



Neighbors Helping Neighbors

"How is John?", I asked Kathy Augustin, while buying ears of corn and tomatoes for my evening meal. "Back in the hospital", she replied, "an infection requiring more hospitalization". He is getting better but this is bad news. The hospital bills from his first stay were huge. This additional treatment means bills are mounting up at an overwhelming pace.

I telephoned Nino Sechi, the newspaper reporter who wrote the wonderful article, "Farmer's misfortune brought big response." Nino knew about this new set back and he told me about the caring committee of neighbors -- Jim Pucci, Lou Caravella, Peggy Petrone, Marietta Graf, Laura Hoening, Lisa Vislocky, Sherry Polistina and Nino Sechi - who were planning ways to help. "Farmer John" is a beloved member of our community. Neighbors helping neighbors- this is the real Greenwich- our town -a place where friends and strangers share a common bond. We care.

To all those who wish to send a contribution, checks may be made payable to First Church of Round Hill, with the notation "John Augustin Fund" on the bottom left corner of the check. The treasurer of the Northwest Greenwich Association has agreed to receive and record the contributions prior to their delivery to the First Church of Round Hill for deposit. Mail checks to June Marks, 33 Nutmeg Drive, Greenwich., CT 06831

Augustine Farm is located at 1332 King Street in Greenwich

Hours: Monday to Sunday, 9:00 am - 5:00 pm

We all wish John a speedy recovery!!!



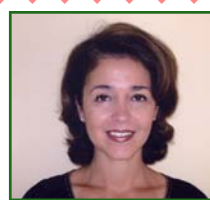
*Amy Zeeve
Vice-President*



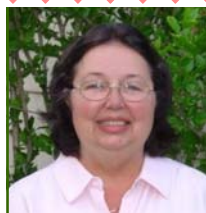
*Monica
Collins*



*Kathy
Guilfoile*



*Lucille
Zaccardo*



Holly DelBello

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

RETURN SERVICE REQUESTED

**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
- Anderson's Listings
- Augustine's Farm

ANDERSON ASSOCIATES GREENWICH
REAL ESTATE SPECIALISTS

Southwestern Greenwich



September
2006

SOUTHWESTERN REPORT

ANDERSON ASSOCIATES REAL ESTATE

1 Glenville Street, Greenwich, CT 06831

Tel: 203 531-6300

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.



This lovely, brand new traditional 4 bedroom colonial located on a quiet cul-de-sac exudes quality. Beautifully designed with symmetry and curb appeal, you will be delighted when you discover the inside amenities. Sited high, the rooms are filled with light and views of the horizon. The cherry, custom kitchen has granite counter tops and appliances to please the best of chefs. The kitchen adjoins the spacious family room with fireplace. Choose your favorite place for dining- the breakfast area within the kitchen, the superb outdoor deck, or the formal dining room with elegant panels and trim. Guests will luxuriate in the privacy of the first floor bedroom and bath. Upstairs you will discover a dreamy master bedroom and two additional bedrooms with large closets. The lower level, with a tiled floor and 9 foot ceiling, is ideal for playroom or office. Conveniently located for commuters, Glenville and Western Middle School. **\$1,435,000**

August Sales Statistics for Greenwich

TYPE	# of SALES	AVERAGE PRICE
Single	75	2,622,575
Condo	29	719,000
Co-Op	4	720,000
Multi-Family	2	765,000
TOTAL:	110	1,206,644

Homes Sold in July/August

Address	Type	Asking Price	Closing Price	DOM
36 Edgewood Drive	Single	\$2,550,000	\$2,500,000	52
86 Glenville Road	Single	\$2,195,000	\$1,950,000	60
31 Harkim Road	Single	\$1,790,000	\$1,600,000	60
1 Elskip Lane	Single	\$1,295,000	\$1,285,000	33
40 Ettl Lane #23	Condo	\$995,000	\$955,000	46
40 Ettl Lane #11	Condo	\$985,000	\$946,750	42
7 Riverview Court	Single	\$960,000	\$850,000	122
305 Sioux Place (River Run)	Condo	\$719,000	\$719,000	28
3 Nickel Street	Multi	\$669,000	\$660,000	146
5 Muriel Place	Single	\$659,000	\$650,000	8
19 Fletcher Avenue	Single	\$650,000	\$620,000	94
5 Green Lane	Condo	\$638,800	\$636,000	120
21 Cross Street	Single	\$629,000	\$590,000	141
6 Sherman Avenue #2	Condo	\$599,000	\$572,000	0
44 Nicholas Avenue	Single	\$575,000	\$565,000	75
351 Pemberwick Road #108	Condo	\$359,500	\$359,500	16

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



38 Francis Lane

Enter this light-filled home with terrific style and fun colors, and you will immediately smile. Built in 1941, with all the charm and quality of that period-masonry fireplace, pretty floors and moldings. Now updated, this 3 bedroom, 2 bath Cape Cod home is perfect for today's lifestyle. Most especially you will love the open eat-in kitchen and wonderful sunny family room with cathedral ceiling, skylight and lots of windows. From the family room, a door opens to a spacious deck, perfect for summer dining. On the first floor there is a bedroom, bath and a den, ideal for an office or single bedroom. Upstairs, there is a master bedroom with ample closets, a double bedroom and an updated bath. The lower level playroom opens to the patio and a level private backyard and to the garage. Rarely does a home that offers so much come on the market at such a reasonable price! Move in and enjoy!
\$739,000

Located on a tucked-away Glenville cul-de-sac, this 1969 ranch with 1702 square feet has been owned and enjoyed and immaculately cared for by the same family for 35+ years. The wonderful high site makes you feel on top of the world! The room arrangement is just right for easy living and entertaining. All rooms-including the living room with fireplace, the formal dining room, and the eat-in kitchen are both spacious and bright. Extra pluses include central air, a 2 car garage, and a basement. The lovely patio looks out to the private rear yard and has seasonal views of the Sound. There is tremendous expansion possibility-the lot is .41 acre in the R-20 zone. This fine home is surrounded by many properties of much greater value - making it a wise choice for investment-conscious buyers. \$925,000



15 Watch Hill Drive



241 Pemberwick Road

Are you looking for a spacious home—one filled with possibilities? You will be delighted with this very special, uniquely designed home with seven bedrooms and two family rooms. With ample rooms, you may discover this is the home where you can have your own home office, a craft room, an exercise room or perhaps just a room for meditation. It is also great for grown children, returning home, in-laws and guests. Ideally located, this home is on a private, pretty .33 acre site and is set back safely away from the road. A long, new, driveway leads you to this home surrounded by flower filled rock gardens and grassy areas. In Summer and Fall, dining on one of the two decks is especially fun and relaxing. Amenities include a fireplace, hardwood floors, vaulted ceilings, plus more. Updated in 2001, this home has the convenience of being close to schools, shopping and transportation.
\$1,065,000

This is the moment to capture your dream of living in the very special Greenwich neighborhood of King Merritt - a popular, rapidly growing in value neighborhood where residents enjoy their quiet streets and community spirit. This spacious, 4 bedroom home will immediately feel like your own private retreat. Lay your cares aside and relax on the screened in porch with lovely views of the stream and surrounding woodlands. Have fun with barbecues and picnics on the rear terrace. On the garden level, you will discover a wonderful suite of rooms- a playroom, office, bedroom and a bath with a whirlpool tub. Enjoy as is or update, knowing you will have happy living and an excellent financial investment. \$1,365,000



89 Bowman Drive