

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

January 2026

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Elyse Harney

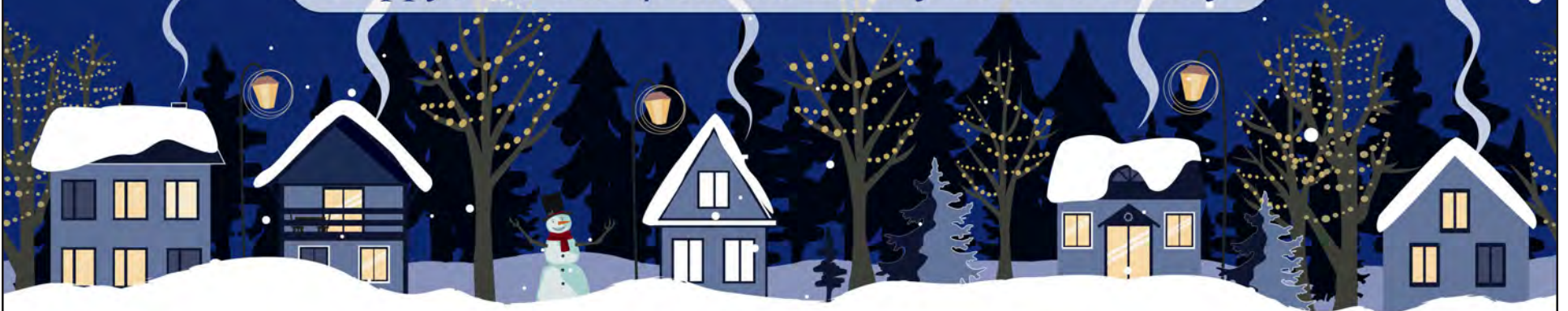
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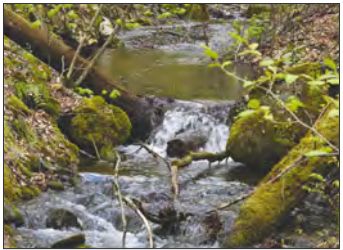
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CT-MA-NY • Distinctive Country Properties



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13,056 sq.ft. | 36.93 acres | 7 BRs | 6 FBs | 2 HBs
Litchfield Hills estate with pond, pool & 2 guest homes
EH#5581 • Elyse Harney Morris & Holly Leibrock



SPECTACULAR ALFORD MOUNTAIN ESTATE

Alford, MA • \$5,475,000

9,400 sq.ft. | 35.60 acres | 5 BRs | 5 FBs | 3 HBs
Berkshire compound with guest house & resort amenities
EH#5566 • Elyse Harney Morris & Bill Melnick



ARCHITECTURAL MOUNTAIN VIEW ESTATE

Salisbury, CT • \$4,295,000

4,838 sq.ft. | 39.60 acres | 4 BRs | 3 FBs | 2 HBs
Bunker Hill architectural gem with sweeping Berkshire vistas
EH#5528 • Elyse Harney Morris & Liza Reiss



PRIVACY & PERFECTION IN FALLS VILLAGE

Falls Village, CT • \$2,695,000

2,796 sq.ft. | 58.59 acres | 3 BRs | 3 FBs
Architect-designed modern passive home on nearly 60 acres
EH#5421 • Liza Reiss & Elyse Harney Morris



HISTORIC 1807 SALISBURY VILLAGE HOME

Salisbury, CT • \$2,345,000

3,058 sq.ft. | 1.40 acres | 4 BRs | 4 FBs | 1 HB
Pool house, gunite pool & 5 fireplaces in Historic District
EH#5629 • Elyse Harney Morris, Thomas M. Callahan & Tanner Sneed



41-ACRE BEAVER MOUNTAIN FARM ESTATE

Ancram, NY • \$2,279,000

2,100 sq.ft. | 41.20 acres | 3 BRs | 2 FBs | 2 HBs
Barns, artist studio & farmhouse with Hudson Valley views
EH#5446 • Arleen Shepley



NEWLY UPDATED & SPACIOUS CONDO

Lee, MA • \$1,295,000

3,395 sq.ft. | 4 BRs | 5 FBs
Premier Stockbridge Terrace condo near Main Street Stockbridge
EH#5517 • Lauren Molk & John Panzer



RENOVATED HOME WITH GUEST APARTMENT

Sharon, CT • \$1,195,000

1,968 sq.ft. | 1.52 acres | 4 BRs | 4 FBs
Main home plus full guest apartment on landscaped grounds
EH#5561 • Thomas M. Callahan & Holly Leibrock



PRIME COMMERCIAL OPPORTUNITY

Salisbury, CT • \$995,000

4,773 sq.ft. | 0.76 acres | 2 FBs | 1 HB
Federal-era residence converted to versatile commercial space
EH#5541 • Evan Cooper & Tracy Macgowan

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RANCH WITH SCENIC COUNTRY VIEWS

Millerton, NY • \$986,500

2,428 sq.ft. | 5.03 acres | 3 BRs | 3 FBs | 1 HB

Single-level ranch with country views & exceptional accessibility
EH#5668 • Jonathan Scarinzi



PARCEL WITH MOUNTAIN VIEWS

Salisbury, CT • \$850,000

28.49 acres | Land

Long-range mountain views minutes from Lime Rock Park
EH#5612 • Tracy Macgowan



HISTORIC RESTAURANT & BANQUET HALL

Ancramdale, NY • \$790,000

6,548 sq.ft. | 7.56 acres | 1 FB | 4 HBs

Turnkey restaurant & event venue with distant mountain views
EH#5657 • Arleen Shepley



RENOVATED STYLISH 3-BEDROOM HOME

Sharon, CT • \$765,000

1,596 sq.ft. | 0.90 acres | 3 BRs | 1 FB | 1 HB

Designer renovation on Amenia Road minutes from Sharon village
EH#5654 • John Panzer & Elyse Harney Morris



LAKEFRONT RANCH – INDIAN LAKE ESTATES

Millerton, NY • \$419,000

1,144 sq.ft. | 1.25 acres | 3 BRs | 2 FBs

Turnkey lakefront ranch with direct Indian Lake access
EH#5624 • Arleen Shepley & Tracy Macgowan



1850 FARMHOUSE IN LIME ROCK

Salisbury (Lakeville), CT • \$399,000

1,895 sq.ft. | 0.27 acres | 3 BRs | 1 FB | 1 HB

Historic Lime Rock farmhouse near race track with updates
EH#5662 • Tanner Sneed & Thomas M. Callahan



PRIVACY AND WINTER VIEWS

North Canaan, CT • \$375,000

1,803 sq.ft. | 1.75 acres | 3 BRs | 2 FBs | 1 HB

Sweet Cape at end of private road with great room & deck
EH#5650 • Juliet Moore



CHARMING CLASSIC HOME

North Canaan, CT • \$369,000

2,214 sq.ft. | 0.44 acres | 4 BRs | 2 FBs

Colonial with spacious country kitchen & multiple living areas
EH#5667 • Roberta Green & Carol A. Staats



SHARON 2-BEDROOM CONDO

Sharon, CT • \$325,000

1,206 sq.ft. | 2 BRs | 2 FBs

Condo with fireplace, screened porch & rental potential
EH#5640 • Juliet Moore

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*Ranking Report - CTMLS - last 12 months

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C. 1780 COLONIAL ON 100+ ACRES
\$4,490,000 | 6 BEDS | 7/1 BATHS
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Salisbury, CT
147 ACRES WITH DISTANT VIEWS
\$2,300,000 | 3 BEDS | 2/1 BATHS
Elvia Gignoux 860.435.0345
Lenore Mallett 203.209.1777



Kent, CT
MODERN LUXURY ON 22+ ACRES
\$2,300,000 | 4 BEDS | 3/2 BATHS
Steve Pene 203.470.0393
Vanessa Henderson 646.469.7352



Sharon, CT
TIMELESS ELEGANCE & POTENTIAL
\$1,200,000 | 4 BEDS | 1/1 BATHS
John Harney 860.921.7910
Katie Marcon 203.912.5395



Litchfield, CT
OPEN FLOOR PLAN | 13.82 ACRES
\$924,000 | 3 BEDS | 2/2 BATHS
David Mallison 860.459.5273



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Litchfield, CT

14 ACRES WITH RIVER FRONTAGE
\$1,860,000 | 4 BEDS | 3/1 BATHS
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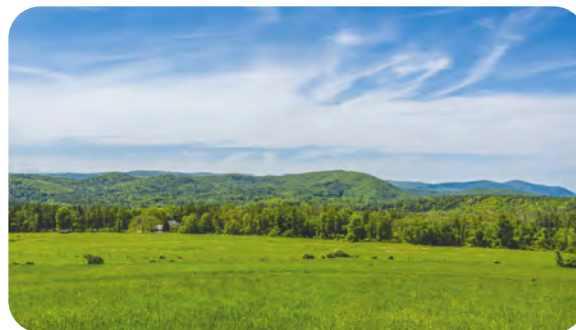
Kent, CT

SWEEPING UNOBSTRUCTED VIEWS
\$1,795,000 | 4 BEDS | 4/1 BATHS
Steve Pener 203.470.0393
Vanessa Henderson 646.469.7352



Sharon, CT

PRIVACY & INCOME POTENTIAL
\$875,000 | 3 BEDS | 3 BATHS
John Harney 860.921.7910



Falls Village, CT

DISTANT VIEWS TO MA & NY
\$800,000 | 34.46 ACRES
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Salisbury, CT

RETREAT AT LION'S HEAD
\$415,000 | 2 BEDS | 2/1 BATHS
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Lenore Mallett 203.209.1777



Sharon, CT

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REPRESENTED SELLER
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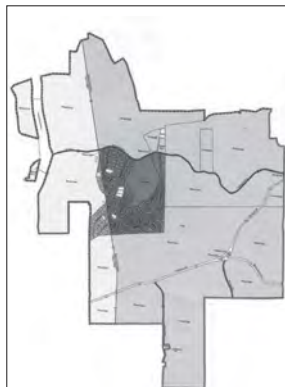
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**Milan / Pine Plains 1,946 acres**

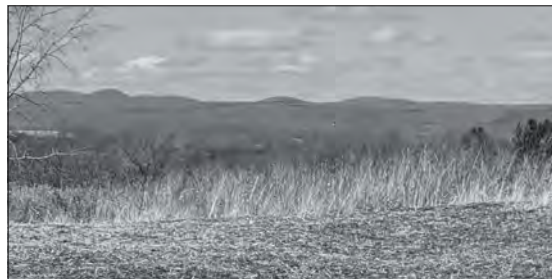
This 1,945-acre sanctuary is truly heaven on earth, offering boundless opportunities for those seeking privacy and serenity. Whether your plans include a family estate, a corporate retreat, a game preserve, or even a winery or brewery, this incredible property has it all. Imagine the peaceful countryside, 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.**

**Amenias, NY | An Expansive 211-Acre Canvas of Meadows, Woods, and Endless Possibilities.**

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 Amenias, 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**

**Cascade Mountain Road, Amenias, NY | 49.63 acres**

Discover the perfect setting for your contemporary or log home on this private, elevated parcel nestled deep in the forest. Whether you're seeking a peaceful weekend getaway or a full-time refuge from the hustle of city life, this property offers a rare combination of tranquility and convenience.

Ideal Home Sites: Thoughtfully positioned for privacy and natural beauty, each site is surrounded by mature trees and scenic views.

Prime Location: Just minutes from the Wassaic Train Station, offering easy access to NYC and beyond.

Outdoor Adventure Awaits: The Harlem Valley Rail Trail is nearby, perfect for biking, hiking, or leisurely strolls through the countryside.

Escape the Noise: Recharge in nature, where the only sounds are birdsong and rustling leaves.

Lace up your hiking boots and schedule a tour—your forest retreat is waiting. **Offered @ \$479,000**

Westerly Ridge | 7.9 Acres of Elevated Tranquility in Amenias, NY

Discover the serenity and splendor of Westerly Ridge, a 7.9-acre parcel boasting an elevated homesite with sweeping vistas of the rural countryside. Wake up to invigorating sunrises and unwind with breathtaking sunsets that paint the sky in hues of gold and crimson.

Property Highlights:

Elevated Homesite: path leads to a prime building location with panoramic

Installed Well: Ready for use, saving time and cost.

Updated (Board of Health Approval) with no fill required.

Utilities & Driveway: To be installed by new owners.

Westerly Ridge HOA: Maintains the private road and upholds the community's original values.

Minutes to Wassaic Train Station: Easy access to NYC and beyond.

Offered @ \$189,000

**Perrys Corners Road, Amenias, NY | 156.57 acres**

Embrace a rare opportunity to own a premium parcel of land where meadows and woodlands converge in perfect harmony. This unique offering features a select number of exceptional homesites, thoughtfully integrated into the tranquil landscape to offer both seclusion and inspiration.

Committed to organic farming practices, the land invites you to reconnect with nature—ideal for those seeking a distinguished lifestyle rooted in sustainability. Set well back from the road, this private haven offers expansive space for exploration, cultivation, animal husbandry, and the joyful freedom of childhood play.

Whether you're dreaming of a peaceful retreat, a working farm, or a family estate, this pristine canvas is ready for your vision to flourish.

Conveniently located just minutes from the Wassaic Train Station, and close to the charming villages of Millerton, Sharon, Salisbury (CT), and the Hamlet of Amenias, this is country living at its finest—without sacrificing accessibility. **Offered @ \$2,034,630**



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 at: \$1,450,000**

Coveted 6.34-Acre Parcel — Build Your Dream Home

Set in a sought-after location near the Connecticut border, this open and gently rolling 6.34-acre lot offers an exceptional blend of natural beauty, convenience, and serenity. Bask in bright, sunny skies by day and enjoy dark, starlit nights—perfect for stargazing. A true haven for wildlife enthusiasts, this property features preserved and restored native plants, thriving meadows, and some wetlands that attract a wide range of bird species—ideal for birdwatching and nature walks. Wildflowers paint the landscape seasonally, adding to the parcel's vibrant charm.

Approved for a 4-bedroom home (BOHA) with **no fill required**, the land allows for a brief driveway and offers access to nearby utilities—providing cost-saving advantages. Enjoy sweeping vistas, tranquil surroundings, and the ability to build in harmony with nature. The area is rich with amenities and lifestyle perks including the Harlem Valley Rail Trail, local farm markets and stands, and a diverse array of cultural and recreational activities.

This homesite on Westerly Ridge is offered @ \$155,000



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 at: \$3,000,000**



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 at: \$1,550,000**



Skunk's Misery Road, Town of North East, NY | Stunning 19.4 Acres A Rare 19.4-Acre Estate Parcel on One of the Area's Most Distinguished Country Roads.

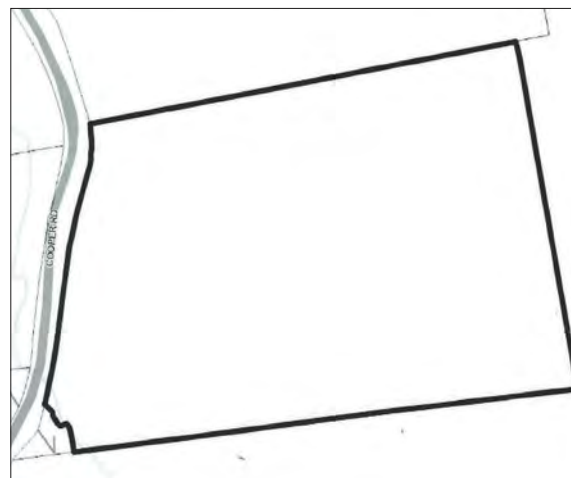
Estate Setting on a Premier Country Road Discover the perfect blend of natural beauty and refined location with this 19.4-acre parcel situated on a picturesque country road, renowned for its stately homes and rural charm. With multiple elevated building sites, long road frontage, and sweeping view potential, this property offers endless opportunities. Explore its trout stream, peaceful woodlands, and a network of old logging roads—all accessible on foot for now, awaiting your vision and future improvements. Located just minutes from Millerton's cafes and shops and only 10 minutes to the Metro-North train, this property is ideal for a weekend retreat or a forever estate. **Offered @ \$230,000**



Amenia | 51 Depot Hill Road

For the very first time, this cherished home—lovingly passed down from the original owner to the next generation—is available on the market. Recent updates include a 3-year-young roof, a 3-year-young central air system, and handsome, durable floors installed just 2 years ago. Inside, you'll find a spacious living room, three bedrooms, two baths, a den, office, and a generous family room warmed by a pellet stove. The eat-in kitchen and dining area are perfect for gatherings large or small. Outdoor living is enhanced by a 12' x 12' deck ready for a refresh, plus a sunroom measuring 11'9" x 11'9". Set proudly on .62 acres, this light-filled home enjoys a wonderful location close to Metro-North's Wassaic Station, the Harlem Valley Rail Trail, and the region's abundant farm markets.

Offered at \$410,000 — Come see if this is your dream home!



Cooper Road, Town of North East – Discover 14.7 wooded acres of pure tranquility. Tucked deep in the forest, this property offers unmatched privacy, the gentle hum of nature and complete freedom from traffic noise. With three distinct natural elevations perfect for a home, camp, or compound, the possibilities are endless. Cooper road is a quiet country lane surrounded by rolling rural countryside, yet minutes from Millerton, Amenia, and Metro North's Wassaic Station. A rare opportunity to embrace peace and seclusion. **OFFERED @ \$240,000**



Dover Plains Circa 1952 — Reimagined for Modern Living

Step into a casually elegant masterpiece that perfectly blends timeless charm with contemporary sophistication. Originally built in 1952, this beautifully transformed home has been meticulously updated to offer the best of both worlds.

Thoughtful upgrades include a new roof (2012), updated siding (2022), and a complete interior renovation in 2024. Inside, exquisite flooring, luxurious tiled baths, and a designer kitchen featuring quartz countertops and backsplash create a welcoming, refined atmosphere.

Sunlight floods the open layout, enhancing the home's natural flow and illuminating the spacious deck—an ideal space for relaxing or entertaining outdoors.

Set in a convenient and desirable location just minutes from Metro North and Route 22, this home offers easy access to the region's abundant cultural and recreational attractions.

Charm. Style. Comfort. Location.

Come experience the essence of a truly special home. **Offered @ \$419,000**



Amenia – South Street. Charming and thoughtfully updated, this cottage offers modern comfort with a touch of dignity. The remodeled kitchen and bath, upgraded floors, and crown molding create a refined living space. Just minutes from the Wassaic Train Station and a short ride to the Harlem Valley Rail Trail, you'll enjoy both convenience and outdoor beauty. Set in Amenia—the Gateway to the Berkshires—this home invites you to embrace a lifestyle of adventure and ease. **Offered @ \$299,000.**



PHOTO BY JAMES H. CLARK



Local at Heart,
Global in Reach.



ELEGANT & SOPHISTICATED
Built in 1887 in the aesthetic movement style, this building commands the center of Warren Street.
Hudson, NY
Offered at \$3,885,000
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SAMEUL WILBOR HOUSE
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**SHARON
MOUNTAIN**

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\$2,200,000



**WARREN'S
LAUREL MT**

Private 4 BR 3 bath retreat on 5 acres. Perfect balance of privacy, comfort and timeless

\$675,000



**SHARON
EAST STREET**

5000 sf barn with 4 BR, 3 BAs and views! Heated pool, pool house, studio, and other out buildings. 6 landscaped acres.

\$1,650,000



**KENT'S
STUDIO HILL
CIRCLE**

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**#1 Highest Sale Washington, CT 2025!
Klemm Listed & Sold**



**#1 Highest Sale
Amenia, NY 2025!**



**#2 Highest Sale
Roxbury, CT 2025!**



**#2 Highest Sale Washington, CT 2025!
Klemm Listed & Sold**



**#3 Highest Sale Roxbury, CT 2025!
Klemm Listed & Sold**



**#1 Highest Sale
Taconic, CT 2025!**



**#1 Highest Sale Warren, CT 2025!
Klemm Listed & Sold**



**#1 Highest Land Sale EVER Roxbury, CT
2025! Klemm Listed & Sold**



**#1 Highest Sale New Preston, CT 2025!
Klemm Listed & Sold**



**Sold in Washington, CT 2025!
Klemm Listed & Sold**



**Sold in Roxbury, CT 2025!
Klemm Listed & Sold**



**#2 Highest Sale Warren, CT 2025!
Klemm Listed & Sold**



**Sold in Salisbury, CT 2025!
Klemm Listed & Sold**



**#1 Highest Sale Goshen, CT 2025!
Klemm Listed & Sold**



**#1 Highest Sale Merryall, CT 2025!
Klemm Listed & Sold**



**Sold in Washington, CT 2025!
Klemm Listed & Sold**



**Sold in
Washington, CT 2025!**



**#3 Highest Sale
Bridgewater, CT 2025!**



**Sold in Roxbury, CT 2025!
Klemm Listed & Sold**



**Sold in Roxbury, CT 2025!
Klemm Listed & Sold**



MORE TOP 10 LITCHFIELD COUNTY AGENTS THAN ANY OTHER FIRM*

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

#1 Boutique Firm in Connecticut!

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

klemmrealestate.com

Klemm Real Estate Compressed to One Word:

