



# OPAL HOUSE AT BOOTH HILL

Roxbury, Connecticut

**KLEMM REAL ESTATE** INC  
LITCHFIELD COUNTY'S PREMIER BROKERS

# Opal House at Booth Hill, Roxbury, CT

Opal House at Booth Hill is one of the finest properties in Litchfield County. Sited on 57.19± acres, with magnificent 20 mile views and enjoying complete privacy. You arrive at a private entrance flanked by a serene pond, cross a charming bridge and proceed up a long drive to the estate which includes a beautiful Georgian Colonial style main house, set on sweeping lawns with mature trees and enhanced by spectacular professionally planned gardens. Two guest cottages (perfect for home office), a Har-Tru tennis court, 25' x 50' heated gunite swimming pool, several garages housing six car bays, and two storage barns complete the property's amenities. The 12 room house, totally renovated in 1995, is designed for family comfort and entertaining and features classical architectural detailing, six fireplaces, a massive living room with a 12' window seat looking out to the gardens and views, and French doors leading to the flanking stone terraces and gardens. The open gourmet country kitchen, family room and breakfast area feature a large sitting area with fireplace, Viking Range, Subzero fridge, granite countertops and other chef's features. There are four bedrooms, all with full baths en suite. The master has numerous closets and 10' ceilings. There is a large playroom, easily converted to an exercise room, with full bathroom in the finished basement. A generator completely services the main house and guest cottages.



## Property Features

- 2 Guest Houses
- Barn
- Tennis Court
- Heated Swimming Pool
- View
- Privacy

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## Property Data

84, 86, 88 Good Hill Road  
Roxbury, CT  
12 | 4 | 6/1 | 7,050 | 57.19±  
RMS | BEDS | BATHS | SQFT | ACRES

**Price:** Upon Request

**Listing Agent:** Carolyn Klemm  
860.868.7313 Ext. 112

*All Data to be confirmed by Buyer.*