

Brought To You By: Warren Reynolds, Century 21- Franklin

41 HIGHWOOD DRIVE - Unit 41
Franklin, MA 02038
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 71348266 | Status: Sold |
| List Price: \$114,900 | Sale Price: \$87,500 |
| List Date: 3/7/2012 | Sale Date: 6/14/2012 |
| Area: | Off Market Date: 6/14/2012 |
| List\$/SqFt: \$116.65 | Sold\$/SqFt: \$88.83 |
| Days on Market (Total): 99 | Days on Market (Office): 99 |



Property Features

| | |
|-------------------------|--|
| Rooms: 4 | Style: Garden |
| Bedrooms: 2 | Type: Condo |
| Baths: 1f 0h | Unit Level 1 |
| Master Bath: No | Placement: Below Grade, Street |
| Fireplaces: 0 | Apprx Living Area: 985 sq.ft. |
| Year Built: 1979 | Outdoor Space Avail: Yes - Common |
| # Units: 0 | Garage: 0 -- |
| Elevator: No | Parking: 2 Assigned |

Handicap Access/Features:**No**
Association: **Yes** Fee: **\$221**
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**

Room Descriptions

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Features & Other Information

| Room | Level | Size | Features |
|-----------------|----------|------|--|
| Living Room: | 1 | | Flooring - Wall to Wall Carpet |
| Kitchen: | 1 | | Flooring - Vinyl |
| Master Bedroom: | 1 | | Flooring - Wall to Wall Carpet |
| Bedroom 2: | 1 | | Flooring - Wall to Wall Carpet |
| Bath 1: | 1 | | Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Vinyl |
| Laundry: | 1 | | -- |

Appliances: **Refrigerator**
Basement: **Yes**
Construction: **Frame**
Cooling: **None**
Disclosures: **seller is unable to fill out sellers disclosure**
Exclusions:
Exterior: **Wood**
Exterior Features: **Porch**
Facing Direction: **West**
Heating: **Electric**
Lead Paint: **Unknown**
Pets Allowed: **Yes**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Remarks

Lowest priced condo at Highwood with two bedrooms & one full bath. Interior of Condo has been totally painted . Condo needs new flooring ,bathroom and all kitchen appliances. Living room has sliders that lead to patio convenient to all major highways,schools and shops. Home being sold as is

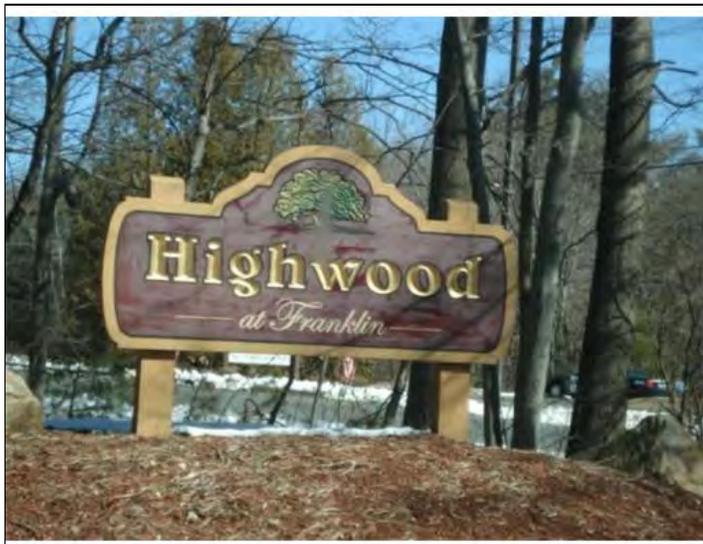
Tax Information

Pin #:
Assessment: **\$146,800**
Taxes: **\$1901.06** Tax Year: **2011**
Book: **5634** Page: **625**
Cert:
Zoning Code: **res**
Map: Block: Lot:

Market History for 41 HIGHWOOD DRIVE U:41, Franklin, MA 02038

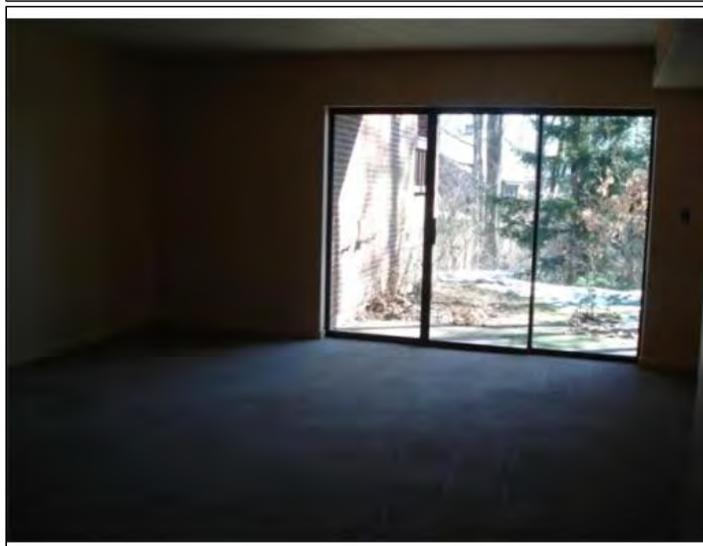
| MLS # | Date | | DOM | Price |
|--------------|-------------|---|---|--------------------|
| 71348266 | 3/7/2012 | Listed for \$124,900 | | \$124,900 |
| | 3/19/2012 | Price Changed to: \$114,900 | | \$114,900 |
| | 3/26/2012 | Listing Alert Flag set to: Yes - Accepting Additional Offers | | |
| UAG | 6/14/2012 | Status Changed to: Under Agreement | | |
| SLD | 6/14/2012 | Status Changed to: Sold | | |
| | 6/14/2012 | Sold for \$87,500 | 99 | \$87,500 |
| | | | Market History for Office Id: BB2447 | 99 \$87,500 |
| | | | Market History for this property | 99 \$87,500 |

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54 Highwood Dr - Unit 54
 Franklin, MA 02038-2973
 Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 71433994 | Status: Sold |
| List Price: \$149,900 | Sale Price: \$136,000 |
| List Date: 9/12/2012 | Sale Date: 10/26/2012 |
| Area: | Off Market Date: 10/12/2012 |
| List\$/SqFt: \$152.18 | Sold\$/SqFt: \$138.07 |
| Days on Market (Total): 30 | Days on Market (Office): 30 |



Property Features

| | |
|--|--|
| Rooms: 4 | Style: Garden |
| Bedrooms: 2 | Type: Condo |
| Baths: 1f 0h | Unit Level 2 |
| Master Bath: | Placement: Middle |
| Fireplaces: 0 | Apprx Living Area: 985 sq.ft. |
| Year Built: 1978 | Outdoor Space Avail: Yes - Common |
| # Units: 59 | Garage: 0 -- |
| Elevator: No | Parking: 2 Assigned |
| Handicap Access/Features: No | |
| Association: Yes Fee: \$224 | |
| Fee Includes: Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal | |

Room Descriptions

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Features & Other Information

| Room | Level | Size | Features |
|-----------------|-------|------|---|
| Living Room: | 2 | | Flooring - Wall to Wall Carpet, Balcony / Deck |
| Kitchen: | 2 | | Flooring - Laminate |
| Master Bedroom: | 2 | | Flooring - Wall to Wall Carpet, Balcony / Deck |
| Bedroom 2: | 2 | | Flooring - Wall to Wall Carpet |
| Bath 1: | 2 | | Flooring - Stone/Ceramic Tile, Remodeled |
| Laundry: | 2 | | -- |

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air**
 Disclosures: **Pet restrictions: maximum two (2) pets and no dogs over 60 lbs. All pets must be registered.**
 Exclusions:
 Exterior: **Brick**
 Exterior Features: **Porch**
 Facing Direction:
 Heating: **Forced Air, Heat Pump, Electric**
 Hot Water: **Electric, Tank**
 Lead Paint: **Unknown**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

Remarks

Desirable Highwood I garden condo. Renovated bath, fresh paint and new carpet make this home a delight! Sunny pergo kitchen has newer appliances, built-in breakfast table. Hollywood bath sparkles! Recent new central AC, newer washer and dryer included. Master bedroom has double closets and its own access to large balcony affording beautiful wooded views and great privacy!

Tax Information

Pin #: **M:270 L:046-005**
 Assessment: **\$140,100**
 Taxes: **\$1924** Tax Year: **2012**
 Book: **14060** Page: **184**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:

Market History for 54 Highwood Dr U:54, Franklin, MA 02038

| MLS # | Date | | DOM | Price |
|---|-------------|---|------------|------------------|
| 71433994 | 9/12/2012 | Listed for \$149,900 | | \$149,900 |
| | 9/26/2012 | Listing Alert Flag set to: Yes - Accepting Additional Offers | | |
| UAG | 10/12/2012 | Status Changed to: Under Agreement | | |
| SLD | 10/26/2012 | Status Changed to: Sold | | |
| | 10/26/2012 | Sold for \$136,000 | 30 | \$136,000 |
| Market History for Office Id: BB5993 | | | 30 | \$136,000 |
| Market History for this property | | | 30 | \$136,000 |

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**8 Highwood Drive - Unit 8
Franklin, MA 02038-2959
Condo**

| | |
|------------------------------------|-------------------------------------|
| MLS #: 71241378 | Status: Sold |
| List Price: \$210,000 | Sale Price: \$192,000 |
| List Date: 5/31/2011 | Sale Date: 5/2/2012 |
| Area: | Off Market Date: 3/3/2012 |
| List\$/SqFt: \$147.58 | Sold\$/SqFt: \$134.93 |
| Days on Market (Total): 275 | Days on Market (Office): 275 |

Property Features

| | |
|--|--|
| Rooms: 6 | Style: Townhouse |
| Bedrooms: 3 | Type: Condo |
| Baths: 2f 0h | Unit Level 1 |
| Master Bath: No | Placement: Street, End, Corner, Walkout |
| Fireplaces: 0 | Apprx Living Area: 1423 sq.ft. |
| Year Built: 1976 | Outdoor Space Avail: |
| # Units: 59 | Garage: 0 -- |
| Elevator: | Parking: 2 Off-Street, On Street Permit, Assigned |
| Handicap Access/Features: | |
| Association: Yes Fee: \$253 | |
| Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal | |



Room Descriptions

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Features & Other Information

| Room | Level | Size | Features |
|-----------------|----------|--------------|---|
| Living Room: | 1 | 12x17 | Flooring - Wall to Wall Carpet |
| Dining Room: | 1 | 10x14 | Flooring - Stone/Ceramic Tile |
| Kitchen: | 1 | 9x9 | Flooring - Vinyl |
| Master Bedroom: | 2 | 14x14 | Flooring - Wall to Wall Carpet |
| Bedroom 2: | 2 | 14x12 | Flooring - Wall to Wall Carpet |
| Bedroom 3: | 1 | 14x11 | -- |
| Bath 1: | 1 | | Bathroom - Full |
| Bath 2: | 2 | | Bathroom - Full |
| Laundry: | 2 | | -- |
| Sun Room: | 1 | 10x17 | Skylight, Flooring - Wall to Wall Carpet |

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **No**
 Construction: **Frame, Brick**
 Cooling: **Central Air**
 Disclosures:
 Exclusions:
 Exterior: **Brick**
 Facing Direction:
 Heating: **Electric Baseboard, Heat Pump, Electric**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

Remarks

PRICE REDUCED! Great price for this 3 bedroom end unit townhouse condo w/ private entrance! Must see interior - unit larger than appears from outside. 1st floor has kitchen, DR, step down livingroom w/ sliders to sunroom. 2nd floor has 2 bedrooms, full bath + laundry up. Appliances included in sale new refrigerator, new range, washing machine + dryer. Prior to closing the unit will be painted - buyer may have the opportunity to choose colors OR receive a \$5,000 credit at closing for painting.

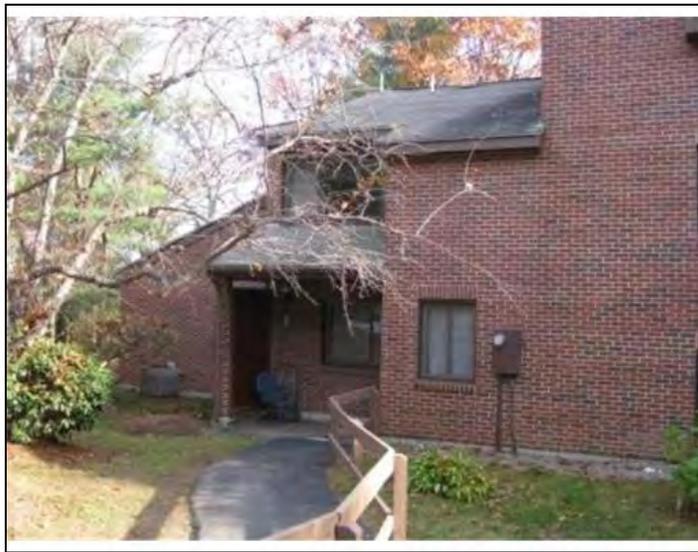
Tax Information

Pin #: **M:270 L:040-008**
 Assessment: **\$177,300**
 Taxes: **\$2296** Tax Year: **2011**
 Book: **5260** Page: **408**
 Cert:
 Zoning Code: **res-condo**
 Map: **270** Block: **040** Lot: **008**

Market History for 8 Highwood Drive U:8, Franklin, MA 02038

| MLS # | Date | | DOM | Price |
|----------|------------|---|---|----------------------|
| 71241378 | 5/31/2011 | Listed for \$210,000 | | \$210,000 |
| EXT | 7/14/2011 | Status Changed to: Extended | | |
| EXT | 8/13/2011 | Status Changed to: Extended | | |
| EXT | 10/13/2011 | Status Changed to: Extended | | |
| EXT | 11/8/2011 | Status Changed to: Extended | | |
| EXT | 12/16/2011 | Status Changed to: Extended | | |
| EXT | 1/18/2012 | Status Changed to: Extended | | |
| | 1/25/2012 | Listing Alert Flag set to: Yes - Accepting Additional Offers | | |
| EXP | 3/1/2012 | Status Changed to: Expired | | |
| RAC | 3/5/2012 | Status Changed to: Reactivated | | |
| UAG | 3/5/2012 | Status Changed to: Under Agreement | | |
| SLD | 5/5/2012 | Status Changed to: Sold | | |
| | 5/2/2012 | Sold for \$192,000 | 275 | \$192,000 |
| | | | Market History for Office Id: BB5800 | 275 \$192,000 |
| | | | Market History for this property | 275 \$192,000 |

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137 HIGHWOOD - Unit 137
Franklin, MA 02038
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 71340693 | Status: Sold |
| List Price: \$199,900 | Sale Price: \$193,000 |
| List Date: 2/20/2012 | Sale Date: 3/29/2012 |
| Area: | Off Market Date: 3/29/2012 |
| List\$/SqFt: \$137.86 | Sold\$/SqFt: \$133.10 |
| Days on Market (Total): 38 | Days on Market (Office): 38 |



Property Features

| | |
|-------------------------|---------------------------------------|
| Rooms: 6 | Style: Townhouse |
| Bedrooms: 3 | Type: Condo |
| Baths: 2f 0h | Unit Level 1 |
| Master Bath: Yes | Placement: -- |
| Fireplaces: 1 | Apprx Living Area: 1450 sq.ft. |
| Year Built: 1986 | Outdoor Space Avail: |
| # Units: 68 | Garage: 0 -- |
| Elevator: | Parking: 2 -- |

Handicap Access/Features:
 Association: **Yes** Fee: **\$260**
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**

Room Descriptions

02038.com Features & Other Information

| Room | Level | Size | Features | Appliances: Range, Dishwasher, Refrigerator, Washer, Dryer |
|-----------------|----------|------|---|---|
| Living Room: | 1 | | Flooring - Wall to Wall Carpet | Basement: No |
| Dining Room: | 1 | | Flooring - Wall to Wall Carpet | Construction: Frame |
| Kitchen: | 1 | | Flooring - Stone/Ceramic Tile | Cooling: Wall AC |
| Master Bedroom: | 1 | | Flooring - Wall to Wall Carpet | Disclosures: ELDERLY WOMAN WILL BE AT HOME |
| Bedroom 2: | 2 | | Flooring - Wall to Wall Carpet | Exclusions: |
| Bedroom 3: | 2 | | Flooring - Wall to Wall Carpet | Exterior: Clapboard |
| Bath 1: | 1 | | Flooring - Stone/Ceramic Tile, Handicap Accessible | Facing Direction: |
| Bath 2: | 2 | | Flooring - Stone/Ceramic Tile | Heating: Electric |
| Laundry: | 2 | | -- | Hot Water: Natural Gas |
| Remarks | | | | Interior Features: Cable Available |
| | | | | Lead Paint: Unknown |
| | | | | Sewer Utilities: City/Town Sewer |
| | | | | Water Utilities: City/Town Water |
| | | | | Waterfront: No Water View: No |
| | | | | Short Sale w/Lndr.App.Req: No |
| | | | | Lender Owned: No |
| | | | | Tax Information |

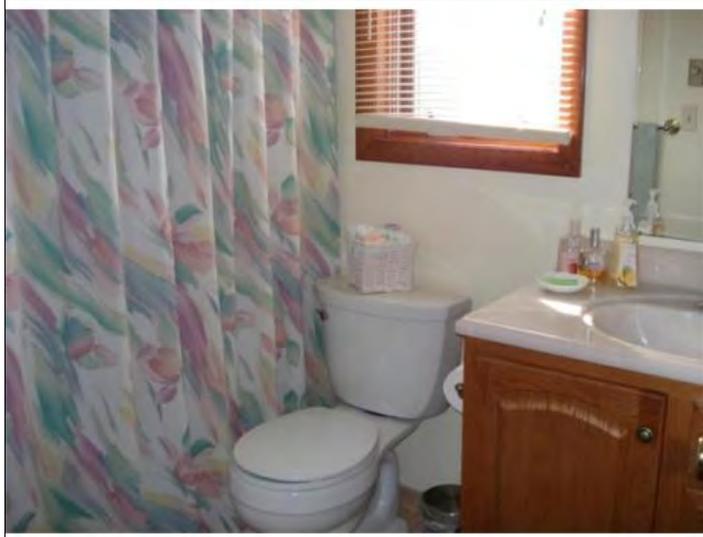
THREE BEDROOM TOWNHOME WITH UPDATED BATHS. STEP DOWN FROM DININGROOM TO COZY LIVINGROOM WITH ELECTRIC FIREPLACE AND SLIDERS TO PRIVATE PATIO. FIRST FLOOR MASTER W/BATH RIGHT OUTSIDE OF DOOR. UPDATED BATH W/CERAMIC,WALK IN SHOWER,NEW CABINETS,SINK & FAUCET.SECOND FLOOR BATH UPDATED AS WELL W/TILED SHOWER,NEW VANITY & CERAMIC FLOORS. KITCHEN IS BRIGHT W/NEWER APPLIANCES.CORNER UNIT,SPACIOUS & PRIVATE. CONVENIENT TO ALL MAJOR HIGHWAYS,SCHOOLS,SHOPPING & RESTURANTS. DON'T MISS OUT. MAKE APPT TODAY

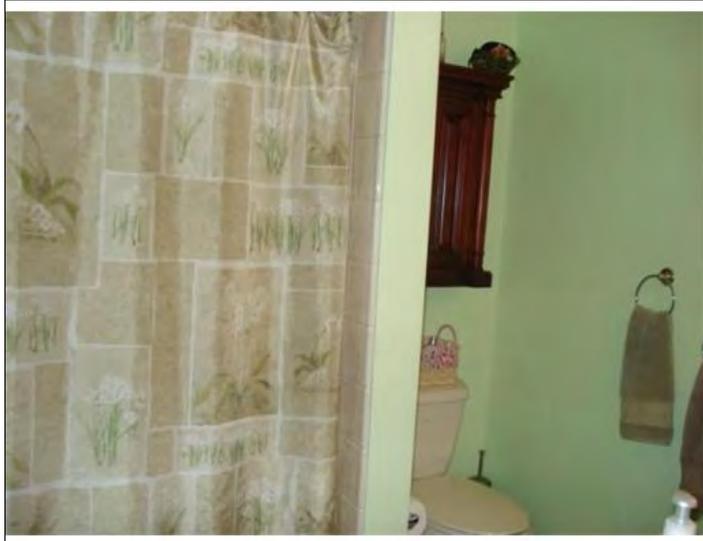
Pin #:
 Assessment: **\$214,000**
 Taxes: **\$2771.3** Tax Year: **2011**
 Book: **13761** Page: **415**
 Cert:
 Zoning Code: **RES**
 Map: Block: Lot:

Market History for 137 HIGHWOOD U:137, Franklin, MA 02038

| MLS # | Date | | DOM | Price |
|---|-------------|---|------------|------------------|
| 71340693 | 2/20/2012 | Listed for \$199,900 | | \$199,900 |
| | 2/27/2012 | Listing Alert Flag set to: Yes - Accepting Additional Offers | | |
| UAG | 3/29/2012 | Status Changed to: Under Agreement | | |
| SLD | 4/2/2012 | Status Changed to: Sold | | |
| | 3/29/2012 | Sold for \$193,000 | 38 | \$193,000 |
| Market History for Office Id: BB2447 | | | 38 | \$193,000 |
| Market History for this property | | | 38 | \$193,000 |

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49 HIGHWOOD DR - Unit 49
Franklin, MA 02038-2963
Condo

MLS #: **71452444** Status: **Sold**
List Price: **\$209,900** Sale Price: **\$209,900**
List Date: **10/30/2012** Sale Date: **12/20/2012**
Area: Off Market Date: **11/8/2012**
List\$/SqFt: **\$208.23** Sold\$/SqFt: **\$208.23**
Days on Market (Total): **9** Days on Market (Office): **9**

Property Features

Rooms: **4** Style: **Other (See Remarks)**
Bedrooms: **2** Type: **Condo**
Baths: **1f 0h** Unit Level **1**
Master Bath: Placement: **Street, End**
Fireplaces: **0** Apprx Living Area: **1008 sq.ft.**
Year Built: **1977** Outdoor Space Avail: **Yes - Private**
Units: **59** Garage: **0 --**
Elevator: Parking: **2 Off-Street, Assigned, Guest, Paved Driveway**
Handicap Access/Features:
Association: **Yes** Fee: **\$225**
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**



Room Descriptions

02038.com Features & Other Information

| Room | Level | Size | Features | Appliances: Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer |
|-----------------|----------|------|---|--|
| Living Room: | 1 | | Flooring - Hardwood, Open Floor Plan, Recessed Lighting, Slider | Basement: No |
| Dining Room: | 1 | | Flooring - Hardwood | Construction: Frame |
| Kitchen: | 1 | | Flooring - Stone/Ceramic Tile, Countertops - Upgraded, Cabinets - Upgraded, Stainless Steel Appliances | Cooling: Central Air |
| Master Bedroom: | 1 | | Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting | Disclosures: Exclusions: Exterior: Brick Exterior Features: Patio, Storage Shed |
| Bedroom 2: | 1 | | Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting | Facing Direction: West Heating: Forced Air, Electric Hot Water: Electric |
| Bath 1: | 1 | | Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded | Lead Paint: Unknown Living Area Disclosures: ONE LEVEL RANCH END UNIT Sewer Utilities: City/Town Sewer Water Utilities: City/Town Water |
| Laundry: | 1 | | -- | Waterfront: No Short Sale w/Lndr.App.Req: No Lender Owned: No |

Remarks

WOW. ONE LEVEL RANCH END UNIT AT HIGHWOOD. BRAND NEW FOR LESS!!! ABSOLUTELY STUNNING. EVERY INCH RE-MODELED. GORGEOUS MAHOGANY FLOORS THRU OUT. NEW KITCHEN W/ UPGRADED MAPLE CABINETS, HIGH END STAINLESS APPLIANCES-(FISHER/PYKEL, BOSCH,GE) . NEW PLUMBING, NEW LIGHTING, RECESSED LIGHTS EVERYWHERE,TOTAL NEW BATHROOM, CUSTOM CLOSETS W/ ORGANZERS. CROWN MOLDING, UPDATED HEATING AND A/C. OPEN LIVING /DINING LEADS TO AWESOME PRIVATE PATIO. STORAGE UNIT.

Tax Information

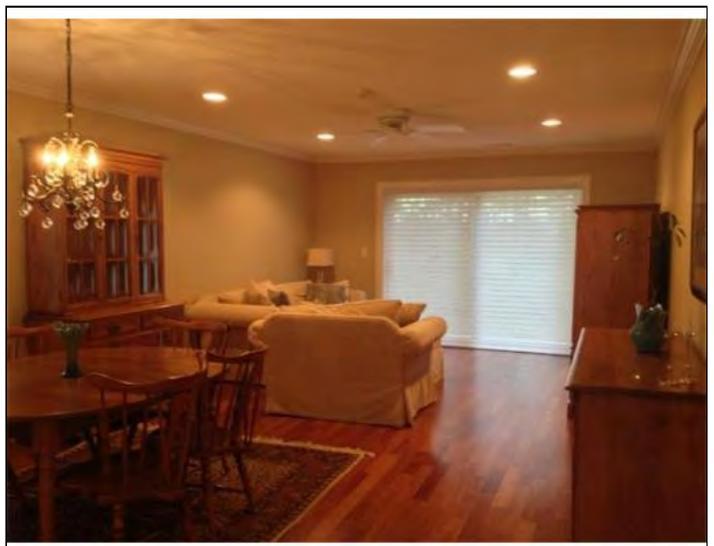
Pin #: **M:270 L:046-020**
Assessment: **\$144,100**
Taxes: **\$1978** Tax Year: **2012**
Book: **25984** Page: **521**
Cert: **79438**
Zoning Code: **RES**
Map: Block: Lot:

Market History for 49 HIGHWOOD DR U:49, Franklin, MA 02038

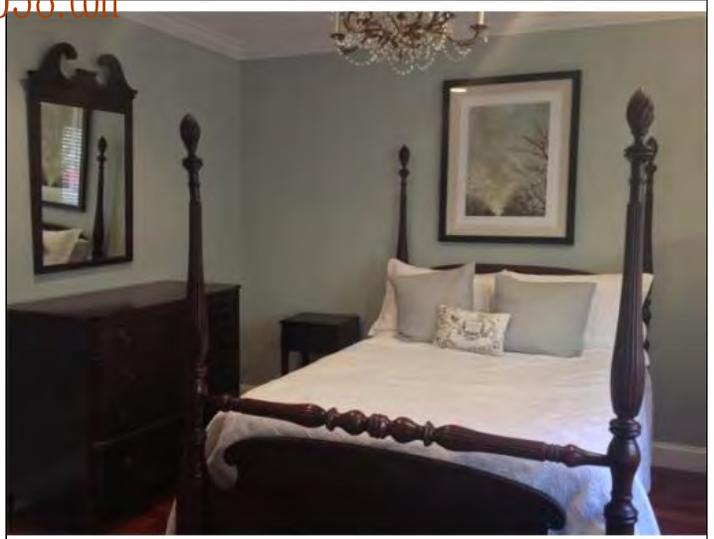
| MLS # | Date | | DOM | Price |
|---|-------------|---|------------|------------------|
| 71452444 | 10/30/2012 | Listed for \$209,900 | | \$209,900 |
| UAG | 11/8/2012 | Status Changed to: Under Agreement | | |
| SLD | 12/21/2012 | Status Changed to: Sold | | |
| | 12/20/2012 | Sold for \$209,900 | 9 | \$209,900 |
| Market History for Office Id: BB1175 | | | 9 | \$209,900 |
| Market History for this property | | | 9 | \$209,900 |

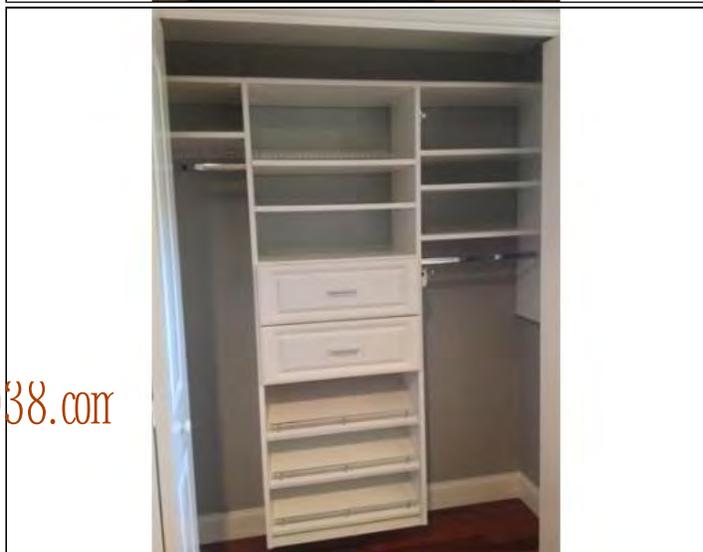
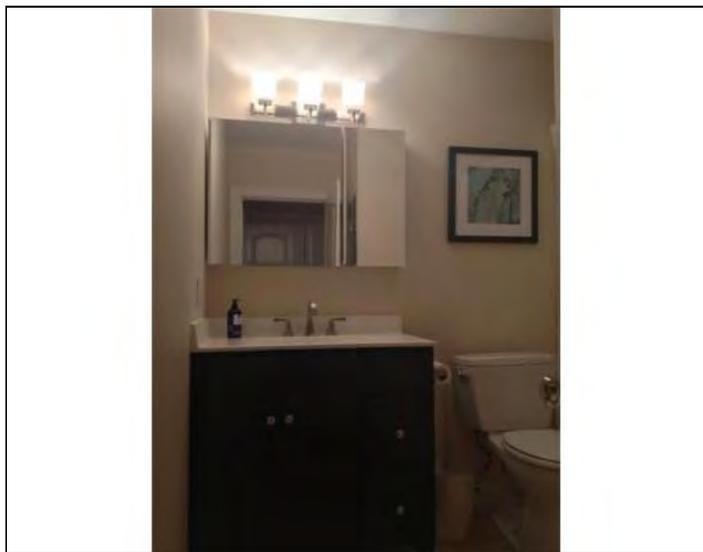
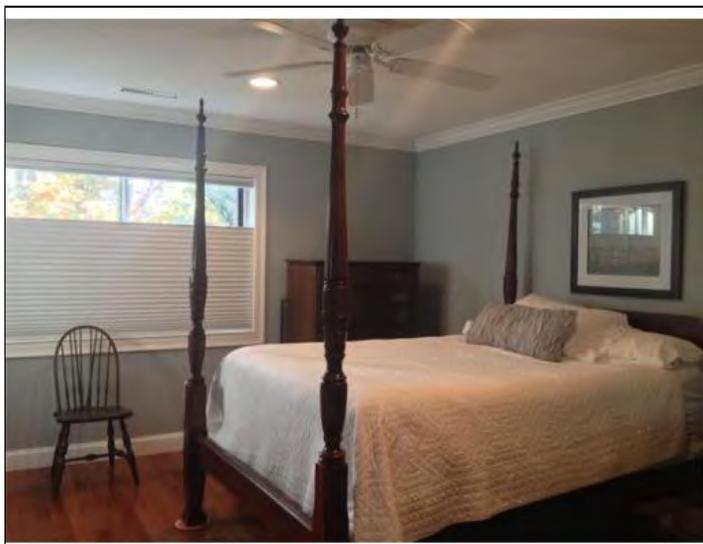
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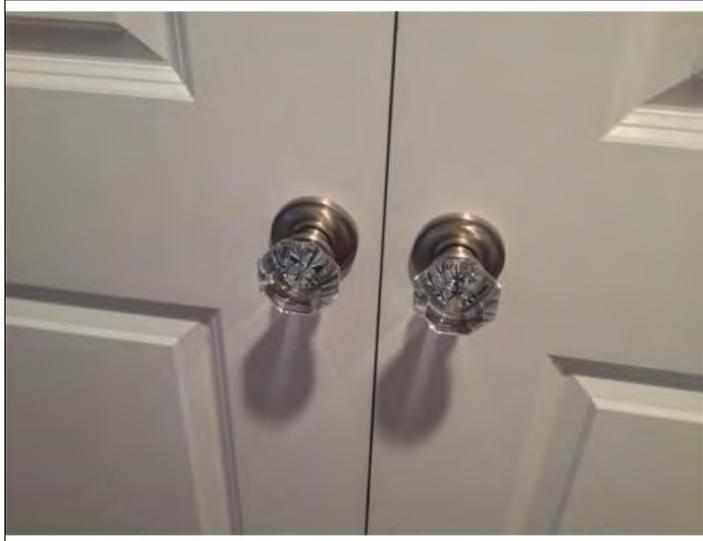


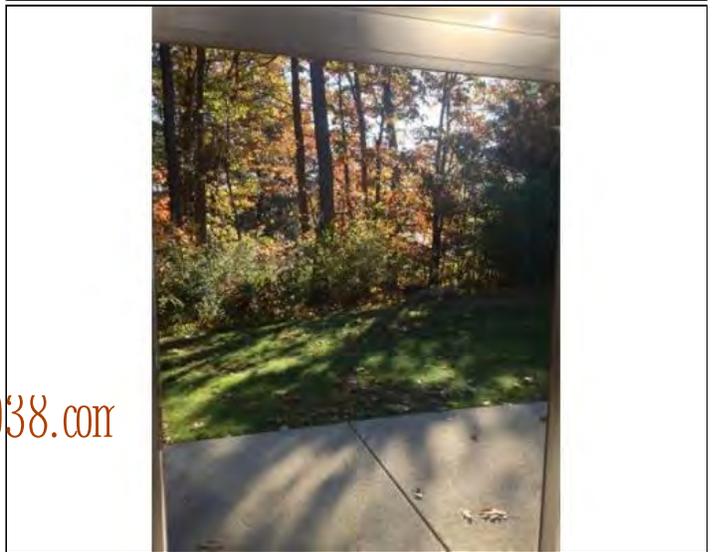
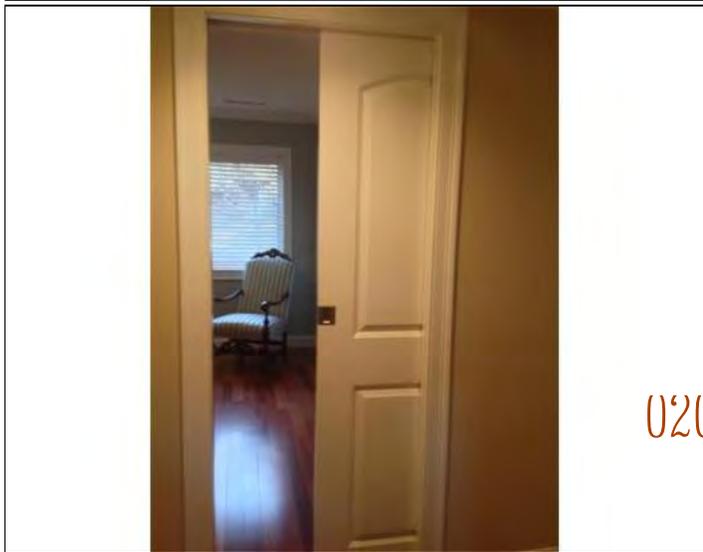
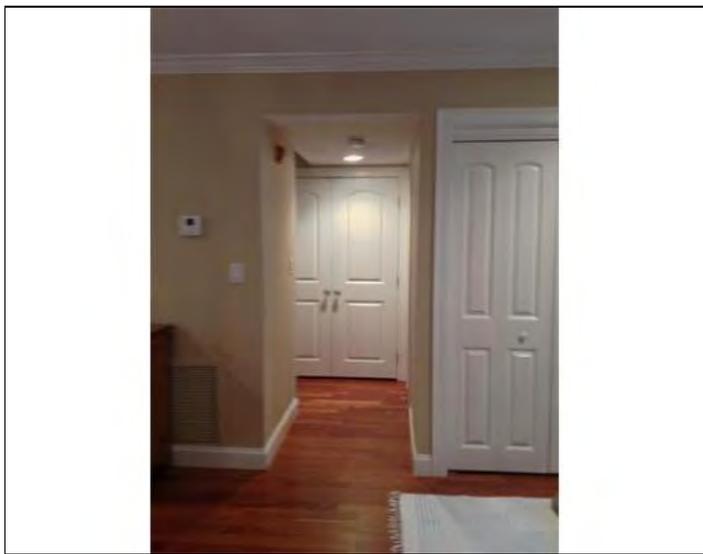
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