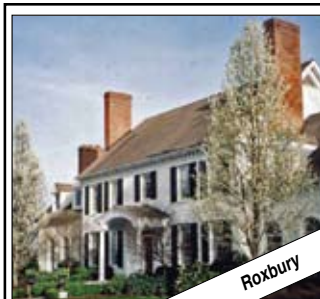


**LITCHFIELD COUNTY  
CONNECTICUT**

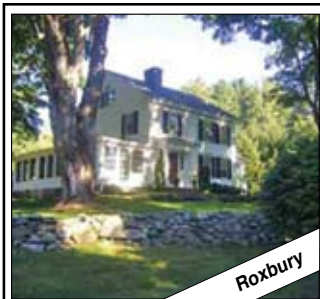
**DISCREET. PRIVATE. EXCLUSIVE.**



**Sherman**  
Quaker Brook Farm. c1787 Colonial. Meticulously Restored. 6 Fireplaces. Pond. Waterfall. Stream. 37± Acres. **\$3,250,000.** Graham Klemm. 860.868.7313.



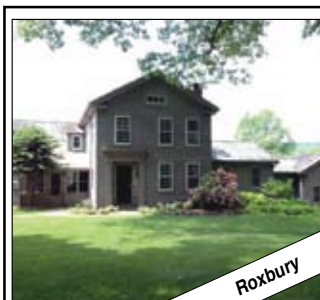
**Roxbury**  
Impeccable Colonial. 5 Bedrooms. 4 Fireplaces. Pond. Infinity Pool. Distant Views. 8± Acres. **\$3,200,000.** Carol Bablonka. 860.868.7313.



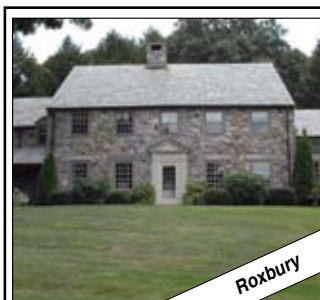
**Roxbury**  
1805 Magnificently Restored Colonial. 4 Bedrooms. 5 Fireplaces. Barn. Children's Playhouse. Pool. 8± Acres. **\$2,200,000.** Peter Klemm. 860.868.7313.



**Washington Depot**  
Charming Newly Renovated Antique. 3 Bedrooms. 2 Baths. Fireplace. Fully Furnished. Pool. **\$779,000.** Peter Klemm. 860.868.7313.



**Roxbury**  
c1835 Greek Revival-style Farmhouse. Barn. Guesthouse. Abuts Jack's Brook and Shepaug River. 31± Acres. **\$2,450,000.** Peter Klemm. 860.868.7313.



**Roxbury**  
Mint Condition Classic Stone Home. Guesthouse. Barn House. Barn. Pool. 15.3± Acres. **\$4,200,000.** Carolyn Klemm. 860.868.7313.



**Cornwall**  
Stunning New Shingle-style Home. Light & Bright. 4 Bedrooms. Views. Privacy. 25± Acres. **\$2,995,000.** Graham Klemm. 860.868.7313.



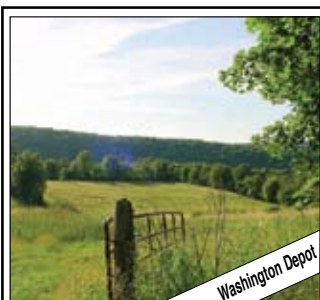
**Washington**  
Private Country Estate. Guesthouse. Pool. Overlooks Ponds, Streams & Waterfall. 3.8± Acres. **\$2,995,000.** Peter Klemm. 860.868.7313.



**Sharon**  
Artfully Designed House. 4 Bedrooms. Chef's Eat-in Kitchen. Great Room with Fireplace. 12.3± Acres. **\$1,750,000.** Roger Saucy. 860.868.7313.

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**LAND**  
Privacy  
Rolling Hills  
Scenic Views  
Fresh Lakes  
Meadows  
Farms  
Waterfront



**Washington Depot**  
Location! 1800's Farmhouse & Barns. Open Meadows. Stonewalls. Ultimate Views. 14.39± Acres. **\$1,995,000.** Peter Klemm. 860.868.7313.

**Activities Abound:**

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Antiquing	Charming Inns	Historic Museums	Shooting
Appalachian Trail	Cooking Classes	Horseback Riding	Shopping
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Ballooning	Cycling	Music Festivals	Summer Theaters
Bird Watching	Festivals	Music Mountain Concerts	Tennis
Camping	Fly Fishing	Nature Centers	Town Fairs
Carnivals	Golfing	Rafting	Vineyards

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**Washington**  
c1938 Colonial. Pool with Spa. Pool House. Greenhouse. Attached Garage. Gardens. Stonewalls. Views. 7.33± Acres. **\$4,500,000.** Sandra Natale. 860.868.7313.



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# LITCHFIELD COUNTY CONNECTICUT

**SCENERY, NOT A SCENE!**



New Preston

Rare Lake Waramaug Direct Water Frontage. 2 Bedrooms. Fireplace. Fully Furnished. Separate 1-car Garage. Views. \$2,750,000. Graham Klemm. 860.868.7313.



Washington

Converted Barn in Best Washington Location. Recently Renovated Inside & Out. New Gunite Pool. 6± Acres. \$2,995,000. Peter Klemm. 860.868.7313.



Washington

Nantucket Cottage. 3 Bedrooms. 2 Baths. Terrific ambience. Close to Town Amenities. Privacy. 2.2± Acres. \$895,000. Gael Hammer. 860.868.7313.



Litchfield

Ludlow Bull House. In-town Colonial. 6 Bedrooms. 7 Fireplaces. High-end Appliances. Pool. 2.18± Acres. \$1,495,000. Peter Klemm. 860.868.7313.



Bethlehem

1723 Saltbox. 3 Bedrooms. Studio. Sleeping Cottage with Fireplace. Brick Courtyard Garden. 3.7± Acres. \$875,000. Beverly Mosch. 860.868.7313.



Litchfield

Stylish 1760 Milton Colonial. 4 Bedrooms. 3.5 Baths. Gardens. Views. Potential Horse Property. 38.18± Acres. \$1,998,000. Cleve Fuessenich. 860.567.5060.



Kent

Quintessential Country Home. Guesthouse/Studio. Barn. Pool. Gardens. Surrounded by Land Trust. 40± Acres. \$5,500,000. Carolyn Klemm. 860.868.7313.



Roxbury

Exceptional Property. Classic Home. 4 Bedrooms. Open Floor Plan. Views. Infinity Pool. 18.79± Acres. \$3,675,000. Graham Klemm. 860.868.7313.



Goshen

Private Compound. Stone Home. Indoor & Outdoor Pools. Pool House. Caretaker's House. Barn. 680± Acres. \$25,000,000. Carolyn Klemm. 860.868.7313.



Cornwall

Stony Batter Farm. Guesthouse. Outbuildings. 2 Ponds. Brook. 100± Acres. Perfect Equestrian Property. \$4,350,000. Gael Hammer. 860.868.7313.



South Kent

Majestic Views. Architect-designed Country House. 4 Bedrooms. 5.38± Acres. Abuts Land Trust. \$2,650,000. Roger Saucy. 860.868.7313.



Warren

Beautiful Lake Waramaug Home. 4 Bedrooms. 5 Baths. 2 Fireplaces. Hardwood Floors. Dock. Beach Rights. \$2,750,000. Carolyn Klemm. 860.868.7313.

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# LITCHFIELD COUNTY CONNECTICUT

**80± MILES FROM MANHATTAN!**



Roxbury

Colonial/Cape. 5 Bedrooms. 3 Fireplaces. Eat-in Kitchen. Lower Level Guest Suite. Stonewalls. Patio. 3± Acres. \$995,000. Maria Taylor. 860.868.7313.



Washington

Country House. 4 Bedrooms. 4 Fireplaces. Chef's Kitchen. Pool with Waterfall. 11± Acres. \$2,950,000. Carolyn Klemm. 860.868.7313.



Washington

Classic American Shingle-style Residence. 9,000±sf. Views overlooking Steep Rock Land Preserve. 8.23± Acres. \$5,950,000. Peter Klemm. 860.868.7313.



Litchfield

1860 Rossiter Carriage House. Pool. Pool House/Guesthouse. Tennis. Garage. 4.75± Acres. \$1,900,000. Peter Klemm. 860.868.7313.



Warren

Charming Hilltop House overlooking Lake Waramaug. 4 Bedrooms. Patio. Views. Deeded Beach Rights. \$995,000. Peter Klemm. 860.868.7313.



Woodbury

Wonderful Cape. 3 Bedrooms. Pool. Guesthouse. Workshop. Patios. Stonewalls. Gardens. 2.04± Acres. \$819,000. Sindy Butkus. 203.263.4040.



Roxbury

Shingle-style House. 5 Bedrooms. 5 Fireplaces. Gourmet Kitchen. Pool. Pool House. Views. 14.28± Acres. \$4,550,000. Wendy Westcott. 860.868.7313.



Kent

Vintage Storybook Cottage. 2 Bedrooms. 1 Bedroom Guesthouse. Barn/Studio. Views. Stonewalls. 2.88± Acres. \$695,000. Beverly Mosch. 860.868.7313.



Sharon

Magnificent c1890 Mansion. 6-7 Bedrooms. 6 Fireplaces. Historic Details. Pool. Pool House. Barn. 6.14± Acres. \$2,950,000. Graham Klemm. 860.868.7313.



Litchfield

Marcel Breuer's Mid-Century Classic. 9,000sf Awaiting Restoration. 1.7± Acres Overlooking 4,000± Acre Land Preserve. \$1,699,000. Roger Saucy. 860.868.7313.



Washington

Beautiful Barn Home. 4-5 Bedrooms. 3 Fireplaces. Pond. Meadow. Private Location with Great Views. 14± Acres. \$2,375,000. Carol Bablonka. 860.868.7313.



Bethlehem

c1754 Saltbox. 3 Bedrooms. 2.5 Baths. Fireplace. Antique Floors. 8± Acres. Close to Bethlehem Green. \$725,000. Beverly Mosch. 860.868.7313.

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