

Amy's Sausage and Cheese Casserole

For "hot and spicy" friends, use hot sausage—even a touch of picante sauce may be added to this easy to make, easy to eat casserole. You can slice and eat it like pizza. Left-overs are good reheated or you may simply cut the recipe in half. Makes 12 Servings.

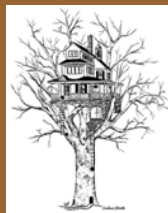
- 1 pound sausage, sliced or crumbled
- ½ cup green onions, thinly sliced including green tops
- 3 cups grated Monterey Jack cheese
- 1 ¼ cup flour
- 1 teaspoon baking powder
- ½ teaspoon baking soda
- 1 cup milk
- 6 eggs
- ¼ teaspoon salt
- ¼ teaspoon pepper

1. Butter a 13" by 9" by 2" baking dish. 2. Fry sausage until lightly browned. 3. Layer the cooked sausage, onions and cheese into the baking dish. 4. Sift together the flour, baking powder, and baking soda.
5. In a mixing bowl, combine the flour mixture, milk, eggs, salt and pepper. Using a rotary beater, mix well.
6. Gently pour the flour-egg mixture over the sausage in the dish.
7. Bake for 30 minutes or until lightly browned in a 350 degree oven.

HAPPY HOLIDAYS!!! -Amy Zeeve, ANDERSON ASSOCIATES (203) 531-6300

SOUTHWESTERN GREENWICH REPORT

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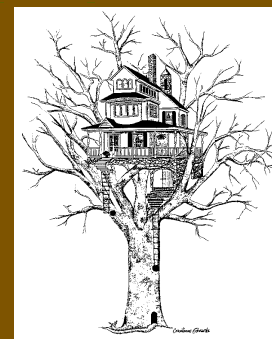
- Homes Recently Sold
- 48 Tips to sell your home
- Amy's Sausage & Cheese Casserole

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Southwestern Greenwich



December 2004

SOUTHWESTERN GREENWICH REPORT

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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 & Work In Greenwich.

We Know Our Market.

We Know Southwestern Greenwich.

We Are The First Stop For Buyers Seeking Homes In This Area.



HAWTHORNE

This is the best priced, most convenient condo on the market! Bright, renovated first floor end unit. Enjoy the patio, two bedrooms and two full bathrooms, lots of closets and two underground parking spaces with elevator.

Terrific location—walk to shops, park & Glenville School.

All this for \$595,000. 351 Pemberwick Road.

November Sales Statistics for Greenwich

TYPE	# of SALES	AVERAGE PRICE
Single	69	2,590,730
Condo	17	551,596
Multi-Family	1	667,500
TOTAL:	87	1,269,942

HOMES SOLD IN NOVEMBER

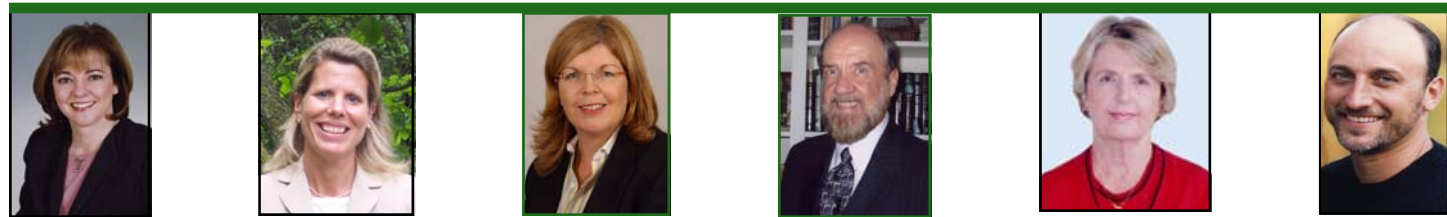
17 Stillman Lane, Lot 35	Single	\$5,595,00	\$5,450,000	501
17 Sherwood Farm Lane	Single	\$4,900,000	\$4,900,000	0
5 Willow Run Road	Single	\$1,650,000	\$1,775,000	25
15 Flintlock Road	Single	\$1,395,000	\$1,300,000	98
225 West Lyon Farm Drive	Condo	\$1,200,000	\$1,100,000	196
10 Byram Shore Road	Single	\$1,000,000	\$879,000	216
88 Greenwich Hills Drive	Condo	\$799,500	\$799,500	15
36 Comly Avenue	Multi	\$799,000	\$750,000	1
174 Weaver Street	Single	\$799,000	\$784,000	35
351 Pemberwick Road #706	Condo	\$749,000	\$730,000	34
64 Mead Avenue	Single	\$699,000	\$699,000	7
66 Richland Road #B	Condo	\$699,000	\$685,000	114
351 Pemberwick Road #505	Condo	\$665,000	\$650,000	97
64 Richland Road	Single	\$640,000	\$630,000	67
44 Morgan Avenue	Single	\$550,000	\$517,500	45
19 Church Street W #4	Condo	\$195,000	\$184,000	21

To view properties, like these, that are currently on the market, please contact our Southwestern Greenwich Office at: 531-6300

DOM = Days on the Market



So many of you took time out to donate items for our coat drive. This is very kind. We know those donations will help many needy people. Our Heartfelt Thanks!



Amy Zeeve Vice-President Monica Collins Mary Lee George Bennett Kathy Guilfoile Robert Skovranek

For anyone who missed our Seminar,
WHAT YOU NEED TO KNOW TO SELL YOUR HOME,
we would like to share Carolyn Anderson's list of 48 easy and mostly free fix-ups.

TIPS To Sell your Home Quickly at the Highest Price

Outdoors

1. Keep lawn mowed and free of leaves.
2. Trim bushes or transplant them if they obscure front windows.
3. Cut lower limbs from front yard trees if they hide house.
4. Edge front garden beds and mulch.
5. Remove garden hose, bicycles and any stuff from yard.
6. Place flowers or a small evergreen tree in a pot on the front porch.
7. Clean, paint or replace mailbox.
8. Place very large house numbers on both sides of the mailbox.
9. Fill potholes in the driveway.
10. Secure any loose steps on the front porch.
11. Clean and arrange outdoor table and chairs. Throw out if rusted or broken.
12. Straighten sagging gutters.
13. Straighten shutters.
14. Repair fence.
15. Clean or paint the front door, and polish door handle.
16. Make sure the door bell rings.
17. Make sure key opens lock easily.
18. Replace door mat with a new one slightly larger than the door width.
19. Keep garage door closed at all times.
20. Park cars inside garage or on side of driveway or at a neighbors.

Special Thanks to Pat Greene for graciously hosting our Seminar in the Glenville branch of Greenwich Bank & Trust. Thanks to Rick Muskus, Senior Vice President of Greenwich Bank & Trust, and Jim Dougherty, partner of Dougherty, Dougherty & Vecchiolla for making this Seminar such a success!

Indoors

1. Remove some furniture to make it easy to walk through room.
2. If hardwood floor exists, remove wall to wall carpeting and polish floors.
3. Make sure all windows and blinds open easily. Remove any old or faded curtains.
4. Hang sheer curtains at windows with unsightly views.
5. Wash windows.
6. Polish door knobs.
7. Clean the wall switches and clean the ceiling mounted lights.
8. Empty and straighten the clothing closets. Remove all shoes from floor.
9. Fold linens and towels in neat stacks in the linen closet.
10. Box or hide all medicines and personal items on the bathroom surfaces.
11. Increase wattage of all light bulbs including basement and attic to maximum.
12. Put a sign "Do not Touch" next to emergency boiler shut-off switch.
13. Arrange new towels in bathrooms.
14. Fill cracks and paint wall stains.
15. Check all faucets for drips and, if necessary, fix them.
16. Replace worn toilet seats. Always keep seats down.
17. Remove personal items including religious objects, trophies and photos.
18. Ask Aunt Mary to take in ailing house plants. Keep only flourishing ones.
19. If room is a "bedroom," make sure there is a bed in it.
20. Scrub basement. Clean and polish furnace and hot water heater.
21. Clean or re-grout moldy or cracked bathroom caulking.
22. Clear off kitchen counter tops. Leave toaster, canisters, coffee pot and bowl of fruit.
23. Clean inside of refrigerator. Leave fresh appealing foods.
24. Refrigerator is no longer a bulletin board. Remove all items.
25. Clean inside of oven and exhaust fan.
26. Clean garbage containers and pet areas to eliminate smells.
27. Sweep basement and garage, and remove all unneeded items.
28. Remove bathrobes from back of bathroom doors.