



MODERN TUSCAN-STYLE VILLA

A true gem located in New Preston, Connecticut



FEATURED IN *Architectural Digest*, this dramatic Tuscan-inspired property sits on a lush green hillside, offering magical views of Lake Waramaug in New Preston, Connecticut. The modern villa was designed by the award-winning architect Steven F. Haas and is situated on over 11 beautifully landscaped acres crafted by the distinguished landscape designer Renny Reynolds. The idea: to evoke Italianate gardens, a scene similar to the beauty one would witness on Lake Como. Everything about the house was designed to bring natural light inside, including the gardens and the magnificent views beyond. To achieve this, the house is organized on either side of a wide

barrel-vaulted, glass-ceilinged walkway, where generously proportioned rooms with double-height mahogany ceilings (most of which have limestone flooring) and floor-to-ceiling mahogany-framed “window walls” open to the outdoors.

On one side of the barrel vault is a well-appointed eat-in kitchen and family room that opens onto a tented pergola for outdoor dining. The kitchen includes two marble serving counters, a glass-doored Traulsen refrigerator, a commercial Bonnet cooking system, walk-in pantry with freezer, wet bar, coffee bar, wood-burning fireplace, and an outdoor wood-burning pizza oven and grill. The main dining room off



QUEST September 2017





This spread, clockwise from top left: An aerial photo of the property, showing off the lush greenery and spectacular landscape design by Renny Reynolds; the property's koi pond and outdoor sitting area with stunning lake view; the home's main entry; the barrel-vaulted, glass-ceiling entry; the main dining room; the reflecting pond; the master bedroom affords all natural light and has one-of-a-kind views; views of the main house rear; the family and game room; the private master terrace; a screened porch.

the kitchen encompasses a table that seats 14, facing a koi pond and terrace with moving glass doors that open to the outside. The dining room opens to a grandly scaled living room, with 22-foot mahogany ceilings and a very large wood-burning fireplace.

Off the other side of the barrel-vaulted walkway is a glassed-in conservatory, which is a home for plants and flowering trees and a more intimate (eight-person) dining space; a media room with built-in cabinets for television and audio-visual systems; and a library and a large home-office, appointed with built-in wooden cabinets. There is a large powder room off of the study as well. All of these rooms have the same floor-to-ceiling glass doors that open to the outdoors. The master suite is surrounded on three sides by glass walls and has sweeping views of the lake. It has its own private outdoor deck but also opens onto the terrace that runs the entire length of

the house facing the view. The master dressing room and bathroom are beautifully appointed with mosaic tiles, a large soaking tub, "his and hers" vanities and a large dressing room.

The lower level of the house offers an expansive family room with a pool table, cubbies for games, a pinball machine, and a game table. Surrounding it are three bedrooms, each with their own beautifully appointed baths.

The guesthouse is a little jewel of its own, with all of the same quality in finishes as the main house. It is situated within a great room that opens on three sides to the outdoors and to its own terrace facing the gardens and pool with a dining table that serves eight. The terrace also contains a hot tub with views of the lake. ♦

For more information, visit klemmrealestate.com or call Peter Klemm at 917.864.4940.

