

## 22 Listings

## Single Family Listings



**MLS #:** 71482189 **Status:** SLD **DOM:** 46 **Sale Price:** \$202,500 **List Price:** \$209,900  
 17 POND STREET **List \$/SqFt:** 174.92 **Sale Date:** 4/30/2013 **List Date:** 2/13/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 168.75 **Off Mkt. Date:** 4/14/2013 **Orig. Price:** \$219,900

**Style:** Detached - Cape

**Rooms:** 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1200 **Tax:** \$2865.45  
**Garage:** 1 **Parking:** 1 **Acres:** 0 (0 sq.ft.) **Year Built:** 1956 **Fy:** 2012

**Remarks:** This property is CORPORATE OWNED, and therefore caution should be exercised by brokers and their clients during any entry and inspection of the premises." Property sold in" AS IS" condition with no warranties, guarantees or representations either expressed or implied by agent or broker being sold "AS IS" 1ST TIME BUYERS/OWNER OCCUPANTS WANTED! INSURABLE TITLE ONLY- 3 BEDROOM with tons of charm -all reasonable offers considered - need some TLC - garage - nice deck off kitchen gorgeous backyard



**MLS #:** 71464797 **Status:** SLD **DOM:** 99 **Sale Price:** \$215,000 **List Price:** \$230,000  
 8 SOUTHGATE RD **List \$/SqFt:** 184 **Sale Date:** 5/17/2013 **List Date:** 12/14/2012  
 Franklin, MA 02038 **Sold \$/SqFt:** 172 **Off Mkt. Date:** 2/17/2013 **Orig. Price:** \$249,900

**Style:** Detached - Cape

**Rooms:** 5 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1250 **Tax:** \$3202  
**Garage:** 0 **Parking:** 3 **Acres:** 0.36 (15500 sq.ft.) **Year Built:** 1959 **Fy:** 2012

**Remarks:** LOCATION LOCATION! FANTASTIC REVERSE SPLIT IN WELL LOVED NEIGHBORHOOD! WALK TO KENNEDY SCHOOL! SOLID HOME ON GREAT LOT. NEEDS COSMETICS AND THIS HOME WOULD BE AWESOME. CATHEDRAL LIVING ROOM, HARDWOODS THRU OUT. 3 BEDROOMS, 1.5 BATHS. LOWER LEVEL FAMILY ROOM AND HUGE 3 SEASON ADDITION OFF BACK THAT WALKS OUT TO BACK YARD. LOTS OF POSSIBILITIES TO DOUBLE YOUR LIVING SPACE! UPDATED WINDOWS AND NEW HOT WATER HEATER. NATURAL GAS, TOWN WATER AND SEWER.



**MLS #:** 71326947 **Status:** SLD **DOM:** 413 **Sale Price:** \$230,000 **List Price:** \$209,000  
 9 SKYLINE DRIVE **List \$/SqFt:** 139.52 **Sale Date:** 3/22/2013 **List Date:** 1/13/2012  
 Franklin, MA 02038 **Sold \$/SqFt:** 153.54 **Off Mkt. Date:** 3/1/2013 **Orig. Price:** \$259,000

**Style:** Detached - Gambrel /Dutch

**Rooms:** 7 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1498 **Tax:** \$3646.72  
**Garage:** 0 **Parking:** 3 **Acres:** 0.34 (15000 sq.ft.) **Year Built:** 1964 **Fy:** 2011

**Remarks:** TRADITIONAL GAMBREL STYLE HOME w/NEIGHBORHOOD SETTING/KELLER-SULLIVAN SCHOOL\*\*7RMS/3 to 4 BEDRMS/1.5 BATHS\*\*LOTS OF OAK FLRS\*\*BRICK FIREPLACE LIVING RM\*\*DINING RM OPEN TO CABINET PACKED KITCHEN w/GAS STOVE/MICRO/FRIG/D.W.\*\*LEADS OUT TO LARGE DECK\*\*2ND FLR: 3 BEDRMS & BATH\*\*SHORT SALE\*\*OFFER REQUIRES LENDER APPROVAL\*\*PURCHASE AS IS CONDITION\*\*TOWN WATER & SEWER\*\*GAS HEAT/COOKING\*NEWER FURNACE\*\*BRING OFFERS\*\*



**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 #:** 71508938 **Status:** SLD **DOM:** 349 **Sale Price:** \$270,000 **List Price:** \$259,850  
 173 Bent St. **List \$/SqFt:** 188.02 **Sale Date:** 5/29/2013 **List Date:** 4/15/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 195.37 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$259,850

**Style:** Detached - Cape

**Rooms:** 8 **Beds:** 4 **Baths:** 1f 1h **Living Area:** 1382 **Tax:** \$3556  
**Garage:** 0 **Parking:** 4 **Acres:** 0.35 (15384 sq.ft.) **Year Built:** 1959 **Fy:** 2013

**Remarks:** Very well maintained 4 bedroom Cape. Newer heating system (FA) with Central Air. Formal Living Rm with fireplace. Most interior doors, trim and windows are newer. Roof also newer. All hardwoods under carpet on 1st. floor. Full bath with ceramic tile. Updated Kitchen and baths. Enclosed screened porch. Huge level, wooded lot. Great highway access and close to shopping and schools. A great family home!



**MLS #:** 71491531 **Status:** SLD **DOM:** 286 **Sale Price:** \$290,000 **List Price:** \$324,900  
**139 OAK ST** **List \$/SqFt:** 206.42 **Sale Date:** 5/29/2013 **List Date:** 3/9/2013  
**Franklin, MA 02038** **Sold \$/SqFt:** 184.24 **Off Mkt. Date:** 3/17/2013 **Orig. Price:** \$324,900  
**Style:** Detached - Cape  
**Rooms:** 6 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1574 **Tax:** \$3573  
**Garage:** 2 **Parking:** 4 **Acres:** 0.34 (15016 sq.ft.) **Year Built:** 1966 **Fy:** 2012  
**Remarks:** CLASSIC 2/3 BED NEW ENGLAND CAPE IN CONVENIENT NEIGHBORHD LOCATION. WALK TO SCHOOLS, COMMON & TRAIN. LOW MAINTENANCE VINYL SIDED, OVERSIZE 2 CAR GARAGE & SUNROOM ADDITION. NEWER UPDATES INCLUDE: ROOF, ELECTRIC, WINDOWS, HOT WATER HEATER. BUILT AS A 3 BEDROOM, SELLER OPENED UP 1ST FLOOR, BUT CAN EASILY BE CONVERTED BACK! HARDWOODS THRU HUGE FRONT TO BACK LIVING ROOM & FORMAL DINING ROOM. OPEN TO KITCHEN. LOVELY SUNROOM OFF KIT. GREAT PRIVATE YARD W/ SCREEN PORCH! NICE SOLID HOME READY TO MOVE IN!



**MLS #:** 71438564 **Status:** SLD **DOM:** 73 **Sale Price:** \$310,000 **List Price:** \$334,900  
**50 Highland St** **List \$/SqFt:** 138.33 **Sale Date:** 1/18/2013 **List Date:** 9/21/2012  
**Franklin, MA 02038** **Sold \$/SqFt:** 128.05 **Off Mkt. Date:** 12/3/2012 **Orig. Price:** \$349,900  
**Style:** Detached - Cape  
**Rooms:** 12 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2421 **Tax:** \$3616  
**Garage:** 0 **Parking:** 4 **Acres:** 0.24 (10586 sq.ft.) **Year Built:** 1960 **Fy:** 2012  
**Remarks:** Welcome to this spacious Cape-style home! Unique floor plan w/ possibilities galore. Potential for first flr master suite, In-law or home office with sep entrance: you decide! 2011 Kit w/oak cabs & corian. 2.5 updated baths with ceramic tile. Bright & Sunny 3 Season Rm. Basement with 3 finished rooms for even more living area! Important updates include new furnace, hot water tank & 200 AMP electric panel. Nicely landscaped yard. Great neighborhood & close to elementary, middle & high school!



**MLS #:** 71488249 **Status:** SLD **DOM:** 26 **Sale Price:** \$316,000 **List Price:** \$324,900  
**676 Oak Street** **List \$/SqFt:** 235.09 **Sale Date:** 5/30/2013 **List Date:** 3/1/2013  
**Franklin, MA 02038** **Sold \$/SqFt:** 228.65 **Off Mkt. Date:** 3/27/2013 **Orig. Price:** \$324,900  
**Style:** Detached - Cape  
**Rooms:** 6 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1382 **Tax:** \$3702.59  
**Garage:** 0 **Parking:** 2 **Acres:** 0.45 (19737 sq.ft.) **Year Built:** 1959 **Fy:** 2013  
**Remarks:** This is the one! Lovingly maintained and updated cape. Kitchen with tile flooring & stainless steel appliances. Hardwood in bedrooms, living room and dining room. Newer roof and heating system. Deck and patio over looking the backyard..too many updates to mention..it's a must see property....



**MLS #:** 71448561 **Status:** SLD **DOM:** 51 **Sale Price:** \$329,900 **List Price:** \$329,900  
**133 Beech St** **List \$/SqFt:** 170.76 **Sale Date:** 5/31/2013 **List Date:** 10/17/2012  
**Franklin, MA 02038** **Sold \$/SqFt:** 170.76 **Off Mkt. Date:** 4/9/2013 **Orig. Price:** \$329,900  
**Style:** Detached - Cape  
**Rooms:** 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1932 **Tax:** \$3404  
**Garage:** 0 **Parking:** 4 **Acres:** 0.35 (15401 sq.ft.) **Year Built:** 1962 **Fy:** 2012  
**Remarks:** Absolutely meticulous New England cape situated on a beautifully treed lot. The sellers have updated every room in the house and finished the basement as well. Beautiful fireplaced living room with hardwood floors and built in bookcases. Two full baths, both updated, one on each level. Cozy dining room adjoins the kitchen - great for entertaining. Three different deck levels make the outdoor space perfect!



**MLS #:** 71484764 **Status:** SLD **DOM:** 64 **Sale Price:** \$342,000 **List Price:** \$344,900  
**197 Crossfield Road** **List \$/SqFt:** 234.79 **Sale Date:** 4/26/2013 **List Date:** 2/20/2013  
**Franklin, MA 02038** **Sold \$/SqFt:** 232.81 **Off Mkt. Date:** 4/25/2013 **Orig. Price:** \$344,900  
**Style:** Detached - Cape  
**Rooms:** 7 **Beds:** 3 **Baths:** 3f 0h **Living Area:** 1469 **Tax:** \$4107  
**Garage:** 0 **Parking:** 4 **Acres:** 0.5 (21910 sq.ft.) **Year Built:** 1984 **Fy:** 2013  
**Remarks:** Inviting Cape on over 1/2 acre lot in much sought after Crossfield neighborhood, on side street, convenient to everything. Remodeled kitchen (2011) with hardwood flooring, granite countertops, tile backsplash & stainless appliances. New butcher block peninsular (2010). Central AC & second heat zone (2010). New basement playroom and bath (2010) & other 2 full baths recently updated. New driveway (2012) and roof (2008). Newer windows. PLUS, over 500 SF (2 tier) deck/patio for outdoor entertaining!



**MLS #:** 71513443 **Status:** SLD **DOM:** 27 **Sale Price:** \$350,000 **List Price:** \$349,900  
 10 Squibnocket **List \$/SqFt:** 207.66 **Sale Date:** 6/26/2013 **List Date:** 4/23/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 207.72 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$349,900  
**Style:** Detached - Gambrel /Dutch  
**Rooms:** 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1685 **Tax:** \$4329  
**Garage:** 0 **Parking:** 4 **Acres:** 0.46 (20000 sq.ft.) **Year Built:** 1989 **Fy:** 2013  
**Remarks:** Move right in - hardwoods in living room, dining room and family room. New flooring in the kitchen and bath, all new carpet through-out the 2nd floor and stairs. Brand new roof. Walking distance to Train. Cul-de -sac. Hollywood bath on 2nd floor. Central vac. Level back yard. Easy to show.



**MLS #:** 71516210 **Status:** SLD **DOM:** 3 **Sale Price:** \$354,000 **List Price:** \$349,900  
 452 Union **List \$/SqFt:** 207.66 **Sale Date:** 6/24/2013 **List Date:** 4/29/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 210.09 **Off Mkt. Date:** 5/2/2013 **Orig. Price:** \$349,900  
**Style:** Detached - Gambrel /Dutch  
**Rooms:** 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1685 **Tax:** \$4016  
**Garage:** 2 **Parking:** 4 **Acres:** 0.47 (20516 sq.ft.) **Year Built:** 1987 **Fy:** 2012  
**Remarks:** Picture pretty Gambrel style home with detached two car garage. Outstanding kitchen with quartz countertops, stainless steel appliances, and custom cabinets. Window & roof new approx. 2002, furnace new 2012. Possible 3rd car garage under. Rear deck with hot tub. Nicely landscaped home with back yard retreat.



**MLS #:** 71427612 **Status:** SLD **DOM:** 180 **Sale Price:** \$355,000 **List Price:** \$365,000  
 19 Beech St **List \$/SqFt:** 196.98 **Sale Date:** 2/27/2013 **List Date:** 8/28/2012  
 Franklin, MA 02038 **Sold \$/SqFt:** 191.58 **Off Mkt. Date:** 2/27/2013 **Orig. Price:** \$389,000  
**Style:** Detached - Cape  
**Rooms:** 5 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1853 **Tax:** \$4067  
**Garage:** 2 **Parking:** 8 **Acres:** 0.52 (22810 sq.ft.) **Year Built:** 1985 **Fy:** 2012  
**Remarks:** NEW PRICE!! PRICE RANGE \$365,000-\$377,000. Unique Contemporary Cape W/Open Floor Plan & Kennedy School District! Located on the corner of a new development. Central A/C, Gas heat, wood stove, granite, lawn re-seeded, newly painted exterior, newer carpet/tile, heated garage, 3 bedrooms, 1 & 3/4 baths, 2 decks, Shed, and 1st floor laundry. Too many updates to list. One level living with 3rd bedroom Suite/Office on 2nd floor. Walk up attic over 2 car garage for storage.



**MLS #:** 71437550 **Status:** SLD **DOM:** 233 **Sale Price:** \$381,000 **List Price:** \$394,900  
 396 Pleasant St **List \$/SqFt:** 163.72 **Sale Date:** 4/30/2013 **List Date:** 9/18/2012  
 Franklin, MA 02038 **Sold \$/SqFt:** 157.96 **Off Mkt. Date:** 3/18/2013 **Orig. Price:** \$415,000  
**Style:** Detached - Cape  
**Rooms:** 9 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 2412 **Tax:** \$3914  
**Garage:** 1 **Parking:** 6 **Acres:** 0.78 (34000 sq.ft.) **Year Built:** 1954 **Fy:** 2012  
**Remarks:** This elegant brick cape has been impeccably maintained! From it's gracious circular entrance to it's spacious Dinrm w/Cathdl ceiling & palladium windows! The livrm features built-ins, FP, & spiral staircase to open loft & Mstr suite with lg walk-in, heated whirlpool tub, shower stall, & slider to private deck. Awesome kitchen layout w/HW, & SS frig, pantry, open staircase to enormous lower level FamRm w/ recess lites; Patio, pool, prv yard, overz gar, seasonal views of pond, close to T to Boston



**MLS #:** 71453654 **Status:** SLD **DOM:** 70 **Sale Price:** \$385,000 **List Price:** \$399,900  
 11 Shawkemo Path **List \$/SqFt:** 168.66 **Sale Date:** 3/25/2013 **List Date:** 11/2/2012  
 Franklin, MA 02038 **Sold \$/SqFt:** 162.38 **Off Mkt. Date:** 1/11/2013 **Orig. Price:** \$419,900  
**Style:** Detached - Cape  
**Rooms:** 8 **Beds:** 4 **Baths:** 2f 0h **Living Area:** 2371 **Tax:** \$5511.22  
**Garage:** 2 **Parking:** 6 **Acres:** 2.25 (98010 sq.ft.) **Year Built:** 1989 **Fy:** 2012  
**Remarks:** Large 8 Room Cape with Farmer's Porch on a gorgeous, privated wooded 2 acre level lot in a great neighborhood. This home features 4 bedrooms and 2 baths plus a large oversized deck with hot tub overlooking the woods. Large Great room over the garage with cathedral ceiling, palladium window and wood stove. This home has a flexible floorplan and can accomodate both a first and second floor master bedroom if needed. Town water and sewer plus a separate well for irrigation. Make this home today!





**MLS #:** 71509262 **Status:** SLD **DOM:** 9 **Sale Price:** \$385,000 **List Price:** \$389,900  
**4 TERIS WAY** **List \$/SqFt:** 190.2 **Sale Date:** 6/19/2013 **List Date:** 4/15/2013  
**Franklin, MA 02038** **Sold \$/SqFt:** 187.8 **Off Mkt. Date:** 4/24/2013 **Orig. Price:** \$389,900  
**Style:** Detached - Gambrel /Dutch  
**Rooms:** 7 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 2050 **Tax:** \$4589.94  
**Garage:** 2 **Parking:** 6 **Acres:** 0.46 (20078 sq.ft.) **Year Built:** 1992 **Fy:** 2012  
**Remarks:** FIRST SHOWINGS OPEN HOUSE SUNDAY APRIL 21st 12-2 !!! VERY WELL MAINTAINED BRICK FRONT GAMBREL W/ 2 CAR GARAGE. OPEN KITCHEN W/ STAINLESS STEEL APPLIANCES, HARDWOOD FLOOR OPEN TO DINING AREA, FRONT DININGROOM W/ HARDWOOD FLOOR, FAMILY ROOM W/ FIREPLACE/HARDWOOD FL, SCREENED PORCH OVERLOOKING GREAT LEVEL FENCED BACK YARD. MANY UPDATES DONE: A/C COMP, HARDWOOD ADDED IN FRONT & BACK BEDROOM, NEWER FIRST FLOOR BATH W/ LAUNDRY, ROOF REPLACED 2008, BASEMENT FINISHED 2007/FAMILY NEIGHBORHOOD!



**MLS #:** 71436420 **Status:** SLD **DOM:** 95 **Sale Price:** \$385,500 **List Price:** \$394,000  
**11 Wilson Road** **List \$/SqFt:** 178.04 **Sale Date:** 1/23/2013 **List Date:** 9/17/2012  
**Franklin, MA 02038** **Sold \$/SqFt:** 174.2 **Off Mkt. Date:** 12/21/2012 **Orig. Price:** \$399,900  
**Style:** Detached - Cape  
**Rooms:** 8 **Beds:** 4 **Baths:** 2f 0h **Living Area:** 2213 **Tax:** \$4867  
**Garage:** 2 **Parking:** 6 **Acres:** 0.46 (20065 sq.ft.) **Year Built:** 1990 **Fy:** 2012  
**Remarks:** Quality built home with 24 X 18 Great Room! Nice subdivision.Low maintenance ext & yard! Central Air, 3 zone GAS heat, New Roof 2008, New Newpro triple pane windows, 2200+ sq ft. Liv space. Hrdwd flrs, Fireplaced LR, Updated Baths 2008, Corian Kitchen, Gas range, w/out basement, Vinyl sided 3 sides, clapboard front. Amazing Connecticut granite stone walls terraced design backyard. 2 Car att gar., French pocket doors, sliders to treks deck, very private back yard, great commute location.



**MLS #:** 71461962 **Status:** SLD **DOM:** 99 **Sale Price:** \$420,000 **List Price:** \$439,900  
**393 Old Farm Rd** **List \$/SqFt:** 171.1 **Sale Date:** 4/12/2013 **List Date:** 12/3/2012  
**Franklin, MA 02038** **Sold \$/SqFt:** 163.36 **Off Mkt. Date:** 3/12/2013 **Orig. Price:** \$439,900  
**Style:** Detached - Cape  
**Rooms:** 9 **Beds:** 4 **Baths:** 3f 0h **Living Area:** 2571 **Tax:** \$4766  
**Garage:** 2 **Parking:** 6 **Acres:** 0.92 (40152 sq.ft.) **Year Built:** 1986 **Fy:** 2012  
**Remarks:** Large Cape with a beautiful lot and many updates. First floor front to back Master, 3 closets & Hollywood bath. Family room with Cathedral ceiling, Gas fireplace insert, Fan, skylights & slider to patio area. System 2000 high Efficiency boiler in 2010, & Oil fired hot water tank 2010, lower level bath & den. Central Vac.Kitchen with Stainless Steel Appliance and recess lights. Beautiful Hardwood floors in formal living room, Dining room, Hall and upstairs hall. A must see.



**MLS #:** 71450974 **Status:** SLD **DOM:** 74 **Sale Price:** \$421,000 **List Price:** \$425,000  
**6 SHAWKEMO PATH** **List \$/SqFt:** 159.47 **Sale Date:** 1/16/2013 **List Date:** 10/24/2012  
**Franklin, MA 02038** **Sold \$/SqFt:** 157.97 **Off Mkt. Date:** 1/6/2013 **Orig. Price:** \$444,900  
**Style:** Detached - Cape  
**Rooms:** 9 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2665 **Tax:** \$5158.36  
**Garage:** 2 **Parking:** 5 **Acres:** 0 (0.69 sq.ft.) **Year Built:** 1993 **Fy:** 2012  
**Remarks:** This meticulously maintained home offers 2665 sq ft of living space for enjoyment & entertaining. This Cape offers many updates/improvements including addition consisting of a Cathedral ceiling Fam rm, Great rm w 1/2 bath, 2 car garage, 3 bedrms, 2 full baths, the kitchen offers granite counters, dining area, slider to deck, fireplace LR, laundry rm off garage, vinyl siding, replacement windows, landscaped yard w sprinkler system - Easy access to commuter rail/495 - Ranged price 425, 000-450, 000.



**MLS #:** 71393982 **Status:** SLD **DOM:** 173 **Sale Price:** \$445,000 **List Price:** \$459,000  
**11 Julie Dawn Dr** **List \$/SqFt:** 153 **Sale Date:** 1/18/2013 **List Date:** 6/8/2012  
**Franklin, MA 02038** **Sold \$/SqFt:** 148.33 **Off Mkt. Date:** 11/28/2012 **Orig. Price:** \$500,000  
**Style:** Detached - Cape  
**Rooms:** 10 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3000 **Tax:** \$4608  
**Garage:** 2 **Parking:** 6 **Acres:** 1.65 (71830 sq.ft.) **Year Built:** 1981 **Fy:** 2011  
**Remarks:** Looking for private tranquil setting? This is like living in your own little resort area. Home nestled on a gorgeous lot at end of cul de sac. Very unique home...one of a kind. Familyroom with beamed ceilings, southern yellow pine floors which leads to screened in porch over looking in ground heated pool, patio area, cabana and professionally landscaped. Gorgeous kitchen with yellow pine floors as well, stainless appliances, granite counters, island and large built-in wine cooler. List goes on!!



**MLS #:** 71478099 **Status:** SLD **DOM:** 26 **Sale Price:** \$445,000 **List Price:** \$459,000  
 35 Reid St **List \$/SqFt:** 176.54 **Sale Date:** 4/30/2013 **List Date:** 2/1/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 171.15 **Off Mkt. Date:** 2/27/2013 **Orig. Price:** \$459,000  
**Style:** Detached - Cape  
**Rooms:** 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2600 **Tax:** \$5922  
**Garage:** 2 **Parking:** 6 **Acres:** 0.39 (16892 sq.ft.) **Year Built:** 1998 **Fy:** 2012

**Remarks:** Expanded spacious brick front Cape with 4 bedrooms/2.5 baths. over 2600 sq ft does not include FULL FINISHED basement! Home setback at the end of neighborhood street. Nice landscaping & stone work, Beautiful moldings, Hardwood floors, cathedral ceiling family room with breathtaking floor to Ceiling stone fireplace, spacious, Kitchen with center isle. Steam shower in master, 3 season porch over looks private yard. 4th Bedroom or Bonus room with walkin closet!! Central A/C Central Vac.



**MLS #:** 71501725 **Status:** SLD **DOM:** 7 **Sale Price:** \$453,000 **List Price:** \$453,000  
 67 Phyllis Lane **List \$/SqFt:** 151 **Sale Date:** 6/13/2013 **List Date:** 4/2/2013  
 Franklin, MA 02038 **Sold \$/SqFt:** 151 **Off Mkt. Date:** 4/9/2013 **Orig. Price:** \$453,000  
**Style:** Detached - Colonial  
**Rooms:** 9 **Beds:** 3 **Baths:** 4f 0h **Living Area:** 3000 **Tax:** \$5146  
**Garage:** 2 **Parking:** 10 **Acres:** 1.28 (55539 sq.ft.) **Year Built:** 1988 **Fy:** 2012

**Remarks:** HOME SWEET HOME ! Ideally situated in a terrific neighborhood. Pristine and move in ready: 3-4 BR, 4 full baths, 1st floor office, finished WO basement, heated 2 car garage, and private fenced in yard. Smartly designed with great flow and space. Everything you need is nearby, including shopping, restaurants and commuter rail to boston. LOOK NO FURTHER, YOU HAVE FOUND YOUR NEW HOME. First showings OPEN HOUSE Sunday 4/7 1-4 PM

**Single Family Listings:** 22 **Avg. Liv.Area SqFt:** 1,988.64 **Avg. List\$:** \$349,434 **Avg. List\$/SqFt:** \$180 **Avg. DOM:** 113.41  
**Avg. Sale\$:** \$342,177 **Avg. Sale\$/SqFt:** \$176

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