

Love and Roses in King Merritt

An incredible garden of roses blooms every year at 91 Stonehedge Drive in the lovely King Merritt neighborhood. This work of art—the creation of an expert gardener, Gene Bliska—is known as “Rose Acres” or the Nancy Bliska Memorial Rose Garden. With 920 rose bushes, this is the largest private rose collection in Connecticut. The gardens, planted in memory of Nancy Bliska, Gene Bliska’s beloved wife who died of breast cancer in 1990, have been featured in the *Love in Bloom Garden* tour that benefited the American Cancer Society’s breast cancer research program.

The gardens should be in full bloom in July, slightly later this year because of the weather. Gene Bliska welcomes visitors. When you need a moment to “stop and smell the roses,” remember this kind invitation. You will be delighted with the many pretty colors and beautiful blossoms and you will share this gardener’s joy. Each year Love blooms anew.



Old Fashioneds



Carefree Delight Modern Shrub Rose



Gene Bliska



Double Delight Pascalielina



Rose Garden

SOUTHWESTERN GREENWICH REPORT

ANDERSON ASSOCIATES



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Greenwich, CT 06831

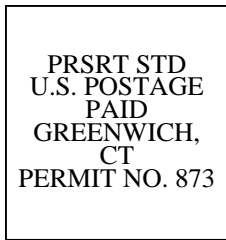
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ANDERSON ASSOCIATES

Southwestern Greenwich

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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 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.1RincardTerrace.com



EASY LIVING IN KING MERRITT ACRES

Located in the highly sought-after Greenwich neighborhood—King Merritt Acres—is this newly listed six bedroom home on a lovely, level acre with a swimming pool. Enter and you will immediately feel the joy and ease of living in this well-built and updated home. The sun-filled living room is the perfect place to relax looking out through the French doors to the pretty gardens, pool and stone walls beyond. The spacious kitchen that opens to the family room is the heart of the home and perfect for family gatherings. In the winter, enjoy games by the glowing fireplace; and in the summer, open the door for barbeques on the deck. In addition to the first floor master and three bedrooms is a newly built guest or alternative master bedroom suite with two bedrooms and bath on the upper level. Lots of closets and storage, plus a lower level family room or playroom. Near transportation and public and private schools, this ready to move in home is ideal for those seeking an easy lifestyle in a popular neighborhood. **\$1,595,000**

March Sales Statistics for Greenwich

TYPE	# of SALES	AVERAGE PRICE
Single	69	1,898,204
Condo	19	670,894
Multi-Family	5	682,900
Land	3	2,851,833
Commercial	5	4,276,163
TOTAL:	101	1,753,202

Homes Sold Last Month

Address	Type	Asking	Closing	DOM
520 W. Lyon	Condo	\$1,348,00	\$1,300,00	176
20 Thistle Lane	Single Family	\$899,000	\$875,000	14
30 Greenwich	Condo	\$659,000	\$664,000	20
351 Pemberwick	Condo	\$625,000	\$625,000	4
59 Nicholas Ave-	Single Family	\$589,000	\$575,000	18
7 Caroline Place	Single Family	\$530,000	\$500,000	266
107 River Run	Condo	\$480,000	\$460,000	199
11 Rex Street	Single Family	\$449,500	\$430,000	87

DOM = Days on the Market



Amy Zeeve
Vice-President



Jennifer O'Brien

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Real Estate needs.
We would be glad to welcome
you in our Glenville office.*



Kathy Guilfoile



Robert Skorvanek

A SAMPLING OF CURRENT HOMES ON THE MARKET

Address	Type	Price
1 Rincard Terrace	Single Family	\$1,595,000
28 Curt Terrace	Single Family	\$1,345,000
46 Bowman Drive	Single Family	\$1,295,000
21 Deep Gorge Road	Single Family	\$1,250,000
10 Hettiefred Road	Single Family	\$1,195,000
31 N. Hawthorne Street	Single Family	\$1,075,000
3 Nicholas Avenue	Single Family	\$1,019,000
80 Weaver Street	Multi Family	\$950,000
36 Comly Avenue	Multi Family	\$939,000
40 Pemberwick Road	Multi Family	\$779,000
11 Green Lane	Single Family	\$699,000

King Merritt Acres

Founded 51 years ago on the grounds of the John McEntee Bowman estate, King Merritt Acres has remained throughout the years a desirable, friendly neighborhood. What has changed dramatically about the area in the last 50 years are the property values. In 1950, one could purchase, at auction, the property known as "Stonehedge" consisting of 331 acres, a mansion and 10 smaller homes for \$176,000.

Post sub-division, in the early 1950s, three custom-built ranches were offered at \$49,500 each. Today, a home selling for \$1,000,000 on one acre is a potential building site for development. New construction sales on these pretty one-acre sites are now nearing \$2,000,000. In addition to appreciating the constantly rising property values, current residents love the convenient location (transportation, town and good schools are all close by), the "neighborhood feel" and the low property taxes. King Merritt is a highly sought-after Greenwich neighborhood. Take a drive through the streets of King Merritt Acres (Blind Brook Lane, Bowman Drive North & South, Choctaw Lane, Hettiefred Road, Mansion Place, Stonehedge Drive North & South, Heather Lane, and Willow Run Road), and you will soon see why.

