



KLEMM REAL ESTATE

WORK HARD.
PLAY HARD.



PREMIUM & PRIVATE BROKERAGE

THE ONLY LITCHFIELD COUNTY INTERNATIONAL PROPERTY AWARD WINNER YEAR AFTER YEAR 2003-2016



NEW MILFORD
Historic & Restored Antique. 4 Bedrooms. 3 Fireplaces. River Frontage. Abuts Land Reserve. 2 Lots. 13.5± Acres. **\$799,000.** Roger Saucy. 860.868.7313.

PRICE IMPROVEMENT



ROXBURY
Private Country Cape. 3 Bedrooms. Stone Fireplace. Covered Porch. 2 Decks. 2-car Garage. Pond. Brook. 5.02± Acres. **\$599,000.** Tim Tierney. 860.868.7313.



WASHINGTON
Lake Waramaug Stone & Shingle-style House. 4 Bedrooms. 1-car Garage. Floating Dock. Spectacular Views. 1.12± Acres. **\$6,500,000.** Peter Klemm. 860.868.7313.

NEW LISTING



LITCHFIELD
Remodeled Historic Milton Schoolhouse. 2 Bedrooms. 2.5 Baths. Fireplace. Bluestone Terrace. Antique Barn. 0.50± Acres. **\$490,000.** Rebecca Ward. 860.435.6789.

NEW LISTING




LITCHFIELD
52.45± Acres. Stunning Mostly Level Land. Lightly Wooded. Subdivision Possibilities. Great Opportunity. **\$450,000.** Cleve Fuessenich. 860.567.5060.



WASHINGTON
Dutch Colonial. 5 Bedrooms. Pool. Guesthouse. Terraces. Protected Views over Hidden Valley Land Trust. 42.66± Acres. **\$3,995,000.** Carolyn Klemm. 860.868.7313.



BETHLEHEM
Distinguished Historic Compound. 6 Bedrooms. Pool. Tennis. Barn. 10.77± Acres. **\$1,349,000.** Beverly Mosch. 860.868.7313.



ROXBURY
Historic Compound. Pristine Colonial. 3 Bedrooms. Barn/Studio. Lovely Pond. 2± Acres. **\$1,250,000.** Maria Taylor. 860.868.7313.



LITCHFIELD
Private Colonial. 5 Bedrooms. 3 Fireplaces. Pool. Hot Tub. 4-Stall Stable. Garage. 6.41± Acres. **\$995,000.** Peter Klemm. 860.868.7313.

NEW LISTING



TORRINGTON
Private Getaway. 4 Bedrooms. 2.5 Baths. 2 Fireplaces. Pool. Hot Tub. Gazebo. Studio. Professionally Landscaped. 1.40± Acres. **\$425,000.** Sindy Butkus. 203.263.4040.

PRICE IMPROVEMENT



WASHINGTON
Ready to Complete Dream Estate. Guesthouse. Level Lawn & Fields. Stonewalls. Far Reaching Views. 24.78± Acres. **\$3,250,000.** Wendy Westcott. 860.868.7313.

NEW LISTING



WASHINGTON DEPOT
Private Bee Brook Condominium End-Unit. 3 Bedrooms. 3 Baths. Fireplace. Deck. Garage. Convenient Location. **\$275,000.** Wayne Piskura. 860.354.3263.

PRICE IMPROVEMENT



NEW MILFORD
20.84± Acres. Totally Private Wooded Lot. Breathtaking Views. Roughed-in Driveway. Great Location. **\$75,000.** Tim Tierney. 860.868.7313.



ROXBURY
Ultra Private Hilltop Country House. 4 Bedrooms. 4.5 Baths. 3 Fireplaces. Pool. Cabana. 3-car Garage. Views. 21.79± Acres. **\$2,495,000.** Graham Klemm. 860.868.7313.

PRICE IMPROVEMENT



LITCHFIELD
4± Acres. Single Residential Building Site. 2006 Deep & Perc Test Results. Utilities Available. Septic/Well Required. **\$69,000.** Sindy Butkus. 203.263.4040.

#1 For Selling & Renting Fine Country Properties!

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

860.435.6789
Lakeville/Salisbury

860.567.5060
Litchfield

860.354.3263
Roxbury

860.364.5993
Sharon

860.868.7313
Washington Depot

203.263.4040
Woodbury

Local People/Worldwide Connections

* Source: GFCMLS, CTMLS and Klemm privately brokered deals 8/5/16

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