

## 18 Listings

## Single Family Listings



**MLS #:** 71478178 **Status:** SLD **DOM:** 119 **Sale Price:** \$200,000 **List Price:** \$209,900  
 79 Arlington Street **List \$/SqFt:** 158.53 **Sale Date:** 3/27/2013 **List Date:** 2/1/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 151.06 **Off Mkt. Date:** 2/17/2013 **Orig. Price:** \$209,900

**Style:** Detached - Colonial

**Rooms:** 7 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1324 **Tax:** \$2908.01  
**Garage:** 0 **Parking:** 4 **Acres:** 0.37 (16000 sq.ft.) **Year Built:** 1910 **Fy:** 2012

**Remarks:** This is not a Short Sale or Bank owned property. Nice Colonial located in a great neighborhood and conveniently located close to Schools, shopping, Expressway and Public transportation. Features include: replacement windows throughout, large kitchen with dining area and pantry, hardwood floors, good size yard and new oil tank and roof (2012).



**MLS #:** 71443363 **Status:** SLD **DOM:** 188 **Sale Price:** \$210,000 **List Price:** \$219,900  
 59 Chestnut Street **List \$/SqFt:** 123.47 **Sale Date:** 5/17/2013 **List Date:** 10/3/2012  
 Franklin, MA 02038 **Sold \$/SqFt:** 117.91 **Off Mkt. Date:** 4/8/2013 **Orig. Price:** \$279,900

**Style:** Detached - Colonial

**Rooms:** 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1781 **Tax:** \$3399.55  
**Garage:** 1 **Parking:** 4 **Acres:** 0.45 (19701 sq.ft.) **Year Built:** 1900 **Fy:** 2012

**Remarks:** New Price for this charming and bright antique colonial with replacement windows, new back steps, newly painted interior, 3 large bedrooms with gleaming wide pine floors, 2 full updated baths, large kitchen, first floor office/den, living room and dining room. Large back yard, 2 front porches, some new siding, walk-out basement...in convenient location near shopping, restaurants and schools with easy highway access. So much to offer! Freddie Mac home being sold "as is" & EASY TO SHOW!



**MLS #:** 71461921 **Status:** SLD **DOM:** 127 **Sale Price:** \$211,000 **List Price:** \$234,900  
 248 Summer Street **List \$/SqFt:** 157.86 **Sale Date:** 4/12/2013 **List Date:** 12/3/2012  
 Franklin, MA 02038 **Sold \$/SqFt:** 141.8 **Off Mkt. Date:** 4/9/2013 **Orig. Price:** \$247,900

**Style:** Detached - Ranch

**Rooms:** 7 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1488 **Tax:** \$2970  
**Garage:** 0 **Parking:** 4 **Acres:** 0.36 (15496 sq.ft.) **Year Built:** 1915 **Fy:** 2012

**Remarks:** SELLER TO CREDIT BUYER UP TO \$5,000 TOWARD CLOSING COSTS -WONDERFUL OPPORTUNITY TO OWN SPACIOUS RANCH HOME WITH LOTS OF CHARM AND CHARACTER- HOME FEATURES INCLUDE COFFERED CEILINGS, HARDWOOD FLOORING, UPDATED FURNACE 2011 - FULLY APPLIANCED (WASHER, DRYER, REFRIGERATOR) - LOVELY BUILT IN UNITS - SOME UPDATING NEEDED- FRONT AND BACK SUN ROOMS WITH HEAT - SOME WINDOWS REPLACED - PROPERTY INCLUDES TWO PARCELS OF LAND FOR A TOTAL LOT SIZE OF 15,496sf of land - Driveway on Crocker & Summer



**MLS #:** 71502815 **Status:** SLD **DOM:** 137 **Sale Price:** \$215,000 **List Price:** \$214,900  
 60 Ruggles St **List \$/SqFt:** 137.76 **Sale Date:** 6/26/2013 **List Date:** 4/3/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 137.82 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$214,900

**Style:** Detached - Colonial

**Rooms:** 6 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1560 **Tax:** \$3367  
**Garage:** 0 **Parking:** 3 **Acres:** 0.23 (10198 sq.ft.) **Year Built:** 1920 **Fy:** 2012

**Remarks:** Own this single family for less than the cost of rent! Antique charm shines throughout this beautiful 3 bedroom located at the end of a dead end road. Enjoy the convenient built-ins, beautiful moldings, hardwood floors throughout, and tall 9ft ceilings. French doors open to a 4 season room that's perfect for a playroom or office. Partially finished walk-out basement with full bath and kitchen has unlimited potential. A fenced yard. All just minutes to Franklin center, the T-station and RT.495.



**MLS #:** 71470177 **Status:** SLD **DOM:** 131 **Sale Price:** \$220,000 **List Price:** \$234,900  
 29 Hill Avenue **List \$/SqFt:** 206.05 **Sale Date:** 6/13/2013 **List Date:** 1/9/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 192.98 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$239,900

**Style:** Detached - Colonial

**Rooms:** 5 **Beds:** 2 **Baths:** 1f 0h **Living Area:** 1140 **Tax:** \$3032  
**Garage:** 0 **Parking:** 4 **Acres:** 0.2 (8920 sq.ft.) **Year Built:** 1920 **Fy:** 2012

**Remarks:** Wonderful village colonial on private, wooded lot; neighborhood setting. Entire kitchen remodel done in 05 & includes beautiful maple cabinets & ample counter space. Updates/Upgrades include full bath in 07; 1st floor insulation (05-11); kitchen roof (08); electric (05), lighting fixtures, & replacement windows throughout. Added bonuses include: dry basement; screened porch, side deck; great back yard. Just move in and enjoy. Rates are low, inventory is down...Now is the time to buy.



**MLS #:** 71473220 **Status:** SLD **DOM:** 33 **Sale Price:** \$239,900 **List Price:** \$239,000  
 48 Washington Street **List \$/SqFt:** 121.75 **Sale Date:** 6/10/2013 **List Date:** 1/17/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 122.21 **Off Mkt. Date:** 2/19/2013 **Orig. Price:** \$239,000  
**Style:** Detached - Multi-Level  
**Rooms:** 9 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1963 **Tax:** \$3356.99  
**Garage:** 2 **Parking:** 1 **Acres:** 0.52 (22706 sq.ft.) **Year Built:** 1910 **Fy:** 2012  
**Remarks:** 3 Bedroom 2.5 Bath Home With In Law Potential on Half An Acre! Recently Updated, Spacious Kitchen Features Ample Cabinet Space, Double Oven and Island With Cook Top! Bright Spacious Living Room and Dining Room. Master Bedroom Features Walk In Closet. 2nd Bedroom With 2 Closets. Home Complete With A Den. Lots of Space With So Much Potential! Conveniently Located Near Shops, Public Transportation, Highway Access and More. Schedule Your Showing Today!



**MLS #:** 71488941 **Status:** SLD **DOM:** 53 **Sale Price:** \$240,000 **List Price:** \$219,900  
 94 Hillside **List \$/SqFt:** 127.48 **Sale Date:** 6/26/2013 **List Date:** 3/4/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 139.13 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$219,900  
**Style:** Detached - Colonial  
**Rooms:** 7 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1725 **Tax:** \$3285.59  
**Garage:** 2 **Parking:** 6 **Acres:** 0.36 (15671 sq.ft.) **Year Built:** 1865 **Fy:** 2012  
**Remarks:** ATTENTION CONTRACTORS & INVESTORS - VICTORIAN STYLED COLONIAL LOCATED ON THE DESIRABLE HILLSIDE ROAD - PROPERTY NEEDS A LOT OF WORK - TO BE SOLD IN AS IS CONDITION - VERY DESIRABLE LOT AND LOCATION - DIAMOND IN THE ROUGH - IN THE AREA OF BEAUTIFUL HOMES. HOME FEATURES INCLUDE - HIGH CEILINGS - HARDWOOD - SPACIOUS ROOMS - DETACHED GARAGE - WALK TO TOWN CENTER COMMUTER RAIL, COLLEGE, SHOPS, ETC - THIS PROPERTY WILL NOT QUALIFY FOR ANY FHA LOAN. PROPERTY NEEDS TOTAL REHAB



**MLS #:** 71477819 **Status:** SLD **DOM:** 92 **Sale Price:** \$243,000 **List Price:** \$239,900  
 21 Peck **List \$/SqFt:** 156.08 **Sale Date:** 5/31/2013 **List Date:** 1/31/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 158.1 **Off Mkt. Date:** 5/3/2013 **Orig. Price:** \$249,900  
**Style:** Detached - Cape  
**Rooms:** 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1537 **Tax:** \$3225  
**Garage:** 0 **Parking:** 6 **Acres:** 0.32 (13807 sq.ft.) **Year Built:** 1880 **Fy:** 2012  
**Remarks:** Adorable cape style bungalow features updated kitchen with maple cabinets, great counter space and large eating area. X-large living room with vinyl laminate flooring. Large master bedroom w/hard wood flooring. Open loft on 2nd floor. X-large updated bath room. Separate laundry room. Newer vinyl windows, new heating system, newly painted. Just move in!!!



**MLS #:** 71493065 **Status:** SLD **DOM:** 13 **Sale Price:** \$255,000 **List Price:** \$289,500  
 41 Marvin Ave **List \$/SqFt:** 198.83 **Sale Date:** 4/30/2013 **List Date:** 3/13/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 175.14 **Off Mkt. Date:** 3/26/2013 **Orig. Price:** \$289,500  
**Style:** Detached - Colonial  
**Rooms:** 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1456 **Tax:** \$3546  
**Garage:** 1 **Parking:** 6 **Acres:** 0.21 (9260 sq.ft.) **Year Built:** 1920 **Fy:** 2012  
**Remarks:** 3 Bedroom Village Colonial located in a great, established neighborhood near Franklin Center. Quiet street within walking distance to train, shopping, and restaurants. Super energy efficient--triple pane replacement windows, new gas furnace and new baseboard heat registers. New insulation plus gas hot water and gas cooking. Detached 1 car garage and a beautiful, landscaped yard. Don't miss this great home!



**MLS #:** 71512610 **Status:** SLD **DOM:** 8 **Sale Price:** \$282,000 **List Price:** \$279,900  
 178 Brook St Ext **List \$/SqFt:** 136.27 **Sale Date:** 6/27/2013 **List Date:** 4/16/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 137.29 **Off Mkt. Date:** 4/24/2013 **Orig. Price:** \$279,900  
**Style:** Detached - Colonial  
**Rooms:** 7 **Beds:** 4 **Baths:** 2f 0h **Living Area:** 2054 **Tax:** \$3516.25  
**Garage:** 0 **Parking:** 4 **Acres:** 0.9 (39022 sq.ft.) **Year Built:** 1880 **Fy:** 2012  
**Remarks:** Great chance to live in Franklin nice 4 bedroom home- meticulously maintained -beautiful hard woods-many windows are updated- 2013 Weil -Mcclain heating system-large level yard perfect for kids, gardeners-addition in 1980



**MLS #:** 71408909 **Status:** SLD **DOM:** 311 **Sale Price:** \$285,000 **List Price:** \$298,900  
 156 Maple St **List \$/SqFt:** 175.82 **Sale Date:** 6/19/2013 **List Date:** 7/13/2012  
 Franklin, MA 02038 **Sold \$/SqFt:** 167.65 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$319,900  
**Style:** Detached - Colonial  
**Rooms:** 6 **Beds:** 2 **Baths:** 1f 1h **Living Area:** 1700 **Tax:** \$3577  
**Garage:** 2 **Parking:** 10 **Acres:** 0.92 (40002 sq.ft.) **Year Built:** 1910 **Fy:** 2012  
**Remarks:** Charming period home on beautiful acre lot. This 2-3 bed, 1.5 bath home has a flexible floor plan & has been lovingly restored but w/updated systems like new 200 amp electric & a recent heating system. Dry basement. Hardwoods galore, ceramic tile in kitchen & baths. Large kitchen w/ breakfast bar, all stainless appliances & new tile backsplash. Laundry connections in 1st. floor bedroom & in basement to locate either place. Large covered porch on side. Large barn a plus. Must see, nice lot, great property!



**MLS #:** 71459627 **Status:** SLD **DOM:** 93 **Sale Price:** \$305,000 **List Price:** \$314,900  
 46 Dale St **List \$/SqFt:** 224.29 **Sale Date:** 4/11/2013 **List Date:** 11/25/2012  
 Franklin, MA 02038 **Sold \$/SqFt:** 217.24 **Off Mkt. Date:** 3/5/2013 **Orig. Price:** \$324,900  
**Style:** Detached - Colonial  
**Rooms:** 6 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1404 **Tax:** \$3434  
**Garage:** 0 **Parking:** 3 **Acres:** 0.63 (27373 sq.ft.) **Year Built:** 1880 **Fy:** 2012  
**Remarks:** This updated Village Colonial is move-in ready and waiting to greet new owners with fresh interior paint, tile floor and granite counters in the newly-remodeled kitchen, and an all-new second floor bath. Located in a family neighborhood on a 27, 000+ s.f. lot within walking distance of commuter rail, parks, and downtown. Maintenance-free vinyl siding, replacement windows and max gutters, shed, deck, all new patio.



**MLS #:** 71489059 **Status:** SLD **DOM:** 20 **Sale Price:** \$309,900 **List Price:** \$289,900  
 347 Summer St **List \$/SqFt:** 173.59 **Sale Date:** 5/31/2013 **List Date:** 3/4/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 185.57 **Off Mkt. Date:** 3/24/2013 **Orig. Price:** \$289,900  
**Style:** Detached - Colonial  
**Rooms:** 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1670 **Tax:** \$3082  
**Garage:** 2 **Parking:** 6 **Acres:** 1.55 (67431 sq.ft.) **Year Built:** 1905 **Fy:** 2012  
**Remarks:** The perfect blend of old world charm and modern amenities! . This home has hardwood, a large kitchen w/ island that opens to a sunroom, 2 full remodeled baths, updated electric, furnace & H2O heater updated in 2011, new cedar clapboard & exterior paint 2012 & SO MUCH MORE. Inviting front porch, 2 car garage, 1.55 acres of level land & large deck for entertaining. Town water/town sewer. If you want the perfect blend of a lovely Franklin location & old world charm, this is the home for you. Don't Delay!



**MLS #:** 71455451 **Status:** SLD **DOM:** 18 **Sale Price:** \$309,900 **List Price:** \$309,900  
 64 DEAN AVE **List \$/SqFt:** 188.16 **Sale Date:** 1/4/2013 **List Date:** 11/8/2012  
 Franklin, MA 02038 **Sold \$/SqFt:** 188.16 **Off Mkt. Date:** 11/26/2012 **Orig. Price:** \$309,900  
**Style:** Detached - Colonial  
**Rooms:** 7 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1647 **Tax:** \$3595  
**Garage:** 1 **Parking:** 2 **Acres:** 0.15 (6470 sq.ft.) **Year Built:** 1900 **Fy:** 2012  
**Remarks:** THIS HOME OZZES CHARM & GRACE!! ALL THE APPEAL OF A CLASSIC ANTIQUE W/OUT THE WORK! NEW ROOF, NEW FURNACE, NEW HOT WATER HEATER, NEW DRIVEWAY, NEW VINYL FENCING & ARBOR, METICULOUS LANDSCAPE. RECENT PAINT INSIDE & OUT, NEW STONE PATIO & COMPOSITE STEPS. GORGEOUS NEW HARDWOODS. UPDATED KITCHEN W/ ISLAND. 1ST FLR LAUNDRY. BEAUTIFUL RE-GLAZED RANDOM TINT WINDOWS. HISTORIC BULLET GLASS & BEAMED CEILINGS. LOVINGLY MAINTAINED & UPDATED. VERY DRY BASEMENT-NO WATER. WALK TO TRAIN & COMMON. A REAL GEM!!



**MLS #:** 71415015 **Status:** SLD **DOM:** 164 **Sale Price:** \$310,000 **List Price:** \$325,000  
 99 Pleasant St **List \$/SqFt:** 167.96 **Sale Date:** 2/11/2013 **List Date:** 7/27/2012  
 Franklin, MA 02038 **Sold \$/SqFt:** 160.21 **Off Mkt. Date:** 1/7/2013 **Orig. Price:** \$349,900  
**Style:** Detached - Victorian  
**Rooms:** 9 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1935 **Tax:** \$3986  
**Garage:** 0 **Parking:** 2 **Acres:** 0.49 (21407 sq.ft.) **Year Built:** 1867 **Fy:** 2012  
**Remarks:** Wow, beautiful curb appeal, wraparound porch with doors on all 3 sides, formal living room and formal dining room as well as eat in kitchen. 1st floor family room, and laundry, upstairs has 3 bedrooms and an office or 4th bedroom, 2nd set of stairs and lots of closets. Master has 2 walk in closets. Updates include all windows, electric roof, painting interior and exterior, new back deck, fenced in yard and more. All this a short walk to Dean col, T station, center on town, stores and restaurants



**MLS #:** 71496017 **Status:** SLD **DOM:** 33 **Sale Price:** \$343,500 **List Price:** \$349,900  
 395 Lincoln Street **List \$/SqFt:** 227.8 **Sale Date:** 6/28/2013 **List Date:** 3/20/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 223.63 **Off Mkt. Date:** 4/27/2013 **Orig. Price:** \$349,900  
**Style:** Detached - Colonial  
**Rooms:** 7 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1536 **Tax:** \$3723.58  
**Garage:** 0 **Parking:** 6 **Acres:** 0.46 (20148 sq.ft.) **Year Built:** 1926 **Fy:** 2013  
**Remarks:** BRAND NEW ROOF makes this striking & sunny colonial w/open floor plan even better! Beautiful hardwood floors, vaulted ceilings w/skylights, modern tile baths & a simply stellar granite & tile kitchen that will be the center of your entertaining and home life for years to come! Easy drive to Keller/Sullivan schools. 3 bedrms, 2 1/2 baths, recent central air and gas furnace, vinyl siding, replacement windows. Office/playroom in basement w/full bath. Town sewer and water!



**MLS #:** 71370474 **Status:** SLD **DOM:** 214 **Sale Price:** \$355,000 **List Price:** \$375,000  
 89 Union Street **List \$/SqFt:** 150.12 **Sale Date:** 1/10/2013 **List Date:** 4/20/2012  
 Franklin, MA 02038 **Sold \$/SqFt:** 142.11 **Off Mkt. Date:** 11/20/2012 **Orig. Price:** \$399,900  
**Style:** Detached - Colonial  
**Rooms:** 10 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 2498 **Tax:** \$4573  
**Garage:** 2 **Parking:** 6 **Acres:** 0.55 (23979 sq.ft.) **Year Built:** 1880 **Fy:** 2012  
**Remarks:** Classic Antique Victorian Full of Charm & Grace\*Many Period Details; High Ceilings, Mouldings, & Built-ins\*Mud Rm Entry to Kitchen\*French Doors to Sunroom serves as Breakfast Nook\* Dining Rm w/Bay Window Seat & Corner Hutch\*Generous Living Rm Opens to Foyer & Curved Staircase\*Master Suite w/Gorgeous Masterbath & Fantastic Sitting Rm\*Dry Walk-out Basement\*Walk-up Attic Offers Possibilities\*2-Story Barn w/2-Car Garage\*Since Fall 2011 New Roof on Barn, new garage doors, & many new windows!



**MLS #:** 71290791 **Status:** SLD **DOM:** 685 **Sale Price:** \$430,000 **List Price:** \$499,900  
 65 Maple St **List \$/SqFt:** 159.92 **Sale Date:** 5/28/2013 **List Date:** 9/21/2011  
 Franklin, MA 02038 **Sold \$/SqFt:** 137.56 **Off Mkt. Date:** 4/5/2013 **Orig. Price:** \$599,000  
**Style:** Detached - Colonial  
**Rooms:** 10 **Beds:** 5 **Baths:** 3f 0h **Living Area:** 3126 **Tax:** \$5679  
**Garage:** 2 **Parking:** 8 **Acres:** 2.02 (88165 sq.ft.) **Year Built:** 1842 **Fy:** 2011  
**Remarks:** Are you looking for something different? Something close to town but still in the country? Does it need great highway access but with optional "T" station a short distance away? Would you like the charm of yesteryear wrapped up with the conveniences of today? Do you need a great space for entertaining - both inside and out? Are you looking for a home that is move-in ready - with optional furnishings included? Do you want to be in your new home now? Our home is ready - come check us out!

**Single Family Listings:** 18 **Avg. Liv.Area SqFt:** 1,752.44 **Avg. List\$:** \$285,894 **Avg. List\$/SqFt:** \$166 **Avg. DOM:** 135.50  
**Avg. Sale\$:** \$275,789 **Avg. Sale\$/SqFt:** \$161

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