



# MAJOR ESTATE OPPORTUNITY

Washington, Connecticut

**KLEMM REAL ESTATE** Inc

Litchfield County's Premier Brokers

# Washington, Connecticut

Litchfield County / New York City - 80± miles

## Major Estate Opportunity

Major estate with the highest standards of construction located within the Sunny Ridge historic district. Situated on 10± private and pristine acres with pond and an orchard that is abundant with apples, pears and quince. Billiard room, screening room, paneled library, sunroom, new country kitchen, swimming pool, fabulous stonewalls and garage for 10+ cars. An attached guesthouse and party room boast a restaurant size bar, commercial kitchen, maid's quarters, two guest rooms with en suite bathrooms, office and much more... Tremendous Value! The Best Opportunity on the Market!



**Address:** 10 Sunny Ridge Road, Washington

**Price:** Upon Request

**Style:** Colonial

**Age:** 1930

**Sq. Ft.:** 14,844±

**Acreage:** 10±

**# Rooms:** 19

**# Bedrooms:** 7

**Baths:** 6 Full, 3 Half

**Fireplaces:** 4

Room Description	Size	Level	Room Features	Property Amenities
Living Room	27 x 13	Main	Fireplace, Hardwood Floor	<ul style="list-style-type: none"> <li>• Catering Kitchen</li> <li>• Ballroom</li> <li>• Billiard Room</li> <li>• Screening Room</li> <li>• Wine Cellar</li> <li>• Backup Generator</li> <li>• Scott Pool</li> <li>• Croquet Lawn</li> <li>• Stonewalls</li> </ul>
Dining Room	23 x 16.7	Main	Vaulted Ceiling, Hardwood Floor	
Family Room	19.7 x 16.8	Main	Fireplace, Hardwood Floor	
Kitchen	26.7 x 16.4	Main	Eat-In, Island, Hardwood Floor	
Master Bedroom	20 x 16	Upper	Full Bath, Walk-in Closet, Hardwood Floor	
Bedroom 2	13 x 12	Upper	Hardwood Floor	
Bedroom 3	12.5 x 11.9	Upper	Hardwood Floor	
Bedroom 4	12.1 x 11.3	Upper	Hardwood Floor	
Sunroom	17 x 9	Main	Vaulted Ceiling, Stone Floor	
Library	13 x 11.8	Main	Hardwood Floor	
Master Sitting Room	19.8 x 16.8	Upper	Fireplace, Balcony, Hardwood Floor	

**Listing Agent:** Peter Klemm

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All Data to be confirmed by Buyer.

**#1 For Selling Fine Country Properties!**

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