

*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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February 2025

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RESTORED 1822 FARMHOUSE

Millbrook, NY • \$6,785,000

5,162 sq.ft. | 51.86 acres | 5 BRs | 5 FBs | 1 HBs

Sunroom with floor-to-ceiling windows, gunite pool, 3-car garage

EH#5430 • Bill Melnick & Elyse Harney Morris



FARMHOUSE WITH BUCOLIC SETTING

Salisbury, CT • \$4,895,000

5,157sq.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



FARMHOUSE WITH VIEWS

Salisbury, CT • \$4,750,000

4,548 sq.ft. | 43 acres | 4 BRs | 3 FBs | 1 HB

Fully restored in 2018, pool and outdoor shower, 3-bay garage

EH#5418 • Bill Melnick & 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



EXCEPTIONAL COUNTRY COMPOUND

Sharon, CT • \$1,998,000

2,151 sq.ft. | 15.51 acres | 3 BRs | 2 FBs | 1 HB

Guest house, a studio/gym, heated pool, three-car garage

EH#5316 • Bill Melnick & Elyse Harney Morris



POND RIDGE

Norfolk, CT • \$1,290,000

118 acres

High elevation estate potential, trails, views

EH#4385 • Thomas McGowan



COUNTRY HOME

Salisbury, CT • \$1,145,000

2,505 sq.ft. | 2.06 acres | 4 BRs | 3 FB | 1 HB

Located on a private road, screened-in porch, gunite pool

EH#5239 • Elyse Harney Morris & Kathleen Devaney



ANTIQUÉ SALTBOX C. 1781

Cornwall, CT • \$1,065,000

2,236 sq.ft. | 10 acres | 4 BRs | 3 FBs | 1 HB

Two barns, detached 2-car garage, updated kitchen

EH#5252 • Colleen Vigeant



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



RARE INVESTMENT OPPORTUNITY

Canaan, CT • \$865,000
 10,000 sq.ft. | 2.53 acres | 4 BAs
 Offers three spacious and versatile buildings in a prime location
 EH#5232 • Elyse Harney Morris & Jusstina Paksai



WELL MAINTAINED OFFICE BUILDING

Millerton, NY • \$845,000
 4,940 sq.ft. | 0.33 acres | 6 HBs
 Renovated, investment opportunity, 14 offices, abundant parking
 EH#5221 • Jusstina Paksai & Bill Melnick



INVESTMENT

Millerton, NY • \$825,000
 4,500 sq.ft. | 0.15 acres | 2 FBs | 1 HB
 Offers four separate rental spaces and two residential units
 EH#5341 • Liza Reiss & Holly Leibrock



COZY EDGE-OF-TOWN FARMHOUSE

Salisbury, CT • \$520,000
 1,714 sq.ft. | 0.50 acres | 3 BRs | 1 FB | 1 HB
 Detached garage, Commercially Zoned, Water and Town Sewer
 EH#5357 • Juliet Moore



LAND WITH VIEWS

Ancram, NY • \$485,000
 18.24 acres
 Open and elevated setting, premier home site
 EH#5337 • John Panzer & Elyse Harney Morris



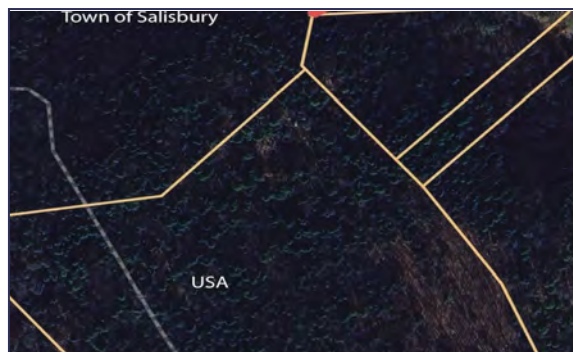
COMMERCIAL

North Canaan, CT • \$475,000
 3,549 sq.ft. | .43 acres | 1 FB | 1 HB
 Offering a wide range of potential uses, spacious interiors
 EH#5424 • Holly Leibrock & Elyse Harney Morris



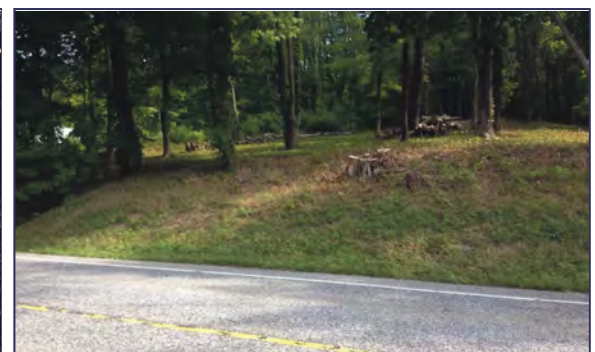
PRIVATE WEST WOODS LOT

Sharon, CT • \$395,000
 13.79 acres
 Bordering Sharon Land Trust property, lightly wooded
 EH#5449 • Dave Taylor



BUILDING LOT

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



LAND FOR SALE

Sharon, CT • \$129,000
 2 acres
 Country settings w/ Eastern exposure, mature trees, stone setting
 EH#5116 • Roberta Green & Carol A. Staats

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Salisbury, CT
4 BD | 2/2 BA | \$5,250,000
HERON COVE ON TWIN LAKES
L. Mallett & E. Gignoux 203.209.1777



Millbrook, NY
2 BD | 2/1 BA | \$4,995,000
148 AC, 10,000 SF HANGAR BUILDING
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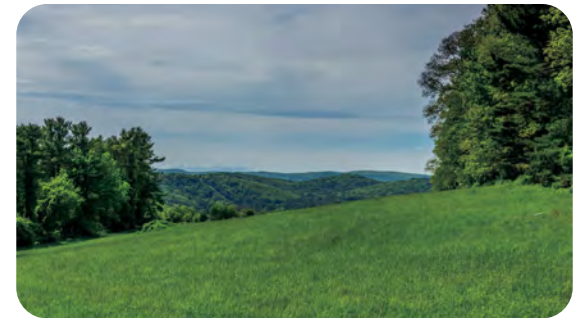
Sharon, CT
8 BD | 7/2 BA | \$4,850,000
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Colebrook, CT
5 BD | 2/1 BA | \$1,200,000
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Salisbury, CT
3 BD | 2 BA | \$689,000
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Falls Village, CT
27.96 ACRES | \$650,000
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SOLD

Danbury, CT
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SOLD



SOLD

Sharon, CT
OFFERED AT \$695,000
REPRESENTED SELLER
John Harney 860.921.7910





Sharon, CT

7 BD | 4/1 BA | \$3,995,000
STUNNING PROPERTY ON 4 ACRES
Cagney Morrison 646.765.3138



Cornwall, CT

5 BD | 3/1 BA | \$1,620,000
BALLYHACK FARM ON 14.32 ACRES
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Salisbury, CT

3 BD | 3/1 BA | \$1,400,000
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Falls Village, CT

3 BD | 2/1 BA | \$635,000
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Salisbury, CT

9.18 ACRES | \$500,000
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North Canaan, CT

4 BD | 2/1 BA | \$499,000
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Photo by Caitlin Hanlon

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North East / Millerton: An 1840 Center Hall Colonial nestled on over 8 acres of fertile land, boasting a barn with a 188x36 ft footprint, including a second-floor hay mow. The magnificent original post and beam shelter has been enlarged over generations, including laminated curved beams at the East end of the building—a truly remarkable structure. While the classic 4 bedroom home stands sturdy, it beckons for a revitalization, presenting a chance to restore its historical charm and meet modern standards. An investment poised to blend historical significance with contemporary living. This home is nearly 3000 sq ft.

Offered @ \$440,000

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

Pine Plains Historic 1880s Farmhouse with Expansive Acreage: Step back in time with this spacious 1880s farmhouse, enhanced by 20th-century additions, featuring soaring ceilings and beautiful original woodwork. While the home requires extensive updates, its charm and potential are unmatched. The Hamm Brook meanders through 65 acres of pristine land, the property offers a pond, a solid barn, an open meadow, and peaceful woodlands that promise endless outdoor possibilities. Tucked away in the rural beauty of Pine Plains, yet conveniently close to the region's wineries, breweries, golf courses, and recreational pursuits like skiing, biking, and hiking. This is the perfect opportunity to create your dream home while enjoying all the countryside's bounties.

Offered @ \$599,000.

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**

IMPRESSIVE LAND PARCELS OFFERING EXCEPTIONAL OPPORTUNITIES

Milan/Pine Plains nearly 2,000 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 stunning 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 position on the property, you can enjoy sweeping vistas in all directions: the Catskills to the west, Stissing Mountain to the southeast, and the Taconic Range 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.**

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 @ \$2,513,600**

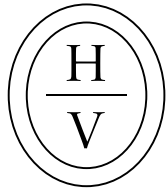
156.51 acres Perrys Corners Rd, Amenia: Discover unparalleled seclusion amidst a couple of exceptional homesites seamlessly woven into the captivating tapestry of meadows and woodlands. This premium land not only offers stunning aesthetics but also embraces the ethos of organic farming. Nestled discreetly 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 @ \$2,034,630**

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**

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 @ \$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 @ \$145,000**

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 to be able to soak it all in. **Offered @ \$129,900**



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461 Silvernails Road

Pine Plains, NY

\$22,500,000 | 4 BD | 4.1 BA | 7,500 SF | 127.85 Acres



311 Hunns Lake Road

Stanfordville, NY

\$850,000 | 4 BD | 2.1 BA | 1,980 SF | 15.30 Acres



211 N Tower Hill Road

Millbrook, NY

\$595,000 | 2 BD | 3.1 BA | 1,504 SF | 1.90 Acres



20 Linden Court

Millbrook, NY

\$725,000 | 3 BD | 1.1 BA | 1,456 SF | 0.46 Acres



114 Brush Hill Road

Millbrook, NY

\$6,125,000 | 6 BD | 7.1 BA | 5,683 SF | 51.40 Acres



3715 Highway 44

Millbrook, NY

\$1,200,000 | 5 BD | 3.1 BA | 3,664 SF | 4.06 Acres

COMPASS

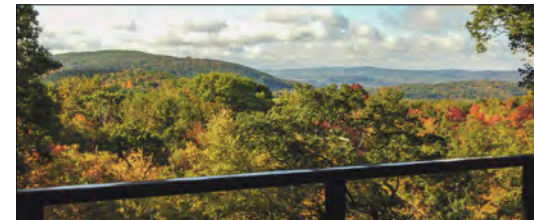
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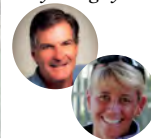


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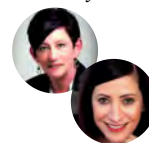
KENT:
 4 BR 3.5
 baths .5 acres
 \$1,195,000

Listing agent:
 Chris Garrity
Selling agent:
 Amy Longley



SHARON:
 5 BR, 5 baths
 8.8 acres
 River frontage
 \$2,075,000

Listing agents:
 Toni Soule &
 Elisa Waysenson



KENT:
 3 BR, 2.5
 baths 5.5
 acres
 \$998,000

Selling agent,
 Debbie Bain



NEW MILFORD:
 4BR, 5 baths
 .85 acres
 \$2,075,000

Listing agent,
 Chris Garrity



KENT:
 3BR 2.5 baths
 1.5 acres
 \$475,000

Listing agent,
 Toni Soule



CORNWALL:
 3 BR 2 baths
 5.6 acres
 \$777,000

Listing agent,
 David Bain



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SOLD 2024!
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Lake Waramaug 2024!**



SOLD 2024! Klemm Listed & Sold
NEW PRESTON, CT ASK \$5,200,000

**#1 Highest Sale
Sharon, CT 2024!**



SOLD 2024! Klemm Listed & Sold
SHARON, CT ASK \$2,700,000

**#3 Highest Sale
Sharon, CT 2024!**



SOLD 2024! Klemm Listed & Sold
SHARON, CT ASK \$2,195,000

<p>Linden Hill Farm. Magnificent Country Estate. Exquisitely Renovated Georgian Revival. Guest & Caretakers Houses. Pool & Pool House. Office Building. Commercial-size Gym. Barn. Tennis Court. Berkshire Views. 71.56± Acres. Peter Klemm.</p> <p>SALISBURY \$11.95m</p>		<p>Peter Klemm. NEW PRESTON \$7.5m Sprawling Estate.</p>		<p>WASHINGTON 1800'S FARMHOUSE. \$3.25m Peter Klemm. Carolyn Klemm.</p>	
<p>WASHINGTON Rock Gate. Ehrick Rossiter Masterpiece. 5-6 Bedrooms. 10 Fireplaces. Renovated Kitchen & New Mechanicals. Saltwater Pool. 3.13± Acres. Maria Taylor.</p> <p>\$6.25m</p>		<p>Rossiter Masterpiece.</p>		<p>WASHINGTON Uber Luxe Country House \$5.95m PETER KLEMM.</p>	
<p>LAKE WARRAMAUG. Warren/Washington. The Iconic Boulders on Lake Waramaug. 8 Bedrooms. 6.5 Baths. 3 Fireplaces. Guest Cottage. Boathouse. 500' Lake Frontage. Dock. Sunset Views. 6.95± Acres. Peter Klemm.</p> <p>\$5.95m</p>		<p>GOSHEN. Sprawling Colonial with 100' of Woodridge Lake Frontage. 7 Bedrooms. 3 Fireplaces. Pool with Spa. Large Barn with Paddocks. 2 Ponds. Abuts 2 State Forests. 12± Acres. \$2.995m Carolyn Klemm. Peter Klemm.</p>		<p>WARREN. Lake Waramaug Carriage House. 7 Bedrooms. 7.5 Baths. 7 Fireplaces. 2-Story Barn. Spectacular Waterfront. Dock. Stunning Western Views. 3.23± Acres. \$2.95m Peter Klemm.</p>	
<p>MERRYALL. Firefly Farm. Riverside Estate. 4 Bedroom Main House. Guesthouse. Pool. Sports Court. 2-car Garage. 41.1± Acres. Graham Klemm. \$2.75m</p>		<p>ROXBURY. Private County Estate. 4+ Bedroom Main House with Elevator. 2 Bedroom Pool/Guesthouse. Pond. Views. 24.45± Acres. Carolyn Klemm. Melinda Dubow. \$2.65m</p>		<p>WASHINGTON 57.86± Acres. High Open Pastures. Mix of Light Woods & Open Grassland. Small Stream. Wonderful Views. Graham Klemm. \$2.15m</p>	
<p>CHIC & PRIVATE SINGLE-LEVEL. \$1.15m SHARON Graham Klemm.</p>		<p>ROXBURY STYLISH PRIVATE MODERN \$895K Graham Klemm.</p>		<p>QUARRY RIDGE CONDOMINIUM WASHINGTON \$895K Carolyn Klemm.</p>	
<p>UNIQUE RESIDENTIAL COMPOUND \$849K NEW MILFORD Judy Auchincloss, Jamie Marcoux.</p>		<p>WASHINGTON. Meticulous Custom House. 2 Bedrooms. Fireplace. 2-car Attached Garage. Professionally Landscaped. Prime Location. 0.63± Acres. Peter Klemm. \$750K</p>		<p>SHARON. 4.78± Acres. Total Privacy. Major Views. Graham Klemm. \$335K</p>	
				<p>1± Acre. Fully Approved Building Lot. Septic Fields Installed. Foot Bridge in Place. Convenient & Coveted Location in Washington. \$170K Sally Gorman.</p>	

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