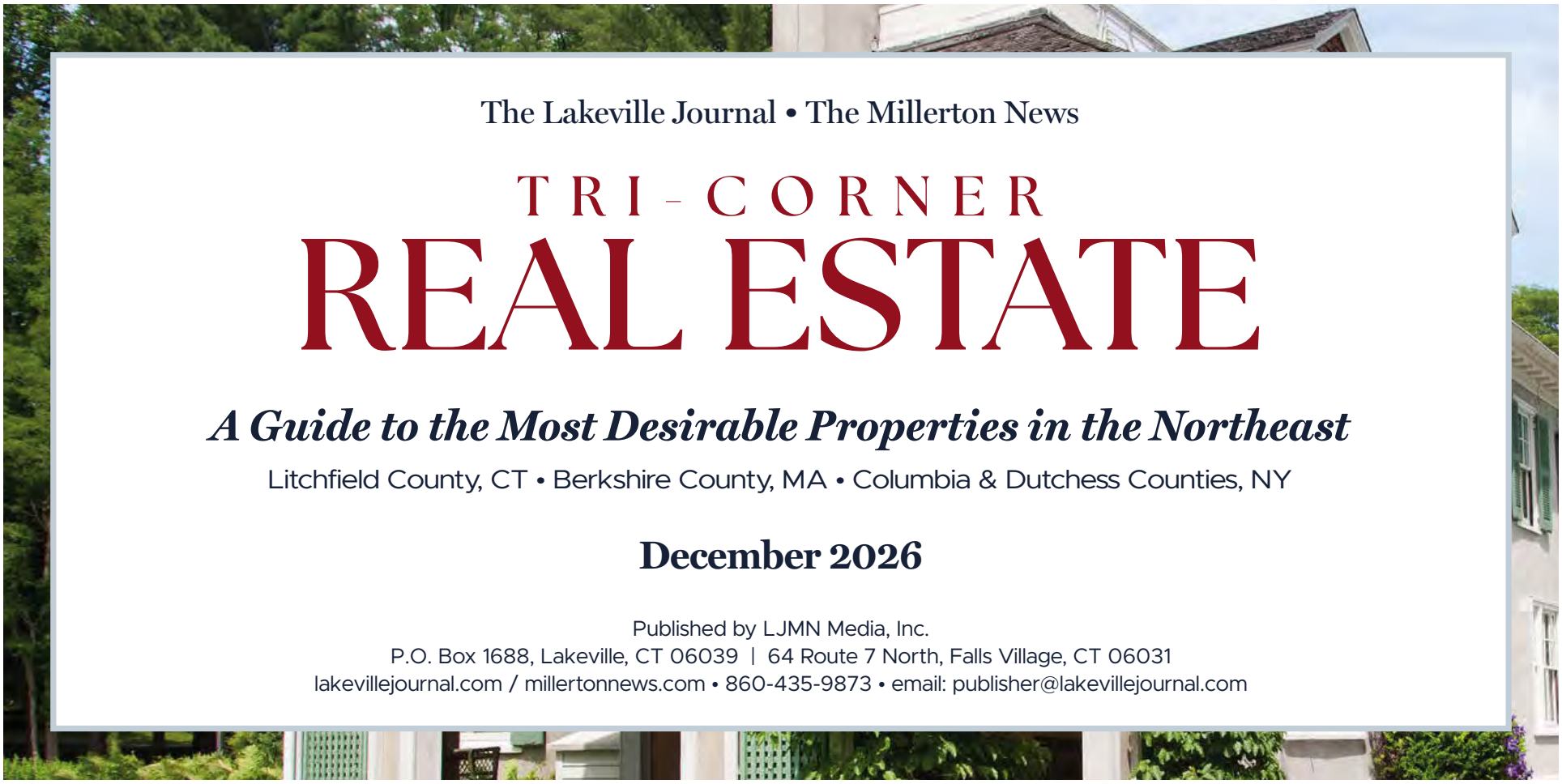


The Lakeville Journal • The Millerton News

TRI-CORNER REAL ESTATE

A Guide to the Most Desirable Properties in the Northeast

Litchfield County, CT • Berkshire County, MA • Columbia & Dutchess Counties, NY

December 2026

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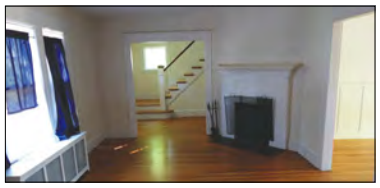
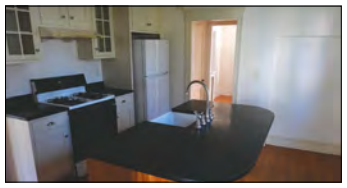
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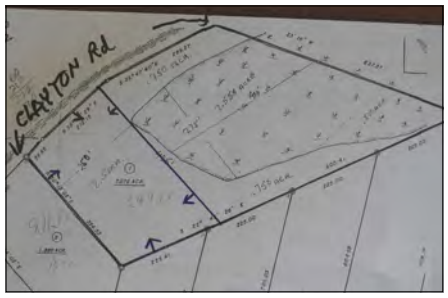


NORTHAMPTON, MASS: HOME OF SMITH COLLEGE: Side street location, within a few minutes' walk of Smith College. A Circa 1927 home, stoutly built, with approx. 1350 sft, has 7 Rooms, 3 bedrooms, 2 baths, LR with fireplace, hardwood floors, plaster walls, and 2 car garage. Good for a for a home, or, might be an interesting rental. More information available. **Offered at $695,000.**



HIDDEN AWAY IN SALISBURY: 10 ACRES, GREAT VIEWS, SMALL MOUNTAIN STREAM, PONDABLE AREA for a pond (permit required). .9 miles from main highway. Convenient to hiking, skiing, and much more. Broker owned, **offered at $450,000.**



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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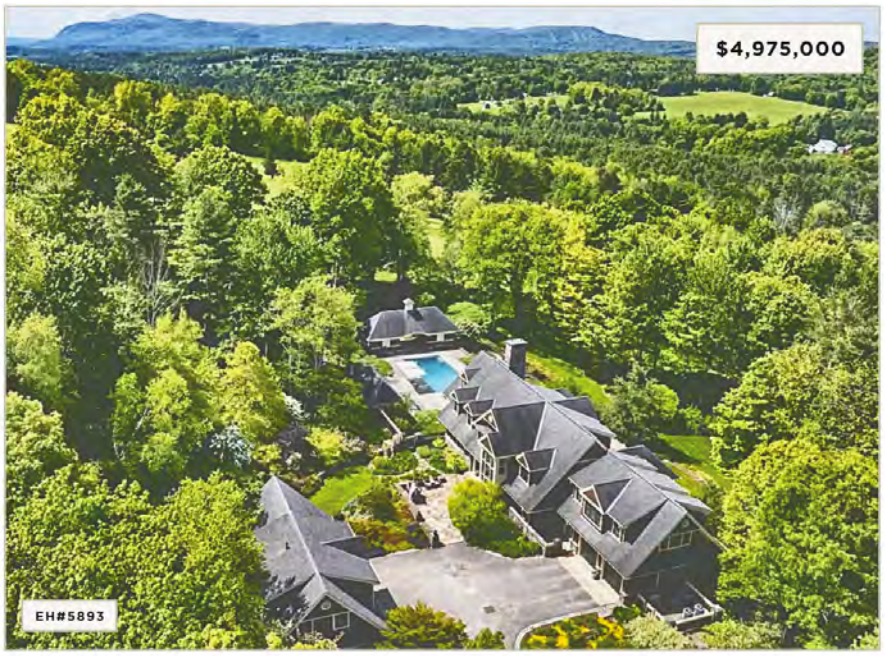


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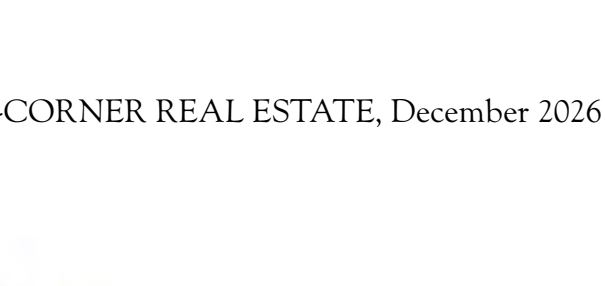


Ideal Norfolk Retreat

NORFOLK, CT

3,126 SF · 2.40 AC · 4 BR · 2 BA

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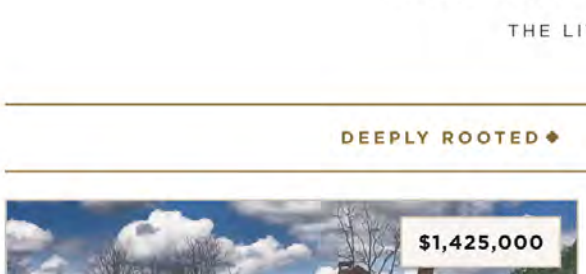


Classic Village Center Home

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3,082 SF · 0.50 AC · 3 BR · 2 BA

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Blackberry River Oasis

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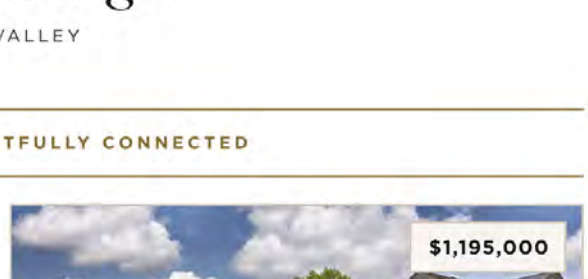


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Amenia, NY Hounds Pond Farm

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 Amenia's most breathtaking landscapes. **Offered at 8,600,000**

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**

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**





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 naturefocused 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.**



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 $510,000**

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**



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**

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**

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**

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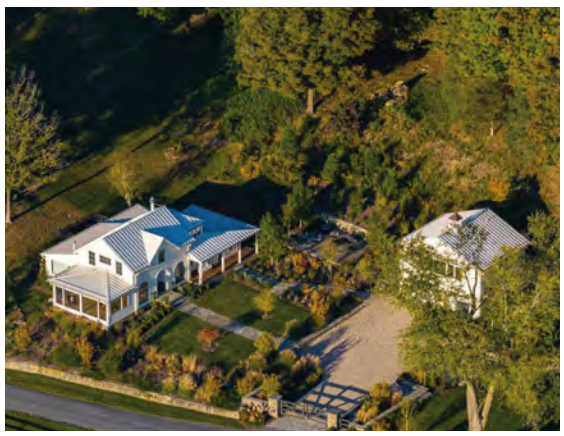
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78-90 Spooky Hollow Rd

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208 Todd Hill Road

LAGRANGEVILLE, NY

$1,349,000 | 4 BD | 4 BA | 5,700 SF | 3.3 Acres



81 Fraleigh Hill Rd

MILLBROOK, NY

$3,695,000 | 4 BD | 3 BA | 3,810 SF | 54.04 AC



3311 Franklin Ave

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$1,225,000 | 4 BD | 3 BA | 3,068 SF | 0.21 AC



Undisclosed Address

MILLERTON, NY

$4,750,000 | 3 BD | 5 BA | 6,080 SF | 23.38 AC

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Stunningly renovated 1806 federal colonial estate. Elegance, craftsmanship and prominence. Basement to attic restoration in 2020. 4000 sf! Original wide plank chestnut floors, exposed chestnut beams, 9' ceilings, 6 fireplaces, and classic trim. Restoration preserved the antiquity, but also allowed modern country kitchen; central AC; barn! The status of the family that built this home is apparent. **$1,399,000**

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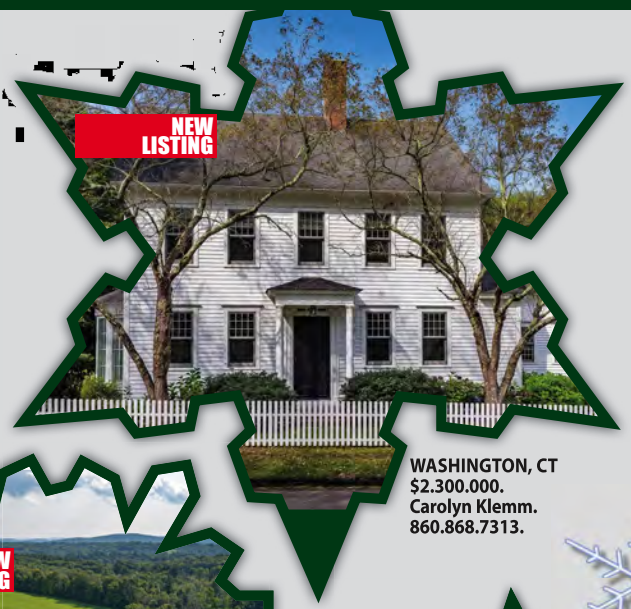
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