

*A Guide to Some of the Most Desirable Properties in the Northeast  
Covering Litchfield County, CT ♦ Berkshire County, MA ♦ Columbia and Dutchess Counties, NY*

# TRI ♦ CORNER REAL ESTATE

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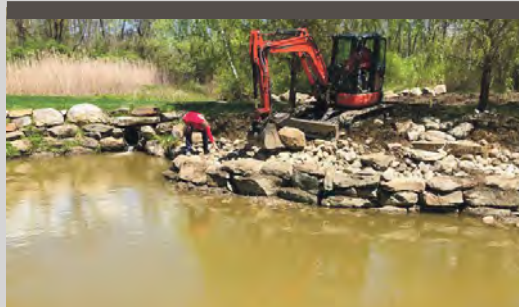


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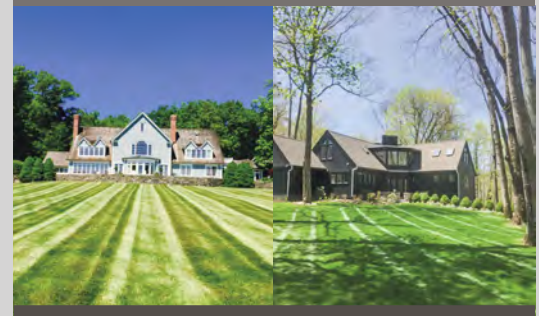
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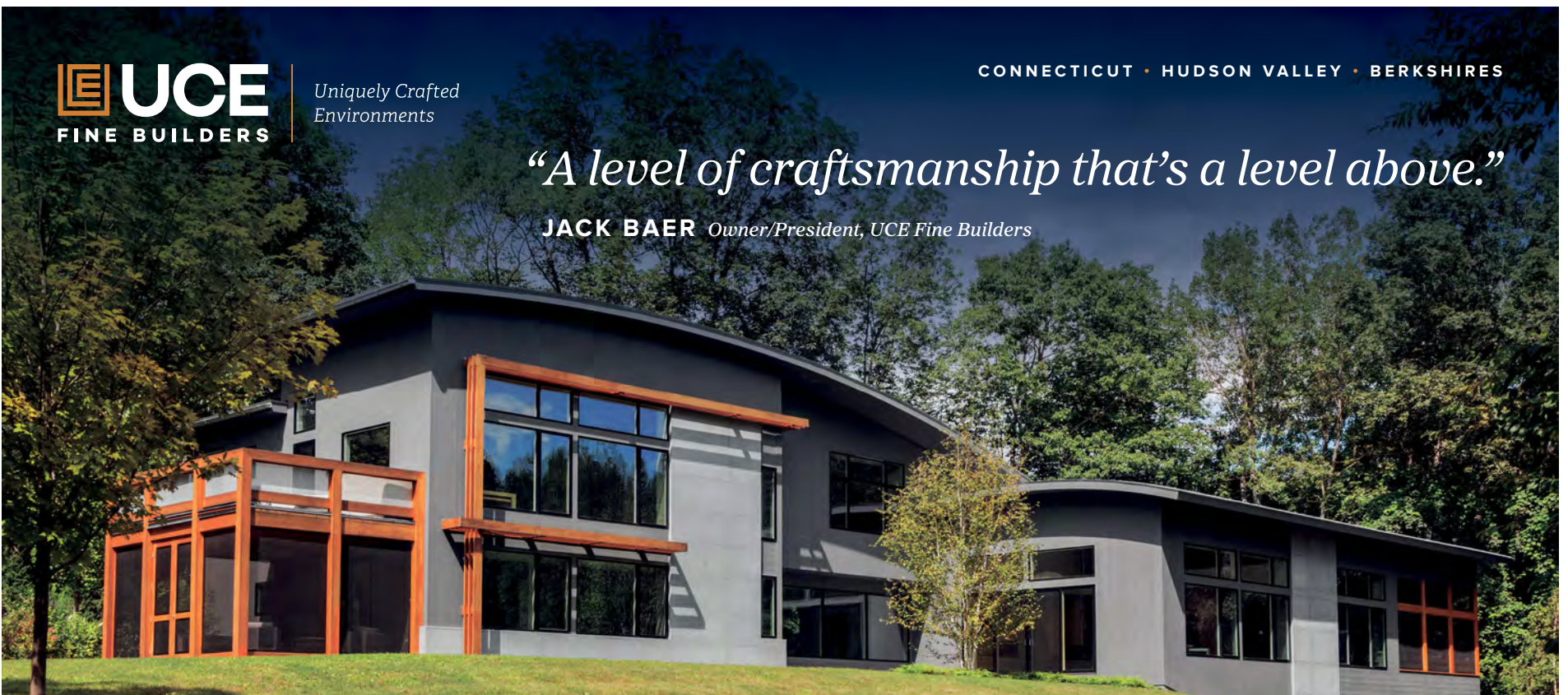


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# TRI CORNER REAL ESTATE

Your Best Guide To Properties In Our Tri-State Area

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Distribution is in our two newspapers plus free drops which cover our Tri-State area, **plus** a distribution to the lobbies of select luxury apartment buildings in New York City. Circulation is about **12,000** for this special tabloid section.

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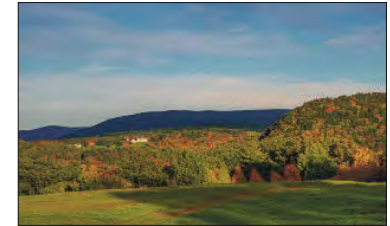


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**RIVERFRONT FARM: A UNIQUE FARM OR RECREATIONAL PROPERTY:** 72 ACRES, open flat, meadows/farmland, extensive riverfront with fishing and boating capability, a 3 BDRM house, AND a SPECTACULAR 36' x 110' BARN perfect for a residential conversion or perhaps something else! The terrain offers farming, riding, hunting, or other options. **OFFERED AT \$1,575,000.**



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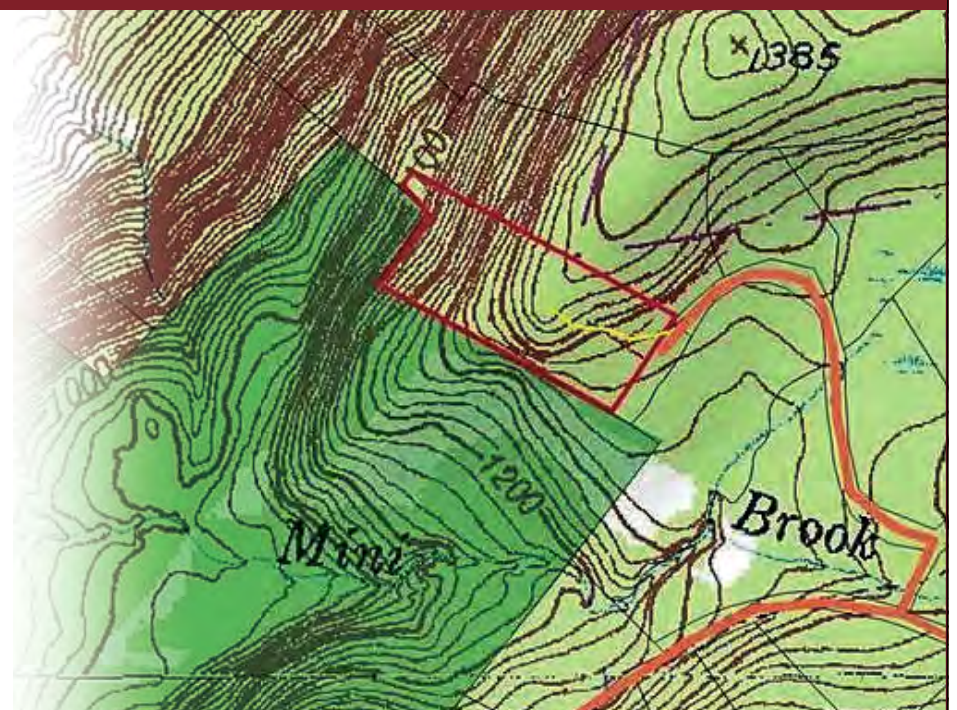
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Bain Real Estate has always been concerned about our rural heritage, about saving the hills, the trails, the brooks and pastures that make this place so special. We started 50 years ago by protecting 243 acres along Cobble Road in Kent. That former farm had beautiful pastures, a mountain, stream and beaver pond with 7000 feet of road frontage, an ideal potential subdivision. Counseling with the owners, we came up with a plan to save its heart of 243 acres, advising them to sell another 140 acres in 9 outstanding parcels. Since then we have helped to preserve another 5000 acres in Litchfield County. The latest was 140 acres of preserved open space (in darker green to the right) that about one of our land parcels currently for sale with 80 mile views to the Catskills. That 12.76 acres offered for \$490,000 is pictured here outlined in red.



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## Salisbury, CT

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## Sharon, CT

C. 1812 GEORGIAN COLONIAL ESTATE  
\$5,500,000 | 8 BD | 7/2 BA | 6.34 ACS  
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## Cornwall, CT

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**Lakeville, CT**

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\$3,500,000 | 4 BD | 2/2 BA | 5.64 ACS  
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**Millerton, NY**

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\$1,765,000 | 4 BD | 5/1 BA | 27+ ACS  
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**Lakeville, CT**

UNINTERRUPTED VIEWS OF MT. RIGA  
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**New Milford, CT**

MODERN AMENITIES & HISTORIC CHARM  
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**Falls Village, CT**

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IN-TOWN HOME, NEWLY RESTORED  
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**INCREDIBLE HISTORIC COMPOUND ESTATE**  
Egremont, MA • \$5,900,000  
5,468 sq.ft. | 67 acres | 6 BRs | 4 FBs | 2 HBs  
3 unique residence, wooded trails, and views  
EH#5330 • Elyse Harney Morris & Lauren Molk



**FAWN CREST ON DOOLITTLE LAKE**  
Norfolk, CT • \$3,995,000  
4,826 sq.ft. | 7 acres | 4 BRs | 4 FBs | 1 HB  
Privately located with 800' of direct water-frontage  
EH#5320 • Thomas McGowan



**ULTIMATE LUXURY LIVING**  
Hillsdale, NY • \$3,700,000  
5,635 sq.ft. | 10.46 acres | 4 BRs | 4 FBs | 2 HBs  
Great Room with fireplace and floor-to-ceiling windows  
EH#5081 • Elyse Harney Morris & Bill Melnick



**CAPE WITH POOL & TENNIS COURT**  
Salisbury, CT • \$2,595,000  
3,593 sq.ft. | 3.76 acres | 3 BRs | 3 FBs  
Renovated Pool House, new bluestone patio  
EH#5277 • Elyse Harney Morris & Thomas Callahan



**MAGNIFICENT NATURAL SETTING**  
Salisbury, CT • \$2,245,000  
3,945 sq.ft. | 3 acres | 4 BRs | 3 FBs | 1 HB  
Double-height great room, reclaimed wood beams  
EH#5311 • Elyse Harney Morris & Anne Lyndon Peck



**COUNTRY COMPOUND**  
Sherman, CT • \$2,185,000  
4,074 sq.ft. | 12.61 acres | 4 BRs | 3 FBs  
10-ft ceilings, 5 fireplaces, 1000+ bottle wine cellar  
EH#5272 • Elyse Harney Morris & Liza Reiss



**CLASSIC AMERICAN FARMHOUSE**  
Sheffield, MA • \$1,825,000  
2,840 sq.ft. | 10.23 acres | 4 BRs | 5 FBs  
Panoramic vistas over protected land, pool, detached garage  
EH#5325 • Bill Melnick & Elyse Harney Morris



**MULTI-USE PROPERTY**  
Salisbury, CT • \$1,850,000  
4,156 sq.ft. | .46 acres | 4 BRs | 3 FBs | 1 HB  
Recently renovated, 3-Bedroom Farmhouse with a Garage  
EH#5143 • Juliet Moore & Thomas Callahan



**CHARMING HISTORIC SALTBOX**  
Cornwall, CT • \$1,295,000  
2,236 sq.ft. | 10.00 acres | 4 BRs | 3 FBs | 1 HB  
Private, two barns, stonewalls, detached 2-car garage  
EH#5252 • Colleen Vigeant





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 #1 Broker for Salisbury & Sharon and the Top 6 Agents\*

\*Ranking Report - CTMLS - last 12 months



**SHARON COTTAGE**

Sharon, CT • \$945,000

960 sq.ft. | 10.61 acres | 2 BRs | 1 FB

Building potential and well-kept cottage, views and privacy

EH#5349 • Elyse Harney Morris & Holly Leibrock



**CLASSIC BEAUTY**

New Hartford, CT • \$925,000

2,866 sq.ft. | 6.80 acres | 4 BRs | 3 FBs | 1 HB

Front and rear covered Porches, two-story Barn/Garage

EH#5238 • Juliet Moore



**CHARMING CAPE**

Sharon, CT • \$875,000

2,840 sq.ft. | 2.30 acres | 3 FBs | 2 HBs | 1 HB

Extra deep wrap-around porch, exercise pool

EH#5328 • Bill Melnick & Elyse Harney Morris



**COUNTRY STYLE AND SUSTAINABLE LIVING**

Falls Village, CT • \$868,800

2,201 sq.ft. | 3.61 acres | 2 BRs | 1 FB | 1 HB

High-end materials and quality construction, covered Porches

EH#5327 • Dave Taylor & Mark Telford



**VILLAGE INVESTMENT**

Millerton, NY • \$825,000

4,500 sq.ft. | .15 acres | 2 FBs | 1 HB

Two residential units - 3BR and 2 BR. Commercial spaces.

EH#5341 • Liza Reiss & Holly Leibrock



**MODERN FARMHOUSE**

Canaan, CT • \$695,000

1,944 sq.ft. | .56 acres | 3 BRs | 2 FBs | 1 HB

Newly constructed covered porch, walk-in closet

EH#5315 • Jusstina Paksai



**UPDATED FARMHOUSE**

Great Barrington, MA • \$535,000

2,775 sq.ft. | 1.20 acres | 4 BRs | 3 FBs

Renovated 1930s farmhouse, great light and an open plan

EH#5218 • Kenzie Fields & Lauren Molk



**LAND WITH VIEWS**

Ancram, NY • \$525,000

18.24 acres

Open and elevated setting, sweeping views of the Taconic Range

EH#5337 • John Panzer & Elyse Harney Morris



**TWO FAMILY HOME**

Millerton, NY • \$445,000

2,815 sq.ft. | 0.23 Acres | 2-4 BRs | 3 FBs

One renovated apartment, new septic system and furnace

EH#5345 • Arleen Shepley



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**North East/Millerton:** Step into the timeless allure of an 1890 Eyebrow Colonial a 5-bedroom, 2-bath gem that surprises with its spaciousness and boasts remarkable wide board floors. This home offers ample space for gardens, pets, and children to frolic. The Metro North Wassaic station is a mere 10 miles away, granting access to the vibrant yet serene lifestyle of Eastern Dutchess County. With its character-filled interiors, this residence captures the essence of charm and a distinctive quality of life. Engage in countryside delights like skiing, biking, hiking, top-notch dining, and the Millerton Movie House all just a short drive away. Discover this inviting home and its location, minutes from downtown Millerton. **Now Offered @ \$359,000**



**Amenia – 78 Old North Rd:** Discover the charm of this delightful country home, complete with a host of desirable features. Step onto the inviting front and back porches, explore the two spacious second-level bedrooms, enjoy the convenience of 1.5 baths, relax in the den or dine in the formal dining room and eat-in kitchen. The expansive living room offers ample space for gatherings, while the full usable basement and two-car garage with additional workshop or studio space provide versatility. The lush yard is a haven for gardens and pets, enhancing the country lifestyle. While the home boasts remarkable curb appeal and a rustic charm, a few updates could elevate its allure even more, although it is currently move-in ready. Conveniently located just minutes from the Metro North's Wassaic Train Station, the picturesque Harlem Valley Rail Trail, and charming towns like Millerton, Millbrook, and Sharon, CT, as well as local farm markets and stands, this property offers the perfect blend of peaceful country living and modern amenities. Immerse yourself in the country living experience by scheduling a personal viewing of this well-constructed home. **Offered @ \$339,000**



**Smithfield Moadock Rd:** The picturesque locale of this residence, is embraced by rolling hills and bathed in sunlight throughout the day. Tucked away on 5 acres of unspoiled countryside, this inviting country cottage ensures both comfort and privacy. With mature trees on the North side providing a shield and a wrap-around deck accessed through sliding glass doors, the natural surroundings enhance the charm. The main living level boasts 2 bedrooms, 2 full baths, a captivating great room with a cathedral ceiling, and a striking brick fireplace. The lower level adds versatility with a spacious family room, ideal for a bed or home office, accompanied by a convenient bathroom with a shower. A one-car garage under the house and a standalone two-car garage present additional possibilities, whether for storage or conversion into a studio or workshop. Smithfield's energy and atmosphere are invigorating, while its proximity to Millerton, Amenia, Pine Plains, the Harlem Valley Rail Trail, and the Metro North's Wassaic Train Station adds convenience. The region, with its riding stables and shooting preserves nearby, captures the essence of country living. The tranquility and invigoration contribute to the allure of retreat. **Offered @ \$490,000. Or on 10 acres @ \$735,000.**

## PERHAPS IT IS TIME TO PLAN AHEAD? THESE LAND OFFERINGS PRESENT OPPORTUNITIES!

**North East / Pine Plains:** Indulge in the charm of 20773 acres of scenic land, thoughtfully amalgamated from two lots to create an extraordinary estate. Nestled in a prestigious estate area, this enchanting property harmoniously combines lush woodlands, inviting meadows, tranquil ponds, babbling streams, and captivating vistas. The location is unparalleled, offering a unique opportunity to bring your dreams to life. Situated at the peak of desirability, this prime spot ensures both convenience and connectivity. A short 10-minute drive takes you to the Metro-North train station, providing easy access to the city. Moreover, the trendy village of Millerton is just a 5-minute drive away, offering a delightful array of amenities and cultural attractions. Embrace the epitome of estate living with this exceptional offering. **Offered @ \$3,100,000**

**156.51 acres Perrys Corners Rd, Amenia:** Discover unparalleled seclusion amidst a couple of exceptional homesites seamlessly woven into the captivating tapestry of meadows and woodlands. This premium land not only offers stunning aesthetics but also embraces the ethos of organic farming. Nestled discreetly away from the road, it presents an ideal haven for those in search of a distinguished location with ample space for exploration, cultivation, raising animals, and creating a playground for children. This pristine canvas eagerly awaits the realization of your dreams and aspirations. Conveniently located minutes away from the Wassaic Train Station, as well as the charming villages of Millerton, Sharon, Salisbury CT, and the Hamlet of Amenia. **Offered @ \$2,034,630**

**Contiguous to or distinctly separate from**

**49.63 acres Cascade Mountain Rd, Amenia:** Discover the perfect backdrop for your contemporary or log home on this secluded parcel, perched atop a hill and surrounded by lush forests. These home sites provide an oasis for a peaceful retreat from urban pressures. Located just minutes from the Wassaic Train Station and the Harlem Valley Rail Trail, plan your escape, don your hiking boots, and arrange a tour to unveil the potential of this serene sanctuary. **Offered @ \$479,000**

**106 Acres Skunks Misery Rd:** An ideal retreat for outdoor enthusiasts awaits – indulge in hunting and fishing to your heart's content. Explore this picturesque property nestled along a tranquil country lane, a sanctuary for sportsmen and nature enthusiasts. This stunning estate features expansive meadows, verdant pastures, and serene mature woodlands, all enveloping a generously sized pond. The charm of this potential estate parcel is heightened by breathtaking views, providing an exceptional opportunity for those in search of a remarkable retreat. Tucked in proximity to the fashionable village of Millerton, this property seamlessly combines seclusion with convenience. A short 10-minute drive to the Metro-North train station ensures easy access for commuting or leisurely getaways. Embrace the allure of a sportsman's paradise while staying connected to the amenities of modern living. **Offered @ 1,500,000**

**Skunks Misery Rd 101.3 acres:** Experience the pinnacle of natural beauty in this exceptional land situated within an exclusive estate area! A seamless fusion of lush woods, expansive meadows, tranquil ponds, babbling streams, and awe-inspiring vistas awaits. Strategically located for optimal convenience, it's a quick 10-minute drive to the Metro-North Train station, providing access to city adventures. Just a brief 5-minute journey leads to the trendy village of Millerton, offering a charming blend of culture and chic amenities. Whether you seek an idyllic retreat or envision crafting your dream home, this remarkable land presents an unparalleled opportunity. Seize this rare gem now and embrace a life of tranquility and elegance. Contact us today to step into a world of possibilities! **Offered @ 1,600,000**

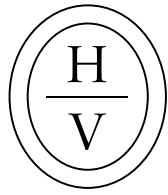
**Amenia - Route 343:** Scan the Harlem Valley for available Highway Business land, and you'll find scarce offerings. Positioned along Route 343, this .78-acre parcel stands out. The seller has initiated preliminary approvals and is willing to aid in their completion if the buyer adopts the current plan for construction, parking, septic, etc. **Priced at \$129,000**

**2.89 acres - Quarry Hill Rd, North East:** Hiking, biking, swimming, skiing, golf are minutes away. The Brace Mountain hiking trail is right around the corner. State Parks and The Harlem Valley Rail Trail are easy bike rides from this property. This very rural setting is located in the gorgeous countryside of Northeastern Dutchess County. The serenity and harmony with nature are prominently featured here in what could be a stimulating home site. This parcel features a deeded access to the Quarry Pond. Board of Health Approval has been updated. No fill required. Make plans today to visit this parcel and take some time to enjoy the bounties this region has to offer. This parcel is a must see to appreciate. There are paths throughout and a generous clearing so as to be able to soak it all in. **\$139,900**

**Gallatin 7.99 acres County Route 11:** Nestled in the serene embrace of nature, this extraordinary 7.99-acre property beckons those seeking a harmonious balance of untouched beauty and easy access to local amenities. Wrapped in lush foliage, it offers unparalleled seclusion, creating a sanctuary where daily distractions fade away. Positioned on a tranquil country lane, this parcel of land guarantees a peaceful living space or a secluded retreat. Its strategic location grants effortless reach to charming towns like Ancram, Hillsdale, Hudson, Pine Plains, and Rhinebeck, as well as the picturesque landscapes of the Berkshires. Promising a seamless blend of relaxation and exploration, this locale invites residents to embrace its natural charm. Whether envisioned as a private residence or a recreational sanctuary, this land encourages its future owners to dream freely amidst nature's splendor. With its innate allure, convenient positioning, and potential for customization, this property offers a distinctive opportunity for those in pursuit of solace and adventure. **Offered @ \$129,000**

**9 acres Wassaic – Kent Rd:** Cleared farmland offering various homesite options and ample space for both horticultural and agricultural pursuits. With the removal of hay, planning paddocks and gardens becomes more straightforward. The gently rising upper field presents an ideal homesite with plenty of room for planting to enhance privacy. Just minutes away from Sharon and Kent, CT, Metro North Ten Mile River Station, Wassaic Station, State Parks, and the Harlem Valley Rail Trail. Seize the opportunity to live off the land and cultivate your own fruits and vegetables on this rare 9-acre cleared parcel. **Priced at \$219,000. Contact us today!**





# THE HUDSON VALLEY TEAM

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## 47 Dark Entry Road

Cornwall, CT

\$3,000,000 | 3 BD | 2 BA | 2,520 SF | 5.90 Acres



## 365 Tower Hill Road

Wassaic, NY

\$25,000,000 | 4 BD | 5.3 BA | 9,065 SF | 134 Acres



## 88 Friar Tuck Road

Ancramdale, NY

\$2,300,000 | 5 BD | 3.1 BA | 3,804 SF | 21.50 Acres



## 1709 Bulls Head Road

Clinton Corners, NY

\$2,495,000 | 4 BD | 3.1 BA | 4,456 SF | 11.62 Acres



## 625 Smithfield Road

Millerton, NY

\$895,000 | 4 BD | 2 BA | 2,016 SF | 22.5 Acres



Price Improvement

## 2 Bontecou Road

Millbrook, NY

\$4,499,000 | 6 BD | 5.3 BA | 5,742 SF | 28.7 Acres

COMPASS

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LITCHFIELD COUNTY'S PREMIER BROKERS

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



**NEW LISTING**

WASHINGTON, CT  
**\$6,500,000**



LAKE WARAMAUG, CT  
**\$5,950,000**



**NEW LISTING**

LAKE WARAMAUG, CT  
**\$5,200,000**



NEW PRESTON, CT  
**\$2,995,000**



LAKE WARAMAUG, CT  
**\$3,250,000**



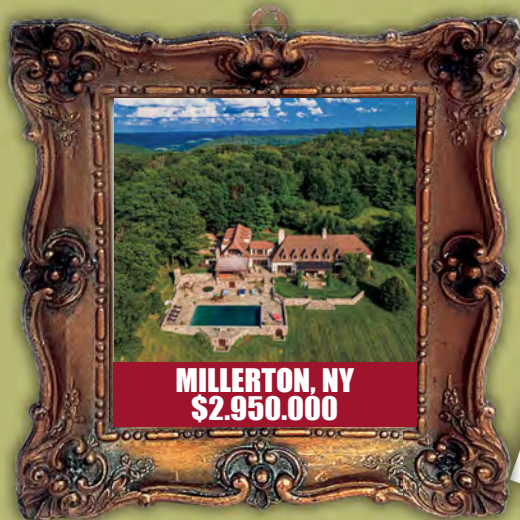
**NEW LISTING**

WASHINGTON, CT  
**\$3,500,000**



**NEW LISTING**

ROXBURY, CT  
**\$3,249,000**

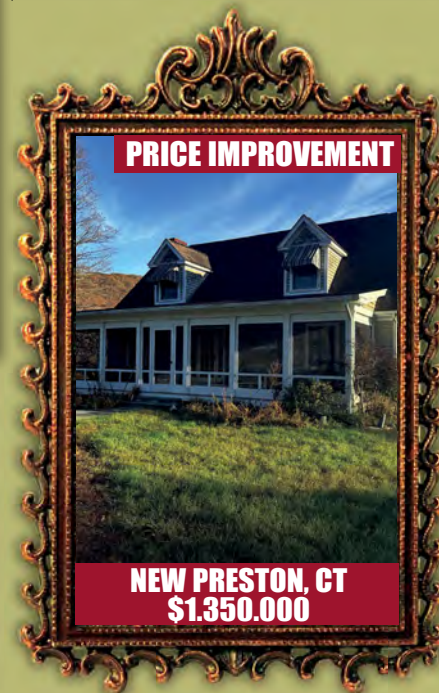


MILLERTON, NY  
**\$2,950,000**



**PRICE IMPROVEMENT**

WASHINGTON, CT  
**\$589,900**



**PRICE IMPROVEMENT**

NEW PRESTON, CT  
**\$1,350,000**

**Perfectly Framed!**

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Sharon 860.364.5993 > Washington Depot 860.868.7313 > Woodbury 203.263.4040

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