

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers



CORNWALL

Stony Batter Farm. Antique Estate. Guesthouse. Outbuildings. 2 Ponds. Brook. 100± Acres. **\$4.35m.**



WARREN

Spectacular Post & Beam. Lap Pool. Majestic Views over Lake Waramaug. 15± Acres. **\$4.2m.**



NEW MILFORD

Immaculate Colonial. 4 Bedrooms. 5 Fireplaces. Stonewalls. Privacy. 95.9± Acres. **\$2.295m.**



WASHINGTON DEPOT

Stunning High-end Renovation. Studio/Carriage House. Pool & Pool House. 8.8± Acres. **\$2.295m.**



WASHINGTON

Quintessential New England Home. 4 Bedrooms. 5 Fireplaces. Pool. Barn/Garage. 7.35± Acres. **\$2.195m.**



WASHINGTON

Sophisticated Country House. 4 Bedrooms. Gym. Pool. Spa. Tennis. Privacy. 5.24± Acres. **\$1.995m.**



MORRIS

Waterfront Compound on Bantam Lake. 1920's Cottage. Guesthouse. Office. 2± Acres. **\$1.495m.**



WATERTOWN

Custom-built Contemporary/Cape. 3 Bedrooms. Open Floor Plan. Sunroom. 3.16± Acres. **\$995k.**



NEW MILFORD

Charming Converted Dairy Barn. 3 Bedrooms. 15 Minutes to Train. 6.35± Acres. **\$775k.**



BETHLEHEM

Light-filled Contemporary. 3 Bedrooms. Indoor Wave Pool. Studio. 2.4± Acres. **\$698k.**



NEW MILFORD

"Green" Contemporary. Close to Washington, Lake Waramaug & Train. 3.31± Acres. **\$649k.**



WASHINGTON

Country Saltbox. 3 Bedrooms. Fireplace. Hardwood Floors. Stonewalls. Koi Pond. 1± Acres. **\$489k.**

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



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. 12/08

KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

Happy Holidays!

Gael Hammer and the Family of Associates at Klemm Real Estate



Even in the bleakest of times the sun still rises!

In the Spirit of Giving, Klemm Real Estate Associates actively give back to Litchfield County. This newsletter highlights some of the activities of 2008 benefiting our towns and enriching the quality of life for all.

Thanks to everyone who helped make these events successful.



In these uncertain times, there are people in need in our communities. Please help our neighbors by keeping the food banks well stocked. 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 • Friends of Shepaug Music
Greenwoods 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 • Middlebury Garden Club • Millbrook Horse Trials • New Preston Boys & Girls Club • Nutmeg Ballet • Oliver Wolcott Library • Pilobolus
Roxbury Land Trust • St. Mary's Hospital • Seven Angels Theatre • 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 • Waterbury Hospital • Weantinog Heritage • Woodbury Lions Club • Woodbury Scholarship Fund



Cookie Keggi, Kathy Ashton, Deborah Rowland & Maria Taylor - Reflections Gala at Country Loft Antiques, Woodbury

Maria Taylor is a member of the Foundation Board at St. Mary's Hospital and sits on the board of The Waterbury Symphony Orchestra.

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 Klemm has been named a member of the Washington Citizen's Scholarship Foundation Board.

Cookie Keggi co-chairs The Women's Initiative Fund of the Connecticut Community Foundation and serves on the Board of Directors of Seven Angels Theatre.

Deborah Rowland works with the Pray Achievement Center in Banksville, New York where Mr. Pray mentors children.

Sallie Smith decorates the Town of Middlebury for the holidays and creates a Klemm wreath for Woodbury's Junior Women's Festival.

Kathy Ashton is active in community programs including Connecticut Community Foundation and Greater Waterbury Interfaith Ministries (Soup Kitchen and Neighborhood Outreach).

Beverly Mosch serves on the Bethlehem Historic District Commission and spearheaded the new Historic District signs project.

Elizabeth Reilly is on the planning committee for "Broadway in the Hills" which raises money for the American Cancer Society.

Claudine Harding's "Team Pomperaug" participated in the Avon Walk for Breast Cancer.

Carolyn & David Klemm support The Washington Antiques 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.



Kathy Ashton with some of the over 300 blankets collected for the Waterbury Interfaith Ministries



Town Hall aglow for Washington Antiques Show



Elizabeth Reilly and one of the performers at "Broadway in the Hills"



Ice Sculpture in front of Klemm Real Estates Lakeville Office



Ingrid Manning, Nikoo McGoldrick, Cookie Keggi, Faith Middleton, Ann Pollina & Fern Berman - Women's Initiative Fund of the CT Community Foundation



Deborah Rowland with group at Pray Achievement Center



Christina & Peter Klemm at Washington Antiques Show



Beverly Mosch with one of the new historic district signs in Bethlehem



Claudine Harding reaches the 7 mile mark in the 26.2 mile Avon Walk for Breast Cancer



Laura Linney sharing a secret with Gael Hammer

TEA FOR TWO HUNDRED 2008

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

The Eleventh Annual "Tea for Two Hundred" was held on July 26th in Gael Hammer's Garden with Laura Linney as the honorary chairperson.

The event benefited the Northwestern Connecticut Aids Project and the Susan B. Anthony Project that helps victims of domestic and sexual violence.

Seven hundred people enjoyed themselves. Activities included a silent auction, fortune tellers & mad hatter's hat contest. Doug White and his musicians were wonderful!

Laura Linney, the chair person, judged the hat contest and Topher Grace was a surprise special guest.

This year's event grossed over \$90,000! The net total over eleven years is approaching \$600,000!!!

Responses are overwhelming—we are grateful for the support.

The 2009 date is July 25th. We're planning big surprises for our twelfth anniversary. Save the date!

We are very grateful to the merchants, inns and restaurants for the donations of goods, services and food throughout the years. There are too many to mention individually, but THANK YOU.

Our volunteers must be acknowledged. We couldn't do it without you. Special thanks to John Trainor and Ted Heine co-founders, Nancy Rogers of the Susan B. Anthony Project, Patricia Lafayette of Northwest Connecticut Aids Project and Jamie Nivolo of Klemm Real Estate.



Gael Hammer, "Girli" & Gary Goodwin - Tea for Two Hundred Hosts



Jamie Pearl & Peggy Tagliarino



Laura Daly & Kate Sileo



Kyle Anderson & Ryan Partelow



Chloe Taylor, Deborah Rowland, Laura Linney, Maria Taylor, Beverly Mosch, Ledley Mosch, Carolyn Klemm & Kathy Ashton



Gael Hammer interviewing a contestant in the hat contest



Barbara Putnam



Topher Grace, Laura Linney, Nancy Rogers & Sean Krebs



Christine Motasky