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PREMIUM & PRIVATE BROKERAGE  
BEST REAL ESTATE AGENCY USA - INTERNATIONAL PROPERTY AWARDS 2007

### LAND



**WOODBURY**  
81.17± Acres. Panoramic Views. 3 Parcels. Fantastic Opportunity. \$500,000. Maria Taylor. 860.868.7313.



**SOUTHBURY**  
10.17± Acres. Rolling & Flat Fields. Great for Horses. \$350,000. Carol Bablonka. 860.868.7313.



**WOODBURY**  
4± Acres. Views. Many Possibilities. Roughed-in Driveway. \$272,500. Sindy Butkus. 203.263.4040.



**MIDDLEBURY**  
2.09± Acres. Stream. Stone Outcroppings Close to Green. \$219,000. Wendy Westcott. 860.868.7313.

### SOLD 2008



**HIGHEST SALE EVER**  
Internationally Renowned Mill House. Residential/Commercial. Name, Business & Equipment. 5 Separate Deeds. 18.71± Acres. Ask \$4,200,000. Carolyn Klemm. Maria Taylor. 860.868.7313.



**WOODBURY**



**SOLD**  
**MIDDLEBURY**  
Light & Bright Cape. 4 Bedrooms. Quality Construction. 1.56± Acres. Ask \$589,500. Sallie Smith. Sindy Butkus. 203.263.4040.



**SOLD**  
**MIDDLEBURY**  
Elegant Home. 5 Bedrooms. 4 Fireplaces. Pool. Gardens. Views. 12± Acres. Ask \$1,150,000. Cookie Keggi. 203.263.4040.



**SOLD**  
**MIDDLEBURY**  
Spectacular Steeple Chase Home. 3 Bedrooms. Professionally Landscaped. Ask \$448,900. Kathy Ashton. 203.263.4040.



**SOLD**  
**SOUTHBURY**  
Gracious Colonial. 4 Bedrooms. Potential In-law. Privacy. 1.54± Acres. Ask \$565,000. Kathy Ashton. Deborah Rowland. 203.263.4040.



**SOLD**  
**SOUTHBURY**  
Bright & Spacious Country Cape. 3 Bedrooms. Fireplace. Views. 2.43± Acres. Ask \$555,000. Sindy Butkus. 203.263.4040.



**SOLD**  
**WOODBURY**  
Charming Country Ranch. 3 Bedrooms. Fireplaces. Sun Porch. Views. 4± Acres. Ask \$459,900. Maria Taylor. Cookie Keggi. 860.868.7313.

#1 For Selling & Renting Fine Country Properties!

## KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

(203) 263.4040

Woodbury

(860) 868.7313

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## KLEMM REAL ESTATE

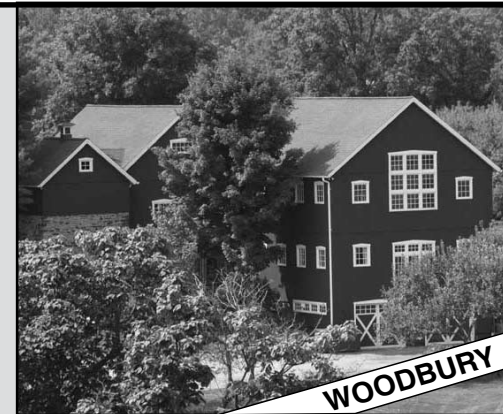
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# TRIBURY REAL ESTATE JOURNAL

MIDDLEBURY • SOUTHBURY • WOODBURY

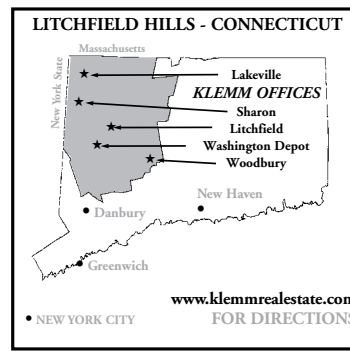


Restored Vintage Estate. Converted Barn. Guesthouse. Pony Stable. Pond. Professional Landscaping. 19.74± Acres. MANY POSSIBILITIES. \$3,385,000. Maria Taylor. 860.868.7313.



**WOODBURY**

### Come Let Us Show You!



INTERNATIONAL PROPERTY AWARDS

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★★★★★

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## DISCREET. PRIVATE. EXCLUSIVE.



**WOODBURY**  
Restored Antique Colonial. Adirondack-style Guesthouse. Pool. Manicured Grounds. Trails. 5.58± Acres. Close to Town. \$1.695.000. Cookie Keggi. 203.263.4040.



**MIDDLEBURY**  
Distinguished English Country House. 4 Bedrooms. 2 Fireplaces. Exercise Room. Wine Cellar. Patio with Pergola. Views. 3± Acres. \$1.650.000. Maria Taylor. 860.868.7313.



**WOODBURY**  
Distinguished Mid-Century House. 2 Bedrooms. 3 Fireplaces. Views. 22± Acres. \$1.595.000. Beverly Mosch. 860.868.7313.



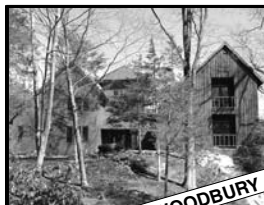
**WOODBURY**  
1760 Jabez Bacon House. Original Details. In-law Apartment. Barn. \$1.295.000. Beverly Mosch. 860.868.7313.



**MIDDLEBURY**  
Stunning Contemporary. 4 Bedrooms. Open Floor Plan. Indoor Pool. 2.1± Acres. \$1.100.000. Deborah Rowland. 203.263.4040.



**MIDDLEBURY**  
Magnificent Historic Home. 6 Bedrooms. 5 Fireplaces. Wine Cellar. Sun Porch. 5.65± Acres. \$1.000.000. Cookie Keggi. 203.263.4040.



**WOODBURY**  
Striking Contemporary. 4 Bedrooms. 3 Fireplaces. Hot Tub. Pool. 4.43± Acres. \$679.000. Sindy Butkus. 203.263.4040.



**MIDDLEBURY**  
Chic Country Cape. 5 Bedrooms. 2 Fireplaces. Sun Porch. Stonewalls. Ponds. 2.1± Acres. \$990.000. Maria Taylor. 860.868.7313.



**MIDDLEBURY**  
Stunning Custom Cape. 3 Bedrooms. 4 Baths. Fireplace. Open Floor Plan. Many Extras. 13± Acres. \$895.000. Sindy Butkus. 203.263.4040.



**WOODBURY**  
Wonderful Cape. 3 Bedrooms. Pool. Pool House. Guesthouse. Workshop. Stonewalls. 2.04± Acres. \$799.000. Sindy Butkus. 203.263.4040.

## SCENERY, NOT A SCENE!



**MIDDLEBURY**  
Landmark Georgian Colonial. Currently Tucker Hill Inn. Business Sold Separately. Convenient Location. \$750.000. Sindy Butkus. 203.263.4040.



**SOUTHBURY**  
1690 Antique Farmhouse. 3 Bedrooms. 4 Fireplaces. Converted Barn. Pool. Pond. 7.92± Acres. \$785.000. Maria Taylor. 860.868.7313.



**MIDDLEBURY**  
Private Home. 4 Bedrooms. 3 Fireplaces. Gardens. Views. 4.5± Acres. Surrounded by Land Trust. \$780.000. Cookie Keggi. 203.263.4040.



**WOODBURY**  
Picture Perfect Colonial. 3 Bedrooms. Open Floor Plan. Fenced Backyard. Barn. Views. 1.42± Acres. \$704.500. Deborah Rowland. 203.263.4040.



**WOODBURY**  
Elegant Frank Betz Design. 3 Bedrooms. Possible In-law. Views. 2.43± Acres. \$699.000. Sindy Butkus. 203.263.4040.



**WOODBURY**  
Impressive Colonial. 4 Bedrooms. Chef's Kitchen. Pool. Views. 1.77± Acres. \$819.000. Maria Taylor. 860.868.7313.



**MIDDLEBURY**  
Old Field Townhouse. 2 Bedrooms. Meticulously Maintained. Pool. Tennis. Clubhouse. \$569.000. Maria Taylor. 860.868.7313.



**MIDDLEBURY**  
Granby Model Brookside Home. 4 Bedrooms. Unfinished Lower Level. 1± Acre. \$499.000. Sindy Butkus. 203.263.4040.



**WOODBURY**  
In-town Renovated Antique Colonial. 4 Bedrooms. Barn/Garage. Outbuilding. 1.16± Acres. \$499.000. Maria Taylor. 860.868.7313.



**WOODBURY**  
Updated Ranch with In-law Suite. 4 Bedrooms. Fireplace. Screened Porch. Views. \$489.000. Kathy Ashton. 203.263.4040.



**MIDDLEBURY**  
Dock your boat on Lake Quassapaug. Custom-built Contemporary. \$449.900. Sindy Butkus. 203.263.4040.



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



**WOODBURY**  
Charming Cape. 3 Bedrooms. Hot Tub. Mini Vineyard. Views. 1.41± Acres. \$439.000. Joseph Lorino. 860.868.7313.



**WOODBURY**  
Village Charmer. 3 Bedrooms. Pool. Cabana/Studio above Garage. \$399.900. Wendy Westcott. 860.868.7313.



**WOODBURY**  
Vintage Colonial. 3 Bedrooms. Gardens. Stonewalls. Detached 2-car Garage. \$339.900. Sindy Butkus. 203.263.4040.

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