

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

December 2025

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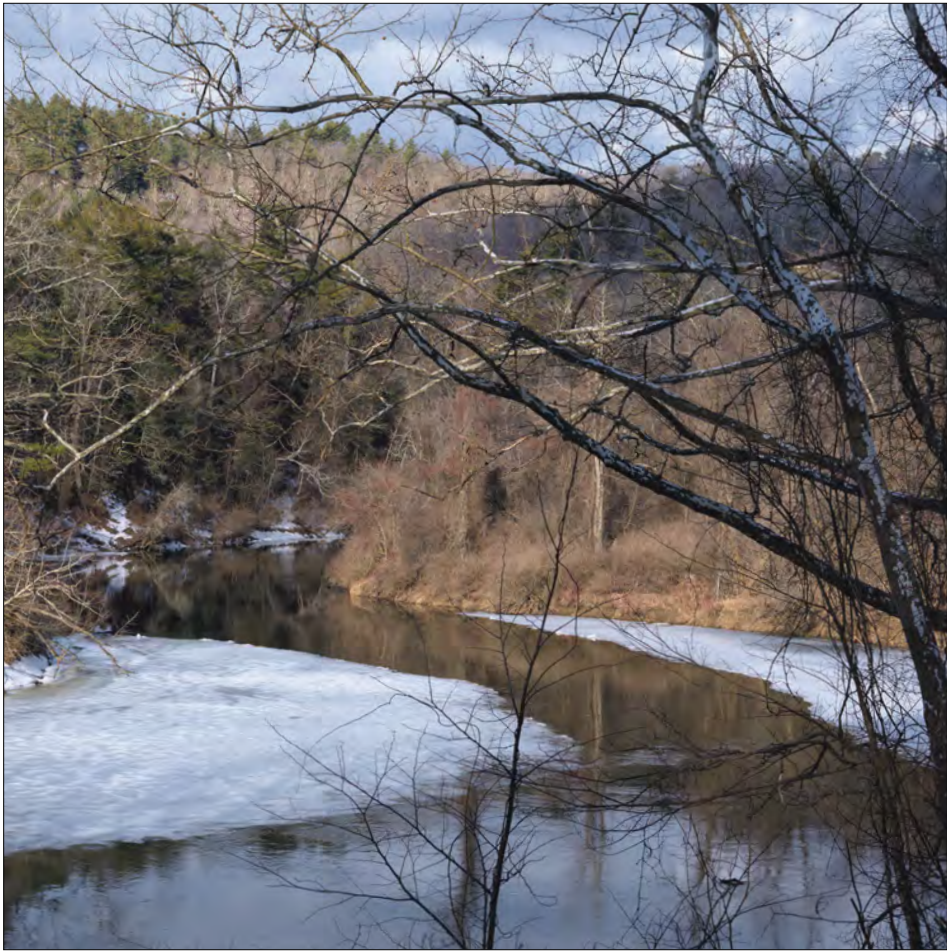


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ONE EXCELLENT RENTAL, AND ONE FOR SALE SHOWN BELOW. AS WE MOVE THROUGH DECEMBER AND INTO 2026, A VERY HAPPY HOLIDAY MONTH AND BEST WISHES FOR 2026 TO ALL WHO SEE THIS MONTH'S AD.



SALISBURY CT: This mid-century 3200 sq. ft. 1 floor residence is minutes from the Salisbury-Lakeville villages, Millerton (NY), Metro North-to NYC, skiing, theaters, and many other area features exist all around. While there may be some ‘personal needs’ renovation to make it perfectly yours, it is a wonderfully laid out 3 bedroom, 3+ bath home with a spectacular outlook, (having stunning views to the south and west). Great privacy, great light, and address, are all standard. **ADDITIONAL HIGHLIGHTS:** Open living spaces; spacious hall ways; room-by-room heating; full home AC, backup generator, a huge 3000+ sq. ft. basement for games, storage, a movies location, or whatever you want, and a spacious 2 car garage, full house internet connectivity, high quality technical, mechanical, and structural elements and ‘rock solid’ construction add to all the other features of this unique property. Additional property is also available. **OFFERED with 5 ACRES AT \$1,995,000.**



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9,748 sq.ft. | 67.00 acres | 11 BRs | 7 FBs | 3 HBs
Three residences, spring-fed pond, specimen trees & trails
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SPRAWLING LAKEVILLE COMPOUND
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6,261 sq.ft. | 21.19 acres | 5 BRs | 5 FBs | 2 HBs
Main & guest house overlooking heated 55' gunite pool
EH#5493 • Elyse Harney Morris & Liza Reiss



HISTORIC GRASSLANDS FARM
Salisbury, CT • \$3,680,000
5,497 sq.ft. | 12.16 acres | 5 BRs | 5 FBs | 3 HBs
Magnificently renovated estate with Bear Mountain views
EH#5502 • Elyse Harney Morris & Holly Leibrock



GREEK REVIVAL WITH GARDENS & BARNs
Cornwall, CT • \$2,495,000
4,380 sq.ft. | 24.58 acres | 6 BRs | 3 FBs
Listed on State Register; gardens, barns & studio space
EH#5577 • Bill Melnick & Elyse Harney Morris



RENOVATED HOME WITH POOL
Salisbury, CT • \$2,045,000
3,777 sq.ft. | 3.18 acres | 3 BRs | 3 FBs
Privacy plus dramatic two-level deck and pool
EH#5653 • Thomas M. Callahan



MODERN COMFORT ON SHARON MOUNTAIN
Sharon, CT • \$1,995,000
3,105 sq.ft. | 7.01 acres | 4 BRs | 3 FBs | 1 HB
2024 full renovation opposite conservation land
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RESTORED 1880s ESTATE WITH BARN
Salisbury, CT • \$1,995,000
3,425 sq.ft. | 2.54 acres | 5 BRs | 2 FBs | 1 HB
Masterful blend of period craft & modern luxury
EH#5565 • Elyse Harney Morris & Evan Cooper



COUNTRY ESTATE WITH INDOOR POOL
Salisbury, CT • \$1,775,000
5,889 sq.ft. | 10.00 acres | 4 BRs | 3 FBs | 2 HBs
Sophisticated residence minutes to downtown Salisbury
EH#5588 • Arleen Shepley & Tracy Macgowan



CLASSIC FARMHOUSE WITH EPIC VIEWS
Sheffield, MA • \$1,275,000
3,528 sq.ft. | 10.23 acres | 4 BRs | 5 FBs
Pool, detached garage & sweeping protected vistas
EH#5325 • Bill Melnick & Elyse Harney Morris



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

*Ranking Report - CTMLS - last 12 months



BEAUTIFUL FARMHOUSE RETREAT

Amenia, NY • \$1,162,500
4,108 sq.ft. | 11.60 acres | 4 BRs | 3 FBs | 1 HB
Light-filled plan; gourmet kitchen; serene setting
EH#5580 • Arleen Shepley



WOODLAND RETREAT

Sharon, CT • \$1,125,000
2,565 sq.ft. | 4.92 acres | 3 BRs | 2 FBs | 1 HB
Renovated minutes from the Village of Sharon
EH#5568 • John Panzer & Elyse Harney Morris



BREATHTAKING VIEWS

West Cornwall, CT • \$1,075,000
2,948 sq.ft. | 18.31 acres | 2 BRs | 2 FBs
Perched above iconic covered bridge & mountain ridges
EH#5652 • Bill Melnick



CLASSIC CAPE WITH POOL

Sheffield, MA • \$795,000
2,408 sq.ft. | 1.00 acres | 3 BRs | 2 FBs | 1 HB
Between NW Connecticut & the Berkshires; detached garage
EH#5539 • Juliet Moore



GRACIOUS IN-TOWN LIVING

Sheffield, MA • \$763,000
3,082 sq.ft. | 0.50 acres | 3 BRs | 2 FBs | 1 HB
Walk-to-everything; residential/commercial zoning
EH#5497 • Dave Taylor & Elyse Harney Morris



COLONIAL HOME IN FALLS VILLAGE

Falls Village, CT • \$715,000
1,866 sq.ft. | 0.26 acres | 3 BRs | 2 FBs
Prime in-town location with main-floor suite
EH#5661 • Holly Leibrock & Liza Reiss



MID-CENTURY MODERN DECK HOUSE

Lakeville (Salisbury), CT • \$645,000
1,654 sq.ft. | 2.65 acres | 3 BRs | 2 FBs
Renovated; dedicated office; seasonal ridge views
EH#5633 • Holly Leibrock & Liza Reiss.



1850 FARMHOUSE IN LIME ROCK

Salisbury, CT • \$399,000
1,895 sq.ft. | 0.27 acres | 3 BRs | 1 FB | 1 HB
Turnkey blend of character & convenience near racetrack
EH#5662 • Tanner Sneed & Thomas M. Callahan



CHARMING COLONIAL

Millerton, NY • \$365,000
1,768 sq.ft. | 3.00 acres | 3 BRs | 2 FBs | 1 HB
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Salisbury, CT
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\$1,975,000 | 3 BD | 2/1 BA | 1.04 AC
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Pawling, NY
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Milan /Pine Plains | 1,946 acres | \$36,000,000
A Visionary's Dream. A Natural Masterpiece. A Legacy in the Making.

Discover a breathtaking 1,945-acre sanctuary in the heart of Dutchess County — a rare opportunity to own one of the Hudson Valley's most extraordinary land holdings. This expansive property is a canvas for visionaries: ideal for a private estate, luxury retreat, game preserve, sustainable farm, vineyard, or inspired residential development.

With panoramic views of the Catskills, Stissing Mountain, and the Taconic Range, the landscape blends open meadows, mature woodlands, streams, ponds, and trails — perfect for outdoor living, recreation, and renewal. Existing structures include 4 single-family homes, a two-family residence, a spacious office/warehouse, and an approved subdivision offering unlimited potential.

Bordered by four tranquil country roads, this serene haven invites endless possibilities — all within a short drive of New York City. Privacy, scale, and natural beauty come together in a once-in-a-generation offering. **Offered @ \$36,000,000**



Amenia, NY | An Expansive 211-Acre Canvas
of Meadows, Woods, and Endless Possibilities.

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**



Cascade Mountain Road, Amenia, NY | 49.63 acres

Discover the perfect setting for your contemporary or log home on this private, elevated parcel nestled deep in the forest. Whether you're seeking a peaceful weekend getaway or a full-time refuge from the hustle of city life, this property offers a rare combination of tranquility and convenience.

Ideal Home Sites: Thoughtfully positioned for privacy and natural beauty, each site is surrounded by mature trees and scenic views.

Prime Location: Just minutes from the Wassaic Train Station, offering easy access to NYC and beyond.

Outdoor Adventure Awaits: The Harlem Valley Rail Trail is nearby, perfect for biking, hiking, or leisurely strolls through the countryside.

Escape the Noise: Recharge in nature, where the only sounds are birdsong and rustling leaves.

Lace up your hiking boots and schedule a tour—your forest retreat is waiting. **Offered @ \$479,000**

Westerly Ridge | 7.9 Acres of Elevated Tranquility in Amenia, NY

Discover the serenity and splendor of Westerly Ridge, a 7.9-acre parcel boasting an elevated homesite with sweeping vistas of the rural countryside. Wake up to invigorating sunrises and unwind with breathtaking sunsets that paint the sky in hues of gold and crimson.

Property Highlights:

Elevated Homesite: path leads to a prime building location with panoramic

Installed Well: Ready for use, saving time and cost.

Updated (Board of Health Approval) with no fill required.

Utilities & Driveway: To be installed by new owners.

Westerly Ridge HOA: Maintains the private road and upholds the community's original values.

Minutes to Wassaic Train Station: Easy access to NYC and beyond.

Offered @ \$ 189,000



Perrys Corners Road, Amenia, NY | 156.57 acres

Embrace a rare opportunity to own a premium parcel of land where meadows and woodlands converge in perfect harmony. This unique offering features a select number of exceptional homesites, thoughtfully integrated into the tranquil landscape to offer both seclusion and inspiration.

Committed to organic farming practices, the land invites you to reconnect with nature—ideal for those seeking a distinguished lifestyle rooted in sustainability. Set well back from the road, this private haven offers expansive space for exploration, cultivation, animal husbandry, and the joyful freedom of childhood play.

Whether you're dreaming of a peaceful retreat, a working farm, or a family estate, this pristine canvas is ready for your vision to flourish.

Conveniently located just minutes from the Wassaic Train Station, and close to the charming villages of Millerton, Sharon, Salisbury (CT), and the Hamlet of Amenia, this is country living at its finest—without sacrificing accessibility. **Offered @ \$2,034,630**



Skunk's Misery Road | 106.43 acres | Prime Millerton Retreat
Pond, Meadows, Woods, and Endless Outdoor Enjoyment

An Ideal Retreat for Outdoor Enthusiasts: Hunt and Fish to Your Heart's Content. Discover a picturesque property situated along a tranquil country lane, a haven for sportsmen and nature lovers alike. This stunning estate boasts expansive meadows, verdant pastures, and serene mature woodlands, all surrounding a generously sized pond. Breathtaking views enhance the charm of this potential estate parcel, offering an exceptional opportunity for those seeking a remarkable retreat. Nestled in close proximity to the fashionable village of Millerton, this property offers both seclusion and convenience. Just a brief 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 remaining connected to the amenities of modern living. **Offered @ \$1,450,000**

Coveted 6.34-Acre Parcel — Build Your Dream Home

Set in a sought-after location near the Connecticut border, this open and gently rolling 6.34-acre lot offers an exceptional blend of natural beauty, convenience, and serenity. Bask in bright, sunny skies by day and enjoy dark, starlit nights—perfect for stargazing. A true haven for wildlife enthusiasts, this property features preserved and restored native plants, thriving meadows, and some wetlands that attract a wide range of bird species—ideal for birdwatching and nature walks. Wildflowers paint the landscape seasonally, adding to the parcel's vibrant charm.

Approved for a 4-bedroom home (BOHA) with **no fill required**, the land allows for a brief driveway and offers access to nearby utilities—providing cost-saving advantages. Enjoy sweeping vistas, tranquil surroundings, and the ability to build in harmony with nature. The area is rich with amenities and lifestyle perks including the Harlem Valley Rail Trail, local farm markets and stands, and a diverse array of cultural and recreational activities.

This homesite on Westerly Ridge is offered @ \$155,000



Pine Plains/North East | Spectacular Panoramic Vistas | 157+71.5 Acres
of Prime Agricultural Land with Catskill & Taconic Views

For the first time in generations, this remarkable 157-acre parcel is being offered for sale—an extraordinary opportunity to own a legacy property in a truly magnificent setting. Perched on a hidden knoll at an elevation of 1,250 feet, the land offers sweeping, unobstructed views of the Catskills to the west and the Taconic Mountains to the east, creating a sense of privacy and grandeur rarely found.

Included is an adjoining 71.5-acre parcel, formerly part of a family-run farm. Both tracts have been actively tilled and pastured for generations, offering fertile, productive soils ideal for a variety of agricultural pursuits. Whether your vision is a horse farm, cattle operation, tree nursery, or vegetable farm, this land is ready to bring your dream to life.

The gently rolling fields and open meadows provide multiple homesite options, each offering its own breathtaking perspective on the surrounding countryside. There are no restrictions, allowing you the freedom to build, farm, or simply enjoy the land as you choose.

For those with even grander ambitions, it's worth noting that an additional 207 acres is also available nearby, creating the potential for a truly expansive estate or agricultural compound.

This is more than land—this is a lifestyle, a legacy, and a rare opportunity to own a piece of one of the region's most stunning landscapes. **Offered at \$3,600,000.**



An Extraordinary 207-Acre Estate Setting with Meadows, Woods, and Panoramic Views.

Immerse yourself in the allure of 207.73 acres of picturesque land, thoughtfully combined from two lots to form an exceptional estate expanse. This captivating property, nestled within an esteemed estate area, offers a harmonious blend of lush woodlands, inviting meadows, tranquil ponds, babbling streams, and captivating vistas. The location is truly unparalleled, presenting an outstanding opportunity to build your dreams. Positioned at the pinnacle of desirability, this prime location boasts convenience and connectivity. A mere 10-minute drive brings you to the Metro-North train station, ensuring effortless access to the city. Additionally, the trendy village of Millerton is a mere 5-minute drive away, providing a delightful array of amenities and cultural attractions. Embrace the pinnacle of estate living with this remarkable offering. **Offered @ \$3,000,000**



Skunk's Misery Road | 101.30 acres | The Perfect Canvas for Your Dream Home – Nature, Beauty, and Convenience Combined

Discover the epitome of natural beauty in this exquisite land nestled within an exclusive estate area! A harmonious blend of lush woods, expansive meadows, serene ponds, babbling streams, and breathtaking vistas await you. Perfectly positioned, this prime location offers convenience at its finest — just a short 10-minute drive to the metro-north Train station, connecting you to city adventures. Additionally, relish the charm of the trendy village of Millerton, a mere 5-minute journey away, with its vibrant culture and chic amenities. Whether you're yearning for an idyllic retreat or envisioning the perfect canvas to build your dream abode, this remarkable land offers an unparalleled opportunity. Act now to seize this rare gem and embrace a life of tranquility and elegance. Contact us today and step into a world of possibilities! **Offered @ \$1,550,000**



Skunk's Misery Road, Town of North East, NY | Stunning 19.4 Acres A Rare 19.4-Acre Estate Parcel on One of the Area's Most Distinguished Country Roads.

Estate Setting on a Premier Country Road Discover the perfect blend of natural beauty and refined location with this 19.4-acre parcel situated on a picturesque country road, renowned for its stately homes and rural charm. With multiple elevated building sites, long road frontage, and sweeping view potential, this property offers endless opportunities. Explore its trout stream, peaceful woodlands, and a network of old logging roads—all accessible on foot for now, awaiting your vision and future improvements. Located just minutes from Millerton's cafes and shops and only 10 minutes to the Metro-North train, this property is ideal for a weekend retreat or a forever estate. **Offered @ \$230,000**



Dover Plains Circa 1952 — Reimagined for Modern Living

Step into a casually elegant masterpiece that perfectly blends timeless charm with contemporary sophistication. Originally built in 1952, this beautifully transformed home has been meticulously updated to offer the best of both worlds.

Thoughtful upgrades include a new roof (2012), updated siding (2022), and a complete interior renovation in 2024. Inside, exquisite flooring, luxurious tiled baths, and a designer kitchen featuring quartz countertops and backsplash create a welcoming, refined atmosphere.

Sunlight floods the open layout, enhancing the home's natural flow and illuminating the spacious deck—an ideal space for relaxing or entertaining outdoors.

Set in a convenient and desirable location just minutes from Metro North and Route 22, this home offers easy access to the region's abundant cultural and recreational attractions.

Charm. Style. Comfort. Location.

Come experience the essence of a truly special home. **Offered @ \$419,000**



Millerton Village Gem

Sturdy and spacious, this home boasts 4 bedrooms and 2 full baths, offering exciting potential. The original wood work and working pocket doors have been preserved. There are genuine hard wood floors throughout.

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**



Amenia | 51 Depot Hill Road

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!



Amenia – South Street. Charming and thoughtfully updated, this cottage offers modern comfort with a touch of dignity. The remodeled kitchen and bath, upgraded floors, and crown molding create a refined living space. Just minutes from the Wassaic Train Station and a short ride to the Harlem Valley Rail Trail, you'll enjoy both convenience and outdoor beauty. Set in Amenia—the Gateway to the Berkshires—this home invites you to embrace a lifestyle of adventure and ease. **Offered @ \$299,000.**

The Lakeville Journal • The Millerton News

TRI - CORNER
REAL ESTATE

A Guide to the Most Desirable Properties in the Northeast

Published Monthly

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Millerton, Amenia, Wassauc, Dover Plains, Pine Plains, Millbrook, Hillsdale, Copake

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NEW LISTING

1790 FARM HOUSE

4.32 acres in New Milford. Abuts open space. 4 BR, 3 full baths. Fire place in LR. The heart being the 2 large barns. Offered as one parcel but composed of 4 legal lots.

\$650,000



NEW LISTING

SET BACK FROM THE ROAD

This 3 BR cape over looks Bull Mt Brook. 3 fireplaces and open floorplan. The screened porch looks over the 2.13 acres.

\$875,000



NEW LISTING

NEW ENGLAND CAPE

Off a quiet back road. 3 BR. Wide board wood flooring. Two car garage, a small barn, large shed and a whole house generator. Access to Lake Waramuag!

\$550,000



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Exquisitely crafted new 2 BR colonial and large post and barn on 96 acres of groomed pasture and woods. Sorry you missed it.

\$1,150,000

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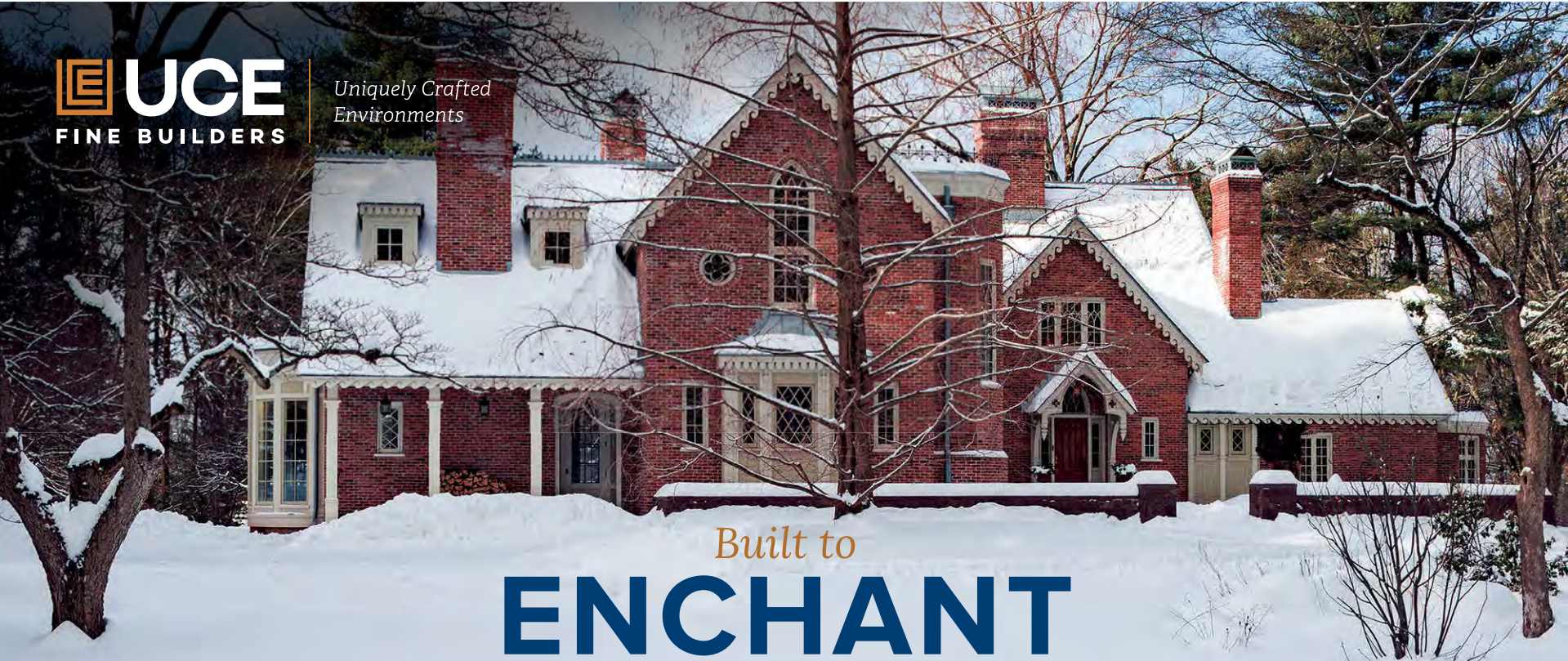
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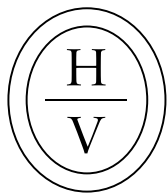
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281 County Route 3

Ancramdale, NY
\$90,000,000 | 4 BD | 5 BA | 5,670 SF | 2,151.10 Acres



249 Old Saw Mill Road

Germantown, NY
\$3,000,000 | 3 BD | 4 BA | 4,055 SF | 3.01 Acres



447 Butts Hollow Road

Germantown, NY
\$1,150,000 | 2 BD | 1 BA | 1,216 SF | 12.51 Acres



644-672 Tower Hill Road

Wassaic, NY
\$2,850,000 | 6 BD | 8 BA | 6,100 SF | 109.16 Acres



114 Best Lane

Germantown, NY
\$2,875,000 | 4 BD | 6 BA | 5,000 SF | 13.36 Acres



425 Camby Road

Millbrook, NY
\$1,895,000 | 4 BD | 3 BA | 3,488 SF | 19.80 Acres

COMPASS

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

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