

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

October 2025

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5,287 sq.ft. | 60.96 acres | 4 BRs | 4 FBs | 1 HB
Offers views, private walking trails & guest house
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RENOVATED HOUSATONIC RIVERFRONT

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2,632 sq.ft. | 3.61 acres | 3 BRs | 3 FBs
Offers privacy, fully renovated & detached guest suite
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SALISBURY COUNTRY ESTATE

Salisbury, CT • \$1,875,000
5,889 sq.ft. | 10 acres | 4 BRs | 3 FBs | 2 HBs
Offers privacy, recent updates, indoor pool & detached garage
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Offers five income-generating rental homes & a dairy farm
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Offers passive solar design & geothermal heating/cooling
EH#5619 • Dave Taylor



ANTIQUE FARMHOUSE

Cornwall, CT • \$1,185,000
2,682 sq.ft. | 10.35 acres | 3 BRs | 3 FBs
Borders protected State of Connecticut land
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#1 Broker for Salisbury & Sharon and the Top 6 Agents*

*Ranking Report - CTMLS - last 12 months



PRIME COMMERCIAL OPPORTUNITY

Salisbury, CT • \$\$\$\$1,100,000

4,773 sq.ft. | 0.76 acres | 2 FBs | 1 HB

Versatile commercial offers eight spacious rooms on the 1st floor,
EH#5541 • Evan Cooper & Tracy Macgowan



LAKEVILLE COUNTRY HOME

Salisbury, CT • \$1,095,000

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



STREAMSIDE BERKSHIRE RETREAT

Sheffield, MA • \$875,000

2,452 sq.ft. | 2 acres | 4 BRs | 2 FBs | 1 HB

Set on a private parcel & renovated in 2022
EH#5625 • Dave Taylor



18TH CENTURY GAYLORD HOMESTEAD

New Milford, CT • \$840,000

3,808 sq.ft. | 1.14 acres | 4 BRs | 4 FBs | 1 HB

Offers a heated in-ground pool, cabana & attached garage
EH#5533 • Liza Reiss & Holly Leibrock



HISTORIC 1830S GOSHEN FARMHOUSE

Goshen, CT • \$795,000

2,238 sq.ft. | 26.94 acres | 3 BRs | 2 FBs

Presents a rare opportunity with subdivision potential
EH#5616 • Holly Leibrock & Liza Reiss



COUNTRY HOME

Sharon, CT • \$720,000

2,240 sq.ft. | 2.08 acres | 3 BRs | 2 FBs | 1 HB

Offers privacy, views, finished basement & attached garage
EH#5618 • Evan Cooper



ONE-LEVEL LIVING IN INDIAN LAKE ESTATES

Millerton, NY • \$419,000

1,144 sq.ft. | 1.25 acres | 3 BRs | 2 FBs

Offers direct lake access, partially finished basement & garage
EH#5624 • Arleen Shepley & Tracy Macgowan



CHARMING COLONIAL

Amenia, NY • \$398,000

1,824 sq.ft. | 0.50 acres | 3 BRs | 2 FBs

Renovated & new septic installed in August 2025!
EH#5578 • Liza Reiss & Holly Leibrock



SEASONAL LAKE HOUSE

Millerton, NY • \$149,000

784 sq.ft. | 2 BRs | 1 FB

This lakefront cabin is the perfect retreat for summer getaways.
EH#5542 • Arleen Shepley



PHOTO BY RILEY KLEIN



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15 Herrick Road, Sharon, CT
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6 Claudia Lane, Sharon, CT
\$2,000,000 | 5 BEDS | 4/1 BATHS | 62.5 ACRES
Panoramic Views. Uninterrupted Privacy. 7,000+ SF.
Alan T. O'Doherty 917.993.3483



40 Valley Road, Salisbury, CT
\$1,095,000 | 4 BEDS | 3/1 BATHS | 0.74 ACRE
1745 Antique. Expanded & Updated. Four Fireplaces.
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267 Main Street, Lakeville, CT
\$1,045,000 | 4 BEDS | 3/1 BATHS | 1.18 ACRES
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156 Millerton Road, Sharon, CT
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233 Sharon Goshen Turnpike Road, Cornwall, CT
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39 Treasure Hill Road, Kent, CT
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31 Sunset Ridge Road, Norfolk, CT
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132 South Kent Road, Kent, CT
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159 Sandy Brook Road, Colebrook, CT
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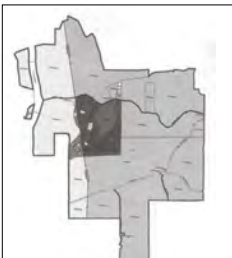
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Milan /Pine Plains 1,946 acres - This 1,945-acre sanctuary is truly heaven on earth, offering boundless opportunities for those seeking privacy and serenity. Whether you're dreaming of a family estate, a corporate retreat, a game preserve, or even 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**



Amenia - Flood Drive - A remarkable setting and the ideal country home. With 3 bedrooms and 2 baths the home is complimented with a private yard, private deck, an above ground pool and a party barn that can be used for countless endeavors. The boiler is 4 years young and the roof was put on in November of 2024. There is easy access to the Harlem Valley Rail Trail and Metro North is minutes away. Amenia - Pleasing to the eye. **Offered @ \$439,000**



Millerton Village Gem - Sturdy and spacious, this home boasts 4 bedrooms and 2 full baths, offering exciting potential. Enjoy a level yard perfect for outdoor living, plus a detached one-car garage and an extra carport. Several rooms are currently used unconventionally, presenting a unique opportunity to customize the space to your vision. Some updates are needed, but with imagination, this property shines. Please allow ample notice for showings. **Offered @ \$299,000**

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 @ \$155,000**



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 with a 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 @ \$449,000**



Amenia 51 Depot Hill Rd - For the very first time, this cherished home—lovingly passed down from the original owner to the next generation—is available on the market. Recent updates include a 3-year-young roof, a 3-year-young central air system, and handsome, durable floors installed just 2 years ago. Inside, you'll find a spacious living room, three bedrooms, two baths, a den, office, and a generous family room warmed by a pellet stove. The eat-in kitchen and dining area are perfect for gatherings large or small. Outdoor living is enhanced by a 12' x 12' deck ready for a refresh, plus a sunroom measuring 11'9" x 11'9". Set proudly on .62 acres, this light-filled home enjoys a wonderful location close to Metro-North's Wassaic Station, the Harlem Valley Rail Trail, and the region's abundant farm markets. **Offered at \$410,000** — come see if this is your dream home



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 Route 22. **Offered at \$356,500**



Dover Plains - This well-loved home, offered for the first time since 1995, is peacefully located at the end of a cul-de-sac. With hardwood floors throughout (tile in baths), it's in excellent condition and full of character. The main level features an eat-in kitchen opening to a vaulted-ceiling great room with a large dining area and inviting living space—ideal for entertaining. The primary bedroom with half bath is privately set apart from the main living areas. Upstairs, two spacious bedrooms and a flexible bonus room offer ample space, while the full bath includes a jacuzzi tub. Lovingly maintained by one family, this home is a rare find just minutes to Metro-North and area amenities. **Offered @ \$379,000**



Millerton - Life in the Village doesn't get much sweeter than this! Nestled on a quiet lane, this 3-bedroom, 2-bath home is just minutes from Millerton's lively Main Street—but so serene you may never want to leave. The open layout makes it easy to gather, relax, or spread out. Downstairs, the basement is a blank canvas—studio, game room, gym, or workshop, the choice is yours. A two-car garage and freshly paved driveway add convenience, while the fenced front yard keeps kids and pets safe. Out back, a roomy deck overlooks a sunny yard with plenty of space for gardens, play, or simply soaking up the blissful setting. Warm, well-kept, and ready for its next chapter, 27 Meadow Lane is waiting for you! **Offered @ \$429,000**



Millerton - This home combines timeless character and spacious comfort with a sturdy, well-built feel. The sunroom addition, boasting vaulted ceilings and three walls of glass, floods the space with light and creates a warm, welcoming atmosphere that truly distinguishes this residence from typical Village homes. Hardwood floors and generous ceiling heights grace the bedrooms, making them perfect retreats for family and guests alike. Ideally situated close to downtown Millerton and the Harlem Valley Rail Trail, this location offers easy access to a rich array of recreational and cultural experiences. Plus, the finished third floor provides flexible space—ideal for an office, studio, or creative haven. **Offered @ \$349,000**

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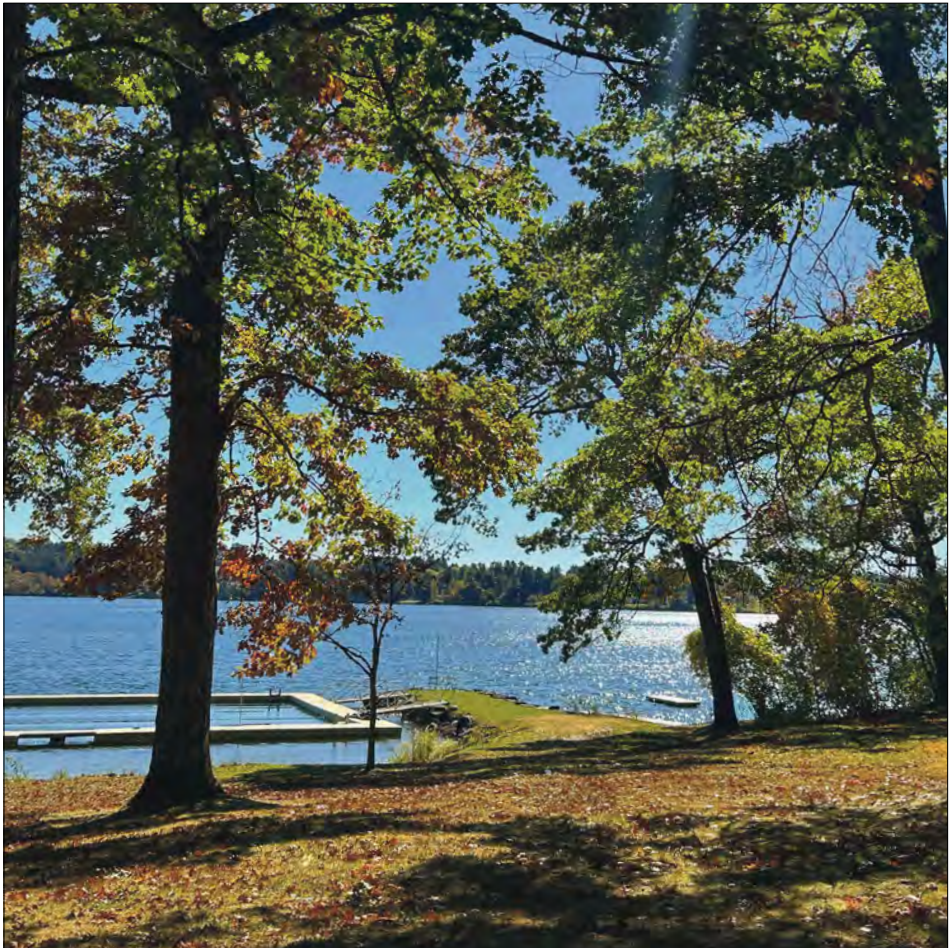


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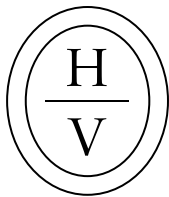
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