

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 2026

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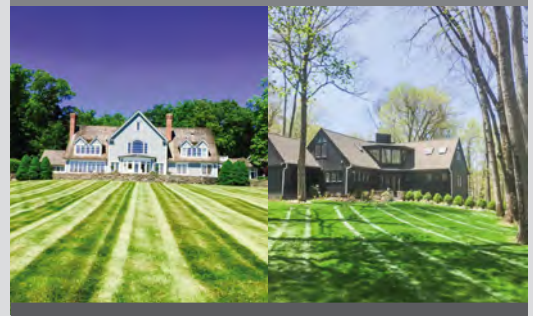
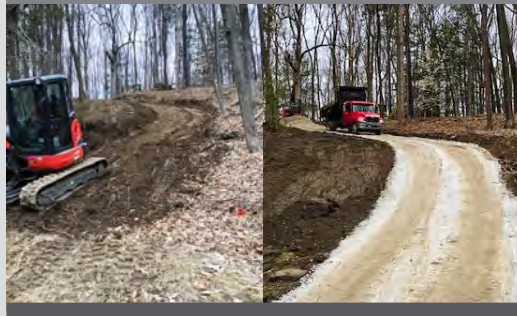
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Ancram, NY • \$2,279,000

2,100 sq.ft. | 41.20 acres | 3 BRs | 2 FBs | 1 HBs

Country property with barns, pond, and agricultural potential.

EH#5689 • Arleen Shepley



CONTEMPORARY LAKEVILLE HOME

Salisbury, CT • \$1,995,000

2,318 sq.ft. | 1.28 acres | 2 BRs | 2 FBs | 1 HB

Contemporary home with guest apartment and lake views.

EH#5715 • Thomas Callahan



RENOVATED SHARON FARMHOUSE

Sharon, CT • \$1,925,000

2,728 sq.ft. | 2.66 acres | 3 BRs | 2 FBs | 1 HB

Newly renovated overlooking a babbling brook.

EH#5636 • Elyse Harney Morris & Bill Melnick



EXPANSIVE ESTATE

Canaan, CT • \$1,750,000

3,078 sq.ft. | 98.87 acres | 4 BRs | 3 FBs

Multiple parcels, barn with apartment, and exceptional privacy.

EH#5594 • Juliet Moore



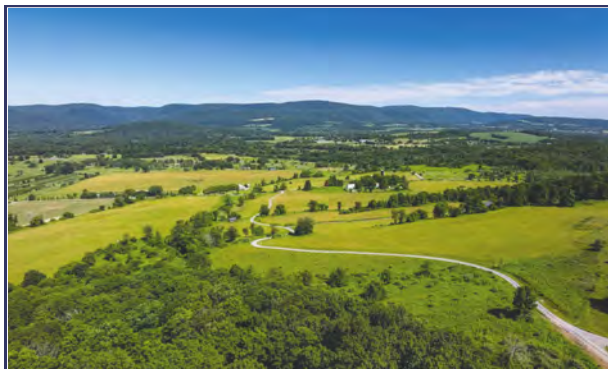
REFINED COUNTRY COLONIAL

Sherman, CT • \$1,495,000

3,484 sq.ft. | 3.70 acres | 4 BRs | 3 FBs | 1 HB

Classic colonial with modern updates and privacy.

EH#5738 • Tanner Sneed & Anne Lyndon Peck



SWEEPING VIEWS & ULTIMATE PRIVACY

Copake, NY • \$1,495,000

61.54 acres

Premier building site with views, driveway, and power to site.

EH#5584 • John Panzer



RENOVATED HISTORIC SALTBOX

Kent, CT • \$1,285,000

2,902 sq.ft. | 0.90 acres | 3 BRs | 2 FBs | 1 HB

Pool, guest cottage, and classic New England charm.

EH#5740 • Elyse Harney Morris & Stephany Eisermann



NEW CONSTRUCTION IN CANAAN VALLEY

North Canaan, CT • \$1,235,000

2,460 sq.ft. | 0.71 acres | 3 BRs | 3 FBs

With heated pool and modern finishes in a private setting.

EH#5726 • Dave Taylor & Elyse Harney Morris

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SIMPLISTIC LUXURY

Sharon, CT • \$1,195,000

1,968 sq.ft. | 1.52 acres | 4 BRs | 3 FBs

Renovated home with modern interiors and guest apartment.

EH#5709 • Holly Leibrock & Liza Reiss



RENOVATED IN-TOWN LAKEVILLE HOME

Salisbury, CT • \$975,000

1,926 sq.ft. | 0.21 acres | 4 BRs | 2 FBs | 1 HB

Updated home with modern finishes.

EH#5742 • Anne Lyndon Peck & Tracy Macgowan



PRIVATE 16-ACRE ESTATE

Cornwall, CT • \$995,000

2,464 sq.ft. | 16.61 acres | 4 BRs | 2 FBs | 1 HB

Private home with sweeping views and versatile outbuilding.

EH#5727 • Bill Melnick & Elyse Harney Morris



SCENIC COUNTRY RANCH

Millerton, NY • \$923,500

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

Maintained ranch with sweeping views and easy one-level living.

EH#5668 • Jonathan Scarinzi



SCENIC PARCEL WITH MOUNTAIN VIEWS

Salisbury, CT • \$850,000

28.49 acres

Building site with views and approved perc for 5BR home.

EH#5612 • Tracy Macgowan



CIRCA 1840 SHARON ANTIQUE

Sharon, CT • \$795,000

2,246 sq.ft. | 23.00 acres | 4 BRs | 1 FB

Historic home with carriage house ready for restoration.

EH#5735 • John Panzer



GREEK REVIVAL VILLAGE HOME

Sheffield, MA • \$775,000

3,082 sq.ft. | 0.50 acres | 3 BRs | 2 FBs | 1 HB

Historic home with classic details and spacious layout.

EH#5725 • Dave Taylor & Elyse Harney Morris



RENOVATED GREAT ELM CONDO

Sharon, CT • \$750,000

2,010 sq.ft. | 3 BRs | 2 FBs | 1 HB

Carriage barn conversion with vaulted ceilings, pool, and tennis.

EH#5728 • Liza Reiss & Holly Leibrock



PEACEFUL ONE-LEVEL LIVING

Salisbury, CT • \$459,900

936 sq.ft. | 2.00 acres | 2 BRs | 1 FB

Well-kept home in a quiet setting abutting Salisbury forest land.

EH#5693 • Evan Cooper

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**Ranking Report - CTMLS - last 12 months*

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Litchfield, CT

\$7,900,000 | 7 BD | 6/2 BA | 36.93 ACRES
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Diana Bisselle 917.519.5021



Kent, CT

\$6,995,000 | 4 BD | 5/1 BA | 41 ACRES
DRAMATIC VIEWS, WATERFALL, TENNIS, POOL & SPA
Kathryn Clair 203.948.5255
Kathryn Clair Bassett 203.841.8161



Salisbury, CT

\$2,550,000 | 3 BD | 3 BA | 3.2 ACRES
CONTEMPORARY ESTATE ON LAKE WASHINEE
Elvia Gignoux 860.435.0345
Lenore Mallett 203.209.1777



Litchfield, CT

\$1,495,000 | 3 BD | 2/1 BA | 4.53 ACRES
C.1777 HOME, HEATED POOL, BARN/GARAGE, ANTIQUE SHOP
Jane Hinkel 860.459.0718
Phil Fox 310.308.5289



Cornwall, CT

\$1,400,000 | 4 BD | 3 BA | 59.6 ACRES
ABSOLUTE PRIVACY & BREATHTAKING NATURAL BEAUTY
Dave Mallison 860.459.5273



Cornwall, CT

\$1,250,000 | 4 BD | 3/1 BA | 7.24 ACRES
COMPLETE PRIVACY & LIGHT FILLED MODERN INTERIOR
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Salisbury, CT

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Litchfield, CT

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\$1,795,000 | 4 BD | 4/1 BA | 14.45 ACRES
MOUNTAINTOP RETREAT WITH SWEEPING VIEWS
Steve Pener 203.470.0393
Vanessa Henderson 646.469.7352



Warren, CT

\$1,795,000 | 4 BD | 3/2 BA | 10.46 ACRES
BEAUTIFULLY UPDATED HOME, POOL & SUNSET VIEWS
Steve Pener 203.470.0393
Vanessa Henderson 646.469.7352



Litchfield, CT

\$1,635,000 | 4 BD | 3/1 BA | 10.23 ACRES
SINGLE-LEVEL LIVING, HIGH CEILINGS, 2 PRIMARY SUITES
Alan T. O'Doherty 917.993.3483



Kent, CT

\$1,050,000 | 3 BD | 2/1 BA | 4.03 ACRES
BLEND OF CLASSIC DESIGN & MODERN AMENITIES
Kim D'Andrea 860.459.4221
Ron Leal 646.752.6213



Hartland, CT

\$795,000 | 3 BD | 3 BA | 1.25 ACRES
ARTFULLY REIMAGINED FOR MODERN LIVING
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Elvia Gignoux 860.435.0345



Hartland, CT

\$595,000 | 3 BD | 2 BA | 1.4 ACRES
UPDATED C. 1820 ANTIQUE | DEEDED POND RIGHTS
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Lenore Mallett 203.209.1777



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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.**



Perrys Corners Road, Amenia, 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 Amenia, this is country living at its finest—without sacrificing accessibility. **Offered @ \$1,900,000**



Cascade Mountain Rd-Perrys Corners Rd, Amenia, NY - 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, it's also conveniently close to the delightful towns of Pine Plains, Millerton, Millbrook, Salisbury, Sharon, and Kent, CT. **Adjusted asking price: \$ 2,379,000**



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**



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**

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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**

**Cascade Mountain Road, Amenia, 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**



Smithfield Rd, Town of North East, NY - Welcome to Smithfield Road—where open meadows, gentle woodlands, and sweeping pastoral views create the perfect setting for your dream home. With BOHA approval already in place on this 5-acre parcel, you're one step closer to building your own Hudson Valley retreat.

A bit of strategic clearing will unlock even more beauty and possibility. This peaceful location feels worlds away, yet it's just minutes from Millbrook, Millerton, Amenia, Route 22, Metro-North, and the Taconic State Parkway.

Whether you're drawn by the views, the charm of nearby villages, or the area's vibrant farm and cultural scene—this land offers a rare and beautiful opportunity. **5 acres BOHA Offered @ \$229,000**



Skunk's Misery Road, Town of North East, NY
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 @ \$179,000**

Mountain Edge Rd, Town of North East - Set in a broad, open meadow beneath the beautiful Berkshire foothills, the Taconics. Boasting a rare blend of privacy and panoramic scenery. The land has matured naturally, dotted with shrubs and trees yet still wonderfully expansive. With state land at its back and stunning western vistas, the property delivers unforgettable sunrises and sunsets. Situated in the Town of North East, it's only minutes to Millerton and nearby Sharon, CT, with skiing, golf, hiking, and adventure parks all close at hand. 12 acres. **Offered @ \$270,000**

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.**



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12 WEST MT

Modern country home designed with classic sensibilities and touches of artistic license. Sweeping porches and classic columns. Spacious country kitchen, purposely built for family style cooking. A large living room with sun lit floor to ceiling windows. Main floor Primary Suite and 4 bedrooms on the second floor. The land is level and offers privacy, room for gardening and/or a pool. Abutting over 30 acres of Land Trust the trails are your own private preserve.
\$1,300,000



29 WEST MAIN

Well established mix-use income producing property in the downtown center of Sharon, CT. Two separate buildings: Unit #1, a 1088 sf restaurant -kitchen, seating, ADA bathroom and outdoor seating all approved. Unit#2 a 1267 2 bedroom, 1.5 bath residence-with fireplace, hardwood floors, separate parking, back yard and patio. Both have long term rental history. Attractive to Owner users or investors seeking quality real estate.
\$525,000



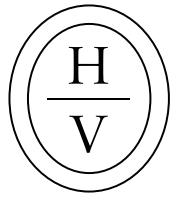
103 GEER MT

Set well back from the road is this incredibly private brookside home on South Kent's lauded Geer Mountain Rd. Perched over the brook the house offers 1750 sq. ft. of wood floors, three fireplaces, open floorplan and plenty of windows for views and sunlight. There are three bedrooms with the primary on the main level for ease and comfort. The brook meanders through the lightly wooded 2.13 acres that features mature professionally landscaped grounds and a canvas of native trees and shrubs. Easy to maintain and even easier to enjoy.
\$875,000



SWALLER HILL

This listing is a combination of three legal lots: Lot # 1, 26.72 acres, Lot #3, 25.36 acres, and Lot #4, 10.1 acres, totaling 62.18 acres. This beautiful parcel is surrounded by thousands of acres of state forest. Spectacular views, cleared pastures, woods and total privacy. Driveway is roughed in and drivable. Under ground utilities included.
\$995,000



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AT COMPASS

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@ hudsonvalleyatcompass



281 County Route 3

ANCRAMDAL, NY

Price Upon Request | 4 BD | 5 BA | 5,670 SF | 2151.10 Acres



129 W Meadow Lane

MILLBROOK, NY

\$12,500,000 | 5 BD | 7 BA | 6,054 SF | 130.86 AC



138 Amenia Road

SHARON, CT

\$7,500,000 | 9 BD | 8 BA | 12,057 SF | 105.94 AC



188 9 Partners Lane

MILLBROOK, NY

\$2,600,000 | 3 BD | 6 BA | 2,614 SF | 31.40 AC



447 Butts Hollow Road

DOVER PLAINS, NY

\$995,000 | 2 BD | 1 BA | 1,216 SF | 12.51 AC



8 Chapel Drive

CHATHAM, NY

\$795,000 | 3 BD | 2 BA | 2,357 SF | .69 AC

COMPASS

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AMENIA, NY



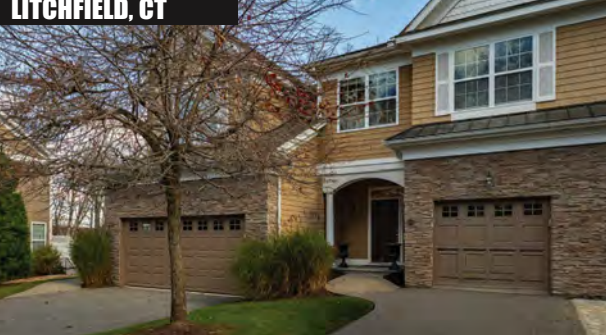
Rare Direct Lakefront Home in Silo Ridge Community. 5 En-Suite Luxury Bedrooms. 3 Fireplaces. 4-Season Pool & Spa. 3-Car Attached Heated Garage. Exceptional! **\$8,900,000. Graham Klemm. 860.868.7313.**

SALISBURY, CT



The Taconic School House. Whimsical & Eclectic. 3-4 Bedrooms. 4 Full Baths. Fireplace. Gunite Pool. Close to Twin Lakes. 2.92± Acres. **\$1,995,000. Graham Klemm. 860.868.7313.**

LITCHFIELD, CT



Well-maintained Hunter's Chase Luxury Town House. 3 Bedrooms. 2.5 Baths. Club House. Pool. Basketball Court. Convenient Location. **\$550,000. Cleve Fuessenich. 860.567.5060.**

WARREN, CT



Rare Lake Waramaug Direct Waterfront Double Lot. 5 Bedrooms. 3 Fireplaces. Gazebo. Pergola. Lakefront Stone Terrace. Deepwater Dock. Unobstructed Views. 2.02± Acres. **\$5,495,000. Peter Klemm. 860.868.7313.**

LITCHFIELD, CT



Private Modern Barn-style. 3 Bedrooms. 3 Baths. 2 Fireplaces. Hot Tub. Enclosed Porch. Enchanting Grounds. Convenient Location. 3.37± Acres. **\$985,000. Cleve Fuessenich. 860.567.5060.**

TORRINGTON, CT



Single-level Living. 3 Bedrooms. 2 Baths. Fireplace. Open Floor Plan. Private Deck. 2-car Attached Garage. Expansion Possibilities! 0.46± Acres. **\$439,900. Sindy Butkus. 203.263.4040.**

SHARON, CT



72.48± Acres. Hilltop Estate Site. Panoramic Catskill Views. Abuts Protected Land. No Easements. Quiet & Private. Minutes to Village. **\$2,495,000. Graham Klemm. 860.868.7313.**

NEW LISTING

LITCHFIELD, CT



Restored & Updated Farmhouse. 4 Bedrooms. 2.5 Baths. 3 Fireplaces. Vintage Details. Studio/Workshop. 2-Bay Garage. Barn. Paddock. 9.1± Acres. **\$895,000. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.**

NEW LISTING

CORNWALL, CT



Prime 2 Unit Retail/Commercial Building. 2 Half Baths. Excellent Storage. Large Parking Area. 2,000+ Cars Per Day. 0.22± Acres. **\$399,000. Graham Klemm. 860.868.7313.**

#1 Boutique Firm in Connecticut!

KLEMM REAL ESTATE Inc
LITCHFIELD COUNTY'S PREMIER BROKERS

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