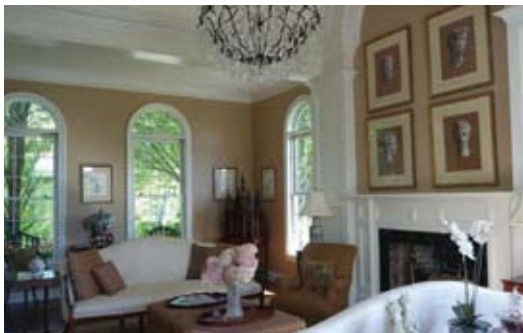


A large infinity pool is situated on a lush green lawn. The pool's edge is perfectly aligned with the horizon of a dense, green forest in the background, creating a seamless transition between the water and the trees. The sky above is a clear, bright blue with a few wispy clouds. On the right side of the pool, two lounge chairs are visible. The overall scene is peaceful and scenic.

LEDGEMOHR

Roxbury, Connecticut

KLEMM REAL ESTATE Inc
Litchfield County's Premier Brokers



Roxbury, Connecticut

Litchfield County / New York City - 80± miles

Ledgemohr

This stately colonial has four bedrooms and three and a half baths. Exquisite kitchen with center island, stainless appliances, marble countertops and limestone floors. Grand living room with arched ceiling. Finished basement complete with billiard room, workout room and wine cellar. Expansive bluestone patio with water fountain. Situated on 8.26± acres with amazing distant views, inground heated infinity gunite pool, large pond and natural rock outcroppings.

Address: 5 Bear Burrow Road, Roxbury

Price: Upon Request

Style: Colonial

Age: 1989

Sq. Ft.: 6,000±

Acreage: 8.26±

Rooms: 13

Bedrooms: 4

Baths: 3 Full, 1 Half

Fireplaces: 4

Room Description	Size	Level	Room Features	Property Amenities
Kitchen	29 x 11	Main	Eat-in, Marble Floor	<ul style="list-style-type: none"> • Hardwood Floors • Exquisite Finishes • Game Room • Wine Cellar • Bluestone Patio with Water Fountain • Infinity Pool • Pond with Dock • Quiet Setting • Babbling Brook • Distant Views
Family Room	17 x 13	Main	Fireplace, Built-ins, Hardwood Floor	
Foyer	12.7 x 17	Main	Hardwood Floor	
Dining Room	17.3 x 15	Main	Fireplace, Crown Molding, Hardwood Floor	
Living Room	27 x 21	Main	Fireplace, French Doors to Terrace, Hardwood Floor	
Master Bedroom	21 x 14	Upper	Full Bath, Fireplace, Sitting Room, Walk-in	
Bedroom 1	13.5 x 10	Upper	Fireplace, French Doors to Balcony	
Bedroom 2	15 x 10	Upper	Full Bath, Hardwood Floor	
Bedroom 3	14.5 x 11	Upper	Hardwood Floor	
Bonus Room	27 x 13	Upper	Wall-to-wall Carpet	

Listing Agent: Peter Klemm

860.868.7313 Ext. 24

All Data to be confirmed by Buyer.

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