

93 Stone Ridge Rd - Unit 93  
 Franklin, MA 02038-3131  
 Condo

MLS #: <b>71386250</b>	Status: <b>Sold</b>
List Price: <b>\$200,000</b>	Sale Price: <b>\$187,000</b>
List Date: <b>5/22/2012</b>	Sale Date: <b>8/10/2012</b>
Area:	Off Market Date: <b>8/8/2012</b>
List\$/SqFt: <b>\$144.93</b>	Sold\$/SqFt: <b>\$135.51</b>
Days on Market (Total): <b>78</b>	Days on Market (Office): <b>78</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath:	Placement: <b>Middle</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1380 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>163</b>	Garage: <b>1 Attached, Garage Door Opener</b>
Elevator:	Parking: <b>1 Off-Street, Deeded</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$318</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom</b>	



**Room Descriptions**

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**Features & Other Information**

Room	Level	Size	Features	Appliances: <b>Range, Dishwasher, Refrigerator</b>
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box</b>	Basement: <b>Yes</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>	Construction: <b>Frame</b>
Kitchen:	<b>1</b>		<b>Flooring - Vinyl</b>	Cooling: <b>Central Air</b>
Master Bedroom:	<b>2</b>		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet</b>	Disclosures: <b>Range priced \$175,000-\$200,000 DO NOT CLOSE CELLAR DOOR OR LET CATS OUT.</b>
Bedroom 2:	<b>2</b>		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet</b>	Electric: <b>Circuit Breakers, 200 Amps</b>
Bath 1:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>	Exclusions: <b>surround sound speaker system and washer/dryer negotiable.</b>
Bath 2:	<b>2</b>		<b>Flooring - Stone/Ceramic Tile</b>	Exterior: <b>Clapboard</b>
Bath 3:	<b>2</b>		<b>Flooring - Stone/Ceramic Tile</b>	Exterior Features: <b>Patio</b>
Laundry:	<b>2</b>	--	--	Facing Direction:
				Heating: <b>Forced Air, Gas</b>
				Hot Water: <b>Natural Gas, Tank, Leased Heater</b>
				Interior Features: <b>Cable Available</b>
				Lead Paint: <b>None</b>
				Pets Allowed: <b>Yes</b>
				Sewer Utilities: <b>City/Town Sewer</b>
				Water Utilities: <b>City/Town Water</b>
				Waterfront: <b>No</b> Water View: <b>No</b>
				Short Sale w/Lndr.App.Req: <b>No</b>
				Lender Owned: <b>No</b>

**Remarks**

**Very well maintained townhouse, fireplaced living/dining room combination, spacious bedrooms, 2 1/2 baths, all fresh paint. New AC and furnace in 2010. Private patio, 1 car attached garage. Enjoy the pool and tennis courts this summer. Rt. 495,commuter train, state forest, YMCA, and shopping are within a mile. Seller will entertain offers between \$175,000-\$200,000**

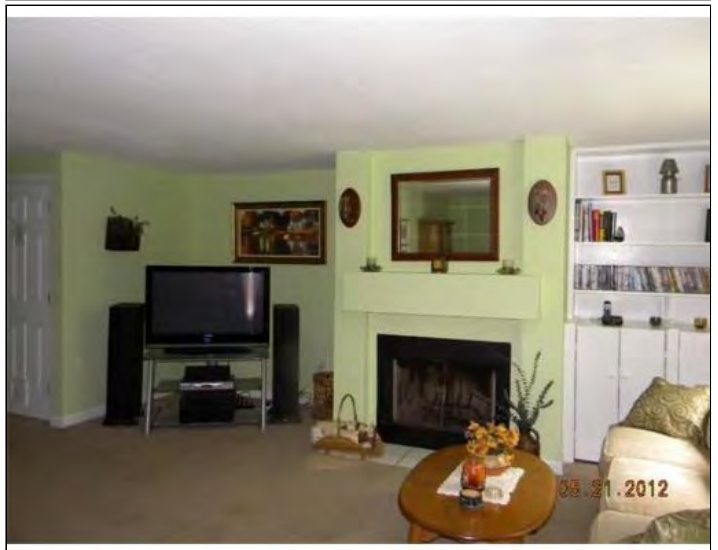
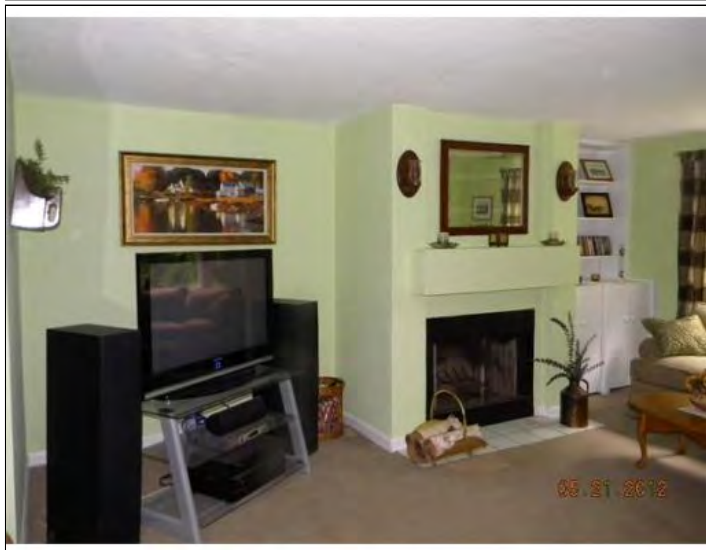
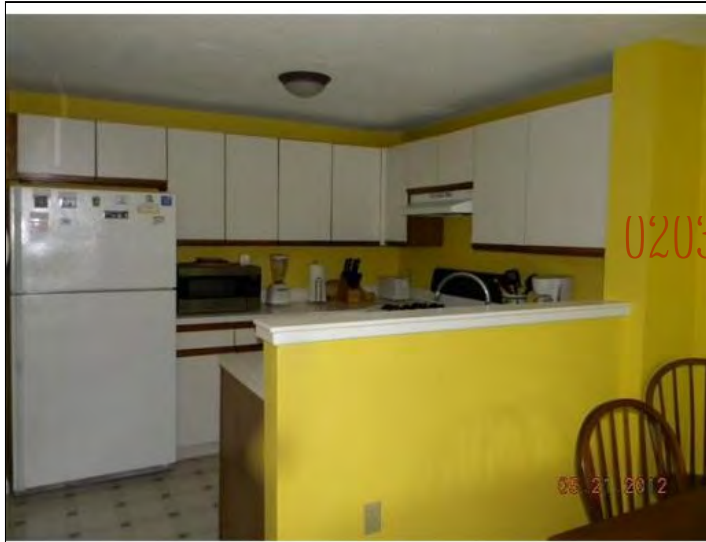
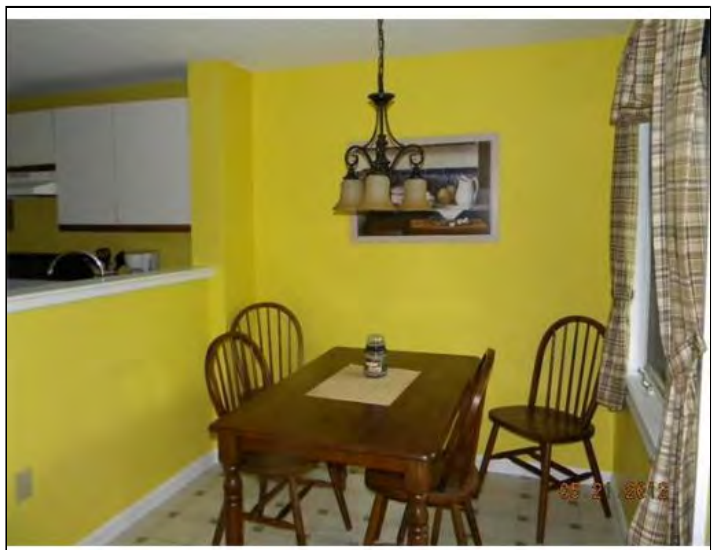
**Tax Information**

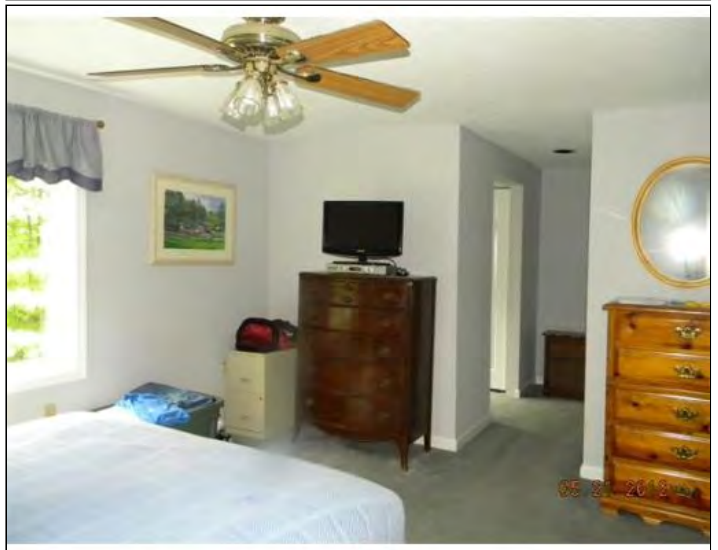
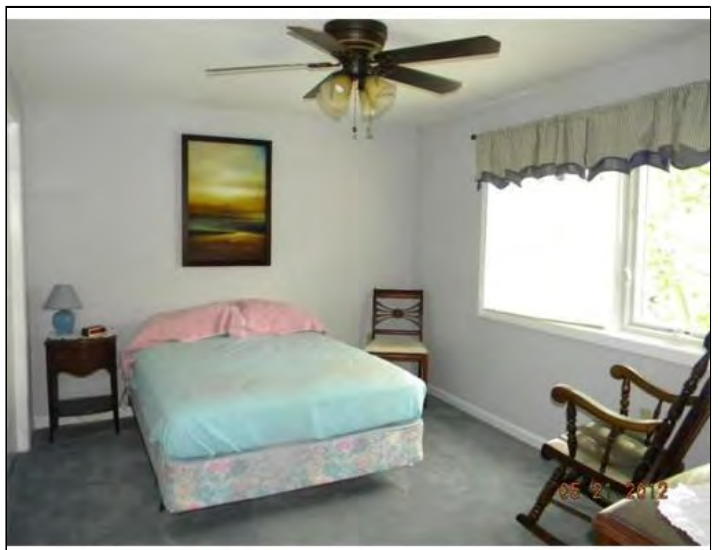
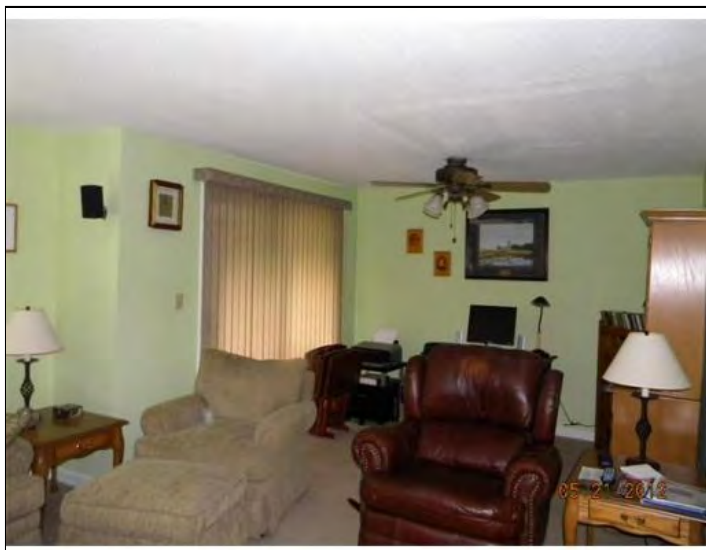
Pin #: **M:276 L:016-025**  
 Assessment: **\$196,300**  
 Taxes: **\$2695** Tax Year: **2012**  
 Book: **c188** Page: **153**  
 Cert:  
 Zoning Code: **res**  
 Map: Block: Lot:

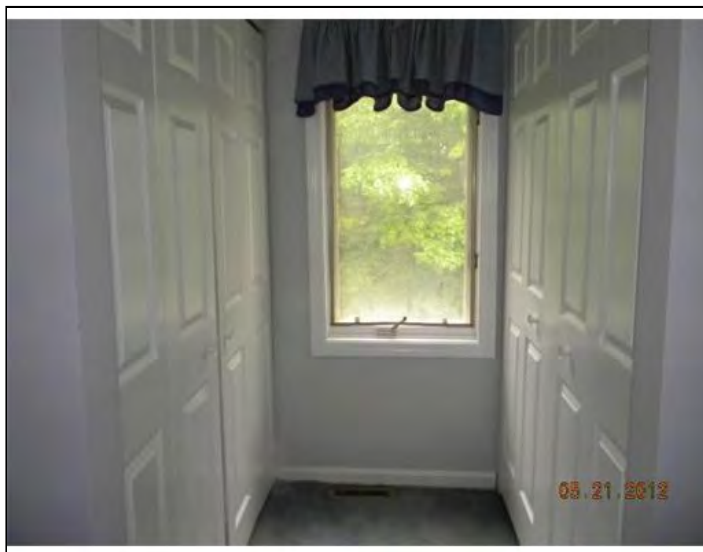
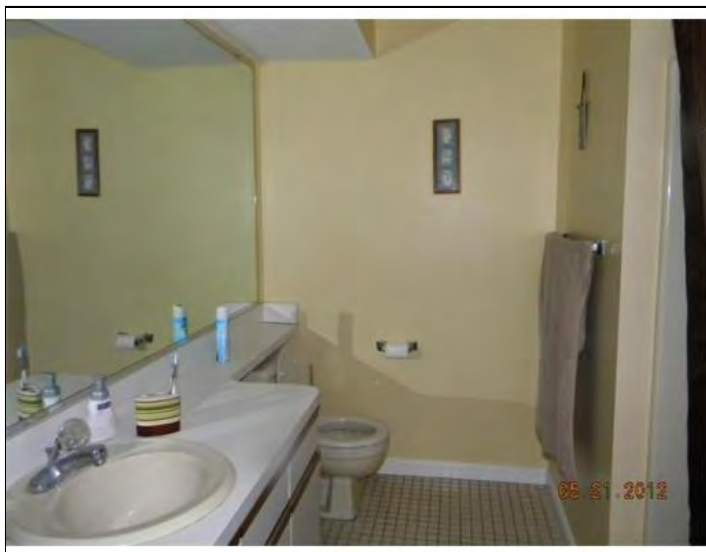
**Market History for 93 Stone Ridge Rd U:93, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71386250	5/22/2012	Listed for <b>\$200,000</b>		\$200,000
	7/11/2012	Listing Alert Flag set to: <b>Yes - Accepting Additional Offers</b>		
UAG	8/8/2012	Status Changed to: <b>Under Agreement</b>		
SLD	8/10/2012	Status Changed to: <b>Sold</b>		
	8/10/2012	Sold for <b>\$187,000</b>	78	<b>\$187,000</b>
<b>Market History for Office Id: BB2447</b>			<b>78</b>	<b>\$187,000</b>
<b>Market History for this property</b>			<b>78</b>	<b>\$187,000</b>

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**38 Stone Ridge Rd - Unit 38**  
**Franklin, MA 02038-3166**  
**Condo**

MLS #: <b>71363030</b>	Status: <b>Sold</b>
List Price: <b>\$209,900</b>	Sale Price: <b>\$209,900</b>
List Date: <b>4/6/2012</b>	Sale Date: <b>6/15/2012</b>
Area:	Off Market Date: <b>4/7/2012</b>
List\$/SqFt: <b>\$130.78</b>	Sold\$/SqFt: <b>\$130.78</b>
Days on Market (Total): <b>1</b>	Days on Market (Office): <b>1</b>

**Property Features**

Rooms: <b>7</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1605 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>163</b>	Garage: <b>1 Attached, Garage Door Opener</b>
Elevator: <b>No</b>	Parking: <b>1 --</b>

Handicap Access/Features:  
 Association: **Yes** Fee: **\$357**  
 Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Recreational Facilities, Clubroom**



**Room Descriptions**

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**Features & Other Information**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		<b>Flooring - Vinyl</b>
Master Bedroom:	<b>1</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full</b>
Bath 3:	<b>1</b>		<b>Bathroom - Half</b>
Laundry:	<b>1</b>		<b>--</b>
Play Room:	<b>B</b>		<b>Closet - Cedar, Flooring - Wall to Wall Carpet</b>

Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Disclosures:  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Wood, Vinyl**  
 Exterior Features: **Deck - Wood**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Interior Features: **Cable Available**  
 Lead Paint: **None**  
 Living Area Disclosures: **plus additional 450SF (approx) in finished basement**  
 Pets Allowed: **Yes w/ Restrictions**  
 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**

**Best price at beautiful and desired Stone Ridge condominiums! Large first floor master bedroom, bath, and walk in closet. Fireplaced living room with vaulted ceiling and open balcony...and three total bedrooms in this unique Dalton style end unit. A large, open finished family/playroom in the basement creates additional options. Very private setting with an expanded deck for entertaining or relaxing. Complex amenities include an inground pool and clubhouse....very nice!**

**Tax Information**

Pin #: **M:276 L:016-020**  
 Assessment: **\$219,700**  
 Taxes: **\$2845** Tax Year: **2011**  
 Book: **25782** Page: **390**  
 Cert: **49502**  
 Zoning Code: **condo**  
 Map: Block: Lot:

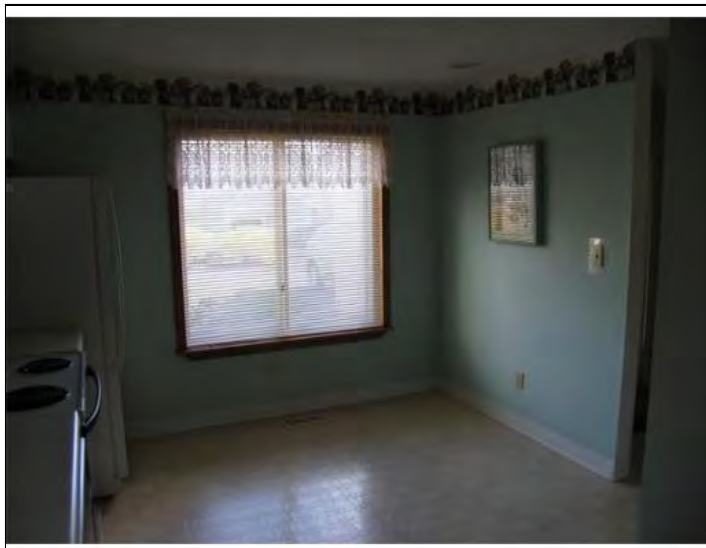
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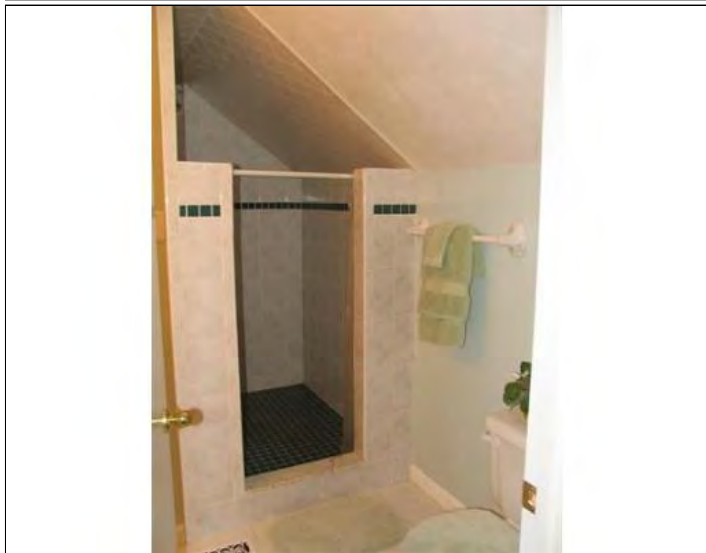
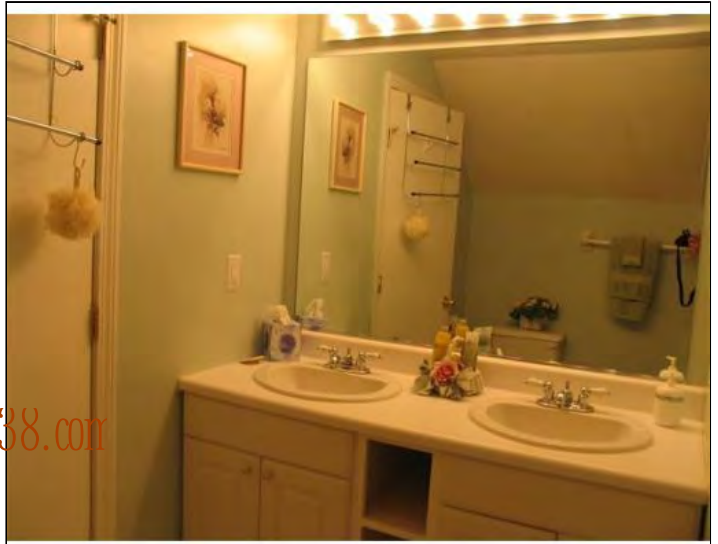
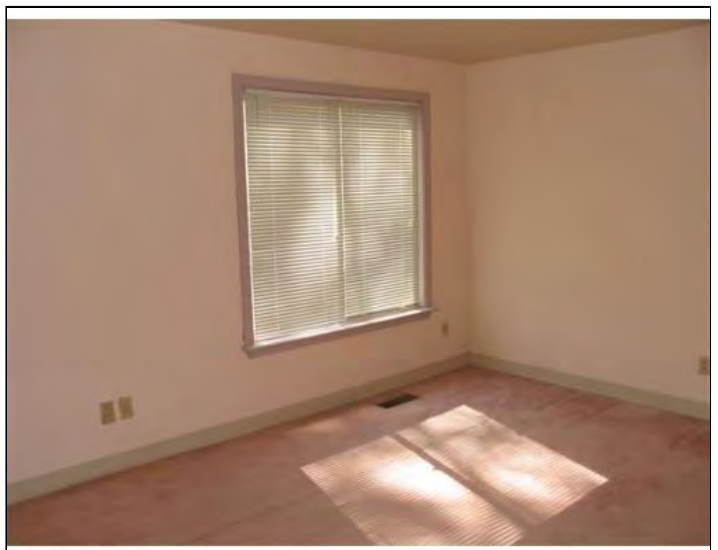
<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71363030	4/6/2012	Listed for <b>\$209,900</b>		\$209,900
UAG	4/7/2012	Status Changed to: <b>Under Agreement</b>		
SLD	6/18/2012	Status Changed to: <b>Sold</b>		
	6/15/2012	Sold for <b>\$209,900</b>	1	<b>\$209,900</b>
<b>Market History for Office Id: BB1650</b>			<b>1</b>	<b>\$209,900</b>
<b>Market History for this property</b>			<b>1</b>	<b>\$209,900</b>

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86 Stone Ridge Rd - Unit 86  
 Franklin, MA 02038-3131  
 Condo

MLS #: <b>71394288</b>	Status: <b>Sold</b>
List Price: <b>\$224,900</b>	Sale Price: <b>\$215,000</b>
List Date: <b>6/8/2012</b>	Sale Date: <b>10/19/2012</b>
Area:	Off Market Date: <b>8/2/2012</b>
List\$/SqFt: <b>\$178.49</b>	Sold\$/SqFt: <b>\$170.63</b>
Days on Market (Total): <b>170</b>	Days on Market (Office): <b>56</b>



**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath:	Placement: <b>End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1260 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Private</b>
# Units: <b>163</b>	Garage: <b>1 Attached, Garage Door Opener</b>
Elevator:	Parking: <b>2 --</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$318</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court</b>	

**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Dining Area, Pantry, Remodeled
Master Bedroom:	2		Bathroom - Full, Ceiling Fan (s), Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	2		--

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Disclosures:  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Patio, Screens, Gutters, Professional Landscaping**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Interior Features: **Cable Available**  
 Lead Paint: **None**  
 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**

**GREAT VALUE at Stone Ridge w/rare ATTACHED GARAGE! Exceptional END UNIT offering PRIVACY of wooded side & back yard! Bright, OPEN FLOOR PLAN w/fireplaced Living Rm & Dining Rm w/slider to patio So many UPGRADES-gleaming HARDWOOD FLRS, NEW windows, carpet, furnace, AC, FRESHLY PAINTED, beautiful UPDATED Kitchen w/separate eating area & Powder Rm w/granite vanity. Tons of storage. Easy access to commuter rail, Rte.495 & YMCA. Move right in & enjoy summer by the pool!**

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**Tax Information**

Pin #: **M:276 L:016-032**  
 Assessment: **\$218,800**  
 Taxes: **\$2833** Tax Year: **2011**  
 Book: **0** Page: **0**  
 Cert: **C188-203**  
 Zoning Code: **Res**  
 Map: **276** Block: Lot: **016032**

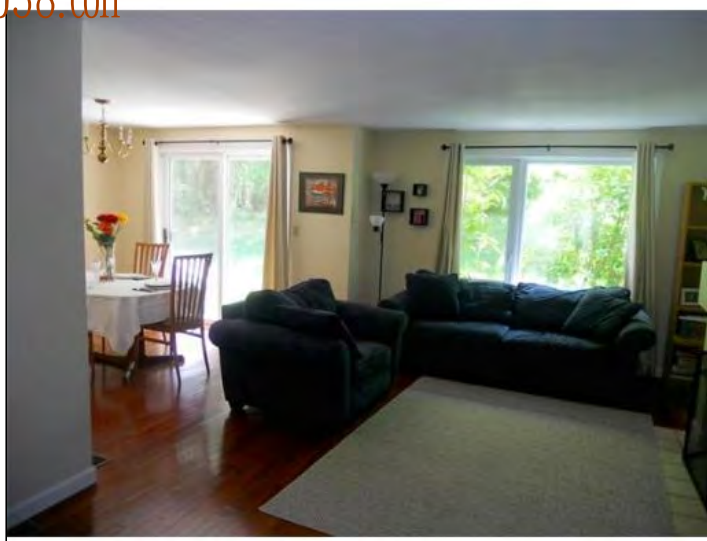
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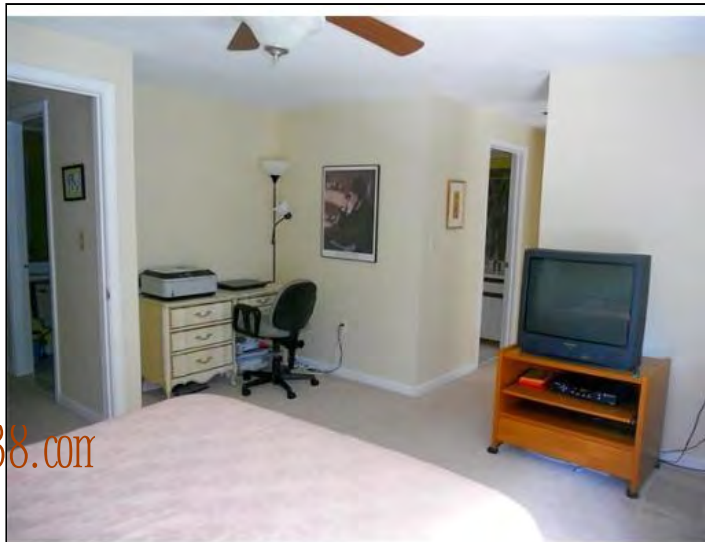
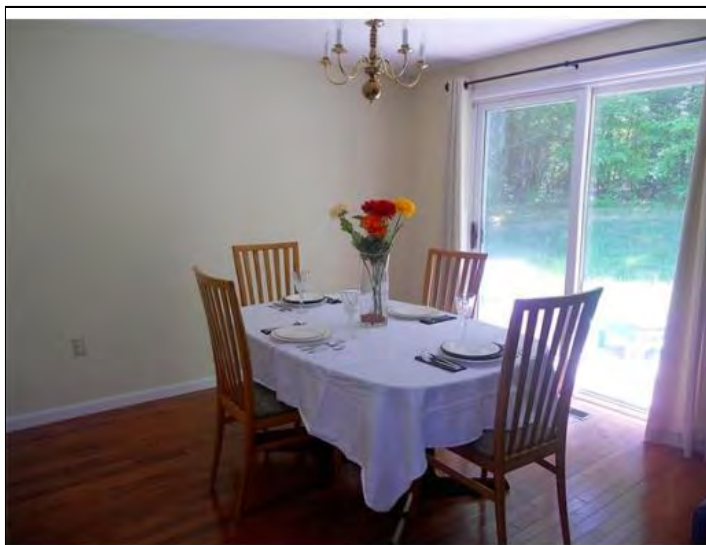
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71341125	2/15/2012	Listed for <b>\$225,000</b>		\$225,000
	4/8/2012	Listing Alert Flag set to: <b>Yes - Accepting Additional Offers</b>		
	4/12/2012	Listing Alert Flag set to: <b>No</b>		
CAN	6/8/2012	Status Changed to: <b>Canceled</b>	114	
<b>Market History for Office Id: BB9703</b>			<b>114</b>	
 <b>71394288</b>	6/8/2012	Listed for <b>\$224,900</b>		\$224,900
UAG	8/3/2012	Status Changed to: <b>Under Agreement</b>		
SLD	10/23/2012	Status Changed to: <b>Sold</b>		
	10/19/2012	Sold for <b>\$215,000</b>	56	<b>\$215,000</b>
<b>Market History for Office Id: BB5993</b>			<b>56</b>	<b>\$215,000</b>
<b>Market History for this property</b>			<b>170</b>	<b>\$215,000</b>

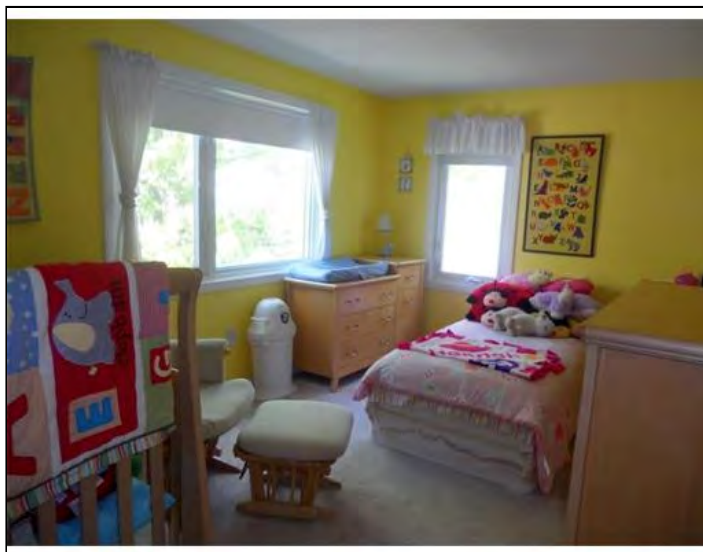
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Brought To You By: Warren Reynolds, Century 21- Franklin

**2 STONE RIDGE ROAD - Unit 2**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>71324465</b>	Status: <b>Sold</b>
List Price: <b>\$239,900</b>	Sale Price: <b>\$227,000</b>
List Date: <b>1/6/2012</b>	Sale Date: <b>3/30/2012</b>
Area:	Off Market Date: <b>2/24/2012</b>
List\$/SqFt: <b>\$197.94</b>	Sold\$/SqFt: <b>\$187.29</b>
Days on Market (Total): <b>49</b>	Days on Market (Office): <b>49</b>

**Property Features**

Rooms: <b>6</b>	Style: <b>Attached</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 0h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>End, Corner</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1212 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>168</b>	Garage: <b>1 Attached, Garage Door Opener</b>
Elevator:	Parking: <b>1 Off-Street</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$293</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court, Recreational Facilities</b>	



**Room Descriptions**

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**Features & Other Information**

Room	Level	Size	Features	Appliances: <b>Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer</b>
Living Room:	<b>1</b>		<b>Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet</b>	<b>Basement: Yes</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Deck - Exterior</b>	<b>Cooling: Central Air</b>
Kitchen:	<b>1</b>		<b>Countertops - Stone/Granite/Solid</b>	<b>Disclosures: DON'T LET CAT(S) OUT--SELLER REQUIRES TIME TO FIND SUITABLE HOUSING</b>
Master Bedroom:	<b>1</b>		<b>Bathroom - Full, Ceiling Fan (s), Closet - Linen, Closet, Flooring - Stone/Ceramic Tile, Flooring - Wall to Wall Carpet</b>	<b>Exclusions:</b>
Bedroom 2:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>	<b>Exterior Features: Deck, Patio</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>	<b>Facing Direction:</b>
Laundry:	<b>1</b>		<b>--</b>	<b>Heating: Forced Air, Gas</b>
Play Room:	<b>B</b>		<b>Flooring - Wall to Wall Carpet</b>	<b>Hot Water: Natural Gas, Tank</b>
				<b>Lead Paint: None</b>
				<b>Living Area Disclosures: Partial finished basement NOT included</b>
				<b>Pets Allowed: Yes w/ Restrictions</b>
				<b>Sewer Utilities: City/Town Sewer</b>
				<b>Water Utilities: City/Town Water</b>
				<b>Waterfront: No Water View: No</b>
				<b>Short Sale w/Lndr.App.Req: No</b>
				<b>Lender Owned: No</b>

**Remarks**

**RANCH STYLE CONDO\*\*ONE FLOOR LIVING\*\*FOYER\*\*CATHEDRAL FIREPLACE LIVING RM w/BUILT-IN BOOKCASES\*\*OPEN DINING ROOM\*\*SLIDERS TO DECK & PATIO\*\*UPDATED KITCHEN/NEWER S,S. APPLIANCES\*\*HALLWAY w/FULL BATH FOR GUESTS\*\*MASTER BEDROOM w/MASTER BATH & LOTS OF CLOSET SPACE\*\*LARGE SECOND BEDROOM\*\*BASEMENT PARTIALLY FINISHED\*\*LARGE UNFINISHED AREA IN BASEMENT FOR STORAGE\*\*ONE CAR GARAGE w/REMOTE\*\***

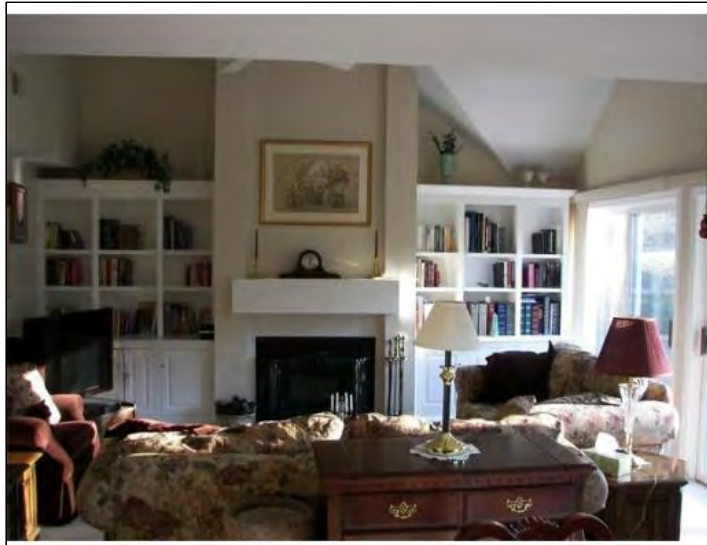
**Tax Information**

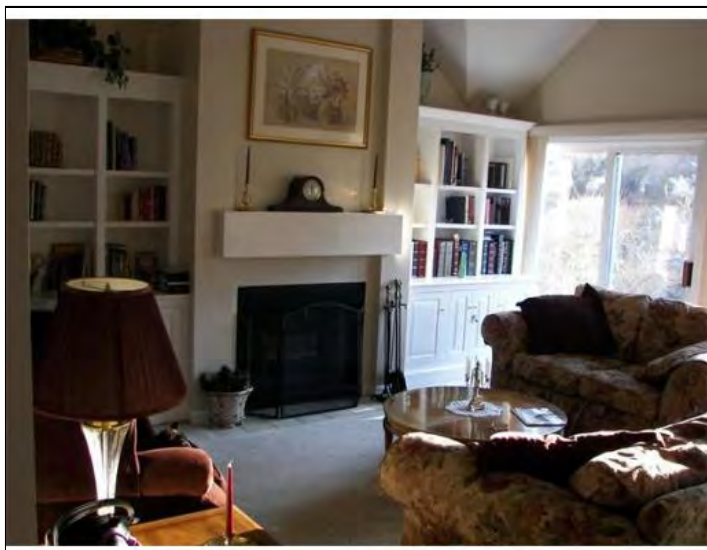
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 Assessment: **\$224,100**  
 Taxes: **\$2902.1** Tax Year: **2011**  
 Book: **000** Page: **00**  
 Cert:  
 Zoning Code: **RES**  
 Map: Block: Lot:

**Market History for 2 STONE RIDGE ROAD U:2, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71324465	1/6/2012	Listed for <b>\$239,900</b>		\$239,900
	2/8/2012	Listing Alert Flag set to: <b>Yes - Accepting Additional Offers</b>		
UAG	2/24/2012	Status Changed to: <b>Under Agreement</b>		
SLD	3/30/2012	Status Changed to: <b>Sold</b>		
	3/30/2012	Sold for <b>\$227,000</b>	49	<b>\$227,000</b>
<b>Market History for Office Id: BB3107</b>			<b>49</b>	<b>\$227,000</b>
<b>Market History for this property</b>			<b>49</b>	<b>\$227,000</b>

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

162 Stone Ridge Rd - Unit 162  
Franklin, MA 02038-3174  
Condo

MLS #: <b>71330785</b>	Status: <b>Sold</b>
List Price: <b>\$240,000</b>	Sale Price: <b>\$228,000</b>
List Date: <b>1/25/2012</b>	Sale Date: <b>5/31/2012</b>
Area:	Off Market Date: <b>4/16/2012</b>
List\$/SqFt: <b>\$154.34</b>	Sold\$/SqFt: <b>\$146.62</b>
Days on Market (Total): <b>82</b>	Days on Market (Office): <b>82</b>

### Property Features

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Middle</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1555 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>168</b>	Garage: <b>1 Detached, Garage Door Opener, Deeded</b>
Elevator:	Parking: <b>1 Off-Street, Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$288</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Recreational Facilities, Clubroom</b>	



### Room Descriptions

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### Features & Other Information

Room	Level	Size	Features	Appliances: <b>Range, Dishwasher, Disposal, Microwave, Refrigerator</b>
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Hardwood, Slider</b>	Basement: <b>Yes</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood</b>	Construction: <b>Frame</b>
Family Room:	<b>B</b>		<b>Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet</b>	Cooling: <b>Central Air</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Remodeled, Stainless Steel Appliances</b>	Disclosures: <b>Trash is additional \$51 per quarter</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Ceiling Fan (s), Closet - Walk-in, Flooring - Wall to Wall Carpet</b>	Electric: <b>Circuit Breakers</b>
Bedroom 2:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>	Exclusions: <b>washer, dryer</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>	Exterior: <b>Clapboard, Wood</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>	Exterior Features: <b>Deck - Wood</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>	Facing Direction:
Laundry:	<b>2</b>		--	Heating: <b>Forced Air, Gas</b>

### Remarks

Welcome home to this fabulous "Pottery Barn" townhouse. 3 floors of living space! Open floor plan with gleaming hardwood floors, fireplace, built ins. Double sliders lead to deck. Enjoy the views in or out! Stainless kitchen with maple cabinets, new countertops, tile floor. Large master, walk in closet and full bath. Second bedroom/office or nursery. Laundry on 2nd floor! Playroom/family room has custom built ins. Your own garage! Quick access to highway and stores. Pool and tennis awaits!

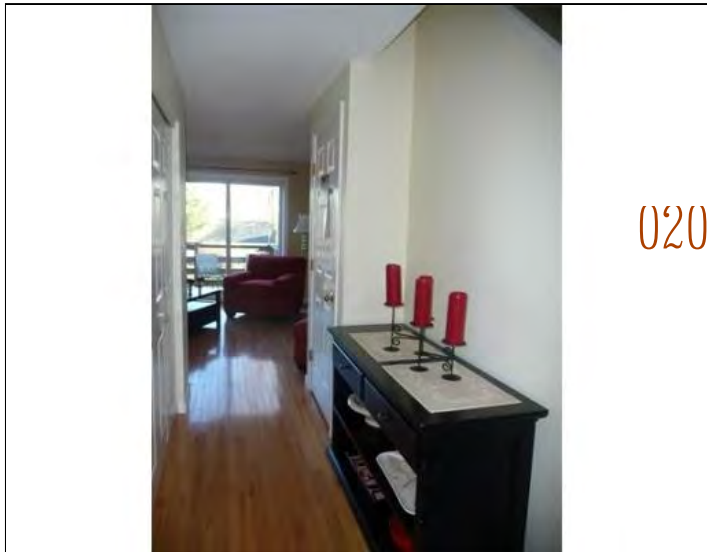
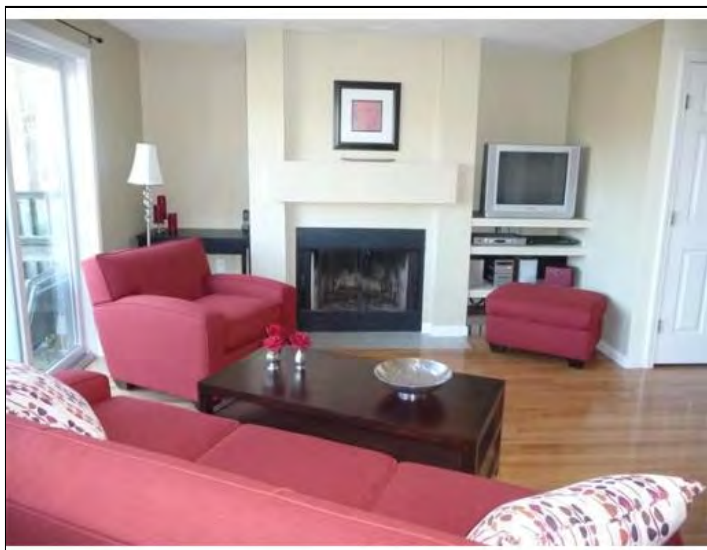
### Tax Information

Pin #: **M:276 L:016-057**  
Assessment: **\$223,500**  
Taxes: **\$2894** Tax Year: **2011**  
Book: **0** Page: **0**  
Cert: **987836**  
Zoning Code: **res**  
Map: Block: Lot:

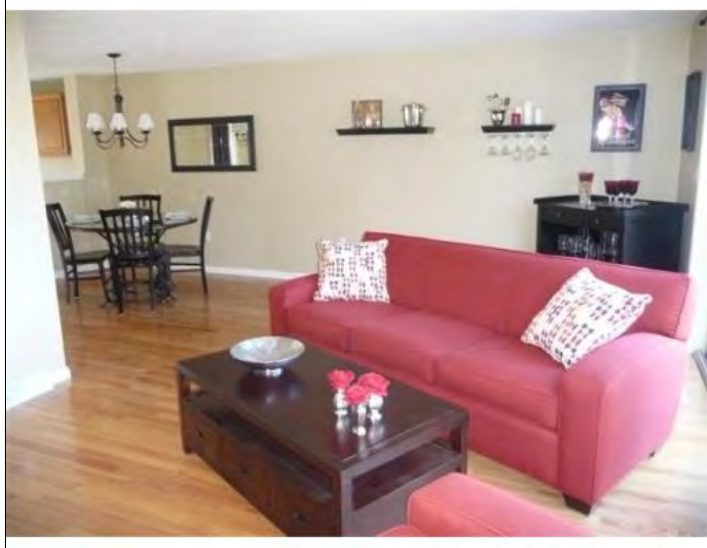
**Market History for 162 Stone Ridge Rd U:162, Franklin, MA 02038**

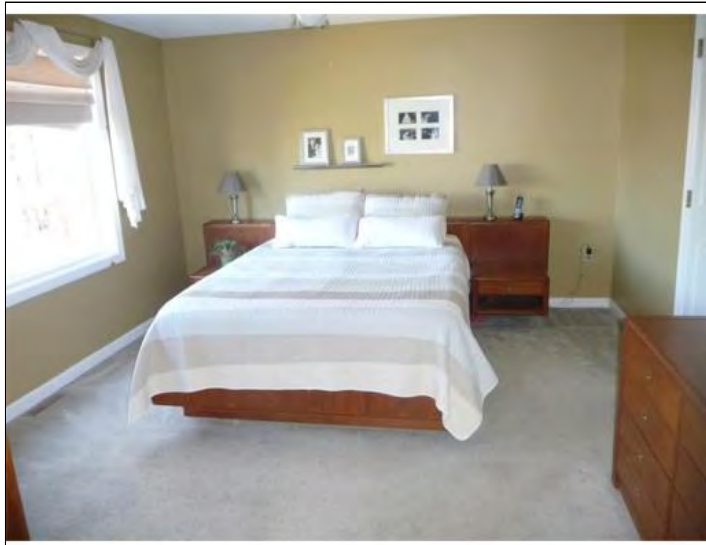
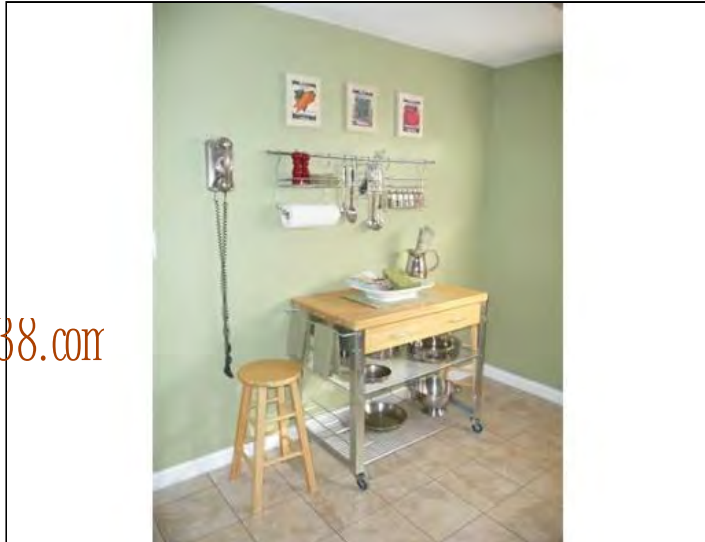
<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71330785	1/25/2012	Listed for <b>\$240,000</b>		\$240,000
UAG	4/16/2012	Status Changed to: <b>Under Agreement</b>		
SLD	6/1/2012	Status Changed to: <b>Sold</b>		
	5/31/2012	Sold for <b>\$228,000</b>	82	<b>\$228,000</b>
<b>Market History for Office Id: BB9351</b>			<b>82</b>	<b>\$228,000</b>
<b>Market History for this property</b>			<b>82</b>	<b>\$228,000</b>

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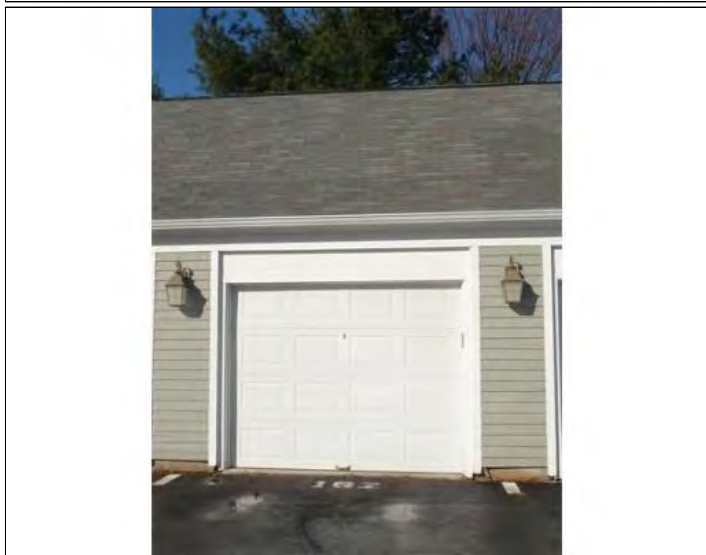
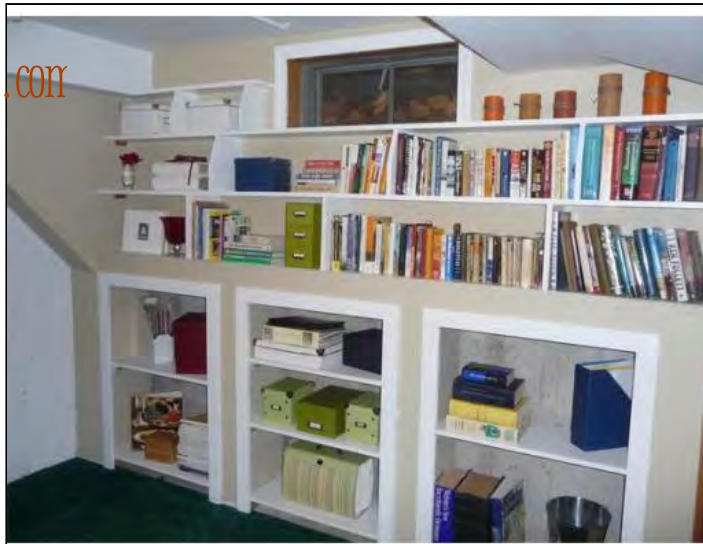
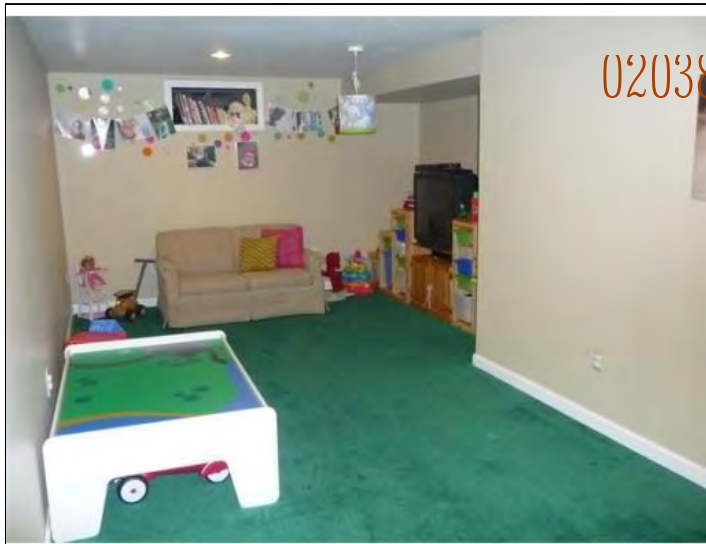
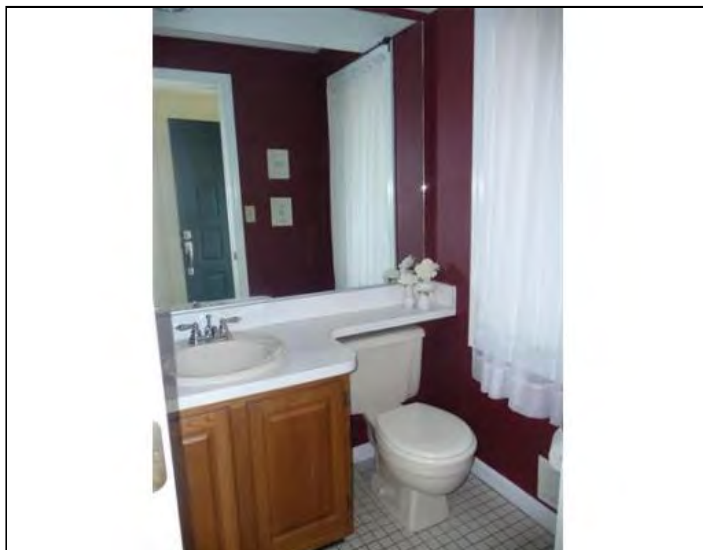
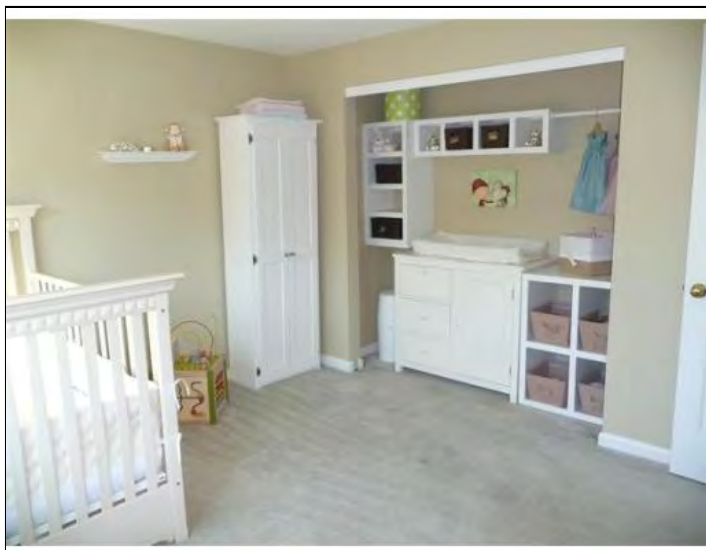


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51 Stone Ridge Rd - Unit 51  
 Franklin, MA 02038-3166  
 Condo

MLS #: <b>71347303</b>	Status: <b>Sold</b>
List Price: <b>\$234,900</b>	Sale Price: <b>\$230,000</b>
List Date: <b>3/5/2012</b>	Sale Date: <b>6/29/2012</b>
Area:	Off Market Date: <b>6/29/2012</b>
List\$/SqFt: <b>\$193.65</b>	Sold\$/SqFt: <b>\$189.61</b>
Days on Market (Total): <b>115</b>	Days on Market (Office): <b>115</b>



**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>--</b>
Fireplaces: <b>1</b>	Aprx Living Area: <b>1213 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>163</b>	Garage: <b>1 Detached, Garage Door Opener</b>
Elevator: <b>No</b>	Parking: <b>2 Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$288</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom</b>	

**Room Descriptions**

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**Features & Other Information**

Room	Level	Size	Features	Appliances: <b>Range, Dishwasher, Microwave</b>
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Hardwood, Balcony / Deck, Slider</b>	Basement: <b>Yes</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood</b>	Construction: <b>Frame</b>
Kitchen:	<b>1</b>		<b>Flooring - Wood, Countertops - Stone/Granite/Solid, Cabinets - Upgraded</b>	Cooling: <b>Central Air</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - 3/4, Ceiling Fan (s), Closet - Walk-in, Flooring - Wall to Wall Carpet</b>	Disclosures: <b>Laundry closet doors are off but are stored in basement. Doors will be installed before closing.</b>
Bedroom 2:	<b>2</b>		<b>Bathroom - Full, Ceiling Fan (s), Closet - Walk-in, Flooring - Wall to Wall Carpet</b>	Electric: <b>Circuit Breakers</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half</b>	Exclusions: <b>Washer, Dryer and Refrigerator. Flat screen in Family room.</b>

**Remarks**

**This unit has a great floor plan with both bedrooms having their own private baths and walk in closets. It is like having two masters! Lots of upgrades done recently..hardwood floors on first level, new carpet on stairs and bedrooms. Appliances have been replaced, kitchen cabinets were updated to oak and brand new granite countertop. And a new hot water tank and deck. Full Basement for storage or could be finished in the future. Close to commuter rail, RT 495, shopping and restaurants!**

**Tax Information**

Pin #:  
 Assessment: **\$228,700**  
 Taxes: **\$2961.67** Tax Year: **2011**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **res**  
 Map: **276** Block: Lot:

**Market History for 51 Stone Ridge Rd U:51, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71347303	3/5/2012	Listed for <b>\$234,900</b>		\$234,900
	4/26/2012	Listing Alert Flag set to: <b>Yes - Accepting Additional Offers</b>		
EXP	6/2/2012	Status Changed to: <b>Expired</b>		
	6/5/2012	Listing Alert Flag set to: <b>Yes - Accepting Additional Offers</b>		
RAC	6/5/2012	Status Changed to: <b>Reactivated</b>		
UAG	7/1/2012	Status Changed to: <b>Under Agreement</b>		
SLD	7/1/2012	Status Changed to: <b>Sold</b>		
	6/29/2012	Sold for <b>\$230,000</b>	115	<b>\$230,000</b>
<b>Market History for Office Id: BB1510</b>			<b>115</b>	<b>\$230,000</b>
<b>Market History for this property</b>			<b>115</b>	<b>\$230,000</b>

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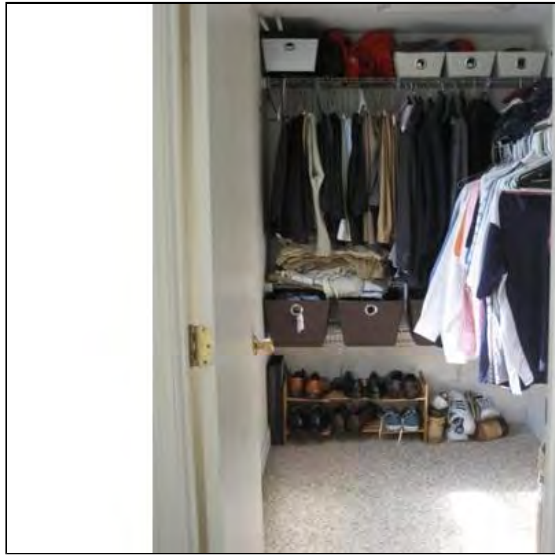
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