

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

**June 2025**

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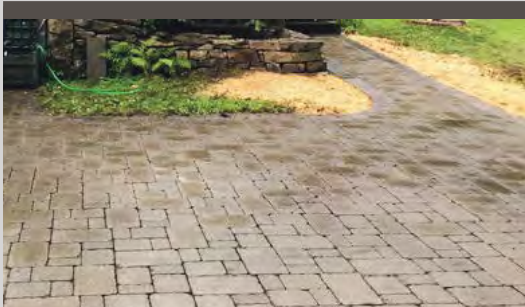
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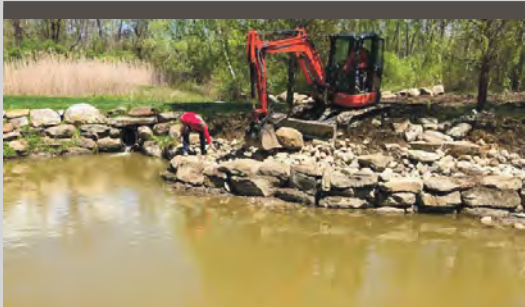


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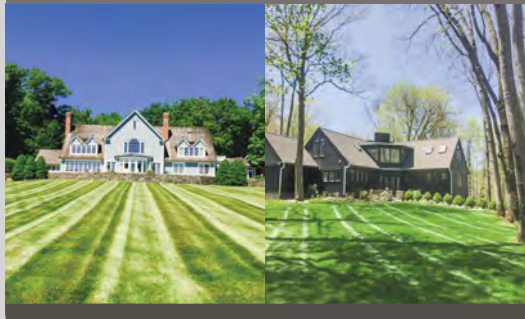
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# ROBINSON LEECH REAL ESTATE

CT-MA-NY • Distinctive Country Properties

### IT IS SUMMER AND BEAUTIFUL: 4 GREAT AREA PROPERTIES FOR SALE

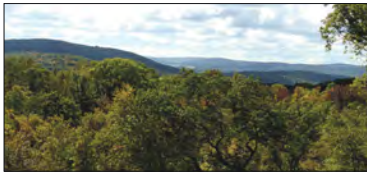
**1) RIVERFRONT FARM: A UNIQUE FARM FOR A RESIDENTIAL FAMILY HOME-RECREATIONAL PROPERTY:** 72 ACRES, open flat, meadows/farm land with views and extensive riverfront along the Housatonic River, with fishing and boating capability. There is a 3 BDRM house, and a wonderful 36' x 110' BARN perfect for residential conversion or parties. Use the flat lands for farming, seasonal hunting, horseback riding, and other fun 'things'. **NEWLY RE-PRICED AT \$1,499,000.**



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



**2) A beautifully built, and wonderfully engineered, home of 3200 sq. ft.,** set on a high hilltop with stunning views to the South and West. Large living areas with great wall spaces for hanging art. Great views out over the hills and valleys. Other rooms with large windows flood the home with light year round. There are 3 bedrooms, 3 baths, a multi-purpose 'extra' room, and a huge basement area adaptable for games, a home 'theater', or additional purposes. 5+ acres surrounds the home and has room for swimming pool. Very private. **RE-PRICED At \$2,250,000**



**4) LAND PARCEL B:** 5.9 ACRES, SET NEAR THE MIDDLE OF SALISBURY'S VILLAGE. Lightly wooded with extensive stream frontage, and a seasonal mountain view. Away from the highway, but walkable to the village. Limited to 1 home, or a compound. Partially agent owned. **OFFERED AT \$450,000.**



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**HISTORIC BERKSHIRE ESTATE**

Egremont, MA • \$5,900,000  
9,748 sq.ft. | 67 acres | 11 BRs | 7 FBs | 3 HBs  
Three unique residences, wooded trails, and mountain views  
EH#5330 • Elyse Harney Morris & Lauren Molk



**ARCHITECTURAL MOUNTAIN VIEW ESTATE**

Salisbury, CT • \$4,295,000  
4,838sq.ft. | 39.60 acres | 4 BRs | 3 FBs | 2 HBs  
Open-concept great room w/ living area, private porch off primary  
EH#5528 • Elyse Harney Morris & Liza Reiss



**HOUSATONIC RIVERFRONT ESTATE**

Sharon, CT • \$3,345,000  
2,632 sq.ft. | 3.61 acres | 3 BRs | 3 FBs  
Renovated, private, nestled along the Housatonic River  
EH#5550 • Elyse Harney Morris & Tracy Macgowan



**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 2-bath cottage  
EH#5520 • Elyse Harney Morris & Tracy Macgowan



**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



**BEAVER MOUNTAIN FARM**

Ancram, NY • \$2,487,000  
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 • \$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



**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



**PRIME COMMERCIAL OPPORTUNITY**

Salisbury, CT • \$1,200,000  
4,773 sq.ft. | 0.76 acres | 2 FBs | 1 HB  
Main level features eight spacious rooms, 670 sq. ft. deck  
EH#5541 • Evan Cooper & Tracy Macgowan



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



**HILLTOP COMFORT**

Colebrook, CT • \$925,000

3,016 sq.ft. | 10.15 acres | 4 BRs | 3 FBs

3 season Porch, 4-bay garage, two additional building lots

EH#5429 • Dave Taylor & Roberta Green



**18TH CENTURY GAYLORD HOMESTEAD**

New Milford, CT • \$895,000

3,808 sq.ft. | 1.14 acres | 4 BRs | 4 FBs | 1 HB

Heated in-ground pool, adjacent cabana, 2-car attached garage

EH#5533 • Liza Reiss & Holly Leibrock



**CLASSIC 3-BEDROOM CAPE**

Sheffield, MA • \$895,000

2,408 sq.ft. | 1 acres | 3 BRs | 2 FBs | 1 HB

Features a beautiful, heated pool, 2-bay Garage with a loft

EH#5539 • Juliet Moore



**UNIQUE OPPORTUNITY**

Canton, CT • \$625,000

38.44 acres

Private, 700'+ of road frontage, border with conservation land

EH#5482 • Dave Taylor & Mark Telford



**CLASSIC CAPE**

Falls Village, CT • \$529,000

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



**MAIN STREET LOCATION WITH APARTMENT**

Millerton, NY • \$425,000

3,689 sq.ft. | .08 acres | 1 FB | 2 HBs

Features two street-level retail storefronts

EH#5546 • Arleen Shepley



**LAND WITH MOUNTAIN VIEWS**

Canaan, CT • \$350,000

24.32 acres

Private, development potential: 5-Bedroom Septic Approval

EH#5534 • Bill Melnick & Elyse Harney Morris



**BOHA LAND FOR SALE**

Millerton, NY • \$215,000

4.60 acres

Features panoramic views and a peaceful, rural setting.

EH#5545 • Arleen Shepley



**SEASONAL LAKE HOUSE ON INDIAN LAKE**

Millerton, NY • \$169,000

784 sq.ft. | 2 BRs | 1 FB

Updated bathroom, roof, and a mini-split heating/cooling system

EH#5542 • Arleen Shepley

The Lakeville Journal • The Millerton News

# TRI-CORNER REAL ESTATE

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

## Published Monthly

Distribution is in our two newspapers plus free drops which cover our Tri-State area, **plus** a distribution to the lobbies of select luxury apartment buildings in New York City. Circulation is about **12,000** for this special tabloid section.

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#### **Covers Tri-State Region Towns in Connecticut, New York and Massachusetts**

Lakeville, Salisbury, Sharon, Canaan, Kent, Cornwall, Falls Village, Sheffield, Egremont, Great Barrington, Winsted, Torrington, New Hartford, New York City, Norfolk, Goshen, Millerton, Amenia, Wassaic, Dover Plains, Pine Plains, Millbrook, Hillsdale, Copake

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PHOTO BY LANS CHRISTENSEN

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3 BEDS | 2/1 BATHS | \$1,495,000  
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Steve Pener 203.470.0393



**South Kent, CT**  
2 BEDS | 2 BATHS | \$1,395,000  
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Karen Casey 860.670.2164



**Sharon, CT**  
3 BEDS | 2 BATHS | \$815,000  
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David Mallison 860.459.5273



**Kent, CT**  
5 BEDS | 3 BATHS | \$649,000  
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2 BEDS | 2 BATHS | \$595,000  
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SOLD

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**Roxbury, CT**  
4 BEDS | 3 BATHS | \$1,150,000  
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**Falls Village, CT**  
3 BEDS | 2 BATHS | \$985,000  
RIVER FRONTAGE, 18+ ACRES, POND  
John Harney 860.921.7910



**Salisbury, CT**  
3 BEDS | 3 BATHS | \$925,000  
RIVER VIEWS, 10+ ACRES, C. 1880  
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**Salisbury, CT**  
2 BEDS | 2 BATHS | \$585,000  
NEWLY RENOVATED, LARGE PRIMARY  
Karen Grimaldi 860.480.1156



**Colebrook, CT**  
3 BEDS | 2 BATHS | \$495,000  
WOOD FLOORS, PRIMARY SUITE  
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# PREMIUM LAND, STRIKING VISTAS, VIBRANT COUNTRYSIDE, TRANQUIL SETTINGS, DYNAMIC DESTINATIONS



**Milan /Pine Plains 1,946 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 incredible 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 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.**



**Pine Plains/North East** - Commanding one of the most breathtaking vistas in the region, this 228 acre estate features a private knoll at 1,250 feet, with uninterrupted views to the Catskills. So much of this land benefits from vast vistas to the Taconics (Foothills to the Berkshires) and the impressive surrounding countryside. Offered for the first time in generations, this legacy property once a distinguished family farm is impressive. Extraordinarily rolling, fertile fields stretch across the landscape, perfectly suited for refined agricultural pursuits or the creation of a grand equestrian or country estate. With no restrictions and multiple premier homesites, this rare opportunity promises total privacy, dramatic panoramas, and endless possibilities. **Offered @ \$3,600,000.**



**Pine Plains/North East** - A Rare Opportunity - 207.73 Acres of Pure Natural Beauty Immerse yourself in the allure of 207.73 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**



**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**



**Skunks Misery Rd, 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**



**Skunks Misery Rd, 101.30 acres** - 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 @ \$1,550,000**



438 contiguous acres



**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, Amenias 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**



**Smithfield Rd, Town of North East** – a distinguished 5 acre parcel in an impressive location. There is a trail prepared for easy access so plan a visit to make this premium home site a priority. Vistas feature the unspoiled countryside and all-day sun. Plenty of room to grow your own. A stunning setting located just minutes from Millerton, Amenias, the Wassaic Train Station and readily accessible to all the region has to offer. **Offered for the first time in decades @ \$239,000**



**Amenias Lot #2 Westerly Ridge** - An exceptional parcel set on a rise with stunning sunsets and glorious sun rises. The vistas of the surrounding countryside are spectacular. This unspoiled 79 acre home site offers tranquility and a most impressive setting and location. There is a well already installed yielding 6.5 gallons per minute and the sewage Disposal System to be installed by the purchaser requires no fill. There is an updated Board of Health Approval. Located only minutes from Sharon, CT and in the other direction the Wassaic Train Station is minutes away. The area is filled with recreational and cultural activities. **Offered @ \$189,000**



**Amenias Lot #4 Westerly Ridge Drive**- A coveted location near the CT border. This open and rolling 6.34 acres offers bright skies by day and clear dark skies at night that are ideal for stargazing. The firefly spectacle is about to commence at the end of June. This wildlife habitat welcomes your new home that will enjoy the benefits of a short driveway, nearby utilities, (cost saving) stunning vistas, some wetlands and meadow that share the wildflowers and nature's bounty, the ecological blend is impressive. The native plants have been preserved and restored. The bird watching is riveting. This parcel is BOHA for a 4-bedroom home with no fill required. Westerly Ridge is located minutes from the Wassaic Train Station, Sharon, CT and the Village of Millerton. The region is blessed with the Harlem Valley Rail Trail, Farm Markets, Farm Stands and a pleasant variety of cultural and recreational activities. **Offered @ \$169,000**

**Amenias 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.**

**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**



**206.14 magnificent acres Amenias** – 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 Amenias and a short drive to the Wassaic Train Station. **Offered @ \$2,513,600**



**156.51 acres Perrys Corners Rd, Amenias** – 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**



**49.63 acres Cascade Mountain Rd, Amenias** – 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**

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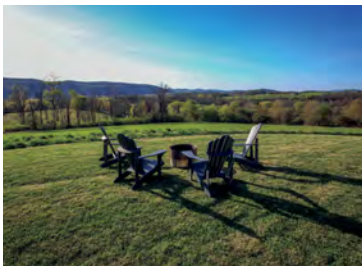
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PHOTO BY JOHN COSTON

The Lakeville Journal • The Millerton News

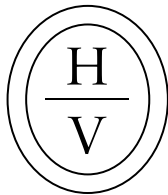
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Price Improvement

461 Silvernails Road

Pine Plains, NY  
\$18,750,000 | 4 BD | 4.1 BA | 7,500 SF | 127.85 Acres



129 West Meadow Lane

Millbrook, NY  
\$12,500,000 | 5 BD | 6.1 BA | 6,054 SF | 130.86 Acres



895 County Road 83

Amenia, NY  
\$3,500,000 | 3 BD | 4 BA | 3,750 SF | 45.03 Acres



3715 Highway 44

Millbrook, NY  
\$1,150,000 | 5 BD | 4 BA | 3,664 SF | 4.06 Acres



108 Westerly Ridge Drive

Amenia, NY  
\$895,000 | - BD | - BA | - SF | 27 Acres



Summer Rental

1282 Hollow Road

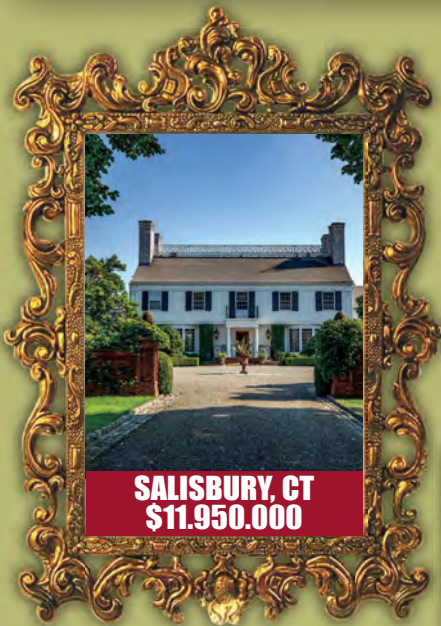
Clinton Corners, NY  
\$22,000 | 4 BD | 4 BA | 2,650 SF | 24.70 Acres

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**KENT, CT**  
**\$1,750,000**



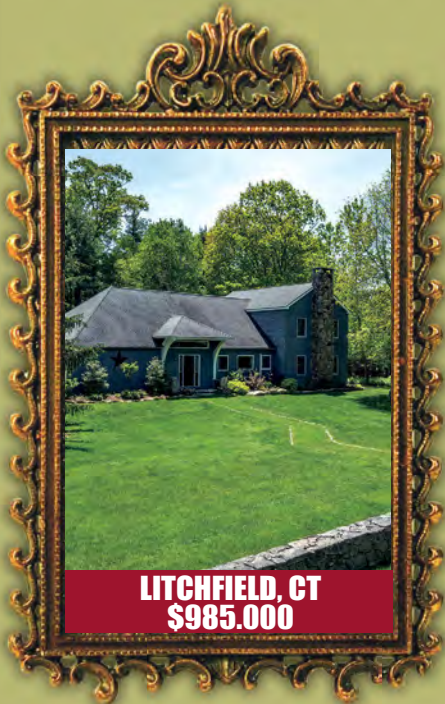
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