

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

October 2026

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OCTOBER 2026 ♦ 14 Featured Country Properties Inside ♦ CT • NY • MA

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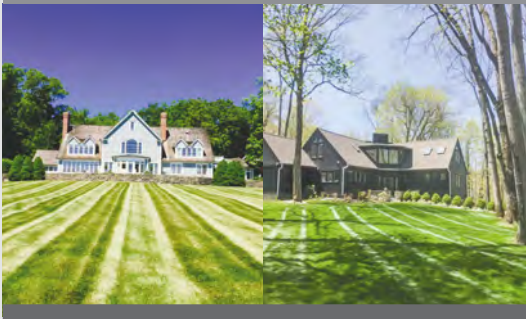
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ADVERTISERS IN THIS ISSUE

Bain Real Estate..... page 11

Berkshire Hills Design..... page 11

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

Elyse Harney Real Estate pages 1, 4-5

Havens Real Estate page 8-9

Klemm Real Estate Inc. page 12

The Lakeville Journal/The Millerton News pages 10

Paramount Professional Roofing page 3

Sharon Lawn & Landscape..... page 2

Robinson Leech Real Estate page 3

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

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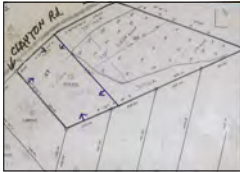
CT-MA-NY • Distinctive Country Properties



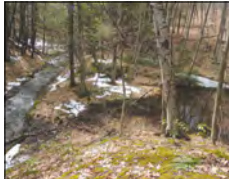
OCTOBER APPROACHES; SCHOOLS ARE OPEN, AND MANY VACATIONS HAVE LONG AGO ENDED. BUT, AS WE MOVE TOWARDS WINTER, THE BEAUTY OF OUR NW CORNER ONLY CHANGES WITH THE SEASON, BUT NEVER DISAPPEARS. NEW LISTINGS COMING FOR NOVEMBER.

WHETHER A BUYER OR SELLER: JAY DEMARCKEN AND I ARE ‘NATIVES’ TO THIS AREA, AND CAN GIVE YOU GREAT KNOWLEDGE ABOUT OUR WONDERFUL AREA.

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7 ACRES: Lightly wooded, flat, with 2+- acres suitable for building. All previous permits are expired, so need to be re-applied to the Town prior to commencing any building. Well and septic are also required. Electric is installed to a ‘post,’ but not connected. Additional information available with a phone or email discussion. Pictures shown are from an earlier time when cleared. **OFFERED AT \$110,000.**

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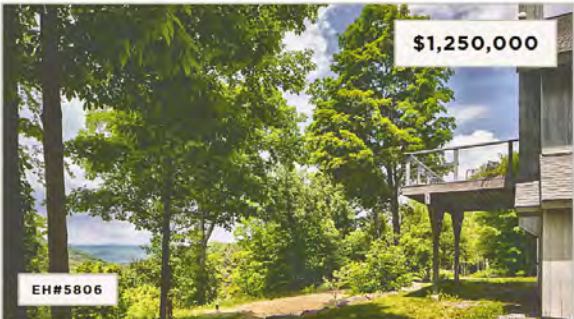


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Housatonic Riverfront Cottage Retreat

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**Pine Plains / Milan**

Discover 1,945 acres of pure tranquility across Milan and Pine Plains—land that feels like heaven on earth. This remarkable property offers unmatched privacy and endless potential, whether you dream of creating a family compound, a peaceful retreat, a nature-focused getaway, or even a winery, brewery, or game preserve. Imagine waking up to open skies, fresh country air, and views that stretch for miles. The landscape is beautifully diverse, with a mix of woodlands, hedgerows, open fields, and quiet meadows. From various vantage points, you'll enjoy sweeping views of the Catskills, Stissing Mountain, and the Taconic Range. Natural features—ponds, streams, trails, rolling hills, and valleys—invite exploration and outdoor adventure, while protected wetlands ensure wildlife thrives. Included are four singlefamily homes, a twofamily residence, a spacious office and warehouse building, and a subdivision ready for future development. With frontage on four charming country roads, this vast property is fully connected and ready for its next chapter. **Offered at \$36,000,000.**

Amenia, NY Hounds Pond Farm

rises as one of the Hudson Valley's most commanding landscapes—342 acres of sweeping drama where rolling fields, panoramic horizons, and shimmering Round Pond converge beneath the distant Berkshire foothills. More than 240 acres of open, cultivated land set the stage for **worldclass estate potential**, framed by multiple premier building sites that invite bold architectural imagination. A newly renovated threebedroom cottage offers an immediate foothold in this extraordinary setting, while the surrounding acreage delivers unmatched opportunity for a **private compound, equestrian haven, or agricultural enterprise**. Minutes from Millerton, Silo Ridge, and MetroNorth—and bordering the Harlem Valley Rail Trail—this is a onceinageneration chance to command one of America's most breathtaking landscapes. **Offered at \$8,600,000**

**Ohandley Dr, Amenia, NY**

A standout Amenia home offering 3 bedrooms, 3 baths, and beautifully curated interiors. a woodburning fireplace, stunning hardwood floors, and quality finishes create a luxurious yet welcoming feel. The lowerlevel suite that is perfect for use as a Mother / Daughter, it glows with natural light, while the wraparound deck reveals wideopen vistas and exceptional privacy—an inspiring setting for everyday living or weekend escapes. **Now Offered at \$529,000**

**Cooper Road, Town of North East**

Welcome to a country haven so enchanting it feels pulled from a storybook. Hidden along a whisperquiet lane, this retreat radiates soul, serenity, and the kind of timeless charm that stops you in your tracks. After 29 years of devoted stewardship, the home glows with warmth—hardwood floors that shine like honey, skylights that pour in golden light, a woodburning fireplace that anchors unforgettable evenings, and a screened-in porch that feels like a private treehouse in the sky. Set on 3.42 acres of pure tranquility, this sanctuary delivers **peaceful living** at its most intoxicating. **Now Offered at \$559,000**

Smithfield Road, Town of North East, NY

Discover a rare blend of an open meadow, gentle woodlands, and wide pastoral vistas on this BOHA approved 5acre parcel. It's an ideal canvas for your Hudson Valley dream home, strategic clearing will offer 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 farmtotable and cultural scene, this property offers a beautiful opportunity to build something truly special. **5 acres | BOHA | \$229,000**

Cascade Mountain Road, Amenia, NY

49.63 Acres Set deep within a peaceful forest, this elevated parcel offers a rare opportunity to build the retreat you've always envisioned—whether a sleek contemporary home or a timeless log cabin. Mature trees, scenic woodland views, and carefully positioned homesites create a sense of calm from the moment you arrive. Convenience meets serenity with the Wassaic Train Station only minutes away, plus easy access to the Harlem Valley Rail Trail for hiking, biking, and leisurely outdoor exploration. Let the quiet of nature guide you home. Schedule your tour and discover this hidden sanctuary. **Offered at \$479,000**

Amenia Highway Business land in the Harlem Valley

is scarce, making this 0.78acre Route 343 parcel stand out. Its strategic location offers strong visibility and access, and the seller has initiated the approval process—willing to help finalize it should the buyer adopt the current site plan, including building layout, parking, and septic design. **Asking \$129,000**

Perrys Corners Road, Amenia, NY | 156.57 Acres | UNDER CONTRACT

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 at \$1,900,000**

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**Perrys Corners Rd, Amenia, NY**

This 3-bedroom, 3-bath home offers a rare blend of preserved character and future possibility. Beneath the carpeting, original hardwood floors remain intact, ready to reintroduce their timeless beauty. The finished lower level provides a generous extension of living space—perfect for a studio, office, media room, or retreat. Outdoors, the property's private grounds flow toward a gentle stream, creating a tranquil environment for gardening or quiet reflection. Minutes from the Harlem Valley Rail Trail, Wassaic Train Station, and local amenities, the home is ideally positioned for convenience and recreation.

Character, Comfort, and a Setting That Inspires.**Offered at \$399,000****Amenia/ Dover Plains, NY**

Welcome to easy, comfortable living in the sought-after Tally Ho 55+ community. This beautifully updated double-wide home offers an inviting open layout perfect for relaxing or entertaining. Gather in the spacious living room with electric fireplace, cook with ease in the gourmet kitchen with breakfast island, and enjoy meals in the charming dining area featuring built-ins and a second fireplace. 2 bedrooms, 2 full baths, the primary suite is a peaceful retreat, and guests will appreciate the second bedroom with its own private bath. A dedicated laundry room, central air, full-house generator, and 10x10 storage shed add everyday convenience.

Step outside to a lovely landscaped yard and paved driveway. The community offers a clubhouse, pool table, seasonal swimming pool, BBQ area, and plenty of activities to enjoy. You're also close to MetroNorth, the Harlem Valley Rail Trail, shops, and restaurants.

Offered at \$175,000 — Start your next chapter here!**North East/ Millerton**

Minutes from the Village of Millerton, this storied Colonial estate unfolds across 27 acres of pastoral beauty, offering a rare blend of heritage, elegance, and modern country living. Cherished by one family for more than five decades, the home has been thoughtfully expanded to include generous gathering spaces, an updated chef's kitchen, a private primary suite wing, and a yearround greenhouse that fills the interiors with natural light. Four fireplaces anchor the warm, refined character of the 4bedroom, 5bath residence. Outside, rolling fields, a scenic pond, manicured grounds, and a heated pool with its own pool house create a resortlike retreat. Equestrian amenities—including a sixstall barn, paddock, and versatile outbuildings — enhance the property's exceptional functionality. Just moments from Millerton's celebrated dining, shops, movie theater, and the Harlem Valley Rail Trail, with easy access to private schools, ski areas, and NYC, this is an extraordinary fulltime home or weekend escape. **Now Offered at \$1,395,000**

Millerton

A standout **development opportunity** at the CT/NY line, this **9.91 acre Millerton parcel** is primed for a bold business vision. The perfect opportunity to start a business or expand a business. Can this be the next location of your next entrepreneurial endeavor? **Dual deeded access points** elevate functionality and design flexibility. Wideopen, strategically positioned, and ready for expansion—an exceptional chance to build something gamechanging in a thriving corridor. **Offered at \$495,000**

Mount Ross Rd. Pine Plains, NY

Set high above the valley floor, this **12.78 acre retreat** feels worlds away. Mature woodlands surround the future homesite, creating **total privacy** and an invigorating sense of escape. Elevated terrain hints at **longrange vistas** as the seasons shift. Just minutes from Pine Plains and within easy reach of the Taconic, the location offers both tranquility and convenience. Access is secured via a **deeded rightofway** over an existing driveway. **Offered at \$219,000**

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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 **B**, 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**

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**

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