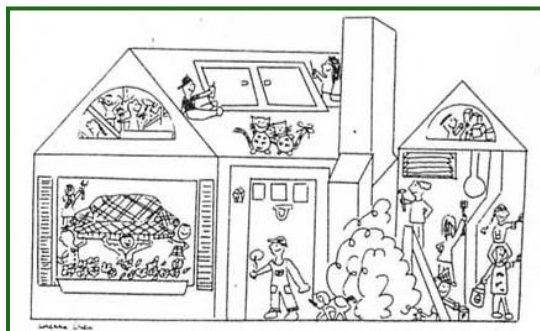


You Are Invited To Our *FREE* Real Estate Seminar
WHAT YOU NEED TO KNOW TO SELL YOUR HOME



Date: December 7, 2004; *Time:* 7 PM

Place: Greenwich Bank and Trust, 273 Glenville Road

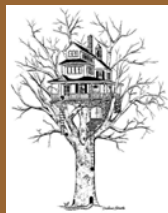
Speakers: Carolyn Anderson and Amy Zeeve, *Anderson Associates*
 John Vecchiolla, Esq., *Dougherty, Dougherty and Vecchiolla*
 Richard Muskus, *Greenwich Bank & Trust*

This will be a wonderful time to learn everything you need to know to sell your home. Please call us at 531-6300 if you would like more information about this seminar.

We hope to see you there!
REFRESHMENTS!

**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
 Coat Drive
 Glenville Preservation Society
 Real Estate Seminar

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 Southwestern Greenwich
 November 2004



SOUTHWESTERN GREENWICH REPORT

ANDERSON ASSOCIATES REAL ESTATE
 1 GLENVILLE STREET, GREENWICH, CT 06831
 Tel: 203-531-6300, Fax: 203-531-9524

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.221GlenvilleRoad.com



"Indian Glen"

A tree-lined street sweeps up to this wonderful cul-de-dac of four special homes. As you enter, you will fall in love with the nearly complete 4 bedroom and 3.5 bathroom home. The builder, a highly respected Glenville resident, will customize the kitchen and bathrooms. This 3,745 square foot home offers top quality throughout—granite kitchen, fantastic great room with coffered ceiling, generous moldings, hardwood floors, a spacious master suite with fireplace, pre-wiring for media and plasma, and a 1,200 square foot basement. Enjoy the spectacular view from this .52 acre site that borders the wooded Rockefeller property and the Glenville School grounds. **\$1,860,000**

October Sales Statistics for Greenwich

TYPE	# of SALES	AVERAGE PRICE
Single	69	2,590,730
Condo	17	551,596
Multi-Family	1	667,500
TOTAL:	87	1,269,942

HOMES SOLD IN OCTOBER

Address	Type	Asking Price	Closing Price	DOM
91 Weaver Street	Single	\$2,195,000	\$2,065,000	59
15 Bowman Drive	Single	\$1,695,000	\$1,630,000	59
21 Nutmeg Drive	Single	\$1,395,000	\$1,180,000	90
21 East Lyon Farm	Condo	\$1,195,000	\$1,025,000	115
7 Thistle Lane	Single	\$1,095,000	\$992,500	79
30 Pemberwick Road	Multi	\$680,000	\$667,500	131
5 Nedley Lane	Single	\$659,000	\$707,000	30
2 Hunt Terrace	Single	\$640,000	\$650,000	10
8 Greenwich Hills Drive	Condo	\$624,000	\$624,000	15
111 Mead Avenue	Single	\$599,000	\$607,000	27

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



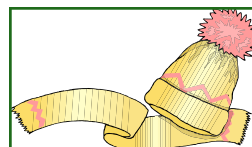
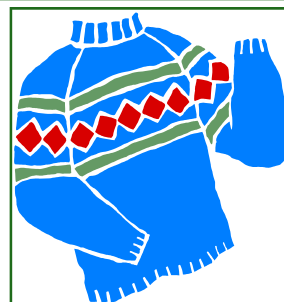
COAT DRIVE

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 and cannot 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



Mary Lee



George Bennett



Trevor Flouty



Kathy Guilfoile



Robert Skorvanek

MAKING GLENVILLE CENTER STAGE

As the golden and red leaves are swirling around and the sunlight sparkles, you may be feeling a sense of excitement in our neighborhood. Yes, indeed it is happening! The Glenville Preservation Association, an organization of good neighbors, is meeting to save the cherished history of our area. This newsletter has inspired many residents to share wonderful stories of earlier times. Family histories are intertwined and descriptive of so many dear, courageous, industrious individuals. We have a rich heritage, unique architecture and pretty landscape. It is important that we record our stories, saving our place in American history. I encourage you to join this wonderful group—whether you are a new resident or a member of a family living here for generations.

The Glenville Preservation Association MISSION STATEMENT

Our mission is to preserve, maintain and encourage restoration within the area of Glenville. The Association looks forward to developing programs to improve our village with its rich history through the support of its current residents and future generations.

To Join Call ...Ralph Vuolo at 203-532-4665



A LANDMARK HOME

Built in 1895 and owned by the Tyburski family, this home is one of several landmark homes gracing our Glenville neighborhood. Cecil and Ruth Tyburski were born and raised in Greenwich and are perfect neighbors! With our office next door, we are the lucky recipients of their good stories and friendship!