

*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

Published by LJMN Media ♦ P.O. Box 1688 ♦ Lakeville, CT 06039
64 Route 7 North ♦ Falls Village, CT 06031
860-435-9873 ♦ email: publisher@lakevillejournal.com

October 2024

www.lakevillejournal.com ♦ www.millertonnews.com

ELYSE HARNEY REAL ESTATE

CONNECTICUT, NEW YORK & MASSACHUSETTS

Fall in love with
the Tri-State Region

Discover Litchfield County's #1 Broker & Team of Top Regional Sales Agents

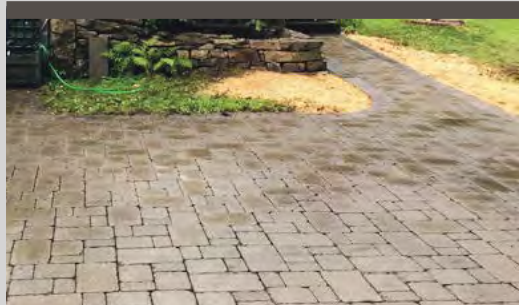
SALISBURY, CT 860.435.2200

WWW.HARNEYREALESTATE.COM

MILLERTON, NY 518.789.8800



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

CHURCHILL

BUILDING COMPANY, LLC

332 MAIN STREET | PO BOX 1749
LAKEVILLE, CT 06039
t: 860.596.4063 | f: 860.596.4091

www.cbc.build

ADVERTISERS IN THIS ISSUE

- Bain Real Estate page 11
- Churchill Building Company..... page 3
- D.J. Hall Roofing & Siding, LLC page 10
- Elyse Harney Real Estate pages 1, 4-5
- Havens Real Estate page 9
- Houlihan Lawrence Real Estate page 10
- The Hudson Valley Team at Compass..... page 8
- Klemm Real Estate Inc. page 12
- LJMN Media page 10
- Sharon Lawn & Landscape..... page 2
- Robinson Leech Real Estate page 11
- UCE Fine Builders..... page 3
- William Pitt Sotheby’s International Realty pages 6-7



*Uniquely Crafted
Environments*

CONNECTICUT • HUDSON VALLEY • BERKSHIRES



*“We build living environments as
unique as the people who live in them.”*

JACK BAER *Owner/President, UCE Fine Builders*

World-class craftsmanship. A passion for perfection. An unparalleled commitment to making your dreams come true. At UCE, we achieve excellence in all we do. And we do everything.
Distinctive Residential • Millwork • Architectural Concrete • Green Building • Design • Commercial

UCEBUILDERS.COM
Litchfield, CT • 860.489.7273

ELYSE HARNEY
A TRADITION OF TRUST SINCE 1987
REAL ESTATE

AMBASSADORS TO THE TRI-STATE REGION
CONNECTICUT, NEW YORK, & MASSACHUSETTS

www.harneyrealestate.com



ICONIC FARMHOUSE WITH BUCOLIC VIEWS
Salisbury, CT • \$5,100,000
5,157 sq.ft. | 10.68 acres | 4 BRs | 4 FBs | 2 HBs
Award-winning landscaped gardens, 3-bay garage w/ loft
EH#5411 • Elyse Harney Morris & Holly Leibrock



RENOVATED SALISBURY ESTATE
Salisbury, CT • \$4,195,000
3,732sq.ft. | 28 acres | 3 BRs | 4 FBs
Surrounded by over 300 acres of conserved land
EH#5278 • Elyse Harney Morris & Liza Reiss



DISCOVER RIVER BEND
Sharon, CT • \$3,485,000
2,632 sq.ft. | 3.61 acres | 3 BRs | 3 FBs
Private oasis, Rebuilt from the ground, detached barn
EH#5417 • Elyse Harney Morris & Tracy Macgowan



EPIC VIEWS AND ENDLESS POTENTIAL
Ancram, NY • \$2,300,000
2,275 sq.ft. | 138 acres | 3 BRs | 1 FBs | 1 HBs
Fertile farming fields, potential building sites, serene ponds
EH#5145 • Bill Melnick & Elyse Harney Morris



COUNTRY ESTATE WITH MOUNTAIN VIEWS
Sherman, CT • \$1,945,000
4,074 sq.ft. | 12.61 acres | 4 BRs | 3 FBs
Carriage house/barn, Heated gunite pool, 1000+ bottle wine cellar
EH#5272 • Elyse Harney Morris & Liza Reiss



AMERICAN FARMHOUSE WITH VIEWS
Sheffield, MA • \$1,650,000
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



CHARMING 1790 DAIRY FARM ESTATE
New Marlborough, MA • \$1,250,000
2,900 sq.ft. | 94 acres | 3 BRs | 2 HB | 2 HB
Surrounded by protected recreational, large barn
EH#5112 • Kenzie Fields & Dave Taylor



ESTATE LEVEL PARCEL
Sharon, CT • \$1,250,000
2,859 sq.ft. | 70.20 acres | 4 BRs | 3 HB
Varied pasture, meadow, and woodlands, large barn/garage
EH#5405 • Dave Taylor



MODERN FARMHOUSE
Salisbury, CT • \$965,000
2,240 sq.ft. | 1.56 acres | 3 BRs | 2 FBs
Loft workspace, large windows, views, attached garage
EH#5367 • Arleen Shepley



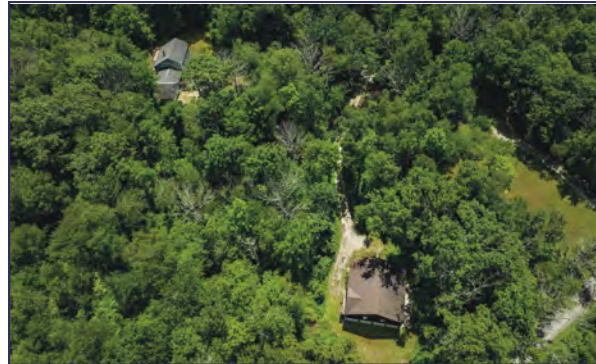
The #1 Broker in Litchfield County and 7 Agents in Top 25*
 #1 Broker for Salisbury & Sharon and the Top 6 Agents*

*Ranking Report - CTMLS - last 12 months



ARTIST RETREAT

Ancramdale, NY • \$795,000
 1,455 sq.ft. | 4 acres | 2 FBs | 2 HBs
 Secluded hilltop home, large windows, sweeping views
 EH#5420 • Arleen Shepley



OPPORTUNITY AND VALUE

Sharon, CT • \$795,000
 2,300 sq.ft. | 25 acres | 4 FBs | 2 FBs | 1 HB
 Large barn with a 3 BR, 2 BA apartment, 12 garage bay
 EH#5407 • Dave Taylor



CHARMING COLONIAL

Salisbury, CT • \$745,000
 2,340 sq.ft. | 4.19 acres | 3 FBs | 3 HBs
 Move-in ready colonial, located on a private lane, updated kitchen
 EH#5413 • Anne Lyndon Peck & Thomas Callahan



1820 HENRY STEWART HOUSE

Milan, NY • \$695,000
 3,630 sq.ft. | 16.56 acres | 8 FBs | 4 HBs | 1 HB
 Wrap-around porch, 2-car garage, barn with farm doors
 EH#5396 • John Panzer



COZY EDGE-OF-TOWN FARMHOUSE

Salisbury, CT • \$550,000
 1,714 sq.ft. | .50 acres | 3 BRs | 1 FB | 1 HB
 Detached garage, Commercially Zoned edge-of-town location
 EH#5357 • Juliet Moore



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



PRISTINE SHARON FARMLAND

Sharon, CT • \$650,000
 25.26 acres
 Two distinct parcels, surrounded by expansive properties
 EH#5391 • John Panzer & Bill Melnick



CLASSIC COLONIAL IN HISTORIC LITCHFIELD

Litchfield, CT • \$569,000
 2,538 sq.ft. | 0.33 acres | 3 FBs | 2 HBs | 2 HB
 Expansive renovated kitchen, all-season sunroom
 EH#5399 • Anne Lyndon Peck & Kathleen Devaney



HOSPITALITY OPPORTUNITY

Millerton, NY • \$529,000
 3,000 sq.ft. | 0.17 acres | 3 HB
 cafe/restaurant available with all necessary kitchen equipment
 EH#5419 • Arleen Shepley

Nothing compares to what's next.



Kent, Connecticut

STONE & STUCCO TUDOR ON 8+ ACS
\$3,750,000 | 4 BEDS | 3/2 BATHS

Janet Nelson 860.488.7151



Athens, New York

WATERFRONT POST & BEAM HOME
\$2,700,000 | 3 BEDS | 3/1 BATHS

Brian Hastings 860.816.9302



Salisbury, Connecticut

ON 17.9 ACRES WITH GARDENS & POOL
\$1,595,000 | 3 BEDS | 3/1 BATHS

Mary Taylor 860.318.6506



Warren, Connecticut

ELEGANT SIMPLICITY STYLE
\$725,000 | 3 BEDS | 3 BATHS

Brierley Lloyd 860.948.8863



Pine Plains, New York

MID-CENTURY PERFECTION
\$599,000 | 3 BEDS | 2 BATHS

Christine Bates 212.924.1980



Falls Village, Connecticut

PEACE & TRANQUILITY ON 6+ ACS
\$599,000 | 3 BEDS | 2 BATHS

L. Mallett & E. Gignoux 203.209.1777



Cornwall, Connecticut

OFFERED AT \$1,300,000
REPRESENTED SELLER

L. Mallett & E. Gignoux 203.209.1777



Sherman, Connecticut

OFFERED AT \$985,000
REPRESENTED SELLER

S. Pener & V. Henderson 203.470.0393



Sherman, Connecticut

OFFERED AT \$859,000
REPRESENTED SELLER

Alan O'Doherty 917.993.3483





New Milford, Connecticut

CHARMING ANTIQUE, CIRCA 1880
\$795,000 | 3 BEDS | 2 BATHS

S. Pener & V. Henderson 203.470.0393



Sharon, Connecticut

BEAUTIFUL SUNRISES & BIG SKIES
\$750,000 | 2 BEDS | 2 BATHS

John Harney 860.921.7910



Sherman, Connecticut

NEWLY CONSTRUCTED ON 2.73 ACRES
\$739,000 | 3 BEDS | 2/1 BATHS

Alan O'Doherty 917.993.3483



Norfolk, Connecticut

IMMACULATE HOME ON 9+ ACRES
\$590,000 | 4 BEDS | 2 BATHS

Martha Mullins 860.480.5168



Litchfield, Connecticut

TIMELESS CHARM W/ MODERN COMFORT
\$485,000 | 4 BEDS | 2 BATHS

Phil Fox 310.308.5289



Kent, Connecticut

BEAUTIFUL 4.44 ACS WITH C. 1866 BARN
\$419,000 | VIEWS | C. 1800'S HOUSE

Karen Casey 860.670.2164



Sold

New Milford, Connecticut

OFFERED AT \$795,000
REPRESENTED SELLER

S. Pener & V. Henderson 203.470.0393



Sold

Litchfield, Connecticut

OFFERED AT \$725,000
REPRESENTED SELLER

John Sniffen 860.201.7159



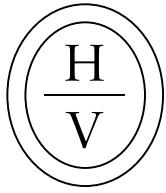
Sold

Salisbury, Connecticut

OFFERED AT \$198,000
REPRESENTED SELLER & BUYER

John Harney 860.921.7910





THE HUDSON VALLEY TEAM

AT COMPASS

A trusted tradition in Millbrook, NY and the Hudson Valley since 1908.
The Hudson Valley Team at Compass is leading the future of real estate.

O: 845.677.5311
3295 Franklin Avenue
Millbrook, NY 12545

thehvteam@compass.com
hvteamatcompass.com
@ hudsonvalleyatcompass



110 Top of the Hill Lane

Clinton Corners, NY

\$3,000,000 | 4 BD | 6.1 BA | 5,058 SF | 29.32 Acres



38 Bangall Amenia Road

Stanfordville, NY

\$1,595,000 | 4 BD | 3.5 BA | 3,214 SF | 8.55 Acres



88 Friar Tuck Road

Ancramdale, NY

\$2,300,000 | 6 BD | 3.1 BA | 3,804 SF | 21.50 Acres



78 9 Partners Lane

Millbrook, NY

\$2,050,000 | 5 BD | 3.1 BA | 3,896 SF | 6.81 Acres



114 Brush Hill Road

Millbrook, NY

\$6,125,000 | 6 BD | 7.1 BA | 5,683 SF | 51.409 Acres



Price Improvement

2 Bontecou Road

Millbrook, NY

\$3,995,000 | 6 BD | 5.3 BA | 5,742 SF | 28.7 Acres

COMPASS

The Hudson Valley Team is a team of real estate agents affiliated with Compass. Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

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



Amenia – 18 O’Handley Dr: Set in a peaceful countryside location, this lovingly cared-for home has been in the same family for 28 years. Offering 3 spacious bedrooms and 2.5 bathrooms, the open floor plan blends casual elegance with comfort, making it ideal for family living. The kitchen is a standout feature with granite countertops, a tile floor, cherry wood cabinets, and high-quality appliances that make cooking a joy. Two sliding glass doors—one from the cozy den and the other from the dining area—open onto a spectacular deck, perfect for taking in the tranquility of the surrounding countryside. Each room is filled with warmth, and the living room provides that unmistakable sense of being home, home at last. The attached 2-car garage includes an unfinished room above, giving you the freedom to create an office, studio, or playroom—limited only by your imagination. The expansive 1.02-acre yard offers plenty of space for gardens, children, and pets to roam, making it ideal for family gatherings and outdoor fun. Situated near the Harlem Valley Rail Trail and Metro-North Wassaic Train Station, and just a short drive from Sharon and Kent, CT, this home is perfectly located for those seeking both recreation and cultural experiences. **Come home to country living! Offered at \$519,000**



Smithfield Moadock Rd: This residence on Moadock Rd is nestled in a picturesque setting surrounded by rolling hills and abundant sunlight. Situated on 5 acres of pristine countryside, the country cottage offers 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 features 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 bedroom or home office, accompanied by a convenient bathroom with a shower. Additional possibilities include a one-car garage under the house and a standalone two-car garage, suitable for storage or conversion into a studio or workshop. Smithfield’s vibrant energy and atmosphere, along with its proximity to Millerton, Amenia, Pine Plains, the Harlem Valley Rail Trail, and the Metro North’s Wassaic Train Station, offer convenience. The region, with riding stables and shooting preserves nearby, truly embodies the essence of country living. The tranquility and invigoration contribute to the allure of this retreat. **Offered at \$490,000 Or on 10 acres at \$735,000.**



North East / Millerton: Circa 1840 Center Hall Colonial on 8 plus productive and bucolic acres for crops and or pasture. There is a barn measuring 188 feet long by 36 feet wide and 75% of that barn has a second-floor hay mow. Imagine the possibilities. The post and beam section of the barn is the original shelter and there have been a couple of generational expansions including a section with laminated curved beams. This entire structure is amazing. The home appears to be sound yet in need of updates. This extraordinary space is crying out for a 2024 revitalization. This historic homestead filled with integrity and character awaits your blood, sweat and tears to restore historical significance and current standards to this incredible complex. A long term investment that will prove to be very rewarding. **Offered at \$489,000.**



Amenia - 79 Powder House Rd: Dating back to the 1860s, this captivating home has been attentively cared for by its current owners for 39 years. Recent improvements include the installation of a metal roof and furnace in 2018, and a hot water heater in 2022. The original two-story design offers spacious rooms, complemented by a 1960s addition that expanded the living room to a generous 21x13. The home surprises with its open feel and impressive ceiling heights. While there are opportunities to update and tailor the home to meet modern needs, it retains its historic charm, sitting on a spacious 1-acre lot. The location couldn’t be more convenient, with easy access to the Wassaic Train Station, Harlem Valley Rail Trail, and nearby towns such as Millerton, Millbrook, and Sharon and Kent, CT. With its thriving farm markets, farm stands, and abundant cultural and recreational activities, Amenia is an exceptional place to call home. **Offered at \$300,000**

COMMERCIAL RENTAL

Amenia: Sun-drenched 360 sq ft studio space flooded with natural light. This charming unit on the second floor is designated for commercial use. Ideal for an office, studio, or workshop, the space spans 30’x13’ with 9’ ceilings. It features two split systems for efficient heating and cooling. Situated in the bustling downtown area of Amenia within a Historic Building, this property boasts numerous upgrades, making it a standout choice. **Offered at \$800.00 per month**

EXTRAORDINARY LAND PARCELS OFFERING PHENOMENAL 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. Embrace the epitome of estate living with this exceptional offering. **Offered at \$3,100,000**

206.14 magnificent acres Amenia: Discover the charm of rural living with this unique offering: two combined properties spanning 206.14 acres of serene rolling hills, mature forests, and productive meadows currently used for organic crop production. The land features some steep slopes that create secluded, picturesque home sites, perfect for a family retreat or multiple dwellings. With frontage on both Cascade Mountain Rd and Perrys Corners Rd, this property offers an escape from the everyday, and is free from covenants and restrictions. Just a few miles from the Hamlet of Amenia and a short drive to the Wassaic Train Station. **Offered at \$2,513,600**

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. **Offered at \$2,034,630**

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 at 1,500,000**

101.3 acres Skunks Misery Rd: 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. 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 at 1,600,000**

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 at \$479,000**

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**

Pine Plains – Mount Ross Rd: Nestled in the gorgeous countryside of rural Pine Plains. These two 2.5 acre parcels offer an elevated terrain and precious privacy. There is an access drive fronting each parcel and each lot offers a distinctive natural setting. **Offered at \$89,000 each**

North East: This 4.2-acre parcel offers a dynamic opportunity to create the home you’ve always envisioned. Positioned between The Wassaic Train Station and the vibrant Village of Millerton, it captures the essence of Eastern Dutchess County’s rural charm. With generous space, straightforward road access, and no deed restrictions or established home site, this property invites you to dream big and craft a living space uniquely yours. **Offered at \$85,000**

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 deeded access to the Quarry Pond. Board of Health Approval has been updated. No fill required. There are paths throughout and a generous clearing so as to be able to soak it all in. **Offered at \$129,900**

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 at \$129,000**

9 acres Wassaic – Kent Rd: Stunning vistas of the surrounding area and this 9.19-acre parcel is tillable and suitable for farming, gardening, and plenty of room for children and pets. The home site is on a rise with extended views and a vast amount of surprising privacy. Located minutes from the Metro North Ten Mile River and the Wassaic Train Stations. Route 22 is readily accessible. Kent and Sharon CT are both nearby, Farm Stands, Farm Markets, State Parks, The Harlem Valley Rail Trail and the Wassaic Project conveniently located. 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!**

Pine Plains – Mount Ross Rd 12.78 acres: Perched at the crest of a natural plateau, this extraordinary 12.78-acre property features a nearly sky-high setting and the ultimate seclusion, creating an ideal setting for your serene retreat, invigorating hide a way or a magical primary home. The unspoiled characteristics of this home site offer several opportunities for your dreams to become a reality. With easy access to Pine Plains, the Taconic State Parkway and a region filled with opportunity why delay the process any longer. Act today! Your future depends on it. **Offered at \$179,000**



TRI CORNER REAL ESTATE

Your Best Guide To Properties In Our Tri-State Area

Published Monthly

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.

Contact your advertising representative today!

1-800-339-9873

Roxanne: roxannel@lakevillejournal.com

Mary: maryw@lakevillejournal.com

Advertising Rates/Sizes

Full Page (10.375" w x 11" h):	\$400*
Half Page (10.375" w x 5.5" h):	\$275
Quarter Page (5" w x 5.5" h):	\$200
Cover (10.375" w x 5.5" h):	\$375

Full Color add: \$199

Spot Color add: \$99

Frequency Discounts

3x: 5% • 6x: 7% • 12x: 10%

*2 or more full pages
in the same issue: \$340/page

Full Color
or
Spot Color
Available

Covers Tri-State Region Towns in Connecticut, New York and Massachusetts

Lakeville, Salisbury, Sharon, Canaan, Kent, Cornwall, Falls Village, Sheffield, Egremont, Great Barrington, Winsted, Torrington, New Hartford, New York City, Norfolk, Goshen, Millerton, Amenia, Wassauc, Dover Plains, Pine Plains, Millbrook, Hillsdale, Copake

The Lakeville Journal • The MILLERTON NEWS

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



HOULIHAN LAWRENCE

Local at Heart, Global in Reach.



DOVE CREEK LODGE

Modern farmhouse on 12+ acres, nestled in the Berkshire foothills where each season promises unique picturesque charms. The main house, pastoral property and pool have been carefully sited and crafted.

Eilizaville, NY

Offered at \$1,850,000

Andrew Gates | M 917.755.2640

WELCOME HOME

With its refinished wood floors and rustic ceiling beams this home blends modern comfort with historic details.

This spacious and light filled home has a natural flowing floor plan.

Sharon, CT

Offered at \$525,000

Oliver Brown | M 917.680.8933



MILLBROOK BROKERAGE 3274 FRANKLIN AVENUE, P.O. BOX 437 • 845.677.6161
HOULIHANLAWRENCE.COM

ROBINSON LEECH REAL ESTATE

CT-MA-NY • Distinctive Country Properties

UNIQUE PROPERTIES SHOWN BELOW. 3 FOR SALE AND 1 FOR RENT.

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 residential conversion. The land offers farming, riding, hunting, or other options. **OFFERED AT \$1,575,000.**



SHARON HIDEAWAY: Perhaps a perfect weekend retreat in the NW corner: 2 acres of land, fenced pet yard, 3 bedrooms, 2 baths, open main floor Living-kitchen-dining room with fireplace, and exit out to a dining/sitting deck. Set off a dead end Town Rd., it is convenient to skiing, hiking, river fishing, and more. Recent new kitchen, plus a shop/work area. **Offered at \$545,000.**



LAND PARCEL A: 10 ACRES, rural setting; high setting with GREAT views, a mountain stream, pond site, and quiet. **OFFERED AT \$550,000. BROKER owned.**



LAND PARCEL B: 5.9 ACRES, set near the middle of Salisbury's village. Lightly wooded with extensive stream and rail trail frontage, and a mountain view. Away from the highway, but walkable to the village. Limited to 1 home or a compound. Partially agent owned: **OFFERED AT \$400,000.**



318 Main Street * Lakeville, Connecticut * 860-435-9891
www.robinleechrealestate.com



TRUSTED TO ADVISE AND DELIVER FOR 50 YEARS

REAL ESTATE CAN BE COMPLICATED!

FOR EXAMPLE, NEW REGULATIONS HAVE RECENTLY AFFECTED HOW BROKERS ARE COMPENSATED. REPRESENTATION IS NOW AN IMPORTANT ISSUE. TERMS AND CONDITIONS NEED DISCUSSION. WE AT BAIN ARE ADEPT AT ADVISING BOTH BUYERS AND SELLERS ABOUT THESE COMPLEXITIES. CALL US.

HERE ARE TWO CURRENTLY AVAILABLE WE'D LIKE TO HELP WITH



6 BR, 3.5B, 5526 SQ, 5.4 AC
 \$1,300,000



4 BR 2.5 B, 1824 GEM, BROOK, PRIVATE
 \$575,000

860-927-4646 • WWW.BAINREALESTATE.COM

KLEMM REAL ESTATE Inc.
LITCHFIELD COUNTY'S PREMIER BROKERS

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

Fall in love!

**#1 HIGHEST SALE
SHARON YTD!**



SHARON, CT
ASK \$2,700,000
Graham Klemm
Listed & Sold
FULL PRICE!

**#3 HIGHEST SALE
CORNWALL YTD!**



CORNWALL, CT
ASK \$1,300,000
Graham Listed &
Klemm Sold
FULL PRICE!

**#2 HIGHEST SALE
FALLS VILLAGE YTD!**



FALLS VILLAGE, CT
ASK \$1,495,000
Graham Klemm
Listed & Sold
FULL PRICE!

**NEW
LISTING**



SALISBURY, CT
\$11,950,000.
Peter Klemm.
860.868.7313.

WARREN/
WASHINGTON, CT
\$5,950,000.
Peter Klemm.
860.868.7313.



NEW PRESTON, CT
\$7,500,000.
Peter Klemm.
860.868.7313.



**NEW
LISTING**



NEW MILFORD, CT
\$875,000.
Judy Auchincloss.
Jamie Marcoux.
860.868.7313.

GOSHEN, CT
\$2,995,000.
Carolyn Klemm.
Peter Klemm.
860.868.7313.



SHARON, CT
\$1,395,000.
Graham Klemm.
860.868.7313.

**NEW
LISTING**



The Only Litchfield County International Property Award Winner Year After Year 2003-2024

COME
SEE!



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

**#1 for Selling
& Renting
Fine Country
Properties!**