

## Rentals to Enjoy



22 Homestead Ln, \$2300  
Unfurnished, 3BR  
on quiet cul-de-sac street



107 River Run, \$2700  
Furnished, 2BR  
Updated apartment



364 Riversville Rd, \$2800  
Furnished, 3BR  
Cottage in back country



Amy Zeeve  
Vice-President



Monica  
Collins

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



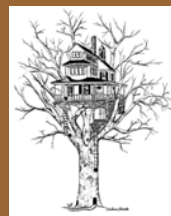
Kathy  
Guilfoile



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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ANDERSON ASSOCIATES

Southwestern Greenwich

July 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.ComlyMeadows.com



## COMLY MEADOWS

### A New Neighborhood in Southwestern Greenwich

Yet to be built are three beautiful stone and clapboard homes ideally located on a quiet cul-de-sac street, convenient to schools, shops and transportation. These brand new, finished homes, each with approximately .20 acres, will feature top-of-the-line amenities, high ceilings, spacious rooms, gourmet kitchens, marble baths, great rooms with fireplaces and backyard terraces, as well as optional residential elevator with choice of wood finishes. We would be happy to arrange an appointment for you to meet the builder and to begin plans for the home of your dreams. These fine homes range in price from \$1,500,000 to \$1,850,000.

### June Sales Statistics for Greenwich

TYPE	# of SALES	AVERAGE PRICE
Single	122	2,299,576
Condo	28	690,521
Multi-Family	7	768,714
Land	6	2,674,167
Commercial	2	987,500
<b>TOTAL:</b>	<b>165</b>	<b>2,642,902</b>

### Homes Sold Last Month

Address	Type	Asking Price	Closing Price	DOM
95 Bowman Drive N	Single Family	\$1,495,000	\$1,450,000	130
6 Watch Hill Road	Single Family	\$1,425,000	\$1,350,000	39
68 N Water Street	Multi Family	\$1,100,000	\$1,050,000	206
11 Greyrock Drive	Single Family	\$987,500	\$960,000	120
25 Woods Avenue	Single Family	\$829,500	\$795,000	53
1 Stillview Drive	Single Family	\$765,000	\$725,000	279
12 Pilgrim Drive	Single Family	\$765,000	\$750,000	32
38 Greenwich Hills Drive	Condo	\$659,500	\$650,000	67
18 Sherman Avenue	Multi Family	\$624,900	\$635,000	11
73 Mead Avenue	Single Family	\$595,000	\$595,000	26

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



### WHAT A GREAT BUY!

Beautifully Designed,  
Completely Renovated,  
Ready to Move In!

Enjoy living and entertaining in this newly renovated,

centerhall colonial set on a park-like acre.

**\$2,199,000**



[www.981KingStreet.com](http://www.981KingStreet.com)

### Pemberwick Community Association

Neighbors Join Together to Create a "Community Voice"



Neighborhood is strong in Southwestern Greenwich. This is not news if you grew up here. For new residents, it does not take long to discover how caring and concerned everyone is for the people around them. This pride and concern for our area of Greenwich is part of our heritage. Many homes were built by very hardworking families—eager to create a good life with strong family values for their children. A rich part of our history are the stories of residents helping each other in times of need, joining together to raise funds for baseball team uniforms or making sure town officials recognize the need for a clean Byram River, better roads and schools, and a park area. When things need to be done, neighbors rally.

With the fast moving development of Southwestern Greenwich—and all of Greenwich—neighbors are joining together again to create a strong voice focused on the special needs of our area. Judy Moretti, a past president of a once active Pemberwick Association and Vince Dimarco, a District 9 Pemberwick Glenville delegate to the RTM, inspired the creation of a new Pemberwick Community Association.

The Association will cover Districts 4 and 9, and it welcomes members to join in their efforts to bring attention to the issues, such as traffic concerns, which have long been overlooked in Southwestern Greenwich.



Amy Spaeth, co-chair

Amy lives on Caroline Place with her 3 3/4 year old daughter Molly and her husband, a long-time Byram/Glenville resident, Rob Spaeth. In addition to taking care of her family, she is on the Christ Church Board and is an Associate of District 4 RTC. You may call her at 531-5355.



Kym Papp, secretary

You have probably seen Kym and her husband Scott walking their 2 brown, adopted dogs, Roxy and Hazel, along Pemberwick Road. They moved to Lucy Street 4 years ago, after spending 5 years in Byram. They own JSP Construction. She welcomes e-mails at [TRVLSPOONS@optonline.net](mailto:TRVLSPOONS@optonline.net)



Susan Johnson, co-chair

Susan, a 45 year resident of Pemberwick, has family that have lived in town for 60+ years. Greeting her at her Pemberwick Road home after a long day of working at a real estate office in Darien is Miss Willow Johnson, her sweet cat. Susan is reachable at 531-6163