



**TOWN-WIDE
FALL CLEANUP**
& INTERNATIONAL COASTAL INVENTORY
SAT, SEPT. 18
8 a.m. - Noon
AT ALL TOWN FIREHOUSES

CERTIFICATES FOR COMMUNITY SERVICE, GLOVES,
LITTER BAGS & REFRESHMENTS UNTIL NOON
DUMPSTERS AVAILABLE UNTIL 4 p.m.
BRING BACK TRASH, TAKE HOME DAFFODIL BULBS!

TO HELP OR TO REPORT A DIRTY SITE, CALL 531-0006



Comly Meadows

- 3 Homes, To Be Built
 - Beautiful features
 - Lovely cul-de-sac street
- \$1,500,000; \$1,600,000; \$1,850,000**

The Realtor's at
ANDERSON ASSOCIATES
Would Like to Offer You A
Complimentary
Home Market Analysis

Call us if you are curious about
your home's value in today's
marketplace.
(203) 531-6300



Amy Zeeve
Vice-President



Monica
Collins

We would be glad to welcome
you at our Glenville office!



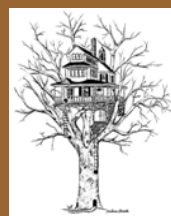
Kathy
Guilfoile



Robert
Skorvanek

**SOUTHWESTERN
GREENWICH REPORT**

ANDERSON ASSOCIATES



1 Glenville Street
Greenwich, CT 06831

Phone: 203 531-6300

Fax: 203 531-9524

www.GreenwichLiving.com

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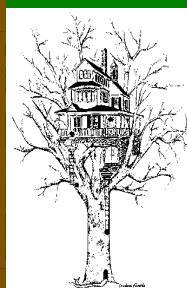
In This Issue:

- Homes Recently Sold
- Tips on Saving Gasoline
- Town-Wide Fall Cleanup

ANDERSON ASSOCIATES

Southwestern Greenwich

September 2004



SOUTHWESTERN GREENWICH REPORT

ANDERSON ASSOCIATES REAL ESTATE
1 GLENVILLE STREET, GREENWICH, CT 06831
Tel: 203-531-6300, Fax: 203-531-9524

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.10DeepGorgeRoad.com



MAGICAL SETTING

Meticulously well built in 1967 by the current owner, this 2,107 sq ft home sits on a magical 1.09 acre property on a quiet Glenville cul-de-sac. Enjoy the gentle sounds of the waterfall, and begin your day with a cup of coffee on the deck that overlooks the bridge to your own wooded paradise. This three bedroom, two bathroom home, with a partially finished lower level, is not only terrific as it is now, but also offers great expansion possibilities. Close to all Glenville amenities, this delightful setting awaits you. **\$1,195,000**

August Sales Statistics for Greenwich

| TYPE | # of SALES | AVERAGE PRICE |
|---------------|------------|------------------|
| Single | 102 | 2,607,044 |
| Condo | 25 | 714,560 |
| Multi-Family | 8 | 824,375 |
| Land | 1 | 2,500,000 |
| Commercial | 1 | 1,000,000 |
| TOTAL: | 137 | 2,145,091 |

Homes Sold in July/August

| Address | Type | Asking Price | Closing | DOM |
|--------------------------|---------------|--------------|-------------|-----|
| 1 Rincard Terrace | Single Family | \$1,595,000 | \$1,525,000 | 70 |
| 2 Treetop Terrace | Single Family | \$1,395,000 | \$1,332,500 | 49 |
| 21 Blind Brook Lane | Single Family | \$1,300,000 | \$1,280,000 | 7 |
| 65 Riverdale Avenue | Multi Family | \$1,295,000 | \$1,200,000 | 163 |
| 46 Bowman Drive | Single Family | \$1,295,000 | \$1,280,000 | 24 |
| 75 N Bowman Drive | Single Family | \$1,224,000 | \$1,150,000 | 65 |
| 5 East Lawn Lane | Single Family | \$1,199,000 | \$1,205,000 | 8 |
| 10 Hettifred Road | Single Family | \$1,095,000 | \$1,065,000 | 36 |
| 527 W Lyon Farm | Condo | \$997,500 | \$975,000 | 39 |
| 40 Ettl Lane #10 | Condo | \$925,000 | \$925,000 | 9 |
| 94 Glenville Street | Single Family | \$875,000 | \$815,000 | 73 |
| 40 Ettl Lane #11 | Condo | \$775,000 | \$775,000 | 17 |
| 128 N Water Street | Multi Family | \$710,000 | \$687,500 | 77 |
| 106 Pine Street | Single Family | \$699,000 | \$675,000 | 98 |
| 61 Richland Road | Single Family | \$699,000 | \$675,000 | 62 |
| 101 River West | Condo | \$695,000 | \$695,000 | 15 |
| 7 S Smith Street | Single Family | \$659,000 | \$630,000 | 55 |
| 34 Greenwich Hills Drive | Condo | \$655,000 | \$635,000 | 67 |
| 94 View Street | Single Family | \$625,000 | \$600,000 | 51 |
| 11 Highland Place | Single Family | \$619,000 | \$610,000 | 144 |
| 11 Halock Drive | Single Family | \$565,000 | \$586,600 | 17 |
| 2 Fairview Terrace | Single Family | \$509,000 | \$485,000 | 45 |
| 30 William Street | Single Family | \$449,000 | \$464,000 | 14 |

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



www.31GlenRidgeRoad.com
Your own retreat in harmony with nature!
\$1,300,000

Tips on Saving Gasoline

As Realtors, we're constantly refueling our cars. With today's high prices, getting the most out of each fill-up is important to us. We have learned a few tips on saving fuel that we would like to share with you.

Even small changes in car "lifestyle" make a difference.

1. Watch your speed. For instance, driving 62 instead of 75 mph will reduce fuel consumption by about 15%.
2. Keeping your car tuned-up saves on fuel. Change the oil and air filters regularly.
3. Keep the proper air pressure in your tires. Deflated tires require more effort from your engine.
4. Avoid letting your car idle. Shut off your car when chatting with a neighbor or waiting for a passenger. Restarting uses less fuel than idling.
5. Watch your acceleration and braking. Braking and starting up slowly can increase your fuel efficiency by 10%.



Though gas prices have changed, friendly service remains Glenville Shell

222 Glenville Road
Anthony Zaccagnino, Manager. Port Chester, NY Resident.
Rose Licari, Owner. Glenville Resident for 34 Years.
Jeff Tipke, Manager. Lifelong Glenville Resident.

To compare prices at the gas pump, go to www.connecticutgasprices.com where you can find the lowest and highest gas prices in the area.

Planning a vacation? At www.fuelcostcalculator.com you can figure out how much fuel for your trip will cost. Enter your starting city, your destination and your car's make and model.



Do You Remember?

Thank you Susan Kontos for sharing this 1943 picture with us. On the left is Andrew Pottgen, and on the right is his son, Charles. Above the *Out of Gas* sign is a poster with four blue stars, showing four family members who were overseas in the Service.