

Meet Monica Collins



A Greenwich Specialist, Monica comes to our firm with 10 years of Greenwich Real Estate experience. A resident of Southwestern Greenwich for over 20 years, she is looking forward to greeting you in our Glenville office. Monica attended Pace University and worked for MCI Telecommunications for 7 years before becoming a full-time Realtor. We are delighted that she is bringing her impressive knowledge and negotiating skills, plus a love of Greenwich to Anderson Associates Real Estate.



Carolyn Anderson  
President



Amy Zeeve  
Vice-President

**3 Wonderful Rentals!**  
**44 Shady Lane—\$3400/mo**  
**107 River Run—\$2700/mo**  
**22 Homestead Lane—\$2300/mo**  
**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

**In This Issue:**

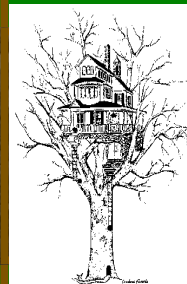
Homes Recently Listed for Sale  
Homes Recently Sold  
Rodney's Roadside  
Recreation Department

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

ANDERSON ASSOCIATES

Southwestern Greenwich

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



**WHAT A GREAT BUY!**  
Beautifully Designed, Completely Renovated, Ready to Move In!



Enjoy living and entertaining in this newly renovated, center hall colonial set on a park-like acre. In this spacious, sunny home you will find a sensational gourmet kitchen that opens to the fabulous family room with stone fireplace—a perfect place to enjoy games and popcorn on winter evenings and in the summertime open the doors and relax on the large mahogany decks with a cool Chardonnay and delicious Bar-B-Que. On the second level is a master suite and three lovely bedrooms; on

the first floor is a separate wing with two large bedrooms, each with their own full bathrooms—an ideal suite for guests, teens or relatives. Plus, the lower-level has a giant family room, office, exercise studio, full bath, and private terrace with hot tub. What fun! \$2,199,000



**COMLY MEADOWS  
LOTS of Opportunity!**

Three Lots - to be sold individually or together. Each lot is approximately a quarter acre.  
Or, if you would like a brand new, finished home - select one of the lovely homes designed for these sites ready to be built. Meet the builder and review the beautiful interior and exterior features.  
Comly Meadows - a new neighborhood in Southwestern Greenwich - is ideally located on a quiet cul-de-sac, convenient to schools, shops and transportation.

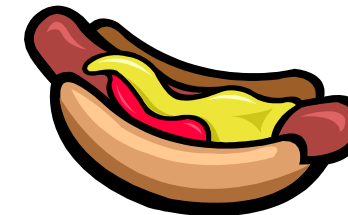
- Lot 1: \$779,000; with house: \$1,600,000 • Lot 2: \$889,000; with house: \$1,850,000
- Lot 3: \$729,000; with house: \$1,500,000 • Lots sold together: \$2,200,000

**What to do in Southwestern Greenwich this summer !**

- **Family night at the Western Greenwich Civic Center**  
Saturday, July 10th  
6:30 p.m. — Picnic  
7:00 p.m. — Magician  
8:15 p.m. — Movie — "Finding Elmo"
- **Byram Beach & Pool**  
Beach is open — 9 a.m. — 7:45 p.m.  
Pool is open — 10:30 a.m. — 5:45 p.m.
- **Pemberwick Park**  
Playground, ball fields, tennis, basketball and picnic area
- **Future Stars Sports Camps**  
Space is available in the Future Stars Sports Camps at the Western Greenwich Civic Center. The Camp will be held on Monday, August 23rd — Friday, August 27th. There is a half-day session 9:00 a.m. — 12:00 noon, or a full day program 9:00 a.m. — 3:00 p.m. For more information or to Register, call Frank Gabriele at 622-7821.
- **Western Greenwich Civic Center**  
Playground



**Joe Kralik**



**Rodney's Roadhouse**  
**Summertime fun for everyone in Southwestern Greenwich!**

Nothing beats a tasty hot dog. Do you like yours with chili, mustard, cheese, relish or all of the above? We are so happy Joe Kralik, 10 years ago, opened his roadside lunch stand nestled in the pretty little park on Glenville Road. Monday through Friday, Joe is there from 10:00 — 2:30

serving in addition to the many hot dogs — hamburgers, steak sandwiches, meatballs, tuna and chicken salads.

This is the perfect place to pick up lunch for a summer picnic. Two picnic tables are available on the spot or just take a hop, skip and jump to the nearby Glenville Park.

Joe Kralik has lived in Byram for 34 years. Ten years ago when he applied for the town vendor's permit to open his business, friends suggested he call it Rodney's Roadhouse because of the popular comedian. Rodney Dangerfield may not have gotten any "respect", but Joe sure has ours!

**Homes Sold Last Month**

Address	Type	Asking	Closing	DOM
118 Bowman Drive N	Single Family	\$1,695,000	\$1,600,000	144
83 Duncan Drive	Single Family	\$1,695,000	\$1,575,000	112
607 W. Lyon Farm	Condo	\$1,450,000	\$1,385,000	51
21 Deep Gorge Road	Single Family	\$1,250,000	\$1,100,000	14
60 Bowman Drive S	Single Family	\$1,195,000	\$1,195,000	189
21 Brook Crossway	Single Family	\$775,000	\$775,000	14
15 Greenwich Hills Drive	Condo	\$679,000	\$665,000	30
114 Mead Avenue	Single Family	\$599,000	\$619,000	11
206 River Run	Condo	\$525,000	\$515,000	31
351 Pemberwick Rd. #815	Condo	\$375,000	\$375,000	6
351 Pemberwick Rd. #814	Condo	\$365,000	\$355,000	15

DOM = Days on the Market