



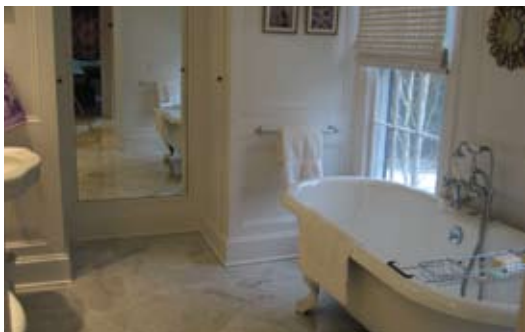
# CHIC COUNTRY RETREAT

Roxbury, Connecticut

**KLEMM REAL ESTATE** Inc

Litchfield County's Premier Brokers





## Roxbury, Connecticut

Litchfield County / New York City - 80± miles

### Chic Country Retreat

Beautiful country home with private setting. Three bedrooms. Four and one half baths. 3,502± square feet with central air. The bright airy kitchen is open to the sitting area which boasts a floor to ceiling stone fireplace. Living room with French doors that open to a covered porch and stone terrace. Large loft with a separate stairwell and full bath is great for slumber parties. In-ground heated pool with integrated spa and outdoor fireplace. Professional landscaping with specimen trees.

**Address:** 314 South Street, Roxbury  
**Style:** Colonial **Age:** 1987/Total Renovation 2003 **Sq. Ft.:** 3,520± **Acreage:** 4.43±  
**# Rooms:** 8 **# Bedrooms:** 3 **Baths:** 4 Full, 1 Half **Fireplaces:** 2

Room Description	Size	Room Features	Property Amenities
<b>First Floor:</b>			
Mudroom	21.3 x 7	Opens to Garage and Parking Area	• Private Setting
Kitchen	11.6 x 15	Refrigerator/Freezer, Dishwasher, Wall Oven, Built-in Microwave, 5-Burner Gas Bosch Stovetop, Tiled Countertops, Stainless Appliances, Open to Sitting Area	• Heated In-ground Gunite Pool and Integrated Spa with Indoor Controls
Sitting Area	24 x 13.3	Stone Fireplace with Stone Surround, French doors, Hardwood Floor	• Outdoor Fireplace
Dining Room	15.11 x 13.3	Hardwood Floor	• Covered Porch
Living Room	16.2 x 13.4	Fireplace, French Doors open onto a Covered Porch, Hardwood Floor	• Stone Patio
Workout Room	6 x 11	Hardwood Floor	• 2-car Garage
Laundry Room	6 x 11	Hardwood Floor	• Stone Driveway with Belgium Block Edging
<b>Second Floor:</b>			• Specimen Trees
Master Bedroom	27 x 13.5	Walk-in Closet, Marble Floored Bathroom, Shower, Claw-foot tub, Double Sinks, Wall to Wall Carpet	• California Closets
Second Floor Full Bath		Tiled Floor and Shower	
Bedroom 1	13.4 x 13.4	Wall to Wall Carpet	
Bedroom 2	14.7 x 13.4	Full Bath, Wall to Wall Carpet	
Loft	26.9 x 21.5	Separate Stairwell, Full Bath, Wall to Wall Carpet	

**Listing Agent:** Peter Klemm 860.868.7313 Ext. 24 All Data to be confirmed by Buyer.

**#1 For Selling Fine Country Properties!**

## KLEMM REAL ESTATE Inc

Litchfield County's Premier Brokers

(860) 567.5060 (203) 263.4040 (860) 354.3263 (860) 435.6789 (860) 868.7313 (860) 364.5993  
 Litchfield Woodbury Roxbury Lakeville/Salisbury Washington Depot Sharon

[www.klemmrealestate.com](http://www.klemmrealestate.com)

