



### Watson's Catering

Looking for a cure for those dreaded winter blues? Look no further than Watson's Catering located at 201 Pemberwick Road. Owner Susan Watson Scully, a longtime local caterer, has opened her doors to the hungry, weary masses in search of a delicious lunch. She and her chef, Alfredo Maldonado, have created several menus of wonderful soups such as split pea, hot vichyssoise, beef and turkey chili with tortillas, and roasted tomato with mini grilled cheese sandwiches all priced at \$6.00 per pint. The store is open Monday—Friday, 11—2:30 throughout the winter. The menu changes weekly. Pick up lunch or include a soup in your next dinner party. Susan and her

*Susan Watson Scully, owner  
Alfredo Maldonado, chef*

staff enjoy catering all sorts of events, especially theme parties.

Call or visit Watson's and say goodbye to the winter blues.

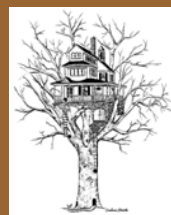
201 Pemberwick Road, Greenwich, CT 06831

203-532-0132; fax 203-532-0593

[www.watsonscatering.com](http://www.watsonscatering.com)

#### SOUTHWESTERN GREENWICH REPORT

ANDERSON ASSOCIATES



1 Glenville Street  
Greenwich, CT 06831

Phone: 203 531-6300

Fax: 203 531-9524

[www.GreenwichLiving.com](http://www.GreenwichLiving.com)

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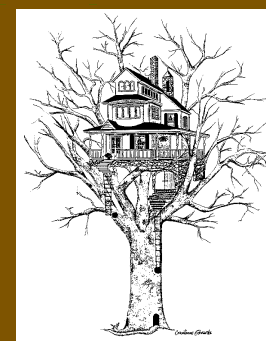
Homes Recently Sold  
George Barradas  
Watson's Catering

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ANDERSON ASSOCIATES

Southwestern Greenwich



February 2005

### 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, an independent real estate firm  
specializing in Greenwich residential real estate.

*We All Live & Work in Greenwich.*

*We Know Our Market.*

*We Know Southwestern Greenwich.*

*We Are The First Stop For Buyers Seeking Homes in This Area.*

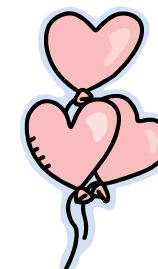
#### WHAT IS THE VALUE OF YOUR HOME?

Whether you intend to sell your home this Spring or in a few years, knowing it's value is always a good idea. We would be happy to prepare a complimentary market analysis of your home, which you may also find useful in estate, tax and retirement planning. Feel free to call our office to set up an appointment, or you can simply fax or mail this form back to us. We look forward to helping you with all of your real estate needs!

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_



#### January Sales Statistics for Greenwich

TYPE	# of SALES	AVERAGE PRICE
Single	58	2,306,621
Condo	31	774,145
Multi-Family	8	796,385
<b>TOTAL:</b>	<b>97</b>	<b>1,292,384</b>

## HOMES SOLD IN JANUARY

Address	Type	Asking Price	Closing Price	DOM
35 Andrews Farm Road	Single	\$12,900,000	\$11,200,000	154
44 Close Road	Single	\$9,950,000	\$9,500,000	417
79 Richmond Hill Road	Single	\$2,625,000	\$2,552,500	144
68 Sumner Road	Single	\$2,250,000	\$2,250,000	157
7 Nedley Lane	Single	\$1,520,000	\$1,200,000	95
236 Bedford Road	Single	\$1,400,000	\$1,175,000	364
47 Shady Lane	Single	\$1,299,500	\$1,200,000	95
301 W Lyon Farm Drive	Condo	\$1,295,000	\$1,295,000	183
28 Curt Terrace	Single	\$1,250,000	\$1,200,000	24
29 Upland Street West	Single	\$799,000	\$765,000	125
351 Pemberwick Road #305	Condo	\$795,000	\$760,000	39
37 Halock Drive	Single	\$679,000	\$650,000	98
84 Greenwich Hills Drive	Condo	\$645,000	\$635,000	76
160 Mead Avenue	Condo	\$459,000	\$436,500	212

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



160 Mead Avenue #G  
\$1,850 per month



18 Arther Street Unit B  
\$595,000

Some of our great listings!  
If you would like any further information, please call us at 531-6300



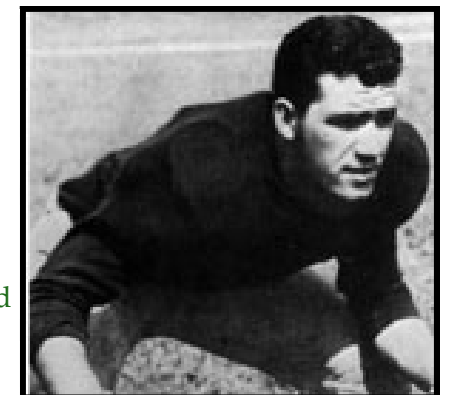
255 Milbank Avenue  
\$3,300 per month



George Barradas  
1925-2001

The Super Bowl marks the end of another football season—the perfect time to reflect on the life of our local football legend, Coach George Barradas. You have no doubt seen the monument in front of the Western Greenwich Civic Center that honors him, but did you know that the Glenville field (where you see all those football players and cheerleaders in black and gold) is actually named the George Barradas Memorial Field? This is because he made such a positive and long lasting mark on our community.

George Barradas was born in Newark, NJ. At the age of 8, he moved to Tarrytown, NY. He attended Tarrytown Elementary and High School. His coaches recommended him to Syracuse University on a football scholarship because it not only offered excellent football but a top design school as well. He graduated and became a successful industrial designer and inventor with over 50 patents to his credit. He was a devoted husband to Geraldine Filardi and father to three daughters and one son. It was at the request of his young son that he agreed to get involved in the local youth football scene then known as the Maher Avenue Midgets. In the early 1970's he founded the Glenville Mavericks team, which he proudly coached for 33 years. He was known and admired for stressing the importance of academics. One of his best-known sayings was, "Walk with your school book in one hand and a football in the other."



The Mavericks legacy continues on. Today George's grandson, Scott Studwell, leads a team of 55-60 players—teaching them lessons about life and about football. We wish them continued success. And to Coach Barradas and his loving family we say, "Thank You" for touching and inspiring so many young people in our area.