



TWO SEPARATE COTTAGES & APPROVED LOT
Roxbury, Connecticut

KLEMM REAL ESTATE Inc
Litchfield County's Premier Brokers

Roxbury, Connecticut

Litchfield County / New York City - 80± miles

Two Separate Cottages & Approved Lot

Two incredibly charming, recently renovated cottages set on a pastoral 6.73± acres with great views. Also, an abutting 7.13± acre approved and cleared high building lot with long views and rough driveway fronting on Schoolhouse Road. This property is set amid the Matthau, Widmark and Styron land preserves. With its premier location, ample protection, wonderful land and views this package has all the ingredients for one wanting to create an exclusive estate.



Address: 30 Tophet Rd/18 Schoolhouse Rd, Roxbury

Price: Upon Request

Style: Converted Barn/Cottage

Age: 1820

Sq. Ft.: Barn 1,000± / Cottage 650±

Acreage: 13.8±

Rooms: 4 / 4

Bedrooms: 2 / 3

Baths: 1 Full / 1 Full

Fireplaces: 1 / 0

Room Description	Size	Level	Room Features	Property Amenities
BARN				<ul style="list-style-type: none"> • Views • Privacy • Apple Trees • Deck with Pergola • Stonewalls • Large Level Yard
Living Room	22 x 19	Main	Fireplace, Exposed Beams, Wood Floor	
Kitchen	8 x 8	Main	Granite Countertops	
Bedroom 1	18 x 9	Upper		
Bedroom 2	10 x 19	Upper		
COTTAGE				
Living Room	11 x 14	Main	Painted Wood Floor	
Kitchenette	8 x 5	Main	Painted Wood Floor	
Bedroom 1	11 x 8	Main	Painted Wood Floor	
Bedroom 2	8 x 13	Upper	Painted Wood Floor	
Bedroom 3	8 x 13	Upper	Painted Wood Floor	

Listing Agent: Roger Saucy

860.868.7313 Ext. 22

All Data to be confirmed by Buyer.

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KLEMM REAL ESTATE Inc

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