

Woodridge Lake. The big picture.

- Private, year-round resort community planned in its entirety by leading environmentalists.
- A community consisting of 1,320 acres of unspoiled forest, meadows and open areas.
- 385-acre sand bottom lake with over 5 miles of shoreline.
- Sandy beaches strategically placed in 5 locations around the lake.
- New 12,500 square-foot soaring Clubhouse with health club, library, teen center and children's area.
- Junior-Olympic size heated swimming pool.
- 8 professionally-surfaced tennis courts.
- Docks to accommodate 130 boats.
- Unmatched fishing and fly fishing including bass, trout, walleye and Connecticut's only Tiger Muskies.
- Motor boating, sailing, kayaking, canoeing and other water sports.
- All telephone, cable TV and electrical cables are underground for unspoiled vistas.
- Private central sewer system – one of the few in the Northeast – serviced by the Woodridge Lake Sewer District.
- Roads are hard-surfaced and maintained by the town of Goshen.
- Minutes from downhill skiing at Mohawk Mountain and cross-country skiing at the White Memorial Conservation Center.
- Close to fine dining, antique shops, art galleries, music, historical sites, farmers markets, wineries and an endless array of diversions only Litchfield County can offer!

From lake front to cul-de-sac, there's a Woodridge Lake property you can call home.

The Woodridge Lake community offers a wide variety of home styles. Whether you're looking for a striking contemporary, stately colonial, impressive post & beam or quaint cape, chances are you'll find your dream home. Home sites range up to 2.5 acres in size with most averaging just over one acre. Many lakefront properties boast direct waterfront access with private docks. For a complete selection of available properties and rentals, log onto www.portfoliopropertiesgroup.com.



How to get to Woodridge Lake & Portfolio Properties.

From Manhattan, East Side:

Take the FDR Drive (East River Drive) north to the Major Deegan Expressway (Rt. 87) north to the Saw Mill River Parkway North to Rt. 684 north. Then follow "General Directions."

West Side:

Take the West Side Highway (Rt. 9A) to the Saw Mill River Parkway north to Rt. 684 north. Then follow "General Directions."

Brooklyn:

Take Rt. 278 north to Rt. 87 north to the Saw Mill River Parkway north to Rt. 684 north. Then follow "General Directions."

Long Island:

Take the Whitestone Bridge and follow signs to the Hutchinson River Parkway north, which will lead into Rt. 684 north. Then follow "General Directions."

Northern New Jersey:

Take the George Washington Bridge to Rt. 87 north to the Saw Mill River Parkway north to Rt. 684 north. Then follow "General Directions."

Northern New Jersey Alternative:

Take the Tappan Zee Bridge to Rt. 287 north to the Saw Mill River Parkway north to Rt. 684 north. Then follow "General Directions."

GENERAL DIRECTIONS:

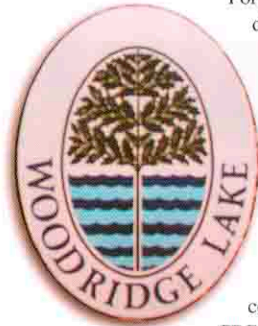
Take Rt. 684 north to the end – it becomes Rt. 22 north. Continue on Rt. 22 north toward Pawling, NY. Follow Rt. 22 north to Wingdale, NY, then take Rt. 55 East to Gaylordsville, CT. Take Rt. 7 north through Kent, CT, to the village of Cornwall Bridge, CT. Stay to the right at the fork, which is Rt. 4 east, and follow the signs to Goshen, CT. Nine miles from the Rt. 4 east intersection is a Woodridge Lake sign on your right. Take a right onto Beach Street, then turn right approximately 300 yards into the Woodridge Lake entrance, which is Shelbourne Road. Follow the road to the Portfolio Properties offices on your right.



PORTFOLIO PROPERTIES™

Leadership Through Performance™

Let the Woodridge Lake experts help you find your dream home.



Portfolio Properties Group specializes in distinctive properties from country estates and farms to waterfront properties and recreational communities. We service buyers and sellers through our growing network of professionally-staffed offices in Northwest Connecticut and Southeast New York.

PPG is Litchfield County's exclusive affiliate of Christie's Great Estates. An international leader in marketing fine homes across the country and around the world, Christie's chose PPG because of our history, principles and experience.

We're proud to represent Woodridge Lake. PPG is literally part of the community, with a 32-year track record as the real estate sales leader, and a long history of helping to bring this unique luxury lake property to life. We even have an office right inside the entrance to Woodridge Lake.

If you're looking to buy property at Woodridge Lake, let us show you how "Leadership Through Performance" can bring a new level of service to your real estate needs. We take great pride in upholding the highest standards of professionalism, confidentiality and discretion with our clients.

Members of:

- The National Association of Realtors
- The Connecticut Association of Realtors
- The Litchfield County Board of Realtors
- The Litchfield County Multiple Listing Service
- The Litchfield Hills Travel Council
- Litchfield County's Exclusive Affiliate of Christie's Great Estates
- International Relocation Services: 800.523.2460 Ext. B-238

Exclusive Affiliate of
**CHRISTIE'S
GREAT ESTATES®**

www.portfoliopropertiesgroup.com

You've just found the place you didn't expect to find anymore.

Imagine a luxury resort community ringing a pristine lake, with beautiful homes nestled among the towering pines, oaks and maples. Imagine a leisurely boat ride with family and friends. Laughing children splashing in the pool. Hooking a fighting Tiger Muskie. A friendly game of mahjonn in the soaring clubhouse. A not-so-friendly game of tennis on the surfaced tennis courts. Crisp autumn walks and invigorating winter skiing.

You don't have to imagine any more.

You've just found Woodridge Lake, nestled in the heart of Connecticut's spectacular Litchfield County. It's a very special place, devoted to the good life and dedicated to preserving the unspoiled character of the area with inspired architectural guidelines, underground utilities and a sophisticated sewer system that assures the purity of the lake. Ask anyone who lives here and they'll tell you, "Woodridge Lake is paradise found."



- Tennis Tournaments
- Bridge & Mahjonn Clubs
- Holiday Parties
- Barbeques & Picnics
- Regattas, Kayak & Canoe Races



- Fishing Tournaments
- Boating & Scuba Classes
- Year-Round Cultural Activities



- Year-Round Seasonal Festivities
- Swim Team
- Movie Nights
- Pool Parties & More!