

Favorite Fall Recipe

ANDERSON ASSOCIATES REAL ESTATE 531-6300

Marge shares a favorite recipe:

Italian Baked Chicken

Ingredients:

1 whole chicken (cut in 8 or 10 pieces)

Italian dressing: Your favorite Italian salad dressing (1/2 cup per pound of chicken)

Seasonings: Seasoned salt, Oregano, Black Pepper, Parsley Flakes, Garlic and Onion Flakes

1. Marinate chicken in Italian dressing overnight. (Non-metal dish).
2. Preheat oven to 375° F.
3. Place chicken in baking sheet. Pour marinade over chicken.
4. Sprinkle with generous amounts of all seasonings.
5. Bake for about 45 minutes to an hour or until chicken is golden brown and crispy.

6. Place in serving dish and pour remaining juice from baking sheet on top.

Serve with your favorite side dish.

Enjoy!



Marge Roszkowski is the owner and cook of Marge's Place located above the 9th District Veteran's Association on Riversville Road. Marge, the mother of 4 boys loves to cook and with more energy than you can imagine, Marge serves good homemade soups and sandwiches in the casual "laid back" dining room. Dine in or take out. Be sure to stop by "Marge's Place" for good food at a good price.

203-531-2906

If you would like to share one of your family recipes please call Amy or our Office Manager, Laura Davis at 531-6300.

ANDERSON ASSOCIATES



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November 2003



Southwestern Greenwich

ANDERSON ASSOCIATES

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SOUTHWESTERN GREENWICH REPORT

ANDERSON ASSOCIATES REAL ESTATE

1 Glenville Street, Greenwich, CT 06831

Tel: 203 531-6300

www.GreenwichLiving.com

This report is available monthly at the Western Greenwich office of Anderson Associates. Anderson Associates is an independent real estate firm specializing in Greenwich residential real estate. We all live and work in Greenwich. We know our market. We know our town. Let us put our knowledge to work for you.

The report covers District 3 (Chickahominy), District 4 (Byram) and District 9 (Glenville-Pemberwick). If you do not find your street covered in this report or if you would like a broader perspective on the Greenwich real estate market or would like to know the current value of your home please call us at 531-6300.



149 Byram Road

This 4 bedroom, 2 bath, 2134 square foot Colonial built in 1913 is currently a single family home, but it may be expanded and/or converted to two-family use. It has wonderful wood floors and high ceilings, a lovely living room with bay window, a formal dining room, full basement and attic, and a level .15 acre lot in the R-6 zone. Some cosmetic repair is needed, but many recent updates have been made. Located near transportation, shopping, and excellent schools, this fine home offers terrific investment potential.

\$599,000

October sales statistics for Greenwich

TYPE	# of SALES	AVERAGE PRICE
Single	60	1,911,518
Condo	13	540,369
Multi-Family	7	677,929
Land	2	1,612,500
Commercial	3	3,371,667
TOTAL:	85	1,644,722

The Average Sales Price of a Single Family home in October in Greenwich was \$1,911,518

The Median Sales Price of a Single Family home in October in Greenwich was \$1,250,000

See details inside for Southwestern Greenwich information

Homes sold last month

Address	Type	Asking Price	Closing Price	Days on Market
36-38 St. Roch Avenue	Multi Family	\$1,300,000	\$1,300,000	—
320 W. Lyon Farm	Condo	1,100,000	1,102,800	85
104 Ritch Avenue #9	Condo	837,500	825,000	709
104 Ritch Avenue #8	Condo	795,000	750,000	104
84 Weaver Street	Single Family	775,000	750,000	63
39 Harold Avenue	Multi Family	729,000	675,000	182
33 Oak Ridge Street	Multi Family	600,000	600,000	—
17 Windy Knolls	Single Family	559,000	500,000	18
17 Harold Avenue	Multi Family	500,000	402,000	163
123 Henry Street	Single Family	470,000	455,000	226
40 Weaver Street	Multi Family	435,000	435,000	—
33 Talbot Lane	Condo	425,000	400,000	76
48 Nicholas Avenue	Single Family	390,999	450,000	11
10 Hartford Avenue	Single Family	365,000	365,000	—
9 Weaver Street	Condo	225,000	225,000	—

A SAMPLING OF CURRENT HOMES ON THE MARKET

Address	Type	Price
45 Moshier Street	Condo	470,000
15 Pemberwick Road	Multi Family	599,000
14 Dale Drive	Multi Family	639,500
351 Pemberwick Road #204	Condo	690,000
128 Henry Street	Single Family	750,000
35 Grey Rock Drive	Single Family	818,000
75 Richland Road	Condo	895,000
39 Glenville Street	Single Family	979,500
68 North Water Street	Multi Family	1,100,000
85 North Bowman Drive	Single Family	1,500,000
9 Game Cock Road	Single Family	1,595,000
17 Stillman Lane #35	Single Family	5,395,000

To view the above properties or other properties in Greenwich please contact our Glenville Office at: 531-6300



Kathleen Guilfoile



Jennifer O'Brien



Robert Skorvanek



Linnea Stenberg



Amy Zeeve



Laura Davis, Office Manager

149 Byram Road, Greenwich. \$599,000

-Indian Glen! Quality new construction being built on Glenville Road. \$1,775,000

-Private, one bedroom condo available in Hawthorne complex. \$1600/mo

-Call 531-6300 to see these great properties!



See back cover for a delicious Italian Baked Chicken recipe

Meet Jennifer O'Brien



Jennifer O'Brien is an active Greenwich resident and a professional full-time Realtor. After receiving her BA, she worked in Greenwich as a legal assistant helping to prepare documents for real estate closings. Her knowledge of real estate and her 8+ years of experience make Jennifer a highly acclaimed sought-after Realtor.

"Jennifer listed my house, prepared beautiful brochures and advertisements and sold my house in 2 weeks. I think she is the BEST Realtor in Greenwich!" - Mr. Yin Chan

"Jennifer listened to what we wanted and had the vision to translate it into the perfect fit for us. We loved working with her. She is enthusiastic and she will never give up on the search!" - Mr. and Mrs. Tim Judge

Call Jennifer at: 531-6300 ext.132 E-mail: jobrien@greenwichliving.net