



981 King Street

- Beautifully designed
- Completely renovated
- Ready to move in!

\$2,199,000



Amy Zeeve
Vice-President



Monica Collins

**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



22 Homestead Lane

- Charming and Sunny
- Fully fenced spacious yard
- Quiet street

\$2000 per month



Kathy Guilfoile

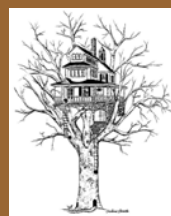


Robert Skorvanek

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

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:

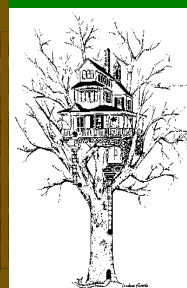
- Homes Recently Sold
- Tips on Saving Gasoline
- Town-Wide Fall Cleanup

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

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 2017 square foot home sits on a magical 1.09 acre property on a quiet Glenville cul-de-sac. Enjoy the gentle sounds of the waterfall. Begin your day with coffee on your deck which overlooks the bridge to your own wooded paradise. This 3 bedroom, 2 bath home with partially finished lower level is terrific as is, or 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

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



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 which 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 percent.
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 requires 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 as much as 10 percent.

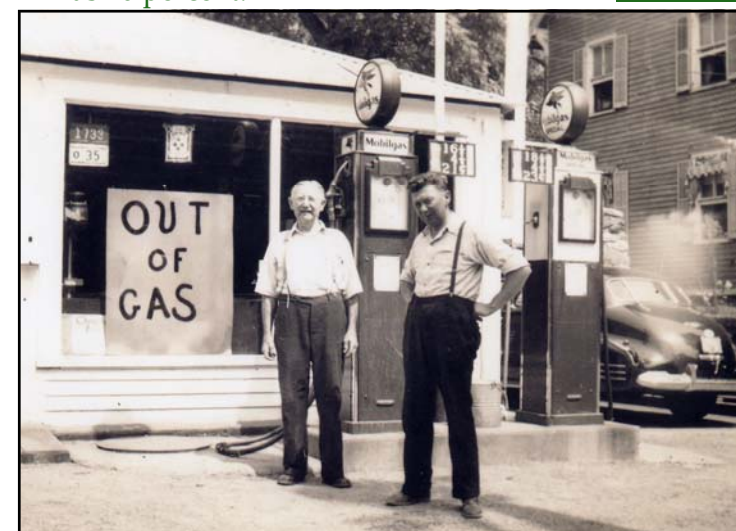


Though gas prices have changed, friendly service remains
Glenville Shell
222 Glenville Road

Anthony Zaccagnino, manager. Port Chester, NY resident.
Rose Licari, owner. 34 year Glenville Resident.
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, on the right, his son Charles. Above the Out of Gas Sign is a poster with 4 blue stars, showing four family members who were overseas in the Service.