

LITCHFIELD COUNTY CONNECTICUT

NEW CLASSICS



Cornwall
New Classic Connecticut House. 3 Bedrooms. 2.5 Baths. Fireplace. Gourmet Kitchen. Views. 3.2± Acres.
\$1,095,000. Graham Klemm. 860.868.7313.



Cornwall
Stunning New Shingle-style Home. Light & Bright. 4-5 Bedrooms. Views. Privacy. 25± Acres.
\$2,750,000. Graham Klemm. 860.868.7313.



Roxbury
Fabulous New Construction. 5 Bedrooms. 6 Fireplaces. Views. Privacy. 15± Acres. Abuts Land Trust. (Artist Rendering)
\$6,500,000. Carol Bablonka. 860.868.7313.



Roxbury
Shingle-style House. 5 Bedrooms. 5 Fireplaces. Gourmet Kitchen. Pool. Pool House. Views. 14.28± Acres.
\$3,900,000. Wendy Westcott. 860.868.7313.



Sharon
Immaculate New Colonial adjacent to Ellsworth Farm. 4 Bedrooms. Designer Kitchen. Pool. Stream. 5± Acres.
\$1,295,000. Drew Hingson. 860.435.6789.



Kent
Sophisticated New Home. 4,000sf. 3 Fireplaces. Guest Apartment/Garage/Barn. 17.75± Acres. Abuts Protected Land.
\$2,695,000. Roger Saucy. 860.868.7313.



Washington
Timber Frame Colonial. 4 Bedrooms. 4 Fireplaces. Guesthouse. Views overlooking Steep Rock Land Preserve. 5.4± Acres.
\$4,000,000. Peter Klemm. 860.868.7313.



Bridgewater
Renovated Colonial. 4 Bedrooms. 4.5 Baths. 3 Fireplaces. Barn/Garage. Stonewalls. 4.25± Acres.
\$1,650,000. Carol Bablonka. 860.868.7313.

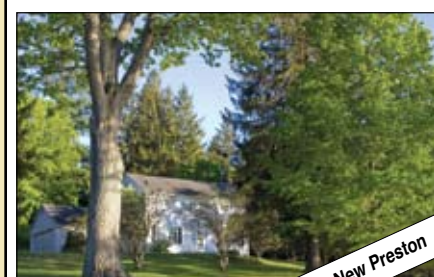


Roxbury
Gracious Colonial. Recently Renovated. 4 Bedrooms. Fireplace. Chef's Kitchen. Abuts Trails. 8.06± Acres. (Owner/Agent)
\$1,895,000. Donna Zehring. 860.868.7313.

WATERFRONT



Morris
Deer Island Direct Waterfront. Colonial. 3 Bedrooms. Bath House/Guesthouse. Panoramic Views.
\$1,800,000. Maria Taylor. 860.868.7313.



New Preston
140' Prime Lake Waramaug Frontage. Colonial. 3 Bedrooms. Sandy Beach. Sunset Views. Rolling Lawn. 2± Acres.
\$3,450,000. Peter Klemm. 860.868.7313.



Bridgewater
Lake Lillinah Direct Waterfront. 4,200sf New England Colonial. 4 Bedrooms. 2 Fireplaces. Pool. Views. 3.3± Acres.
\$2,500,000. Carolyn Klemm. 860.868.7313.

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LITCHFIELD COUNTY CONNECTICUT

PREMIUM & PRIVATE BROKERAGE

PROPERTY GUIDE

SPECIALIZING IN THE ART OF COUNTRY LIVING



Country Estate. Converted Barn. Brookside Guesthouse. Antique Barn. Pool. Orchard. Stonewalls. Abuts Land Trust. 41.71± Acres.
\$5,900,000. Roger Saucy. 860.868.7313



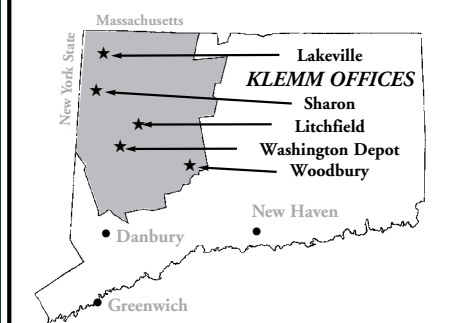
Magnificent 1890 Mansion. 6-7 Bedrooms. 6 Fireplaces. Historic Details. Pool. Pool House. Barn. 6.14± Acres. Contiguous to Sharon Land Trust.
\$2,550,000. Graham Klemm. 860.868.7313.

Classic country villages joined by scenic roads set in the rolling Litchfield Hills. Spectacular vistas, freshwater lakes, rushing streams, working farms & private estates located 80± miles from New York City.

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LITCHFIELD COUNTY CONNECTICUT

SCENERY, NOT A SCENE!



Country Estate. Guesthouse. Caretaker's House. Barn. Pool. Tennis. Pond. Views. 50± Acres. Privacy. \$4.850.000. Carolyn Klemm. 860.868.7313.



Immaculate Colonial. Indoor Pool. Exercise Room. Guesthouse. Designer Gardens. Views. Bass & Koi Ponds. 7.63± Acres. \$2.890.000. Joseph Lorino. 860.868.7313.



Recently Renovated Converted Barn. New Kitchen & Master Bedroom. New Gunite Pool. 6± Acres. Must See! \$2.995.000. Peter Klemm. 860.868.7313.



Ultra Chic Property. 4 Bedrooms. 4 Fireplaces. Barn. Impeccable Gardens. Babbling Brook. 3.06± Acres. \$1.195.000. Peter Klemm. 860.868.7313.



Erick Rossiter Designed Shingle-style. 3 Bedrooms. 2 Fireplaces. Pool. 2-Story Barn. Borders Steep Rock Land Preserve. 3.24± Acres. \$1.999.000. Joanne Caldara. 860.868.7313.



Stylish 1760 Milton Colonial. 4 Bedrooms. 3.5 Baths. Gardens. Fields. Ponds. Views. Potential Horse Property. 38.18± Acres. \$1.998.000. Cleve Fuessenich. 860.567.5060.



Exceptional Country Property. 5 Bedrooms. Chef's Kitchen. Pool. Pool House. Views. 5.24± Acres. Top Location. \$1.995.000. Gael Hammer. 860.868.7313.



Impeccable Colonial. 5 Bedrooms. 4 Fireplaces. Pond. Infinity Pool. Distant Views. 8± Acres. \$3.200.000. Carol Bablonka. 860.868.7313.



Stunning & Immaculate Home. 4-5 Bedrooms. 5 Fireplaces. Swimmable Pond. Close to Lake Waramaug. 10.6± Acres. \$1.895.000. Gael Hammer. 860.868.7313.



Cross Winds Farm. Colonial. In-law Apartment. Barn. 17± Acres. Great Horse Property. \$998.000. Beverly Mosch. 860.868.7313.



Restored Vintage Estate. Converted Barn. Guesthouse. Pony Stable. Pond. 19.74± Acres. \$3.385.000. Maria Taylor. 860.868.7313.



Mint Condition Classic Stone Home. Guesthouse. Barn House. Barn. Pool. Shepaug River Frontage. 15.3± Acres. \$4.200.000. Carolyn Klemm. 860.868.7313.

Activities Abound:

- | | | | |
|-------------------|---------------|------------------------|-------------|
| Amusement Parks | Ballooning | Celebrated Restaurants | Cycling |
| Antiquing | Bird Watching | Charming Inns | Festivals |
| Appalachian Trail | Camping | Cooking Classes | Fly Fishing |
| Art Galleries | Carnivals | Country Fairs | Golfing |

LITCHFIELD COUNTY CONNECTICUT

80± MILES FROM MANHATTAN!



Private Country Estate. Guesthouse. Pool. Overlooks Ponds, Streams & Waterfall. 3.8± Acres. Surrounded by Land Trust. \$2.995.000. Peter Klemm. 860.868.7313.



Classic Colonial. 4 Bedrooms. Fireplace. Modern Amenities. Screened Porch. Mahogany Deck. Pool. Gardens. 5± Acres. \$1.150.000. Virginia Reynolds. 860.868.7313.



Mint Colonial. 4 Bedrooms. 4 Fireplaces. 2-car Garage. 1.59± Acres. Contiguous to Steep Rock Land Preserve. \$1.950.000. Carolyn Klemm. 860.868.7313.



Remodeled Colonial Farmhouse. 4 Bedrooms. Pond. Secluded Setting. 14± Acres. \$1.600.000. Wendy Westcott. 860.868.7313.



Stony Batter Farm. Antique Estate. Guesthouse. Outbuildings. Greenhouse. 2 Ponds. Brook. 100± Acres. \$4.350.000. Gael Hammer. 860.868.7313.



Stunning High-end Renovation. Studio/Carriage House. Sexy Pool & Pool House. Privacy. Great Views. 8.8± Acres. \$2.295.000. Maria Taylor. 860.868.7313.



1860 Rossiter Carriage House. 4 Bedrooms. Pool. Pool House/Guesthouse. Tennis. Garage. 4.75± Acres. \$1.695.000. Peter Klemm. 860.868.7313.



In-town Antique Farmhouse. 3 Bedrooms. 2 Fireplaces. Gardens. Pond. Brook. Outbuildings. 3.97± Acres. \$895.000. Donna Zehring. 860.868.7313.



Ludlow Bull House. Updated In-town Colonial. 6 Bedrooms. 7 Fireplaces. High-end Appliances. Pool. 2.18± Acres. \$1.495.000. Peter Klemm. 860.868.7313.



3,000sf Cape Cod-style House. 3 Bedrooms. Pool. Pool House. Barn. Pond. 4.32± Acres. (Owner/Agent) \$995.000. Jim Appleyard. 860.868.7313.



Spectacular Post & Beam. 4-5 Bedrooms. Lap Pool. Privacy. Majestic Views over Lake Waramaug. 15± Acres. \$4.200.000. Graham Klemm. 860.868.7313.



Contemporary/Cape. 3 Bedrooms. Fireplace. Sunroom. Private, yet convenient to Town. 3.16± Acres. \$995.000. Trish Kropp. 860.567.5060.

Activities Abound:

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|-----------------------|-------------------------|----------|-----------------|
| Hiking in Land Trusts | Music Festivals | Sailing | State Parks |
| Historic Museums | Music Mountain Concerts | Shooting | Summer Theaters |
| Horseback Riding | Nature Centers | Shopping | Tennis |
| Lime Rock Races | Rafting | Skiing | Vineyards |

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