

**40 Pine Street
Franklin, MA 02038-2623
Single Family**

MLS #: **71515239** Status: **Sold**
 List Price: **\$299,900** Sale Price: **\$310,000**
 List Date: **4/26/2013** Sale Date: **6/21/2013**
 Area: Off Market Date: **5/13/2013**
 List\$/SqFt: **\$265.40** Sold\$/SqFt: **\$274.34**
 Days on Market (Total): **17** Days on Market (Office): **17**



Property Features

Rooms: **5** Style: **Ranch**
 Bedrooms: **3** Type: **Detached**
 Baths: **2f 0h** Apprx Acres: **0.36**
 Master Bath: **No** Apprx Lot Size: **15678 sq.ft.**
 Fireplaces: **1** Apprx Living Area: **1130 sq.ft.**
 Year Built: **1958** Foundation Size: **40x25 + 10x10 (Poured Concrete)**
 Color: **Yellow** Garage: **1 Attached**
 Parking: **3 Off-Street**
 Handicap Access/Features: **No**

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Window(s) - Picture
Kitchen:	1		Dining Area, Countertops - Stone/Granite/Solid, Remodeled
Master Bedroom:	1		Ceiling Fan(s), Flooring - Hardwood
Bedroom 2:	1		Flooring - Hardwood
Bedroom 3:	1		Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	B		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Laminate, Countertops - Stone/Granite/Solid
Laundry:	B		--
Sitting Room:	1		Flooring - Hardwood, Deck - Exterior, Slider
Office:	B		Flooring - Laminate

Features & Other Information

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Highway Access, House of Worship, Public School, T-Station, University**
 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access**
 Cooling: **Central Air**
 Disclosures: **Subject to seller finding suitable housing**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Deck, Storage Shed**
 Heating: **Hot Water Baseboard, Oil**
 Hot Water: **Oil, Tank**
 Lead Paint: **Unknown**
 Living Area Disclosures: **additional finished living area in lower level**
 Road Type: **Public**
 Roof: **Asphalt/Fiberglass Shingles**
 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

Sunny, updated ranch offers delightful kitchen, modern baths, cen air, replacement windows & attached garage! Corian kitchen boasts tile splashback, cooktop, wall oven, microwave, glass-front cabinets & large eat-in area. Adjoining sitting rm with slider to private deck - great layout for entertaining, morning coffee & evening relaxation! Formal living rm w/ wood stove. Beautiful hardwood flrs. Exercise rm/home office in walkout lower level w/ full bath. Sunny rear yard.

Tax Information

Pin #: **M:222 L:017**
 Map: Block: Lot:
 Assessment: **\$243,500**
 Taxes: **\$3492** Tax Year: **2013**
 Book: **15844** Page: **389**
 Cert:
 Zoning Code: **res**

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