

*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 LJMN Media, Inc. ♦ P.O. Box 1688 ♦ Lakeville, CT 06039  
64 Route 7 North ♦ Falls Village, CT 06031  
860-435-9873 ♦ email: publisher@lakevillejournal.com

April 2024

[www.tricornernews.com](http://www.tricornernews.com)

CONNECTICUT • NEW YORK • MASSACHUSETTS

ELYSE HARNEY  
A TRADITION OF TRUST SINCE 1987  
REAL ESTATE

**We are your Community Connection**

Elyse Harney Real Estate LLC • Elyse Harney, Principal Broker • Licensed in CT-NY-MA • Main Office: 41 East Main Street, Salisbury, CT 06068

SALISBURY, CT 860.435.2200

[WWW.HARNEYREALESTATE.COM](http://WWW.HARNEYREALESTATE.COM)

MILLERTON, NY 518.789.8800



# SHARON LAWN & LANDSCAPE



## LANDSCAPING

Terrace and Walk Installation  
Tree and Shrub Supply and Planting  
Lawn Installation  
Retaining Walls



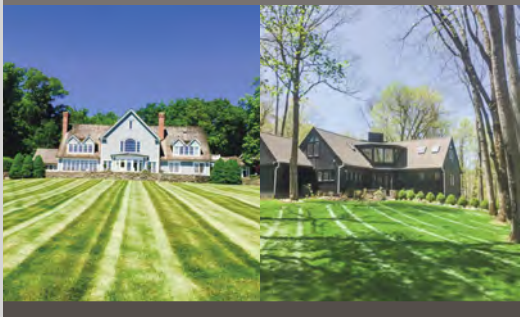
## EXCAVATION

Full-Service Site Prep  
Land clearing / Tree Takedowns  
Driveway Repair and Installation  
Electric and Water Line Excavation



## GROUNDS MAINTENANCE

Edging and Mulching  
Bed Maintenance  
Lawn Care  
Lawn Treatment Programs  
Spring and Fall Clean-ups  
Winter Maintenance



## Commercial & Residential

Licensed | Insured | Credit Cards Accepted

(860) 672-5260 | [Sharonlawnandlandscape@yahoo.com](mailto:Sharonlawnandlandscape@yahoo.com)



CHURCHILL  
BUILDING COMPANY, LLC

332 MAIN STREET | PO BOX 1749  
LAKEVILLE, CT 06039  
t: 860.596.4063 | f: 860.596.4091

www.cbc.build

ADVERTISERS IN THIS ISSUE

Bain Real Estate ..... page 5

Berkshire Hills Design..... page 15

Birdie & Hall ..... page 10

Churchill Building Company..... page 3

D.J. Hall Roofing & Siding, LLC ..... page 13

Elyse Harney Real Estate ..... pages 1, 6-7

Havens Real Estate ..... page 12

Houlihan Lawrence Real Estate ..... page 10

Compass..... page 11

Klemm Real Estate Inc. .... page 12

The Lakeville Journal Co. .... page 14

Sharon Lawn & Landscape..... page 2

Robinson Leech Real Estate ..... page 4

UCE Fine Builders ..... page 3

Whitetail Landscaping & Excavation..... page 13

William Pitt Sotheby’s International Realty ..... pages 8-9



Uniquely Crafted  
Environments

CONNECTICUT • HUDSON VALLEY • BERKSHIRES

*“We don’t cut corners, we build them.”*

**JACK BAER**  
*Owner/President, UCE Fine Builders*



*World-class craftsmanship. A passion for perfection. An unparalleled commitment to making your dreams come true. At UCE, we achieve excellence in all we do. And we do everything.*

Distinctive Residential • Millwork • Architectural Concrete • Green Building • Design • Commercial

**UCEBUILDERS.COM**  
Litchfield, CT • 860.489.7273





Photo by Caitlin Hanlon

# ROBINSON LEECH REAL ESTATE

CT-MA-NY • Distinctive Country Properties

SPRING IS COMING: COME LOOK AT LAND BEFORE FOLIAGE CLOSES DOWN VIEWS



**RIVERFRONT FARM:** A UNIQUE FARM OR RECREATIONAL PROPERTY: 72 ACRES, open flat, meadows/farmland, extensive riverfront with fishing and boating capability, a 3 BDRM house, AND a SPECTACULAR 36' x 110' BARN perfect for a residential conversion. The terrain offers farming, riding, hunting, or other options. Create your own fabulous family compound. **OFFERED AT \$1,575,000.**



**LAND PARCEL A:** 10 ACRES, rural setting; high setting with GREAT views, a mountain stream, pond site, and quiet. **OFFERED AT \$550,000.** BROKER owned.



**LAND PARCEL B:** 5.9 ACRES, SET NEAR THE MIDDLE OF SALISBURY'S VILLAGE. Lightly wooded with extensive stream and rail trail frontage and a mountain view. Set well of the highway, but walkable to the village. Limited to 1 home or a compound. Partially agent owned. **OFFERED AT \$400,000.**

318 Main Street \* Lakeville, Connecticut \* 860-435-9891  
[www.robinleechrealestate.com](http://www.robinleechrealestate.com)





# THE TRUSTED ADVISORS FOR 50 YEARS

## Walls *Do* Talk

Riverview was built in 1730, but this gorgeous room was not the original kitchen. It often takes a close examination of the basement and attic to discover original space usage. WALLS DO TALK. We listen! The marks and grooves in the beams, paneling and floors left by skilled craftsmen hundreds of years ago tell their own stories. Old homes were always altered as the originals were quite small. Interior spaces were re-purposed over generations multiple times as families grew and shrank, adding to the richness of its history. Becoming a steward of a historic home will be rewarding but good council is critical. We've been advising and educating about historic buildings for decades. This home is currently for sale for \$1,250,000.



860-927-4646 • 860-364-4646 • 860-672-2626 • [WWW.BAINREALESTATE.COM](http://WWW.BAINREALESTATE.COM)



Photo by John Coston





# ELYSE HARNEY REAL ESTATE

AMBASSADORS TO THE TRI-STATE REGION OF CONNECTICUT, NEW YORK, & MASSACHUSETTS

A TRADITION OF TRUST SINCE 1987



## THE LAKEFRONT DREAM

5,260 SQ.FT. • 2.68 ACRES • 3 BRs • 6 FBs • 1 HB

LISTED AT \$7,690,000

SALISBURY, CT - 220FT PRIVATE BEACHFRONT ON TWIN LAKES. 50X29FT GREAT ROOM, OAK PANELING, GOURMET KITCHEN. LAVISH PRIMARY SUITE, GUEST ROOMS WITH ENSUITE BATHS. SUNSET VIEWS, INFINITY-EDGE SPA, SLATE ROOF, STONE FAÇADE. YEAR-ROUND ACTIVITIES: SWIMMING, BOATING, FISHING, WINTER SKATING.

EH5204 • ELYSE HARNEY MORRIS & THOMAS CALLAHAN



## MANOR HOUSE

5,850 SQ.FT. • 85 ACRES • 11 BRs • 5 FBs • 1 HB

LISTED AT \$7,500,000

SALISBURY, CT - CAPTIVATING EDUCATIONAL CENTER BOASTING A HISTORIC 1880 MANOR HOUSE, PANORAMIC VIEWS, A SERENE POND, AND 11 BUILDINGS. WITH AN AUDITORIUM, PRIVATE OFFICES, FITNESS CENTER, AND MORE. TRAILS WIND THROUGH 70 ACRES IN THE BERKSHIRES AND 15 IN SALISBURY, WITH APPALACHIAN TRAIL ACCESS.

WEB# EH4642 • JULIET MOORE & ELYSE HARNEY MORRIS



## CONTEMPORARY FARMHOUSE

4,229 SQ.FT. • 32.68 ACRES • 3 BRs • 3 FBs • 2 HBs

LISTED AT \$3,648,000

SALISBURY, CT - BREATHTAKING CONTEMPORARY FARMHOUSE, BOASTING A STUNNING GREAT ROOM, CHEF'S KITCHEN, AND SUN-FILLED GARDEN ROOM. THE FIRST-FLOOR PRIMARY SUITE OFFERS LUXURY WITH A TERRACE OVERLOOKING GARDENS AND A POND. PLUS, A GUEST HOUSE FOR TRANQUIL RETREATS AND ENTERTAINING.

EH5243 • THOMAS CALLAHAN & ELYSE HARNEY MORRIS



## COUNTRY HOME IN PRIVATE LOCATION

2,505 SQ.FT. • 2.06 ACRES • 4 BRs • 3 FBs • 1 HB

LISTED AT \$1,325,000

SALISBURY, CT - LAKEVILLE HOME WITH FIRST-FLOOR PRIMARY, SPACIOUS LIVING ROOM WITH WOOD-BURNING FIREPLACE, AND SCREENED-IN PORCH. EAT-IN KITCHEN WITH GRANITE COUNTERTOPS, SEPARATE LAUNDRY, AND SLIDING GLASS DOORS OPENING TO A DECK. GUNITE POOL WITH SEATING AREA AND A WISTERIA-COVERED PERGOLA.

WEB# EH5239 • KATHLEEN DEVANEY



## CHARMING HISTORIC SALTBOX

2,236 SQ.FT. • 10 ACRES • 4 BRs • 3 FBs • 1 HB

LISTED AT \$1,295,000

CORNWALL, CT - ANTIQUE SALTBOX C.1781 NESTLED IN THE HILLS OF CORNWALL CT. PRESERVED AND LOVINGLY ADAPTED THROUGH TIME OFFERING 4 BEDROOMS, 3.5 BATHS ON 10 ACRES, WITH TWO BARNs, STONEWALLS, AND A DETACHED GARAGE. ONCE OWNED BY BROADWAY PRODUCER OSCAR SERLIN THE HOME IS STEEPED IN NEW ENGLAND CHARM.

WEB# EH5252 • LISTED BY COLLEEN VIGEANT



## A PRIVATE LITCHFIELD COUNTY HOME

2,616 SQ.FT. • 4.56 ACRES • 4 BRs • 3 FBs • 1 HB

LISTED AT \$1,200,000

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 • ELYSE HARNEY MORRIS & THOMAS CALLAHAN



## 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



## INVESTMENT ON MAIN STREET

2,748 SQ.FT. • .5 ACRES • 4 HBs

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



## POLISHED ANTIQUE

1,250 SQ.FT. • .43 ACRES • 3 BRs • 2 FBs

LISTED AT \$620,000

WEST STOCKBRIDGE, MA - CHERISH HISTORY IN THE AMASA SPENCER HOUSE, CIRCA 1791. ENJOY ANTIQUE CHARM WITH MODERN COMFORTS. FRESHLY PAINTED, NEW APPLIANCES, 3 FIREPLACES, SCREENED PORCH, BABBLING STREAM, AND MATURE GARDENS. FULL BATHS ON BOTH FLOORS. FURNISHINGS AVAILABLE.

EH5200 • LISTED BY KENZIE FIELDS & LAUREN MOLK

MAIN OFFICE: SALISBURY, CT (860) 435-2200 • MILLERTON, NY (518) 789-8800



# We are the Community Connection!

HARNEYREALESTATE.COM



### MULTI-USE PROPERTY

4,156 SQ.FT. • .46 ACRES • 4 BRs • 3 FBs • 1 HB  
LISTED AT \$1,850,000

SALISBURY, CT - RENOVATED BARN RESIDENCE: 2 GREAT ROOMS, FABULOUS KITCHEN, 2 OFFICES, CENTRAL AIR, ORIGINAL WOOD FLOORS, HUGE ATTIC, BASEMENT. POTENTIAL FOR 2ND KITCHEN, INDEPENDENT LIVING. ALSO INCLUDES 3-BED FARMHOUSE, GARAGE, 2 OPEN LOTS. COMMERCIAL ZONING, EDGE-OF-TOWN NEAR AMENITIES, BIKE PATH.

EH5143 • LISTED BY JULIET MOORE & THOMAS CALLAHAN



### STATELY & GRACIOUS IN-TOWN HOME

3,102 SQ.FT. • .75 ACRES • 5 BRs • 3 FBs • 1 HB  
LISTED AT \$1,745,000

SALISBURY, CT - CHARMING IN-TOWN HOME ON SALMON KILL RD OFFERS VILLAGE LIVING AT ITS BEST. UPDATED KITCHEN, SPACIOUS LIVING AREAS WITH FIREPLACES, SCREENED PORCH. QUALITY CRAFTSMANSHIP THROUGHOUT. MUDROOM, GARAGE. CLOSE TO AMENITIES, TRAILS, AND LAKEVILLE LAKE. LIVE THE VILLAGE LIFE!

EH5305 • HOLLY LEIBROCK & ELYSE HARNEY MORRIS



### TWIN LAKE LIVING

2,665 SQ.FT. • .74 ACRES • 5 BRs • 3 FBs • 1 HB  
LISTED AT \$1,495,000

SALISBURY, CT - EXPERIENCE LAKESIDE LUXURY IN THIS TWIN LAKES RETREAT. RELAX ON THE EXPANSIVE PORCH WITH PANORAMIC LAKE AND MOUNTAIN VISTAS. INSIDE, FIND OPEN LIVING SPACES, GOURMET KITCHEN, AND COZY FIREPLACE. THE THIRD-FLOOR LEADS TO PRIMARY SUITE WITH BALCONY. DEEDED LAKE ACCESS ENSURES DAILY VACATION VIBES.

WEB# EH5301 • ELYSE HARNEY MORRIS & JOHN PANZER



### CONTEMPORARY BARN HOME

2,572 SQ.FT. • 17.15 ACRES • 2 BRs • 2 FBs • 1 HB  
LISTED AT \$1,195,000

NORTHEAST, NY - DESIGNED TO REPLICATE A MID-19TH-CENTURY WAGON BARN, IN THE DESIRABLE HAMLET OF SHEKOMOKO & SITS ON 17 ACRES WITH PROTECTED VIEWS & IS BUILT ON THE EXISTING STONE FOUNDATION OF THE ORIGINAL BARN. THIS HOME COMBINES THE RUSTIC CHARM OF A TRADITIONAL BARN WITH MODERN AMENITIES.

WEB# EH5269 • BILL MELNICK & ELYSE HARNEY MORRIS



### INVESTMENT OPPORTUNITY

10,000 SQ.FT. • 2.53 ACRES • 4 BATHS  
LISTED AT \$865,000

CANAAN, CT - PRIME LOCATION! 3 VERSATILE BUILDINGS. COMMERCIAL ZONED WITH PUBLIC WATER/SEWER. FORMER HABITAT FOR HUMANITY SITE ON ROUTE 7, ENSURING HIGH VISIBILITY. 10,000 SQFT TOTAL. PERFECT FOR BUSINESS OR RENTAL INVESTMENT IN CANAAN'S THRIVING MARKET.

EH5232 • ELYSE HARNEY MORRIS & JUSZTINA PAKSAI



### HISTORIC COMMERCIAL BUILDING

1,674 SQ.FT. • .07 ACRES • 1 BATH  
LISTED AT \$525,000

SALISBURY, CT - ARCHITECTURALLY DISTINCT COMMERCIAL BUILDING ON THE HISTORIC REGISTRY. MODERNIZED INTERIOR WITH VINTAGE CHARM. OVERSIZED WINDOWS, RESTORED HARDWOOD FLOORS, VAULTED CEILING. SPRAWLING LAYOUT FOR RETAIL OR OFFICE. EXPAND INTO LOWER LEVEL. PRIVATE GARDEN OASIS.

WEB# EH5216 • LISTED BY THOMAS CALLAHAN



### UPDATED FARMHOUSE

2,775 SQ.FT. • 1.2 ACRES • 4 BRs • 3 FBs  
LISTED AT \$535,000

GREAT BARRINGTON, MA - CHARMING 1930S FARMHOUSE NEAR GREAT BARRINGTON, SURROUNDED BY MEADOW AND FORMER DAIRY. FRONTAGE ON SEEKONK BROOK, OPEN PLAN, 2 POSSIBLE PRIMARY BEDROOMS, AND GREAT LIGHT. SCREEN PORCH, GARDENING SPACE, WALK-OUT BASEMENT, MOVE-IN READY.

EH5218 • LISTED BY KENZIE FIELDS & LAUREN MOLK



### MILLERTON COMMERCIAL LAND

9.9 ACRES  
LISTED AT \$475,000

MILLERTON, NY - FLAT, OPEN LAND WITH 2 ACCESS ROADS FROM RT 44. IDEAL FOR COMMERCIAL DEVELOPMENT WITH SCENIC SOUTH VIEWS. MINUTES TO SALISBURY, SHARON, AND WASSAIC METRO NORTH STATION. RARE OPPORTUNITY FOR STRATEGIC INVESTMENT.

WEB# EH5257 • ELYSE HARNEY MORRIS & JOHN PANZER



### CLASSIC FALLS VILLAGE RANCH

1,352 SQ.FT. • 5 ACRES • 3 BR • 1 FB • 1 HB  
LISTED AT \$329,500

FALLS VILLAGE, CT - NESTLED IN NW CONNECTICUT, BORDERING MA & NY, THIS RETREAT OFFERS TRANQUILITY WITH CONVENIENCE. SPACIOUS LIVING, BATHED IN NATURAL LIGHT. COUNTRY KITCHEN, PELLET STOVE. 5-ACRE YARD FOR GARDENS, POOL, OR SERENITY. WALK-OUT BASEMENT FOR STORAGE OR CUSTOMIZATION.

WEB# EH5224 • CAROL STAATS & ROBERTA GREEN



# Nothing compares to what's next.



**Ancram, NY**  
FARMHOUSE & MULTI-BARN COMPLEX  
\$2,500,000 | 3 BEDS | 2/1 BATHS  
D. Bisselle & M. Taylor 917.519.5021



**Sharon, CT**  
GRANDVIEW FARM ON 28+ ACRES  
\$2,250,000 | 3 BEDS | 2 BATHS | POOL  
Diana Bisselle 917.519.5021



**Cornwall, CT**  
UNIQUE ESTATE ON 19 ACRES | POND  
\$1,895,000 | 4 BEDS | 4/1 BATHS  
Patti Guarantano 203.231.9288



**Sherman, CT**  
METICULOUSLY RENOVATED  
\$895,000 | 3 BEDS | 3 BATHS | POOL  
Alan O'Doherty 917.993.3483



**Kent, CT**  
UNINTERRUPTED VIEWS & PRIVACY  
\$875,000 | 3 BEDS | 1 BATH | 51.86 ACS  
Alan O'Doherty 917.993.3483



**Warren, CT**  
C. 1880 HOME ON 3 ACS W/ POOL  
\$795,000 | 4 BEDS | 3 BATHS  
L. Galloway & P. Fox 860.201.6238



Sold

**Salisbury, CT**  
OFFERED AT \$1,595,000  
REPRESENTED SELLER  
Laurie Dunham 203.985.5974



Sold

**New Milford, CT**  
OFFERED AT \$895,000  
REPRESENTED SELLER  
S. Peneer & V. Henderson 203.470.0393



Sold

**Roxbury, CT**  
OFFERED AT \$599,999  
REPRESENTED SELLER  
Patti Guarantano 203.231.9288







**Kent, CT**

SHARED SPECTACLE LAKE ACCESS  
\$1,395,000 | 3 BEDS | 2/1 BATHS  
Steve Pener 203.470.0393



**Salisbury, CT**

COUNTRY CLASSIC ON 8.58 ACRES  
\$1,350,000 | 4 BEDS | 4/1 BATHS  
John Harney 860.921.7910



**Warren, CT**

NEW CONSTRUCTION ON 4 ACRES  
\$1,150,000 | 3 BEDS | 3/1 BATHS  
S. Pener & V. Henderson 203.470.0393



**Salisbury, CT**

CHARMING ANTIQUE ON 0.78 ACRE  
\$595,000 | 3 BEDS | 2 BATHS  
Karen Grimaldi 860.480.1156



**Ancramdale, NY**

QUAINT COLONIAL ON 4.07 ACRES  
\$550,000 | 2 BEDS | 2 BATHS | BARN  
Amy Danis 917.806.6323



**North Canaan, CT**

REMODELED, FRESHLY PAINTED RANCH  
\$385,000 | 3 BEDS | 2 BATHS  
Roxanne Lee 860.318.1583



Sold

**North Canaan, CT**

OFFERED AT \$395,000  
REPRESENTING SELLER & BUYER  
Dave Mallison 860.459.5273



Sold

**Kent, CT**

OFFERED AT \$292,000  
REPRESENTED SELLER  
Dottie MacRitchie 860.248.5752



Sold

**Warren, CT**

OFFERED AT \$285,000  
REPRESENTED SELLER  
Steve Pener 203.470.0393







Photo by Caitlin Hanlon



HOULIHAN LAWRENCE

Local at Heart,  
Global in Reach.



**WELCOME TO TAJ DUVAL**  
A spectacular seven acre property with a pond nestled in a storybook setting that offers much privacy. Located on a quiet country road, this house is the epitome of chic.  
Web# TC3714592 | Staatsburg  
Offered at \$2,249,000  
Janet Myer | M 914.673.8161

**THE RIVER HOUSE**

The River House sits on 45 private acres with sweeping views of the iconic Roe Jan River. Enjoy your beautiful 1700 feet of river frontage -- perfect for swimming, fishing and kayaking.  
Web# TC3714592 | Germantown  
Offered at \$1,495,000  
Chris Getman | M 203.554.5032



MILLBROOK BROKERAGE 3274 FRANKLIN AVENUE, P.O. BOX 437 · 845.677.6161  
HOULIHANLAWRENCE.COM

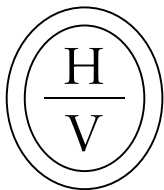


Decor & Furnishings  
For  
Home and Garden

459 Sharon Turnpike  
Goshen, Conn.

Thursday - Monday 11-4





# THE HUDSON VALLEY TEAM

AT COMPASS

A trusted tradition in Millbrook, NY and the Hudson Valley since 1908, The Hudson Valley Team is proudly powered by Compass.

845.677.5311  
3295 Franklin Avenue  
Millbrook, NY 12545

thehvteam@compass.com  
hvteamatcompass.com  
@ hudsonvalleyatcompass



**309 Woodstock Road**  
Millbrook, NY  
\$28,000,000 | 7 BD | 7.2 BA | 12,659 SF | 63.46 Acres



**365 Tower Hill Road**  
Wassaic, NY  
\$25,000,000 | 4 BD | 5.3 BA | 9,065 SF | 134 Acres



**88 Friar Truck Road**  
Ancramdale, NY  
\$25,000 | 5 BD | 3.1 BA | 3,804 SF | 21.50 Acres



**108 Westerly Ridge Drive**  
Amenia, NY  
\$1,249,000



**3312 Highway 199**  
Pine Plains, NY  
\$1,800,000 | 177.5 Acres



**461 Silvernails Road**  
Pine Plains, NY  
\$25,000,000 | 4 BD | 4.1 BA | 7,500 SF | 127.85 Acres

COMPASS

The Hudson Valley Team is a team of real estate agents affiliated with Compass. Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



LICENSED REAL ESTATE BROKER

**LARRY HAVENS**

845-373-8555 · larry@havensre.com

**HAVENS**  
**REAL ESTATE**

LICENSED SALESPERSON

**ROBERT P. DUNLOP**

845-325-2912 · bdunlop58@gmail.com



**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. 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 and a distinctive quality of life. 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. **Now Offered at \$359,000**



**Millerton – 18 Hy Vue Terrace:** Step into the charm of 18 Hy Vue Terrace in the Village of Millerton, NY! This delightful 3-bedroom home welcomes you with genuine hardwood floors, 2 baths, and a practical, flowing floor plan. The heated sunroom provides an inviting space for writing, reading, painting, or simply unwinding. Located within an easy walk or bike ride to Millerton Village center, and just minutes away from Rudd Pond State Park and the Harlem Valley Rail Trail, this residence offers convenience to Wassaic Train Station, State Parks, Golf, Skiing, Biking, fine restaurants, and the picturesque countryside. Meticulously cared for over the years, it features a Viessmann boiler, Central Air, Solar Panels, a whole house generator, and a Thelin woodstove. The landscaped yard invites you to expand your garden and enjoy the outdoors. **Offered at \$389,000**



**Smithfield Moadock Rd:** 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**

## PERHAPS IT IS TIME TO PLAN AHEAD? THESE LAND OFFERINGS PRESENT OPPORTUNITIES!

**North East / Pine Plains:** Indulge in the charm of 207.73 acres of scenic land, thoughtfully amalgamated from two lots to create an extraordinary estate. Nestled in a prestigious estate area, this enchanting property harmoniously combines lush woodlands, inviting meadows, tranquil ponds, babbling streams, and captivating vistas. The location is unparalleled, offering a unique opportunity to bring your dreams to life. Situated at the peak of desirability, this prime spot ensures both convenience and connectivity. A short 10-minute drive takes you to the Metro-North train station, providing easy access to the city. Moreover, the trendy village of Millerton is just a 5-minute drive away, offering a delightful array of amenities and cultural attractions. Embrace the epitome of estate living with this exceptional offering. **Offered at \$3,100,000**

**156.51 acres Perrys Corners Rd, Amenia:** 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. Conveniently located minutes away from the Wassaic Train Station, as well as the charming villages of Millerton, Sharon, Salisbury CT, and the Hamlet of Amenia. **Offered at \$2,034,630**

**Contiguous to or distinctly separate from**

**49.63 acres Cascade Mountain Rd, Amenia:** Discover the perfect backdrop for your modern 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 at \$479,000**

**127.95 acres Millerton - Mill Road:** Envision a personalized family retreat designed for enduring legacy—where the land unfolds in gentle rolls, the vistas remain untarnished, and the prospects are limitless. Experience unparalleled serenity and enchanting privacy. Explore 127.95 acres of wooded expanse, overgrown meadows, and a cabin poised as the focal point for the exciting project ahead.. A short drive from Millerton, Salisbury, Sharon CT, and the Wassaic Train Station. Lace up your hiking boots and plan your tour. **Offered at \$1,479,000**

**106 Acres Skunks Misery Rd:** An ideal retreat for outdoor enthusiasts awaits – indulge in hunting and fishing to your heart's content. Explore this picturesque property nestled along a tranquil country lane, a sanctuary for sportsmen and nature enthusiasts. This stunning estate features expansive meadows, verdant pastures, and serene mature woodlands, all enveloping a generously sized pond. The charm of this potential estate parcel is heightened by breathtaking views, providing an exceptional opportunity for those in search of a remarkable retreat. Tucked in proximity to the fashionable village of Millerton, this property seamlessly combines seclusion with convenience. A short 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 staying connected to the amenities of modern living. **Offered at 1,500,000**

**Skunks Misery Rd - 101.3 acres:** Experience the pinnacle of natural beauty in this exceptional land situated within an exclusive estate area! A seamless fusion of lush woods, expansive meadows, tranquil ponds, babbling streams, and awe-inspiring vistas awaits. Strategically located for optimal convenience, it's a quick 10-minute drive to the Metro-North Train station, providing access to city adventures. Just a brief 5-minute journey leads to the trendy village of Millerton, offering a charming blend of culture and chic amenities. Whether you seek an idyllic retreat or envision crafting your dream home, this remarkable land presents an unparalleled opportunity. Seize this rare gem now and embrace a life of tranquility and elegance. Contact us today to step into a world of possibilities! **Offered at 1,600,000**

**24 Prime acres Amenia:** Make the connection with this slightly rolling pastoral 24 acres located minutes from the Wassaic Train Station and Downtown Amenia. The blue-sky vistas are amazing and the residential and agricultural possibilities are limited only by your imagination. The Zoning is SR (one acre). There are no deed restrictions. What a location for a mini farm, an estate or a family compound. At present this land is in organic hay production and benefits from an Agricultural Exemption. The road frontage on Route 22 is 1,114 feet and the frontage on Cascade Rd is 1,131 feet. There is a creek that runs parallel to Cascade Rd. **Offered at \$399,000**

**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. **Priced at \$130,000**

**5.54 acres on Jerry Lane off of Bog Hollow Road:** Explore the ideal homesite nestled along a peaceful country lane, with convenient access to Amenia, Wassaic, and Ten Mile River Train Stations, as well as Sharon and Kent CT. This elevated parcel presents a secluded oasis, creating a picturesque setting for your country home. Immerse yourself in the breathtaking scenery of Eastern Dutchess County – an invitation to tranquility. Don't pass up the chance to discover this distinctive parcel. **Priced at \$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. **\$139,900**

**9 acres Wassaic – Kent Rd:** Cleared farmland offering various homesite options and ample space for both horticultural and agricultural pursuits. With the removal of hay, planning paddocks and gardens becomes more straightforward. The gently rising upper field presents an ideal homesite with plenty of room for planting to enhance privacy. Just minutes away from Sharon and Kent, CT, Metro North Ten Mile River Station, Wassaic Station, State Parks, and the Harlem Valley Rail Trail. Seize the opportunity to live off the land and cultivate your own fruits and vegetables on this rare 9-acre cleared parcel. **Priced at \$219,000. Contact us today!**





**WHITETAIL LANDSCAPING  
& EXCAVATION**

Located in Salisbury, CT Whitetail Landscaping & Excavation is a full-service landscaping and excavation company serving the NW Corner and nearby areas of MA and NY. It is our priority to help our customers create and maintain beautiful outdoor spaces with the following services.



**LANDSCAPING • EXCAVATION • GROUNDS MAINTENANCE  
COMMERCIAL & RESIDENTIAL SNOW/ICE MANAGEMENT  
GARDENING • HARDSCAPES**

**www.whitetailct.com • office@whitetailct.com  
(860) 671-0118 • PO Box 302 Salisbury CT 06068**

**D.J. HALL**  
**ROOFING & SIDING, LLC.**

**Dan Hall, Owner**  
Over 35 Years in Business!

**Quality Work At Competitive Prices!**

**SERVING CT, MA & NY**

**ROOF REPAIRS & ROOF REPLACEMENTS**

- Roofing
- Siding
- Gutters
- Repairs
- Drywall
- Solar
- Chimney Repairs
- Storm Damage/  
Claim Assistance
- Interior/Exterior Painting

**Fully Insured  
Workers Compensation  
& General Liability  
Insurance**

All Work Guaranteed In Writing

Commercial & Residential • Senior Citizen Discount • Financing Available

All shingled roof replacements include a free upgrade to the GAF Silver Pledge Warranty which can only be processed by a Master Elite Installer.

Go to [www.guildquality.com/pro/DJ-Hall-Roofing-LLC](http://www.guildquality.com/pro/DJ-Hall-Roofing-LLC) for references



**EMERGENCY SERVICE**

Call or text for a free estimate

**860-485-5887**

BBB Rated • Lic. # HIC 0651384 • Master Elite #ME24605



**69 GINGER LANE, TORRINGTON, CT • DJHALLROOFING.COM  
DJHALLROOFING@OPTONLINE.NET**



*Photo by Caitlin Hanlon*





# TRI CORNER REAL ESTATE

*Your Best Guide To Properties In Our Tri-State Area*

## **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.

### **Contact your advertising representative today!**

1-800-339-9873

Roxanne: roxannel@lakevillejournal.com

Mary: maryw@lakevillejournal.com

#### **Advertising Rates/Sizes**

Full Page (10.375" w x 11" h):	\$400*
Half Page (10.375" w x 5.5" h):	\$275
Quarter Page (5" w x 5.5" h):	\$200
Cover (10.375" w x 5.5" h):	\$375
Full Color add:	\$199
Spot Color add:	\$99

#### **Frequency Discounts**

3x: 5% • 6x: 7% • 12x: 10%
*2 or more full pages in the same issue: \$340/page

*Full Color  
or  
Spot Color  
Available*

### **Covers Tri-State Region Towns in Connecticut, New York and Massachusetts**

Lakeville, Salisbury, Sharon, Canaan, Kent, Cornwall, Falls Village, Sheffield, Egremont,  
Great Barrington, Winsted, Torrington, New Hartford, New York City, Norfolk, Goshen, Millerton,  
Amenia, Wassaic, Dover Plains, Pine Plains, Millbrook, Hillsdale, Copake

**The Lakeville Journal • <sup>The</sup>MILLERTON NEWS**



# Berkshire Hills Design

KITCHEN • BATHS • TILES • CABINETS





**KLEMM REAL ESTATE**<sup>Inc</sup>  
LITCHFIELD COUNTY'S PREMIER BROKERS

**Premium & Private Brokerage #1 for Selling & Renting Fine Country Properties!**



**NEW LISTING**  
**WARREN/WASHINGTON, CT \$5,950,000.**  
The Iconic Boulders on Lake Waramaug. 9 Bedrooms. 6.5 Baths. Guest Cottage. Lake Frontage with Floating Dock. Sunset Views. 6.95± Acres. Peter Klemm. 860.868.7313.



**NEW PRESTON, CT \$3,595,000.**  
Riverside Post & Beam. Triple Mint Reconstruction. 3 Bedrooms. 2 Fireplaces. 4-car Garaging. Waterfall. 3.83± Acres. Peter Klemm. Carolyn Klemm. 860.868.7313.



**NEW LISTING**  
**WASHINGTON, CT \$3,300,000.**  
Stately Colonial. 4 Bedrooms. 5 Fireplaces. Pool. 2-car Attached Garage. Views. Private Location. 19.45± Acres. Peter Klemm. 860.868.7313.



**PRICE IMPROVEMENT**  
**WASHINGTON, CT \$3,299,000.**  
Country Compound & Equestrian Property. Main House. Infinity Pool. Cottage. Studio. 16-Stall Barn. Paddocks. Pond. 20.14± Acres. Maria Taylor. Carolyn Klemm. 860.868.7313.



**NEW LISTING**  
**WARREN, CT \$3,250,000.**  
Lake Waramaug Carriage House. 7 Bedrooms. Fieldstone Fireplace. Spectacular Waterfront. Dock. Western Views. 3.23± Acres. Rare! Peter Klemm. 860.868.7313.



**NEW LISTING**  
**MILLERTON, NY \$2,950,000.**  
Private Colonial. 5 Bedrooms. 4 Fireplaces. Pool. Tennis. Barn. Paddocks. Major Catskill Views. Close to Metro North Train. 21.9± Acres. Graham Klemm. 860.868.7313.



**PRICE IMPROVEMENT**  
**WASHINGTON, CT \$1,495,000.**  
Rare Lake Waramaug Waterfront. 2-3 Bedrooms. 2-car Attached Garage. Boat House. Gazebo. Level Lawn. Deep Water Dock. 1.31± Acre. Peter Klemm. 860.868.7313.



**NEW LISTING**  
**NEW PRESTON, CT \$1,450,000.**  
Pear Tree Farm. 3-4 Bedrooms. Barn. Paddocks. Garage. Shed. Potential Building Lot. Surrounded by Land Trust. Views. Privacy. 20.11± Acres. Judy Auchincloss. 860.868.7313.



**NEW LISTING**  
**WASHINGTON, CT \$995,000.**  
Meticulous Custom House. 2 Bedrooms. Fireplace. 2-car Attached Garage. Professionally Landscaped. Prime Location. 0.63± Acres. Peter Klemm. 860.868.7313.



**PRICE IMPROVEMENT**  
**WASHINGTON, CT \$895,000.**  
1925 Colonial Farmhouse. 4 Bedrooms. 2.5 Baths. Fireplace. Bluestone Patios. Gunite Pool. Barn. 3.43± Acres. Maria Taylor. 860.868.7313. Claudine McHugh. 203.263.4040.



**NEW LISTING**  
**WASHINGTON, CT \$359,900.**  
Greystone Cottage. Beautifully Renovated In-town Colonial. 3 Bedrooms. 2 Baths. Lovely Patio. 2-car Detached Garage. 0.33± Acres. Judy Auchincloss. 860.868.7313.



**PRICE IMPROVEMENT**  
**WASHINGTON, CT \$499,000.**  
Prime Location! 2 Bedroom Single-level. Abuts Large Estates. Overlooking Conserved Land. 3.42± Acres. Broker has Investment Interest. Peter Klemm. 860.868.7313.

*The Only Litchfield  
County International  
Property Award  
Winner Year After Year  
2003-2024*

**KLEMM REAL ESTATE**<sup>Inc</sup>  
LITCHFIELD COUNTY'S PREMIER BROKERS

*Litchfield Hills, CT - Less Than 2 Hours From NYC*

Lakeville/Salisbury 860.435.6789 > Litchfield 860.567.5060 > Roxbury 860.354.3263  
Sharon 860.364.5993 > Washington Depot 860.868.7313 > Woodbury 203.263.4040

