



Colorful Garden Mailbox

Mailboxes are perfect places to grow the “Queen of Clematis,” the beautiful, free-flowering, two-tone Nelly Moser. The vines are light and airy, won’t rot a wood post, stay within bounds and smother themselves in a galaxy of six-inch flowers that resemble a starburst. The violet-blue Clustered Bellflowers and white Little Miss Muffet Daisies complement the Clematis colors, while Dragon’s Blood Sedum makes a striking, drought-tolerant, well-behaved ground cover.

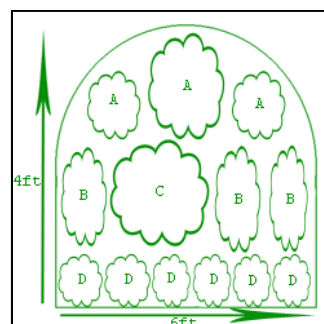
The collection includes:

- A. Bellflower, Clustered (3), funnel-shaped, 1” violet-blue blooms appear all summer
- B. Little Miss Muffet Daisy (3), these dainty white and yellow blooms are a favorite perennial
- C. Nelly Moser Clematis (1), to create privacy, highlight an architectural feature or hide an unsightly area, there is no finer choice than this mauve pink with red hint Climbing Clematis
- D. Dragon’s Blood Sedum (6), a fast growing ground cover with brilliant red flowers in late summer and succulent, needle-like leaves in vibrant orange-red



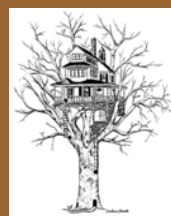
A B C D

Learn more by visiting:
BackyardGardener.com



SOUTHWESTERN GREENWICH REPORT

ANDERSON ASSOCIATES



1 Glenville Street
Greenwich, CT 06831

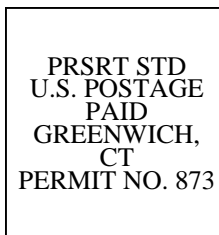
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www.GreenwichLiving.com

In This Issue:

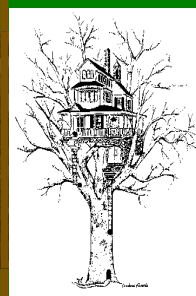
Homes Recently Listed for Sale
Homes Recently Sold
Ralph Vuolo
Mailbox Garden



ANDERSON ASSOCIATES

Southwestern Greenwich

May 2004



SOUTHWESTERN GREENWICH REPORT

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Our Glenville office is open Thursday evenings until 7:00 P.M.!

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 Southwestern Greenwich.

We are the first stop for buyers seeking homes in this area.

For DETAILED information on this property check out:

www.31GlenRidgeRoad.com



SUNNY AND SERENE IN GLENVILLE

You will love this sun-filled, 2792 square foot contemporary home, situated on a quiet and beautiful, park-like 1.22 acres. Enter, and you will immediately feel the joy of living in such a bright and well-built home. The foyer has a dramatic cathedral ceiling that opens to a spacious living room with fireplace and to a formal dining room with French doors that lead to the wood deck. The new gourmet kitchen with granite counters, Sub-Zero refrigerator and wine cooler is sure to please all cooks. In addition to the three bedrooms, there is a family/hobby room, a library and a guest area. After a long day, soak your worries away in the outdoor hot tub overlooking the professionally landscaped property. Excellent location – close to shops, schools, restaurants, parks and transportation.

\$1,475,000

April Sales Statistics for Greenwich

TYPE	# of SALES	AVERAGE PRICE
Single	71	2,311,413
Condo	8	821,388
Multi-Family	4	708,750
Land	2	1,200,000
Commercial	1	450,000
TOTAL:	86	2,690,605

Homes Sold Last Month

Address	Type	Asking	Closing	DOM
6 Hartford Ave	Single Family	\$589,000	\$610,000	23
19 Berrian Place	Multi Family	\$649,000	\$635,000	140
14 Dale Drive	Multi Family	\$639,500	\$625,000	4
10 Buena Vista Dr	Single Family	\$698,000	\$685,000	51
31 Stonehedge Dr S	Single Family	\$985,000	\$950,000	29
420 W Lyon Farm	Condo	\$1,595,000	\$1,520,000	145

DOM = Days on the Market



Carolyn Anderson
President



Amy Zeeve
Vice-President

2 Wonderful Rentals!
44 Shady Lane—\$3400/mo
107 River Run—\$2700/mo



Kathy
Guilfoile



Robert
Skorvanek

A SAMPLING OF CURRENT HOMES ON THE MARKET

Address	Type	Price
7 Nedley Lane	Single Family	\$1,520,000
31 Glen Ridge Road	Single Family	\$1,475,000
104 Ritch Ave #6	Condo	\$949,500
40 Ettl Lane #10	Condo	\$925,000
94 Glenville Street	Single Family	\$925,000
99 S Water Street	Multi Family	\$910,000
25 Woods Ave	Single Family	\$829,500
12 Pilgrim Drive	Single Family	\$765,000
128 N Water Street	Multi Family	\$710,000
28 Fletcher Avenue	Single Family	\$695,000
304 River Run	Condo	\$549,000

Ralph Vuolo
A Man with a Vision



RALPH VUOLO

Many of you may have met Ralph. He is a prominent interior designer and resident of our neighborhood. You may have seen him working together with Siegrun Pottgen in their current efforts with the Historical Society of the Town of Greenwich to make Glenville a historic district. What you may not know is that the man you see planting flowers in boxes along the roads of Glenville may be Ralph or one of his colleagues in the Greenwich Green and Clean. For several years, Ralph has enthusiastically encouraged the beautifying of our streets. With the vision of a designer, he knows flowers and trees can soften and complement the commercial buildings. Ralph feels “Glenville is the greenest part of Greenwich” and with his efforts and the efforts of many caring citizens, this beautiful landscape will flourish.

Greenwich Green and Clean along with the Greenwich Parks Department and many of our local business leaders have contributed to the flowering landscape. Have you noticed the flowers in front of the bank? Did you know Finch Pharmacy won the Green and Clean award? Ralph suggests you park your car and take a walk around the neighborhood. You will discover the joys of nature and the charm or our “special hamlet.” This year Ralph is donating eight planters to be placed along Glenville Street. The flowers and shrubs are being donated by Greenwich Green and Clean. Anderson Associates is delighted to have a planter placed right under our sign. Our only duty will be to keep it watered. A duty we will happily perform.

If you decide to join Greenwich Green and Clean, stop by our office and we will give you a watering can. To join, and to have fun with your neighbors while making or neighborhood beautiful, give Ralph Vuolo a call: 203.532.4665.

