

**LAKE WARAMAUG VIEWS**  
Warren, Connecticut

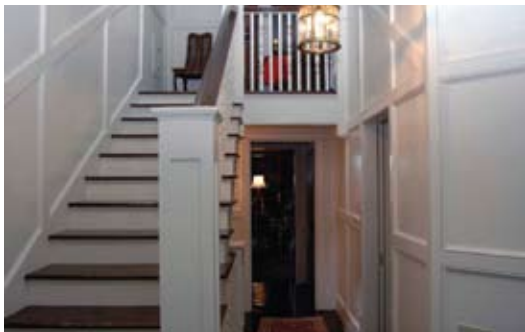
**KLEMM REAL ESTATE Inc**  
Litchfield County's Premier Brokers

# Warren, Connecticut

Litchfield County / New York City - 80± miles

## Lake Waramaug Views

Luxurious post & beam home peacefully situated overlooking Lake Waramaug. Southerly views and total privacy. Fine details throughout, including paneling, custom bookcases and skylight cupola. Gourmet kitchen, adjacent to four-season porch for entertaining. Butler's pantry. Master suite with dressing room, fireplace and ensuite double baths with steam shower. Lower level screening room with wet bar and full bath. Heated pool and cabana with shower and Hot Tub. Superb location. 15± acres in two separate parcels. Orchard. Croquet lawn. Antique stonewalls. Mature trees. Fantastic!



**Address:** 35 Bliss Road, Warren

Subject to Contract **Price:** Upon Request

**Style:** Post & Beam

**Age:** 1977/2001

**Sq. Ft.:** 4,092±

**Acreage:** 15±

**# Rooms:** 9

**# Bedrooms:** 4-5

**Baths:** 5 Full, 2 Half

**Fireplaces:** 2

Room Description	Size	Level	Room Features	Property Amenities
Living Room	13 x 25	Main	Fireplace, Skylight, Hardwood Floor	<ul style="list-style-type: none"> <li>• 2 Fireplaces</li> <li>• Luxurious Appointments</li> <li>• Generator</li> <li>• 4-Car Garage</li> <li>• Heated Pool &amp; Hot Tub</li> <li>• Lake Views</li> <li>• Total Privacy</li> </ul>
Dining Room	10 x 25	Main	Hardwood Floor	
Great Room	27 x 20	Main	Vaulted Ceiling, Hardwood Floor	
Den	22 x 25	Lower	Full Bath, Tile Floor	
Kitchen	9 x 17	Main	Vaulted Ceiling, Pantry, Hardwood Floor	
Master Bedroom	14 x 18	Upper	Fireplace, Full Bath, Hardwood Floor	
Bedroom 2	13 x 14	Upper	Full Bath, Hardwood Floor	
Bedroom 3	7 x 10	Upper	Full Bath, Hardwood Floor	
Bedroom 4	13 x 11	Upper	Full Bath, Hardwood Floor	
Bedroom 5	13 x 13	Upper	Full Bath, Hardwood Floor	
Foyer	15 x 7	Main	Half Bath, Hardwood Floor	
Bedroom 6	13 x 12	Main	Full Bath, Hardwood Floor	

**Listing Agents:** Gael Hammer  
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All Data to be confirmed by Buyer.

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