

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 2026

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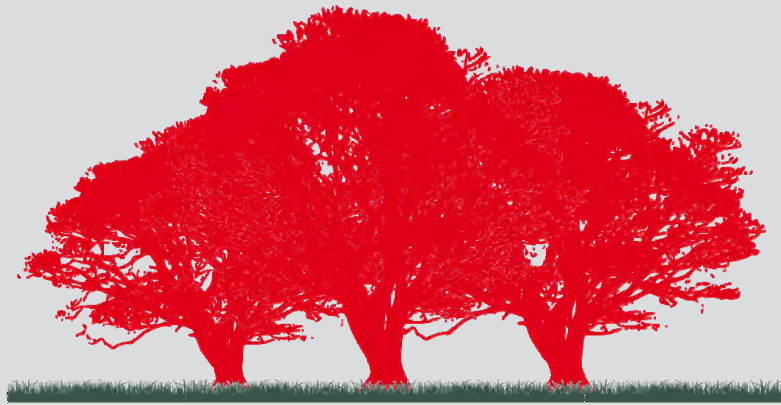
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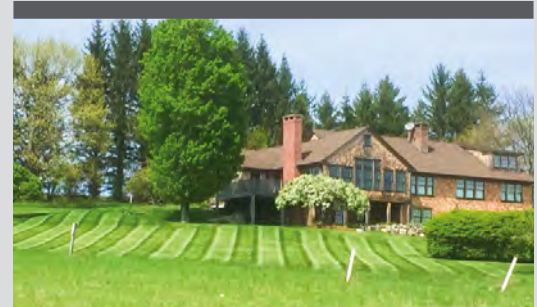
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Terrace and Walk Installation
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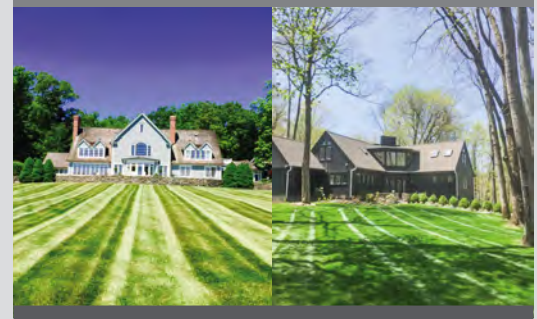
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Salisbury, CT • \$1,950,000

3,777 sq.ft. | 3.18 acres | 3 BRs | 2 FBs | 1 HB

Private country home with pool, two-level deck, and flexible layout.

EH#5755 • Thomas Callahan



MODERN COMFORT IN A NATURAL SETTING

Sharon, CT • \$1,945,000

3,105 sq.ft. | 7.01 acres | 4 BRs | 3 FBs | 1 HB

Comfortable home with privacy and natural surroundings.

EH#5714 • Elyse Harney Morris & Bill Melnick



ENCHANTING C.1745 ANTIQUE

Sharon, CT • \$1,700,000

3,905 sq.ft. | 5.00 acres | 4 BRs | 4 FBs

Historic antique with heated pool, barn, pond, and gardens.

EH#5759 • Elisa Waysenson & Liza Reiss



CLASSIC COUNTRY COMPOUND

Sharon, CT • \$1,250,000

2,209 sq.ft. | 40.00 acres | 4 BRs | 3 FBs

Compound with guest cottage, barn, and flexible living space.

EH#5750 • Elyse Harney Morris & John Panzer



STATELY ANTIQUE OPPORTUNITY

Sharon, CT • \$1,165,000

3,846 sq.ft. | 1.60 acres | 4 BRs | 3 FBs | 1 HB

Antique home with generous scale and renovation potential.

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SINGLE-LEVEL LIVING IN COMFORT

North Canaan, CT • \$1,135,000

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

Newer home with heated pool and comfortable one-level living.

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Salisbury, CT • \$975,000

2,113 sq.ft. | 0.52 acres | 3 BRs | 3 FBs

Renovated home with pool

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PRIVATE 16-ACRE ESTATE

Cornwall, CT • \$935,000
 2,464 sq.ft. | 16.61 acres | 4 BRs | 2 FBs | 1 HB
 Private home with sweeping views and protected surroundings.
 EH#5727 • Elyse Harney Morris & Bill Melnick



HISTORIC 1790S IRISH FARMHOUSE

Falls Village, CT • \$925,000
 1,784 sq.ft. | 2.00 acres | 2 BRs | 2 FBs
 Renovated with greenhouse, gardens, and views.
 EH#5573 • Elyse Harney Morris & Thomas Callahan



ELEVATED MODERNIST RETREAT

Sheffield, MA • \$885,000
 1,753 sq.ft. | 2.00 acres | 2 BRs | 3 FBs
 Modernist pastoral Berkshire setting with light-filled interiors.
 EH#5763 • Elyse Harney Morris & Lauren Molk



IDEAL NORFOLK RETREAT

Norfolk, CT • \$835,000
 3,126 sq.ft. | 2.40 acres | 4 BRs | 2 FBs | 1 HB
 Contemporary with first-floor primary suite and outdoor living.
 EH#5764 • Elyse Harney Morris & Dave Taylor



HOME, HOBBY & LIFESTYLE

Dover Plains, NY • \$599,408
 2,148 sq.ft. | 2.10 acres | 4 BRs | 2 FBs
 Cape Cod home with flexible living spaces and country setting.
 EH#5775 • Arleen Shepley



VILLAGE STREAMSIDE COLONIAL

Millerton, NY • \$535,000
 1,872 sq.ft. | 0.49 acres | 3 BRs | 2 FBs
 Colonial with streamside setting and convenient Millerton location.
 EH#5773 • Mimi Ramos



CHARMING IN-TOWN SALISBURY HOME

Salisbury, CT • \$385,000
 994 sq.ft. | 0.67 acres | 2 BRs | 1 FB
 Cozy in-town home with private access to the bike path.
 EH#5556 • Roberta Green & Carol A. Staats



MODERN LUXURY NEAR APPALACHIAN TRAIL

Salisbury, CT • \$1,625,000
 2,386 sq.ft. | 2.28 acres | 4 BRs | 3 FBs
 River sounds, wooded setting, and protected land nearby.
 EH#5776 • Liza Reiss & Holly Leibrock



VILLAGE FIXER-UPPER OPPORTUNITY

Millerton, NY • \$185,000
 1,176 sq.ft. | 0.29 acres | 2 BRs | 1 FB | 1 HB
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 EH#5765 • Arleen Shepley

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Litchfield, CT

\$7,900,000 | 7 BD | 6/2 BA | 36.93 ACS

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Great Barrington, MA

\$6,850,000 | 5 BD | 3/1 BA | 30.93 ACS

METICULOUSLY MAINTAINED. VIEWS, WONDERFUL PRIVACY

Elvia Gignoux 860.435.0345

Lenore Mallett 203.209.1777



Sharon, CT

\$3,995,000 | 6 BD | 5/1 BA | 4 ACS

1880'S PERFECTION, POOL, BEAUTIFUL HILLTOP VIEWS

Cagney Morrison 646.765.3138



Litchfield, CT

\$1,490,000 | 4 BD | 3/1 BA | 10.23 ACS

RIVER FRONTAGE, SINGLE LEVEL LIVING, HIGH CEILINGS

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Sherman, CT

\$1,395,000 | 4 BD | 3/1 BA | 1.84 ACS

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Salisbury, CT

\$1,250,000 | 3 BD | 3 BA | 3.03 ACS

BEACH/LAKE ACCESS, OPEN FLR PLAN, VAULTED CEILINGS

David Mallison 860.459.5273



Kent, CT

\$825,000 | 3 BD | 1/2 BA | 7.17 ACS

WIDE-BOARD WOOD FLOORS, BEAMS, PROTECTED VIEWS

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Salisbury, CT

\$695,000 | 2 BD | 1/1 BA | 1.07 ACS

THOUGHTFULLY UPDATED. PRIVACY, HARDWOOD FLOORS

Karen Grimaldi 860.480.1156



New Milford, CT

\$639,000 | 2 BD | 2 BA | 0.63 ACR

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Salisbury, CT

\$1,895,000 | 4 BD | 3/1 BA | 1.04 ACS
MODERN FARMHOUSE IN THE TWIN LAKES COMMUNITY
Brenda McLean 860.435.6700



Salisbury, CT

\$1,500,000 | 4 BD | 3/1 BA | 0.8 ACR
C.1840, PRIVATE BACKYARD, WIDE PLANK FLOORS, BEAMS
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Kent, CT

\$1,195,000 | 4 BD | 3/1 BA | 2.31 ACS
OPEN FLOOR PLAN, HEATED POOL & POOLHOUSE
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Kent, CT

\$1,095,000 | 3 BD | 2 BA | 29.8 ACS
VIEWS, OPEN LIVING CONCEPT, THREE-CAR GARAGE
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Vanessa Henderson 646.469.7352



Morris, CT

\$825,000 | 2 BD | 1/1 BA | 3.68 ACS
REMODELED COTTAGE, THOUGHTFUL DETAILS, PRIVACY
Phil Fox 310.308.5289



Sharon, CT

\$609,000 | 4 BD | 2 BA | 0.29 ACR
CLASSIC ARCHITECTURAL CHARM, MODERN UPGRADES
Roxanne Lee 860.318.1583



Salisbury, CT

\$550,000 | 2 BD | 2/1 BA | 1344 SQ FT
LION'S HEAD CONDOMINIUM IN PRISTINE CONDITION
Laurie Dunham 203.985.5974



Salisbury, CT

\$495,000 | 3 BD | 2 BA | 0.34 ACR
PICTURESQUE ROAD, MULTI-STRUCTURE COMPOUND
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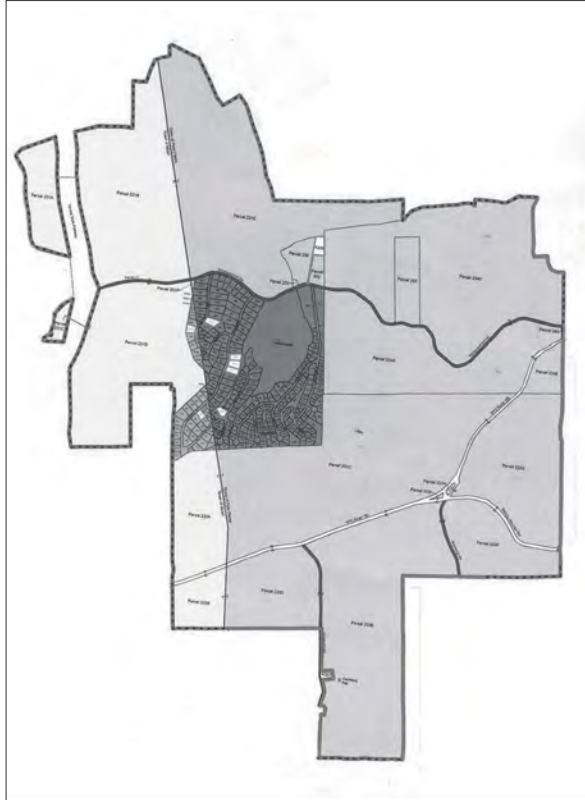
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**Milan / Pine Plains 1,946 acres —
1,946 Acres of Unrivaled Scale & Serenity**

This 1,945 acre sanctuary is a once-in-a-generation offering — a landscape so vast, so peaceful, and so naturally spectacular that it feels like its own private world. Whether envisioned as a legacy family compound, a corporate retreat, a game preserve, or even a winery, brewery, or destination resort, the possibilities here are as boundless as the land itself.

A mosaic of mature and young woodlands, open meadows, intimate fields, and striking hedgerows creates a setting of rare beauty. From nearly every vantage point, the land delivers panoramic views: the Catskills rising to the west, Stissing Mountain to the southeast, and the Taconic Range stretching across the northeast. Ponds, streams, trails, rolling hills, and protected wetlands enrich the property with recreation, wildlife, and ecological integrity.

The adventure includes four single-family homes, a two-family residence, a large office and warehouse facility, a hidden workshop and storage building and a subdivision positioned for future development. With frontage on four country roads, the entire property is seamlessly connected and ready to be shaped into something extraordinary. **Offered @ \$36,000,000.**

Cascade Mountain Road, Amenia, NY | 49.63 Acres

Discover an exceptional setting for your contemporary or log home on this private, elevated forest retreat. Whether you crave a serene weekend escape or a fulltime sanctuary from city life, this parcel blends quiet seclusion with unmatched convenience. Ideal building sites are naturally framed by mature trees and woodland views, offering beauty and privacy in every direction. Just minutes from the Wassaic Train Station, you'll enjoy effortless access to NYC and beyond. Outdoor enthusiasts will love the nearby Harlem Valley Rail Trail—perfect for biking, hiking, and peaceful country strolls. Recharge where the soundtrack is birdsong and rustling leaves. Lace up your boots and come explore your future retreat. **Offered @ \$479,000**



Hounds Pond Farm, Amenia, NY

Set amid rolling fields and protected countryside, Hounds Pond Farm embodies the timeless beauty of Hudson Valley living. Encompassing 342 extraordinary acres in the scenic Amenia Valley, the landscape unfolds with sweeping meadows, panoramic vistas, and peaceful views across Round Pond, framed by the distant foothills of the Berkshire Mountains.

With approximately 70% open land, the property offers remarkable versatility for a private estate, equestrian property, working farm, or recreational retreat. Multiple premier building sites provide endless possibilities to create a legacy compound in one of the region's most picturesque settings. A newly renovated three-bedroom cottage offers an immediate residence or guest house while future plans are realized.

Ideally positioned just minutes from Millerton, Silo Ridge Field Club, and Metro-North Railroad service in Wassaic—and bordering the scenic Harlem Valley Rail Trail—this is a rare opportunity to own a significant piece of one of the Hudson Valley's most enduring and beautiful landscapes. **Exclusively Offered \$8,600,000**

Minutes to Millerton, Worlds Away From Ordinary

Located just moments from the vibrant village of Millerton, this exceptional land offering combines natural beauty, privacy, and convenience in one of the area's most desirable estate settings. Sweeping meadows, mature woodlands, a serene pond, and gently flowing streams create a picturesque landscape with stunning countryside views in every direction. Enjoy the peace and seclusion of a true country retreat while remaining only five minutes from Millerton's charming shops, restaurants, arts scene, and community events. Metro-North train service is also conveniently close, making weekend escapes or full-time living effortlessly accessible from New York City. Whether you envision a refined country estate, equestrian property, or a private getaway immersed in nature, this rare offering provides the perfect backdrop for a remarkable lifestyle. **Offered @ \$1,550,000.**

Smithfield Road, Town of North East, NY

Discover a rare blend of open meadows, gentle woodlands, and wide pastoral vistas on this BOHA approved 5 acre parcel. It's an ideal canvas for your Hudson Valley dream home, with strategic clearing offering even more breathtaking views. Though peaceful and private, the location sits just minutes from Millbrook, Millerton, Amenia, Route 22, MetroNorth, and the Taconic State Parkway. Whether you're inspired by the scenery, the charm of nearby villages, or the region's vibrant farm-to-table and cultural scene, this property offers a beautiful opportunity to build something truly special. **5 acres | BOHA | \$229,000**

Amenia • Route 343 High Visibility Highway Business Parcel | .78 Acres

Scan the Harlem Valley for Highway Business land and you'll find almost nothing available — which is exactly why this standout Route 343 parcel is such a rare opportunity. This .78 acre site offers prime frontage, strong traffic flow, and a head start on development. The seller has already begun preliminary approvals and is willing to help finalize them if the buyer continues with the existing plan for construction, parking, septic, and more. **Offered at \$129,000 — a strategic foothold in a supply-starved commercial corridor.**



PINE PLAINS / NORTH EAST

Commanding one of the region's most breathtaking panoramas, this 228acre farm rises to a private knoll at 1,250 feet, offering uninterrupted views stretching to the Catskills. Much of the land opens to sweeping vistas of the Taconics, the foothills of the Berkshires, and the surrounding countryside. Presented for the first time in generations, this legacy property—once a distinguished family farm—stands as a rare and remarkable offering. Rolling, fertile fields unfold across the landscape, ideal for elevated agricultural pursuits or the creation of a grand equestrian or country estate. With no restrictions and multiple premier homesites, the property promises total privacy, dramatic scenery, and limitless potential. **Offered at \$3,600,000.**

Perrys Corners Road, Amenia, NY | 156.57 Acres

Embrace an extraordinary chance to claim a premium expanse of land where sweeping meadows meet serene woodlands in effortless balance. This rare offering includes a select collection of exceptional homesites, each thoughtfully positioned to maximize privacy, natural beauty, and longrange inspiration. Rooted in organic farming principles, the property invites a lifestyle deeply connected to the land—perfect for those seeking sustainability, open space, and the freedom to create. Set far back from the road, this secluded haven provides abundant room for exploration, cultivation, animal husbandry, and the carefree adventures of childhood. Whether your vision is a tranquil retreat, a working farm, or a multigenerational estate, this pristine landscape stands ready to bring it to life. Ideally located just minutes from the Wassaic Train Station and close to the charming villages of Millerton, Sharon, Salisbury (CT), and the Hamlet of Amenia, the property blends true country living with effortless accessibility. **Offered @ \$1,900,000.**

Millerton Country Retreat

A Sportsman's Dream Set along a quiet country lane in one of the area's most desirable estate settings near Millerton, this remarkable property offers the perfect blend of privacy, natural beauty, and outdoor recreation. Rolling meadows, open pastures, mature woodlands, and a picturesque pond create an extraordinary landscape ideal for hunting, fishing, hiking, and exploring the outdoors.

Whether envisioned as a private retreat, sporting property, or grand country estate, the setting is both peaceful and inspiring. Surrounded by large estate properties and protected countryside, this is a rare opportunity to enjoy the timeless beauty of the Hudson Valley while remaining just minutes from the village of Millerton and only 10 minutes to the Metro-North train station for convenient access to the city. **Exclusively Offered \$1,450,000.**

LICENSED REAL ESTATE BROKER

LARRY HAVENS

845-373-8555 · larry@havensre.com



LICENSED SALESPERSON

ROBERT P. DUNLOP

845-325-2912 · bdunlop58@gmail.com

**Town of North East - minutes to the Village of Millerton**

Steeped in history and country elegance, this beautifully maintained Colonial estate offers the perfect blend of classic architecture and refined rural living. Lovingly cared for by the same family for more than five decades, the residence has evolved gracefully over time with carefully designed additions that complement its original charm.

The spacious home features inviting gathering spaces, including an updated chef's kitchen, generous living areas, a private primary suite wing, and a light-filled greenhouse that brings the outdoors in year-round. Four fireplaces add warmth and character throughout the residence, which includes 4 bedrooms and 5 baths designed for comfortable everyday living as well as entertaining.

Outside, the setting is truly exceptional. The 27-acre property stretches across gently rolling fields and manicured grounds, creating a peaceful landscape complete with a scenic pond and picturesque pastoral views. A heated in-ground pool with its own pool house provides a resort-like retreat for summer enjoyment.

Equestrian amenities include a barn with six stalls, paddock, and additional outbuildings and garages that offer flexibility for hobbies, storage, or agricultural use.

Ideally situated near the heart of Millerton, the property enjoys close proximity to celebrated dining, local shops, the beloved movie theater, and the Harlem Valley Rail Trail for biking and outdoor recreation. Convenient access to private schools, ski areas, and New York City makes this an exceptional full-time residence or weekend country escape. **Exclusively Offered \$1,495,000.**

Amenia, NY Westerly Ridge | 7.9 acres with an magnificent home site and extraordinary vistas of the rural countryside. The sunsets are stunning, and the sun rises are invigorating. There is a well already installed and the BOHA has been renewed requires no fill. The Westerly Ridge Homeowners Association maintains the private road and keeps an eye on ensuring the integrity of values established from the beginning. The region is blessed with a huge variety of cultural and recreational activities. The Wassaic Train Station is minutes away. The path to the homesite has been cleared you should plan to make the trip to check out the gorgeous Town of Amenia. There is electric underground to the lot. The new purchasers will need to install the utilities and the driveway. **Offered @ \$189,000.**

A Timeless Home Ready for Its Next Story Perrys Corners Rd, Amenia, NY

After more than six decades in the same family, this inviting 3bedroom, 3bath home is finally available. Its classic charm is unmistakable, and its potential is undeniable. Original hardwood floors lie preserved beneath the carpeting, waiting to be revealed. The finished lower level offers endless versatility—work, create, play, or retreat. Outdoors, a private yard stretches toward a soothing stream, offering space to garden or simply breathe. All within minutes of everyday essentials and beloved local amenities, including the Harlem Valley Rail Trail and Wassaic Train Station. **Offered @ \$420,000.**

**Cooper Road, Town of North East**

Tucked serenely along a quiet country lane, this gracefully charming retreat offers the rare gift of true peace. Lovingly maintained for 29 years by its current steward, the home now opens its doors to a new chapter—inviting you to enjoy the care, character, and timeless warmth infused into every corner. Hardwood floors, a woodburning fireplace, three bedrooms, three baths, skylights, and a gorgeous screened-in porch create an atmosphere that feels both elevated and effortlessly comfortable. The setting is blissful, the home is welcoming, and the 3.42 acres provide a perfect blend of solitude and rejuvenation. A sanctuary of simple beauty and quiet magic. **COMING SOON**

**Ohandley Dr, Amenia, NY**

An extraordinary home wrapped in small town charm. Experience airy, sophisticated living with central air, a wood burning fireplace, expansive rooms, 3 bedroom, 3 baths, and a lower level suite framed by natural light. Designer touches — hardwood floors, crown molding, newish appliances, and silestone counters — create a polished, luxurious feel throughout. Outdoors, a sweeping wraparound deck reveals panoramic views of your own serene landscape, offering unmatched privacy and beauty. **Offered @ \$569,000.**

Absolutely gorgeous double manufactured home in the desirable Tally Ho 55+ community offering spacious open-concept living and many upgrades throughout. Features include a large living room with electric fireplace, gourmet kitchen with breakfast island and abundant cabinetry, dining area with built-ins and electric fireplace, spacious primary suite, second bedroom with private bath, separate laundry room, central air, full-house generator, and 10x10 storage shed. Beautiful landscaped yard and paved driveway. Conveniently located near Metro-North, the Harlem Valley Rail Trail, shopping, and restaurants. Community amenities include clubhouse, pool table, seasonal swimming pool, BBQ area, and scheduled activities. **Exclusively Offered \$195,000.**



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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



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



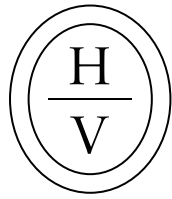
29 WEST MAIN

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 termed rental history. Attractive to Owner users or investors seeking quality real estate.
\$525,000



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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188 9 Partners Lane

MILLBROOK, NY

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



53 Blueberry Hill Road

WOODSTOCK, NY

\$999,000 | 3 BD | 2 BA | 1,152 SF | 3.22 AC



2461 Salt Point Turnpike

CLINTON CORNERS, NY

\$1,850,000 | 4 BD | 4 BA | 5,064 SF | 2.02 AC



60 Stissing Avenue

PINE PLAINS, NY

\$650,000 | 3 BD | 2 BA | 1,646 SF | 1.37 AC



35 Appaloosa Lane

MILLBROOK, NY

\$895,000 | 4 BD | 4 BA | 3,136 SF | 9.30 AC



8 Chapel Drive

CHATHAM, NY

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

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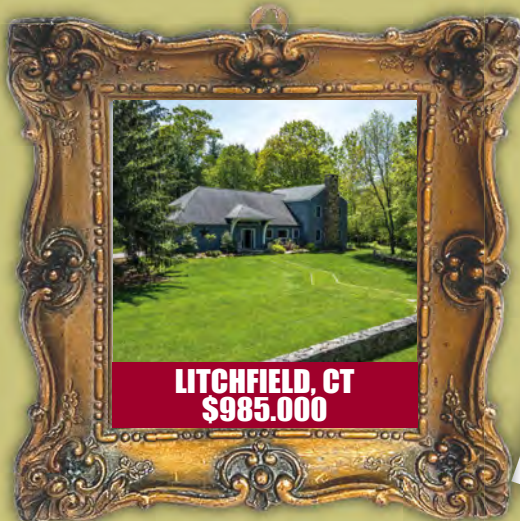


LITCHFIELD, CT
\$895,000



NEW LISTING

BANTAM, CT
\$850,000



LITCHFIELD, CT
\$985,000



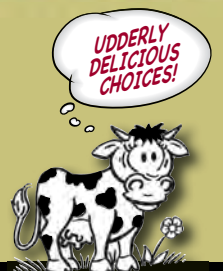
NEW LISTING

SHARON, CT
\$535,000

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