



COAT DRIVE



Anderson Associates Is Conducting A Coat Drive

It runs from now until December 20th. We will include sweaters, hats, gloves and scarves.

We will be donating the much needed winter clothing to "Neighbor to Neighbor."

If you have items you would like to donate but can not make it here to drop them off, we will gladly come and pick them up for you.

Call us at 203-531-6300 to arrange for a pickup.

We thank each of you for your generosity!

Anderson Associates



Amy Zeeve
Vice-President



Monica
Collins



Kathy
Guilfoile



Lucille
Skorvanek



Holly DelBello

PRSR STD
U.S. POSTAGE
PAID
GREENWICH, CT
PERMIT NO. 873

RETURN SERVICE REQUESTED

SOUTHWESTERN GREENWICH REPORT

ANDERSON ASSOCIATES



1 Glenville Street
Greenwich, CT 06831

Phone: 203 531-6300

Fax: 203 531-9524

www.GreenwichLiving.com

In This Issue:

Homes Recently Sold
Anderson's Best Picks, Coat Drive

ANDERSON ASSOCIATES GREENWICH
REAL ESTATE SPECIALISTS

Southwestern Greenwich



November
2005

SOUTHWESTERN REPORT

ANDERSON ASSOCIATES REAL ESTATE

1 Glenville Street, Greenwich, CT 06831

Tel: 203 531-6300

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.



THE BEST LOCATION

In a perfect world one can walk to schools, parks, stores, trains, banks, houses of worship and the local YMCA. Take note, the perfect world is possible in this brand new home in a wonderful—right next to town—neighborhood. No detail was overlooked in this quality 3708 sq ft home on .34 acres. The gracious living and dining rooms have pretty moldings, and exceptionally attractive floors with herringbone inlays. The kitchen is gorgeous with state of the art stainless Viking appliances, wine cooler, cherry paneling and bookcases. Above the masonry fireplace a Panasonic plasma TV is ready for viewing. The luxurious master suite has built-in bookcases which surround the custom wood mantle fireplace. This home has 5 generous bedrooms, 4 1/2 baths, an exercise/playroom, a 2 car garage, a flagstone patio and a private rear yard. Finding all this in any neighborhood is rare, but finding it in this extraordinarily convenient neighborhood is perfection. At least 6 Greenwich Realtors own homes in this same neighborhood. Does that say something?
\$2,575,000

October Sales Statistics for Greenwich

| TYPE | # of SALES | AVERAGE PRICE |
|---------------|------------|------------------|
| Single | 70 | 2,880,911 |
| Condo | 23 | 761,891 |
| Co-Op | 3 | 483,500 |
| Multi-Family | 4 | 1,172,500 |
| TOTAL: | 100 | 1,324,700 |

Homes Sold in October

| Address | Type | Asking Price | Closing Price | DOM |
|---------------------------|--------|--------------|---------------|-----|
| 109 Byram Shore Road | Single | \$18,750,000 | \$17,500,000 | 254 |
| 61 Byram Shore Road | Single | \$7,750,000 | \$7,240,000 | 363 |
| 73 Weaver Street #18 | Condo | \$1,575,000 | \$1,400,000 | 213 |
| 104 Greenwich Hills Drive | Condo | \$799,000 | \$780,000 | 187 |
| 302 River West | Condo | \$775,000 | \$745,000 | 34 |
| 26 Sherman Avenue | Single | \$729,000 | \$720,000 | 25 |
| 54 Glenville Street | Single | \$665,000 | \$635,000 | 37 |
| 15 Almira Drive | Single | \$650,000 | \$630,000 | 26 |
| 27 Division Street West | Single | \$635,000 | \$625,000 | 104 |

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

ANDERSON'S BEST PICKS

FAVORITE GIFT SHOPS

HOLIDAY GIFTS FOR UNDER \$10.00

Let us know if you agree. We discovered each of these shops made us smile and they were jam packed with all kinds of gifts for everyone on our list.

Audubon Center Gift Shop

613 Riversville Road

869.5272—Monday—Sunday, 9-5

Soft Cuddly Birds with real bird songs. \$8.95 Irresistible and bound to start a complete collection of all the birds. Charming bird houses, nature games, puzzles, and the best selection of flower, animal and bird books for children and adults we have seen anywhere.



Bruce Museum Gift Shop

1 Museum Drive

869.0376—Tuesday—Saturday, 10-6. Sunday, 1-4

Japanese Ceramic Bowl. \$8.00 Blue and White bowls with lovely luster and a myriad of patterns. Great for holiday treats or just admiring. This shop has unique gifts from around the world, many selections relate to the museum exhibits. (My Aunt Wilma loves the Navajo necklace I discovered in this shop).



Christ Church Gift Shop

254 East Putnam Avenue

869.9030—Tuesday—Saturday, 10-5. Sunday, 10-1

Angel Ornament. \$7.50 The angel is exquisite and when you see the whimsical pig in this lovely line, you will want it too. Delightful gifts and cards greet you in this shop and at the holidays, gifts cascade into the neighboring hall. A must visit to see the nativities from around the world. Shopping here, you will feel refreshed and filled with the joy and meaning of the holiday season.



Greenwich Exchange for Women's Work

28 Sherwood Place

869.0229—Monday—Friday, 10-4. Saturday, 10-1

Balsam Fir Sachet. \$7.50 designed by Jane Ditzel and filled with balsam harvested from her mother's woods in Maine, the aroma will fill you with holiday spirit. According to Jane, the balsam is a sign of friendship and remembrance. This shop will capture you forever. The handmade children's clothing, handmade toys and doll clothing is unmatched!



Greenwich Hospital Gift Shop

5 Perryridge Road

863.3371—Monday—Friday, 9:30—8. Saturday, 10-5. Sunday, 12-6

"Keep your Merry Socks on!" \$6.00. All kinds of patterns perfect for conservative dressers who need a touch of whimsy. Hats, handbags, gloves, scarves, jewelry, ornaments, pretty dishes, baby clothing and lots more selected by volunteer buyers who have an eye for quality gifts—fun, unique and affordable!

