

The Lakeville Journal • The Millerton News

TRI-CORNER  
**REAL ESTATE**

*A Guide to the Most Desirable Properties in the Northeast*

Litchfield County, CT • Berkshire County, MA • Columbia & Dutchess Counties, NY

**May 2025**

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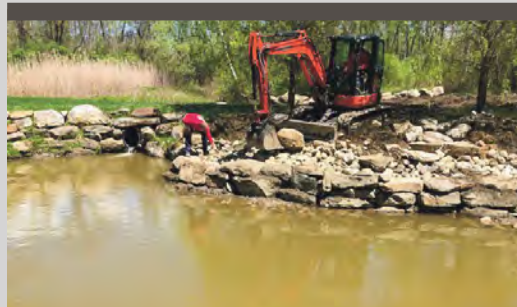


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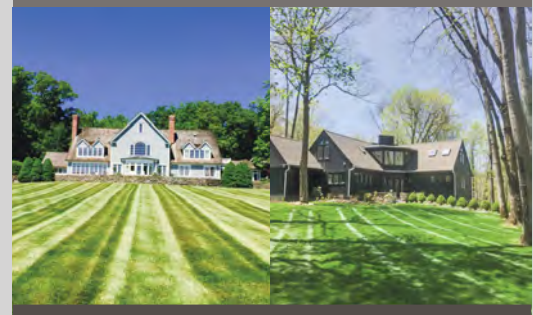
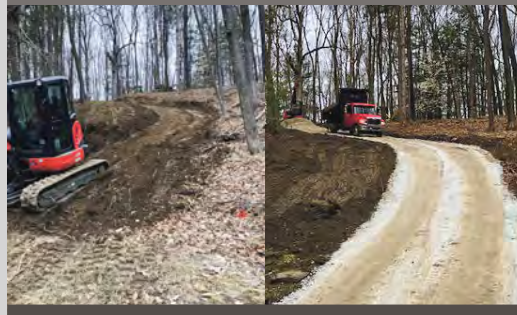
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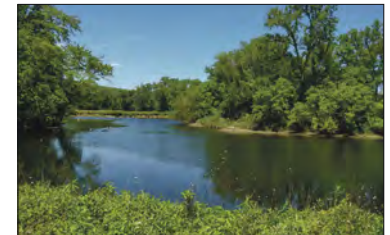
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### HISTORIC GRASSLANDS FARM

Salisbury, CT • \$5,490,000

5,497 sq.ft. | 12.16 acres | 5 BRs | 5 FBs | 3 HBs

Mountain views, floor-to-ceiling stone fireplace, finished lower level

EH#5502 • Elyse Harney Morris & Holly Leibrock



### TWIN LAKES PROPERTY WITH POOL

Salisbury, CT • \$5,100,000

5,712sq.ft. | 19.03 acres | 4 BRs | 5 FBs | 1 HB

Includes a boat launch and lakeside gazebo

EH#5472 • Elyse Harney Morris & Bill Melnick



### MODERN KENT ESTATE

Kent, CT • \$2,850,000

5,512 sq.ft. | 22.50 acres | 4 BRs | 3 FBs | 2 HBs

Stone fireplace, library, sunroom, covered porch, four-bay garage

EH#5504 • Holly Leibrock & Liza Reiss



### HILLBROOK EQUESTRIAN CENTER

Bantam, CT • \$2,750,000

2,501 sq.ft. | 28.18 acres | 3 BRs | 2 FBs | 1 HB

features 3 horse barns with 43 stalls, a 20,000 sq ft indoor arena

EH#5516 • Holly Leibrock & Elyse Harney Morris



### HENDRICKS CHURCHILL MERCANTILE

Salisbury, CT • \$1,945,000

4,685 sq.ft. | 0.11 acres | 2 FBs | 1 HB

Fully Renovated Mixed-Use Building, showroom-quality kitchen

EH#5483 • Elyse Harney Morris & John Panzer



### CLASSIC AMERICAN FARMHOUSE

Sheffield, MA • \$1,495,000

3,528 sq.ft. | 10.23 acres | 4 BRs | 5 FBs

Nestled on two parcels, panoramic vistas over protected land

EH#5325 • Bill Melnick & Elyse Harney Morris



### NEWLY UPDATED AND SPACIOUS CONDO

Lee, MA • \$1,425,000

3,395 sq.ft. | 4 BRs | 5 FBs

On a quiet cul-de-sac, private backyard views, 4-season porch

EH#5517 • Lauren Molk & John Panzer



### CUSTOM COUNTRY HOME

Falls Village, CT • \$1,345,000

3,861 sq.ft. | 64.13 acres | 4 BRs | 3 FBs | 1 HB

Mountain vistas, 2.5-bay garage, a separate barn/garage

EH#5506 • Bill Melnick & Elyse Harney Morris



### MODERN FARMHOUSE WITH BARN

Salisbury, CT • \$3,375,000

2,880 sq.ft. | 10.74 acres | 5 BRs | 2 FBs | 1 HB

Featuring views over protected land, 3-bedroom cottage

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\*Ranking Report - CTMLS - last 12 months



**OPPORTUNITY AND VALUE**

Sharon, CT • \$795,000  
 2,300 sq.ft. | 25 acres | 4 BRs | 2 FBs | 1 HB  
 Features a large barn with a 3 bedroom, 2 bath apartment  
 EH#5407 • Dave Taylor



**CHARMING COLONIAL**

Salisbury, CT • \$679,000  
 2,340 sq.ft. | 4.19 acres | 3 BRs | 3 FBs  
 Located on a private lane, updated kitchen, two-car garage  
 EH#5515 • Anne Lyndon Peck & Thomas M. Callahan



**CLASSIC CAPE**

Falls Village, CT • \$575,000  
 1,944 sq.ft. | 2.10 acres | 3 BRs | 2 FBs  
 On a quiet secondary road, three-season room, bluestone patio  
 EH#5468 • Carol A. Staats & Roberta Green



**MOUNTAIN VIEW PROPERTY**

Copake, NY • \$545,000  
 40 acres  
 Offers 330' of accessible road frontage and multiple building sites  
 EH#5513 • Jonathan Scarinzi



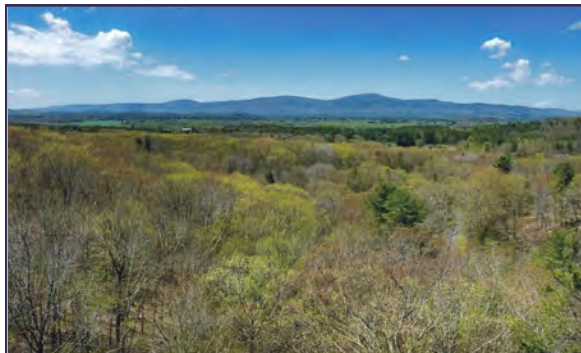
**COZY EDGE-OF-TOWN FARMHOUSE**

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



**PRIME COMMERCIAL OPPORTUNITY**

North Canaan, CT • \$475,000  
 3,549 sq.ft. | .43 acres | 1 FB | 1 HB  
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**WOODLAND WITH POTENTIAL VIEWS**

Sheffield, MA • \$297,000  
 35.77 acres  
 Substantial elevation of over 1000 ft., south and western exposure  
 EH#5369 • Bill Melnick & John Panzer



**BUILDING LOT**

Salisbury, CT • \$150,000  
 2.05 acres  
 Septic plans for a 3-Bedroom home have been drawn  
 EH#5434 • Juliet Moore



**CORNWALL BRIDGE ROAD LAND FOR SALE**

Sharon, CT • \$139,000  
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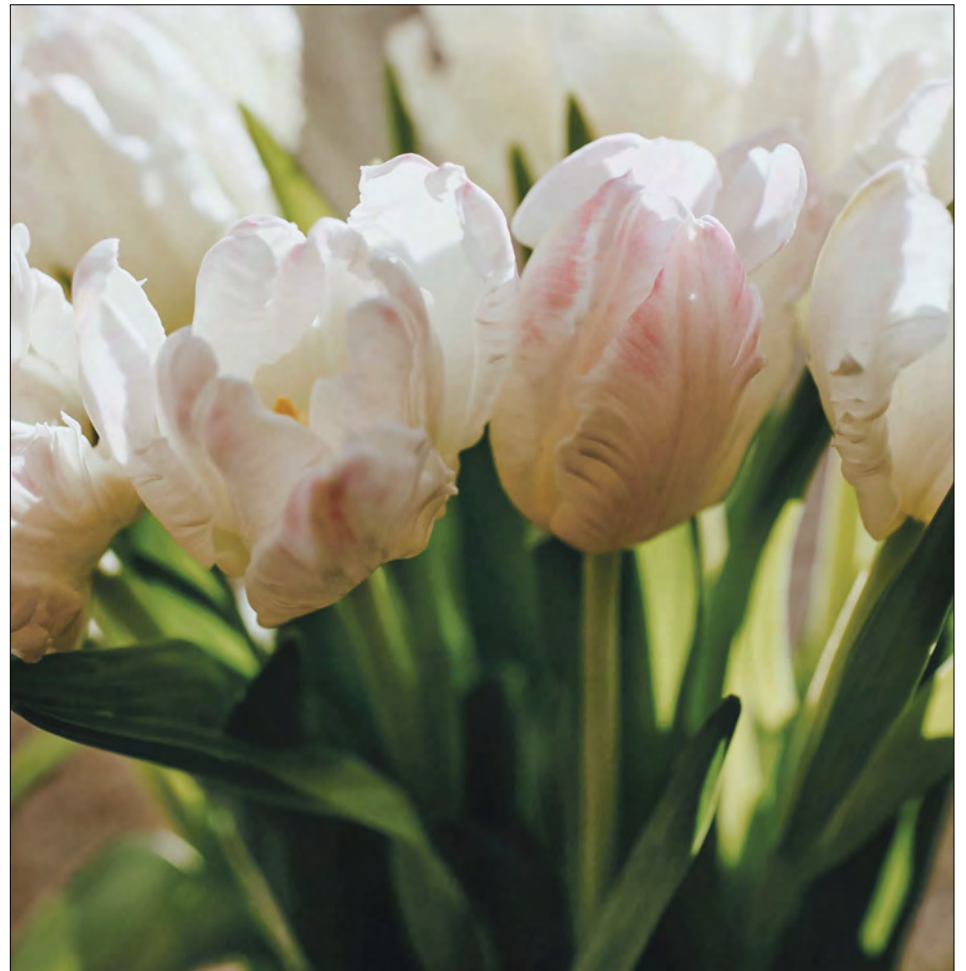


PHOTO BY CAITLIN HANLON



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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 location on the property, you can enjoy sweeping vistas in all directions: the Catskills to the West, Stissing Mountain to the southeast, and the Taconic's to the northeast. The land is adorned 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.**

**Amenia - 211.25 acres** — Discover an exceptional opportunity to own 211.25 acres of unspoiled beauty, blending open farmland and serene woodlands with panoramic views that grow ever more breathtaking as you climb to the property's high points. Spanning six parcels with multiple road access points, this versatile tract offers endless potential — whether you envision a private estate, a family compound, or a thoughtfully planned subdivision. Fertile hay and corn fields complement the expansive woodlands, which are laced with established trails for hiking, riding, or exploration. Multiple prime building sites rise to elevations of 1,200 feet, offering spectacular vistas in every direction. Ideal for organic farming, equestrian use, or simply as a private recreational retreat, this diverse landscape is a haven for hunters and nature lovers alike. Perfectly located in northeastern Dutchess County, just minutes from the charming villages of Amenia, Millbrook, Millerton, and Sharon — with the Wassaic Metro-North Station nearby, offering under two hours to New York City by train or car. **Offered @ \$3,380,000**

**PINE PLAINS / NORTH EAST** — A Rare Opportunity — 20773 Acres of Pure Natural Beauty — Immerse yourself in the allure of 20773 acres of picturesque land, thoughtfully combined from two lots to create an exceptional estate expanse. This captivating property, set within an esteemed estate area, features a harmonious blend of lush woodlands, inviting meadows, tranquil ponds, babbling streams, and breathtaking vistas. An Unparalleled Location! Build Your Dream Estate!

This prime location offers unmatched convenience and connectivity. Just a 10-minute drive to the Metro-North train station ensures seamless access to the city, while the trendy village of Millerton is only 5 minutes away, boasting charming amenities and vibrant cultural attractions. Embrace the pinnacle of estate living with this extraordinary offering — a rare chance to craft the private retreat or legacy estate you've always envisioned. **Exclusive Offered @ \$3,000,000**

**206.14 magnificent acres - Amenia** — A CAPTIVATING BLEND OF 2 UNIQUE PROPERTIES. 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**

**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**

**156.51 acres Perrys Corners Rd, Amenia** — EXCEPTIONAL PRIVACY — 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**

**106.43 acres - A Sportsman's Paradise** — Hunt, Fish, and Explore in Nature's Embrace, Escape to a breathtaking retreat tucked along a peaceful country lane, offering the perfect sanctuary for outdoor enthusiasts and nature lovers. This remarkable estate features rolling meadows, lush pastures, and towering woodlands, all centered around a picturesque pond. Whether you're seeking a private getaway or an estate to call home, this property delivers unparalleled beauty and tranquility. Located just minutes from the charming village of Millerton, this retreat offers both privacy and accessibility. A short 10-minute drive to the Metro-North train station ensures seamless travel, whether for work or leisure. Experience the best of country living without sacrificing modern conveniences, including nearby medical facilities. **Exclusively offered @ \$1,450,000**

**101.30 acres - Skunks Misery Rd** — Experience Nature's Finest — A Rare Land Offering in an Exclusive Estate Area! Discover the epitome of natural beauty in this exquisite property, where lush woods, expansive meadows, serene ponds, and babbling streams create a breathtaking landscape. Sweeping vistas enhance the charm of this idyllic retreat, offering a rare opportunity to own a piece of paradise. Perfectly positioned, this prime location ensures ultimate convenience — just a 10-minute drive to the Metro-North train station, providing effortless access to city adventures. Meanwhile, the trendy village of Millerton is only 5 minutes away, boasting vibrant culture, chic amenities, and a welcoming community. Whether you dream of a secluded escape or the perfect canvas to build your dream home, this extraordinary land is waiting for you. Act now to claim this rare gem and embrace a lifestyle of tranquility and elegance. Contact us today and step into a world of endless possibilities! **Exclusively Offered @ \$1,450,000**

**49.63 acres - Cascade Mountain Rd, Amenia** — PRIVACY PRIVACY — 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 Westerly Ridge** - A gorgeous setting with stunning vistas. A long sweeping trail takes you to the homesite on this spectacular 7.91 acre parcel. **Offered @ \$189,000**

**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. **Offered @ \$129,000.**

**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 @ \$113,900**



**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. **Price adjustment @ \$395,000**



**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 @ \$269,000**



**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. Set on 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 has to offer. **Offered @ \$599,000**



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**NEW LISTING**

Modernist Tuscan-style Villa with Panoramic Lake Waramaug Views. 5 Bedrooms. 5 Full, 3 Half Baths. 2 Fireplaces. Guesthouse. Pool. Gardens. 18.35± Acres. **\$19,900,000. Peter Klemm. 860.868.7313.**

**MERRYALL, CT**



Firefly Farm. Riverside Estate. 4 Bedroom/4.5 Bath Main House. Guesthouse. Pool. Sports Court. 2-car Garage. 41.1± Acres. **\$2,750,000. Graham Klemm. 860.868.7313.**

**SHARON, CT**



Chic & Private Single-Level. 4 Bedrooms. 3.5 Baths. 4 Fireplaces. Stone Terrace. 2-car Garage. Abuts Land Trust. 9.3± Acres. **\$1,150,000. Graham Klemm. 860.868.7313.**

**SALISBURY, CT**



Linden Hill Farm. Magnificent Country Estate. Exquisitely Renovated Georgian Revival. Guest Houses. Pool & Pool House. Commercial-size Gym. Barn. Tennis Court. Berkshire Views. 71.56± Acres. **\$11,950,000. Peter Klemm. 860.868.7313.**

**SHARON, CT**



**NEW LISTING**

Wonderful Period Home. 4 Bedrooms. 4.5 Baths. 4 Fireplaces. 2-car Garage with Guest Quarters. Coveted Location. 12.84± Acres. **\$2,495,000. Graham Klemm. 860.868.7313.**

**KENT, CT**



**NEW LISTING**

South Spectacle Lake Retreat. 3 Bedrooms. 2.5 Baths. 2 Fireplaces. 2-car Garage. Clubhouse, Private Beach & Tennis Access. 8.33± Acres. **\$1,149,000. Peter Klemm. 860.868.7313.**

**NEW PRESTON, CT**



**NEW LISTING**

Sprawling Shingle-style Estate. 5 Bedrooms. 3 Fireplaces. Pool. Panoramic Views overlooking Lake Waramaug. 21.65± Acres. **\$7,500,000. Peter Klemm. 860.868.7313.**

**KENT, CT**



**NEW LISTING**

Magical Kent Compound. 2-3 Bedroom Main House. 1 Bedroom Guesthouse/Party Barn. Pool with Cabana. 2-car Garage. 6.47± Acres. **\$1,750,000. Graham Klemm. 860.868.7313.**

**NEW MILFORD, CT**



**PRICE IMPROVEMENT**

Enchanting 4 Bedroom Colonial. 1 Bedroom Guesthouse. Lap Pool. Outbuildings. Gardens. Views. Coveted Location. 2.45± Acres. **\$812,500. Judy Auchincloss. Jamie Marcoux. 860.868.7313.**

**#1 Boutique Firm in Connecticut!**

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