

THE ONLY LITCHFIELD COUNTY INTERNATIONAL PROPERTY AWARD WINNER YEAR AFTER YEAR 2003-2021

**KENT**



Dragonfly Farm. Country Compound. c1800s 4 Bedroom Main House. 2 Bedroom Guesthouse. Pool. Pool House. Tennis Court. Barns. 4-6-car Garage. 41.33± Acres. **\$9,950,000. Peter Klemm. 860.868.7313.**

**ROXBURY**



Stunning Shingle-style. 5 Bedrooms. 4 Fireplaces. Infinity Pool & Spa. 42± Acres. **\$2,400,000. Maria Taylor. 860.868.7313. Sallie Smith. 203.263.4040.**

**BRIDGEWATER**



Baronial House on Lake Lillinonah Waterfront. 5 Bedrooms. 4 Fireplaces. Pool. Dock. 5.02± Acres. **\$2,295,000. Peter Klemm. 860.868.7313.**

**KENT**



Private Country Estate. Stone & Shingle Main House. Pool. 2-Story Pool House. Tennis. Panoramic Views. 66± Acres **\$6,900,000. Joseph Lorino. 860.868.7313.**

# HOME for the HOLIDAYS

**WEST CORNWALL**



Exquisite Country Compound. Brick Georgian Manor House. Barns. Artist Studio. Pool. Tennis. 187± Acres. **\$5,250,000. Carolyn Klemm. Graham Klemm. 860.868.7313.**

**NEW PRESTON**



Uber Chic Lake Waramaug Modern. 2-3 Bedrooms. Private Waterfront. Dock. Views. Separate Deeded Building Parcel. 2.91± Acres. **\$4,950,000. Peter Klemm. 860.868.7313.**

**WASHINGTON**



Private Nantucket-style Estate. 5 Bedrooms. 3 Fireplaces. Heated Gunite Pool. Terrace. Large Level Lawn. 3-car Garage. 20.2± Acres. **\$4,995,000. Tim Tierney. 860.868.7313.**

**ROXBURY**



Private Estate. 4 Bedroom Main House. 2 Guest Cottages. Har-Tru Tennis Court. Pool. Multiple Garages. 2 Barns. 31.49± Acres. **\$4,750,000 Carolyn Klemm. 860.868.7313.**

**WARREN**



Totally Private Estate. 3 Bedroom Post & Beam Main House. Guest Cottage. 2 Barns. Heated Gunite Pool. 2 Ponds. Breathtaking Views. 180± Acres. **\$3,750,000. Graham Klemm. 860.868.7313.**

**WASHINGTON**



The Knoll. Exceptional Architectural Details. 7 Bedrooms. 7.5 Baths. 3 Fireplaces. Swimming Pool. Guesthouse. 4.51± Acres. **\$3,650,000. Carolyn Klemm. 860.868.7313.**

**WASHINGTON**



Stunning Ehrick Rossiter Designed Home. 7 Bedrooms. 6.5 Baths. 4 Fireplaces. Pool. Abuts Steep Rock. 5.4± Acres. **\$3,495,000. Peter Klemm. 860.868.7313.**

**ROXBURY/WASHINGTON**



Unique Renovated Gothic Arch Barn. 3 Bedrooms. 4.5 Baths. Fireplace. Artist Studio. Deck. 6-car Garaging. 45.95± Acres. **\$3,495,000. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.**

**WASHINGTON**



Apple Lane Farm. Spacious 4 Bedroom Colonial. 3 Bedroom Guest Barn. 2-car Garage with Apartment. Tennis Court. Coveted Location. 10.2± Acres. **\$3,225,000. Judy Auchincloss. 860.868.7313.**

**WASHINGTON**



Expansive Colonial. 5 Bedrooms. 7 Fireplaces. Pool. Terraces. 2-car Garage. Privacy. 15.23± Acres. **\$2,995,000. Peter Klemm. Carolyn Klemm. 860.868.7313.**

**Klemm Handled Top 3 Sales in Litchfield County 2021 YTD**

**#1 Boutique Firm in Connecticut 2020**

