous Views. 19.17± Acres. **\$998,000.** Sally Gorman. 860.354.3263.



### ROXBURY

Light & Bright Colonial. 4-5 Bedrooms. 4.5 Baths. Fireplace. Pool. 2-car Garage. Useable Land. 2.34± Acres. **\$849,000.** Graham Klemm. 860.868.7313.

# WARM COZY



### LITCHFIELD

Custom Colonial. 4 Bedrooms. 4.5 Baths. In-law Apartment. Sweeping Views. Close to Town. 2.28± Acres. **\$775,000.** Cleve Fuessenich. 860.567.5060.



### WASHINGTON

Private Estate Property. 4-5 Bedroom Main House. Guesthouse. Salt Water Pool. Party Barn. Potting Shed. Tennis. 7-car Garage. 24.81± Acres. **\$4,500,000.** Tim Tierney. 860.868.7313.



### PRICE IMPROVEMENT

### ROXBURY

Chic Modern. 4 Bedrooms. 2 Fireplaces. Brick Terrace. Pond. Mature Plantings. Stonewalls. 3.93± Acres. **\$459,000.** Maria Taylor. 860.868.7313.



### NEW LISTING

### WASHINGTON

Well-maintained Two-Family. 2 Bedroom/1 Bath Units. Separate Porches and Entrances. 2-car Garage. Close to Green. 0.35± Acres. **\$425,000.** Sally Houldin Cornell. 860.868.7313.



### PRICE IMPROVEMENT

### ROXBURY

Classic Cape. 3 Bedrooms. 2 Baths. Fireplace. Terrace. Distant View. Desirable Location. 2.44± Acres. **\$303,000.** Beverly Mosch. 860.868.7313.



### PRICE IMPROVEMENT

### GOSHEN

Tyler Lake Jewel. 1-2 Bedrooms. 1 Bath. Fireplace. 1-car Garage. All Furnishings & Tools Included. 0.16± Acres. **\$95,000.** Cleve Fuessenich. 860.567.5060.



### ROXBURY

Private Architect-designed Home. 6 Bedrooms. 6 Fireplaces. 4-car Garage. Breathtaking Views. Abuts Land Trust. 15.8± Acres. **\$2,950,000.** Judy Auchincloss. 860.868.7313.

#1 For Selling & Renting Fine Country Properties!

# KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

**86% MARKETSHARE**  
All Sales Countywide  
Over \$4m YTD\*

\*Source: SmartMLS + Klemm  
Private Sales 1-1-17 to 11-1-17

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