

MARKET ACTIVITY REPORT

Salisbury, Connecticut



Presented by
Steve Schappert | REALTOR® | GRI
Connecticut Real Estate License: REB.0791416



Work: (203) 994-3950 | Mobile: (203) 994-3950

Main: Broker@ctreb.com

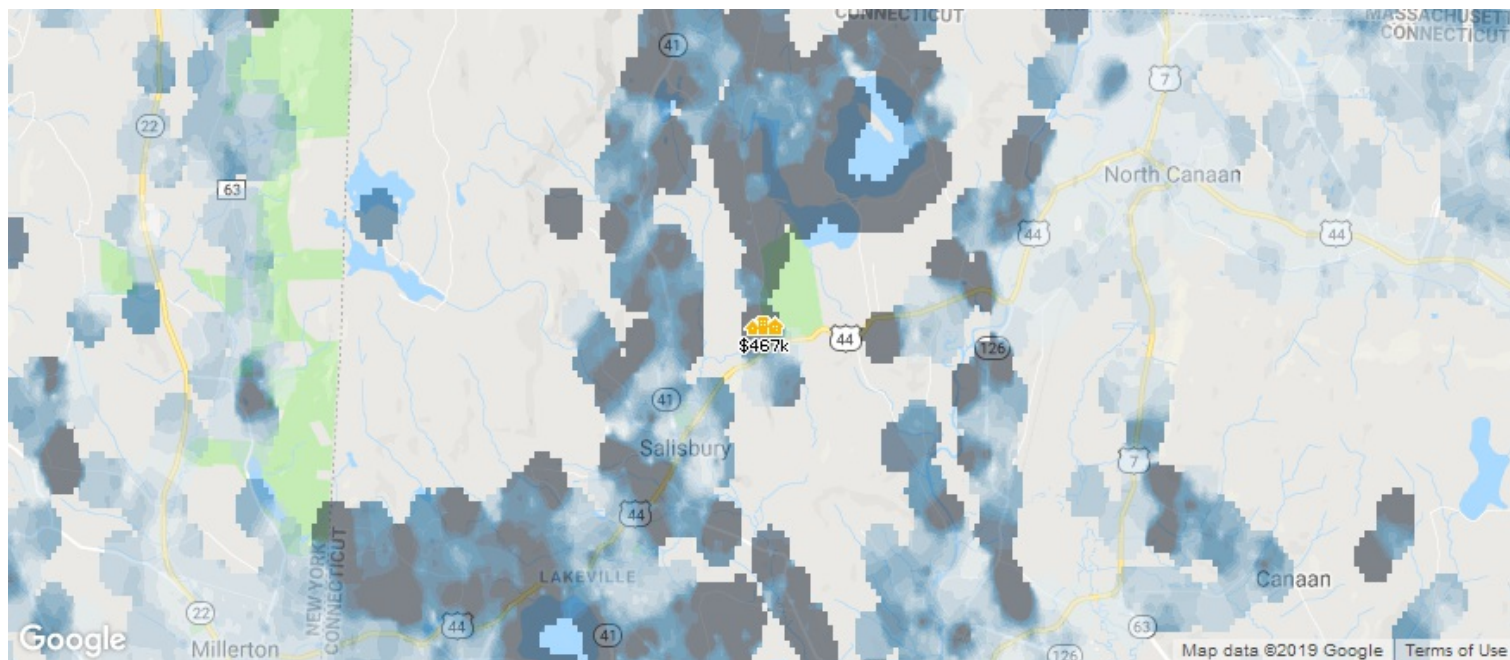
Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

157 East Main Street 2nd Fl. Thomaston, CT
06787
Litchfield, CT 06759

Salisbury, Connecticut

Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

\$467K

Updated: 7/31/2019

Change Over
Last Month

↑ **1.33%**

Change Over
Last Quarter

↑ **1.33%**

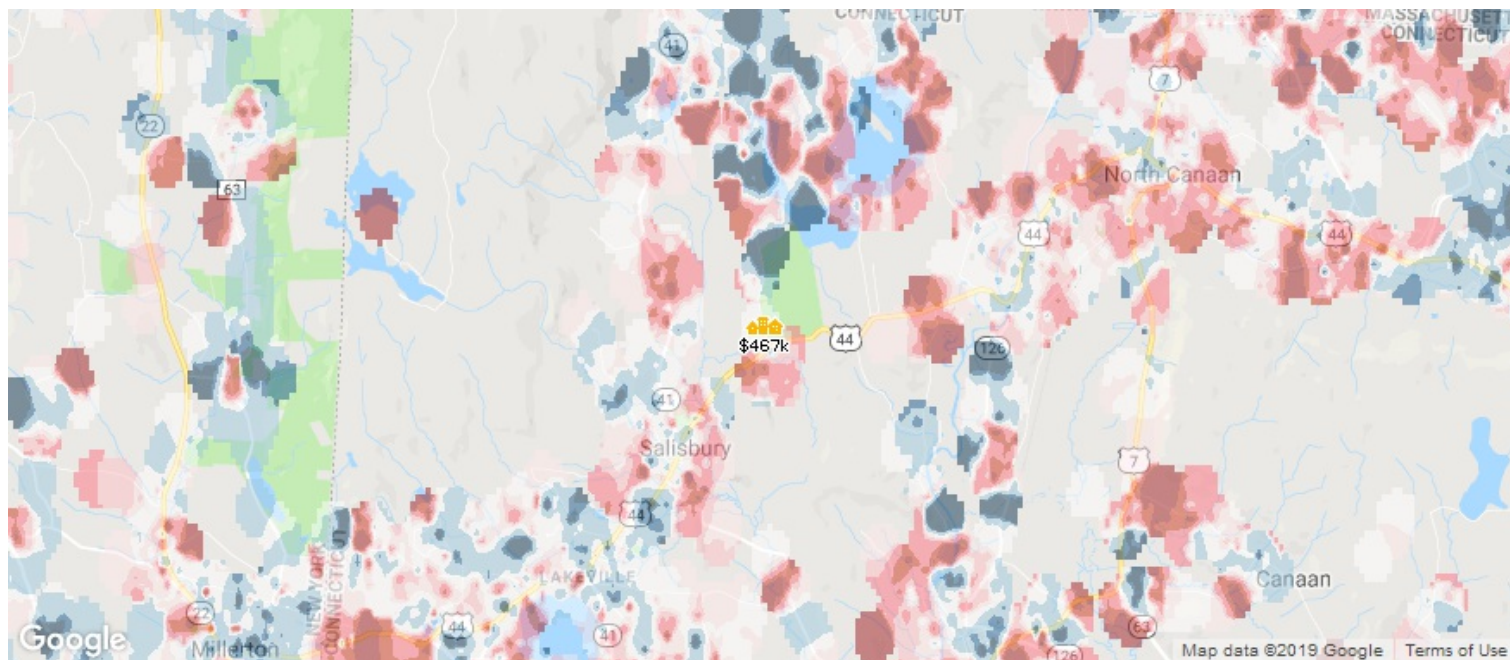
Change Over
Last 12 Months

↑ **22.25%**

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Salisbury, Connecticut

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

\$467K

Updated: 7/31/2019

Change Over
Last 12 Months

↑ **22.25%**

Change Over
Last 36 Months

↑ **5.42%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Salisbury, Connecticut

Market Snapshot: Concentration of Distressed Properties



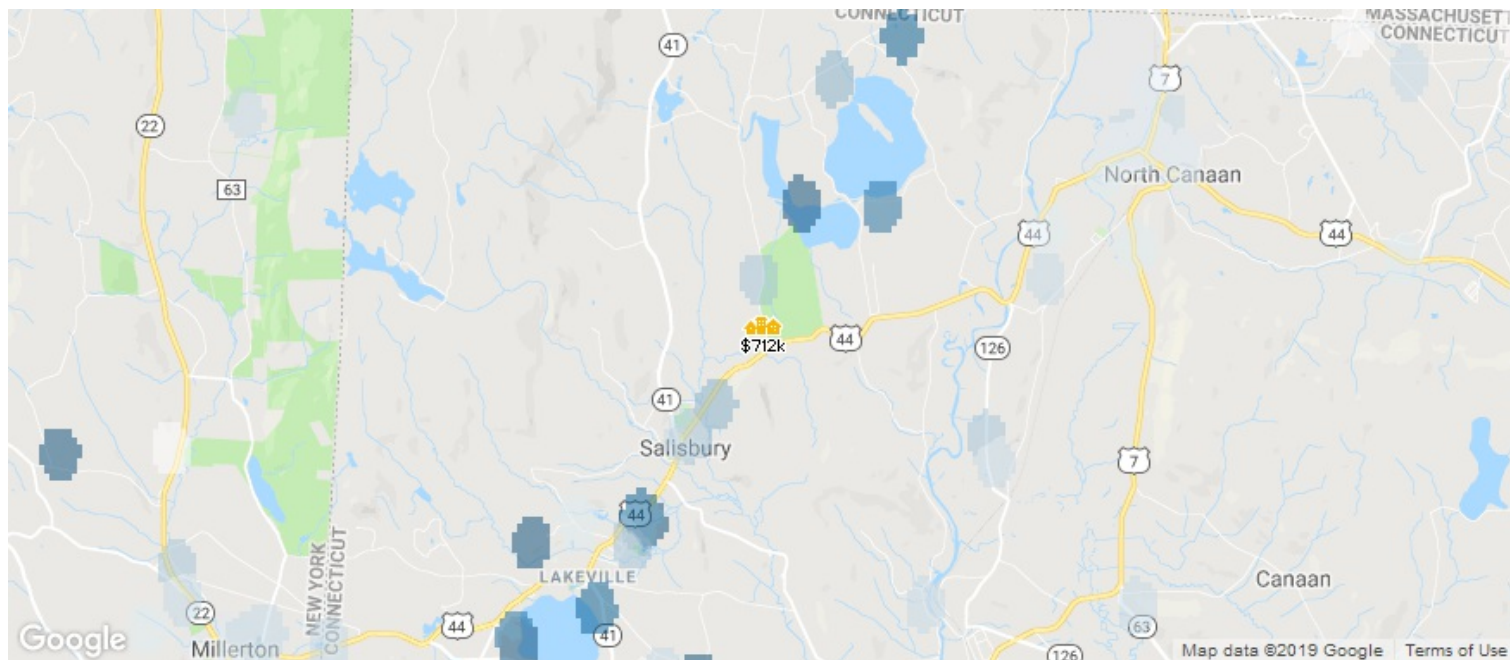
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.
Source(s): MLS data; updated Quarterly.

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Short Sales
1	1	0	0
Updated: 8/14/2019			

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 8/14/2019.

Salisbury, Connecticut

Market Snapshot: Sales Price



This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median Sales Price

\$713K

Updated: 6/30/2019

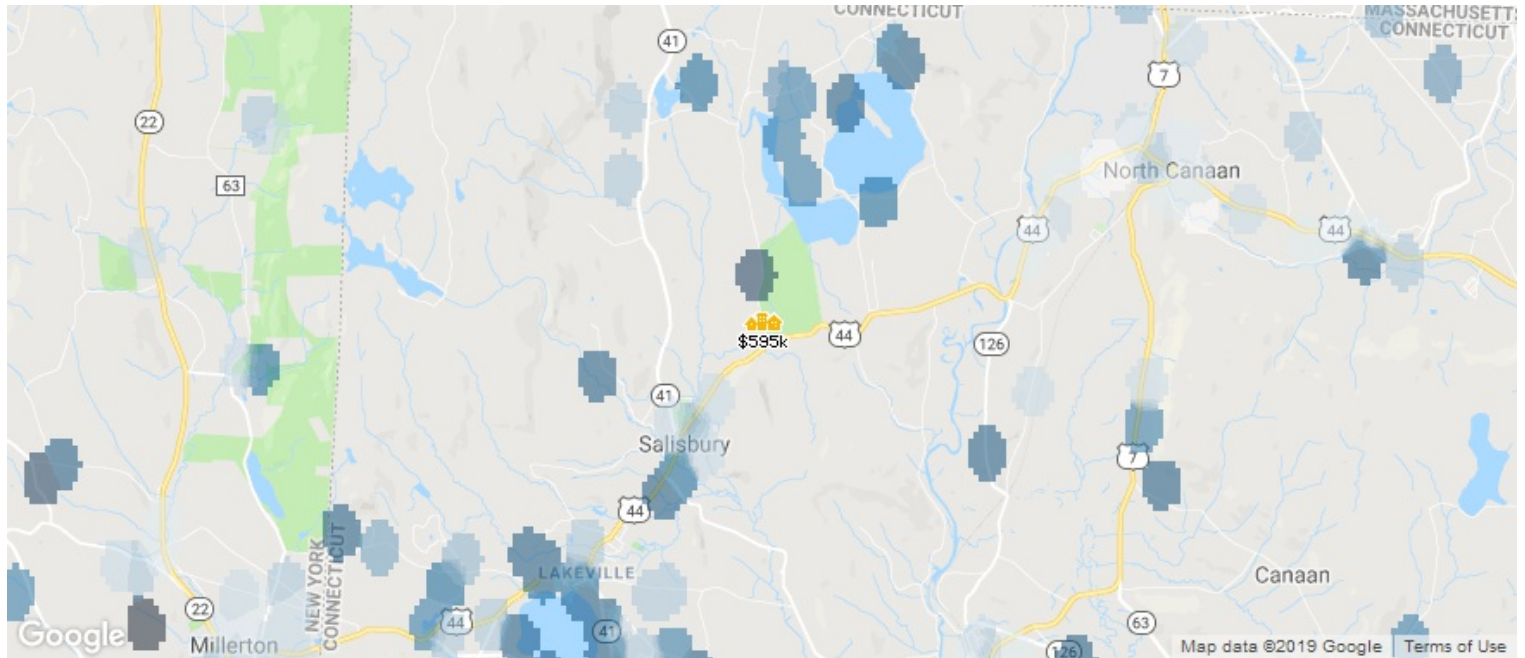
Change Over
Last 12 Months

 **5.63%**

About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **public records** data.

Salisbury, Connecticut

Market Snapshot: List Price



<\$100k
\$100k - \$500k
\$500k - \$1m
\$1m - \$2m
\$2m - \$5m
>\$5m

This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price

\$595K

Updated: 6/30/2019

Change Over
Last Month

↑ **0.41%**

Change Over
Last Quarter

↑ **0.41%**

Change Over
Last 12 Months

↓ **2.48%**

Change Over
Last 24 Months

↓ **5.5%**






About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been

created using all the available listing data within this geographical market.



Market Activity Summary Stats

Search Criteria | **Location:** Salisbury, Connecticut; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold, Expired, New For Lease, Recently Leased, Open House; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Mobile/Manufactured, Multifamily/Multiplex, Lot/Land, Farm/Ranch, Coop, Other Residential; **Maximum Properties per Status:** 50; **Sort Order:** Recently updated

	 New Listings	 Pending Listings	 Price Changes	 Recently Sold	 Expired Listings
Number of Properties	23	7	18	13	5
Low Price / Value	\$75,000	\$245,000	\$265,000	—	\$449,000
Median Price / Value	\$849,000	\$515,000	\$770,000	\$500,000	\$544,250
High Price / Value	\$2,495,000	\$1,495,000	\$4,375,000	\$1,200,000	\$695,000
Average Price / Sq. Ft.	\$325	\$273	\$292	\$248	\$189
Median Price / Sq. Ft.	\$302	\$239	\$244	\$250	\$192
Average Days in RPR	88	233	347	149	301
Median Days in RPR	94	111	241	—	335
Total Volume	\$20,798,900	\$4,764,000	\$16,794,000	\$6,422,000	\$2,232,500

Market Activity Summary Stats (cont.)





Search Criteria | **Location:** Salisbury, Connecticut; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold, Expired, New For Lease, Recently Leased, Open House; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Mobile/Manufactured, Multifamily/Multiplex, Lot/Land, Farm/Ranch, Coop, Other Residential; **Maximum Properties per Status:** 50; **Sort Order:** Recently updated

	 New For Lease	 Recently Leased
Number of Properties	3	9
Low Price / Value	\$2,000	\$2,200
Median Price / Value	\$3,800	\$2,800
High Price / Value	\$4,500	\$2,395,000
Average Price / Sq. Ft.	\$1	\$95
Median Price / Sq. Ft.	\$1	\$1
Average Days in RPR	82	148
Median Days in RPR	58	76
Total Volume	\$10,300	\$3,686,150





Salisbury, Connecticut

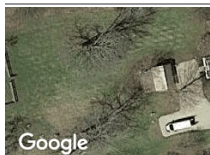


New Listings: 23





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE • New, Active: 8/9/2019 MLS ID: 170224534							
	337-341 Under Mountain Rd	Residential	5/5	4,000 sq ft	6,751,800	1765	8/9/2019	\$2,495,000 \$624
155+ Acre Horse Farm - 9 Separate Lots. Encompassing Views. Flat, Useable Pastures with Multiple Paddocks. 45+ Stalls + Indoor Riding Ring. 2 Additional Houses on Property, Each with 3 Bed/2 Bath (Rough). 8 Min to the Center of Salisbury & Twin Lakes, 30 Min to Metro North Train. Previously Asking \$3.1M, Now \$2.495.000.								
Listing Courtesy of KlermReal Estate Inc								
	 FOR SALE • Active: 6/24/2019 MLS ID: 170210016							
	120 Under Mountain Rd	Residential	4/4	3,245 sq ft	223,898	1880	6/24/2019	\$679,000 \$209
1880 Village Colonial Salisbury, Ct. - Terrific 19th Century home in the heart of Salisbury, Connecticut is the perfect getaway. Parklike landscaping with perennial gardens on over 5 acres with a large detached post and beam period barn is just the beginning. This home has 4 bedrooms and 3 full and 1 half bathrooms and a recently renovated kitchen. An inviting three season porch is located off the large living room with a wood burning fireplace. Lovely outdoor dining deck is perfect for summer entertaining. On the property are several addition outbuildings as well as a secret sitting area surrounded by the foundation of an early barn.								
Listing Courtesy of Elyse Harney Real Estate								

New Listings: 23 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  FOR SALE </div> <div> <i>Active: 5/1/2019</i> <i>MLS ID: 170190222</i> </div>								
372 Under Mountain Rd	Residential	4/4	2,320 sq ft	435,600	1985	5/1/2019	\$1,298,000	\$559
<p>MOVE RIGHT IN to this completely renovated TURN KEY modern home on 10 private acres in beautiful Salisbury CT. Designed to allow views of the beautiful countryside from every room, THIS UNIQUE HOME HAS BEEN UPDATED FROM TOP TO BOTTOM. The NEW CHEF'S KITCHEN with top of the line appliances opens up to the light enveloped great room complete with a 12-foot-high floor to ceiling stone fireplace, skylights, 3 sets of sliding doors to the porch, heated gunite saltwater pool, BEAUTIFULLY LANDSCAPED gardens, FINISHED LOWER LEVEL and MEADOW VIEWS. The master suite, with 2-sided gas fireplace opening up to the bedroom as well as to the custom master bath with shower and jet tub. UPDATED MECHANICALS INCLUDING A PROPANE HEATING SYSTEM, CENTRAL A/C, ALARM SYSTEM AND FULL HOUSE GENERATOR ADD COMFORT, EFFICIENCY, AND PEACE OF MIND TO THIS BEAUTIFUL AND METICULOUSLY APPOINTED HOME. Close to area prep schools, skiing at Catamount and Mohawk, hiking trails, as well as the Villages of Salisbury and Great Barrington.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  FOR SALE </div> <div> <i>New, Active: 8/7/2019</i> <i>MLS ID: 170223623</i> </div>								
13 Pine Tree Rdg	Residential	2/1	537 sq ft	—	1960	8/7/2019	\$75,000	\$140
<p>Seasonal Cottage at Twin Lakes! This newly renovated cottage is directly across the street from O'Hara's Landing and the Twin Lakes Beach Club. Enjoy the warmer weather months and walk to the lake for boating, fishing, swimming, or just relaxing! Or simply enjoy the outdoors right where you are on the deck or on the screened porch. Practically everything has been replaced over the last 10 years - newer metal roof, windows, doors, beautiful pine floors, 100 amp electrical service, newer walls, ceilings, fixtures, etc. The land is leased, and the grounds are beautiful. Water is turned off at the first freeze of the year, and turned back on after the last freeze. A propane wall unit heats the entire cabin, and there's a large attic space for storage. Don't miss all the splendor and wonderful events that the Litchfield Hills and Berkshires have to offer! Five minutes to Salisbury, and less than 15 minutes to Great Barrington, MA and Millerton, NY. Peace and quiet, serenity, and incredible surroundings are waiting just for you!</p> <p><i>Listing Courtesy of Best & Cavallaro</i></p>								
<div>  FOR SALE </div> <div> <i>New, Active: 7/23/2019</i> <i>MLS ID: 170213631</i> </div>								
38 Bunker Hill Rd	Residential	4/4	4,072 sq ft	192,535	2008	7/23/2019	\$925,000	\$227
<p>Beautiful Bunker Hill Rd Contemporary Colonial. Built in 2008 this 4 bedroom 3.5 bath home has a great open floor plan from kitchen to dining to living room and over 4000 sq. ft. of living space. Hardwood flooring, high ceilings in front entryway and living room. Bonus space of fully finished walk out lower level complete with family room and private bedroom and full bathroom. 3 bedrooms and 2 full bathrooms on second level as well as laundry room. Spacious screen porch with working fireplace could become your favorite room in the house for at least 3 seasons. Private room at the end of the hallway to the garage serves as a great office or studio space and has its own entrance. Furnace and AC System serviced annually and a UV system in the air handler ensures best indoor air quality possible. Over 4 acres of land including a wooded trail down to Mt. Riga road where you can walk along the brook at any time of year. OWNER AGENT</p> <p><i>Listing Courtesy of Best & Cavallaro</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 3/30/2019</i> <i>MLS ID: 170178018</i> </div>								
32 Taconic Rd	Residential	3/3	3,540 sq ft	80,150	1880	3/30/2019	\$849,000	\$240
<p>Wonderful Antique in Top Salisbury Location with Heated Gunite Pool. 3 Bedrooms, 3 Full Baths. Quiet Setting Near Town & Lakes. Inviting Great Room with Home Theater & Fireplace. Separate Formal Dining Room with Fireplace. Master Suite with Fireplace & Full Bath. Wrap Around Porch. Simply Lovely.</p> <p><i>Listing Courtesy of Klenm Real Estate Inc</i></p>								







New Listings: 23 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  FOR SALE </div> <div> <i>Active: 4/15/2019</i> <i>MLS ID: 170184218</i> </div>								
76 Bunker Hill Rd	Residential	3/3	3,066 sq ft	130,680	2001	4/15/2019	\$937,000	\$306
<p>Situated on 3 acres overlooking distant views of the Litchfield Hills, this Bunker Hill home offers 3-Bedrooms and 2.5-Baths. The Living Room with soaring ceilings boasts a fireplace and a full wall of windows that frames the mountain Views. A Kitchen Dining Area opens to the private backyard with deck. A first Floor En Suite Bedroom and Bonus Rom complete the main floor. Two privately situated Upper Level Bedrooms also enjoy views and a spacious layout. A beautiful location with nearby protected land and hiking trails (including the Salisbury's iconic Lion's Head trail) offers the ultimate country retreat. Watch the changing of the seasons from this idyllic homestead in the heart of Salisbury, CT. Nearby Amenities include Hotchkiss School, Salisbury School, Appalachian Trail, Lion's Head Trail, Wassau Station, the villages of Millerton, NY and Sharon, CT.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 4/29/2019</i> <i>MLS ID: 170187318</i> </div>								
19 Echo St	Residential	3/2	1,523 sq ft	13,068	1983	4/29/2019	\$265,000	\$174
<p>The kitchen in this cheerful, well built farmhouse was added in 1983, but the original structure probably dates back to the early 1900's. Located on a dead end street, it is very quiet yet walking distance to downtown Salisbury and all of its services. The front porch is a great place to relax in the summer, and a new gravel area provides off street parking. The interior has been freshly painted, and the sunny, spacious living room with three exposures features a propane stove for ambiance and supplemental heat. In the adjacent dining room, bookcases add warmth and both rooms have hardwood floors. The kitchen is efficient with a Miele dishwasher and excellent counter space. Upstairs are three bedrooms, two with bamboo floors, and one full bath. The laundry is located in the half bath downstairs. This immaculate, low maintenance residence has been lovingly cared for. It offers a very convenient location and a great value!</p> <p><i>Listing Courtesy of Best & Cavallaro</i></p>								
<div>  FOR SALE </div> <div> <i>New, Active: 7/29/2019</i> <i>MLS ID: 170220887</i> </div>								
87 Canaan Rd, Apt 4C	Condominium	3/4	1,852 sq ft	—	1989	7/29/2019	\$559,000	\$302
<p>GREAT THREE BEDROOM CONDO in popular Lion's Head. This townhouse features two first floor bedrooms both with newly renovated baths and a third bedroom with full bath upstairs. The living room / dining room features soaring ceilings and built in bookcases around the fireplace. Off the kitchen is a den or additional eating area leading out to the attached garage. This home is light and bright with a lovely deck facing the conservation land in back so it feels very private and quiet. Residents can enjoy the pool and tennis courts and walk to town. This style does not come up often – here's your chance!</p> <p><i>Listing Courtesy of Best & Cavallaro</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 5/4/2019</i> <i>MLS ID: 170188251</i> </div>								
128 Washinee Heights Rd	Residential	4/3	3,488 sq ft	125,452	1971	5/4/2019	\$795,000	\$228
<p>WALK TO PRIVATE BEACH ON TWIN LAKES.....shared by six homes with dock and picnic area. This lovely home has been tastefully updated to include a gourmet kitchen open to the family room with stone fireplace plus an impressive library (24 x 24) with tray ceiling. There is a fireplace in the original living room, a dining room, 4 bedrooms and a lovely screened porch. The systems have been updated and there is central air conditioning. There are hardwood floors throughout plus a partially finished basement with fireplace. The flow is great and the attached 2 car garage make this move-in ready home a real find. Enjoy this quiet country road with access to the lake and all that Salisbury and Lakeville have to offer.</p> <p><i>Listing Courtesy of Best & Cavallaro</i></p>								






New Listings: 23 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  <div>FOR SALE</div> <div>Active: 6/28/2019 MLS ID: 170211309</div> </div>								
2 Spruce Dr	Residential	3/4	2,670 sq ft	333,234	1994	6/28/2019	\$449,000	\$168
<p>Contemporary Convenience - Enjoy the tranquility of a private country setting and the convenience of being minutes from the village center from this 3-Bedroom, 3-Bath home on 7.65 acres. Quality finishes and a seamless blend of natural materials are woven throughout the light-filled and open concept layout. The Living Room with vaulted ceiling and open balcony is grounded by a beautiful stone fireplace and seamlessly flows into the Dining Room and Kitchen. A First-floor Master Bedroom opens to the second story Deck that is also accessed through the Dining Room. Upstairs there are two additional Bedrooms that share a Full Bath and an Office Nook that overlooks the open banister upper landing. A finished Basement with walkout sliding glass doors, a woodstove, and a Full Bath completes this home and offers space for everyone. Serene location yet minutes to town. Local amenities include Lakeville Lake, Hotchkiss School, Salisbury School, Catamount Ski Area, and Aerial Course, Twin Lakes, Metro North's Wassaic Station, the villages of Millerton, NY; Sharon, CT; and Great Barrington, MA.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <div>FOR SALE</div> <div>New, Active: 7/23/2019 MLS ID: 170219145</div> </div>								
87 Canaan Rd, Apt 7C	Condominium	2/3	1,624 sq ft	—	1990	7/23/2019	\$489,900	\$302
<p>LION'S HEAD CONDOMINIUM - This meticulously maintained condo features a first-floor master suite, large eat in kitchen, light filled spacious living room with a vaulted ceiling and gas fireplace. The sliding glass doors from the dining room lead to a large wood deck overlooking the lush private landscape, perfect for relaxing, outdoor dining and entertaining. Lion's Head provides beautifully maintained grounds, common areas, a newly resurfaced tennis court, and a swimming pool with pool house. Conveniently located to the Village of Salisbury, shopping, restaurants, Music Mountain, the Sharon Playhouse, and many other cultural venues. This amazing Northwest corner of Connecticut has so much to offer.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <div>FOR SALE</div> <div>Active: 3/13/2019 MLS ID: 170172681</div> </div>								
34 Ravine Ridge Rd	Residential	4/3	3,095 sq ft	591,109	1980	3/13/2019	\$1,335,000	\$431
<p>Salisbury Country Estate - A completely renovated French Revival home set on a 13+ acre park-like setting with manicured lawns, mature landscaping, specimen trees and the Sage Ravine Brook running through it. Enjoy summer afternoons relaxing on your shaded outdoor bluestone terrace just steps away from your in-ground heated gunite pool and spa. Floor-to-ceiling windows afford a bright interior overlooking the picturesque grounds. Generous formal living room with wood-burning fireplace leads to a wonderful dining room for entertaining with ease. The open kitchen/keeping room with a wood burning fireplace allows for intimate or larger gatherings. The second floor has a master bedroom en-suite with three additional bedrooms and one bathroom as well as an expansive media room for relaxing. The home boasts state-of-the-art mechanicals including a whole-home generator.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <div>FOR SALE</div> <div>Active: 6/24/2019 MLS ID: 170209663</div> </div>								
351 Twin Lakes Rd	Residential	3/4	3,173 sq ft	266,587	1989	6/24/2019	\$945,000	\$298
<p>GORGEOUS TWIN LAKES CONTEMPORARY - Meticulously cared for spacious modern house with a tennis court is now available for sale. The light-bathed great room with vaulted ceilings and a grand fieldstone fireplace open to the kitchen as well as the dining area. Enjoy the outside on the newly renovated wrap around porch that floats over the property or the large screen porch that is perfect for relaxing or entertaining. The property boasts a beautiful mature tree as well as well-maintained gardens. The home currently set up with 2 offices and 3 bedrooms. An additional 6-acre lot is also available for sale. Minutes from the Twin Lakes Beach Club and Marina and close to the Town of Salisbury as well as shopping in Millerton, NY, hiking on the Appalachian Trail and all that beautiful Litchfield County and The Berkshires has to offer.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								



New Listings: 23 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  FOR SALE </div> <div> <i>Active: 2/21/2019</i> <i>MLS ID: 170166016</i> </div>								
349 Housatonic River Rd	Residential	4/3	2,796 sq ft	363,290	1830	2/21/2019	\$899,000	\$322
<p>Built for Leman Bradley to watch over his Great Falls blast furnace on the Housatonic River during the height of ore mining this historical 1830s Antique Colonial sits prominently on 8+ landscaped acres. Many historic details, including wide plank floorboards and period doors, add warmth to this 4 Bedroom, 2.5 Bath home. The first-floor layout intermingles indoor and outdoor living spaces, including a large Screened Porch overlooking the river, Living Room with fireplace that opens to a Dining Terrace, and the Library with fireplace and exposed beams in the vaulted ceiling. A tastefully updated Kitchen with custom cabinetry and Aga oven range is flanked by the Dining Room, Mudroom, and back Patio. Four Bedrooms and Two Full Baths complete the upper level and are complemented by Bonus Space in the Third Floor. Enjoy the serene sounds, and all seasons, overlooking the Housatonic River, labeled as one of the crown jewels for trout Fly Fishing. A spacious yard with Large Barn, Separate Garage, all decorated with fruit & specimen trees plus mature perennial gardens culminates in an enchanting setting. Conveniently located near the villages of Salisbury, Falls Village, and Millerton, NY. Minutes to local and private schools including; Salisbury School, Hotchkiss, and Berkshire School. Nearby Butternut Ski Area, Catamount, Appalachian Trail, The Berkshires, Housatonic River Fly Fishing, NW Rod and Gun Club.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 5/1/2019</i> <i>MLS ID: 170190097</i> </div>								
111 Main St	Residential	4/5	4,095 sq ft	175,546	2001	5/1/2019	\$1,945,000	\$475
<p>MODERN FARM HOUSE IN SALISBURY - Enjoy clean lines and sophisticated living in this 4 bedrooms and 4.5 bath farmhouse that was recently published in CT Cottage and Garden. With multiple fireplaces, oak floors, high ceilings, chef's kitchen and meticulously executed custom details throughout, this home epitomizes comfortable luxury. Relax on the stone patio with outdoor fireplace overlooking professional landscaping. The finished walk out basement contains a den with fireplace, game room, walk in cedar closet, and full bath. Move right into this open and airy home that is close to the areas prep schools and start enjoying hiking in the Litchfield Hills, the beach at Lakeville lake, shopping nearby in Salisbury, Millerton and Great Barrington, and Skiing at Catamount and Butternut. This home is country living at its best!</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 2/15/2019</i> <i>MLS ID: 170164550</i> </div>								
21 Route 7	Residential	4/2	2,730 sq ft	566,715	1929	2/15/2019	\$1,295,000	\$474
<p>Housatonic Riverfront Renovation This 13-acre Riverfront oasis meanders the Housatonic River shoreline, with a classic 4-Bedroom, 2-Bath Colonial home that has been renovated and modernized to offer sun-filled living spaces which soak in the surrounding landscape. An open concept Living Room, Dining Room with Fireplace, and Kitchen with Breakfast area offer ample space for entertaining and daily living. A first floor Bedroom and Full Bath are privately situated. Upstairs are 3 additional Bedrooms, an Office, and Full Bath. The Office has a staircase that goes to unfinished bonus space, providing a blank canvas for multiple uses. Outdoor enjoyment abounds from this level lawn with 1,000 feet of river frontage. A barn with three stalls on one side of the yard and an orchard on the other all nestled along the tranquility of a waterfront property. Immerse yourself in country living from the heart of the Litchfield Hills.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 6/7/2019</i> <i>MLS ID: 170203149</i> </div>								
Lime Rock Rd	Residential Land	—	—	1,241,024	—	6/7/2019	\$239,000	—
<p>PRICE REDUCTION!! Motivated Seller! This is a great find!! It is the Best price per acre around!!! 28.5 acres in Salisbury Ct. A mix of field, forest and nature providing a fantastic building site. Build the home of your dreams. A very private 6 +/- acre cleared level building site is in place with westerly views. Site plans on file. Property abuts Salmon Kill River. Also near Housatonic River for fly fishing, Appalachian Trail, and minutes away from historic villages of Cornwall, Lakeville, Limerock, Falls Village. 260 feet of road frontage. This is the place to be.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								






New Listings: 23 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  Active: 5/12/2019 MLS ID: 170194256 </div>								
547 Under Mountain Rd	Residential	5/6	7,006 sq ft	395,089	1900	5/12/2019	\$1,750,000	\$250
<p>THE YELLOW HOUSE : WARM AND GRACIOUS COUNTRY HOME WITH LIGHT-FILLED ROOMS Property includes a solar-heated pool, organic vegetable garden and an apple orchard as well as acres of meadow encompassed by a walking trail. The interior reflects the lovely, natural setting, with views over rolling hills. A spacious light-filled breakfast room overlooking the garden, five plus bedrooms and 4.5 bathrooms provide accommodation for you and your guests. The combination of formal dining room, living room, TV room and Sun Room is conducive to entertaining either formally or informally. The house is spacious, yet maintains an ambiance of simplicity, both relaxing and welcoming. All in move-in condition. The Yellow House is well positioned to take advantage of the best of country living: topnotch skiing, hiking, biking, boating, and fishing are all within easy reach. Wonderful restaurants, farmers markets, world-class music and theater offerings are all within an easy drive.</p> <p><i>Listing Courtesy of Best & Cavallaro</i></p>								
<div>  Active: 5/20/2019 MLS ID: 170197444 </div>								
36 E Main St, #A	Other	3/2	1,319 sq ft	17,424	1800	5/20/2019	\$325,000	\$246
<p>Some use restrictions in one unit appear to exist with respect to 'permitted' appliances. Nice rear yard.</p> <p><i>Listing Courtesy of Robinson Leech Real Estate</i></p>								
<div>  Active: 5/13/2019 MLS ID: 170195172 </div>								
W Millerton Rd	Residential Land	—/—	—	54,885	—	5/13/2019	\$295,000	—
<p>Sloping lot requiring engineered driveway to logical building site.</p> <p><i>Listing Courtesy of Robinson Leech Real Estate</i></p>								
<div>  Active: 4/2/2019 MLS ID: 170180207 </div>								
398 Weatogue Rd	Residential	4/4	3,920 sq ft	640,332	1988	4/2/2019	\$1,345,000	\$343
<p>Atop Monarch Hill A dramatic hilltop setting, a unique contemporary with quality and style throughout, beautiful decks, patios and landscaping, an in ground pool, views forever, and so much more, all combine to make Monarch Hill the ultimate retreat. High above the Housatonic River and bordered by hundreds of acres at Bartholomew's Cobble, this home is designed for peace and comfort. Parcel straddles the state line with 4.5 acres in Salisbury, Connecticut and 10.2 acres in Sheffield, Massachusetts. Property address is 398 Weatogue, Sheffield, MA. Features include Amish hickory flooring, lace wood, zebra wood, & tiger maple trim, knotty cherry and purple heart maple built in cabinetry, a Butler's Pantry that serves the pool area, multiple decks and patios, a 20' x 27' blue stone terrace, covered Weather Best balconies surrounding the house with spectacular views. The gourmet Kitchen has a center island with 6 burner gas cooktop and hood, and the Great Room has a fully appliance granite wet bar. The lined heated pool is surrounded by stone decking & served by a cedar Pool House. There are 5 heated garage spaces, a large workshop, & private wings that are ideal for guests or an in-law apartment. 14.7 acres atop Monarch Hill offer the ultimate in privacy with mountain vistas for miles. Pear trees, meadows, gardens, & stone walls dot the hillside. Neighboring Bartholomew's Cobble offers miles of trails & acres of beautiful conservation land.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  Active: 3/28/2019 MLS ID: 170177366 </div>								
91 Preston Ln	Residential	3/1	1,204 sq ft	20,037	1958	3/28/2019	\$610,000	\$507
<p>Twin Lakes Retreat - Enjoy waterfront living on Lake Washinee. Features of this lake property include an open Living Room with wood burning fireplace and sliding glass doors leading to the wood deck overlooking the water. This home has 3 Bedrooms, 1 Bath and a full basement.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								



Pending Listings: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING • Deposit as of 8/9/2019 MLS ID: 170208632								
388 Between The Lakes Rd, #400	Residential Land	—/—	—	514,443	6/20/2019	\$515,000	8/9/2019	—
SERENE LOCATION IN SALISBURY - Two stunning parcels totaling over 11 acres with expansive Western views located on an extremely desirable country lane â€œBetween The Lakes Road â€œ in easy walking distance to both Twin Lakes. Beautiful stone walls, a meandering brook that runs throughout the property, and the sounds of nature set the peaceful tone for this special property. The sun illuminates throughout the gently sloping landscape and invites you to stroll, hike or cross country ski the protected grounds and trails. Evenings will be enjoyed by watching the sunsets over the Berkshire Mountain Range. Each parcel has been perc tested allowing for a 4 Bedroom home site on 8.61 acres, and one 5 Bedroom home site on 3.2 acres. The careful placement of the driveway is already roughed in and there is also electricity brought in on the larger parcel. Conveniently located close to the Appalachian trail, Twin Lakes, Great Barrington, restaurants and shopping. This property truly is the quintessential country getaway. <i>Listing Courtesy of Elyse Harney Real Estate</i>								
 PENDING • Show as of 8/6/2019 MLS ID: 170089932								
331 Twin Lakes Rd	Residential	7/7	4,875 sq ft	524,898	5/31/2018	\$1,095,000	8/6/2019	\$225
CLASSIC STYLE with WESTERN VIEWS - This fabulous Twin Lakes area home, with 12 private acres nestled on the side of Mt. Tom, provides spectacular sunset views to the Southern Berkshires. Enjoy morning light in the 31â, eat-in Kitchen or on the seduced Stone Terrace. Entertain family and friends in the grand Dining Room or large and light Living Room, both with fireplaces or on the side Porch. There are 7 Bedrooms, 6 1/2 Baths, Full Pantry, Lower Level Game Room with fireplace, and two-bay Garage. The long driveway is directly across the road from boat access to the Twin Lakes. With the Beach Club, OâHaraâs Landing Marina, the Villages of Salisbury and Lakeville, and Great Barrington nearby, there are plenty of options for playing at home, enjoying outdoor water, hiking, and skiing adventures, and fine dining. <i>Listing Courtesy of Elyse Harney Real Estate</i>								






Pending Listings: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING * Deposit as of 7/12/2019 MLS ID: 170108982								
24 Spruce Dr	Residential	4/5	4,261 sq ft	591,980	7/24/2018	\$1,495,000	7/12/2019	\$351
Salisbury Contemporary with Coveted View Salisbury, CT - Dramatic price reduction \$2,100,000 to \$1,495,000 A very private driveway leads you to this spectacular residence situated on over 13 acres in a desirable estate area of Salisbury, CT offering panoramic views over Lakeville Lake, Hotchkiss School, Long Pond and the Oblong Valley in the distance. This impressive residence in excellent condition, with top of the line appointments, is perfect for country entertaining. The home offers 4 Bedrooms with en-suite Baths and an additional half Bath. An open floor plan on the main level with chef's kitchen access to an expansive rear deck with screened porch is perfect for entertaining. Completely separate living quarters on the ground floor including kitchen living room, master suite with full bath. This home is only 2 miles from the village of Salisbury and the Town Beach at Lakeville Lake. <i>Listing Courtesy of Elyse Harney Real Estate</i>								
 PENDING * Deposit as of 7/31/2019 MLS ID: 170201078								
87 Lincoln City Rd	Residential	2/2	1,026 sq ft	81,457	5/31/2019	\$245,000	7/31/2019	\$239
This 2 Bedroom, 1 Bath home offers single level living with a large deck overlooking the back yard. Lower level bonus space includes a Laundry Area and connects to the single bay Garage. Conveniently located minutes from the villages of Lakeville and Salisbury. <i>Listing Courtesy of Elyse Harney Real Estate</i>								
 PENDING * Deposit as of 7/31/2019 MLS ID: 170187701								
1 Valley Rd	Residential Land	—	—	609,840	4/25/2019	\$398,000	7/31/2019	—
This 14-acre parcel located on Long Pond Road in Salisbury is a premiere location and is conveniently located close to Sharon town center. This property has southwest exposure which allows you to enjoy the beautiful morning sunlight and gorgeous sunsets with distant mountain views. The site has already been perched and has an engineered septic plan. It is ready for you to build your new home. <i>Listing Courtesy of Elyse Harney Real Estate</i>								
 PENDING * Show as of 7/24/2019 MLS ID: 170076355								
87 Canaan Rd, Apt 1E	Condominium	2/3	1,141 sq ft	—	4/27/2018	\$267,000	7/24/2019	\$234
Lion's Head condo community in Salisbury has 52 units and a pool and tennis court for residents. This townhouse features a large living/dining room with fireplace, a well equipped kitchen with pantry, powder room and generous closet. The the kitchen and entry hall have tile floors, the balance sisal carpeting. Two bedrooms and baths on the second floor. Easy access to all community services including walking trail. All lawn maintenance and snow removal included. Very pleasant location. Many area cultural activities available. <i>Listing Courtesy of Best & Cavallaro</i>								
 PENDING * Deposit as of 7/21/2019 MLS ID: 170192481								
54 Main St	Residential	5/4	2,371 sq ft	43,560	5/14/2019	\$749,000	7/21/2019	\$316
Built in 1848, this charming house has been maintained beautifully and is an easy walk to the amenities of Salisbury. Set on one professionally landscaped acre behind a picket fence, the historic Warner-Kimball house features a sunny, gracious 27 foot living room with a wood burning fireplace and ceiling height over 9.5 feet. The bright dining room leads to the renovated kitchen with lovely cabinetry, gas cooktop, and soapstone counters. Off of the dining room is a beautiful stone terrace from which to view the lovely landscaped yard that stretches all the way back to the bike path. The property features perennial beds, gorgeous fruit trees, potting shed, storage barn, whole house generator, and at the rear of the property a most charming summer room with lamps and bookshelves. Adjacent to the kitchen is the laundry/mudroom, which opens to the breezeway, connecting the house to the 2 car garage. A first floor bedroom/library with full bath makes an ideal guest area. Up the hall stairs to the first landing is the entrance to a cozy bedroom currently used as an office with its own bath and ample closet space. Up a few more front hall stairs is the Master bedroom with attached bath, two more bedrooms and an additional full bath. Convenient to Millerton, NY and Metro North station at Wassaic, this wonderful, ideally located house is truly special. <i>Listing Courtesy of Best & Cavallaro</i>								


Price Changes: 18

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  FOR SALE </div> • Active: 5/1/2019 MLS ID: 170190222								
372 Under Mountain Rd	Residential	4/4	2,320 sq ft	5/1/2019	\$1,398,000	\$1,298,000	7/24/2019	-7.15%
<p>MOVE RIGHT IN to this completely renovated TURN KEY modern home on 10 private acres in beautiful Salisbury CT. Designed to allow views of the beautiful countryside from every room, THIS UNIQUE HOME HAS BEEN UPDATED FROM TOP TO BOTTOM. The NEW CHEF'S KITCHEN with top of the line appliances opens up to the light enveloped great room complete with a 12-foot-high floor to ceiling stone fireplace, skylights, 3 sets of sliding doors to the porch, heated gunite saltwater pool, BEAUTIFULLY LANDSCAPED gardens, FINISHED LOWER LEVEL and MEADOW VIEWS. The master suite, with 2-sided gas fireplace opening up to the bedroom as well as to the custom master bath with shower and jet tub. UPDATED MECHANICALS INCLUDING A PROPANE HEATING SYSTEM, CENTRAL A/C, ALARM SYSTEM AND FULL HOUSE GENERATOR ADD COMFORT, EFFICIENCY, AND PEACE OF MIND TO THIS BEAUTIFUL AND METICULOUSLY APPOINTED HOME. Close to area prep schools, skiing at Catamount and Mohawk, hiking trails, as well as the Villages of Salisbury and Great Barrington.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  FOR SALE </div> • Active: 6/1/2018 MLS ID: 170090698								
40 E Main St	Residential	3/2	1,477 sq ft	6/1/2018	\$549,000	\$446,000	8/6/2019	-18.76%
<p>A fully renovated antique home in the heart of Salisbury, CT. This village gem hosts 3 bedrooms, 2 full baths, and hardwood floors throughout. Fully renovated kitchen with center island and open plan to the Dining and Living rooms. Two new full baths with marble details, two large porches, a Mudroom, gas fireplace, and 3 nicely appointed bedrooms on the second floor. New windows, roof, new upgraded electrical as well as heating and air systems. Set on .30 acres, in walking distance to the Village of Salisbury and within just a few miles of local and private schools, Lakeville Lake, the Appalachian trail, and Wassaic Train Station.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								

Price Changes: 18 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  PENDING </div> <div> Show as of 8/6/2019 </div> <div> MLS ID: 170089932 </div>								
331 Twin Lakes Rd	Residential	7/7	4,875 sq ft	5/31/2018	\$1,495,000	\$1,095,000	7/23/2019	-26.76%
<p>CLASSIC STYLE with WESTERN VIEWS - This fabulous Twin Lakes area home, with 12 private acres nestled on the side of Mt. Tom, provides spectacular sunset views to the Southern Berkshires. Enjoy morning light in the 31â, eat-in Kitchen or on the seduced Stone Terrace. Entertain family and friends in the grand Dining Room or large and light Living Room, both with fireplaces or on the side Porch. There are 7 Bedrooms, 6 1/2 Baths, Full Pantry, Lower Level Game Room with fireplace, and two-bay Garage. The long driveway is directly across the road from boat access to the Twin Lakes. With the Beach Club, OâHaraâs Landing Marina, the Villages of Salisbury and Lakeville, and Great Barrington nearby, there are plenty of options for playing at home, enjoying outdoor water, hiking, and skiing adventures, and fine dining.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  FOR SALE </div> <div> Active: 3/30/2019 </div> <div> MLS ID: 170178018 </div>								
32 Taconic Rd	Residential	3/3	3,540 sq ft	3/30/2019	\$945,000	\$849,000	8/2/2019	-10.16%
<p>Wonderful Antique in Top Salisbury Location with Heated Gunite Pool. 3 Bedrooms 3 Full Baths. Quiet Setting Near Town & Lakes. Inviting Great Room with Home Theater & Fireplace. Separate Formal Dining Room with Fireplace. Master Suite with Fireplace & Full Bath. Wrap Around Porch. Simply Lovely.</p> <p><i>Listing Courtesy of KlermReal Estate Inc</i></p>								
<div>  FOR SALE </div> <div> Active: 4/15/2019 </div> <div> MLS ID: 170184218 </div>								
76 Bunker Hill Rd	Residential	3/3	3,066 sq ft	4/15/2019	\$1,048,000	\$937,000	6/25/2019	-10.59%
<p>Situated on 3 acres overlooking distant views of the Litchfield Hills, this Bunker Hill home offers 3-Bedrooms and 2.5-Baths. The Living Room with soaring ceilings boasts a fireplace and a full wall of windows that frames the mountain Views. A Kitchen Dining Area opens to the private backyard with deck. A first Floor En Suite Bedroom and Bonus Rom complete the main floor. Two privately situated Upper Level Bedrooms also enjoy views and a spacious layout. A beautiful location with nearby protected land and hiking trails (including the Salisburyâs iconic Lionâs Head trail) offers the ultimate country retreat. Watch the changing of the seasons from this idyllic homestead in the heart of Salisbury, CT. Nearby Amenities include Hotchkiss School, Salisbury School, Appalachian Trail, Lionâs Head Trail, Wassica Station, the villages of Millerton, NY and Sharon, CT.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  PENDING </div> <div> Deposit as of 7/31/2019 </div> <div> MLS ID: 170187701 </div>								
1 Valley Rd	Residential Land	—	—	4/25/2019	\$495,000	\$398,000	6/24/2019	-19.6%
<p>This 14-acre parcel located on Long Pond Road in Salisbury is a premiere location and is conveniently located close to Sharon town center. This property has southwest exposure which allows you to enjoy the beautiful morning sunlight and gorgeous sunsets with distant mountain views. The site has already been percâd and has an engineered septic plan. It is ready for you to build your new home.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  FOR SALE </div> <div> Active: 4/29/2019 </div> <div> MLS ID: 170187318 </div>								
19 Echo St	Residential	3/2	1,523 sq ft	4/29/2019	\$289,000	\$265,000	7/30/2019	-8.3%
<p>The kitchen in this cheerful, well built farmhouse was added in 1983, but the original structure probably dates back to the early 1900's. Located on a dead end street, it is very quiet yet walking distance to downtown Salisbury and all of its services. The front porch is a great place to relax in the summer, and a new gravel area provides off street parking. The interior has been freshly painted, and the sunny, spacious living room with three exposures features a propane stove for ambiance and supplemental heat. In the adjacent dining room, bookcases add warmth and both rooms have hardwood floors. The kitchen is efficient with a Miele dishwasher and excellent counter space. Upstairs are three bedrooms, two with bamboo floors, and one full bath. The laundry is located in the half bath downstairs. This immaculate, low maintenance residence has been lovingly cared for. It offers a very convenient location and a great value!</p> <p><i>Listing Courtesy of Best & Cavallaro</i></p>								




Price Changes: 18 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	8 FOR SALE * Active: 5/4/2019 MLS ID: 170188251							
	128 Washinee Heights Rd	Residential	4/3	3,488 sq ft	5/4/2019	\$875,000	\$795,000	5/28/2019 -9.14%
WALK TO PRIVATE BEACH ON TWIN LAKES.....shared by six homes with dock and picnic area. This lovely home has been tastefully updated to include a gourmet kitchen open to the family room with stone fireplace plus an impressive library (24 x 24) with tray ceiling. There is a fireplace in the original living room, a dining room, 4 bedrooms and a lovely screened porch. The systems have been updated and there is central air conditioning. There are hardwood floors throughout plus a partially finished basement with fireplace. The flow is great and the attached 2 car garage make this move-in ready home a real find. Enjoy this quiet country road with access to the lake and all that Salisbury and Lakeville have to offer.								
Listing Courtesy of Best & Cavallaro								
	8 FOR SALE * Active: 6/28/2019 MLS ID: 170211309							
	2 Spruce Dr	Residential	3/4	2,670 sq ft	6/28/2019	\$495,000	\$449,000	7/26/2019 -9.29%
Contemporary Convenience - Enjoy the tranquility of a private country setting and the convenience of being minutes from the village center from this 3-Bedroom, 3-Bath home on 7.65 acres. Quality finishes and a seamless blend of natural materials are woven throughout the light-filled and open concept layout. The Living Room with vaulted ceiling and open balcony is grounded by a beautiful stone fireplace and seamlessly flows into the Dining Room and Kitchen. A First-floor Master Bedroom opens to the second story Deck that is also accessed through the Dining Room. Upstairs there are two additional Bedrooms that share a Full Bath and an Office Nook that overlooks the open banister upper landing. A finished Basement with walkout sliding glass doors, a woodstove, and a Full Bath completes this home and offers space for everyone. Serene location yet minutes to town. Local amenities include Lakeville Lake, Hotchkiss School, Salisbury School, Catamount Ski Area, and Aerial Course, Twin Lakes, Metro North's Wassaic Station, the villages of Millerton, NY; Sharon, CT; and Great Barrington, MA.								
Listing Courtesy of Elyse Harney Real Estate								
	10 FOR SALE * Active: 3/13/2019 MLS ID: 170172681							
	34 Ravine Ridge Rd	Residential	4/3	3,095 sq ft	3/13/2019	\$1,450,000	\$1,335,000	7/5/2019 -7.93%
Salisbury Country Estate - A completely renovated French Revival home set on a 13+ acre park-like setting with manicured lawns, mature landscaping, specimen trees and the Sage Ravine Brook running through it. Enjoy summer afternoons relaxing on your shaded outdoor bluestone terrace just steps away from your in-ground heated gunite pool and spa. Floor-to-ceiling windows afford a bright interior overlooking the picturesque grounds. Generous formal living room with wood-burning fireplace leads to a wonderful dining room for entertaining with ease. The open kitchen/keeping room with a wood burning fireplace allows for intimate or larger gatherings. The second floor has a master bedroom en-suite with three additional bedrooms and one bathroom as well as an expansive media room for relaxing. The home boasts state-of-the-art mechanicals including a whole-home generator.								
Listing Courtesy of Elyse Harney Real Estate								
	11 FOR SALE * Active: 5/28/2018 MLS ID: 170088664							
	94 Washinee Heights Rd	Residential	3/3	2,346 sq ft	5/28/2018	\$794,900	\$744,000	2/15/2019 -6.4%
*MOTIVATED SELLER! Only on the market once since it was built, this early 1970s Contemporary is perfectly situated between the spectacular east and west lakes in the Twin Lakes region of Salisbury. Walk to the lake and enjoy part ownership of the beach/lake access point, or relax in the backyard by the pool, relishing in the privacy, the beauty of nature, and the professional landscaping. The upper level features an open floor plan with vaulted ceilings, lots of glass, wood beams, and a two-sided fireplace. Walk out right onto the expansive deck, which is also accessible from the Dining Room and the Master bedroom suite. The lower level has two additional bedrooms, a full bath, and a central game room/family room which adjoins the insulated two car garage. Other features include a hot tub next to the pool, a whole house generator, a fully-owned solar electric system, and an alarmed security system. This is a clean, well-kept home and property from the original owner, in the middle of a lake community in one of the most desirable areas in the Berkshires. Close to Salisbury, Hotchkiss, Berkshire, and Indian Mountain schools, and less than 30 minutes to the Wassaic train station. *BRING ALL OFFERS! See the new Virtual Tour!								
Listing Courtesy of Best & Cavallaro								



Price Changes: 18 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div> PENDING </div> <div> * Show as of 7/24/2019 MLS ID: 170076355 </div>								
87 Canaan Rd, Apt 1E	Condominium	2/3	1,141 sq ft	4/27/2018	\$305,000	\$267,000	6/6/2019	-12.46%
Lion's Head condo community in Salisbury has 52 units and a pool and tennis court for residents. This townhouse features a large living/dining room with fireplace, a well equipped kitchen with pantry, powder room and generous closet. The the kitchen and entry hall have tile floors, the balance sisal carpeting. Two bedrooms and baths on the second floor. Easy access to all community services including walking trail. All lawn maintenance and snow removal included. Very pleasant location. Many area cultural activities available.								
Listing Courtesy of Best & Cavallaro								
<div> FOR SALE </div> <div> * Active: 5/18/2017 MLS ID: L10222566 </div>								
85 Sugar Hill Rd	Residential	6/7	9,141 sq ft	5/18/2017	\$5,750,000	\$4,375,000	7/16/2019	-23.91%
SUGAR HILL FARM - The lofty elevation of this Loire Valley-inspired Litchfield County estate provides for breathtaking views of the Housatonic River valley and the surrounding countryside. Just up from a majestic waterfall and at the end of a country lane, the Farm's half-mile driveway meanders past open fields, stone walls, a two-acre crystal clear swimming pond and organic orchard as it approaches the courtyard of the French country estate sited on a hundred and eleven acres set in total privacy amidst extensive conservation land. A stunning array of both formal and casual spaces make this substantial home ideal both for family living and entertaining. Dramatic ceiling heights, 5 antique wood burning fireplaces and 14 sets of French doors blend the charm of the Litchfield Hills with the majesty of Sugar Hill Farm. This 6 Bedroom and 4 full and 3 Half Bath home are situated in the West & East wings of the home giving peace & solace to all. Only minutes from the villages of Salisbury, Sharon, Falls Village, Millerton, Wassic & Great Barrington, MA, yet one has a true sense of oneness with nature high atop Sugar Hill. A Caretaker's House is a full half mile from the main residence while a large barn, workshop, and pond boathouse with dock punctuate this pristine, very special property.								
Listing Courtesy of Elyse Harney Real Estate								
<div> FOR SALE </div> <div> * Active: 2/21/2019 MLS ID: 170166016 </div>								
349 Housatonic River Rd	Residential	4/3	2,796 sq ft	2/21/2019	\$949,900	\$899,000	7/8/2019	-5.36%
Built for Leman Bradley to watch over his Great Falls blast furnace on the Housatonic River during the height of ore mining this historical 1830s Antique Colonial sits prominently on 8+ landscaped acres. Many historic details, including wide plank floorboards and period doors, add warmth to this 4 Bedroom, 2.5 Bath home. The first-floor layout intermingles indoor and outdoor living spaces, including a large Screened Porch overlooking the river, Living Room with fireplace that opens to a Dining Terrace, and the Library with fireplace and exposed beams in the vaulted ceiling. A tastefully updated Kitchen with custom cabinetry and Aga oven range is flanked by the Dining Room, Mudroom, and back Patio. Four Bedrooms and Two Full Baths complete the upper level and are complemented by Bonus Space in the Third Floor. Enjoy the serene sounds, and all seasons, overlooking the Housatonic River, labeled as one of the crown jewels for trout Fly Fishing. A spacious yard with Large Barn, Separate Garage, all decorated with fruit & specimen trees plus mature perennial gardens culminates in an enchanting setting. Conveniently located near the villages of Salisbury, Falls Village, and Millerton, NY. Minutes to local and private schools including; Salisbury School, Hotchkiss, and Berkshire School. Nearby Butternut Ski Area, Catamount, Appalachian Trail, The Berkshires, Housatonic River Fly Fishing, NW Rod and Gun Club.								
Listing Courtesy of Elyse Harney Real Estate								
<div> FOR SALE </div> <div> * Active: 6/6/2018 MLS ID: 170092580 </div>								
84 Main St	Residential	5/5	4,040 sq ft	6/6/2018	\$1,240,000	\$982,000	7/2/2019	-20.81%
This 1775 home on 2.51-acres in Salisbury's historic district is surrounded by mature perennial gardens and privacy yet is situated in the heart of the village center. Antique charm, care, and preservation of historic details is evident throughout the home as sprawling 4 Bedroom, 2.5 Bath layout. Many wide board floors, five fireplaces and two with beehive ovens, 12-over-12 window panes, and original latches, knobs, and locks throughout are some of the details that add to the warmth and charm of this special property. A first floor Master Wing with private Sitting area and entrance overlook the Boxwood Knot Garden. An Eat-In Kitchen, Wet Bar, Laundry Room, Study, and Living Room complete the first floor. An Upper Level with an addition Master Suite is complemented by two additional Bedrooms, joined by a Full Bath with soaking tub. An attached Guest Apartment with private Entrance offers additional space with one Bedroom, a Full Kitchen with brick hearth surround for woodstove, Laundry, and a spacious Living Room. The detached Barn-style one-car Garage with Potting Shed and Studio space above adds to the possibilities. A unique opportunity to own a piece of history - a private in-town oasis with rich history and keen attention to the preservation of authentic details true to its 18th century character.								
Listing Courtesy of Elyse Harney Real Estate								






Price Changes: 18 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  Active: 5/14/2018 MLS ID: 170083590 </div>								
19 Hemlock Ln	Residential	3/3	3,777 sq ft	5/14/2018	\$1,065,000	\$745,000	6/6/2019	-30.05%
<p>Solitude in Salisbury - Great location on a quiet country road near Twin Lakes this contemporary home on over 3 acres is remarkably private. The large outdoor two-level deck smartly connects the home with the in-ground pool for summer fun. Drenched in sunlight this home has 3 bedrooms and 2 1/2 bathrooms. Large open kitchen with two story ceilings, living room with a wood burning fireplace and separate wet bar area, as well as first-floor master bedroom. This 8 room home is gracious and meticulously maintained. Major Price reduction from \$1,065,000 to \$745,000. Owner says bring offers.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  Active: 10/11/2018 MLS ID: 170133692 </div>								
457 Twin Lakes Rd	Residential	4/3	2,400 sq ft	10/11/2018	\$645,000	\$590,000	5/13/2019	-8.53%
<p>Discernible style, elegance and craftsmanship is evident in this 1810 Colonial. Purposefully sited on 2.68 acres with time designed landscaping of ripened maples and matured specimen trees and shrubs. The center hall is flanked by both a large living room with encased beams and fireplace, and a formal dining room with a fireplace and built-in cabinetry. The wood paneled study opens to the marble floored screened porch. A large kitchen and full bathroom are on the main level with 4 bedrooms and two full bathrooms complimenting the second floor. Kitchen and bathrooms are in top shape though could be restyled. Wood flooring and original Victorian molding are evocative of the early 1800's era. This property has been a weekend home for over 45 years and though an antique, this house has been fully insulated, all new windows, new roof, new furnace and updated electrical. The lovely in-ground pool is subtly designed within a lush garden offering privacy. There is a three car garage with a one bedroom apartment that needs a waste system. The property is laced in stone walls and secreted from the road makes this property both a special charmer.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>  Active: 11/4/2015 MLS ID: L10092151 </div>								
Ore Hill Rd	Residential Land	—/—	—	11/4/2015	\$550,000	\$325,000	5/2/2019	-40.91%
<p>A BEAUTIFUL somewhat remotely accessed parcel of land, reached over a 'need to build' roadway R.O.W. into property. Superb views capability. Open entry field, stone walls, UNlogged parcel of towering old oaks, some maples and other mixed tree growth. Select the building area you want. Ledge areas may require blasting. LESS than 2 miles to 2 TOWNS with full services. LESS than 20 minutes to METRO NORTH STATION for NYC train service. A uniquely beautiful parcel at high elevation.</p> <p><i>Listing Courtesy of Robinson Leech Real Estate</i></p>								

Recently Sold: 13

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 RECENTLY SOLD • Sold Date: 8/7/2019, MLS Listing 170148113: 12/5/2018 MLS ID: 170148113								
52 Under Mountain Rd	Residential	2/1	759 sq ft	8,712	1930	8/7/2019	\$190,000	\$250
<p>This charming village cottage offers the simplicity of in-town living surrounded by the beautiful Salisbury countryside. An efficient layout with many recent updates features 2-Bedrooms and an open-concept Living Room and Dining Area that opens to the Kitchen. Situated on .20 acres, house is wired for 7500kw generator and features a detached 2-car garage. This low-maintenance turnkey home is an ideal country retreat.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								
 RECENTLY SOLD • Sold Date: 6/28/2019, MLS Listing 170199697: 5/28/2019 MLS ID: 170199697								
105 Brinton Hill Rd	Residential	3/3	2,386 sq ft	87,120	1900	6/28/2019	\$500,000	\$210
<p>Nestled between the Housatonic River and Salmon Kill Valley, this Brinton Hill country retreat is ideally located and surrounded by serenity. Enjoy big sky views and comfortable country living from the updated 3-Bedroom, 2.5 Bath farmhouse. A spacious Eat-In Kitchen sits central to the home's Living Room with fireplace, Dining Room, and Family Room. Three upper-level Bedrooms, including a Master Suite with private Balcony overlooking backyard views, provide space enough for everyone. Tastefully updated with close attention to preserving the charm of its quintessential farmhouse roots, this light-filled home is truly a gathering place that will immerse you in the heart of Litchfield County. Light-filled rooms and a picturesque setting, including a vegetable garden and firepit, culminate to provide serenity and the best of country living. Nearby Amenities include: Hotchkiss School, Salisbury School, Berkshire School, Lakeville Lake, Twin Lakes, Housatonic River, Appalachian Trail, Ski Butternut, Catamount Ski Area and Aerial Park, the villages of Sharon, CT; Millerton, NY; Great Barrington, MA.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								

Recently Sold: 13 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 RECENTLY SOLD • Sold Date: 5/31/2019, MLS Listing 170152699: 1/3/2019 MLS ID: 170152699								
58 Main St	Residential	3/3	2,116 sq ft	50,965	1834	5/31/2019	\$820,000	\$388
<p>SOPHISTICATED VILLAGE HOME WITH POOL - Beautiful 1834 Historic home with 3 Bedrooms and 2.5 Baths in the charming Village of Salisbury, CT. Thoughtfully renovated by the current owner preserving the original wide-plank floors, and many other period details, which blend seamlessly with modern amenities and mechanicals and add warmth and character throughout. 1+ gorgeous acres, containing mature Gardens and rare specimen trees, surround a stunning heated saltwater gunite Pool with extensive bluestone terracing and stone work, which creates an idyllic oasis. This lovely home features a Chef's Kitchen, with high-end appliances and a large Carrara marble island/breakfast bar, and a 3-season Entrance/Sitting Area overlooking the side Terrace and Garden. Features also include a Dining Room with built-in cabinetry, an open Family Room, an intimate Library/Study with floor-to-ceiling bookcases, and a Living Room with a wood-burning fireplace. The Second Floor features an en-suite Master Bedroom with fireplace, built-ins, and a Full Bath with limestone shower; and, there are 2 additional Bedrooms, and another Full Bath. There is also an attached heated 2-car Garage, an antique Barn, with electricity and a loft area, a side Terrace with stone walls, a Garden Shed, and a dazzling array of specimen trees. Direct access to the Bike Path, between Salisbury and Lakeville, CT and is close to Millerton, NY and the Metro-North train station in Wassaic, NY.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								
 RECENTLY SOLD • Sold Date: 5/29/2019, MLS Listing 170074734: 4/26/2018 MLS ID: 170074734								
29 Berkshire Dr	Residential	2/2	1,576 sq ft	75,358	1968	5/29/2019	\$305,000	\$194
<p>BLACK ROCK SANCTUARY on 1.73 totally private acres bordering Mt. Riga State Park in Salisbury Ct. The property sits up and back from a private drive with only lawn, forest, and sky in sight. There is a heart-shaped shared pond, stunning flower beds filled with a wide range of lush specimen plantings. The home offers a variety of choices. It is currently used as two bedrooms, two baths but could easily be changed back into three bedrooms and possibly four. Mechanicals are top of the line with a newer Viessmann Vitorand 100 with smart water heater. There is both a drilled well as well as an artesian well and Integrity tilt in Marvin windows. The septic system has had a major upgrade with a new 1500 gallon tank and Dbox. There are 23 solar owned panels making for very low electric bills. This hidden sanctuary is ideal for a weekend retreat or for year round living.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								
 RECENTLY SOLD • Sold Date: 5/17/2019, MLS Listing 170175002: 3/21/2019 MLS ID: 170175002								
29 Under Mountain Rd	Residential	4/4	2,219 sq ft	13,068	1943	5/17/2019	\$542,000	\$244
<p>Perfectly Lovely This absolutely exquisite in-town Cape was completely renovated in 2018. Features include 4 Bedrooms, one on the Main-Floor, 3.5 beautiful Baths, Living Room with propane fireplace, sun-filled Dining Room, totally new Kitchen with Subzero/Wolf/Bosch, central air-conditioning, new Viessmann mechanicals, 2-Bay Garage, all in the Village of Salisbury. Close to shops, restaurants, the library, and the Bike Path.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								
 SOLD • Sold Date: 5/1/2019, MLS Listing L10142152: 6/8/2016 MLS ID: L10142152								
26 Ethan Allen St	Residential	4/5	2,679 sq ft	16,552	1890	5/1/2019	\$850,000	\$317
<p>Completely renovated home with 4 en-suite Bedrooms plus an additional Guest Room/Family Room. The front of the home lends itself to indoor-outdoor living with a fully enclosed Screened Porch that joins the Living Room with Fireplace. Enjoy views of Factory Pond or walk to Lakeville Lake, Restaurants, and the villages of Lakeville and Salisbury. Every detail of this home has been tailored to modern comforts to enhance the charm of lake and village living. A desirable summer rental with the lake just steps away - or enjoy family summers in Lakeville and open your home to an Academic year rental. A multitude of options to cover your operating costs and have a home to gather with family and friends in the season of your choice.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								
 RECENTLY SOLD • Sold Date: 6/6/2019, Public Record MLS ID: -								
10 Bloomer Ln	Single Family	2/1	630 sq ft	40,946	1940	6/6/2019	\$245,000	\$389

Recently Sold: 13 (cont.)

Recently Sold: 13 (cont.)		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	 RECENTLY SOLD • Sold Date: 6/13/2019, Public Record MLS ID: –	5 Bunker Hill Rd	Single Family	4/3	3,843 sq ft	144,183	1985	6/13/2019	\$1,200,000	\$312
	 SOLD • Sold Date: 4/26/2019, Public Record MLS ID: –	87 Canaan Rd, Apt 6E	Condominium Unit (Residential)	3/3	1,852 sq ft	–	1990	4/26/2019	\$515,000	\$278
	 SOLD • Sold Date: 4/18/2019, Public Record MLS ID: –	76 Factory St	Single Family	3/2	2,838 sq ft	144,183	–	4/18/2019	–	–
	 SOLD • Sold Date: 4/25/2019, Public Record MLS ID: –	5 Fowler St	Single Family	3/2	1,344 sq ft	16,988	1900	4/25/2019	\$210,000	\$156
	 RECENTLY SOLD • Sold Date: 7/23/2019, Public Record MLS ID: –	3 Lamotte Rd	Rural/Agricultural Residence	3/3	2,229 sq ft	239,580	1985	7/23/2019	\$440,000	\$197
	 RECENTLY SOLD • Sold Date: 6/20/2019, Public Record MLS ID: –	144 Salmon Kill Rd	Single Family	4/3	2,100 sq ft	144,183	1870	6/20/2019	\$605,000	\$288







Expired Listings: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div>1 EXPIRED</div> <div>MLS Listing 170156026: 1/15/2019 MLS ID: 170156026</div>								
70 Lincoln City Rd	Residential	3/3	2,262 sq ft	60,984	1987	\$575,000	7/15/2019	\$247
<p>This open floor plan home is settled in quiet neighborhood between the villages of Salisbury and Lakeville, CT. An open kitchen flows to the dining area with 15' ceilings and a wood burning fireplace which leads directly to the living room. Both rooms have a set of French doors to the outdoor area. This home has a first-floor master bedroom with large walk-in closet and custom bathroom as well as an additional Den/office room. The upstairs has two nicely proportioned bedrooms and one bathroom. The lower level has finished playroom and laundry area. A private deck with a hot tub overlooks the expansive lawn.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>2 EXPIRED</div> <div>MLS Listing 170154204: 1/7/2019 MLS ID: 170154204</div>								
223 Main St	Residential	3/3	2,584 sq ft	43,560	1880	\$575,000	7/8/2019	\$205
<p>Beautiful 1880 newly renovated Historic home with 3 Bedrooms and 2.5 Baths offering both Commercial and Residential possibilities. Formerly the home to Pastoral Restaurant. Featuring a Center Chimney that supports two wood burning fireplaces and two gas ready fireplace openings, stunning wide board wood floors, 12 over 12 windows, central air, and exposed antique beams, throughout. The main floor offers an open floor plan which flows beautifully from the Living Room with fireplace and large 12 over 12 windows, to the Chefs Kitchen/Dining area complete with fireplace, Quartz countertops, large island, open shelving, and top of the line new Bertazzoni appliances. Just off the kitchen is a large Commercial Kitchen which could be converted to a large Living Room with 14' ceiling, exposed beams, and a stylish and modern overlook from the stairwell to the second floor. French doors open out to a patio. The second floor features an en-suite Master Bedroom with gas ready fireplace opening, double closet and claw foot tub/shower in bathroom. Second floor also features two additional bedrooms, a full bath, and an office. Conveniently located in the Historic District, Main Street in Salisbury CT, close to Lakeville CT, Sharon CT, Millerton NY, and 20 minutes to Waterbury Train Station.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>3 EXPIRED</div> <div>MLS Listing 170102208: 7/4/2018 MLS ID: 170102208</div>								
424 Twin Lakes Rd	Rental/Lease	3/3	2,710 sq ft	94,525	1995	\$3,000	7/4/2019	—
<p>Contact agent with questions</p> <p><i>Listing Courtesy of Hulihan/Lawrence</i></p>								



Expired Listings: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div> <div>4</div> <div>EXPIRED</div> <div>• MLS Listing 170104294: 7/27/2018</div> <div>MLS ID: 170104294</div> </div>								
25 Westmount Rd	Residential	3/2	3,896 sq ft	546,242	2003	\$889,000	6/27/2019	\$178
<p>"BEAR MOUNTAIN LODGE" at "LAURELSHIRE" tucked away in the heart of the Berkshires in Salisbury Connecticut offering totally private living in a rustic contemporary home on over 12 lush acres with stunning long range views from it's the highest point. The property abuts 286 acres of protected land and offers trails for walking, hiking and horseback riding. The home offers a sprawling Adirondack style porch for early morning breakfasts or evening relaxation in the country. The interior is open and perfect for entertaining with a large open lower level opening to a covered area offering additional space for living or play. There are 3 bedrooms, 2 full baths and a wood burning fireplace. The garage barn is ideal for the car enthusiast, collector or horse lover with unbelievable space and 8 zoned radiant heat. There are stunning long range views for miles from the highest point on the property. Fine dining and entertainment are just a short drive away in any direction in the tri-state area.</p> <p><i>Listing Courtesy of Elyse Hamey Real Estate</i></p>								
<div> <div>5</div> <div>EXPIRED</div> <div>• MLS Listing 170068413: 4/5/2018</div> <div>MLS ID: 170068413</div> </div>								
171 Canaan Rd	Residential	4/5	3,628 sq ft	55,321	1918	\$545,000	6/23/2019	\$124
<p>Newly renovated from the ground up! Wonderful home with 4 bedrooms and 4 baths in the main house, all en-suite with tiled bathrooms. Bed and Breakfast permit in place. Central air on the first floor. Large third floor playroom/craft room/ man cave with w/w berber and natural cedar paneling-cable ready. Level backyard with expansive decking/ramp/stream. Professionally landscaped with a fire pit, perennial gardens, and garden shed in the backyard. The 900 square foot attached, approved for retail/home office/ potential in-law apartment has it's own full bath, loft bedroom, kitchenette and living room, with cathedral ceiling. The retail/in-law/apartment/home office has it's own central heat and cooling system, front and rear entrances with private parking. Dry basement with exterior bilco for storage, with sanidry system.</p> <p><i>Listing Courtesy of Best & Cavallaro</i></p>								






New For Lease: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
<div>   • Active: 3/31/2019 MLS ID: 170177321 </div>								
334 Under Mountain Rd	Rental/Lease	3/4	3,452 sq ft	217,800	1981	3/31/2019	\$3,800	\$1
<p>LUXURIOUS ACADEMIC YEAR RENTAL in Salisbury, Ct. Beautifully furnished and tastefully renovated 3 bedroom 3.5 bath home and Den with pullout queen and full bath, private office, attached garage, heated pool and large deck. Privately set and conveniently located near Berkshire School, Hotchkiss, Indian Mountain School and Salisbury Schools. Available September to June with some flexibility in the dates.</p> <p><i>Courtesy of Best & Cavallaro</i></p>								
<div>   • Active: 6/17/2019 MLS ID: 170208457 </div>								
174 S Shore Rd	Rental/Lease	5/2	2,205 sq ft	29,621	1900	6/17/2019	\$2,000	\$1
<p>There is still time to schedule your getaway on the lake! This amazing home is located directly on Twin Lakes with spectacular westerly views. Direct waterfront with dock - bring your boat! 5 bedrooms and spacious living area with large stone fireplace, large front porch with screened in area for dining. Beautiful lawn leading to waterfront area. Relaxation at it's best! This home is available for Weekly rentals in September 7th to September 21st, 2019. Shorter stays may be possible.</p> <p><i>Courtesy of Raynard & Peirce Realty, LLC</i></p>								
<div>   • Active: 6/24/2019 MLS ID: 170209702 </div>								
44 E Main St	Rental/Lease	4/4	2,564 sq ft	10,890	1880	6/24/2019	\$4,500	\$2
<p>Available: July 2019 ONLY - IN-TOWN 4BR SALISBURY RETREAT - A Covered Front Porch with bead-board ceiling opens to this home's open-concept Kitchen, Dining & Living Areas - creating an inviting and comfortable in-town country retreat. Three floors of pristine living space, including 4 Bedrooms and 3.5 well-appointed Baths are highlighted by fine craftsmanship and attention to detail throughout. A Large mudroom entrance from the driveway at the side of the home nicely lends itself to an active lifestyle in the Southern Berkshires and connect the Main Floor, Lower Level Recreation Room and 2-car Garage. A main-floor laundry room, bamboo floors, and central air conditioning make this home an ideal school-year rental - low-maintenance and convenient to all of the area's attractions. Located across the street from Salisbury Rail Trail, nearby the Appalachian Trail and in close proximity Hotchkiss, Salisbury School, & Berkshire School. Also available: 170209560</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								



Recently Leased: 9

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
 RECENTLY LEASED • Leased Date: 8/7/2019, MLS Listing 170217760: 7/18/2019 MLS ID: 170217760								
87 Canaan Rd, Apt 3G	Condo	3/3	1,852 sq ft	—	1984	8/7/2019	\$2,400	\$1
LIONS' HEAD CONDO WITH 1ST FLOOR MASTER - Newly Renovated, unfurnished Lion's Head condo offering 3 Bedrooms, 3 Baths with the Master Bedroom on the First Floor. Living Room with wood-burning Fireplace. Dining Room with Sliding Glass doors to private deck. Kitchen with Sitting Area. Attached 1-car garage. Enjoy the best of Lion's Head living with association pool, tennis, and walking trails.								
<i>Courtesy of Elyse Harney Real Estate</i>								
 RECENTLY LEASED • Leased Date: 8/5/2019, MLS Listing 170199931: 5/28/2019 MLS ID: 170199931								
46 Under Mountain Rd	Rental/Lease	3/2	2,160 sq ft	10,890	1900	8/5/2019	\$2,750	\$1
AVAILABLE School Year 2019 - 2020 - This fully renovated 1900 Salisbury Farmhouse is conveniently situated in-town on a large corner lot only a short walk to everything! An open concept floor plan joins the first floor with large kitchen, Dining Room, Living Room, Mud Room, and Office area. Chic, modern furnishings nicely accent the home's original detail, creating a comfortable ambiance with joyful, light-filled spaces. The Kitchen sits at the center of the home with stainless steel appliances, a Viking Gas Stove/Oven, second oven, dishwasher, stainless steel refrigerator, microwave oven and a large island. French doors off the Kitchen breakfast area lead to a stone Dining Patio and yard. Three Upper-Level Bedrooms and Full Baths on the main and upper level complete this home creating a comfortable retreat for country living in the heart of Litchfield County. Conveniently located in the center of Salisbury and a short distance to all of the area's amenities. Nearby locations include: Salisbury School, Berkshire School, Hotchkiss, Salisbury Town Grove (Lakeville Lake), Twin Lakes, Great Barrington, MA, Millerton, NY, and more! Enjoy the best of Berkshire Living in the heart of Litchfield County.								
<i>Courtesy of Elyse Harney Real Estate</i>								

Recently Leased: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
 RECENTLY LEASED • Leased Date: 7/8/2019, MLS Listing 170189529: 4/30/2019 MLS ID: 170189529								
19 E Main St	Rental/Lease	3/3	1,846 sq ft	114,998	1995	7/8/2019	\$2,200	\$1
This newly renovated 3-bedroom, 2.5 baths in-town home is privately set back yet right in the village of Salisbury, CT. Single-level living with light-filled picture windows throughout provides the ultimate tranquility. The kitchen is equipped with custom built-ins with granite counter tops, stainless steel appliances, and a bright spacious breakfast lounge. The breakfast lounge has a door to the back deck and a picture window overlooking the Salisbury rail trail, leading to the living room which also has a picture window overlooking the expansive front yard. There is a powder room next to the mudroom as well as a Laundry Closet. An en suite master bedroom with walk-in closet and picture window overlooking the back yard creates a private retreat in this sprawling home. There is access to the garage from the mudroom that has sliding doors to the back and front of the home. Near Salisbury School, Hotchkiss School, The Lakeville Lake Grove, Bike Path, and Catamount Ski Area.								
<i>Courtesy of Elyse Harney Real Estate</i>								
 RECENTLY LEASED • Leased Date: 6/19/2019, MLS Listing 170148839: 12/9/2018 MLS ID: 170148839								
18 Elman Dr	Rental/Lease	3/4	2,418 sq ft	229,996	1990	6/19/2019	\$2,800	\$1
"Elman House" is a light-filled open three bedroom shake contemporary on over 5 acres of private lush grounds with rock outcroppings, forest, meadow and garden space and a short walk to the Housatonic River, making it ideal for year-round or seasonal living while the area offers a wide variety of fine dining, entertainment, and recreational activities in Salisbury and Lakeville and just over the border in Great Barrington. This area is Hal Boreland, the famous author's territory. The property is also close to The National Landmark of Bartholomew's Cobble, 329 acres of stunning natural beauty. Offered at \$2,800 per month for Sept.-May or yearly lease, also being offered at \$7,500 per month for June or August. Pool and spa are additional fees.								
<i>Courtesy of Elyse Harney Real Estate</i>								
 OFF MARKET • Leased Date: 2/21/2019, MLS Listing L10216912: 4/29/2017 MLS ID: L10216912								
14 Mount Tom Rd, #RED	Residential Land	—	—	1,381,287	—	2/21/2019	—	—
Gorgeous western views from this gently sloping farmland near the Hotchkiss School. Possible subdivide. Close to Indian Mountain School and to Hotchkiss School. Rough driveway started to one possible building plateau. Priced well below town appraisal of \$761,400								
<i>Courtesy of Best & Cavallaro</i>								
 OFF MARKET • Leased Date: 4/3/2019, MLS Listing 170157769: 1/22/2019 MLS ID: 170157769								
9 Falls Mountain Rd	Rental/Lease	4/4	3,372 sq ft	94,960	1950	4/3/2019	\$2,950	\$1
Available: 02/01/2019 - 06/07/2019 (9AM) - Open and well-appointed luxury rental in a completely private setting. This 4 bedroom and 3.5 bath home offers central AC and 3 fireplaces, including one in the master bedroom. The modern country eat in kitchen opens up to a sunny sitting room. A large living room, spacious den and screened in porch provide options and space for living areas. Close to Salisbury School, Hotchkiss School and Berkshire School. Enjoy hiking on Appalachian Trail, swimming at Salisbury Town Grove or any of the numerous cultural events that the Berkshires and Litchfield County have to offer.								
<i>Courtesy of Elyse Harney Real Estate</i>								
 OFF MARKET • Leased Date: 4/1/2019, MLS Listing 170156073: 1/15/2019 MLS ID: 170156073								
16 Under Mountain Rd	Rental/Lease	4/4	2,484 sq ft	169,884	1885	4/1/2019	\$23,000	\$9
Quintessential Summer Living - Available: (05/24/2019-08/12/2019 - \$23,000/term) - This newly renovated 4-Bedroom, 4-Bath home brings you to the heart of Salisbury for an ideal summer retreat. A renovated Kitchen, Living Room with Fireplace, Family Room, Dining Room, Sun Porch, and First Floor Bedroom with Bath complete this home's first floor. 3 Large Upper-Level Bedrooms, each with its own Bath, offer enough space for everyone! Enjoy walking to town, the Salisbury Bike Path, Lakeville town Beach, Twin Lakes boating, and the quintessential charm of a summer home right in the village center. Within Walking Distance: White Hart Restaurant, Provision Cafe, Sweet Williams Bakery and Cafe, Labonne's Market, boutiques, Scoville Memorial Library, Lakeville Town Grove, Appalachian Trail hiking, Lion's Head hiking Also Nearby: Millerton, NY; Great Barrington, MA; Sharon, CT								
<i>Courtesy of Elyse Harney Real Estate</i>								

Recently Leased: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
 OFF MARKET • Leased Date: 3/28/2019, MLS Listing 170151967: 12/31/2018 MLS ID: 170151967								
325 Canaan Rd	Rental/Lease	7/8	10,725 sq ft	1,417,878	1920	3/28/2019	\$65,000	\$6
SUMMER AT KISMET HILL: Summer availability: (May 24, 2019 - September 3, 2019 - \$65,000) (June 2019 - \$20,000) (July & August 2019 - \$30,000 per month). Luxurious summer retreat prominently sited in the Twin Lakes Region of Salisbury. This 7-Bedroom, 9-Bath 1920s home offers space for the entire family upon its 33-acres, including a pool, and expansive bluestone terraces for entertaining & dining amongst gorgeous Litchfield County views. A well-appointed Master Bedroom Suite, with Sitting Room and Office with fireplaces, offers privacy and tranquility while you open your home to family and friends throughout the summer. Fabulous Theater, Billiards, and Game Room. Escape to Salisbury â€” a true retreat!								
<i>Courtesy of Elyse Harney Real Estate</i>								
 OFF MARKET • Leased Date: 3/5/2019, MLS Listing 170149206: 12/11/2018 MLS ID: 170149206								
247 Twin Lakes Rd	Rental/Lease	2/1	670 sq ft	197,326	1995	3/5/2019	\$12,000	\$18
Available: 05/25/2019 - 09/03/2019 - \$12,000/term - Impeccable and adorable Twin Lakes Cottage has 2 bedrooms, 1 full bath, open floor plan, Central Air for those hot days and nights, and wood burning fireplace for cooler nights. Tenant will enjoy dock and lake access. Conveniently located near O'Hara's Marina.								
<i>Courtesy of Elyse Harney Real Estate</i>								

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