

# Living in Cos Cob

By Martha Drake

Cos Cob is one of the five villages and is just

now a fulltime residential neighborhood. Notably, the known paintings Cos Cob Art Colony and leaders of the American Impressionists movement

gardens for many well Bordering central and one side and Riverside and

meats from local farms, gourmet cheese purveyors and a terrific fresh seafood market. Neighbors walk past the mill pond to coffee shops,

a perfect venue for boaters, sailors and the expanding rowing community. With facilities and clubs for crew, sailing and power boating, the waterfront is a thriving component of Cos Cob.

Living in Cos Cob provides a broad choice of neighborhoods and lifestyles. There are the closely knit neighborhoods near the village center, antique sea captains' homes and waterfront condos on the river, as well as larger 2 acre properties along country lanes adjacent to Greenwich's Midcountry. As with Old Greenwich and Riverside, these homes are distributed among several public elementary and middle schools. Cos Cob includes districts for Cos Cob, North Mianus and North Street Elementary schools, as well as both Central and Eastern Middle schools. Also close to most of our private schools and Greenwich High School, Cos Cob is an easy place to live for families with children.

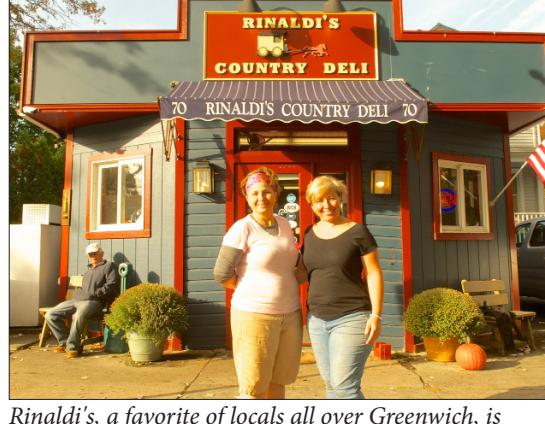
Town parks here include playing fields, tennis and paddle courts, as well as several playgrounds. Two of Greenwich's major woodland parks, The Montgomery Pinetum and The Mianus River Park, provide Cos Cob with over 200 acres of walking and nature trails. The Pinetum, with a large collection of specimen trees, seasonal gardens, trails and picnic areas, is also home to the Greenwich Garden Education Center and Greenhouse, sharing classes and resources on horticulture. The Mianus River Park provides an extensive trail network, frequented by hikers, runners, fishermen and nature lovers.

The amenities, variety, convenience and vibrant neighborhoods attract so many people to Cos Cob. The active, friendly community of Cos Cob is what makes people stay for years and enjoy an easy lifestyle, right in the middle of the Town of Greenwich.

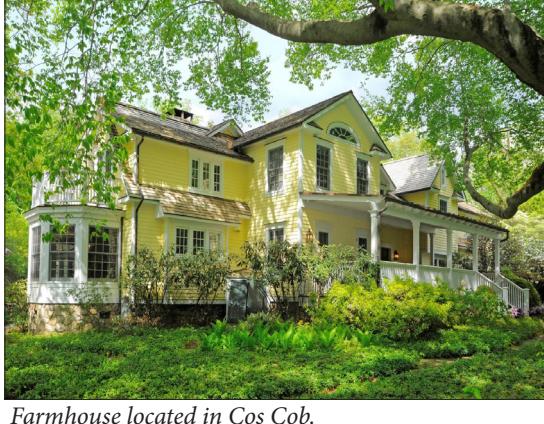
*Martha Drake works at Sotheby's International Realty. Born and raised in Greenwich, she brings extensive local market knowledge and a business background to buyers and sellers across all parts of town. Contact her at martha.drake@sothebyshomes.com or 203-249-8713.*



A family of ducks graces Cos Cob harbor.



Rinaldi's, a favorite of locals all over Greenwich, is located in Cos Cob.



Farmhouse located in Cos Cob.



Cos Cob Harbor Cob.

about centered among the 50 square miles that comprise greater Greenwich. Featured in AMC's "Mad Men" as the home of commuters to Manhattan, Cos Cob was originally a coastal fishing and farming community, then a summer retreat, and

such as John Henry Twachtman, Childe Hassam, and Elmer MacRae gathered here to teach, learn and create. These artists lived at the Bush-Holley House, now the Greenwich Historical Society, and drew inspiration from the surrounding harbor

Old Greenwich on the other, Cos Cob is a quick trip to almost anywhere in town. The small village of Cos Cob is anchored by the firehouse and library and enlivened by a full complement of shops. Boutique food markets include a craft butcher of

juice bars and local eateries and on to the elementary and middle schools or the train station. The active waterfront of Cos Cob Harbor and Mianus River is just off the village center. With access to Long Island Sound, the wide river mouth provides

home sales ranging from under \$1 million to over \$2 million.

There was a recent

sale of a new construction

home overlooking Loughlin

Park that closed just under

\$2,850,000.

Moving up along the

Mianus River, the lot sizes

start to increase and the

houses start to spread out

in 1 and 2 acre zones. Quiet

## Is this a good time to invest in Real Estate?

By John J. Graves

**A**s a real estate agent, I am constantly asked if this is a good time to purchase or sell a home. My response is that we are living in an extraordinarily opportunistic period for real estate investment.

For home buyers, there are several advantages to buying a home today: 1) Affordability – Prices are rising but are

still below their 2005 highs while interest rates remain at historically low levels but could creep up as the Fed raises rates to counter rising inflation. 2) Risk – Buying a home today represents a low risk of losing equity created by a declining market such as the one we experienced in 2007. 3) Inflation Hedge – You are buying a home with today's dollar and paying it off over time with cheaper

dollars as inflation creeps up. 4) Investment Potential - Home prices generally increase with increased inflation and inflation will eventually grow over time.

5) Investment Leverage - There is significant leverage gained in buying an asset for 20% down and enjoying 100% of the asset's future appreciation. 6) – Equity Build - Buying vs. renting offers the opportunity to build

equity and enjoy the tax and psychic benefits associated with home ownership.

For home sellers, demand is rising due to an increase in overall consumer confidence, household wealth and new household formations. The rising demand, coupled with a relatively low level of supply represents less competition and the opportunity to sell your home at a price that meets your financial goals.

*John J. Graves*

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## Turkey-less Turkey Shoot Builds Scouts' Self-Esteem

By Chéye Roberson  
*Sentinel Reporter*

The Earnest Thompson Reservation made a picturesque setting for the 5th annual Scouting Turkey Shoot, in which Cub Scouts and Boy Scouts took part in BB gun shooting, archery, and slingshot engineering.

The turkey shoot is a part of the Greenwich scouting shooting sports program, and there are no actual turkeys involved. The event's name comes from the season it's held in, nearing Thanksgiving. Program administrators say the turkey shoot is more about character building than anything else.

"The shooting sports program is, I think, an amazing program because it gives each individual boy the opportunity to work hard and succeed and accomplish something from really listening and following commands," said Heather Brown Lowther, the program director of Greenwich Scouting. "It's a very disciplined sport."

Lowther added that strict safety rules are practiced during these activities. "Here at Camp Seton, all our ranges are operated by a certified range instructor who follows all the rules and guidelines of the Boy Scouts

shooting policy."

The Boy Scouts shooting sports program intends to help build character through discipline.

"I believe the shooting sports program really builds their self-esteem," said Lowther. "It requires so much focus and listening. You're following commands, you're following rules, and they're just by themselves, trying to hit the target—and it's hard to hit the target."

Greenwich Scouting believes that boys can benefit greatly from the various outdoor programs that are offered.

"I just think that there's something for everyone here whether you're an athlete, a scholar, or a naturalist," said Lowther, who has two young boys herself. "There's just so many different activities when you're in the outdoors that can offer boys the opportunity to succeed or be good at something and just ultimately boost their self-confidence and self-esteem."

Jim Adams, vice president of finance for the Boy Scouts' Greenwich Council, wants to get other organizations involved to help preserve the shooting sports.

"I am interested in helping with the program and trying to get other organizations who are interested

in shooting sports to help support us," said Adams. "The future of the shooting sports and the 2nd Amendment really rests with the next generation to support it enjoy it and know how to maintain the use of outdoor activities and firearms in a safe and responsible way."

Adams believes that the shooting program is one way to raise gun safety awareness at an early age.

"Learning how to handle firearms, learning what are safe procedures is something you can't really start too early. So, that's why we have a program like we have her today with these cub scouts," said Adams. "Safety and respect for other people, and respect for other people's safety. And to understand that they should always be in control of their actions and also to be helpful with other people's actions."

*Annie Ferrell, who has been a Scout mom for over two years, said her son enjoys being a part of the Cub Scouts and a lot of the appeal is that "Everything is perfect for boys. It's all boy, all the time. Archery, shooting, sling shots, basketball, running around..."*

*But the thing Ferrell enjoyed most about her son being a Scout was the role models. "I found that Sammy every day walked out with a better character. I really felt he came out more respectful,*

*more responsible, more aware of good and bad, right and wrong."*

Adams knows that several parents

have some trepidation about getting

there are life lessons to be learned in programs such as this.

"Great sense of community, great

sense of community service, of helping



*Photo by John Ferris Robben*

your friends and your fellow scouts to accomplish things. Just great skills to prepare you for life," he said.

Kevin O'Shane built a giant slingshot out of thick wooden branches with the help of Lowther's seven-year-old son and a ranger from camp Seton. It stood in the middle of a grassy field. Boys lined up to try and shoot balls into one of three garbage cans placed a distance away. It was difficult to hit their mark, but they kept trying.

Whit Armstrong, an Eagle Scout

with the Boys Scouts of America, said