

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

September 2025

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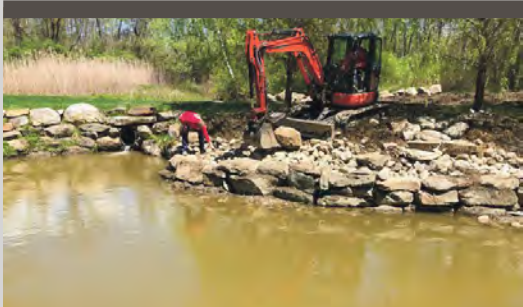


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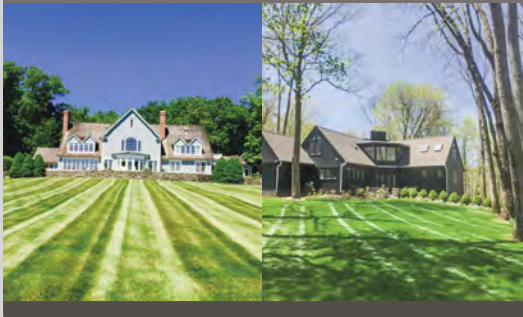
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2) A BEAUTIFULLY BUILT & ENGINEERED, 1 FLOOR HOME OF 3200 SQ. FT., set on a private hilltop. Stunning views, to the South and West. Spacious living areas offer great wall spaces for art. Other rooms with large windows, flood the home with light year round. There are 3 bedrooms, 3+ baths, a multi-purpose 'extra' room, and a huge basement area adaptable for games, a home 'theatre', or additional purposes. 5+ acres surrounds the home, with more land available, and has room for swimming pool. Very private. **OFFERED AT \$1,995,000.**



3) LAKEVILLE RENTAL: SCHOOL SEASON, SUMMER, OR YEAR ROUND: 3-4 bedrooms, LR-DR, library, private, casually furnished. Call agent for various time terms and pricing. Convenient to all area amenities. Available from September 1.



4) LAND PARCEL: SALISBURY: 5.9 ACRES, SET NEAR THE MIDDLE OF THE VILLAGE. Lightly wooded with extensive stream frontage, and a seasonal mountain view. Away from the highway, but walkable to the village. Limited to 1 main residence or a compound. Partially agent owned. **OFFERED AT \$450,000.**



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RESTORED 1822 FARMHOUSE
Millbrook, NY • \$6,785,000
5,162 sq.ft. | 51.86 acres | 5 BRs | 5 FBs | 1 HB
Sunroom with floor-to-ceiling windows, gunite pool, 3-car garage
EH#5430 • Bill Melnick & Elyse Harney Morris



ARCHITECTURAL MOUNTAIN VIEW ESTATE
Salisbury, CT • \$4,295,000
4,838 sq.ft. | 39.60 acres | 4 BRs | 3 FBs | 2 HBs
Private, open-concept great room. primary suite offers a porch
EH#5528 • Elyse Harney Morris & Liza Reiss



CONTEMPORARY FARMHOUSE
Pine Plains, NY • \$2,495,000
4,648 sq.ft. | 53 acres | 3 BRs | 3 FBs
Private with panoramic western views, abundant natural light
EH#5603 • Elyse Harney Morris & Bill Melnick



SWEEPING VIEWS & ULTIMATE PRIVACY
Copake, NY • \$1,995,000
61.54 acres
Premier building site atop a private promontory
EH#5584 • John Panzer



1840 MIXED-USE BUILDING
Salisbury, CT • \$1,945,000
4,685 sq.ft. | 0.11 acres | 2 FBs | 1 HB
Fully Renovated Mixed-Use Building, showroom-quality kitchen
EH#5483 • Elyse Harney Morris & John Panzer



EXTRAORDINARY PROPERTY
Falls Village, CT • \$1,750,000
3,078 sq.ft. | 98.87 acres | 4 BRs | 3 FBs
5 fireplaces, library and study, attached Greenhouse
EH#5594 • Juliet Moore



MODERN RETREAT
North Canaan, CT • \$1,375,000
2,460 sq.ft. | 0.71 acres | 3 BRs | 3 FBs
Renovated single-level home furnished for turnkey luxury living
EH#5583 • Dave Taylor & Elyse Harney Morris



AMERICAN FARMHOUSE WITH VIEWS
Sheffield, MA • \$1,275,000
3,528 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



SERENE COUNTRY ESTATE
Goshen, CT • \$1,180,000
3,186 sq.ft. | 10.39 acres | 3 BRs | 2 FBs | 1 HB
Attached garage, recent updates, fenced in-ground pool
EH#5599 • Tracy Macgowan & Rick Meehan



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



WOODLAND RETREAT

Sharon, CT • \$1,125,000

2,565 sq.ft. | 4.92 acres | 3 BRs | 2 FBs | 1 HB

Meticulously renovated home with Sun-filled rooms and views
EH#5568 • John Panzer & Elyse Harney Morris



GRACIOUS IN-TOWN LIVING

Sheffield, MA • \$773,000

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

Features high ceilings, wonderful light, and spacious rooms
EH#5497 • Dave Taylor & Elyse Harney Morris



CLASSIC CAPE WITH POOL

Sheffield, MA • \$845,000

2,408 sq.ft. | 1 acres | 3 BRs | 2 FBs | 1 HB

Features a beautiful, heated pool, 2-bay Garage with a loft
EH#5539 • Juliet Moore



1880 GRAND COLONIAL ESTATE

Pine Plains, NY • \$595,000

3,180 sq.ft. | 0.73 acres | 4 BRs | 2 FBs | 1 HB

Soaring ceilings, expansive bedrooms, full basement
EH#5604 • Arleen Shepley



MID-CENTURY MODERN VILLAGE HOME

Millerton, NY • \$487,500

2,082 sq.ft. | 1.30 acres | 3 BRs | 2 FBs | 1 HB

Thoroughly updated, open concept, abundant natural light
EH#5605 • Arleen Shepley



VILLAGE RENOVATION PROJECT

Millerton, NY • \$200,000

1,176 sq.ft. | 0.29 acres

Opportunity for investors and renovation enthusiasts
EH#5597 • Arleen Shepley



1900S BERKSHIRE FARMHOUSE

Sheffield, MA • \$685,000

2,395 sq.ft. | 1 acres | 3 BRs | 3 FBs

Recent renovations, views across protected conservation land
EH#5610 • Lauren Molk & Elyse Harney Morris



MOVE-IN READY MOBILE HOME

Millerton, NY • \$97,377

924 sq.ft. | 2 BRs | 2 FBs

Move-in ready, open-concept living room and eat-in kitchen
EH#5593 • Arleen Shepley



SCENIC PARCEL WITH MOUNTAIN VIEWS

Salisbury, CT • \$850,000

28.49 acres

Architectural renderings offer inspiration for your dream estate
EH#5612 • Tracy Macgowan

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Sharon, CT
1880'S PERFECTION ON 4 ACRES
\$3,995,000 | 6 BEDS | 5/1 BATHS | POOL
Cagney Morrison 646.765.3138



Sharon, CT
UNINTERRUPTED TRANQUILITY & PRIVACY
\$2,000,000 | 5 BEDS | 4/1 BATHS | 62+ ACS
Alan T. O'Doherty 917.993.3483



Richmond, MA
LEGENDARY C. 1776 ESTATE ON 11 ACS
\$1,500,000 | BARN | GREENHOUSE
Leslie Glenn Chesloff 917.838.5357
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Sharon, CT
NESTLED IN A SERENE SETTING
\$760,000 | 3 BEDS | 2 BATHS
David Mallison 860.459.5273



Norfolk, CT
HISTORIC 1907 HOME ON 3.4 LEVEL ACRES
\$675,000 | 5 BEDS | 2 BATHS
John Harney 860.921.7910



Kent, CT
BEAUTIFUL VIEWS & SPACIOUS LAYOUT
\$630,000 | 4 BEDS | 2/1 BATHS
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\$1,500,000 | 4 BEDS | 3/1 BATHS
Janet Nelson 860.488.7151



Lakeville, CT

THOUGHTFULLY UPDATED HISTORIC HOME
\$1,300,000 | 4 BEDS | 3/1 BATHS
John Harney 860.921.7910



Salisbury, CT

FULLY RENOVATED ON 3.83 ACRES
\$1,150,000 | 4 BEDS | 2/1 BATHS
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Sharon, CT

DUPLEX LOCATED IN THE HEART OF TOWN
\$525,000 | 4 BEDS | 2/2 BATHS
Amy Longley 860.671.9400



Colebrook, CT

CHARM & UNDERSTATED ELEGANCE
\$495,000 | 4 BEDS | 1/1 BATHS
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Amenia, NY

BEAUTIFULLY MAINTAINED RANCH
\$389,000 | 2 BEDS | 2 BATHS | 7.14 ACRES
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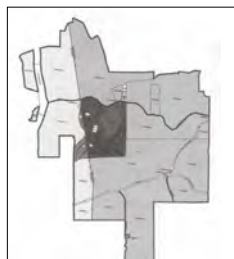
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Milan /Pine Plains 1,946 acres - This 1,945-acre sanctuary is truly heaven on earth, offering boundless opportunities for those seeking privacy and serenity. Whether you're dreaming of a family estate, a corporate retreat, a game preserve, or even 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 Taconic's to the northeast. The land is adorned 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 - Commanding one of the most breathtaking vistas in the region, this 228 acre estate features a private knoll at 1,250 feet, with uninterrupted views to the Catskills. So much of this land benefits from vast vistas to the Taconics (Foothills to the Berkshires) and the impressive surrounding countryside. Offered for the first time in generations, this legacy property once a distinguished family farm is impressive. Extraordinarily rolling, fertile fields stretch across the landscape, perfectly suited for refined agricultural pursuits or the creation of a grand equestrian or country estate. With no restrictions and multiple premier homesites, this rare opportunity promises total privacy, dramatic panoramas, and endless possibilities. **Offered @ \$3,600,000.**



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**



Amenia 211.25 acres - Discover an exceptional opportunity to own 211.25 acres of unspoiled beauty, blending open farmland and serene woodlands with panoramic views that grow ever more breathtaking as you climb to the property's high points. Spanning six parcels with multiple road access points, this versatile tract offers endless potential—whether you envision a private estate, a family compound, or a thoughtfully planned subdivision. Fertile hay and corn fields complement the expansive woodlands, which are laced with established trails for hiking, riding, or exploration. Multiple prime building sites rise to elevations of 1,200 feet, offering spectacular vistas in every direction. Ideal for organic farming, equestrian use, or simply as a private recreational retreat, this diverse landscape is a haven for hunters and nature lovers alike. Perfectly located in northeastern Dutchess County, just minutes from the charming villages of Amenia, Millbrook, Millerton, and Sharon—with the Wassaic Metro-North Station nearby, offering under two hours to New York City by train or car. **Offered @ \$3,380,000**



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**

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**



Skunks Misery Rd, 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**



Skunks Misery Rd, 101.30 acres - 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 @ \$1,550,000**



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**



Millerton - Strong in character and charm. Generous rooms, high ceilings, plenty of natural light, handsome wood floors and all the comforts of home. The utilities have all been updated. The 4-season sunroom is such great addition to this home. The family that lives here needs a little notice but it will be well worth the trip. This corner lot is minutes away from downtown Millerton and the Harlem Valley Rail Trail. Metro North's Wassaic Station is just about 15 to 20 minutes away. **Offered \$ \$387,000**



Millerton Village - This building appears to be rock solid with tremendous space. With 4 bedrooms and 2 full baths the potential is invigorating. There is a nice level yard and a detached one car garage with an additional car port. Many of the rooms are not being used in the conventionally. There is some work to be done here and hopefully you will see opportunity that this property has to offer. Ample notice required to show. **Offered @ \$319,000**

Smithfield Rd, Town of North East - a distinguished 5 acre parcel in an impressive location. There is a trail prepared for easy access so plan a visit to make this premium home site a priority. Vistas feature the unspoiled countryside and all-day sun. Plenty of room to grow your own. A stunning setting located just minutes from Millerton, Amenia, the Wassaic Train Station and readily accessible to all the region has to offer. **Offered for the first time in decades @ \$239,000**

South Amenia - Welcome to 9.19 acres of rolling meadow, offering breathtaking vistas of the Eastern Dutchess County countryside. Tucked away from the road, this peaceful and private setting provides the perfect canvas for your dream home. Whether you're envisioning a simple retreat, a working farm, or a lush garden oasis, this land supports a wide range of possibilities. Enjoy easy access to Metro-North, the towns of Sharon and Kent, scenic rail trails, and state parks—serenity meets convenience. Agricultural exemption keeps taxes low at just 237.00 per year. **Offered @ \$215,000**

Amenia Lot #2 Westerly Ridge - An exceptional parcel set on a rise with stunning sunsets and glorious sun rises. The vistas of the surrounding countryside are spectacular. This unspoiled 7.9 acre home site offers tranquility and a most impressive setting and location. There is a well already installed yielding 6.5 gallons per minute and the sewage Disposal System to be installed by the purchaser requires no fill. There is an updated Board of Health Approval. Located only minutes from Sharon, Ct and in the other direction the Wassaic Train Station is minutes away. The area is filled with recreational and cultural activities. **Offered @ \$189,000**

Amenia Lot #4 Westerly Ridge Drive - A coveted location near the CT border. This open and rolling 6.34 acres offers bright skies by day and clear dark skies at night that are ideal for stargazing. The firefly spectacle is about to commence at the end of June. This wildlife habitat welcomes your new home that will enjoy the benefits of a short driveway, nearby utilities, (cost saving) stunning vistas, some wetlands and meadow that share the wildflowers and nature's bounty, the ecological blend is impressive. The native plants have been preserved and restored. The bird watching is riveting. This parcel is BOHA for a 4-bedroom home with no fill required. Westerly Ridge is located minutes from the Wassaic Train Station, Sharon, CT and the Village of Millerton. The region is blessed with the Harlem Valley Rail Trail, Farm Markets, Farm Stands and a pleasant variety of cultural and recreational activities. **Offered @ \$169,000**



Millerton - Beilke Rd - An extraordinary location about halfway between the Village of Millerton and Rudd Pond State Park. This 3-bedroom 1 bath home is power packed with exceptional enhancements: Granite kitchen counter, upgraded appliances, authentic hard wood floors throughout, a screened in front porch, a private back deck that overlooks the incredible back yard and the fun filled inground pool. This home has been remarkably maintained. This home is ideally situated so as to enjoy the region's recreational and cultural activities. Biking, hiking, and golf all nearby. The Village of Millerton is so convenient and there you will find great restaurants, a movie theater and several amazing shops. The Harlem Valley Rail Trail is an easy bike ride away from very sweet home sweet home. **Price adjustment @ \$387,000**



Dover Plains - For the first time this well constructed 3-bedroom, 1.5 bath home on a huge level lot is being offered to settle the Estate. There are no photos online until the home is emptied out. Each room is well proportioned, ample closets, the ceiling height is 7'6", the home is dated, the carpets are worn and need to be replaced. Under the carpet are hardwood floors that will change the character 110%. The lower level consists of a finished family room, half bath, a sitting room and office with its own exterior entry. Three REMARKABLE FEATURES: An Elevator! and an unbelievable fenced in yard and hardwood floors under the carpeting. This is your own field of dreams. There is plenty of room for children, pets and gardens. Conveniently located only 2 minutes to Metro North and or Route 22. **Offered at \$359,000**



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. **Price adjustment @ \$225,000**



Dover Plains - Circa 1952 - A delightful home that has been totally transformed into a casually elegant masterpiece. The roof was replaced in 2012. The siding was replaced in 2022. The interior of the home was totally redone in 2024. The floors are exquisite, the tiled baths are luxurious, the kitchen is a dream quartz counter and back splash, and the flow is welcoming. The charm and character blended with tasteful style and dignity contribute to the comforts of a special home. A great setting in a convenient location. Metro North and Route 22 are minutes away. This region is blessed with a host of cultural and recreational opportunities. **Offered @ \$469,000**



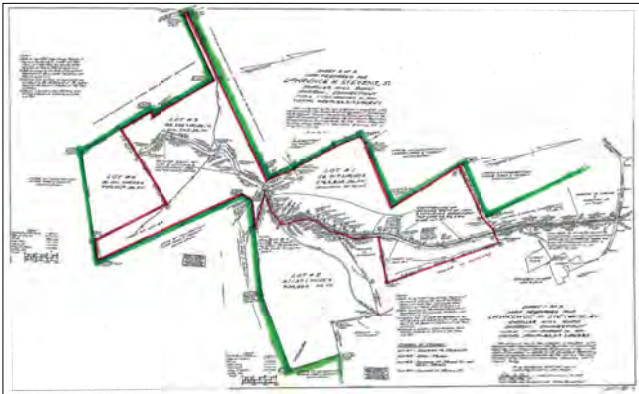
Amenia 51 Depot Hill Rd - For the first time ever this home that has been passed down from the original owner to the next generation is being offered for sale. The roof is 3 years young; the central air conditioning system is 3 years young and the floors throughout the home are only 2 years young. The floors are durable and very handsome. This home is equipped with a spacious living room, 3 bedrooms, 2 baths, a den, office and a huge family room with a pellet stove. The eat in kitchen and dining area can feed and seat a herd. The outdoor space offers a 12 x 12 deck that could use a facelift and a sunroom that is 11'9" x 11'9". Proudly perched on .62 acres with plenty of natural light in a fabulous location. Make plans to come for a visit: this just might be your dream home. Metro North's Wassaic Station is minutes away. The countryside is blessed with farm markets and farm stands. The Harlem Valley Rail Trail is right down the street. **Offered @ \$439,000**



Dover Plains - Nestled at the end of the cul de sac this charming home is being offered for the first since 1995. What a fabulous home this is. There are exquisite hard wood floors throughout except for the bathrooms that have a tile floor. This country home is in outstanding condition. Each room presents distinct qualities. The main living level has an eat in kitchen that opens up into a great room with a generously sized dining area and a living room that is ideal for entertaining family and friends. These rooms feature a vaulted ceiling. The primary bedroom and primary half bath are privately situated away from the entertaining rooms. The second level has three well-proportioned rooms. Two are bedrooms and the third is the perfect location for a playroom or office. The full bath features a jacuzzi tub. This family has poured their heart and soul into maintaining this home. Entering the great room is breath taking. Located just minutes to Metro North. **Offered @ \$379,000**



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Lot 1 – 26 Acres

Asking \$565,000

- Road access and underground conduits already installed
- Cleared building site
- Gently sloping terrain with partial views
- Development-ready

Lot 3 – 25 Acres

Asking \$575,000 (or bundled with Lot 4)

- Cleared building site with elevated views
- Utility easement in place (road/utilities still needed)
- Private, scenic, and well-positioned for an estate home

Lot 4 – 10 Acres

Only available with Lot 3

- Untouched land with expansive view potential
- Ideal for creating privacy or long-term land holding

Lots 3 & 4 – 35 Acres Together

\$635,000

- Must be purchased as a package
- A compelling opportunity for buyers looking for views, privacy, and future growth

All 3 Lots Combined – 61 Acres

\$1,095,000

- Two cleared building sites
- Utility easement in place for all parcels
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Quality construction through out the 2682 sq ft 3 BR, 3.5 Bath on a private road on 5 acres with a barn and pool.

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SOUTH KENT: CAMP FLATS

This antique 3 BR, 2.5 bath farm house has a hidden pool and barn with an apt and sits on 5.5 pastoral acres.

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SHERMAN: 20 ACRES

20 acres is outlined in black, the abutting 31 acres in green. Two great brooks traverse the property.

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Source: SmartMLS, CC & DC MLS, MHMLS and Klemm Private Sales 1/1/93 - 12/31/24

