

SOUTHWESTERN REPORT

ANDERSON ASSOCIATES REAL ESTATE

164 Mason Street, Greenwich CT 06830

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This report is available monthly at the Central 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.



Lyon Farm - Beautiful in all Seasons

Ask Kathy Guilfoile why she enjoys living in East Lyon Farm and she will tell you how easy life is in a condominium. She enjoys walks on the quiet scenic roads, but most of all she will tell you about her wonderful neighbors. Lyon Farm neighbors care about each other - they stop in for a cup of tea, watch over each other's homes while they are on vacation, and they take walks together.

Once the working farm of the Lyon family, the site (developed in the 1970s) is now home to 192 condos - 161 free standing homes and 31 townhouses. The East Lyon Farm Association has 37 homes and the West Lyon Farm Association has 155 homes. These condos began to sell in 1973 in the low \$80,000 range. Currently 14 units are now listed for sale ranging in price from \$1,050,000 to \$2,300,000.

Residents enjoy the swimming pool, community barn, tennis courts, putting green, and playground. Surrounded by gentle green landscapes, trees, ponds, flowers, and even a covered bridge, this condominium community is beautiful in all seasons.

Thinking of Living in Lyon Farm? Give us a call.



October
2007

Homes Sold in September

Address	Type	Asking Price	Closing Price	DOM
45 Close Road	Single	\$5,500,000	\$5,500,000	35
58 Sherwood Avenue	Single	\$4,995,000/ \$3,999,999	\$3,875,000	336
12 Stallion Trail	Single	\$3,295,000	\$3,150,000	106
7 Steeple Chase Road	Single	\$2,199,000	\$1,880,000	285
11 Highland Farm Road	Single	\$1,995,000	\$2,250,000	1
34 Cliffdale Road	Single	\$1,795,000	\$1,700,000	56
24 Bedford Road	Single	\$1,685,000	\$1,570,000	562
33 Nutmeg Drive	Single	\$1,395,000	\$1,395,000	202
104 Ritch Avenue #5	Condo	\$917,500/ \$899,900	\$850,000	425
14 Brook Crossway	Single	\$895,000	\$895,000	27
70 Riverdale Avenue #703	Condo	\$855,000/ \$875,000	\$850,000	158
230 S Water Street	Single	\$1,150,000/ \$849,000	\$725,000	525

To view properties, like these, that are currently on the market,
please contact our office at: 629-4519

DOM = Days on the Market



Jill, Peter, and Caroline Tesei

I am sure all of you recognize this sweet family. When Peter told me they had selected the name Caroline for their baby (even though my name is spelled Carolyn) I was captured. At a recent event little Caroline gave me a big smile!

Growing up in town and now running for first selectman, everyone is sharing stories of how they know Peter: grade school teachers, RTM and BET colleagues, neighbors- all such interesting and good stories and yet there is a common theme. Peter is doing what he is doing because he cares deeply about our town.

On May 21st, Peter was invited to speak at an all member meeting of the Greenwich Association of Realtors. This meeting was held to present the University of Connecticut study comparing investment in Greenwich Real Estate to investments in the standard financial markets. It was important to understand why Greenwich is such a sound investment and why it stays so strong. Peter was invited to speak about "Greenwich Values". He spoke with first hand knowledge of the importance of our schools, libraries, fire and police safety, parks, taxes and how our government works. The meeting was held in the recently opened Western Greenwich Civic Center- the civic center we now so enjoy. The leaders in this effort to save our civic center tell wonderful stories of Peter's commitment to this project.

Peter has a web site with lots of information: www.PeterTesei.com

Greenwich is a very special community. We share our stories. We care about how our town is governed. Each one of us knows that our vote can make the difference. November 6th is coming soon!

See you at the polls,

Carolyn

Do you wish to stay strong, fit, happy and healthy?

Check out the programs at the Bendheim Western Greenwich Civic Center!

- Free Weight Exercise Room
- Mommy and Me Arts and Craft Classes
- Tennis for Tots
- Guitar Lessons
- Adult, Senior and Youth Fitness Classes
- Greenwich Moves Dance Class
- Open Coed Volleyball

If you are interested in any of the classes, call the Civic Center at 203-532-1259. It is located at 449 Pemberwick Road.

A Message from the League of Women Voters—Donna Nickitas—

This year, Election Day falls on Tuesday, November 6th. You will have an opportunity to vote for our local Greenwich Town Officials, who are running for Selectman, Board of Selectmen, Board of Education, and Board of Estimate and Taxation.

You can be a good neighbor and encourage your family and friends to vote. Bring them along to your local polling place. Avoid the crowds and go to the polls during off hours, 10:00—11:30 am and 1:30—3:30 pm, when it's likely to be less crowded. You will need to show your identification. To be safe, bring your driver's license, or a paycheck, utility bill or government document that includes your name and street address.

Remember...the polls will be open between 6:00 am and 8:00 pm on Tuesday, November 6th! Please join me and exercise your right to vote! Make democracy work!

Donna Nickitas, President

****Note: Residents of Districts 9 and 10 will be voting at the Western Greenwich Civic Center.**



Carolyn Anderson
President



Amy Zeeve
Vice President



Mary Beaudry



Monica Collins



Holly DelBello



Kathy Guilfoile



Colleen Richmond



Lucille Zaccardo

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In This Issue:

Homes Recently Sold

Peter Tesei

Voting Information

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

RETURN SERVICE REQUESTED

«Owner1»

«MailAddr»

«MailCity» «MailStat» «MailZip»