

*A Guide to Some of the Most Desirable Properties in the Northeast
Covering Litchfield County, CT ♦ Berkshire County, MA ♦ Columbia and Dutchess Counties, NY*

TRI ♦ CORNER REAL ESTATE

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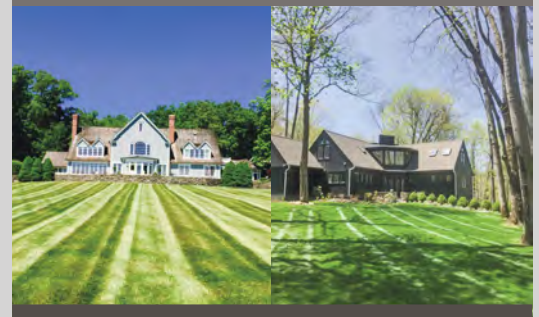
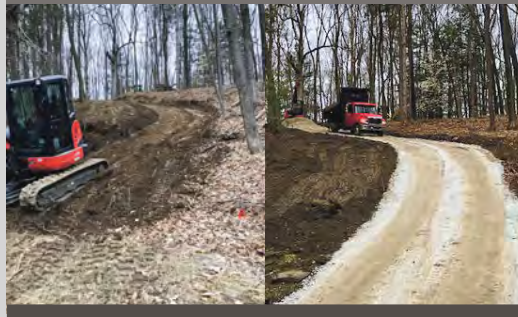
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Salisbury, CT • \$3,495,000
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Private drive, one-bedroom guest house
EH#5403 • Thomas Callahan & Elyse Harney Morris



EXCEPTIONAL COUNTRY COMPOUND

Sharon, CT • \$1,998,000
2,151 sq.ft. | 15.51 acres | 3 BRs | 2 FBs | 1 HB
Main house, 1 BR guest house, studio/gym, heated pool
EH#5316 • Bill Melnick & Elyse Harney Morris



SHEKOMEKO HILL FARM

Millerton, NY • \$1,995,000
150.48 acres
Premier private building site, with a long driveway
EH#5370 • John Panzer & Elyse Harney Morris



COUNTRY ESTATE WITH MOUNTAIN VIEWS

Sherman, CT • \$1,945,000
4,074 sq.ft. | 12.61 acres | 4 BRs | 3 FBs
Carriage house/barn, Heated gunite pool, 1000+ bottle wine cellar
EH#5272 • Elyse Harney Morris & Liza Reiss



FOUR WAYS FARM

Great Barrington, MA • \$1,499,000
2,712 sq.ft. | 10.22 acres | 4 BRs | 3 FBs
Recently updated, large deck, level yard, and views
EH#5390 • Lauren Molk & Elyse Harney Morris



COUNTRY HOME IN PRIVATE LOCATION

Salisbury, CT • \$1,250,000
2,505 sq.ft. | 2.06 acres | 4 BRs | 3 HB | 1 HB
Located on a private road, screened-in porch, gunite pool
EH#5239 • Elyse Harney Morris & Kathleen Devaney



WELL MAINTAINED OFFICE BUILDING

Millerton, NY • \$895,000
4,940 sq.ft. | 0.33 acres | 6 HBs
Renovated four-floor office building, abundant parking
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VILLAGE INVESTMENT

Millerton, NY • \$825,000
4,500 sq.ft. | .15 acres | 2 FBs | 1 HB
Two residential units - 3BR and 2 BR. Commercial spaces.
EH#5341 • Liza Reiss & Holly Leibrock



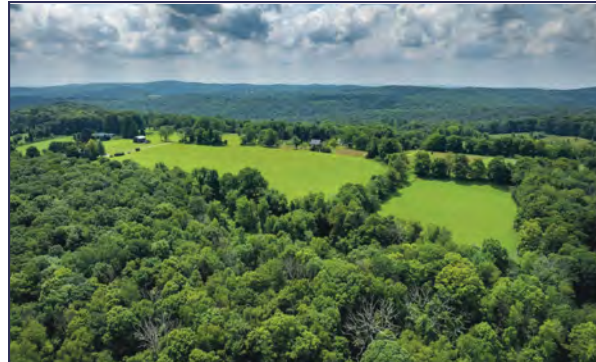
The #1 Broker in Litchfield County and 7 Agents in Top 25*
 #1 Broker for Salisbury & Sharon and the Top 6 Agents*

*Ranking Report - CTMLS - last 12 months



1820 HENRY STEWART HOUSE

Milan, NY • \$695,000
 3,630 sq.ft. | 16.56 acres | 8 FBs | 4 HBs | 1 HB
 Wrap-around porch, 2-car garage, barn with farm doors
 EH#5396 • John Panzer



PRISTINE SHARON FARMLAND

Sharon, CT • \$650,000
 25.26 acres
 Two distinct parcels, surrounded by expansive properties
 EH#5391 • John Panzer & Bill Melnick



CLASSIC COLONIAL IN HISTORIC LITCHFIELD

Litchfield, CT • \$589,000
 2,538 sq.ft. | 0.33 acres | 3 FBs | 2 HBs | 2 HB
 Expansive renovated kitchen, all-season sunroom
 EH#5399 • Anne Lyndon Peck & Kathleen Devaney



COZY EDGE-OF-TOWN FARMHOUSE

Salisbury, CT • \$550,000
 1,714 sq.ft. | .50 acres | 3 BRs | 1 FB | 1 HB
 Detached garage, Commercially Zoned edge-of-town location
 EH#5357 • Juliet Moore & Thomas Callahan



CHARMING ANTIQUE HOME

North Canaan, CT • \$439,000
 1,638 sq.ft. | 1.11 acres | 4 BRs | 2 FBs | 1 HB
 Covered porch, one-car garage with one-room apartment
 EH#5372 • Tracy Macgowan



THE CHRISTMAS HOUSE

Norfolk, CT • \$449,000
 2,591 sq.ft. | 1.40 acres | 3 BRs | 2 FBs | 1 HB
 Large backyard, spacious, light-filled rooms
 EH#5387 • Thomas McGowan



COMMERCIAL TRIO

North Canaan, CT • \$385,000
 5,129 sq.ft. | 0.75 acres | 2 FBs
 Situated in the heart of the village center, generous parking area
 EH#5397 • Holly Leibrock & Juszina Paksai



UPDATED NORTH CANAAN INVESTMENT

North Canaan, CT • \$315,000
 1,900 sq.ft. | 0.04 Acres | 1 BRs | 1 FBs | 1 HB
 Two-unit building fully updated, 2-bedroom residential apartment
 EH#5398 • Liza Reiss & Juszina Paksai



COMMERCIAL LAND NEAR TOWN

Millerton, NY • \$180,000
 16.26 Acres
 Significant opportunity for development
 EH#5368 • Tracy Macgowan

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Sharon, CT
19TH CENTURY GEORGIAN COLONIAL
\$5,500,000 | 8 BEDS | 7/2 BATHS
D. Bisselle & L. Dunham 917.519.5021



Norfolk, CT
1780 COLONIAL ON 100+ ACRES
\$4,995,000 | 6 BEDS | 7/1 BATHS
Martha Mullins 860.480.5168



Litchfield, CT
GRAND EARLY 19TH CENTURY HOME
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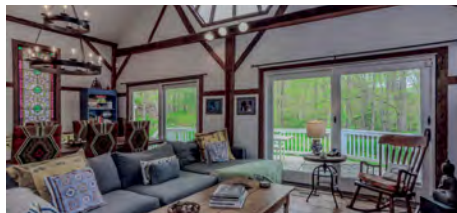


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Ancramdale: Experience the charm of country living at its best in this beautifully maintained, single-level home. With three spacious bedrooms and two updated bathrooms, the home offers a welcoming living room that's perfect for both large gatherings and quiet moments, a cozy dining room, and a kitchen outfitted with granite countertops and modern appliances. This home is ideal in so many ways. The full, dry basement provides ample space to create a family room, gym, studio, workshop, or simply use for storage. The 49 x 28 barn is a versatile space, offering parking for two cars and endless possibilities for a workshop or studio. The impressive ceiling height and loft area make it possible to install multiple car lifts, only limited by the size of your collection. Don't miss out on this unique opportunity to own 2 acres of serene countryside, paired with a lovingly maintained home and a barn that will make any enthusiast's dream come true. **Offered @ \$539,000.**



North East / Millerton: Circa 1840 Center Hall Colonial on 8 plus productive and bucolic acres for crops and/or pasture. There is a barn measuring 188 feet long by 36 feet wide and 75% of that barn has a second-floor hay mow. Imagine the possibilities. The post and beam section of the barn is the original shelter and there have been a couple generational expansions including a section with laminated curved beams. The entire structure is amazing. The home appears to be sound yet in need of updates. The extraordinary space is crying out for a 2024 revitalization. This historic homestead filled with integrity and character awaits your blood, sweat and tears to restore historical significance and current standards to this incredible complex. A long term investment that will prove to be very rewarding. **Offered @ \$489,000.**



Smithfield Moadock Rd: Smithfield, the picturesque locale of this residence, is embraced by rolling hills and bathed in sunlight throughout the day. Tucked away on 5 acres of unspoiled countryside, this inviting country cottage ensures both comfort and privacy. With mature trees on the North side providing a shield and a wrap-around deck accessed through sliding glass doors, the natural surroundings enhance the charm. The main living level boasts 2 bedrooms, 2 full baths, a captivating great room with a cathedral ceiling, and a striking brick fireplace. The lower level adds versatility with a spacious family room, ideal for a bed or home office, accompanied by a convenient bathroom with a shower. A one-car garage under the house and a standalone two-car garage present additional possibilities, whether for storage or conversion into a studio or workshop. Smithfield's energy and atmosphere are invigorating, while its proximity to Millerton, Amenia, Pine Plains, the Harlem Valley Rail Trail, and the Metro North's Wassaic Train Station adds convenience. The region, with its riding stables and shooting preserves nearby, captures the essence of tranquility and stimulation—an almost heavenly retreat. **Offered @ \$490,000. Or on 10 acres @ \$735,000.**

RENTALS

Amenia: Sun-drenched 360 sq ft studio space flooded with natural light. This charming unit on the second floor is designated for commercial use. Ideal for an office, studio, or workshop, the space spans 30'x13' with 9' ceilings. It features two split systems for efficient heating and cooling. Situated in the bustling downtown area of Amenia within a Historic Building, this property boasts numerous upgrades, making it a standout choice. **Offered at \$800.00 per month**

Wassaic: Meticulous, incredible and completely remodeled home in Wassaic. The floors are porcelain tile, hardwood, and carpet. The countertops are quartzite. The bathrooms are amazing, and the kitchen is a dream with brand new black stainless appliances. This home features a Living Room with a wood burning fireplace and a spacious Family Room that easily adapts to a home office or studio. Additional enhancements are a new state of the art mechanical system, new windows, a one car garage and a private back deck. Located only minutes to the Wassaic Project, the Wassaic Train Station and easy drives to State Parks, the Towns of Amenia, Sharon and Kent CT and the Village of Millerton. The region is filled with recreational and cultural activities. This is a fabulous rental opportunity. **Offered @ \$3,200.00 per month plus utilities.**

EXTRAORDINARY LAND PARCELS OFFERING PHENOMENAL OPPORTUNITIES

North East / Pine Plains: Indulge in the charm of 207.73 acres of scenic land, thoughtfully amalgamated from two lots to create an extraordinary estate. Nestled in a prestigious estate area, this enchanting property harmoniously combines lush woodlands, inviting meadows, tranquil ponds, babbling streams, and captivating vistas. The location is unparalleled, offering a unique opportunity to bring your dreams to life. Situated at the peak of desirability, this prime spot ensures both convenience and connectivity. A short 10-minute drive takes you to the Metro-North train station, providing easy access to the city. Embrace the epitome of estate living with this exceptional offering. **Offered @ \$3,100,000**

Skunks Misery Rd 101.3 acres: Experience the pinnacle of natural beauty in this exceptional land situated within an exclusive estate area! A seamless fusion of lush woods, expansive meadows, tranquil ponds, babbling streams, and awe-inspiring vistas awaits. Strategically located for optimal convenience, it's a quick 10-minute drive to the Metro-North Train station, providing access to city adventures. Whether you seek an idyllic retreat or envision crafting your dream home, this remarkable land presents an unparalleled opportunity. Seize this rare gem now and embrace a life of tranquility and elegance. Contact us today to step into a world of possibilities! **Offered @ \$1,600,000**

9 acres Wassaic – Kent Rd: Stunning vistas of the surrounding area and this 9.19 acre parcel is tillable and suitable for farming, gardening, and plenty of room for children and pets. The home site is on a rise with extended views and a vast amount of surprising privacy. Located minutes from the Metro North Ten Mile River and the Wassaic Train Stations. Route 22 is readily accessible. Kent and Sharon CT are both nearby, Farm Stands, Farm Markets, State Parks, The Harlem Valley Rail Trail and the Wassaic Project conveniently located. Seize the opportunity to live off the land and cultivate your own fruits and vegetables on this rare 9-acre cleared parcel. **Priced at \$219,000. Contact us today!**

206.14 magnificent acres Amenia: Discover the charm of rural living with this unique offering: two combined properties spanning 206.14 acres of serene rolling hills, mature forests, and productive meadows currently used for organic crop production. The land features some steep slopes that create secluded, picturesque home sites, perfect for a family retreat or multiple dwellings. With frontage on both Cascade Mountain Rd and Perrys Corners Rd, this property offers an escape from the everyday, and is free from covenants and restrictions. Just a few miles from the Hamlet of Amenia and a short drive to the Wassaic Train Station. **Offered @ \$2,513,600**

2.89 acres - Quarry Hill Rd, North East: Hiking, biking, swimming, skiing, golf are minutes away. The Brace Mountain hiking trail is right around the corner. State Parks and The Harlem Valley Rail Trail are easy bike rides from this property. This very rural setting is located in the gorgeous countryside of Northeastern Dutchess County. The serenity and harmony with nature are prominently featured here in what could be a stimulating home site. This parcel features deeded access to the Quarry Pond. Board of Health Approval has been updated. No fill required. There are paths throughout and a generous clearing so as to be able to soak it all in. **Offered @ \$129,900**

North East: This 4.2-acre parcel offers a dynamic opportunity to create the home you've always envisioned. Positioned between The Wassaic Train Station and the vibrant Village of Millerton, it captures the essence of Eastern Dutchess County's rural charm. With generous space, straightforward road access, and no deed restrictions or established home site, this property invites you to dream big and craft a living space uniquely yours. **Offered @ \$85,000**

106 Acres Skunks Misery Rd: An ideal retreat for outdoor enthusiasts awaits – indulge in hunting and fishing to your heart's content. Explore this picturesque property nestled along a tranquil country lane, a sanctuary for sportsmen and nature enthusiasts. This stunning estate features expansive meadows, verdant pastures, and serene mature woodlands, all enveloping a generously sized pond. The charm of this potential estate parcel is heightened by breathtaking views, providing an exceptional opportunity for those in search of a remarkable retreat. Tucked in proximity to the fashionable village of Millerton, this property seamlessly combines seclusion with convenience. A short 10-minute drive to the Metro-North train station ensures easy access for commuting or leisurely getaways. Embrace the allure of a sportsman's paradise while staying connected to the amenities of modern living. **Offered @ 1,500,000**

156.51 acres Perrys Corners Rd, Amenia: Discover unparalleled seclusion amidst a couple of exceptional homesites seamlessly woven into the captivating tapestry of meadows and woodlands. This premium land not only offers stunning aesthetics but also embraces the ethos of organic farming. Nestled discreetly away from the road, it presents an ideal haven for those in search of a distinguished location with ample space for exploration, cultivation, raising animals, and creating a playground for children. This pristine canvas eagerly awaits the realization of your dreams and aspirations. **Offered @ \$2,034,630**

Amenia - Route 343: Scan the Harlem Valley for available Highway Business land, and you'll find scarce offerings. Positioned along Route 343, this .78-acre parcel stands out. The seller has initiated preliminary approvals and is willing to aid in their completion if the buyer adopts the current plan for construction, parking, septic, etc. **Priced at \$129,000**

Pine Plains – Mount Ross Rd: Nestled in the gorgeous countryside of rural Pine Plains. These two 2.5 acre parcels offer an elevated terrain and precious privacy. There is an access drive fronting each parcel and each lot offers a distinctive natural setting. **Offered @ \$89,000 each**

49.63 acres Cascade Mountain Rd, Amenia: Discover the perfect backdrop for your contemporary or log home on this secluded parcel, perched atop a hill and surrounded by lush forests. These home sites provide an oasis for a peaceful retreat from urban pressures. Located just minutes from the Wassaic Train Station and the Harlem Valley Rail Trail, plan your escape, don your hiking boots, and arrange a tour to unveil the potential of this serene sanctuary. **Offered @ \$479,000**

Gallatin 7.99 acres County Route 11: Nestled in the serene embrace of nature, this extraordinary 7.99-acre property beckons those seeking a harmonious balance of untouched beauty and easy access to local amenities. Wrapped in lush foliage, it offers unparalleled seclusion, creating a sanctuary where daily distractions fade away. Positioned on a tranquil country lane, this parcel of land guarantees a peaceful living space or a secluded retreat. Its strategic location grants effortless reach to charming towns like Ancram, Hillsdale, Hudson, Pine Plains, and Rhinebeck, as well as the picturesque landscapes of the Berkshires. Promising a seamless blend of relaxation and exploration, this locale invites residents to embrace its natural charm. Whether envisioned as a private residence or a recreational sanctuary, this land encourages its future owners to dream freely amidst nature's splendor. With its innate allure, convenient positioning, and potential for customization, this property offers a distinctive opportunity for those in pursuit of solace and adventure. **Offered @ \$129,000**

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Curious to know your home value? Contact us for consultation.

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UNIQUE PROPERTIES SHOWN BELOW. 3 FOR SALE AND 1 FOR RENT.

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LAND PARCEL A: 10 ACRES, rural setting; high setting with GREAT views, a mountain stream, pond site, and quiet. **OFFERED AT \$550,000. BROKER owned.**



LAND PARCEL B: 5.9 ACRES, set near the middle of Salisbury's village. Lightly wooded with extensive stream and rail trail frontage, and a mountain view. Away from the highway, but walkable to the village. Limited to 1 home or a compound. Partially agent owned. **OFFERED AT \$400,000.**



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MILLERTON, NY \$2,950,000



SALISBURY, CT \$2,150,000



NEW LISTING

NEW MILFORD, CT \$1,950,000



PRICE IMPROVEMENT

LITCHFIELD, CT \$1,200,000



LITCHFIELD, CT \$1,035,000



#1 Luxury Rental Agency
Litchfield County 2023

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

Lakeville/Salisbury 860.435.6789 > Litchfield 860.567.5060 > New Preston 860.868.0505 > Roxbury 860.354.3263
Sharon 860.364.5993 > Washington Depot 860.868.7313 > Woodbury 203.263.4040

YUMMY!



Source: SmartMLS, CC & DC MLS, MHMLS and Klemm Private Sales 1/1/93 - 8/13/24

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