

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 2026

Published by LJMN Media, Inc.

P.O. Box 1688, Lakeville, CT 06039 | 64 Route 7 North, Falls Village, CT 06031

lakevillejournal.com / millertonnews.com • 860-435-9873 • email: publisher@lakevillejournal.com

Elyse Harney Real Estate

A Tradition of Trust *Connecticut, New York & Massachusetts*

Where a country summer becomes a lifetime.

For nearly forty years, helping families find the place they keep coming back to — generation after generation.

OUR FEATURED BERKSHIRE PROPERTY: 250 LONG POND RD, GREAT BARRINGTON, MA



THE REGION'S GATEWAY TO COUNTRY LIVING

SALISBURY, CT

HARNEYRE.COM

860.435.2200





SHARON LAWN & LANDSCAPE



LANDSCAPING

Terrace and Walk Installation
Tree and Shrub Supply and Planting
Lawn Installation
Retaining Walls



EXCAVATION

Full-Service Site Prep
Land clearing / Tree Takedowns
Driveway Repair and Installation
Electric and Water Line Excavation



GROUNDS MAINTENANCE

Edging and Mulching
Bed Maintenance
Lawn Care
Lawn Treatment Programs
Spring and Fall Clean-ups
Winter Maintenance



Commercial & Residential

Licensed | Insured | Credit Cards Accepted

(860) 672-5260 | Sharonlawnandlandscape@yahoo.com



PHOTO BY CAITLIN HANLON

ADVERTISERS IN THIS ISSUE

Bain Real Estate..... page 10

D.J. Hall Roofing & Siding, LLC page 10

Elyse Harney Real Estate pages 1, 4-5

Havens Real Estate page 8-9

The Hudson Valley Team at Compass page 11

Klemm Real Estate Inc. page 12

Paramount Professional Roofing page 10

Sharon Lawn & Landscape..... page 2

Robinson Leech Real Estate page 3

William Pitt Sotheby's International Realty..... pages 6-7

ROBINSON LEECH REAL ESTATE

CT-MA-NY • Distinctive Country Properties



AS WE RACE THROUGH JULY, AND TOWARDS AUGUST, ALL IS BEAUTIFUL AROUND OUR UNIQUE REAL ESTATE AREA. A 'REAL BEACH HOUSE' RENTAL, FACING THE ATLANTIC OCEAN, IS SHOWN IN PICTURES BELOW.

BUYERS: IF YOU ARE LOOKING FOR SOMETHING UNIQUE, GIVE ME OR JAY DEMARCKEN A CALL TO DISCUSS YOUR IDEAS OF AN IDEAL, PURCHASE, WISH.

WHETHER A BUYER OR SELLER: JAY DEMARCKEN AND I 'NATIVES' TO THIS AREA, AND GIVE YOU GREAT KNOWLEDGE AND PERSONALIZED ATTENTION DURING YOUR SEARCH.

HIDDEN AWAY IN SALISBURY: 10 ACRES, GREAT VIEWS, SMALL MOUNTAIN STREAM, PONDABLE AREA for a pond. .9 miles from main highway. Close to hiking, skiing, and much more. Broker owned, offered at \$500,000.



ATLANTIC OCEAN VIEW RENTAL: WESTPORT, MASS: AUGUST 17-24: 4 BEDROOMS, 1.6 BATHS. NO PETS, WALK THE BEACH, SWIM IN THE OCEAN, ENJOY THE VIEWS, SUNSETS, AND SURROUNDS. BEACH PASS REQUIRED FOR USE DURING CLUB HOURS. CALL FOR MORE INFORMATION, OWNER OFFERED, (NO BROKERS).

Elyse Harney

A Tradition of Trust since 1987



Real Estate

www.harneyrealestate.com

SERVING CONNECTICUT, NEW YORK, & MASSACHUSETTS



ZEN-INSPIRED CONTEMPORARY

Great Barrington, MA • \$6,475,000

12,968 sq.ft. | 119.73 acres | 9 BRs | 7 FBs | 4 HBs
Architectural retreat with guest house, pool, and rec barn.

EH#5743 • Elyse Harney Morris & Lauren Molk



BERKSHIRE ESTATE WITH VIEWS

Alford, MA • \$5,245,000

9,400 sq.ft. | 35.60 acres | 5 BRs | 5 FBs | 3 HBs
Exceptional Berkshire estate with privacy and mountain views.

EH#5756 • Elyse Harney Morris & Bill Melnick



PRIVACY & PERFECTION

Canaan, CT • \$2,695,000

2,796 sq.ft. | 58.59 acres | 3 BRs | 3 FBs
Architect-designed passive house with exceptional privacy.

EH#5421 • Liza Reiss & Elyse Harney Morris



COOPER HILL COUNTRY RETREAT

Salisbury, CT • \$2,275,000

3,933 sq.ft. | 5.01 acres | 3 BRs | 2 FBs | 1 HB
Private country home with scenic setting and expansive grounds.

EH#5779 • Elyse Harney Morris & Tanner Sneed



BEAVER MOUNTAIN FARM

Ancram, NY • \$1,999,999

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 • \$1,795,000

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

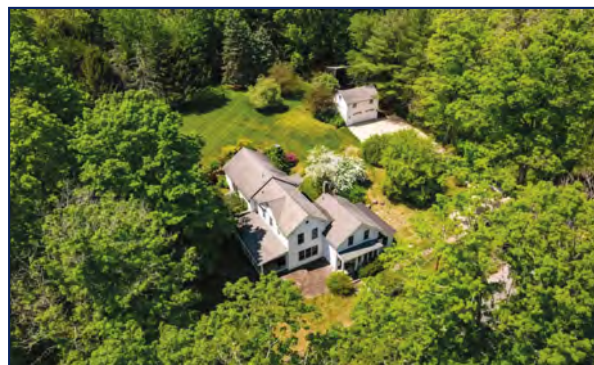


MODERN LUXURY NEAR APPALACHIAN TRAIL

Salisbury, CT • \$1,625,000

2,386 sq.ft. | 2.28 acres | 3 BRs | 3 FBs
River sounds, wooded setting, and protected land nearby.

EH#5776 • Liza Reiss & Holly Leibrock



HOUSATONIC RIVER RETREAT

Salisbury, CT • \$1,275,000

2,291 sq.ft. | 1.00 acres | 3 BRs | 3 FBs
Riverfront property with privacy and natural beauty.

EH#5783 • Elyse Harney Morris & John Panzer



MODERN RIVERSIDE SANCTUARY

Falls Village, CT • \$1,185,000

2,654 sq.ft. | 2.72 acres | 3 BRs | 3 FBs | 1 HB
Character-filled village property with updated living spaces.

EH#5786 • Colleen Vigeant

YOUR AMBASSADORS TO COUNTRY LIVING IN THE TRI-STATE REGION



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.
 EH#5726 • Elyse Harney Morris & Dave Taylor



CLASSIC COUNTRY COMPOUND

Sharon, CT • \$1,065,000
 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 • \$965,000
 3,846 sq.ft. | 1.60 acres | 4 BRs | 3 FBs | 1 HB
 Antique home with generous scale and renovation potential.
 EH#5769 • Colleen Vigeant & Evan Cooper



STATELY ANTIQUE OPPORTUNITY

Millerton, NY • \$799,000
 2,016 sq.ft. | 2.90 acres | 3 BRs | 2 FBs
 Country property with privacy and convenient Millerton access.
 EH#5790 • Mimi Ramos



WHITE HOLLOW ROAD RETREAT

Salisbury, CT • \$795,000
 2,784 sq.ft. | 1.13 acres | 4 BRs | 2 FBs
 Private country setting with easy access to Salisbury amenities.
 EH#5796 • Juliet Moore & Evan Cooper



MAPLE HILL COUNTRY ESCAPE

Pine Plains, NY • \$750,000
 3,108 sq.ft. | 7.96 acres | 4 BRs | 2 FBs | 1 HB
 Comfortable country living in a peaceful rural setting.
 EH#5788 • Liza Reiss & Holly Leibrock



CORNWALL COUNTRY HOME

Cornwall, CT • \$695,000
 1,608 sq.ft. | 9.14 acres | 4 BRs | 2 FBs | 1 HB
 Country property with privacy and scenic surroundings.
 EH#5789 • Bill Melnick



IN-TOWN SALISBURY HOME

Salisbury, CT • \$615,000
 1,634 sq.ft. | 0.20 acres | 4 BRs | 2 FBs | 1 HB
 Convenient village location with updated living spaces.
 EH#5794 • Evan Cooper



ANCRAMDAL E COUNTRY RETREAT

Ancramdale, NY • \$525,000
 1,278 sq.ft. | 1.26 acres | 2 BRs | 2 FB
 Private rural setting with easy access to the Taconic region.
 EH#5757 • John Panzer & Stephany Eisermann

THE #1 BROKER IN LITCHFIELD COUNTY & SALISBURY & SHARON

**Ranking Report - CTMLS - last 12 months*

Elyse Harney

Salisbury Office: 860-435-2200



Real Estate

www.harneyrealestate.com

Every home is *one of one*



Norfolk, CT

\$7,250,000 | 5 BD | 4/1 BA | 118 ACRES
THE ULTIMATE WINCHESTER LAKE RETREAT
Lenore Mallett 203.209.1777
Elvia Gignoux 860.435.0345



Kent, CT

\$2,595,000 | 4 BD | 4/2 BA | 11.01 ACRES
C.1800 NEW ENGLAND GREEK REVIVAL FARMHOUSE
Jeffrey Phillips 917.284.8276



Sharon, CT

\$2,160,000 | 5 BD | 4/1 BA | 62.5 ACRES
PANORAMIC VIEWS, TRANQUILITY & PRIVACY
Alan T. O'Doherty 917.993.3483



Salisbury, CT

\$1,300,000 | 3 BD | 2/1 BA | 1.17 ACRE
1834 ANTIQUE COLONIAL W/ SALTWATER GUNITE POOL
Lenore Mallett 203.209.1777
Elvia Gignoux 860.435.0345



Kent, CT

\$1,200,000 | 3 BD | 2/1 BA | 14.42 ACRES
CHIC FARMHOUSE W/ OPEN, LIGHT-FILLED FLOOR PLAN
Steve Pener 203.470.0393
Vanessa Henderson 646.469.7352



Hillsdale, NY

\$1,195,000 | 3 BD | 2/1 BA | 8.3 ACRES
BEAUTIFUL SINGLE-LEVEL HOME W/ PANORAMIC VIEWS
Mimi Harson 860.671.1557



SOLD

Salisbury, CT

OFFERED AT \$2,600,000
REPRESENTED SELLER
Elvia Gignoux 860.435.0345
Lenore Mallett 203.209.1777



SOLD

Kent, CT

OFFERED AT \$2,195,000
REPRESENTED SELLER
Steve Pener 203.470.0393
Vanessa Henderson 646.469.7352



SOLD

Litchfield, CT

OFFERED AT \$1,395,000
REPRESENTED SELLER
Karen Casey 860.670.2164

KENT 860.927.1141 | LITCHFIELD 860.567.0806 | SALISBURY 860.435.2400 | WASHINGTON DEPOT 860.868.6600

Each Office is Independently Owned and Operated. 🏠

Find the one meant for you.



Sharon, CT

\$1,950,000 | 7 BD | 6/1 BA | 3.52 ACRES
WATERFRONT RETREAT W/ GUEST HOUSE & GUNITE POOL
Pat Kennedy Lahoud 860.866.7756



Millerton, NY

\$1,795,000 | 4 BD | 3/2 BA | 12.55 ACRES
SUNSET VIEWS OVER THE CATSKILL MOUNTAINS
Mimi Harson 860.671.1557
Phil Fox 310.308.5289



Kent, CT

\$1,525,000 | 4 BD | 2/1 BA | 5.34 ACRES
MODERN LUXURY, TIMELESS CRAFTSMANSHIP & DETAILS
John Harney 860.921.7910



Kent, CT

\$1,095,000 | 5 BD | 3/1 BA | 3.5 ACRES
JAW-DROPPING SUNSET VIEWS, UPDATED KITCHEN
Steve Pener 203.470.0393
Vanessa Henderson 646.469.7352



Bethlehem, CT

\$695,000 | 4 BD | 2/1 BA | 5.46 ACRES
CLASSIC COLONIAL, A SERENE COUNTRY ESCAPE
Mimi Harson 860.671.1557



Kent, CT

\$670,000 | 3 BD | 2 BA | 0.3 ACRE
THOUGHTFULLY UPGRADED, MOVE-IN READY
Steve Pener 203.470.0393
Vanessa Henderson 646.469.7352



North Canaan, CT

OFFERED AT \$1,095,000
REPRESENTED SELLER & BUYER
Phil Fox 310.308.5289



Sherman, CT

OFFERED AT \$849,900
REPRESENTED SELLER & BUYER
Alan T. O'Doherty 917.993.3483



Sharon, CT

OFFERED AT \$815,000
REPRESENTED SELLER
John Harney 860.921.7910

WILLIAMPITT.COM

 @LIVELITCHFIELDHILLS

 @FACEBOOK.COM/LITCHFIELDHILLSSIR



William
Pitt

Sotheby's
INTERNATIONAL REALTY

LICENSED REAL ESTATE BROKER

LARRY HAVENS

845-373-8555 · larry@havensre.com

HAVENS
REAL ESTATE

LICENSED SALESPERSON

ROBERT P. DUNLOP

845-325-2912 · bdunlop58@gmail.com



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**

Smithfield Road, Town of North East, NY

Discover a rare blend of open meadows, gentle woodlands, and wide pastoral vistas on this BOHA approved 5acre 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, Metro-North, 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**

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 long-range 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**

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 full-time 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**



Milan / Pine Plains 1,946 acres — 1,946 Acres of Unrivaled Scale & Serenity

This 1,945acre 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**



**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**

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.**

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

.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 .78acre 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.**



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 \$185,000**

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. **Elusively Offered \$1,450,000**

LICENSED REAL ESTATE BROKER

LARRY HAVENS

845-373-8555 · larry@havensre.com

**HAVENS
REAL ESTATE**

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 @ \$1,595,000



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 wood-burning 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. **Offered @ \$579,000**



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 @ \$549,000**

RESIDENTIAL RENTAL OPPORTUNITIES



Amenia 24 Mountain View Road

Discover a home that blends comfort, convenience, and country charm. Set in a delightful location close to schools, shopping, Route 22, the Wassaic Train Station, and the Harlem Valley Rail Trail, this well maintained 3 bedroom, 2 full bath residence offers effortless access to Sharon, Millerton, and Millbrook. Inside, the stunning kitchen and gleaming hardwood floors create a warm, welcoming atmosphere. Available mid to late August, this is an ideal retreat for those seeking ease and serenity in the heart of Amenia. **Offered @ \$3,600 per month.**



Gallatin / Ancram

Tucked away and hidden from the noise and distractions. This Doodletown Road setting soothes the soul and quietly invigorates the creative dreams and aspirations in need of an outlet. Not your everyday cabin in the country, The quartz counter tops and vaulted ceilings with recessed lighting accent the quality instilled in this inviting retreat. There are 2 bedrooms, 2 baths and 2 decks. Taste, charm, grace, practicality and serenity bundled and **offered @ \$3,600 per month**

Pine Plains Mount Ross Rd

Set high above the surrounding landscape, this 12.78acre retreat feels like a world of its own. Completely undisturbed and enveloped by a mature woodland canopy, it offers an invigorating sense of escape. The property presents an exceptional opportunity for those seeking seclusion, natural beauty, and potential long-range views as the seasons change. Located just minutes from Pine Plains and within easy reach of the Taconic State Parkway, it combines privacy with convenience. Access is secured via a deeded rightofway along an established driveway. **Offered @ \$219,000**

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.**

D.J. HALL

Dan Hall, Owner
Over 35 Years in Business!

ROOFING & SIDING, LLC.

Quality Work At Competitive Prices!

SERVING CT, MA & NY

ROOF REPAIRS & ROOF REPLACEMENTS

- Roofing
- Siding
- Gutters
- Repairs
- Drywall
- Solar
- Chimney Repairs
- Storm Damage/Claim Assistance
- Interior/Exterior Painting

Fully Insured
Workers Compensation
& General Liability
Insurance

All Work Guaranteed In Writing

Commercial & Residential • Senior Citizen Discount • Financing Available

All shingled roof replacements include a free upgrade to the GAF Silver Pledge Warranty which can only be processed by a Master Elite Installer.

Go to www.guildquality.com/pro/DJ-Hall-Roofing-LLC for references



EMERGENCY SERVICE

Call or text for a free estimate

860-485-5887

BBB Rated • Lic. # HIC 0651384 • Master Elite #ME24605



69 GINGER LANE, TORRINGTON, CT • DJHALLROOFING.COM
DJHALLROOFING@OPTONLINE.NET

Paramount Professional

ROOFING

Serving the Greater Litchfield County area

ROOFING • SIDING
GUTTERS • REPAIRS

Fully Insured

860-459-9921

ParamountProRoofing.com



HIC-603104



TRUSTED TO ADVISE AND DELIVER FOR 50 YEARS



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

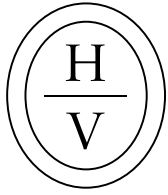
Well established mix-use income producing property in the downtown center of Sharon, CT. Two separate buildings: Unit #1, a 1088 sf restaurant -kitchen, seating, ADA bathroom and outdoor seating all approved. Unit#2 a 1267 2 bedroom, 1.5 bath residence -with fireplace, hardwood floors, separate parking, 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

860-927-4646 • WWW.BAINREALESTATE.COM



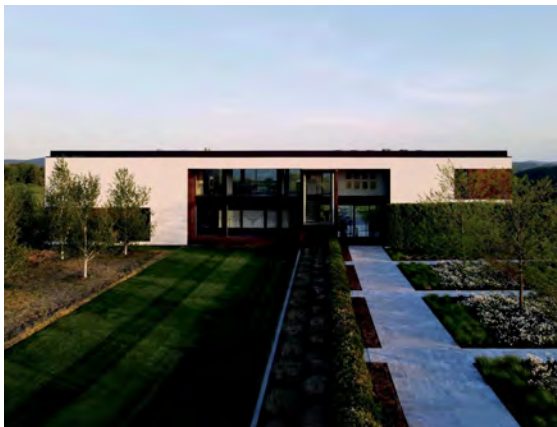
THE HUDSON VALLEY TEAM

AT COMPASS

A trusted tradition in Millbrook, NY and the Hudson Valley since 1908, The Hudson Valley Team is proudly powered by Compass.

845.677.5311
3295 Franklin Avenue
Millbrook, NY 12545

thehvteam@compass.com
hvteamatcompass.com
@ hudsonvalleyatcompass



365 Tower Hill Road

WASSAIC, NY

\$16,500,000 | 4 BD | 8 BA | 7,500 SF | 165.42 AC



138 Amenia Road

SHARON, CT

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



26 Mountain Farm Road

MILLERTON, NY

\$2,750,000 | 5 BD | 6 BA | 7,690 SF | 21.90 Acres



1504 County Road 83

PINE PLAINS, NY

\$1,695,000 | 3 BD | 3 BA | 2,250 SF | 32.47 AC



320 Long Hill Road

HOPEWELL JUNCTION, NY

\$1,330,000 | 4 BD | 4 BA | 3,351 SF | 3.99 AC



608 Lake Road

PINE PLAINS, NY

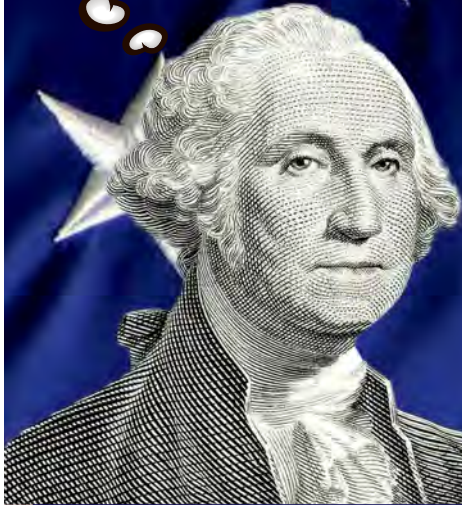
\$850,000 | 3 BD | 2 BA | 2,700 SF | 4.90 AC

COMPASS

KLEMM REAL ESTATE Inc.
LITCHFIELD COUNTY'S PREMIER BROKERS

Premium & Private Brokerage #1 for Selling & Renting Fine Country Properties!

*EVEN I WOULD
HAVE SLEPT IN
ONE OF THESE!*



AMENIA, NY



\$8,900,000

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! **Graham Klemm. 860.868.7313.**

WASHINGTON, CT



\$5,995,000

Stunning Uber Luxe Retreat. 7 Bedrooms. 3 Fireplaces. Gym. Wine Cellar. Gunite Pool. Greenhouse. Apple Orchard. Views. Privacy. 14.91± Acres. **Peter Klemm. 860.868.7313.**

WARREN, CT **NEW LISTING**



\$3,500,000

Premier Lake Waramaug Direct Waterfront Building Parcel with Newly Rebuilt Boathouse. Private Level Lot. Must See! 1.07± Acres. **Peter Klemm. 860.868.7313.**

WASHINGTON, CT **PRICE IMPROVEMENT**



\$3,295,000

Major Estate in Historic District. 7+ Bedrooms. Highest Standards of Construction. Many Amenities. Pool. Ponds. 16-car Garaging. 10± Acres. **Peter Klemm. 860.868.7313.**

WASHINGTON, CT **NEW LISTING**



\$3,195,000

Magical Barn-Style Home in Historic District. Chef's Kitchen. 5 Fireplaces. Pool. 3-car Garage. Hilltop Setting. Apple Orchard. Views. 6± Acres. **Peter Klemm. 860.868.7313.**

WASHINGTON, CT



\$1,845,000

Historic Colonial with Untapped Potential. 6 Bedrooms. 3 Full, 2 Half Baths. 2 Fireplaces. 4 Outbuildings. Privacy. 3.8± Acres. **Sally Houldin Cornell. 860.868.7313.**

SALISBURY, CT



\$1,750,000

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

WASHINGTON, CT



\$1,195,000

Tastefully Updated Colonial. 3 Bedrooms. 2.5 Baths. Fireplace. Heated Gunite Pool with Spa. Stone Terracing. Low-Maintenance Grounds. 2.27± Acres. **Graham Klemm. 860.868.7313.**

LITCHFIELD, CT



\$985,000

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

BANTAM, CT



\$850,000

Single-level Living at Indian Knolls 55+ Community. 2 Bedrooms. 2.5 Baths. Fireplace. Private Deck. Bordered by Conservation Land & The Bantam River. Convenient Location. **Sindy Butkus. 203.263.4040.**


LITCHFIELD, CT



\$849,000

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

LITCHFIELD, CT



\$550,000

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

SHARON, CT **PRICE IMPROVEMENT**



\$525,000

Well Located Colonial. 4 Bedrooms. 1.5 Baths. Fenced Rear Yard. Flat, Useable Land. Close to Town, Amenities & Metro North Train. 0.72± Acres. **Graham Klemm. 860.868.7313.**

TORRINGTON, CT



\$439,900

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

#1 Boutique Firm in Connecticut!

KLEMM REAL ESTATE Inc.
LITCHFIELD COUNTY'S PREMIER BROKERS

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

HAPPY BIRTHDAY

