



QUINTESSENTIAL COUNTRY ESTATE

Roxbury, Connecticut

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

Roxbury, Connecticut

Litchfield County / New York City - 80± miles

Quintessential Country Estate



Quintessential Connecticut Country Estate on 50± acres. Meticulously restored 1850's Colonial ideally situated on its own private country lane affording total privacy and views overlooking a spring-fed pond and rolling meadows. Five bedroom, four and a half bathroom main house featuring a fabulous eat-in country kitchen with fireplace, great room with fireplace, family room with fireplace, sunroom with wet bar, library, home office, media room, recreational room with wet bar, covered front porch and three-car attached garage. Three bedroom guest/caretaker house, gunite pool with fieldstone terrace, large home gym, pool house, four-stall horse barn and tennis court which converts to an ice hockey rink with professional chillers and warming huts. Riding ring, fenced pastures and wonderfully maintained wooded trails for hiking, riding or cross-country skiing. Spectacular mature trees and ancient stonewalls. Perennial gardens. Two parcels. Views. Property abuts conservation land. Conservation easement potential. Must see. Rare opportunity – this property has only been on the market once before in the past 100 years.

Address: 10 Murkland Road, Roxbury			Price: Upon Request
Style: Colonial	Age: 1850 / 1995	Sq. Ft.: 6,190±	Acreage: 51.86±
# Rooms: 12	# Bedrooms: 5	Baths: 4 Full, 1 Half	Fireplaces: 4

Room Description	Size	Level	Room Features	Property Amenities
Great Room	46.3 x 14.9	Main	Fireplace, Vaulted Ceiling, French Doors, Beams, Hardwood Floor	<ul style="list-style-type: none"> • Steam Sauna • Back-up Generator • Sport Court converts to Hockey Rink • Fenced Pastures • Rolling Meadows • Wooded Trails • Spring-fed Pond • Seasonal Brook • Ancient Stonewalls • Mature Trees • Total Privacy
Family Room	17.6 x 20.7	Main	Fireplace, Bookshelves, Vaulted Ceiling, French Doors, Hardwood Floor	
Kitchen	22.9 x 14.7	Main	Eat-in, Breakfast Bar, Fireplace, Vaulted Ceiling, Hardwood Floor	
Sun Room	17.8 x 14.11	Main	Wet Bar, French Doors, Stone Floor	
Foyer	20 x 7.6	Main	Bookshelves, Stone Floor	
Library	14.4 x 12.10	Main	Bookshelves, Hardwood Floor	
Office	11.4 x 12.11	Main	Beams, Bookshelves, Hardwood Floor	
Office	10.7 x 12.4	Third	Laminate Floor	
Media Room	11.8 x 25.7	Main	Vaulted Ceiling, Hardwood Floor	
Recreational Room	25.7 x	Main	Wetbar, Vaulted Ceiling, Hardwood Floor	
Master Bedroom	17.3 x 15.7	Upper	Full Bath, Fireplace, Walk-in Closet, Vaulted Ceiling, Hardwood Floor	
Bedroom 2	9.8 x 13	Main	Full Bath, Hardwood Floor	
Bedroom 3	11.10 x 25.7	Upper	Hardwood Floor	
Bedroom 4	12.6 x 14	Upper	Hardwood Floor	
Bedroom 5	14.10 x 11.6	Third	Laminate Floor	

Listing Agent: Peter Klemm 860.868.7313 Ext. 24 All Data to be confirmed by Buyer.

#1 For Selling Fine Country Properties!

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