

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers



Stony Batter Farm. Guesthouse. Outbuildings. 100± Acres. Equestrian Property. **CLASSIC \$4.750.000.**



Exceptional Country Property. 5 Bedrooms. Pool. Tennis Court. 5.24± Acres. **LOCATION \$1.995.000.**



1776 Renovated Antique. 4 Bedrooms. Guesthouse. Pool. 14.9± Acres. Idyllic Setting. **OFFER \$1.795.000.**



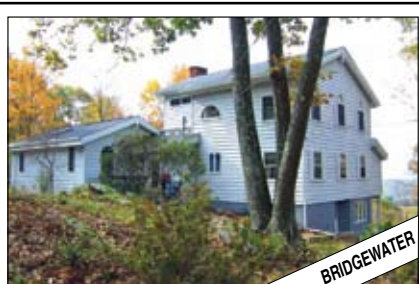
Restored In-town Victorian Colonial. 6 Bedrooms. 3 Fireplaces. 1± Acres. **MUST SEE \$1.695.000.**



Waterfront Compound on Bantam Lake. 1920's Cottage. Guesthouse. 2± Acres. **WOW \$1.575.000.**



Quality New Construction. 4 Bedrooms. Fireplace. 4± Acres. Great Location. **EXCLUSIVE \$1.295.000.**



Comfortable House. 3 Bedrooms. Guesthouse. Breathtaking Views. 6.32± Acres. **ACT NOW \$1.250.000.**



Neoclassic Contemporary. 3 Bedrooms. Open Floor Plan. 4.75± Acres. Country Setting. **WHY NOT \$1.095.000.**



Nantucket Cottage. 3 Bedrooms. Close to Town Amenities. Privacy. 2.2± Acres. **RARE \$895.000.**



Light-filled Contemporary. 3 Bedrooms. Indoor Wave Pool. Studio/Cottage. 2.4± Acres. **UNIQUE \$795.000.**



Charming Antique. 3 Bedrooms. 3 Fireplaces. Natural Pond. Garage with Storage. 4± Acres. **SUPERB \$429.000.**



In-town Vintage Multi-Family. 5 Bedrooms. Bay Windows. Wood Floors. **OPPORTUNITIES \$450.000.**

Please visit my website hammerhouses.com

LITCHFIELD COUNTY IS 80 MILES NORTH OF NEW YORK CITY LESS THAN A TWO HOUR SCENIC DRIVE

#1 For Selling & Renting Fine Country Rentals!

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

(860) 868.7313

Washington Depot

(860) 567.5060

Litchfield

(203) 263.4040

Woodbury

(860) 435.6789

Lakeville/Salisbury

(860) 364.5993

Sharon

Local People/Worldwide Connections • Associated Offices Throughout the United States • London • Paris • Far East International Networks • Leading Estates of the World • www.klemmrealestate.com • Who's Who in Luxury Real Estate • Residence International

Any buyer/lessee must satisfy himself by inspections or otherwise as to correctness of any information given, written or verbal. No information may be relied upon as fact, and is given entirely without responsibility of Klemm Real Estate, Inc., its associates or seller/lessor, offering subject to error, omissions, changes or withdrawal without notice. 12/07

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

The Spirit of Giving

Klemm Real Estate Associates actively give back to Litchfield County.

This newsletter highlights the activities of 2007 benefiting our towns and enriching the quality of life for all.

Thanks to everyone who helped make these events successful.

Happy Holidays!

Gael Hammer

with the Family of Associates at Klemm Real Estate



In your gifting, please think locally. We have, and here's a partial list worthy of your consideration:

- After School Arts Program • Bellamy-Ferriday House • Connecticut Junior Republic • Convent of the Sacred Heart
- Friends of Shepaug Music • Greenwood's Counseling • The Gunnery • Gunn Memorial Library
- Housatonic Valley Association • Hunt Hill Farm Trust • Judea Nursery School • Kent Land Trust
- Lake Waramaug Task Force • Litchfield Junior Republic • Litchfield Preservation Trust
- Northwestern Connecticut Aids Project • Main Street Theater • Millbrook Horse Trials • New Preston Boys & Girls Club
- Nutmeg Ballet • Oliver Wolcott Library • Pilobolus • Roxbury Land Trust • Shepaug Scholarship Fund
- Steep Rock Land Trust • Susan B. Anthony Project • Tea for Two Hundred • Visiting Nurses Association
- Warner Theater • Warren Volunteer Firemen • Washington Ambulance Fund • Washington Citizen's Scholarship Fund
- Washington Community Fund • Washington Environmental Council • Washington Fire Department
- Washington Parks & Recreation • Weantinoge Heritage • Woodbury Lions Club • Woodbury Scholarship Fund

#1 For Selling & Renting Fine Country Properties!

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

www.klemmrealestate.com

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers



Maria Taylor sits on the Foundation Board of St. Mary's Hospital and supports the Waterbury Hospital on many committees.



Wendy Westcott works with the Main Street Theatre in Woodbury and helped to develop the Long Meadow After School Cultural Enrichment Program.



Cleve Fuessenich is a board member of the Litchfield Housing Trust, Secretary of the Greater Litchfield Preservation Trust and serves on many other committees in Litchfield.



Peter & Christina Klemm hosted a Library Luminary Dinner for the Gunn Memorial Library.



Cookie Keggi co-chairs The Women's Initiative Fund of the Connecticut Community Foundation.



Deborah Rowland works with the Pray Achievement Center in Banksville, New York mentoring children.



Klemm Real Estate sponsors the Washington Firemen's Carnival.



Sallie Smith is chairman and co-creator of the Middlebury Garden Club Bicentennial Garden Tour.

Gary Flood serves on the Gunn Memorial Library Board.



Kathy Ashton is involved in the Fifth Annual Blanket Drive for the Waterbury Soup Kitchen and is a member of the Connecticut Community Foundations Scholarship Program.



Beverly Mosch served on the Warner Theater committee for its premiere annual event, the Spring Fling, a gala and auction held in June.

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers



Carolyn & David Klemm support The Washington Antique Show, The Gunn Memorial Library & Tea for Two Hundred and many other meaningful causes.



Klemm Real Estate sponsors the Salisbury Ski Jump and Ice Carving Competition.



Gael Hammer's garden is a part of the Garden Conservancy Open Days Program - 200 people come annually.



The Tenth annual "Tea for Two Hundred" was held on July 28th in Gael Hammer's Garden.

The event benefited the Northwestern Connecticut Aids Project and The Susan B. Anthony Project which protects against domestic violence.



Seven hundred people enjoyed themselves. Activities included a silent auction, fortune tellers, wild bird show, mad hatter's hat contest and music of David Grausman and Illuminata.



All past chairpersons (Larry Kramer, Stephen Sondheim, Joan Rivers, Faith Middleton and Christine Baranski) were honored.



Congressman Chris Murphy and Writer Rex Reed judged the hat contest.



This year's event grossed over \$105,000 - a record breaker! The net total over ten years has surpassed a **HALF MILLION DOLLARS!!!**



Responses are overwhelming—we are grateful for the support.



The 2008 date is July 26th. We're planning big surprises for our eleventh anniversary. Save the date!