

*A Guide to Some of the Most Desirable Properties in the Northeast
Covering Litchfield County, CT ♦ Berkshire County, MA ♦ Columbia and Dutchess Counties, NY*

TRI ♦ CORNER REAL ESTATE

Published by The Lakeville Journal Company, LLC ♦ P.O. Box 1688 ♦ Lakeville, CT 06039
64 Route 7 North ♦ Falls Village, CT 06031
860-435-9873 ♦ email: publisher@lakevillejournal.com

January 2024

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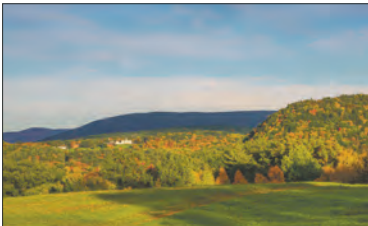
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SENSATIONAL COUNTRY PROPERTY: This property offers a wonderful, LARGE, 4 bedroom home in a magnificent setting, less than 2 miles from the center of SALISBURY. Built circa 1850s BARNS, the interior is bright and cheerful throughout, featuring a fabulous central LIVING ROOM with stunning views; a lap designed pool offers exercise with lower maintenance requirements. Multi-levels of living make for a variety of family living options. Offered with 10 acres, there is additional acreage available. **UNIQUE, it is offered at \$5,100,000.**



RIVERFRONT FARM: A LOVELY FARM OR RECREATIONAL PROPERTY: 72 ACRES, open flat, meadows/farmland, extensive riverfront with on-river boating capability, a 3 BDRM cottage, AND a SPECTACULAR 36' x 110' BARN, perfect for a residential conversion! The terrain offers farming, riding, hunting, or other options. **OFFERED AT \$1,575,000.**



LAND PARCEL: 10 ACRES, rural setting; high setting with GREAT views, a mountain stream, pond site, and quiet. **BROKER owned.**

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North East / Pine Plains | 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 at \$3,100,000**



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, enhanced over generations, showcase laminated curved beams—a truly remarkable structure. While the classic 4 bedroom home stands sturdy, it beckons for a 2023 revitalization, offering a chance to restore its historical charm and meet modern standards. An investment poised to blend historical significance with contemporary living. **Offered at \$489,000**



Amenia – 3 Prospect Ave. | Discover the enchanting charm of this Amenia Village home! Surrounded by pleasing scenery, the back deck offers spectacular views of its own.62 acres and well beyond. Ideal for families and pets, this haven is conveniently nestled away from the bustling streets, yet close to shopping, the Harlem Valley Rail Trail, Wassaic Train Station, and Sharon, CT. Recent updates showcase a new kitchen with quartz countertops, tiled backsplash, and modern appliances. Genuine hardwood floors seamlessly blend with quality laminate floors, creating a warm and inviting atmosphere. Rarely do you find a home so meticulously cared for. Welcome to 3 Prospect Ave, Amenia, NY! **Offered at \$339,000**



Smithfield Moadock Rd | Smithfield, the picturesque locale of this residence, is embraced by rolling hills and bathed in sunlight throughout the day. Tucked away on 5 acres of unspoiled countryside, this inviting country cottage ensures both comfort and privacy. With mature trees on the North side providing a shield and a wrap-around deck accessed through sliding glass doors, the natural surroundings enhance the charm. The main living level boasts 2 bedrooms, 2 full baths, a captivating great room with a cathedral ceiling, and a striking brick fireplace. The lower level adds versatility with a spacious family room, ideal for a bed or home office, accompanied by a convenient bathroom with a shower. A one-car garage under the house and a standalone two-car garage present additional possibilities, whether for storage or conversion into a studio or workshop. Smithfield's energy and atmosphere are invigorating, while its proximity to Millerton, Amenia, Pine Plains, the Harlem Valley Rail Trail, and the Metro North's Wassaic Train Station adds convenience. The region, with its riding stables and shooting preserves nearby, captures the essence of country living. The tranquility and invigoration contribute to the allure of retreat. **Offered at \$575,000**



North East / Millerton | Step into the timeless allure of an 1890 Eyebrow Colonial a 5-bedroom, 2-bath gem that surprises with its spaciousness and boasts remarkable wide board floors. Recently separated onto 3.53 acres, this home offers ample space for gardens, pets, and children to frolic. The Metro North Wassaic station is a mere 10 miles away, granting access to the vibrant yet serene lifestyle of Eastern Dutchess County. With its character-filled interiors, this residence captures the essence of charm. Engage in countryside delights like skiing, biking, hiking, top-notch dining, and the Millerton Movie House all just a short drive away. Discover this inviting home and its location, minutes from downtown Millerton. **Offered at \$399,000**



Amenia | 2 Office spaces at The Mansard House that is ideally situated in the hub of the business district. The Silo Ridge Design office is on the North side of this property and the Bank of Millbrook is on the South side. Across the street is an architect's office. The Four Brothers Restaurant and Drive-in Movie Theater are also across the street. This Victorian Cottage features 2 levels of office space with a half bath on each level. The first floor features genuine wood floors and the second level is carpeted for noise control. The zoning is Hamlet Mixed Use. Any sale is subject to the remainderman-owner's approval. **Offered at \$250,000**

Land Opportunities

- **Amenia Midway Ave** | Prime Residential Building Lot in a Desirable Neighborhood. Discover an exceptional building lot nestled within a charming residential neighborhood. This well-located parcel offers proximity to the Metro-North train station, making commuting a breeze. Enthusiastic cyclists and walkers will appreciate the nearby bicycle and walking trail, while a delectable selection of fine restaurants awaits to tantalize your taste buds. The allure of the trendy villages of Amenia, Millerton, and Millbrook adds a touch of vibrant community living to this inviting location. Create your dream home in this idyllic setting that seamlessly combines convenience and leisure. There is Town water available.. **Offered at \$55,000**
- **Amenia - Route 343** | Look up and down the Harlem Valley for vacant Highway Business land and you will notice that there are few if any parcels that are for sale. Fronting Route 343 this .78-acre parcel packs a powerful punch. The seller has done preliminary leg work for the approvals and will assist in completing the task if the purchaser accepts the present plan for building, parking, septic etc. **Offered at 130,000**
- **A private lane off of Bog Hollow Rd** | Discover the perfect homesite on a serene country lane, a private road providing seamless access to Amenia, Wassaic, and Ten Mile River Train Stations, as well as Sharon and Kent CT. This parcel elevates to a secluded spot, offering an idyllic setting for your country home. Immerse yourself in the spectacular countryside of Eastern Dutchess County your invitation to tranquility. Don't miss the opportunity to explore this unique parcel. **Asking \$147,500**

- **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 a deeded access to the Quarry Pond. Board of Health Approval has been updated. No fill required. Make plans today to visit this parcel and take some time to enjoy the bounties this region has to offer. This parcel is a must see to appreciate. There are paths throughout and a generous clearing so as to be able to soak it all in. **\$149,000**
- **9 acres Wassaic – Kent Rd** | Cleared farmland with a choice of homesites and plenty of room for your horticultural and or agricultural endeavors. The hay has been removed so plotting out your paddocks and gardens is now easier to do. Rising gently from the road there is an ideal homesite in the upper field. This location provides for ample areas for planting to create additional privacy. Located minutes from Sharon and Kent, CT, Metro North Ten Mile River Station, the Wassaic Station, State Parks, and the Harlem Valley Rail Trail. Live off of the land by growing your own fruits and vegetables. Rarely is there a 9 acre parcel of cleared land available. Call today! **Offered at \$219,000**

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RIVERFRONT POST & BEAM HOME
3,051 SQ.FT. • 4.75 ACRES • 4 BRs • 3 FBS • 1 HB
LISTED AT \$2,645,000

SHARON, CT - PRESENTING A RARE AND UNIQUE OPPORTUNITY, THIS SOPHISTICATED 4-BEDROOM, 3.5-BATH BENSONWOOD-DESIGNED HOME, BUILT BY HUDSON VALLEY PRESERVATION, LOCATED IN SHARON, CT, IS BEAUTIFULLY SITUATED ON THE BANKS OF THE HOUSATONIC RIVER AND FEATURES A HEATED GUNITE SALINE POOL.

EH5131 • ELYSE HARNEY MORRIS & COLLEEN VIGEANT



CLASSIC HISTORIC COLONIAL
3,503 SQ.FT. • 17.22 ACRES • 4 BRs • 3 FBS • 1 HB
LISTED AT \$1,650,000

SALISBURY, CT - 1830 LAKEVILLE HOME, HEATED POOL, SPRING-FED POND, BARN, 2 BALCONIES, 2 STUDIES, FORMAL LIVING & DINING, 3-SEASON PORCH. GRACIOUS LAYOUT, FRENCH DOORS TO STONE TERRACES. ATTACHED GARAGE + BONUS ROOM, GENERATOR, NEW BOILER, UPDATED SEPTIC. SURROUNDED BY CONSERVATION LAND.

WEB# EH5152 • JULIET MOORE



A PRIVATE LITCHFIELD COUNTY HOME
2,616 SQ.FT. • 4.56 ACRES • 4 BRs • 3 FBS • 1 HB
LISTED AT \$1,395,000

SHARON, CT - ESCAPE TO A SECLUDED COUNTRY OASIS WITH STUNNING WESTERN VIEWS. OFFERING 2 SEPARATE SECOND-FLOOR WINGS, SECLUDED PRIMARY SUITE, A LIBRARY, HARDWOOD FLOORS, A/C, 2 FIREPLACES, EXPANSIVE DECK, A GUNITE POOL WITH A BRICK PATIO, AND A CHARMING PARTY BARN.

EH5260 • LISTED BY ELYSE HARNEY MORRIS & THOMAS CALLAHAN



IN-TOWN HOME WITH GUEST COTTAGE
1,921 SQ.FT. • .49 ACRES • 4 BRs • 4 FBS
LISTED AT \$795,000

SALISBURY, CT - UPDATED IN-TOWN HOME WITH NUMEROUS UPDATES. THE MAIN HOUSE OFFERS A BRIGHT KITCHEN, DINING ROOM WITH OVERSIZED WINDOWS, LIVING ROOM WITH A FIREPLACE. THE GUEST COTTAGE, FINISHED IN 2023, INCLUDES A BEDROOM, FULL BATH, LAUNDRY, LIVING/DINING AREA, FULL KITCHEN, AND A PRIVATE PATIO.

WEB# EH5234 • HOLLY LEIBROCK & LIZA REISS



CHARMING TURNKEY VILLAGE HOME
1,719 SQ.FT. • 0.3 ACRES • 4 BRs • 2 FBS • 1 HB
LISTED AT \$765,000

SALISBURY, CT - MOVE-IN READY UPDATED 1900S VINTAGE CHARMER. RECENT RENOVATIONS INCLUDE NEW ROOF, WINDOWS, HVAC AND OPEN CONCEPT MAIN LEVEL. KITCHEN WITH STAINLESS APPLIANCES, ISLAND, AND VAULTED CEILING, LIVING AND DINING ANCHORED BY A WOOD-BURNING FIREPLACE. PRIVATE PATIO AND FENCED BACKYARD.

EH5211 • LISTED BY EVAN COOPER



MODERN FARMHOUSE
2,063 SQ.FT. • .56 ACRES • 3 BRs • 2 FBS • 1 HB
LISTED AT \$765,000

CANAAN, CT - THIS HOME COMBINES CHARM WITH MODERN COMFORTS. OVERSIZED MUDROOM, A LAUNDRY ROOM. NATURAL LIGHT IN LIVING ROOM. FULLY EQUIPPED KITCHEN WITH BRUSHED BLACK QUARTZ COUNTERTOPS, AND RECESSED LIGHTING, AND ACCESS TO COVERED PORCH. THE THIRD FLOOR OFFERS A SECONDARY LIVING ROOM.

WEB# EH5249 • LISTED BY JUSZTINA PAKSAI

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CHARMING HISTORIC SALTBOX

2,236 SQ.FT. • 10+ ACRES • 4 BRs • 3 FBS • 1 HB
LISTED AT \$1,365,000

CORNWALL, CT - PRESERVED AND LOVINGLY ADAPTED THROUGH TIME OFFERING TWO BARNs, STONEWALLS, AND A DETACHED 2-CAR GARAGE. WIDE BOARD FLOORING THROUGHOUT MAIN FLOOR, VAULTED CEILINGS, EXPOSED BEAMS, AND SKYLIGHTS. UPDATED KITCHEN, LIVING ROOM WITH A LARGE STONE FIREPLACE.

EH5252 • LISTED BY COLLEEN VIGEANT



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WEB# EH5221 • LISTED BY JUSZTINA PAKSAI & BILL MELNICK



HISTORICAL LAKEVILLE GEM

1,852 SQ.FT. • 1.35 AC. • 3 BRs • 3 FBS
LISTED AT \$825,000

SALISBURY, CT - CHARMING 1820S WITH A CIRCULAR DRIVE, LINED WITH MATURE OAK AND MAPLE TREES. INSIDE, WIDE BOARD FLOORS, NATURAL SUNLIGHT AND EXPOSED BEAMS. FORMAL DINING ROOM LINKS TO A STONE PATIO AND AN OUTDOOR FIREPLACE. ATTACHED 1-CAR GARAGE, WITH A BEDROOM AND A FULL BATHROOM.

WEB# EH5241 • ELYSE HARNEY MORRIS & RICK MEEHAN



INVESTMENT ON MAIN STREET

2,748 SQ.FT. • .5 ACRES • 4 HB
LISTED AT \$699,000

MILLERTON, NY - IF YOU ARE LOOKING FOR AN INVESTMENT IN THE TOWN OF NORTHEAST, YOU MIGHT WANT TO CHECK OUT THIS BUILDING. IT IS IN A PRIME LOCATION WITH A LOT OF FOOT TRAFFIC AND HAS BEEN WELL-MAINTAINED. THE FIRST FLOOR HAS THREE TENANTS. THE SECOND FLOOR HAS FIVE OFFICE SPACES WITH A SHARED BATHROOM.

WEB# EH5229 • LISTED BY ARLEEN SHEPLEY



LAKEVILLE HISTORIC GEM

1,956 SQ.FT. • .78 ACRES • 3 BRs • 2 FB
LISTED AT \$595,000

SALISBURY, CT - THIS HOME OFFERS A FORMAL SITTING ROOM WITH A FIREPLACE, FORMAL GATHERING ROOM WITH FIREPLACE, 26" INTERIOR PLANK WALLS, WIDE BOARD FLOORS, KITCHEN WITH A DINING AREA AND FORMAL DINING ROOM. CONVENIENTLY ZONED FOR BOTH RESIDENTIAL AND COMMERCIAL USE - ENDLESS POSSIBILITIES.

WEB# EH5255 • CAROL A. STAATS & ROBERTA GREEN



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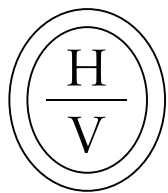
Web#TC3713240 | Pine Plains | \$1,750,000
Vicky Hickman | M 845.389.9952



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Photo by Caitlin Hanlon



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2 Bontecou Road
Millbrook, NY
\$5,500,000 | 6 BD | 5.3 BA | 5,742 SF | 28.7 Acres



91 Lambert Road
Sharon, CT
\$2,995,000 | 94 Acres



465 Shunpike
Millbrook, NY
\$7,000,000 | 6 BD | 7.2 BA | 3,800 SF | 40.32 Acres



109 Rymph Road
Staatsburg, NY
\$2,750,000 | 3 BD | 3.1 BA | 3,600 SF | 81.92 Acres



125 Knight Road
Clinton Corners, NY
\$1,495,000 | 4 BD | 4 BA | 3,784 SF | 5.04 Acres



1017 Centre Road
Staatsburg, NY
\$1,100,000 | 3 BD | 3.1 BA | 3,360 SF | 12.21 Acres

COMPASS

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FOR 50 YEARS



RECENT SALE: This Cornwall Cotswald Manor was built in 1922 with 4 bedrooms and 3.5 baths and set in 5 acres of woodlands over looking a pond, waterfall and brook. We sold it for \$1,595,000.



RECENT SALE: This Commercial building built in 1875 and recently renovated in the heart of Sharon village, boasted 2300 square feet of first floor commercial space and several attractive residential apartments. We listed and sold it for \$1,425,000



RECENT SALE: This newly built ontemporary farmhouse on 7 acres had 4 bedrooms, 3.5 baths and three fireplaces. We sold this Kent gem for \$1,535,625



RECENT SALE: This 3 bedroom 2.5 bath farm house paid great attention to detail as is was constructed in 1990 with large carriage house on 8.39 acres. We sold this Kent home for \$1,145,000



RECENT SALE: This new contemporary with 3 bedrooms and 3 baths was set on a 10 acre lot with long views. We sold it for \$950,000



RECENT SALE: This 5050 square foot stately Colonial built in 1910 with 6 bedrooms an 4.6 baths on 46 acres in Litchfield was sold by us for \$4,000,000.

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