

"HAVING FUN ACROSS THE RIVER"

If you haven't ventured over to The Waterfront at Port Chester yet, now is the perfect time. This bustling development is open for business and has much to offer. Shoppers will be pleased to see many big name stores such as: Costco, Super Stop and Shop, Petco, Marshalls, DSW Shoes, Bed Bath & Beyond and Michaels Arts and Crafts. Diners will now enjoy Panera Bread and Waterfront Roasters Café and coming soon are: The Waterfront Café, Buffalo Wild Wings Grill and Bar and a fusion restaurant called EuroAsian. The Loews Multiplex offers 14+ movies running day and night. Parking is a breeze, too. We are so pleased to see this vibrant renewal of the Byram Riverfront. Have fun exploring!!

Bob Richter and Steve Dunefsky have operated Empire Coffee since 1984 – a premier coffee roasting company in Port Chester. They currently roast 5 million pounds per year! Lucky for us, one year ago they opened the Waterfront Roasters Café and Espresso Bar. You are drawn into the shop by the amazing aromas in the parking lot. Once you're in, the welcoming atmosphere, with plenty of seating, a flat screen TV and free internet service invites you to linger. The other big draw here is the quality and vast selection of the coffee – since they roast it right in the building it is much fresher than any you'll find elsewhere. They have sandwiches, a great tea selection and some delicious fruities (fruit pureed with ice and skim milk). Thanks for opening this wonderful cafe, Bob!

Waterfront Roasters – 106 Purdy Street, Port Chester, (800) 690-7230

Hours: Mon-Sat: 7 am to 6 pm; Sun 10-5.



Bob Richter



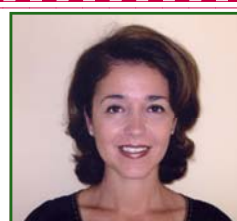
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Vice-President



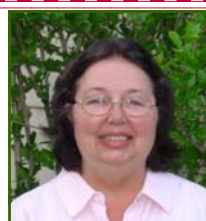
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**SOUTHWESTERN
GREENWICH REPORT**

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ANDERSON ASSOCIATES GREENWICH
REAL ESTATE SPECIALISTS
Southwestern Greenwich



May
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SOUTHWESTERN REPORT

ANDERSON ASSOCIATES REAL ESTATE

1 Glenville Street, Greenwich, CT 06831

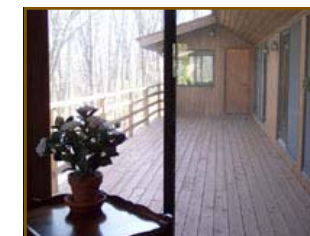
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This report is available monthly at the Western Greenwich office of Anderson Associates. Anderson Associates is an independent real estate firm specializing in Greenwich residential real estate.

We All Live And Work In Greenwich.

We Know Our Market.

We Know Southwestern Greenwich.



Spectacular Setting in Bailiwick

This stunning, spacious home is sited perfectly on its 1.49 acres in the very special sought after neighborhood-Bailiwick. If you are looking for a home to give you comfort and joy throughout the year, this is where you want to live. This ranch style home with high ceilings, large windows with pretty views and open flowing plan is light filled and continually cheerful. Step out now on the large terrace and watch Spring sparkle to life as you view your own wooded land reaching down to the borders of the pretty Byram River. Lovely now, imagine the colorful leaves of autumn and the gorgeous winter scenes. In this meticulously maintained 5 bedroom home, expect carefree days and low maintenance. The master bedroom and two additional bedrooms are conveniently located on the first floor. Two more bedrooms designed as a mini apartment for teens or guests are on the walk out spacious lower level. Among many amenities, you will be delighted to discover excellent storage and garage space for 5 cars. Located in this delightful neighborhood of quiet streets and pretty homes is the private Bailiwick Club where members are proud of their swim and tennis teams' achievements.
\$2,250,000

April Sales Statistics for Greenwich

TYPE	# of SALES	AVERAGE PRICE
Single	49	2,476,021
Condo	11	720,000
Co-Op	1	405,000
Multi-Family	3	1,405,000
TOTAL:	64	1,208,445

Homes Sold in March/April

Address	Type	Asking Price	Closing Price	DOM
15 Stillman Lane	Single	\$5,525,000	\$5,500,000	89
26 Duncan Drive	Single	\$1,729,000	\$1,680,000	205
54 Bowman Drive	Single	\$1,450,000	\$1,375,000	62
15 Flintlock Road	Single	\$1,399,000	\$1,340,000	95
62 S Stongehedge Drive	Single	\$1,269,000	\$1,250,000	51
19 Walker Court	Single	\$849,000	\$800,000	92
37 Hickory Drive	Single	\$849,000	\$840,000	250
351 Pemberwick Road #106	Condo	\$799,000	\$777,000	34
41 Chapel Street	Single	\$699,000	\$685,000	67
39 High Street	Single	\$665,000	\$665,000	21
5 Green Lane	Condo	\$598,800	\$628,000	6

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



36 Francis Lane

STORY BOOK CAPE

This 3 bedroom 2 bath cape is located on a picture perfect tree lined street. This bright and sunny home has been freshly painted inside and out. New hardwood floors on the first floor and finished walk out lower level are ideal. This large level property is fenced in and makes an excellent play area. Located in a sought after Glenville neighborhood, it is convenient to schools, transportation and shops. Move right in and enjoy this wonderful home. \$695,000

PUTNAM PARK TOP FLOOR WITH BALCONY

Sunny, spacious, convenient second floor unit, ideally located in the lovely Putnam Park Association. This one bedroom, one bath unit has pretty treetop views. The balcony is the perfect place to enjoy a cup of coffee and the paper in the morning. Putnam Park is located in the heart of Greenwich, walking distance to Greenwich Avenue. New to market - \$385,000



54 Putnam Park



126 Butternut Hollow Road

Mid-Country Living

On a quiet mid-country road among many large and impressive homes is a well-constructed, well maintained ranch sited on 2 park-like acres. From every room, through large windows, are views of the scenic property. This is a wonderful opportunity to live in this home just as it is, or take advantage of the excellent site in such a sought-after area to build the home of your dreams. The potential is limitless! \$2,675,000

Convenient 2 bedroom rental!

This conveniently located, 2 bedroom apartment features a private entrance, spacious eat-in kitchen, hardwood floors and great storage. Enjoy the spring and summer ining on the garden style veranda. A beautiful park is walking distance away. The landlord pays heat and hot water. Pets are allowed upon landlord's approval. \$1,475



30 Pemberwick Road