



# KLEMM REAL ESTATE

## PREMIUM & PRIVATE BROKERAGE

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



### KENT

Modern Barn-style. Guesthouse. Caretaker's Apartment. 3-car Garage. 4-Bay Car Barn. Pool. 17± Acres. **\$4,950,000. Peter Klemm. 860.868.7313.**



### WASHINGTON

Major Estate. Historic District. Highest Standards of Construction. Pool. Ponds. 14.28± Acres. Many Amenities. **\$3,950,000. Peter Klemm. 860.868.7313.**



### WEST CORNWALL

Fabulous Restored Colonial. 6 Bedrooms. 5 Fireplaces. Wine Cellar. Pool. Tennis. Views. 16.8± Acres. **\$2,495,000. Graham Klemm. 860.868.7313.**



### NEW LISTING

### WASHINGTON/NEW MILFORD

Meticulous Compound. Restored 3 Bedroom Antique. Modern Guest Cottage. Pool. Barn. 46.3± Acres. **\$2,250,000. Graham Klemm. 860.868.7313.**



### BRIDGEWATER

Country Modern. 5 Bedrooms. 4 Fireplaces. Gunite Pool & Spa. Views. 3-Bay Garage. 3.17± Acres. **\$1,950,000. Maria Taylor. 860.868.7313.**



### KENT

Chic 3 Bedroom Modern. Guesthouse. Pool. Pool House. Magnificent Views. 3 Parcels. 38.66± Acres. **\$1,950,000. Peter Klemm. 860.868.7313.**



### WASHINGTON

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



### NEW PRESTON

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



### PRICE IMPROVEMENT

### WASHINGTON

Lovely Mini Estate. 3 Bedroom/3.5 Bath Main House. Guesthouse. Pool. Great Location. 8.13± Acres. **\$995,000. Graham Klemm. 860.868.7313.**



### PRICE IMPROVEMENT

### MORRIS

Understated Modern. 3 Bedrooms. Fireplace. State-of-the-art Technology. Private Setting. 6.23± Acres. **\$799,000. Cleve Fuessenich. 860.567.5060.**



### LITCHFIELD

Classic Colonial Main House & Separate Guesthouse. 4 Bedrooms. 2 Fireplaces. Pool. 9± Acres. **\$575,000. Jessica Dell'Aera. 860.567.5060.**



### NEW LISTING

### WASHINGTON

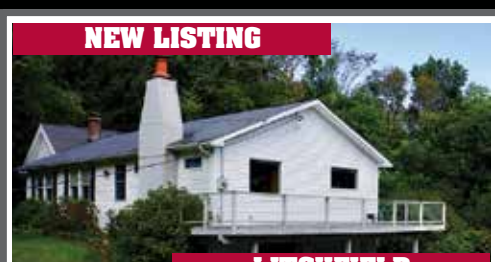
Cozy Cape. 4 Bedrooms. 2 Fireplaces. Screened Porch. Walk-out Lower Level. Private Backyard. 4.06± Acres. **\$499,000. Tim Tierney. 860.868.7313.**



### PRICE IMPROVEMENT

### WASHINGTON

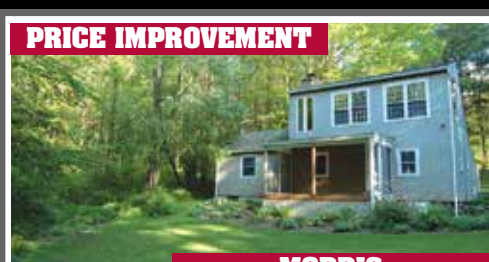
Well-maintained Country Cape. 3 Bedrooms. 2.5 Baths. Fireplace. 2-car Garage. Great Location. 3± Acres. **\$495,000. Peter Klemm. 860.868.7313.**



### NEW LISTING

### LITCHFIELD

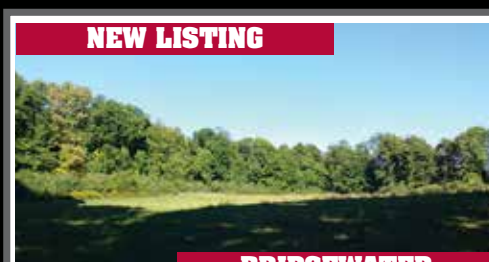
Single-level with Large Heated Workshop. 3 Bedrooms. 2 Baths. 2 Fireplaces. River Frontage. 4.07± Acres. **\$359,000. Cody O'Kelly. 860.567.5060.**



### PRICE IMPROVEMENT

### MORRIS

Country Retreat. 2 Bedrooms. 1 Bath. Fieldstone Fireplace. Small Pond. Rural Lane. 3.68± Acres. **\$325,000. Cleve Fuessenich. 860.567.5060.**



### NEW LISTING

### BRIDGEWATER

15.7± Acres (3.844 Designated Unrestricted/11.857 Land Trust). Open Field. Stonewalls. 1.5 Hours to NYC. **\$385,000. Maria Taylor. 860.868.7313.**

klemmland.com

klemmentals.com

#1 For Selling & Renting Fine Country Properties!

# KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

**75% MARKETSHARE**  
All Sales Countywide  
Over \$4m YTD\*  
\*Source: SmartMLS + Klemm  
Private Sales 1-1-17 to 9-14-17

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