



# NEW LAKE WARAMAUG HOUSE & BOATHOUSE

New Preston, Connecticut

**KLEMM REAL ESTATE** Inc

Litchfield County's Premier Brokers

# New Preston, Connecticut

Litchfield County / New York City - 80± miles

## New Lake Waramaug House & Boathouse

Exquisitely designed and built to the highest standards, this custom newly built four bedroom state-of-the art home has never been occupied and is ready for immediate occupancy. There is also a new boathouse with living area (including kitchen and bathroom) plus enclosed boat dockage. This is perhaps the best new property to come on the lake market in the last few years and this is the ONLY new construction currently available for purchase. Magnificent views overlooking the widest part of the lake. Over 150' of prime lake frontage. 25' x 10' deck at the water's edge. New dock. Stone steps into the lake. Sandy swim area. Level lawn. Private.



**Address:** 199 West Shore Road, New Preston

**Price:** Upon Request

**Style:** Contemporary

**Age:** 2016

**Sq. Ft.:** 4,730±

**Acreage:** 1.0±

**# Rooms:** 12

**# Bedrooms:** 4

**Baths:** 4 Full, 2 Half

**Fireplaces:** 2

Room Description	Size	Level	Room Features	Property Amenities
Eat-in Kitchen	21.2 x 19.8	Main	Balcony/Deck, Center Island, Breakfast Bar, Granite Counters, Hardwood Floor	<ul style="list-style-type: none"> <li>• Custom &amp; State-of-the-Art</li> <li>• 25' x 10' Deck</li> <li>• Backup Generator</li> <li>• Level Lawn</li> <li>• Irrigation System</li> <li>• 150' Lake Frontage with Level Lakeside Lawn and steps into Lake</li> <li>• New Boathouse</li> <li>• New Dock</li> <li>• Sandy Swim Area</li> <li>• Magnificent Views</li> </ul>
Living Room	20 x 24.7	Main	Balcony/Deck, Vaulted Ceiling, Fireplace, Hardwood Floor	
Foyer	9.2 x 13.5	Main	Hardwood Floor	
Master Bedroom	13.3 x 17.2	Main	Full Bath, Walk-in Closets, Balcony/Deck	
Bedroom 2	16.7 x 12	Upper	Full Bath, Walk-in Closet	
Bedroom 3	18.2 x 17.2	Upper	Full Bath, Walk-in Closet	
Sitting Room	17.11 x 19.1	Upper	Vaulted Ceiling, Hardwood Floor	
Family Room	21.11 x 19.9	Lower	Wet Bar, Heated Tile Floor	
Office	10.3 x 16.6	Lower	French Door, Cedar Closet, Heated Tile Floor	
Laudry Room	9.1 x 7.11	Lower	Tile Floor	
Media Room	16.11 x 15	Lower	Half Bath, Wall-to-wall Carpet	
Wine Cellar		Lower	Built-in Wine Racks, Hardwood Floor	

**Listing Agents:** Peter Klemm

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All Data to be confirmed by Buyer.

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