

The Lakeville Journal • The Millerton News

# TRI-CORNER REAL ESTATE

*A Guide to the Most Desirable Properties in the Northeast*

Litchfield County, CT • Berkshire County, MA • Columbia & Dutchess Counties, NY

**April 2025**

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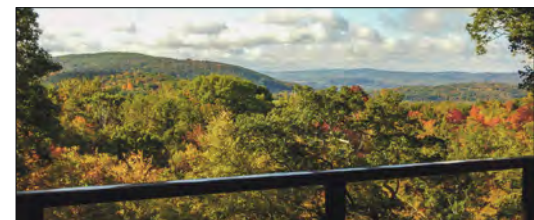
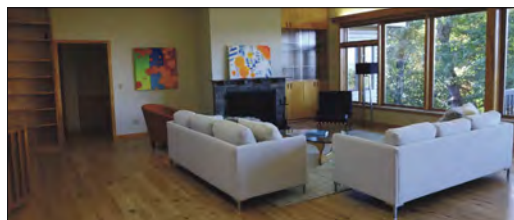
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### SPRAWLING LAKEVILLE COMPOUND

Salisbury, CT • \$5,450,000  
6,261 sq.ft. | 21.19 acres | 5 BRs | 5 FBs | 2 HBs  
Guest House, heated 55-ft. Gunite Pool, bluestone terrace  
EH#5493 • Elyse Harney Morris & Liza Reiss



### ICONIC FARMHOUSE WITH BUCOLIC SETTING

Salisbury, CT • \$4,295,000  
5,157 sq.ft. | 10.68 acres | 4 BRs | 4 FBs | 2 HBs  
Home fully restored in 2018, swimming pool, outdoor shower  
EH#5411 • Elyse Harney Morris & Holly Leibrock



### PRIVACY & PERFECTION

Falls Village, CT • \$2,895,000  
2,796 sq.ft. | 58.59 acres | 3 BRs | 3 FBs  
Home newly constructed in 2022, views, private hiking trails  
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, studio/gym, heated pool with cabana, tennis court  
EH#5316 • Bill Melnick & Elyse Harney Morris



### EDGE-OF-TOWN ELEGANCE WITH POOL

Sharon, CT • \$1,748,000  
4,143 sq.ft. | 2.72 acres | 4 BRs | 2 FBs | 2 HBs  
Screened-in Porch, Library, Guest House, Pool  
EH#5496 • Juleit Moore & Elyse Harney Morris



### CLASSIC AMERICAN FARMHOUSE

Sheffield, MA • \$1,495,000  
2,840 sq.ft. | 10.23 acres | 4 BRs | 5 FBs  
Nestled on two parcels, panoramic vistas over protected land  
EH#5325 • Bill Melnick & Elyse Harney Morris



### HOME WITH POOL IN PRIVATE LOCATION

Salisbury, CT • \$1,145,000  
2,505 sq.ft. | 2.06 acres | 4 BRs | 3 FBs | 1 HB  
Nestled on a secluded road, deck, Gunite swimming pool  
EH#5239 • Elyse Harney Morris & Kathleen Devaney



### 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



### 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 & Juszina Paksai



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

\*Ranking Report - CTMLS - last 12 months



**GRACIOUS IN-TOWN LIVING**

Sheffield, MA • \$798,000

3,082 sq.ft. | 0.50 acres | 3 BRs | 2 FBs | 1 HB

Renovated, residential/commercial zoning, 1,000 sq. ft. outbuilding  
 EH#5497 • Dave Taylor & Elyse Harney Morris



**UNIQUE OPPORTUNITY**

Canton, CT • \$625,000

38.44 acres

Private, 700'+ of road frontage, border with conservation land  
 EH#5482 • Dave Taylor & Mark Telford



**SCENIC SKUNK'S MISERY ROAD**

Pine Plains, NY • \$632,200

31.61 acres

Situated on a quiet road with views, secluded 2-acre meadow  
 EH#4761 • Arleen Shepley



**LAND WITH VIEWS**

Ancram, NY • \$485,000

18.24 acres

Open and elevated setting, the land gently rises to over 700 feet  
 EH#5337 • John Panzer & Elyse Harney Morris



**PRIME COMMERCIAL OPPORTUNITY**

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



**COMMERCIAL LAND LISTING**

Millerton, NY • \$475,000

9.9 acres

Open, level lot with views. Two 50' rights of way provide access.  
 EH#5257 • Elyse Harney Morris & John Panzer



**LAND WITH BARN**

Norfolk, CT • \$285,000

10.53 acres

Offering includes a rustic barn, pond, and stream  
 EH#5245 • John Panzer & Elyse Harney Morris



**CLASSIC CAPE**

Falls Village, CT • \$575,000

1,944 sq.ft. | 2.10 acres | 3 BRs | 2 FBs

On a quiet secondary road, three-season room, bluestone patio  
 EH#5468 • Carol A. Staats & Roberta Green



**A LOVELY COUNTRY RETREAT**

Colebrook, CT • \$375,000

1,294 sq.ft. | 6.25 acres | 3 BRs | 1 FB

Home set back on the property with covered porch, pond, gardens  
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**Norfolk, CT**  
128.24 ACRES ON WINCHESTER LAKE  
1300' OF FRONTAGE | \$4,750,000  
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**Sharon, CT**  
STUNNING HILLTOP ROAD PROPERTY  
7 BD | 4/1 BA | 4 ACS | \$3,995,000  
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**Salisbury, CT**  
PINNACLE OF LAKESIDE LIVING  
4 BD | 6/1 BA | 2 ACS | \$6,375,000  
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**Colebrook, CT**  
DUTCH COLONIAL & CARRIAGE HOUSE  
5 BD | 2/1 BA | 51.28 ACS | \$1,200,000  
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**Salisbury, CT**  
SERENE TWIN LAKES AREA  
3 BD | 2 BA | 0.3 AC | \$940,000  
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**Lakeville, CT**  
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**Pine Plains, NY**

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**Salisbury, CT**

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3 BD | 2 BA | 015 AC | \$1,495,000  
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INCREDIBLE 360-DEGREE VIEWS  
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**Sharon, CT**

29.61 ACRES WITH LONG VIEWS  
PRIVACY | \$750,000  
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**Kent, CT**

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**Falls Village, CT**

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**North Canaan, CT**

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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.**

**PINE PLAINS / NORTH EAST** - A Rare Opportunity - 20773 Acres of Pure Natural Beauty Immerse yourself in the allure of 20773 acres of picturesque land, thoughtfully combined from two lots to create an exceptional estate expanse. This captivating property, set within an esteemed estate area, features a harmonious blend of lush woodlands, inviting meadows, tranquil ponds, babbling streams, and breathtaking vistas. An Unparalleled Location - Build Your Dream Estate

This prime location offers unmatched convenience and connectivity. Just a 10-minute drive to the Metro-North train station ensures seamless access to the city, while the trendy village of Millerton is only 5 minutes away, boasting charming amenities and vibrant cultural attractions. Embrace the pinnacle of estate living with this extraordinary offering—a rare chance to craft the private retreat or legacy estate you've always envisioned. Exclusive **Offered @ \$3,000,000**

**206.14 magnificent acres Amenia** - A CAPTIVATING BLEND OF 2 UNIQUE PROPERTIES. 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** - EXCEPTIONAL PRIVACY 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**

**106.43 acres A Sportsman's Paradise** - Hunt, Fish, and Explore in Nature's Embrace. Escape to a breathtaking retreat tucked along a peaceful country lane, offering the perfect sanctuary for outdoor enthusiasts and nature lovers. This remarkable estate features rolling meadows, lush pastures, and towering woodlands, all centered around a picturesque pond. Whether you're seeking a private getaway or an estate to call home, this property delivers unparalleled beauty and tranquility. Located just minutes from the charming village of Millerton, this retreat offers both privacy and accessibility. A short 10-minute drive to the Metro-North train station ensures seamless travel, whether for work or leisure. Experience the best of country living without sacrificing modern conveniences, including nearby medical facilities. **Exclusively offered @ \$1,450,000**

**101.30 acres Skunks Misery Rd** - Experience Nature's Finest - A Rare Land Offering in an Exclusive Estate Area! Discover the epitome of natural beauty in this exquisite property, where lush woods, expansive meadows, serene ponds, and babbling streams create a breathtaking landscape. Sweeping vistas enhance the charm of this idyllic retreat, offering a rare opportunity to own a piece of paradise. Perfectly positioned, this prime location ensures ultimate convenience—just a 10-minute drive to the Metro-North train station, providing effortless access to city adventures. Meanwhile, the trendy village of Millerton is only 5 minutes away, boasting vibrant culture, chic amenities, and a welcoming community. Whether you dream of a secluded escape or the perfect canvas to build your dream home, this extraordinary land is waiting for you. Act now to claim this rare gem and embrace a lifestyle of tranquility and elegance. Contact us today and step into a world of endless possibilities! Exclusively **Offered @ \$1,450,000**

**49.63 acres Cascade Mountain Rd, Amenia** - PRIVACY PRIVACY 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 Westerly Ridge** - A gorgeous setting with stunning vistas. A long sweeping trail takes you to the homesite on this spectacular 7.91 acre parcel. **Offered @ \$89,000**

**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. **Offered @ \$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 @ \$113,900**



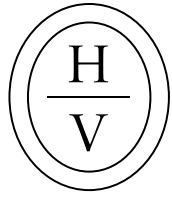
**North East / Millerton:** An 1840 Center Hall Colonial nestled on over 8 acres of fertile land, boasting a barn with a 188x36 ft footprint, including a second-floor hay mow. The magnificent original post and beam shelter has been enlarged over generations, including laminated curved beams at the East 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 @ \$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. Set on 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 has to offer. **Offered @ \$599,000**



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## 461 Silvernails Road

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



Price Improvement

## 91 Lambert Road

Sharon, CT  
\$2,995,000 | - BD | - BA | - SF | 94.00 Acres



## 3715 Highway 44

Millbrook, NY  
\$1,200,000 | 5 BD | 4 BA | 3,664 SF | 4.06 Acres



Price Improvement

## 211 N Tower Hill Road

Millbrook, NY  
\$595,000 | 2 BD | 4 BA | 1,504 SF | 1.90 Acres



Price Improvement

## 114 Brush Hill Road

Millbrook, NY  
\$4,675,000 | 4 BD | 5 BA | 4,024 SF | 51.40 Acres



## Chestnut Ridge Road

Dover Plains, NY  
\$815,000 | - BD | - BA | - SF | 84.67 Acres

COMPASS

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**SALISBURY, CT \$11,950,000.**  
Linden Hill Farm. Magnificent Country Estate. Exquisitely Renovated Georgian Revival. Guest & Caretakers Houses. Pool. Gym. Barn. Tennis. Views. 71.56± Acres. Peter Klemm. 860.868.7313.



**WASHINGTON, CT \$6,250,000.**  
Rock Gate. Ehrick Rossiter Masterpiece. 5-6 Bedrooms. 10 Fireplaces. Renovated Kitchen & New Mechanicals. Saltwater Pool. 3.13± Acres. Maria Taylor. 860.868.7313.



**WASHINGTON, CT \$5,950,000.**  
Uber Luxe Country House. Completely Redesigned. 5 Bedrooms. 4 Fireplaces. 2-car Attached Garage. Professionally Landscaped. 15.23± Acres. Peter Klemm. 860.868.7313.



**WASHINGTON, CT \$3,250,000.**  
The Barr & Abel Calhoun Farm. 4 Bedroom 1800s Farmhouse. 2 Bedroom Guesthouse. Barn. Lush Gardens. Historic District. Rare! 24± Acres. Peter Klemm. Carolyn Klemm. 860.868.7313.



**GOSHEN, CT \$2,995,000.**  
Sprawling Colonial with 100' of Woodridge Lake Frontage. 6 Bedrooms. 3 Fireplaces. Pool with Spa. Barn with Paddocks. 2 Ponds. Abuts 2 State Forests. 12± Acres. Carolyn Klemm. Peter Klemm. 860.868.7313.



**MERRYALL, CT \$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.



**SHARON, CT \$1,150,000.**  
Chic & Private Single-Level. 4 Bedrooms. 3.5 Baths. 4 Fireplaces. Stone Terrace. 2-car Garage. Abuts Land Trust. 9.3± Acres. Graham Klemm. 860.868.7313.



**LITCHFIELD, CT \$985,000.**  
Private Modern Barn-style. 3 Bedrooms. 3 Baths. 2 Fireplaces. Hot Tub. Enclosed Porch. Enchanting Grounds. Convenient Location. 3.37± Acres. Cleve Fuessenich. 860.567.5060.



**WASHINGTON, CT \$895,000.**  
Quarry Ridge Condominium. Spacious End-Unit. High-end Renovation. 3 Bedrooms. 2 Full, 2 Half Baths. Fireplace. 2-car Garage. Views. Prime Location. Carolyn Klemm. 860.868.7313.



**WASHINGTON DEPOT, CT \$859,000.**  
Unique Residential Compound. 3 Homes. Small Barn. Babbling Brook. Gardens. Views. Close to Town & Steep Rock. 1.16± Acres. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.



**NEW MILFORD, CT \$849,000.**  
Enchanting 4 Bedroom Colonial. 1 Bedroom Guesthouse. Lap Pool. Outbuildings. Gardens. Views. Coveted Location. 2.45± Acres. Judy Auchincloss. Jamie Marcoux. 860.868.7313.



**PRICE IMPROVEMENT**  
**WASHINGTON, CT \$649,000.**  
Single-level with Lots of Potential. 3 Bedrooms. 2 Fireplaces. 2-car Garage. Westerly Views. Abuts Golf Course. 3.41± Acres. Owner/Agent Related. Sally Gorman. 203.263.4040.

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