



# TURN OF THE CENTURY COTTAGE

Roxbury, Connecticut

**KLEMM REAL ESTATE** Inc

Litchfield County's Premier Brokers

# Roxbury, Connecticut

Litchfield County / New York City - 80± miles

## Turn of the Century Cottage



This absolutely charming and chic turn of the century cottage is in move-in condition. It includes a sunny kitchen with vaulted ceiling, a formal dining room, a living room with fireplace, a library and three bedrooms (one on ground floor). There are hardwood floors, exposed beams and the house was recently completely and stylishly redecorated. The grounds include beautiful gardens, two patios, a hot tub, a babbling stream and a separate garage barn with sizeable loft. Located on a quiet lane in Roxbury, this property is not to be overlooked.



<b>Address:</b> 82 Squire Road, Roxbury			<b>Price:</b> Upon Request	
<b>Style:</b> Cottage	<b>Age:</b> 1900	<b>Sq. Ft.:</b> 1,700±	<b>Acreage:</b> 1.15±	
<b># Rooms:</b> 7	<b># Bedrooms:</b> 3	<b>Baths:</b> 2 Full	<b>Fireplaces:</b> 1	
Room Description	Size	Level	Room Features	Property Amenities
Living Room	24 x 12	Main	Fireplace, Hardwood Floor	<ul style="list-style-type: none"> <li>• Professional Gardens</li> <li>• 2 Patios</li> <li>• Hot Tub</li> <li>• Barn/Garage with Loft</li> <li>• Stream</li> <li>• Play House</li> </ul>
Dining Room	15 x 12	Main	French Doors, Hardwood Floor	
Den	13 x 10	Main	French Doors, Cathedral Ceiling, Stone Floor	
Kitchen	13 x 11	Main	Cathedral Ceiling, Eat-in, Skylight, Hardwood Floor	
Master Bedroom	18 x 12	Main	Cathedral Ceiling, Beams, Hardwood Floor	
Bedroom 2	23 x 12	Upper	Cathedral Ceiling, Beams, Hardwood Floor	
Bedroom 3	17 x 11	Upper	Beams, Hardwood Floor	
<b>Listing Agent:</b> Roger Saucy			860.868.7313 Ext. 22	All Data to be confirmed by Buyer.

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