

WIN A HELMET!!

Enter the ANDERSON ASSOCIATES Bike Safety coloring contest!

Return colored picture to:

ANDERSON ASSOCIATES Real Estate

1 Glenville Street, Greenwich, CT 06831

203-531-6300

by April 30th.

Cycle Dynamics will award a helmet to the 2 top entries!!!

You can pick up the pictures to color at:
ANDERSON ASSOCIATES, Glenville
CYCLE DYNAMICS, Riversville Road, Glenville
GREENWICH BANK & TRUST, Glenville

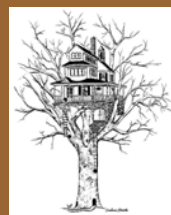
Good Luck!!!

CONTEST 1, Age Range: 3—8 years old
 CONTEST 2, Age Range: 9—14 years old



**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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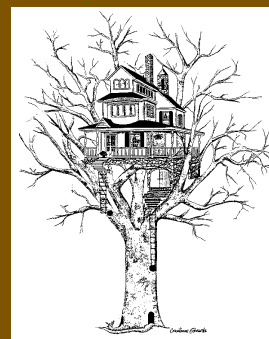
- Homes Recently Sold
- Bicycle Safety
- Coloring Contest
- Cycle Dynamics

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ANDERSON ASSOCIATES

Southwestern Greenwich



March 2005

SOUTHWESTERN GREENWICH REPORT

ANDERSON ASSOCIATES REAL ESTATE

1 GLENVILLE STREET, GREENWICH, CT 06831

Tel: 203-531-6300, Fax: 203-531-9524

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 The Area.



A Rare Find in Glenville!

Exceptionally well built, sunny 3 bedroom, 2 bath home in a wonderful neighborhood! Upon entering you will be delighted with the convenient floor plan, the spacious rooms and the pretty hardwood floors. The living room, dining room and downstairs bedroom are all generous in size. The eat-in kitchen opens to a terrific screened-in porch where you are sure to enjoy many gatherings overlooking the pretty, landscaped .24 acre property. In addition to the upstairs master, there is a great bedroom with a skylight and an ideal homework/office area. A fine home as is, or take advantage of the excellent expansion possibilities in an area of rapidly increasing home values. Walk to school, park and shops from this "Glenville find."

www.20LindenPlace.com

\$792,500

February Sales Statistics for Greenwich

TYPE	# of SALES	AVERAGE PRICE
Single	46	2,678,826
Condo	19	927,289
Multi-Family	1	216,580
TOTAL:	66	1,274,231

HOMES SOLD IN FEBRUARY

Address	Type	Asking Price	Closing Price	DOM
203 W Lyon Farm Drive	Condo	\$1,500,000	\$1,450,000	36
47 Shady Lane	Single	\$1,299,000	\$1,230,000	211
84 Weaver Street	Condo	\$695,000	\$685,000	43
25 Hollowood Lane	Single	\$669,000	\$654,000	48
203 South Water Street	Single	\$525,000	\$495,000	53
103 Halstead Avenue	Condo	\$469,000	\$469,000	120

DOM = Days on the Market

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



160 Mead Avenue #G
\$1,850 per month



18 Arther Street Unit B
\$595,000



255 Milbank Avenue
\$3,300 per month



351 Pemberwick Road #912
\$595,000

Some Of Our Great Listings!

If you would like any further information, please call us at 531-6300



351 Pemberwick Road #206
\$1,550 per month

Bicycle Safety Tips

Biking is a great way for young and old to stay fit and have fun. Here are tips to keep you safe:

- Have your bike serviced and make sure it fits you properly. When you are standing on the ground you should have a 1-3 inch gap between you and the top bar. You'll need more room if you have a mountain bike.
- Make sure you have a reflector on the front and rear of your bike and wear clothes that are bright and fit well.
- Always ride on the RIGHT. GO with the flow of traffic and stop at all stop signs and street lights.
- ALWAYS wear a helmet!!

Bike Paths in and near Greenwich:

1. SUNY Purchase College, Purchase, New York. (Kid Friendly!)
2. Bronx River Parkway, White Plains, New York.
Bicycle Sundays from April—October. Each Sunday from 10am—2pm.
3. Mianus River Park—Cognewaugh Road, Mountain Biking.

Meet Ken Alder



Now that you are in the mood for biking, perhaps you would like to buy a new bike or have yours serviced. Look no further than Cycle Dynamics on Riversville Road. Owner Ken Alder was born and raised in Greenwich and his passion for bikes led to his opening his first bike shop at the age of 20. He has succeeded for the past 12 years here in Glenville on word of mouth—his clientele is vast and loyal. He has a great selection of adult and children's bikes and accessories for sale. If you don't have room in your car, Ken is happy to go to your home to work on your bike (he recently tuned up Bill Clinton's bike!)

Cycle Dynamics—532-1718.

Hours: Monday—Friday 10-6; Saturday 10-5; closed Sunday.

