



THE ICONIC BOULDERS

Warren/Washington, Connecticut

KLEMM REAL ESTATE_{Inc}
LITCHFIELD COUNTY'S PREMIER BROKERS

The Iconic Boulders, Warren/Washington, CT

Discover a unique piece of American history with the extraordinary Boulders Lodge, an 8,000-square-foot masterpiece less than two hours from New York City, beautifully situated on the stunning shores of Lake Waramaug in Litchfield County. Originally constructed in 1895 by acclaimed architect Ehrick Rossiter in the Adirondack large stone and shingle, post-and-beam style, this remarkable property seamlessly blends historical charm with modern luxury, making it an ideal getaway, a permanent residence, or a family compound for generations. In addition to the main lodge, the adjacent "Carriage House" is available, offering an additional 7 bedrooms, a charming two-story barn, 2.6 acres, and another 100 feet of waterfront for ultimate family enjoyment.



Property Features

- 500 Feet of Waterfront
- Boat House / Floating Dock
- Long Western / Sunset Views
- Newly Renovated
- Includes 4 Acre-Parcel in Washington
- Guest Cottage (or Carriage House & Guest Cottage for Combined Offering)
- Central Air Conditioning
- Full House Generator

#1 for Selling & Renting Fine Country Properties!

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Property Data

387 Lake Road
Warren/Washington, CT

13	9	6/1	4,482	6.95±
RMS	BEDS	BATHS	SQFT	ACRES

Price: Upon Request

Listing Agent: Peter Klemm
860.868.7313 Ext. 124

All Data to be confirmed by Buyer.