

*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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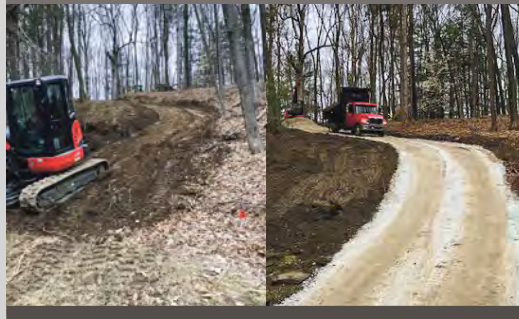
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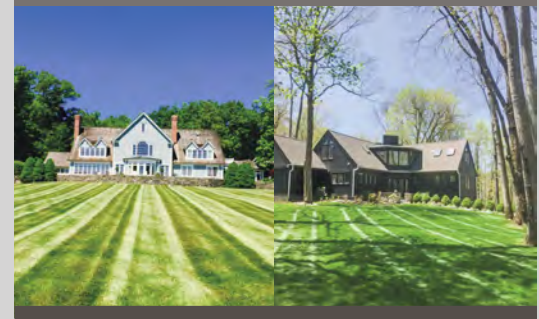
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### EXQUISITELY RESTORED 1822 FARMHOUSE

Millbrook, NY • \$6,785,000  
5,162 sq.ft. | 51.86 acres | 5 BRs | 5 FBs | 1 HBs  
Sun-filled rooms, gourmet kitchen, sunroom, gunite pool  
EH#5430 • Bill Melnick & Elyse Harney Morris



### FARMHOUSE WITH EPIC VIEWS

Salisbury, CT • \$4,750,000  
4,548sq.ft. | 43 acres | 4 BRs | 3 FBs | 1 HBs  
Private, winding driveway, 300-degree vista, bluestone patio  
EH#5418 • Bill Melnick & Elyse Harney Morris



### VIEWS, WATERFRONT AND SUNSETS!

Watertown, CT • \$4,195,000  
7,924 sq.ft. | 100.70 acres | 8 BRs | 7 FBs | 2 HBs  
Views, trails, waterfront cabin w/ dock, Pool house w/ indoor pool  
EH#5431 • Liza Reiss & Elyse Harney Morris



### PRIVACY & PERFECTION

Falls Village, CT • \$3,325,000  
2,796 sq.ft. | 58.59 acres | 3 BRs | 3 FBs  
Private hiking trails, Post & Beam Barn, 3 garage bays  
EH#5421 • Liza Reiss & Elyse Harney Morris



### MID-CENTURY MASTERPIECE

West Cornwall, CT • \$1,925,000  
2,540 sq.ft. | 1.19 acres | 2 BRs | 4 FBs  
Fully renovated w/ gardens and views, 3-season room  
EH#5422 • Bill Melnick



### ANTIQUE SALTBOX C. 1781

Cornwall, CT • \$1,145,000  
2,236 sq.ft. | 10 acres | 4 BRs | 3 FBs | 1 HBs  
Two barns, detached 2-car garage, updated kitchen  
EH#5252 • Colleen Vigeant



### CONTEMPORARY LUXURY

Falls Village, CT • \$975,000  
2,252 sq.ft. | 4.83 acres | 3 BRs | 2 HB  
A 4-bay detached garage houses a heated Fitness Studio  
EH#5436 • Liza Reiss & Holly Leibrock



### 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



### HILLTOP COMFORT

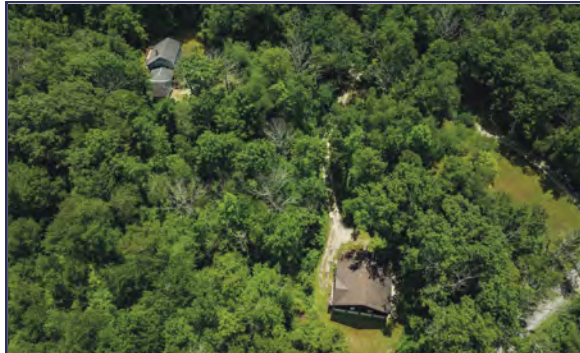
Colebrook, CT • \$925,000  
3,016 sq.ft. | 10.15 acres | 4 BRs | 3 FBs  
Additional building lots, a spring-fed pond, 4-bay garage  
EH#5429 Dave Taylor & Roberta Green





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



**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



**OPPORTUNITY AND VALUE**

Sharon, CT • \$795,000  
 2,300 sq.ft. | 25 acres | 4 FBs | 2 FBs | 1 HB  
 Offering a large barn with a 3 bedroom, 2 bath apartment  
 EH#5407 • Dave Taylor



**PROMINENT COMMERCIAL**

North Canaan, CT • \$545,000  
 3,549 sq.ft. | 0.43 acres | 1 FBs | 1 HBs  
 Large lot, off-street parking, and multiple entry points  
 EH#5424 • Holly Leibrock & Elyse Harney Morris



**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



**CENTRALLY LOCATED ANTIQUE FARMHOUSE**

Sharon, CT • \$485,000  
 1,502 sq.ft. | .48 acres | 3 BRs | 2 FB  
 Private backyard, renovated kitchen, attached garage  
 EH#5442 • Colleen Vigeant & Tracy Macgowan



**INVESTMENT WITH 4 RESIDENTIAL UNITS**

Salisbury, CT • \$475,000  
 3,081 sq.ft. | .17 acres | 6 BRs | 4 FBs  
 Two 1-bedroom apartments and two 2-bedroom apartments  
 EH#5435 • Liza Reiss & Holly Leibrock



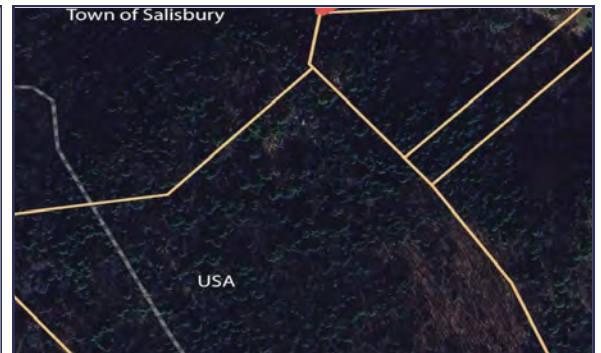
**HOME WITH IN-GROUND POOL**

Torrington, CT • \$399,000  
 1,560 sq.ft. | .33 acres | 4 BRs | 1 FB | 1 HB  
 Located on a quiet street, lots of natural light, 4 car garage  
 EH#5427 • Margaret Alexson



**HOMESTEAD WITH GREENHOUSES**

Salisbury, CT • \$335,000  
 1,738 sq.ft. | 1.57 acres | 3 FBs | 1 HBs | 1 HB  
 covered entrance, living room with a fireplace, library  
 EH#5400 • Jusztna Paksai & Holly Leibrock



**BUILDING LOT**

Salisbury, CT • \$150,000  
 .205 acres  
 Septic plans for a 3-Bedroom home have been drawn  
 EH#5434 • Juliet Moore



# Nothing compares to what's next.



## Great Barrington, MA

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L. Mallett & E. Gignoux 860.435.0345



## Sharon, CT

ON 4 PICTURESQUE ACRES WITH POOL  
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**Sharon, CT**

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# 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.

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### **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, Wassaic, Dover Plains, Pine Plains, Millbrook, Hillsdale, Copake

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**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 – 799 acres County Route 11:** Nestled in the serene embrace of nature, this extraordinary 799-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 919-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**



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*Either of these two private and protected parcels in Sharon can be yours*



26 ACRES ABUTTING OPEN SPACE \$589,000



25 ACRES ABUTTING OPEN SPACE \$584,000

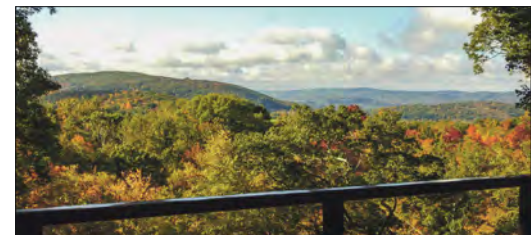
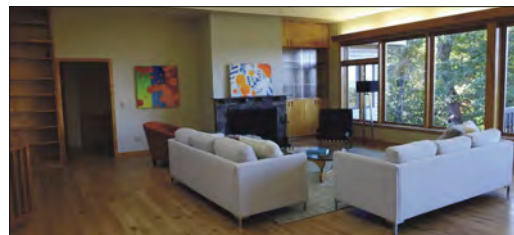
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A beautifully built, and wonderfully engineered, home of 3200 sq. ft, set on a knoll with stunning views to the, South and West. High ceilings in the living and dining areas, combined with large windows and skylight allow light to 'flood' its interior year round. There are 3 bedrooms, 3+ baths, an 'office', along with a huge basement zone that can be used as an additional area for entertainment purposes, ranging from a workshop, hobby, or home theater. 5+ acres surrounds the home, and has room for swimming pool if desired. Offered at \$2,995,000



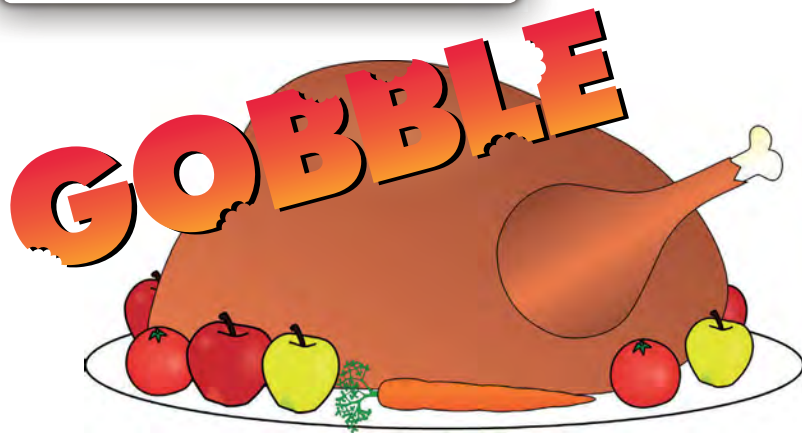
7+ acres building lot with a 5+ acre BOG, full of nature. Flat, and lightly wooded. Requires current perc test be done prior to building. Underground electric installed. \$110,000

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**WASHINGTON, CT**



**NEW LISTING**

**\$8,750,000**

Newly Constructed 5 Bedroom Custom House. 1 Bedroom Guesthouse with Gym. Pool. Tennis. Pond. Panoramic Views. 24± Acres. **Peter Klemm. 860.868.7313.**

**SALISBURY, CT**



**NEW LISTING**

**\$3,850,000**

Rare New Construction. 4 Bedrooms. 4.5 Baths. 2 Fireplaces. Pool. Separate 2-car Garage. Major Western Views. 6.28± Acres. **Graham Klemm. 860.868.7313.**

**NEW MILFORD, CT**



**NEW LISTING**

**\$2,750,000**

Firefly Farm. Riverside Estate. 4 Bedroom/4.5 Bath Main House. Guesthouse. Pool. Sports Court. 2-car Garage. 41.1± Acres. **Graham Klemm. 860.868.7313.**

**CORNWALL BRIDGE, CT**



**NEW LISTING**

**\$1,450,000**

Whitcomb Hill Project. House is Guttled. Plans for 5 Bedroom/4.5 Bath Luxury Home. New Gunite Pool & Spa. Major Views. 5.53± Acres. **Joseph Lorino. 860.868.7313.**

**WARREN, CT**



**NEW LISTING**

**\$1,675,000**

Pristine 1920's 4 Bedroom Barn-style Home. Separate 1-Bedroom Cottage. Pool. Tennis. Ponds. Stream. 20± Acres. **Peter Klemm. 860.868.7313.**

**GAYLORDSVILLE, CT**



**NEW LISTING**

**\$489,900**

Updated Country Cape. 3 Bedrooms. 2.5 Baths. Fireplace. Open & Spacious. Screened Porch. Deck. Lovely Yard Area. 1± Acres. **Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.**

**SHARON, CT**



**NEW LISTING**

**\$335,000**

4.78± Acres. Total Privacy. Major Panoramic Views. Driveway & Power in Place. Primed & Ready! Convenient Location. **Graham Klemm. 860.868.7313.**

**GOSHEN, CT**



**NEW LISTING**

**\$295,000**

Stone Home. 3 Bedrooms. 1.5 Baths. Fireplace. Needs Extensive Work. Great Bones. Convenient Location. 0.68± Acres. **Cleve Fuessenich. 860.567.5060.**

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