

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

**February 2026**

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8,334 sq.ft. | 71.56 acres | 6 BRs | 5 FBs | 3 HBs

Distinguished estate with gardens, guest house & long views

EH#5632 • Elyse Harney Morris & Bill Melnick



**SPECTACULAR ALFORD MOUNTAIN ESTATE**

Alford, MA • \$5,475,000

9,400 sq.ft. | 35.60 acres | 5 BRs | 5 FBs | 3 HBs

Berkshire compound with guest house & resort amenities

EH#5566 • Elyse Harney Morris & Bill Melnick



**MODERN FARMHOUSE + ARTIST STUDIO**

Salisbury, CT • \$3,225,000

2,880 sq.ft. | 10.74 acres | 5 BRs | 2 FBs | 1 HB

Architect-designed farmhouse with studio & conserved views

EH#5634 • Elyse Harney Morris & Tracy Macgowan



**PRIVACY & PERFECTION IN FALLS VILLAGE**

Falls Village, CT • \$2,695,000

2,796 sq.ft. | 58.59 acres | 3 BRs | 3 FBs

Architect-designed modern passive home on nearly 60 acres

EH#5421 • Liza Reiss & Elyse Harney Morris



**HISTORIC 1807 SALISBURY VILLAGE HOME**

Salisbury, CT • \$2,345,000

3,058 sq.ft. | 1.40 acres | 4 BRs | 4 FBs | 1 HB

Pool house, gunite pool & 5 fireplaces in Historic District

EH#5629 • Elyse Harney Morris, Thomas M. Callahan & Tanner Sneed



**MID-CENTURY MODERN HOME**

Salisbury, CT • \$2,975,000

2,504 sq.ft. | 3 acres | 4 BRs | 4 FBs

Newly renovated with lake views, set in a private community

EH#5675 • Bill Melnick & Elyse Harney Morris



**NEWLY UPDATED & SPACIOUS CONDO**

Lee, MA • \$1,295,000

3,395 sq.ft. | 4 BRs | 5 FBs

Premier Stockbridge Terrace condo near Main Street Stockbridge

EH#5517 • Lauren Molk & John Panzer



**RENOVATED SHARON FARMHOUSE**

Sharon, CT • \$1,975,000

2,728 sq.ft. | 2.66 acres | 3 BRs | 2 FBs | 1 HB

Brook views on coveted Knibloe Hill Road

EH#5636 • Bill Melnick & Elyse Harney Morris



**PRIME COMMERCIAL OPPORTUNITY**

Salisbury, CT • \$995,000

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

Federal-era residence converted to versatile commercial space

EH#5541 • Evan Cooper & Tracy Macgowan

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**RANCH WITH SCENIC COUNTRY VIEWS**

Millerton, NY • \$986,500

2,428 sq.ft. | 5.03 acres | 3 BRs | 3 FBs | 1 HB

Single-level ranch with country views & exceptional accessibility  
EH#5668 • Jonathan Scarinzi



**HISTORIC 1790S IRISH FARMHOUSE**

Falls Village, CT • \$925,000

1,784 sq.ft. | 2.00 acres | 2 BRs | 2 FBs

Greenhouse, western mountain views & recent renovation  
EH#5573 • Thomas M. Callahan & Elyse Harney Morris



**HISTORIC RESTAURANT & BANQUET HALL**

Ancramdale, NY • \$790,000

6,548 sq.ft. | 7.56 acres | 1 FB | 4 HBs

Turnkey restaurant & event venue with distant mountain views  
EH#5657 • Arleen Shepley



**RENOVATED STYLISH 3-BEDROOM HOME**

Sharon, CT • \$765,000

1,596 sq.ft. | 0.90 acres | 3 BRs | 1 FB | 1 HB

Designer renovation on Amenia Road minutes from Sharon village  
EH#5654 • John Panzer & Elyse Harney Morris



**LAKEFRONT RANCH – INDIAN LAKE ESTATES**

Millerton, NY • \$419,000

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

Turnkey lakefront ranch with direct Indian Lake access  
EH#5624 • Arleen Shepley & Tracy Macgowan



**1850 FARMHOUSE IN LIME ROCK**

Salisbury (Lakeville), CT • \$399,000

1,895 sq.ft. | 0.27 acres | 3 BRs | 1 FB | 1 HB

Historic Lime Rock farmhouse near race track with updates  
EH#5662 • Tanner Sneed & Thomas M. Callahan



**PRIVACY AND WINTER VIEWS**

North Canaan, CT • \$375,000

1,803 sq.ft. | 1.75 acres | 3 BRs | 2 FBs | 1 HB

Sweet Cape at end of private road with great room & deck  
EH#5650 • Juliet Moore



**CHARMING CLASSIC HOME**

North Canaan, CT • \$369,000

2,214 sq.ft. | 0.44 acres | 4 BRs | 2 FBs

Colonial with spacious country kitchen & multiple living areas  
EH#5667 • Roberta Green & Carol A. Staats



**VILLAGE RENOVATION PROJECT – MILLERTON**

Millerton, NY • \$185,000

1,176 sq.ft. | 0.29 acres

Shell structure with utilities in place & village setting  
EH#5597 • Arleen Shepley

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*\*Ranking Report - CTMLS - last 12 months*

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# TRI - CORNER REAL ESTATE

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

## **Published Monthly**

Distribution is in our two newspapers plus free drops which cover our Tri-State area, **plus** a distribution to the lobbies of select luxury apartment buildings in New York City. Circulation is about **12,000** for this special tabloid section.

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PHOTO BY JENNIFER ALMQUIST



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### 12 WEST MT

Modern country home designed with classic sensibilities and touches of artistic license. Sweeping porches and classic columns. Spacious country kitchen, purposely built for family style cooking. A large living room with sun lit floor to ceiling windows. Main floor Primary Suite and 4 bedrooms on the second floor. The land is level and offers privacy, room for gardening and/or a pool. Abutting over 30 acres of Land Trust the trails are your own private preserve.  
\$1,300,000



### 103 GEER MT

Set well back from the road is this incredibly private brookside home on South Kent's lauded Geer Mountain Rd. Perched over the brook the house offers 1750 sq. ft. of wood floors, three fireplaces, open floorplan and plenty of windows for views and sunlight. There are three bedrooms with the primary on the main level for ease and comfort. The brook meanders through the lightly wooded 2.13 acres that features mature professionally landscaped grounds and a canvas of native trees and shrubs. Easy to maintain and even easier to enjoy.  
\$875,000



### 29 WEST MAIN

Well established mix-use income producing property in the downtown center of Sharon, CT. Two separate buildings: Unit #1. a 1088 sf restaurant -kitchen, seating, ADA bathroom and outdoor seating all approved. Unit#2 a 1267 2 bedroom, 1.5 bath residence-with fireplace, hardwood floors, separate parking, back yard and patio. Both have long termed rental history. Attractive to Owner users or investors seeking quality real estate.  
\$525,000



### SWALLER HILL

This listing is a combination of three legal lots: Lot # 1, 26.72 acres, Lot #3, 25.36 acres, and Lot #4, 10.1 acres, totaling 62.18 acres. This beautiful parcel is surrounded by thousands of acres of state forest. Spectacular views, cleared pastures, woods and total privacy. Driveway is roughed in and drivable. Under ground utilities included.  
\$995,000



# Every home is *one of one*



**Great Barrington, MA**  
\$6,850,000 | 5 BEDS | 3/1 BATHS | 30.93 ACRES  
GRACEFUL ESTATE WITH PASTORAL VIEWS & PRIVACY  
Elvia Gignoux 860.435.0345  
Lenore Mallett 203.209.1777



**Salisbury, CT**  
\$5,875,000 | 4 BEDS | 6/1 BATHS | 2 ACRES  
UNPARALLELED LUXURY ON EAST TWIN LAKE  
David Mallison 860.459.5273  
John Harney 860.921.7910



**Sharon, CT**  
\$3,995,000 | 6 BEDS | 5/1 BATHS | 4 ACRES  
HISTORIC CHARM WITH MODERN LUXURY  
Cagney Morrison 646.765.3138



**Kent, CT**  
\$1,250,000 | 3 BEDS | 3 BATHS | 139.02 ACRES  
SURROUNDED BY PROTECTED LANDS  
John Harney 860.921.7910



**Salisbury, CT**  
\$1,095,000 | 4 BEDS | 3/1 BATHS | 1 ACRE  
THOUGHTFULLY EXPANDED & LOVINGLY UPDATED  
Diana Bisselle 917.519.5021



**Winchester, CT**  
\$879,990 | 131.5 ACRES  
RARE MULTI-PARCEL LAND OPPORTUNITY  
John Harney 860.921.7910



**Warren, CT**  
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REPRESENTED SELLER  
John Sniffen 860.201.7159



**Salisbury, CT**  
OFFERED AT \$895,000  
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Lenore Mallett 203.209.1777



**Cornwall, CT**  
OFFERED AT \$775,000  
REPRESENTED SELLER  
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Alan O'Doherty 917.993.3483

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# Find the one meant for you.



## Salisbury, CT

\$2,995,000 | 1 BED | 1/1 BATH | 33.96 ACRES  
PREMIER ESTATE PARCEL WITH CARRIAGE HOUSE  
Elvia Gignoux 860.435.0345  
Lenore Mallett 203.209.1777



## Warren, CT

\$1,985,000 | 4 BEDS | 3/2 BATHS | 10.46 ACRES  
ELEGANCE, PRIVACY & MODERN LIVING  
Steve Pener 203.470.0393  
Vanessa Henderson 646.469.7352



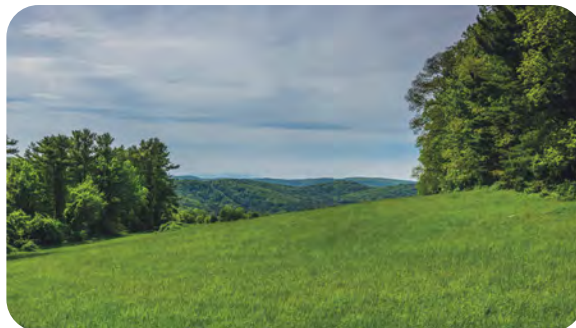
## Richmond, MA

\$1,500,000 | 7 BEDS | 7/1 BATHS | 11 ACRES  
C. 1776 ESTATE FEATURING AN INN & HORSE FARM  
Leslie Glenn Chesloff 917 838 5357  
Diana Bisselle 917.519.5021



## Salisbury, CT

\$795,000 | 3 BEDS | 2/1 BATHS | 3.01 ACRES  
QUIET PARCEL ALONG PEACEFUL WASHINEE LAKE  
John Harney 860.921.7910



## Falls Village, CT

\$650,000 | 27.96 ACRES  
SECLUDED OPEN MEADOW WITH PROTECTED VIEWS  
David Mallison 860.459.5273



## Kent, CT

\$597,500 | 4 BEDS | 2/1 BATHS | 2.5 ACRES  
BEAUTIFUL VIEWS & LIGHT-FILLED LAYOUT  
Steve Pener 203.470.0393  
Vanessa Henderson 646.469.7352



SOLD

## North Canaan, CT

OFFERED AT \$679,000  
REPRESENTED SELLER  
Phil Fox 310.308.5289  
Stephen Drezen 860.480.5073



SOLD

## Colebrook, CT

OFFERED AT \$595,000  
REPRESENTED SELLER  
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Elvia Gignoux 860.435.0345



SOLD

## Dover, NY

OFFERED AT \$399,000  
REPRESENTED SELLER  
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PHOTO BY NATHAN MILLER




# Berkshire Hills Design

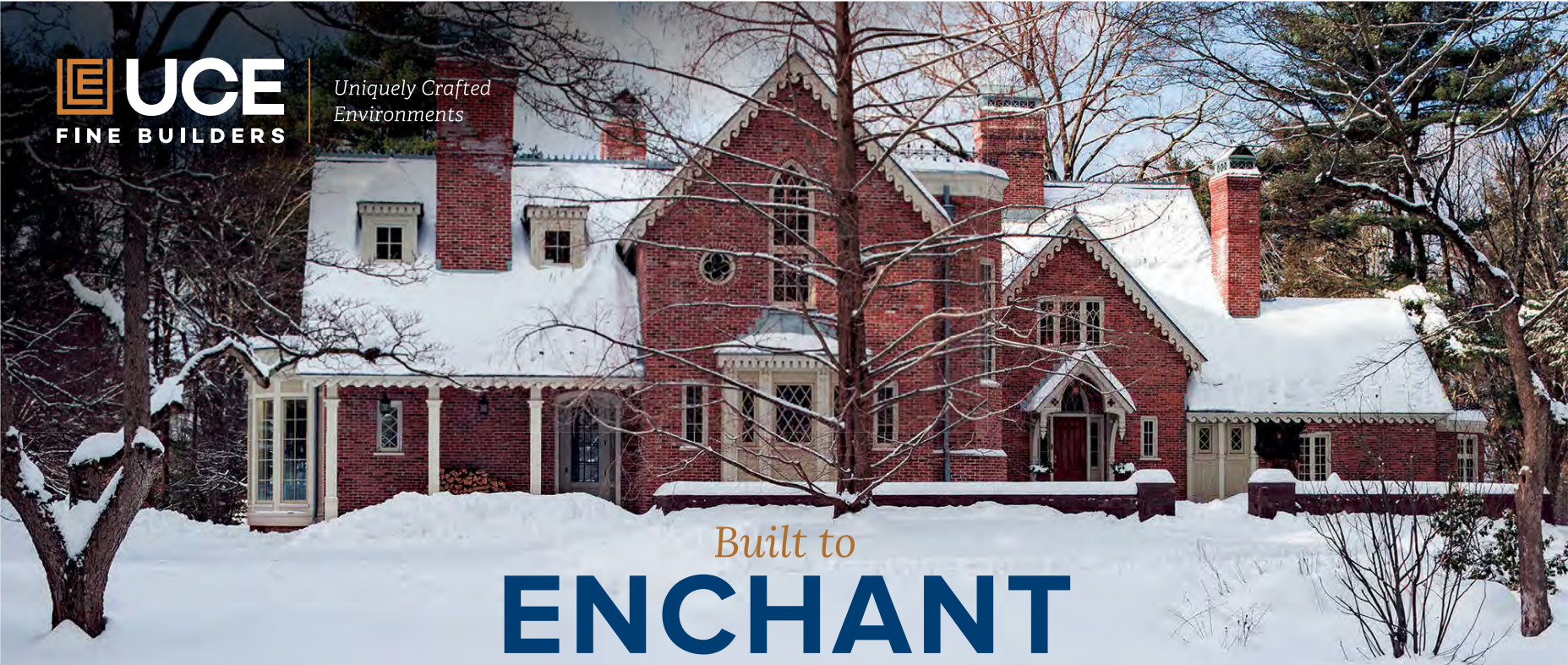
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**Milan / Pine Plains 1,946 acres**

This 1,945-acre sanctuary is truly heaven on earth, offering boundless opportunities for those seeking privacy and serenity. Whether your plans include 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.**



**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 Rd-Perrys Corners Rd, Amenia, NY** - 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, it's also conveniently close to the delightful towns of Pine Plains, Millerton, Millbrook, Salisbury, Sharon, and Kent, CT. **Adjusted asking price: \$ 2,379,000**



**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 @ \$1,900,000**



**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 at: \$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 at: \$1,550,000**



**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**



**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 at: \$3,000,000**



**Skunk’s Misery Road, Town of North East, NY  
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 @ \$199,000**



**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 @ \$289,900.**

**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.

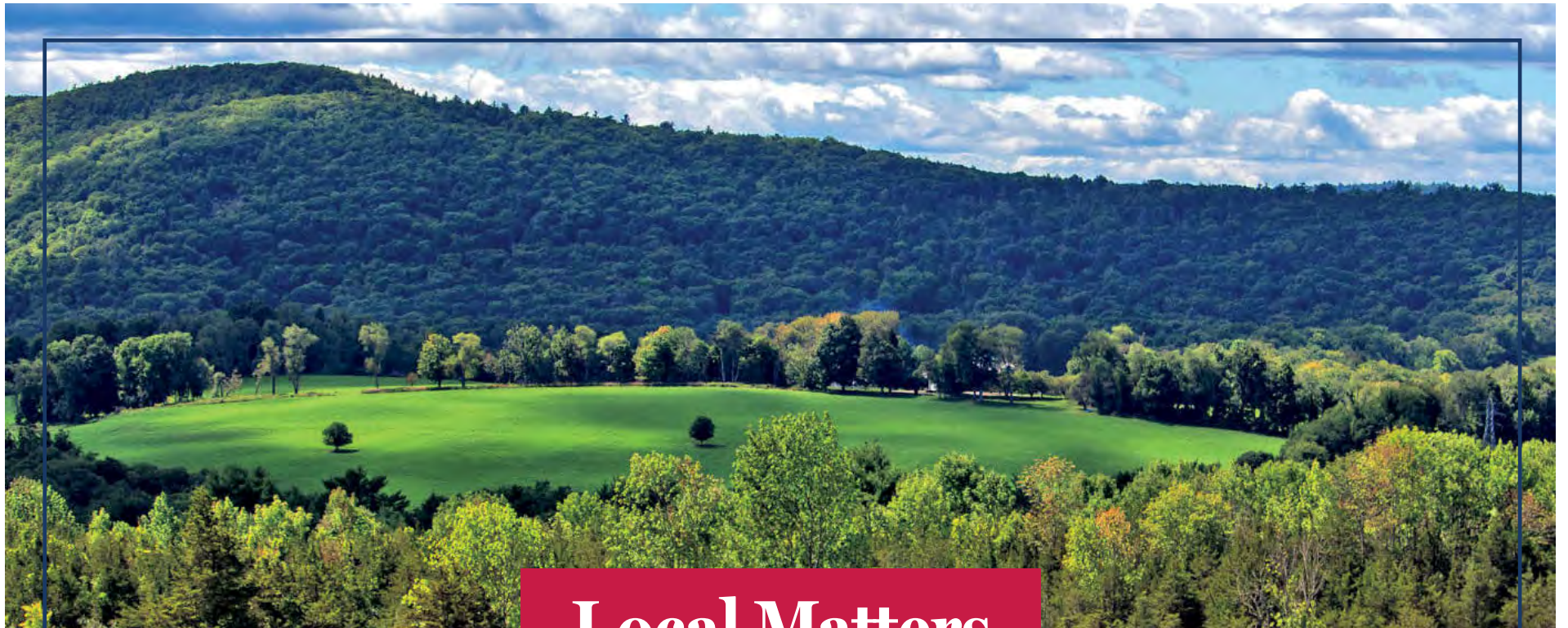
**Property Highlights:**

- 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**

**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 @ \$120,000**





## Local Matters

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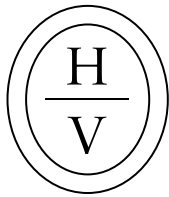
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**281 County Route 3**  
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Price Upon Request | 4 BD | 5 BA | 5,670 SF | 2,151 Acres



**249 Old Saw Mill Road**  
Germantown, NY  
\$5,600,000 | 3 BD | 4 BA | 4,055 SF | 3.01 Acres



**129 West Meadow Road**  
Millbrook, NY  
\$12,500,000 | 5 BD | 7 BA | 6,054 SF | 130.86 Acres



**114 Brush Hill Road**  
Millbrook, NY  
\$3,850,000 | 4 BD | 5 BA | 3,542 SF | 51.40 Acres



**645 Tyrrel Road**  
Millbrook, NY  
\$1,400,000 | 5 BD | 4 BA | 3,306 SF | 10.70 Acres



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

COMPASS

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