

*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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CLARION FARM

Salisbury, CT • \$5,800,000
6,216sq.ft. | 16.25 acres | 4 BRs | 4 FBs
Private, stone-walled pool courtyard, studio above the garage
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FARMHOUSE WITH BUCOLIC SETTING

Salisbury, CT • \$4,895,000
5,157 sq.ft. | 10.68 acres | 4 BRs | 4 FBs | 2 HBs
Fully restored in 2018, pool and outdoor shower, 3-bay garage
EH#5411 • Elyse Harney Morris & Holly Leibrock



BEAVER MOUNTAIN FARM

Ancram, NY • \$2,487,000
2,100 sq.ft. | 41.20 acres | 3 BRs | 2 FBs | 2 HBs
Pool, expansive open land, 80 x 200 barn, artist studio
EH#5446 • Arleen Shepley



EXCEPTIONAL COUNTRY COMPOUND

Sharon, CT • \$1,998,000
2,151 sq.ft. | 15.51 acres | 3 BRs | 2 FBs | 1 HBs
Guest house, a studio/gym, heated pool, three-car garage
EH#5316 • Bill Melnick & Elyse Harney Morris



CONTEMPORARY HOME WITH LAKE VIEWS

Salisbury, CT • \$1,950,000
4,120 sq.ft. | 6.30 acres | 4 BRs | 3 FBs | 2 HBs
Views overlooking the lake, screened porch and open deck
EH#5464 • Thomas M. Callahan



ESTATE LEVEL PARCEL

Sharon, CT • \$1,250,000
2,859 sq.ft. | 70.20 acres | 4 BRs | 3 HB
Views, large barn/garage, a riding ring, guest cottage
EH#5405 • Dave Taylor



HOUSE WITH 2 CARRIAGE HOUSE SUITES

Millbrook, NY • \$1,150,000
2,982 sq.ft. | 1.67 acres | 4 BRs | 4 FBs | 1 HBs
New roof, new siding, new electrical, and newer bedroom suites
EH#5452 • Liza Reiss & Elyse Harney Morris



ANTIQUÉ SALTBOX C. 1781

Cornwall, CT • \$1,065,000
2,236 sq.ft. | 10 acres | 4 BRs | 3 FBs | 1 HBs
Two barns, detached 2-car garage, updated kitchen
EH#5252 • Colleen Vigeant



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



CHARMING COLONIAL

Salisbury, CT • \$695,000
 2,340 sq.ft. | 4.19 acres | 3 FBs | 3 FBs
 On a private lane, updated kitchen, screened porch and deck
 EH#5413 • Anne Lyndon Peck & Thomas M Callahan



CLASSIC CAPE

Falls Village, CT • \$575,000
 1,944 sq.ft. | 2.10 acres | 3 FBs | 2 HBs
 Bluestone patio, full basement, on a quiet secondary road
 EH#5468 • Carol A. Staats & Roberta Green



UPDATED FARMHOUSE

Great Barrington, MA • \$535,000
 2,775 sq.ft. | 1.20 acres | 4 BRs | 3 FB
 Renovated farmhouse, screen porch, single-car garage
 EH#5218 • Kenzie Fields & Lauren Molk



PROMINENT COMMERCIAL

North Canaan, CT • \$475,000
 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



CENTRALLY LOCATED ANTIQUE FARMHOUSE

Sharon, CT • \$459,000
 1,502 sq.ft. | .48 acres | 3 BRs | 2 FB
 Private backyard, renovated kitchen, attached garage
 EH#5442 • Colleen Vigeant & Tracy Macgowan



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



RANCH WITH HORSE BARN & RIVER ACCESS

Pleasant Valley, NY • \$362,000
 1,056 sq.ft. | 4.29 acres | 3 BRs | 1 FBs
 Four-stall horse barn, mix of level horse pastures, open front yard
 EH#5451 • Jonathan Scarinzi



HIGHLAND LANE COLONIAL

North Canaan, CT • \$339,000
 1,888 sq.ft. | 0.68 acres | 4 BRs | 2 FBs | 1 HBs
 In-ground pool, two-car garage, on a quiet secondary road
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Salisbury, CT

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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 \$440,000.**

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**

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 \$439,000 Or on 10 acres at \$615,000.**

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 \$280,000**

EXTRAORDINARY LAND PARCELS OFFERING PHENOMENAL OPPORTUNITIES

Milan/Pine Plains - 1,946 acres: This 1,945-acre sanctuary is truly heaven on earth, offering boundless opportunities for those seeking privacy and serenity. Whether you're dreaming of a family estate, a corporate retreat, a game preserve, or even a winery or brewery, this incredible property has it all. Imagine the peaceful countryside, endless skies, and pristine air surrounding your new venture. Perhaps a campground or multiple homesites, each with spectacular views and complete privacy, perfect for creating a blissful lifestyle.

With a mix of mature and light woodland, striking hedgerows, open and intimate fields, the terrain is as versatile as it is beautiful. Depending on your location on the property, you can enjoy sweeping vistas in all directions: the Catskills to the west, Stissing Mountain to the southeast, and the Taconics to the northeast. The land is dotted with ponds, streams, trails, rolling hills, and valleys, offering numerous opportunities for outdoor recreation. Protected wetlands ensure the preservation of native wildlife.

This incredible offering includes 4 single-family homes, a two-family residence, a large office and warehouse facility, and a subdivision primed for future development. With frontage on four country roads, the entire 1,945-acre property is connected, waiting to be transformed into something truly remarkable. **Offered @ \$36,000,000.**

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**

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 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**

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 \$145,000**

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 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 await. 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**

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**

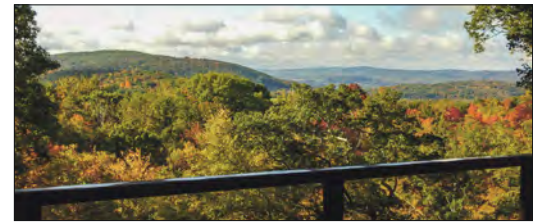
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