

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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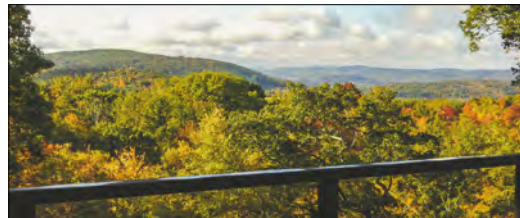
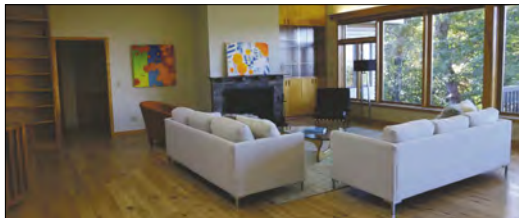
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LAKEFRONT PROPERTY

Salisbury, CT • \$5,100,000
5,712sq.ft. | 19.03 acres | 4 BRs | 5 FBs | 1 HB
Includes a boat launch and lakeside gazebo
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CONVERTED CORNWALL BARN

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6,335 sq.ft. | 10 acres | 5 BRs | 4 FBs
Orchard with Pears, Apples, and Pear trees
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BEAVER MOUNTAIN FARM

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2,100 sq.ft. | 41.20 acres | 3 BRs | 2 FBs | 2 HBs
Includes a dairy barn with a hayloft, an office, and two workshops
EH#5446 • Arleen Shepley



HENDRICKS CHURCHILL MERCANTILE

Salisbury, CT • \$2,200,000
4,685 sq.ft. | 0.11 acres | 2 BRs | 1 FBs
Fully Renovated Mixed-Use Building
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HUDSON VALLEY ESTATE LAND

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150.48
Elevated private building site with panoramic views
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CLASSIC AMERICAN FARMHOUSE

Sheffield, MA • \$1,495,000
2,840 sq.ft. | 10.23 acres | 4 BRs | 5 FB
Nestled on two parcels, panoramic vistas over protected land
EH#5325 • Bill Melnick & Elyse Harney Morris



HOME WITH LAKE RIGHTS

Salisbury, CT • \$975,000
1,916 sq.ft. | 4.01 acres | 2 BRs | 2 FBs | 1 HB
Complete with deeded water rights on Lake Washing
EH#5491 • Holly Leibrock & Elyse Harney Morris



OPPORTUNITY AND VALUE

Sharon, CT • \$795,000
2,300 sq.ft. | 25 acres | 4 BRs | 2 FBs | 1 HB
Includes barn with a 3 BRs, 2 BA apartment, and 12 garage bays
EH#5407 • Dave Taylor



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#1 Broker for Salisbury & Sharon and the Top 6 Agents*

*Ranking Report - CTMLS - last 12 months



COUNTRY CHIC

Sharon, CT • \$760,000

1,707 sq.ft. | 9.24 acres | 3 BRs | 2 FBs | 1 HB

Private home with a rustic cottage/studio, and a babbling brook
EH#5478 • Colleen Vigeant



CHARMING COLONIAL

Salisbury, CT • \$695,000

2,340 sq.ft. | 4.19 acres | 3 BRs | 3 FBs

Located on a private lane, updated kitchen, two-car garage
EH#5413 • Anne Lyndon Peck & Thomas M. Callahan



CLASSIC CAPE

Falls Village, CT • \$575,000

1,944 sq.ft. | 2.10 acres | 3 FBs | 2 HBs

On a quiet secondary road, three-season room, bluestone patio
EH#5468 • Carol A. Staats & Roberta Green



COZY EDGE-OF-TOWN FARMHOUSE

Salisbury, CT • \$485,000

1,714 sq.ft. | 0.50 acres | 3 BRs | 1 FB | 1 HB

Detached garage, Commercially Zoned, Water and Town Sewer
EH#5357 • Juliet Moore



LAND WITH VIEWS

Ancram, NY • \$485,000

18.24 acres

Open and elevated setting, the land gently rises to over 700 feet
EH#5337 • John Panzer & Elyse Harney Morris



PRIME COMMERCIAL OPPORTUNITY

North Canaan, CT • \$475,000

3,549 sq.ft. | .43 acres | 1 FB | 1 HB

Offering a wide range of potential uses, spacious interiors
EH#5424 • Holly Leibrock & Elyse Harney Morris



CHARMING EAST MEADOW HOME

Salisbury, CT • \$318,000

982 sq.ft. | 0.07 acres | 2 BRs | 1 FB | 1 HB

Spacious first-floor layout, fenced backyard
EH#5475 • Holly Leibrock & Liza Reiss



OLD VILLAGE TOWN HALL

Millerton, NY • \$249,777

3,221 sq.ft. | 3 HBs

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SUNSET VIEWS

Millerton, NY • \$225,000

20.82 acres

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Norfolk, CT

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Martha Mullins 860.480.5168



Richmond, MA

HISTORIC COMPOUND ON 27+ ACRES
7 BD | 7/1 BA | BARNS | \$3,400,000
Diana Bisselle 917.519.5021



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Pine Plains, NY

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3 BD | 3/1 BA | 1.05 AC | \$1,400,000
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3 BD | 2/1 BA | 1.4 AC | \$1,195,000
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TASTEFULLY RENOVATED ANTIQUE
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Michael Conlogue 860.806.5237



Sharon, CT
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David Mallison 860.459.5273



Salisbury, CT
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Shandaken, NY
Offered at \$1,450,000

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Cornwall, CT
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North East / Millerton: An 1840 Center Hall Colonial nestled on over 8 acres of fertile land, boasting a barn with a 188x36 ft footprint, including a second-floor hay mow. The magnificent original post and beam shelter has been enlarged over generations, including laminated curved beams at the East end of the building—a truly remarkable structure. While the classic 4 bedroom home stands sturdy, it beckons for a revitalization, presenting a chance to restore its historical charm and meet modern standards. An investment poised to blend historical significance with contemporary living. This home is nearly 3000 sq ft. **Offered @ \$440,000**

Amenia - 79 Powder House Rd: Dating back to the 1860s, this captivating home has been attentively cared for by its current owners for 39 years. Recent improvements include the installation of a metal roof and furnace in 2018, and a hot water heater in 2022. The original two-story design offers spacious rooms, complemented by a 1960s addition that expanded the living room to a generous 21x13. The home surprises with its open feel and impressive ceiling heights. While there are opportunities to update and tailor the home to meet modern needs, it retains its historic charm, sitting on a spacious 1-acre lot. The location couldn't be more convenient, with easy access to the Wassaic Train Station, Harlem Valley Rail Trail, and nearby towns such as Millerton, Millbrook, and Sharon and Kent, CT. With its thriving farm markets, farm stands, and abundant cultural and recreational activities, Amenia is an exceptional place to call home. **Offered at \$280,000**

Pine Plains Historic 1880s Farmhouse with Expansive Acreage: Step back in time with this spacious 1880s farmhouse, enhanced by 20th-century additions, featuring soaring ceilings and beautiful original woodwork. While the home requires extensive updates, its charm and potential are unmatched. The Hamm Brook meanders through 65 acres of pristine land, the property offers a pond, a solid barn, an open meadow, and peaceful woodlands that promise endless outdoor possibilities. Tucked away in the rural beauty of Pine Plains, yet conveniently close to the region's wineries, breweries, golf courses, and recreational pursuits like skiing, biking, and hiking. This is the perfect opportunity to create your dream home while enjoying all the countryside's bounties. **Offered @ \$599,000.**

Millerton - Beilke Rd - An extraordinary location about halfway between the Village of Millerton and Rudd Pond State Park. This 3-bedroom 1 bath home is power packed with exceptional enhancements: Granite kitchen counter, upgraded appliances, authentic hard wood floors throughout, a screened in front porch, a private back deck that overlooks the incredible back yard and the fun filled inground pool. This home has been remarkably maintained. This home is ideally situated so as to enjoy the region's recreational and cultural activities. Biking, hiking, and golf all nearby. The Village of Millerton is so convenient and there you will find great restaurants, a movie theater and several amazing shops. The Harlem Vally Rail Trail is an easy bike ride away from very sweet home sweet home. **Offered @ 425,000**

COMMERCIAL RENTAL



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**

IMPRESSIVE LAND PARCELS OFFERING EXCEPTIONAL OPPORTUNITIES

Milan/Pine Plains nearly 2,000 acres: This 1,945-acre sanctuary is truly heaven on earth, offering boundless opportunities for those seeking privacy and serenity. Whether you're dreaming of a family estate, a corporate retreat, a game preserve, or even a winery or brewery, this stunning property has it all. Imagine the peaceful countryside, endless skies, and pristine air surrounding your new venture. Perhaps a campground or multiple homesites, each with spectacular views and complete privacy, perfect for creating a blissful lifestyle.

With a mix of mature and light woodland, striking hedgerows, open and intimate fields, the terrain is as versatile as it is beautiful. Depending on your position on the property, you can enjoy sweeping vistas in all directions: the Catskills to the west, Stissing Mountain to the southeast, and the Taconic Range to the northeast. The land is dotted with ponds, streams, trails, rolling hills, and valleys, offering numerous opportunities for outdoor recreation. Protected wetlands ensure the preservation of native wildlife. This incredible offering includes 4 single-family homes, a two-family residence, a large office and warehouse facility, and a subdivision primed for future development. With frontage on four country roads, the entire 1,945-acre property is connected, waiting to be transformed into something truly remarkable. **Offered @ \$36,000,000.**

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**

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**

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**

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 @ \$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 @ \$145,000**

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 to be able to soak it all in. **Offered @ \$129,900**



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Each office is independently owned & operated. *SmartMLS, 1/1/24 - 12/31/24, closed dollar volume based on team sales; property types include single family sale, condo/co-op sale, multi-family sale, residential rental, lots and land, business for sale, commercial lease: Litchfield County.



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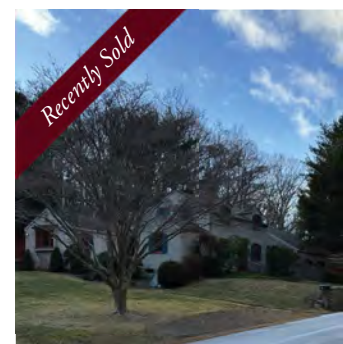
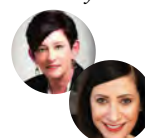
KENT:
4 BR 3.5
baths .5 acres
\$1,195,000

Listing agent:
Chris Garrity



SHARON:
5 BR, 5 baths
8.8 acres
River frontage
\$2,075,000

Listing agents:
Toni Soule &
Elisa Waysenson



KENT:
3 BR, 2.5
baths 5.5
acres
\$998,000

Selling agent,
Debbie Bain



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MILFORD:**
4BR, 5 baths
.85 acres
\$2,075,000

Listing agent,
Chris Garrity



KENT:
3BR 2.5 baths
1.5 acres
\$475,000

Listing agent,
Toni Soule



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3 BR 2 baths
5.6 acres
\$777,000

Listing agent,
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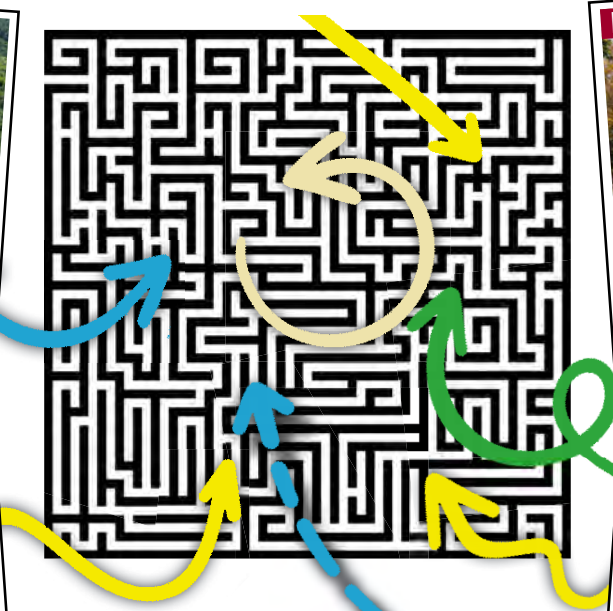
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Sprawling Colonial with 100' of Woodridge Lake Frontage. 7 Bedrooms. 3 Fireplaces. Pool. Barn with Paddocks. 2 Ponds. Abuts 2 State Forests. 12± Acres. **Carolyn Klemm. Peter Klemm. 860.868.7313.**

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WASHINGTON, CT



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LITCHFIELD, CT



NEW LISTING \$985,000

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LITCHFIELD, CT



NEW LISTING \$565,000

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