



# PRIME LAKE WARAMAUG

New Preston, Connecticut

**KLEMM REAL ESTATE** Inc

Litchfield County's Premier Brokers

# New Preston, Connecticut

Litchfield County / New York City - 80± miles

## Prime Lake Waramaug

Lake Waramaug. The Loomarwick House - with spectacular views up and down the lake from the best West Shore Road location! 260 feet prime lakefront with sandy beach. The three bedroom, two and one half bath Colonial sits on the site of the center pavilion of the former Loomarwick Hotel, surrounded by its original mature trees and stone-walls. Renovated interior with limestone baths, wide plank floors and heated insulated garage. Gently rolling and useable front and back lawns. Rare offering. A must see!



**Address:** 159 West Shore Road, New Preston

Subject to Contract **Price:** Upon Request

**Style:** Colonial

**Age:** 1973

**Sq. Ft.:** 2,200±

**Acreage:** 2.0±

**# Rooms:** 8

**# Bedrooms:** 3

**Baths:** 2 Full, 1 Half

**Fireplaces:** 1

Room Description	Size	Level	Room Features	Property Amenities
Living Room	24.8 x 14	Main	Fireplace, Hardwood Floor	<ul style="list-style-type: none"> <li>• 260' Prime Lakefront</li> <li>• Sandy Beach</li> <li>• Western Views</li> <li>• Rolling Lawn</li> <li>• Oversized Lot</li> <li>• 50-Yard Line Location</li> <li>• 2-car Garage</li> <li>• Floating Dock</li> </ul>
Dining Room	14.8 x 14.2	Main	Hardwood Floor	
Kitchen	12.7 x 10.4	Main		
Sunroom	18 x 8	Main	Laundry	
Foyer	20.7 x 8.5	Main	Half Bath	
Master Bedroom	19.8 x 13.28	Upper	Full Bath, Hardwood Floor	
Bedroom 2	13.11 x 10	Upper	Hardwood Floor	
Bedroom 3	13.11 x 10	Upper	Hardwood Floor	

**Listing Agent:** Peter Klemm

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All Data to be confirmed by Buyer.

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

# KLEMM REAL ESTATE Inc

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