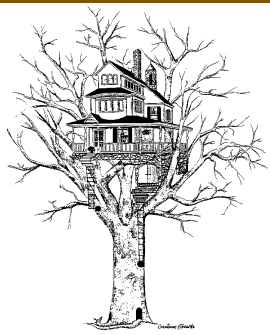


ANDERSON ASSOCIATES

Southwestern Greenwich



August 2005

SOUTHWESTERN GREENWICH REPORT

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

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.



GLENVILLE OPPORTUNITY

A home long enjoyed by one family is now ready for a new owner to refurbish, cherish and enjoy. This 3 bedroom, 2 bath home was built in 1920 in the traditional farmhouse style. You will appreciate the original fireplace, solid doors and woodworking details of this vintage home. By restoring this home, which is within walking distance to shops, park and the Glenville School, you will be happy and be making a wise investment.

\$665,000

July Sales Statistics for Greenwich

TYPE	# of SALES	AVERAGE PRICE
Single	85	2,345,859
Condo	21	654,681
Co-Op	4	569,750
Multi-Family	6	792,500
TOTAL:	116	1,090,698

HOMES SOLD IN JULY

<i>Address</i>	<i>Type</i>	<i>Asking Price</i>	<i>Closing Price</i>	<i>DOM</i>
29 Duncan Drive	Single	\$3,175,000	\$3,005,000	75
7 Grey Rock Drive	Single	\$1,699,000	\$1,720,000	25
21 E Lyon Farm Drive	Condo	\$1,500,000	\$1,400,000	57
61 Hunt Terrace	Single	\$1,250,000	\$1,275,000	11
10 Kirby Street	Multi	\$899,000	\$890,000	87
16 Windy Knolls	Condo	\$869,000	\$901,000	22
36 Angelus Drive	Single	\$849,000	\$849,000	38
34 Concord Street	Single	\$815,000	\$815,000	13
42 Nicholas Avenue	Single	\$689,500	\$650,000	31
30 William Street West	Single	\$669,000	\$659,000	75
86 Ritch Avenue West	Single	\$675,000	\$647,500	102
22 St Roch Avenue	Multi	\$660,000	\$400,000	170
351 Pemberwick Road #912	Condo	\$595,000	\$575,000	179

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

2005-06 Greenwich Public Schools Calendar

August 26, 2005—Teacher Orientation	January 2, 2006—New Year's Day—Schools Closed
August 29, 2005—Orientation—Grades 6 and 9	January 3, 2006—Schools Resume
August 30, 2005—First Day of School for all students	January 16, 2006—Martin Luther King Jr. Day— Schools Closed
September 5, 2005—Labor Day—Schools Closed	February 20, 2006—President's Day
October 4, 2005—Rosh Hashanah—Schools Closed	February 20—24, 2006—Winter Break
October 10, 2005—Columbus Day—Schools Closed	March 10, 2006—Staff Development Day— Schools closed
October 13, 2005—Yom Kippur—Schools Closed	April 14, 2006—Good Friday—Schools Closed
November 8, 2005—Election Day—Staff Development - Schools Closed	April 17—21, 2006—Spring Break
November 11, 2005—Veterans Day—Schools Closed	May 29, 2006—Memorial Day—Schools Closed
November 24—25, 2005—Thanksgiving Recess	June 26, 2006—Last Day of School for Students— Early Release
December 1, 2005—Elementary Conference Day—Early Release	June 27, 2006—Last Day of School for Staff
December 6, 2005—Elementary Conference Day—Early Release	
December 8, 2005—Elementary Conference Day—Early Release	
December 26—30, 2005—Holiday Recess	



Charlie Zeeve, Age 5

Good news for Charlie Zeeve and all the students at Glenville School—we like the new school principal!

Marc D'Amico graciously shared his visions for the school. He is committed to ensuring that Glenville School is a happy, caring and safe place for all of our students—a place where they can receive the highest level of education. He passionately understands the importance of technology. Academic lessons as well as life lessons will be a part of every child's experience.

For eleven years, Marc has been an educator. Initially, he planned to work in the criminal justice field, but everything changed one summer when he signed up as a camp counselor. His love for the children and his wish to help them enjoy life and use their talents, inspired him to teach. While student teaching, he had the rare opportunity (because of petitions from parents and faculty at the school) to take over a full-time classroom. He has been touching students lives ever since. An e-mail he received this week from a former student, "Because of you I am going to be a teacher," is just one indication of the many accolades he has received through the years.



*Marc D'Amico
Glenville School Principal*

Marc and our assistant principal, Lizette Porter, believe our school is only as strong as our community allows it to be. They are going to be visible and accessible. Glenville parents will see them at drop-off and pick-up time. They are eager for parent, faculty and student involvement. Marc believes, "What I know, they should know." He considers life a continual learning process and welcomes our community input.



*Assistant Principal Lizette Porter
with Marc D'Amico*

Though dedicated educators work long hours, we were happy to hear that Marc understands how a sense of balance in life can only make one more creative and productive. When asked what he does when he is not being a principal, he said he is a "fitness fanatic" and an "apprentice carpenter." He likes to work-out and create things with his own hands.

Our new principal believes in putting himself in the shoes of the children. The principal's office at Glenville School will not be a "scary place."



On July 18th, Greenwich Realtors had an evening of fun and good food on one of the Fjord Charter boats. Proceeds were given to the Adopt-A-Dog foundation.

Anderson Associates having fun at sea!
From left: Holly DelBello,
Carolyn Anderson ~ President, Laura Davis,
Monica Collins,
Amy Zeeve ~ Vice-President,
and Kathy Guilfoile.



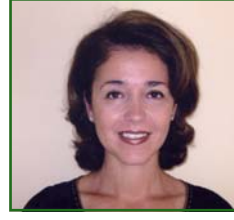
Amy Zeeve
Vice~President



Monica Collins



Kathy Guilfoile



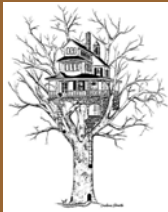
Lucille Skorvanek



Holly DelBello

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