

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

July 2025

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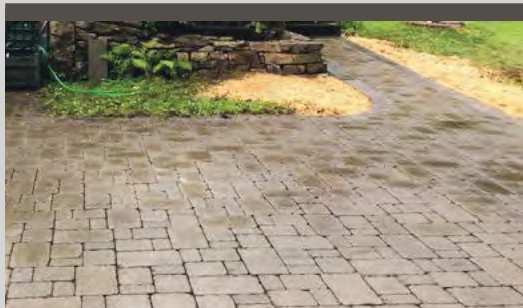
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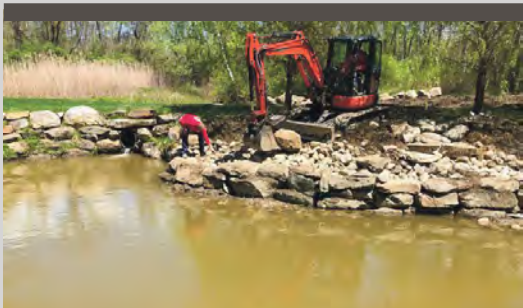


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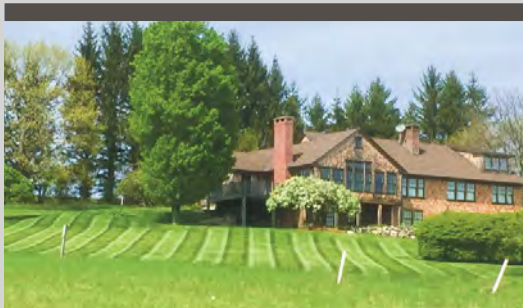
LANDSCAPING

Terrace and Walk Installation
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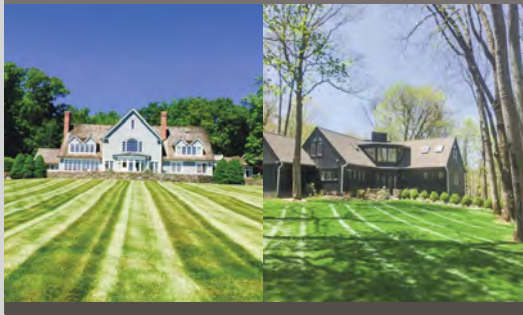
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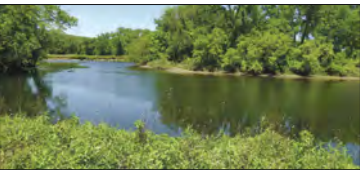
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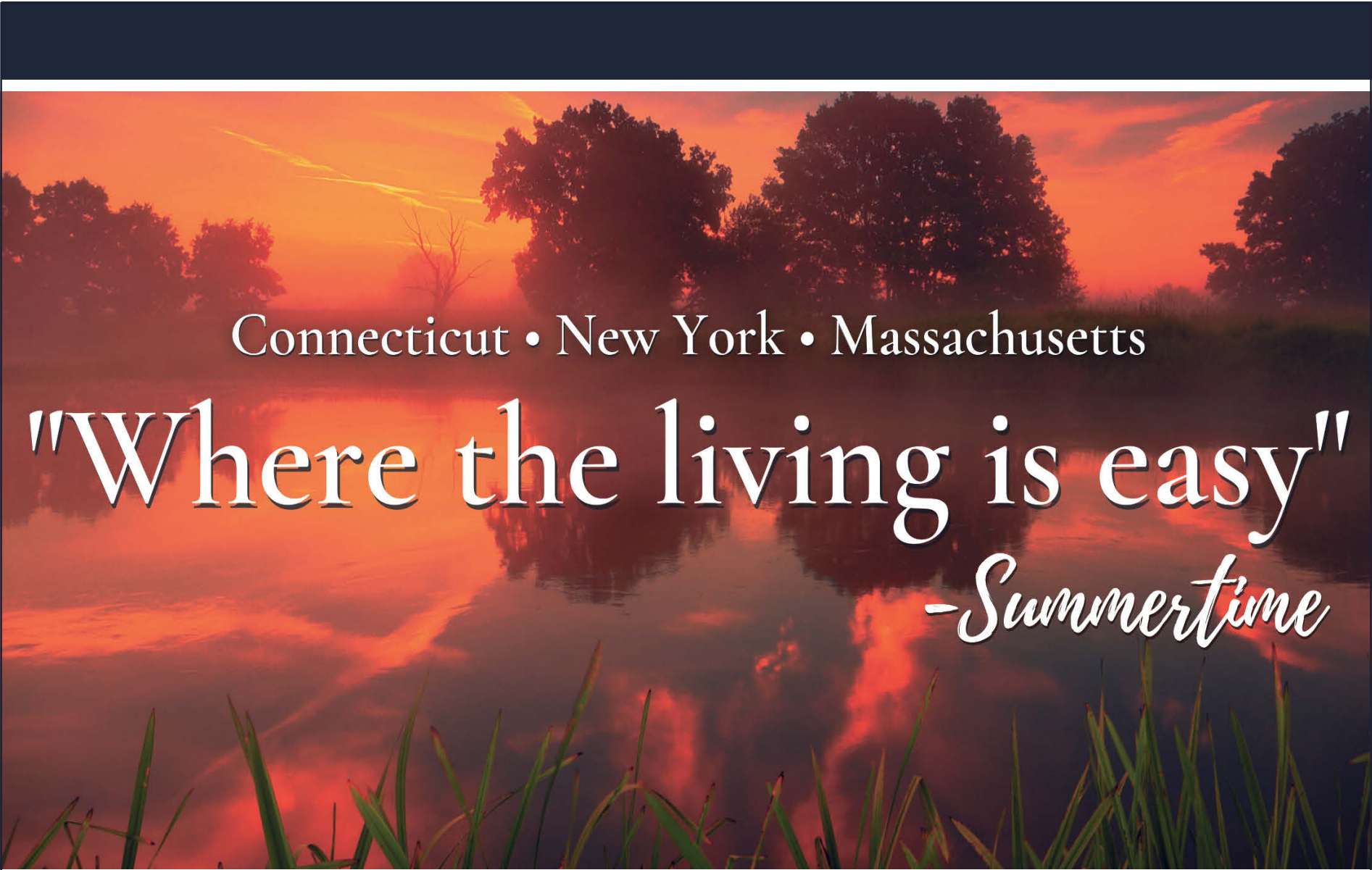
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SOLD

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Amenia, NY
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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



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**



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**



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**



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, Amenia, the Wassaic Train Station and readily accessible to all the region has to offer. **Offered for the first time in decades @ \$239,000**



Amenia 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 7.9 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**



Amenia 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 fiery 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**

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.**

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**



Amenia 18 Ohandley Dr - Pride of ownership shines in this beautiful country home, lovingly maintained by the original family for 29 years. Featuring a thoughtful, flowing floor plan, the home offers 3 generously sized bedrooms and 2.5 bathrooms, perfect for families both large and small. The stunning kitchen is a highlight, complete with granite countertops, a tiled floor, ample cherry cabinetry, and quality appliances that cater to every cooking need. Two sets of sliding doors, one in the den and another in the dining area—lead to private decks, where you can relax and take in the serenity of country life. The living room welcomes you with a sense of warmth and belonging that makes it feel like home, home at last. The spacious 2-car garage includes a versatile, unfinished room above, ideal for an office, studio, or extra storage. The roof was new in 2021; the boiler and hot water heater are brand new. On 1.02 acres of lush yard, there's plenty of room for gardens, children, and pets to thrive. It's a fantastic space for outdoor gatherings and memorable family events. Conveniently located near the Harlem Valley Rail Trail, Metro-North Wassaic Train Station, and just minutes from the scenic towns of Sharon and Kent, CT, this home offers easy access to farm markets, recreational opportunities, and cultural attractions. Home awaits! **Offered @ \$524,900**



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 Valley 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**



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7 ACRE
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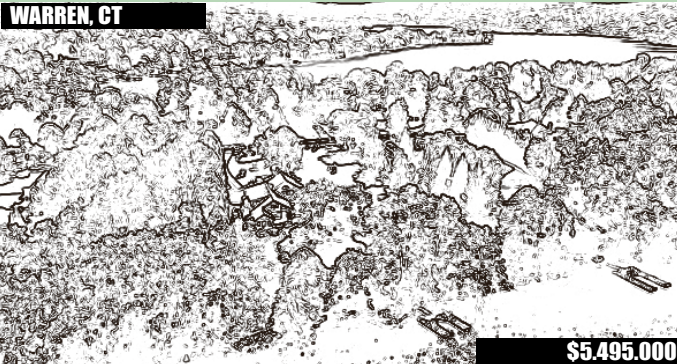
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WARREN, CT



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Stunning Modern House on Lake Waramaug. 3 Bedrooms. 3 Baths. 2 Fireplaces. Water Frontage. Deepwater & Floating Dock. Unobstructed Views. 0.19± Acres. **Peter Klemm. 860.868.7313.**

MERRYALL, CT



PRICE IMPROVEMENT

\$2,550,000

Firefly Farm. Riverside Estate. 4 Bedroom/4.5 Bath Main House. Guesthouse. Pool. Sports Court. 2-car Garage. 41.1± Acres. **Graham Klemm. 860.868.7313.6.**

SHARON, CT



PRICE IMPROVEMENT

\$2,350,000

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

KENT, CT



\$1,750,000

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

NEW PRESTON, CT



\$1,250,000

Riverfront Commercial Property. 3 Retail Units - Currently All Leased. 2-Story Barn. Shared Deck. Thriving Location. 0.2± Acres. **Judy Auchincloss. Jamie Marcoux. 860.868.7313.**

KENT, CT



\$1,149,000

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

CORNWALL, CT



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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

Source: SmartMLS, CC & DC MLS, MHMLS and Klemm Private Sales 1/1/93 - 12/31/24

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