

64 Listings

Single Family Listings



MLS #: 71462521 **Status:** SLD **DOM:** 15 **Sale Price:** \$282,500 **List Price:** \$299,000
 908 Washington Street **List \$/SqFt:** 175.88 **Sale Date:** 2/11/2013 **List Date:** 12/5/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 166.18 **Off Mkt. Date:** 12/20/2012 **Orig. Price:** \$299,000

Style: Detached - Colonial

Rooms: 7 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1700 **Tax:** \$3902.07
Garage: 2 **Parking:** 4 **Acres:** 1.74 (75882 sq.ft.) **Year Built:** 1985 **Fy:** 2012

Remarks: Well Maintained 3 Bed/1.5 Bath Colonial on 1.74 Acres! Spacious Kitchen With Lots of Cabinet Space. Dining Room Features Gleaming Hardwood Floors & Sliding Glass Doors Leading Out To Back Deck, Great For Summer Entertaining. Bright, Spacious Living Room Boasts Hardwood Floors & Wood Stove, Perfect for Cold Winter Nights! Family Room With Hardwood Floors. Ample Closet Space & Plush Carpets In All Bedrooms. Home Complete With 2 Car Garage & Storage Shed. Area Amenities Are Endless. See It Today!!



MLS #: 71521114 **Status:** SLD **DOM:** 11 **Sale Price:** \$305,000 **List Price:** \$299,900
 6 Mackintosh St **List \$/SqFt:** 204.01 **Sale Date:** 6/26/2013 **List Date:** 5/7/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 207.48 **Off Mkt. Date:** 5/18/2013 **Orig. Price:** \$299,900

Style: Detached - Colonial

Rooms: 7 **Beds:** 4 **Baths:** 1f 1h **Living Area:** 1470 **Tax:** \$3865
Garage: 0 **Parking:** 4 **Acres:** 0.46 (20000 sq.ft.) **Year Built:** 1962 **Fy:** 2013

Remarks: This home meets all the requirements on your list! 4 bedrooms, 1.5 bath, fireplace, central air, gas heat and hardwood floors. (under carpets), 3 season porch, full walk out basement. Crisp and clean you will find many updates including windows and mechanical's. Some cosmetic updating will make this your home for years to come. Located in a fabulous Franklin neighborhood within walking distance to town and commuter rail.



MLS #: 71460233 **Status:** SLD **DOM:** 86 **Sale Price:** \$310,000 **List Price:** \$339,900
 4 Donny **List \$/SqFt:** 155.63 **Sale Date:** 3/29/2013 **List Date:** 11/27/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 141.94 **Off Mkt. Date:** 1/22/2013 **Orig. Price:** \$349,900

Style: Detached - Colonial

Rooms: 8 **Beds:** 5 **Baths:** 1f 2h **Living Area:** 2184 **Tax:** \$4165.68
Garage: 2 **Parking:** 4 **Acres:** 0.34 (15002 sq.ft.) **Year Built:** 1965 **Fy:** 2012

Remarks: Fantastic Short Sale Opportunity. Come see this 5 Bedroom Colonial in a great location. Updated kitchen w/silestone counters & stainless appliances. Large family room w/fireplace. Hardwood & tile throughout. Large master with updated bath. All 5 bedrooms have hardwood with ample closet space. Dining area opens to your sun room. Enjoy your large fenced in backyard. Easy to show.



MLS #: 71490755 **Status:** SLD **DOM:** 20 **Sale Price:** \$311,000 **List Price:** \$314,900
 4 Beaver Ct **List \$/SqFt:** 198.3 **Sale Date:** 4/30/2013 **List Date:** 3/7/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 195.84 **Off Mkt. Date:** 3/27/2013 **Orig. Price:** \$314,900

Style: Detached - Colonial

Rooms: 7 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1588 **Tax:** \$3640
Garage: 0 **Parking:** 6 **Acres:** 0.15 (6606 sq.ft.) **Year Built:** 1994 **Fy:** 2012

Remarks: Oh so beautiful with hardwood floors in the dining and living rooms. Open floor plan with tasteful room colors. Three spacious bedrooms at the second level and a full bath. The basement is finished with a laundry area. This home is 'turn key'!!! Berber carpeting and tile floors in the Kitchen and baths. So convenient to Boston trains and shopping. All shows begin at open house Sunday 12-2.



MLS #: 71487150 **Status:** SLD **DOM:** 6 **Sale Price:** \$335,000 **List Price:** \$325,000
 24 Sahlin Circle **List \$/SqFt:** 153.59 **Sale Date:** 4/26/2013 **List Date:** 2/27/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 158.32 **Off Mkt. Date:** 3/5/2013 **Orig. Price:** \$325,000

Style: Detached - Colonial

Rooms: 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 2116 **Tax:** \$3700
Garage: 0 **Parking:** 3 **Acres:** 0.36 (15800 sq.ft.) **Year Built:** 1981 **Fy:** 2012

Remarks: Wonderful Spacious Colonial in Kennedy School district. Cabinet packed kitchen with center island, eating area and slider to new deck. Beautiful dining room with cherry hardwood floors and detailed ceiling. Large LR and FR w/ fireplace on first floor. Master bedroom with walk in closet and fireplace. Two other bedrooms with ample closet space. Basement has area partially studded for finishing. Roof, deck, a/c, hot water tank & interior doors all replaced. Charles River runs down behind property.



MLS #: 71454730 **Status:** SLD **DOM:** 195 **Sale Price:** \$350,000 **List Price:** \$360,000
 5 Vine St **List \$/SqFt:** 152.41 **Sale Date:** 6/28/2013 **List Date:** 11/6/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 148.18 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$389,955
Style: Detached - Colonial
Rooms: 8 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 2362 **Tax:** \$4098
Garage: 2 **Parking:** 6 **Acres:** 0.98 (42620 sq.ft.) **Year Built:** 1983 **Fy:** 2012
Remarks: True New England style Gambrel. Surrounded by beautiful nature on nicely wooded acre corner lot. 3 bedroom, 2 full bath, beautiful vaulted ceiling in bonus room over 2 car garage. Double living room flows onto a scenic deck. Dining room has country charm and opens into a spacious kitchen with eat-in tile island. Great desirable location. Photos and words aren't enough to describe this great property in super location! Also features 2 driveways. One in the front and in the back that goes to garage



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 #: 71466798 **Status:** SLD **DOM:** 93 **Sale Price:** \$365,000 **List Price:** \$375,000
 41 Palomino Dr **List \$/SqFt:** 227.27 **Sale Date:** 4/25/2013 **List Date:** 12/27/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 221.21 **Off Mkt. Date:** 3/30/2013 **Orig. Price:** \$375,000
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1650 **Tax:** \$4771.18
Garage: 1 **Parking:** 4 **Acres:** 0.26 (11312 sq.ft.) **Year Built:** 1997 **Fy:** 2012
Remarks: Sunny, spacious & well-maintained Colonial w/open floor plan, sparkling hardwood & fireplaced living room. Home features 3 bedrooms-a huge master with his & hers walk in closets, spacious 2nd and 3rd bedrooms both with large closets and 3rd bedroom with built-in storage. Neutral decor, attached garage w/opener, central air & full basement. Situated on a large, private fenced-in lot at beautiful Dover Farms. Sellers will negotiate offers between \$375K- \$400K.



MLS #: 71455007 **Status:** SLD **DOM:** 36 **Sale Price:** \$373,500 **List Price:** \$378,900
 84 Palomino Dr U:84 **List \$/SqFt:** 195.31 **Sale Date:** 1/18/2013 **List Date:** 11/6/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 192.53 **Off Mkt. Date:** 12/12/2012 **Orig. Price:** \$378,900
Style: Detached - Colonial
Rooms: 6 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1940 **Tax:** \$5080
Garage: 1 **Parking:** 4 **Acres:** 0.4 (17505 sq.ft.) **Year Built:** 1997 **Fy:** 2012
Remarks: Dover Estates, here's a home w/ a distinctive appeal. Beautifully maintained, move-in cond, Pottery Barn colors & style. One of the few lots in neighborhd that can boast 17, 505 sq. ft. of land. Approx. 500+ more sq ft of finished basement gives more living space to enjoy. Kit w/Granite counters, tile backsplash, upgraded kit faucet. Sliders to sunny deck & private view . Living rm w/ wood burning fireplce, glowing oak floors thru to dining room. Master bedrm w/ba. Seeing is believing!



MLS #: 71475648 **Status:** SLD **DOM:** 34 **Sale Price:** \$395,000 **List Price:** \$400,000
 8 Flintlocke Road **List \$/SqFt:** 172.56 **Sale Date:** 4/25/2013 **List Date:** 1/24/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 170.41 **Off Mkt. Date:** 2/28/2013 **Orig. Price:** \$400,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2318 **Tax:** \$4952
Garage: 0 **Parking:** 8 **Acres:** 0.78 (34123 sq.ft.) **Year Built:** 1986 **Fy:** 2012
Remarks: Exceptional home in terrific neighborhood setting completely renovated by a Builder! SHOWS LIKE NEW ~ Features a NEW kitchen with attractive designer painted cabinetry, GRANITE Counters, STAINLESS Appliances, BUILT-IN & FIREPLACE!! Gorgeous Great room with Gas fireplace, Multiple sliders to NEW Trex Deck & Tons of Glass, Formal dining w/Walkout BAY, NEW Floors throughout, NEW Baths, NEW HYDRO-AIR w/Central Air, NEW Windows, NEW Roof, Excellent Fenced yard w/Large Deck and Patio!



MLS #: 71417103 **Status:** SLD **DOM:** 256 **Sale Price:** \$405,000 **List Price:** \$420,000
 22 James St **List \$/SqFt:** 190.91 **Sale Date:** 4/30/2013 **List Date:** 8/1/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 184.09 **Off Mkt. Date:** 4/6/2013 **Orig. Price:** \$439,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2200 **Tax:** \$3972
Garage: 1 **Parking:** 4 **Acres:** 0.38 (16668 sq.ft.) **Year Built:** 1983 **Fy:** 2012
Remarks: Fabulous renovated family home. Cabinet packed kitchen w/center island, granite counters, stainless appliances and hardwood floors. Pillared opening to family room w/ granite encased fireplace and decorative mantel. Large master bedroom with sitting area, slider to patio and elegant private bath. Brand new hardwood floors, recessed lighting, upgrades everywhere you look. Finished room in basement. New hot water heater and furnace. Quick close available..



MLS #: 71429668 **Status:** SLD **DOM:** 114 **Sale Price:** \$410,000 **List Price:** \$419,900
 120 Forest St **List \$/SqFt:** 170 **Sale Date:** 1/15/2013 **List Date:** 9/4/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 165.99 **Off Mkt. Date:** 10/29/2012 **Orig. Price:** \$419,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 2470 **Tax:** \$4867
Garage: 2 **Parking:** 8 **Acres:** 0.94 (41057 sq.ft.) **Year Built:** 1988 **Fy:** 2011
Remarks: Sparkling 4 bedroom 3.5 bath Colonial on one of Franklin's most scenic streets and minutes from Rt 495*Immaculate 1-owner home in move-in condition*Uniquely open floor plan & newly renovated ktchn with granite counters, island w/ cooktop and custom cabinets*Numerous amenities include beautiful wide-oak hardwoods, fireplaced fam room, custom finished 700 sf basement den/entertainment room w/ full bath and its own entry, 2-car garage, fenced backyard & nicely landscaped*Brand new roof*A must see!



MLS #: 71435924 **Status:** SLD **DOM:** 201 **Sale Price:** \$412,500 **List Price:** \$419,900
 335 Maple St **List \$/SqFt:** 198.07 **Sale Date:** 4/5/2013 **List Date:** 9/16/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 194.58 **Off Mkt. Date:** 4/5/2013 **Orig. Price:** \$424,900
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2120 **Tax:** \$5279
Garage: 2 **Parking:** 10 **Acres:** 1.32 (57543 sq.ft.) **Year Built:** 1994 **Fy:** 2012
Remarks: Come see this Mint Condition 4 bedroom New England Colonial, set on a 1.32 acre lot with a Beautiful Country Setting!! This home includes Gleaming Hardwood floors, tiled kitchen and baths, and cozy living room with fireplace. Some other features in this home are; security alarm system, central air conditioning, and in ground sprinkler system. This home is easy to show, you will not be disappointed.



MLS #: 71446519 **Status:** SLD **DOM:** 18 **Sale Price:** \$414,900 **List Price:** \$414,900
 15 MARY JANE RD **List \$/SqFt:** 209.97 **Sale Date:** 2/28/2013 **List Date:** 10/12/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 209.97 **Off Mkt. Date:** 10/30/2012 **Orig. Price:** \$414,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 1976 **Tax:** \$5603
Garage: 2 **Parking:** 4 **Acres:** 0.44 (19364 sq.ft.) **Year Built:** 2002 **Fy:** 2012
Remarks: SPARKLING YOUNG COLONIAL IN VALENTINA VILLAGE NEIGH. LIGHT, BRIGHT NUETRAL & READY TO MOVE RIGHT IN! IMMACULATELY MAINTAINED W/ AWESOME WALK OUT BASEMENT READY TO FINISH & HUGE BACK YARD.NEW HIGH EFFICIENT TRANE FURNACE & HIGH CAPACITY A/C. HARDWOODS IN FOYER, DINING ROOM AND STAIRS. FOUR GOOD SIZE BEDROOMS, MASTER HAS ONE HUGE WALK IN OVER GARAGE & 2ND CLOSET. GREAT YOUNG NEIGHBORHOOD IN CONVENIENT LOCATION.LOW MAINTENANCE VINYL SIDING WITH ECONOMICAL TOWN WATER, TOWN SEWER & NATURAL GAS HEAT.



MLS #: 71499287 **Status:** SLD **DOM:** 29 **Sale Price:** \$415,000 **List Price:** \$409,900
 121 COUNTRY CLUB DR **List \$/SqFt:** 209.13 **Sale Date:** 5/29/2013 **List Date:** 3/27/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 211.73 **Off Mkt. Date:** 4/25/2013 **Orig. Price:** \$409,900
Style: Detached - Contemporary
Rooms: 7 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1960 **Tax:** \$4094
Garage: 2 **Parking:** 6 **Acres:** 1.02 (44475 sq.ft.) **Year Built:** 1972 **Fy:** 2012
Remarks: WOW! STUNNING, GORGEOUSLY REMODELED TOP-BOTTOM. MULTI LEVEL CONTEMP HOME. TOO MUCH TO LIST- SEE ATT'D AMENITIES. CUSTOM MAPLE KITCHEN, HUGE 40X70 ISLAND! WALLS REMOVED & COMPLETELY OPEN. DOZENS OF RECESSED LITES, SPARKLING HARDWDS .3 REMODELED BATHS WITH HIGH END TILE & FIXTURES. NEW ROOF, NEW FURNACE, NEW HOT WATER, NEW ELECTRIC, NEW PLUMBING. TOP APPLIANCES. TRAVERTINE TILE, RIVER ROCK, RADIANT MARBLE FLR, DUAL-HEAD SHOWER- XTRA TALL.INGROUND POOL. IDYLIC POND SETTING, -NATURE LOVERS RETREAT





MLS #: 71469179 **Status:** SLD **DOM:** 5 **Sale Price:** \$417,000 **List Price:** \$419,900
 11 Flintlocke Rd **List \$/SqFt:** 213.8 **Sale Date:** 3/6/2013 **List Date:** 1/6/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 212.32 **Off Mkt. Date:** 1/11/2013 **Orig. Price:** \$419,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 1964 **Tax:** \$5146
Garage: 2 **Parking:** 8 **Acres:** 0.47 (20388 sq.ft.) **Year Built:** 1985 **Fy:** 2012

Remarks: This well maintained house has many updates including; hot wtr heater, heating system, hrdwd flrs in fam/rm, stairs, landing & mstr bdrm, replacement wndws, tile floor in kitch & foyer, elect.200 amp service, roof, paved driveway, ktchn cabinets & counters, stove, glass slider, 3 season porch off kitchen & cedar siding-plenty of storage in basement, garage & newer storage shed-meticulously manicured, fenced in back yard w/decorative stone walls. Great location, walking distance to cntr. of town.



MLS #: 71513759 **Status:** SLD **DOM:** 6 **Sale Price:** \$419,000 **List Price:** \$419,900
 4 Shady Lane **List \$/SqFt:** 211.22 **Sale Date:** 6/18/2013 **List Date:** 4/24/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 210.76 **Off Mkt. Date:** 4/30/2013 **Orig. Price:** \$419,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 2f 0h **Living Area:** 1988 **Tax:** \$4133
Garage: 0 **Parking:** 3 **Acres:** 0.36 (15804 sq.ft.) **Year Built:** 1965 **Fy:** 2013

Remarks: Pack Your Bags - This Home Is Move In Ready! Come See This 4-5 Bedroom Colonial Located In a Great Neighborhood Setting * Open Floor Plan * Hardwood Floors Throughout The 1st Floor * Updated Kitchen & Baths & Windows * Lots of Cabinets & Corian Countertops In Kitchen * 1st Floor Office, Bedroom & Full Bath * Large Master Suite * Master Bath Has Jetted Soaking Tub & Separate Shower * Plantation Shutters * Central A/C * New Gas Furnace & Hot Water Tank * FullyFenced Back Yard & Shed * Come See!!



MLS #: 71432288 **Status:** SLD **DOM:** 96 **Sale Price:** \$420,000 **List Price:** \$429,900
 10 Mill Street **List \$/SqFt:** 146.17 **Sale Date:** 1/31/2013 **List Date:** 9/8/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 142.81 **Off Mkt. Date:** 12/13/2012 **Orig. Price:** \$449,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2941 **Tax:** \$4985.36
Garage: 2 **Parking:** 10 **Acres:** 0.95 (41455 sq.ft.) **Year Built:** 1986 **Fy:** 2012

Remarks: STUNNING HOME, LOADS OF UPDATES, BEAUTIFUL NEWER KITCHEN, MASTER SUITE WITH JACUZZI, NEWER WINDOWS, VINYL SIDING, GAS HEAT, PRIVATE YARD.TWO WALK IN CLOSETS. Hardwoods in Formal Dining Rm, Fireplaced Family Room opens to Formal Living Rm. Large master suite, good size bedrooms, Plus newly finished bonus Bedroom/Family room or Office all w/Walk in Closet. Lower Lev Finished w/Family rm and Office w/Closet.New Garage Doors, Easy access train and major routes



MLS #: 71390257 **Status:** SLD **DOM:** 107 **Sale Price:** \$420,000 **List Price:** \$439,900
 LOT 40A DANIELS ST **List \$/SqFt:** 207.01 **Sale Date:** 1/17/2013 **List Date:** 5/31/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 197.65 **Off Mkt. Date:** 9/15/2012 **Orig. Price:** \$439,900
Style: Detached - Colonial
Rooms: 7 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2125 **Tax:** \$0
Garage: 2 **Parking:** 4 **Acres:** 0.69 (30216 sq.ft.) **Year Built:** 2012 **Fy:** 2012

Remarks: TO BE BUILT, WOODED LOT, NOT UP YET, TIME TO MAKE CHGES. FALL DEL NEW CONST COLONIAL . GREAT PLAN, LOTS OF HDWS , TILE & GRANITE, ON BUTIFUL 30, 000+ SF WOOD LOT IN CNTRY SET. 4 BED, 2.5 BTHS & 2 CAR ATTD GARG. TWN WAT, TWN SEW & NAT GAS HEAT. LG 14 X 18 GRT RM, & 14 X 26 EI KIT. CAN BLD SMALLER 3 BED PLAN FOR 409, 900 SEE LOT 34A IN MLS.*****ORG PRC OF 439, 900 REFLECTS LGR HOME (2, 100+SF W/4 BDRMS) ACT HOME BLT & SLD WAS 1, 900SF W/3 BDRMS. BASE PRC 409, 900 & SLD FOR 420, 000.



MLS #: 71503656 **Status:** SLD **DOM:** 46 **Sale Price:** \$433,500 **List Price:** \$425,000
 71 Jordan Rd **List \$/SqFt:** 190.75 **Sale Date:** 5/24/2013 **List Date:** 4/4/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 194.57 **Off Mkt. Date:** 4/20/2013 **Orig. Price:** \$425,000
Style: Detached - Garrison
Rooms: 9 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2228 **Tax:** \$5117
Garage: 2 **Parking:** 4 **Acres:** 1.02 (44344 sq.ft.) **Year Built:** 1986 **Fy:** 2012

Remarks: Updated Garrison/saltbox colonial on historic country road. Granite counters, recessed lights, new carpet, new paint, new fixtures; Hardwood/ tile on first floor, attached bonus room with carpet, skylights and cathedral ceiling. New roof in 2011; Deck is 24' x 16'6". Beautifully situated on a one acre plus wooded lot. A plethora of other amenities, not to be missed! Range priced: SELLER TO ENTERTAIN OFFERS BETWEEN \$425-450.



MLS #: 71477619 **Status:** SLD **DOM:** 163 **Sale Price:** \$435,000 **List Price:** \$450,000
 7 Ledge St **List \$/SqFt:** 190.68 **Sale Date:** 4/30/2013 **List Date:** 1/30/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 184.32 **Off Mkt. Date:** 3/1/2013 **Orig. Price:** \$450,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 2360 **Tax:** \$5934
Garage: 2 **Parking:** 8 **Acres:** 0.36 (15660 sq.ft.) **Year Built:** 2001 **Fy:** 2013

Remarks: Stunning--like new, 4 bdrm colonial near Franklin Ctr. Walk to train/restaurants, quiet street. Details and quality throughout--Hardwood floors, wainscoting and crown moldings. Spectacular family rm--vaulted ceilings, skylights, and fireplace. Open floor plan, built in surround sound, and spacious rooms. Finished basement with a kitchenette and full bath offers great in-law potential. Outdoors enjoy a manicured yard, over sized deck, and invisible pet fence. Don't miss this unique home!



MLS #: 71432475 **Status:** SLD **DOM:** 166 **Sale Price:** \$440,000 **List Price:** \$439,900
 LOT 6A LINCOLN ST **List \$/SqFt:** 207.01 **Sale Date:** 5/22/2013 **List Date:** 9/9/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 207.06 **Off Mkt. Date:** 2/22/2013 **Orig. Price:** \$439,900
Style: Detached - Colonial
Rooms: 7 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2125 **Tax:** \$0
Garage: 2 **Parking:** 4 **Acres:** 1.01 (44181 sq.ft.) **Year Built:** 2012 **Fy:** 2012

Remarks: NEW CONSTRUCTION COLONIAL TO BE BUILT! GREAT PLAN, LOTS OF HARDWOODS, TILE AND GRANITE, SET A ON BEAUTIFUL 30, 000+ SF WOODED LOT IN CONVENIENT LOCATION. 4 BEDS, 2.5 BATHS AND 2 CAR ATTACHED GARAGE. TOWN WATER, TOWN SEWER AND NATURAL GAS HEAT. LARGE 14 X 18 GREAT ROOM, AND 14 X 26 EAT IN KITCHEN. GREAT KELLER/SULLIVAN SCHOOL DISTRICT. DON'T WAIT LAST ONES WENT FAST.SPRING DELIVERY.



MLS #: 71452239 **Status:** SLD **DOM:** 71 **Sale Price:** \$445,000 **List Price:** \$440,000
 9 MARION STREET **List \$/SqFt:** 142.12 **Sale Date:** 3/28/2013 **List Date:** 10/29/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 143.73 **Off Mkt. Date:** 1/8/2013 **Orig. Price:** \$450,000
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3096 **Tax:** \$5702.07
Garage: 2 **Parking:** 7 **Acres:** 0.9 (39130 sq.ft.) **Year Built:** 1996 **Fy:** 2012

Remarks: WOW! Beautiful Colonial listing with lots of privacy and 1 minute walk to Uncas Pond. This great home features 4 bedrooms, 2.5 baths, gorgeous sunken cathedral fireplaced family room w/ door lead to patio and fenced in-ground pool. Great entertaining Oversized kitchen w/ center island, desk, double oven, stainless. Hardwood floors 1st floor, hardwood stairs and upstairs hallway. Masterbdrm w/ masterbath featuring double sinks and jet-tub 2 closets leading into study/den.VALUE RANGE \$440-\$460



MLS #: 71463135 **Status:** SLD **DOM:** 222 **Sale Price:** \$448,000 **List Price:** \$459,900
 3 Downingwood Dr **List \$/SqFt:** 187.56 **Sale Date:** 6/21/2013 **List Date:** 12/6/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 182.71 **Off Mkt. Date:** 4/5/2013 **Orig. Price:** \$469,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2452 **Tax:** \$5367
Garage: 2 **Parking:** 4 **Acres:** 0.69 (30012 sq.ft.) **Year Built:** 1984 **Fy:** 2012

Remarks: Walk to JFK. Large, executive colonial, prof landscaped yard, custom cabinet kitchen, Staron counter tops, large formal living room ideal for piano, large dining room. Family room & kitchen sliders to deck overlooking private back yard. Master suite with walk-up 3rd floor attic access. Replacement doors & sliders, roof approx 7 yrs old. Bath fixtures refreshed. Whole house fan. See www.3Downingwood.com.



MLS #: 71418846 **Status:** SLD **DOM:** 241 **Sale Price:** \$450,000 **List Price:** \$465,000
 12 Dom Lea Circle **List \$/SqFt:** 210.79 **Sale Date:** 4/12/2013 **List Date:** 8/6/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 203.99 **Off Mkt. Date:** 4/4/2013 **Orig. Price:** \$489,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2206 **Tax:** \$6303
Garage: 2 **Parking:** 8 **Acres:** 1.48 (64469 sq.ft.) **Year Built:** 1997 **Fy:** 2012

Remarks: Young and updated colonial in cul-de-sac neighborhood with fenced and level yard, patio, two storage sheds & two car attached garage. Hardwood floors, granite countertops, stainless appliances, open floor plan, fireplaced family room wired for surround sound, walk out bay window, double vanities in both full bathrooms, finished lower level, spacious bedrooms, fabulous closet space and a walk up third floor...this HOME has it all! Open House Sunday, February 10th 12-2 p.m.



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



MLS #: 71455236 **Status:** SLD **DOM:** 70 **Sale Price:** \$457,500 **List Price:** \$465,000
 1 Henry Lane **List \$/SqFt:** 153.52 **Sale Date:** 1/25/2013 **List Date:** 11/7/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 151.04 **Off Mkt. Date:** 1/16/2013 **Orig. Price:** \$479,000
Style: Detached - Colonial
Rooms: 10 **Beds:** 5 **Baths:** 3f 1h **Living Area:** 3029 **Tax:** \$5758.36
Garage: 2 **Parking:** 6 **Acres:** 0.51 (22400 sq.ft.) **Year Built:** 1986 **Fy:** 2012

Remarks: This one was worth the wait! Fantastic, well maintained home in Longfellow Estates w/ great curb appeal. 4/5 spacious bdrms, 3.5 baths on level, wooded half acre lot. Long list (see attached) of updates/upgrades include septic (97), roof (00), heating sys(12), baths(12), tile flrg(12), exterior/interior paint (10-12), garage doors(11), bump out bay window & more. Gorgeous landscaped yard, finished LL, C/A, screened porch, generator, shed, & walk up attic all added bonuses. Move in & enjoy...



MLS #: 71525765 **Status:** SLD **DOM:** 5 **Sale Price:** \$464,000 **List Price:** \$464,900
 26 Shady Lane **List \$/SqFt:** 172.25 **Sale Date:** 6/27/2013 **List Date:** 5/15/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 171.92 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$464,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 2699 **Tax:** \$6503
Garage: 2 **Parking:** 6 **Acres:** 0.69 (30137 sq.ft.) **Year Built:** 2006 **Fy:** 2013

Remarks: Lovely Colonial in sought after neighborhood. Built in 2006, this home features an open concept living area, spacious living room with fireplace, formal dining room, cabinet-packed eat-in kitchen with center island, & access to your oversized private deck. The second level boasts 3 great sized bedrooms including master suite with tray ceiling, walk in closet and bathroom with jacuzzi tub. The finished basement features huge family room & bonus room/office. Gas heat, 2 car garage, and more!



MLS #: 71467626 **Status:** SLD **DOM:** 20 **Sale Price:** \$480,000 **List Price:** \$484,900
 19 Mary Ellen Ln **List \$/SqFt:** 202.04 **Sale Date:** 2/22/2013 **List Date:** 1/2/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 200 **Off Mkt. Date:** 1/22/2013 **Orig. Price:** \$484,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2400 **Tax:** \$5673
Garage: 2 **Parking:** 4 **Acres:** 0.49 (21377 sq.ft.) **Year Built:** 1994 **Fy:** 2012

Remarks: LOCATION, LOCATION, LOCATION. Enjoy this Pottery Barn perfect home located in the Kennedy School district for the New Year!! This colonial has it all. 4 Beds, 2.5 baths, central air, hardwood floors throughout the first flr and a large fantastic finished basement. Large Master bedrm w/ spa like master bath and huge walkin closet. Kitchen has updated appliances and granite counter tops and so much more.



MLS #: 71362780 **Status:** SLD **DOM:** 236 **Sale Price:** \$487,745 **List Price:** \$459,000
 12 Nina Lane, Lot 1 **List \$/SqFt:** 229.5 **Sale Date:** 4/4/2013 **List Date:** 4/5/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 243.87 **Off Mkt. Date:** 11/27/2012 **Orig. Price:** \$459,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2000 **Tax:** \$0
Garage: 2 **Parking:** 6 **Acres:** 0.73 (31662 sq.ft.) **Year Built:** 2012 **Fy:** 00

Remarks: Welcome to Mine Brook Village - Franklin's newest single family home community! Choose from 4 floor plans/7 lots.Pricing starts at \$459K. Standard features include 4 BRs, 2.5 baths, central air, h/w floors, eat in kitchen & granite counters throughout.Fireplaced family room, master suite w/oversized walk in closet, full bath w/double sink, tile floors.2nd floor laundry.2 car garage.Full basement. Town water/sewer. Energy Star certified design for cost savings and improved indoor air quality.



MLS #: 71484041 **Status:** SLD **DOM:** 69 **Sale Price:** \$490,000 **List Price:** \$500,000
 62 Bridle Path **List \$/SqFt:** 200 **Sale Date:** 5/3/2013 **List Date:** 2/19/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 196 **Off Mkt. Date:** 4/29/2013 **Orig. Price:** \$500,000
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 3f 0h **Living Area:** 2500 **Tax:** \$5675.98
Garage: 2 **Parking:** 6 **Acres:** 0.38 (16648 sq.ft.) **Year Built:** 1992 **Fy:** 2012

Remarks: Just what you have been waiting for!! Great location in a cul de sac neighborhood, but still very close to downtown, shopping, commuter rail and RT 495. House has been well maintained, recently painted interior with many neutral colors. Basement has finished space can be used as a playroom for children or adults. Deck off of kitchen leads to a level and spacious backyard. More photos to be posted shortly.



MLS #: 71473945 **Status:** SLD **DOM:** 31 **Sale Price:** \$491,900 **List Price:** \$471,900
 23 Nina Lane, Lot 2A **List \$/SqFt:** 228.97 **Sale Date:** 6/14/2013 **List Date:** 1/19/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 238.67 **Off Mkt. Date:** 2/19/2013 **Orig. Price:** \$471,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2061 **Tax:** \$0
Garage: 2 **Parking:** 6 **Acres:** 1.15 (50039 sq.ft.) **Year Built:** 2013 **Fy:** 00

Remarks: Welcome to Mine Brook Village - Franklin's newest single family home community! Choose from 4 floor plans/7 lots. Pricing starts at \$459K. Standard features include 4 BRs, 2.5 baths, central air, h/w floors, eat in kitchen & granite counters throughout. Fireplaced family room, master suite w/oversized walk in closet, full bath, tile floors. 2nd floor laundry. 2 car garage. Full basement. Town water/sewer. Energy Star certified design for cost savings and improved indoor air quality. Lot 2 is a premium lot.



MLS #: 71509000 **Status:** SLD **DOM:** 14 **Sale Price:** \$496,000 **List Price:** \$489,900
 6 OAKRIDGE DR **List \$/SqFt:** 188.42 **Sale Date:** 6/28/2013 **List Date:** 4/15/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 190.77 **Off Mkt. Date:** 4/29/2013 **Orig. Price:** \$489,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2600 **Tax:** \$5703
Garage: 2 **Parking:** 8 **Acres:** 1.02 (44518 sq.ft.) **Year Built:** 1992 **Fy:** 2013

Remarks: HOUSE BEAUTIFUL! CLASSIC NEW ENGLAND SALTBOX COLONIAL. GORGEOUS DETAILS LIKE 12 OVER 12 WIDE WINDOWS, STUNNING HARDWOODS THROUT, LOVELY MAHOGANY SCREEN PORCH, BUILT INS, SKYLIGHTS, NEW WOOL CARPETS IN BEDS & FR, SMOOTH CEILINGS, & MORE. 14X21 FAM RM W/FIREPLACE, LR/LIBRARY W/CUSTOM BUILT-INS & FRENCH DOORS. FORMAL DINING ROOM W/CHAIRRAIL. MASTER W/WALKIN CLOSET, UPDATED BATH W/SKYLIGHT AND SUBWAY TILED GLASS SHOWER. 4 BEDROOMS PLUS BEAUTIFUL FINISHED 3RD LEVEL WITH SKYLIGHTS! LANDSCAPED ACRE LOT



MLS #: 71453254 **Status:** SLD **DOM:** 45 **Sale Price:** \$499,863 **List Price:** \$474,000
 3 Nina Lane, Lot 7 **List \$/SqFt:** 237 **Sale Date:** 5/23/2013 **List Date:** 11/1/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 249.93 **Off Mkt. Date:** 12/21/2012 **Orig. Price:** \$474,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2000 **Tax:** \$0
Garage: 2 **Parking:** 6 **Acres:** 1.11 (48375 sq.ft.) **Year Built:** 2012 **Fy:** 00

Remarks: Welcome to Mine Brook Village - Franklin's newest single family home community! Choose from 4 floor plans/7 lots. Pricing starts at \$459K. Standard features include 4 BRs, 2.5 baths, central air, h/w floors, eat in kitchen & granite counters throughout. Fireplaced family room, master suite w/oversized walk in closet, full bath, tile floors. 2nd floor laundry. 2 car garage. Full basement. Town water/sewer. Energy Star certified design for cost savings and improved indoor air quality. Lot 7 is a premium lot.



MLS #: 71399580 **Status:** SLD **DOM:** 292 **Sale Price:** \$505,000 **List Price:** \$550,000
 194 King Street **List \$/SqFt:** 166.67 **Sale Date:** 5/29/2013 **List Date:** 6/20/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 153.03 **Off Mkt. Date:** 4/8/2013 **Orig. Price:** \$599,900
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 3f 0h **Living Area:** 3300 **Tax:** \$4470
Garage: 3 **Parking:** 6 **Acres:** 0.79 (34306 sq.ft.) **Year Built:** 2006 **Fy:** 2011

Remarks: Open flr plan Col. oversized Chef's kit. with stainless appliances incl., built in wine cooler and Viking cooktop. Front and back staircases, Billiard Rm, 2nd flr laundry and 4th Bdrm/Media Rm. Mstr has 2 sided gas flplc, luxury tile shower and jacuzzi. 1st flr Home ofc is privately separated from main liv area by Lg mudrm area. Huge 30+ ft deck overlooks back yd and 50x30 ft 2 level barn with 12 ft entry clearance.



MLS #: 71454030 **Status:** SLD **DOM:** 24 **Sale Price:** \$517,400 **List Price:** \$511,000
 19 Nina Lane, Lot 3 **List \$/SqFt:** 218 **Sale Date:** 4/18/2013 **List Date:** 11/3/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 220.73 **Off Mkt. Date:** 11/27/2012 **Orig. Price:** \$511,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2344 **Tax:** \$0
Garage: 2 **Parking:** 6 **Acres:** 0.63 (27389 sq.ft.) **Year Built:** 2012 **Fy:** 00

Remarks: Welcome to Mine Brook Village - Franklin's newest single family home community! Choose from 4 floor plans/7 lots. Pricing starts at \$459K. Standard features include 4 BRs, 2.5 baths, central air, h/w floors, eat in kitchen & granite counters throughout. Fireplaced family room, master suite w/oversized walk in closet, full bath, tile floors. 2nd floor laundry. 2 car garage. Full basement. Town water/sewer. Energy Star certified design for cost savings and improved indoor air quality. Lot 3 is a premium lot.



MLS #: 71498221 **Status:** SLD **DOM:** 56 **Sale Price:** \$520,000 **List Price:** \$539,900
 7 Monterey Drive **List \$/SqFt:** 158.79 **Sale Date:** 6/28/2013 **List Date:** 3/25/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 152.94 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$539,900
Style: Detached - Colonial
Rooms: 12 **Beds:** 5 **Baths:** 3f 2h **Living Area:** 3400 **Tax:** \$6477.38
Garage: 2 **Parking:** 6 **Acres:** 0.47 (20500 sq.ft.) **Year Built:** 1988 **Fy:** 2013

Remarks: Beautiful custom Colonial in sought after neighborhood, entertainment sized kitchen, walk-in pantry, computer-work area, 60' back deck with hot tub and private wooded setting. Open FR with 18' vaulted ceiling and skylights is highlighted by floor to ceiling Fieldstone fireplace. Vaulted ceiling master with private tile bath and walk-in closet. Awesome potential for separate entrance in-law suite on 1st level. Finished lower level w/copper-top bar, media area, half bath and 2 separate offices.



MLS #: 71441179 **Status:** SLD **DOM:** 70 **Sale Price:** \$520,454 **List Price:** \$502,000
 7 Nina Lane, Lot 6 **List \$/SqFt:** 214.16 **Sale Date:** 4/11/2013 **List Date:** 9/28/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 222.04 **Off Mkt. Date:** 12/7/2012 **Orig. Price:** \$502,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2344 **Tax:** \$0
Garage: 2 **Parking:** 6 **Acres:** 0.51 (22251 sq.ft.) **Year Built:** 2012 **Fy:** 00

Remarks: Welcome to Mine Brook Village - Franklin's newest single family home community! Essex model! Choose from 4 floor plans/7 lots. Pricing starts at \$459K. Standard features include 4 BRs, 2.5 baths, central air, h/w floors, eat in kitchen & granite counters throughout. Fireplaced family room, master suite w/oversized walk in closet, full bath w/double sink, tile floors. 2nd floor laundry. 2 car garage. Full basement. Town water/sewer. Energy Star certified design for cost savings & improved air quality.



MLS #: 71493644 **Status:** SLD **DOM:** 65 **Sale Price:** \$525,000 **List Price:** \$540,000
 7 CHARLES RIVER DRIVE **List \$/SqFt:** 205.32 **Sale Date:** 6/5/2013 **List Date:** 3/14/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 199.62 **Off Mkt. Date:** 5/18/2013 **Orig. Price:** \$540,000
Style: Detached - Colonial
Rooms: 11 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2630 **Tax:** \$620047
Garage: 2 **Parking:** 6 **Acres:** 0.58 (25264 sq.ft.) **Year Built:** 1988 **Fy:** 2013

Remarks: CHARLES RIVER FARMS NEIGHBORHD. ELEVEN RM COL W/APPROX 800 SQ FT IN FIN LL. KIT OFFERS STEP DOWN BREAKFAST AREA W/HDWD FLRS, SKYLIGHTS, FIREPLACE, CENTER ISLAND, DBL PANTRY, STARON COUNTERS & NEW FRENCH DRS LEADING TO DECK & LEVEL WOODED LEVEL YARD. FR BOASTS BRICK FP, BUILT IN BKSHELVES, WET BAR & WINDOW SEAT. MST BR HAS SITTING AREA/OFFICE W/BUILT IN WALL UNIT, FULL BTH & WALK IN CLOSET. SEP LAUNDRY RM LOTS OF CRWN MOLDING, BRAND NEW BAMBOO WOOD FLS ON 2ND FL & RECESSED LIGHTS THRUOUT. CONVENIENT TO ALL



MLS #: 71508806 **Status:** SLD **DOM:** 26 **Sale Price:** \$529,000 **List Price:** \$546,900
 43 JEFFERSON RD **List \$/SqFt:** 171.98 **Sale Date:** 5/31/2013 **List Date:** 4/14/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 166.35 **Off Mkt. Date:** 5/3/2013 **Orig. Price:** \$554,900
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3180 **Tax:** \$6869
Garage: 2 **Parking:** 8 **Acres:** 1.3 (56541 sq.ft.) **Year Built:** 1992 **Fy:** 2012

Remarks: CLASSIC COLONIAL IN DIANA ESTATES! NEW ROOF, NEW FURNACE, NEW HW TANK, NEW A/C CONDENSER. HUGE NEW 15X20 DECK. GLEAMING HARDWOODS THRUOUT- FOYER, STAIRS, UP HALLWAY, LR, DR, & SUNKEN FAMILY RM-. WOOD LAMINATE KITCHEN W/STAINLESS APPLIANCES, 2 PANTRY CLOSETS & PENINSULA. SEPARATE 1ST FLR LAUNDRY RM. CHAIRRAIL & CROWN MOLDINGS. MASTER W/HUGE LARGE WALK IN CLOSET, BONUS OFFICE/SITTING/EXERCISE RM. MASTER BATH W/ SHOWER, SKYLIGHT & JACUZZI TUB. AWESOME 24 X 25 ++ FIN LL. FANTASTIC LEVEL 1+ ACRE YARD



MLS #: 71523386 **Status:** SLD **DOM:** 10 **Sale Price:** \$536,000 **List Price:** \$539,900
8 NICHOLAS DR **List \$/SqFt:** 203.28 **Sale Date:** 6/28/2013 **List Date:** 5/10/2013
Franklin, MA 02038 **Sold \$/SqFt:** 201.81 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$539,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2656 **Tax:** \$6629
Garage: 2 **Parking:** 8 **Acres:** 0.93 (40335 sq.ft.) **Year Built:** 1993 **Fy:** 2013
Remarks: BEAUTIFUL COLONIAL THAT FITS YOUR WISH LIST! GAS HEAT & CENTRAL AIR! NEW ROOF, NEW HIGH EFFICIENT FURNACE, NEW HARVEY WINDOWS, NEW CARPET, NEW A/C.CUSTOM HONEYCOMB SHADES THRUOUT. GRANITE KITCHEN W/ 2 PANTRY'S, JENNAIR/BOSCH APPLIANCES. HOOD THAT VENTS OUT, LARGE DINING AREA & HRDWD FLR. LARGE LR W/HRDWD. LARGE DR W/HRDWD AND BUILT-INS.HUGE 24X24 FAMILY ROOMW/ BRICK FIREPLACE & CATH CEILING. 4 LARGE BEDROOMS. GORGEOUS LANDSCAPED ACRE LOT. SCREENED PORCH & HUGE CIRCLE DRIVEWAY. 1ST SHOWINGS SUN 11-1



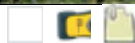
MLS #: 71451887 **Status:** SLD **DOM:** 20 **Sale Price:** \$540,000 **List Price:** \$539,900
18 Peters Ln **List \$/SqFt:** 163.61 **Sale Date:** 1/31/2013 **List Date:** 10/26/2012
Franklin, MA 02038 **Sold \$/SqFt:** 163.64 **Off Mkt. Date:** 11/15/2012 **Orig. Price:** \$539,900
Style: Detached - Colonial
Rooms: 11 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3300 **Tax:** \$6097
Garage: 2 **Parking:** 8 **Acres:** 1.36 (59111 sq.ft.) **Year Built:** 1990 **Fy:** 2012
Remarks: Pristine Colonial set on a beautiful private lot in a great neighborhood setting. Birch cabinet kitchen w/ granite, hardwood floors throughout the first floor, formal living room & dining room w/ chair rails & wainscoting, fireplaced family room with detailed woodwork & custom built-ins. Gorgeous 3 season Sunroom addition w/ tile floor & gas stove overlooking private deck and patio w/ fire pit. Master bedroom suite with adjoining study or sitting room. Nicely finished lower level.



MLS #: 71383963 **Status:** SLD **DOM:** 243 **Sale Price:** \$540,000 **List Price:** \$553,900
38 Jefferson Road **List \$/SqFt:** 167.65 **Sale Date:** 1/22/2013 **List Date:** 5/17/2012
Franklin, MA 02038 **Sold \$/SqFt:** 163.44 **Off Mkt. Date:** 1/15/2013 **Orig. Price:** \$599,000
Style: Detached - Colonial
Rooms: 11 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3304 **Tax:** \$6972.09
Garage: 2 **Parking:** 4 **Acres:** 0.97 (42067 sq.ft.) **Year Built:** 1989 **Fy:** 2012
Remarks: COMPARE SQ. FT~VALUE~Dianna Estates*Custom Colonial*11 RMS/4 BEDRMS/2.5 BATHS*Over 3, 300 sq ft Custom features just to many to mention*You have to visit to appreciate*Fresh paint*2 story Foyer w/Private Office w/built-ins*Large Living Rm/Dining Rm**Large eat-in Kitchen w/new granite counters/back splash, breakfast bar, walk-in Pantry/Laundry Rm*Great Rm w/cathedral ceiling floor-to-ceiling brick fireplace/custom wood mantle*Double French Drs to Media Rm*Huge Master Bedroom Suite



MLS #: 71430379 **Status:** SLD **DOM:** 141 **Sale Price:** \$542,000 **List Price:** \$550,000
74 South Street **List \$/SqFt:** 164.82 **Sale Date:** 1/28/2013 **List Date:** 9/5/2012
Franklin, MA 02038 **Sold \$/SqFt:** 162.42 **Off Mkt. Date:** 1/24/2013 **Orig. Price:** \$600,000
Style: Detached - Colonial
Rooms: 10 **Beds:** 5 **Baths:** 3f 1h **Living Area:** 3337 **Tax:** \$6757
Garage: 2 **Parking:** 12 **Acres:** 1.79 (77972 sq.ft.) **Year Built:** 1987 **Fy:** 2012
Remarks: STATELY COLONIAL w/ TWO MASTER BEDROOMS ON PRIVATE 1.7 acre wooded lot. 1st FLOOR MASTER BD w/UPDATED MASTER BATH (soaking tub & custom shower) Lg GRANITE Kit w/ COMMERCIAL Grade SS Wolf Range - Wall Oven- Ample Cabinets-Beverage Ref & Pantry Closet-Overized FR has Vaulted Ceiling and Wood Frpl -Formal LR & DR - FLEXIBLE FLOOR PLAN -SPACIOUS BEDROOMS - 2nd Floor - 2 FULL BATHS -\$5k Flooring Allowance - UPDATED ROOF, WINDOWS, HEATING SYSTEM -BONUS FINISHED LL - WALK OUT BASEMENT- VRM \$550- \$575



MLS #: 71454982 **Status:** SLD **DOM:** 43 **Sale Price:** \$542,500 **List Price:** \$585,000
3 Harrison Place **List \$/SqFt:** 196.7 **Sale Date:** 1/31/2013 **List Date:** 11/6/2012
Franklin, MA 02038 **Sold \$/SqFt:** 182.41 **Off Mkt. Date:** 12/19/2012 **Orig. Price:** \$585,000
Style: Detached - Colonial
Rooms: 10 **Beds:** 5 **Baths:** 3f 1h **Living Area:** 2974 **Tax:** \$7334.57
Garage: 2 **Parking:** 6 **Acres:** 1.2 (52446 sq.ft.) **Year Built:** 1995 **Fy:** 2012
Remarks: Beautiful colonial in the Dianna Estates! 5 bedrooms, 3 1/2 baths, central air, central vac, kitchen has a hardwood floor, and open view of the family room. Snuggle up with the family in front of the family room fireplace and watch your favorite movie. This home is very nicely done.. Must give 3 hour notice to show.



MLS #: 71486751 **Status:** SLD **DOM:** 68 **Sale Price:** \$552,500 **List Price:** \$559,900
 6 Farm Pond Ln **List \$/SqFt:** 190.64 **Sale Date:** 6/28/2013 **List Date:** 2/27/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 188.12 **Off Mkt. Date:** 5/6/2013 **Orig. Price:** \$559,900
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2937 **Tax:** \$6632
Garage: 2 **Parking:** 6 **Acres:** 0.91 (39744 sq.ft.) **Year Built:** 1993 **Fy:** 2012
Remarks: Picture perfect elegant colonial in sought after Charles River Farms! Fantastic cul-de-sac location. Spacious, open floor plan w/beautiful details & amenities: 9' ceilings, hardwood flrs, custom built-ins, oversized "greenhouse" Kitchen w/double pantry & island, granite in Kitchen & Baths, crown moldings, 1st flr Office, lge Master suite w/3 closets (2 walk-in), finished Lower Level, gorgeous private yard w/deck & inground pool. This is the one you've been waiting for!



MLS #: 71480423 **Status:** SLD **DOM:** 81 **Sale Price:** \$560,000 **List Price:** \$599,900
 12 Summer Heights Drive **List \$/SqFt:** 196.17 **Sale Date:** 5/3/2013 **List Date:** 2/6/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 183.13 **Off Mkt. Date:** 4/28/2013 **Orig. Price:** \$599,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3058 **Tax:** \$7050.36
Garage: 2 **Parking:** 10 **Acres:** 0.92 (40001 sq.ft.) **Year Built:** 2000 **Fy:** 2012
Remarks: THIS IS IT THE ONE YOU HAVE BEEN WAITING FOR~CUSTOM COLONIAL IN SOUGHT AFTER NEIGHBORHOOD~CUSTOM BUILT BY CURRENT OWNER~MANY UPGRADES THROUGHOUT THE HOME~9 RMS~4 BEDRMS~2.5 BATHS~2 CAR GARAGE w/REMOTES~HUGE DECK~OPEN 2 STORY FOYER~PRIVATE OFFICE~OPEN CUSTOM KITCHEN/GRANITE/CUSTOM BACKSPLASH/ISLAND OPEN TO HUGE FAMILY ROOM BRICK CUSTOM WOOD MANTLE FIREPLACE~LARGE LIVING RM~DINING RM w/OAK FLRS~CHAIRRAIL, CROWN, WAINS~MASTER w/WHIRLPOOL-SHOWER-WALKIN~3 ADDITIONAL GOOD SIZE BEDRMS~PRIVATE BACKYARD~



MLS #: 71494029 **Status:** SLD **DOM:** 24 **Sale Price:** \$560,000 **List Price:** \$574,900
 9 Huckleberry Ln **List \$/SqFt:** 204.3 **Sale Date:** 5/1/2013 **List Date:** 3/13/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 199 **Off Mkt. Date:** 4/6/2013 **Orig. Price:** \$574,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2814 **Tax:** \$6737
Garage: 2 **Parking:** 6 **Acres:** 0.7 (30318 sq.ft.) **Year Built:** 1996 **Fy:** 2012
Remarks: Plethora of new amenities!! All of Interior freshly painted, kitchen cabinets painted, new granite counters, new back splash, new stainless appliances, new lighting almost through out entire house and yes recessed too, first floor bath completely remodeled, new hot water tank, master with private room..ok list goes on. Wonderful location in back part of Winterberry neighborhood, wooded lot with private patio and Koi pond for tranquil relaxing setting. A Gem! Showings start 3/17/13 from 1-3.



MLS #: 71510911 **Status:** SLD **DOM:** 20 **Sale Price:** \$563,062 **List Price:** \$579,900
 93 Jefferson Rd **List \$/SqFt:** 175.41 **Sale Date:** 6/27/2013 **List Date:** 4/17/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 170.32 **Off Mkt. Date:** 5/7/2013 **Orig. Price:** \$579,900
Style: Attached - Colonial
Rooms: 11 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3306 **Tax:** \$7512.73
Garage: 2 **Parking:** 6 **Acres:** 0.95 (41301 sq.ft.) **Year Built:** 1995 **Fy:** 2012
Remarks: Beautiful Colonial in highly desirable Dianna Estates subdivision. This house was built in the last Phase by a quality builder who included many options that weren't included in the original build including larger kitchen area, side garage with family room in the rear of the house, real hardwood flooring. Master BR suite with large walkin closet and private room with cathedral ceilings which can be used as an office, reading room etc. OPEN HOUSE SUNDAY April 21 NOON to 3.



MLS #: 71470688 **Status:** SLD **DOM:** 43 **Sale Price:** \$570,000 **List Price:** \$569,900
 9 Wadsworth Farm Rd **List \$/SqFt:** 172.7 **Sale Date:** 3/29/2013 **List Date:** 1/7/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 172.73 **Off Mkt. Date:** 2/19/2013 **Orig. Price:** \$569,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3300 **Tax:** \$6986
Garage: 3 **Parking:** 8 **Acres:** 0.92 (40101 sq.ft.) **Year Built:** 1995 **Fy:** 2012
Remarks: Wonderful Executive Home with over 3000sq ft of living area on private landscaped lot. Large eat-in kitchen with breakfast bar, sunken living room with cathedral ceilings, skylights and gas fireplace. Four generous size bedrooms plus study or 5th bedroom on second level. Large master bedroom with walk-in closet, sitting area and jacuzzi bath. HVAC, hot water, some windows and carpets all replaced in past 5 years. Central air, central vac and wired for alarm system. Showings start 1/12/13.



MLS #: 71490792 **Status:** SLD **DOM:** 74 **Sale Price:** \$579,900 **List Price:** \$579,900
 61 Brandywine Road **List \$/SqFt:** 219.16 **Sale Date:** 5/31/2013 **List Date:** 3/7/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 219.16 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$579,900
Style: Detached - Colonial
Rooms: 7 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2646 **Tax:** \$0
Garage: 2 **Parking:** 6 **Acres:** 1.2 (52214 sq.ft.) **Year Built:** 2013 **Fy:** 00
Remarks: HURRY! LAST LOT ** New Construction End of May Delivery! Custom Kitchen w/Granite & Stainless Appliances, Walk in Pantry, Enlarged Deck, Upgraded Master Bath with Whirlpool Tub, Anderson Windows, Hardwood in Dining, Walk Out Basement, 2nd Floor Laundry, Large Cathedral Family Room with Gas Fireplace, Natural Gas, Town Water & Sewer Underground Utilities. Detailed Trim Package is Included. Picture is Similar to be Built and some photos may show upgrades. Model A is shown.



MLS #: 71463468 **Status:** SLD **DOM:** 20 **Sale Price:** \$587,000 **List Price:** \$599,000
 130 Mastro Dr. **List \$/SqFt:** 217.03 **Sale Date:** 2/1/2013 **List Date:** 12/8/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 212.68 **Off Mkt. Date:** 12/28/2012 **Orig. Price:** \$599,000
Style: Detached - Colonial
Rooms: 11 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2760 **Tax:** \$6869
Garage: 2 **Parking:** 4 **Acres:** 1.4 (60984 sq.ft.) **Year Built:** 1994 **Fy:** 2012
Remarks: This is it! Stunning, bright & spacious 4 bedroom, 2.5 bath colonial on lovely private lot. Features & updates galore: gleaming hardwoods, new lav, crown moldings, fresh carpets/paint, plantation shutters, newer roof, custom built-ins in 1st floor office & LR. Wonderful layout for everyday living or entertaining. Eat-in kitchen w/ granite + SS appl. is open to large FR with fireplace, plus sliders to deck. 2nd FR in basement not in GLA. Master Suite w/custom walk-in closet & private office.



MLS #: 71442429 **Status:** SLD **DOM:** 226 **Sale Price:** \$589,900 **List Price:** \$569,900
 Lot 26 Brandywine Road **List \$/SqFt:** 217.27 **Sale Date:** 5/16/2013 **List Date:** 10/2/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 224.9 **Off Mkt. Date:** 5/16/2013 **Orig. Price:** \$569,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2623 **Tax:** \$0
Garage: 2 **Parking:** 4 **Acres:** 2.29 (99624 sq.ft.) **Year Built:** 2012 **Fy:** 2012
Remarks: HURRY! ONLY 2 LOTS LEFT ** Brandywine Village New Constructio! Features Custom Kitchen w/Granite & Stainless Appliances, 9 ft Ceilings on First Floor, Anderson Windows, Hardwood in Dining, 2nd Floor Laundry, Large Family Room with Gas Fireplace, Natural Gas, Town Water & Sewer and Underground Utilities. Detailed Trim Package is Included. Picture is Similar to be built and some photos may show upgrades. Model B is shown. APRIL DELIVERY !!!



MLS #: 71427419 **Status:** SLD **DOM:** 208 **Sale Price:** \$619,900 **List Price:** \$619,900
 Lot 6-5 Grace Lane **List \$/SqFt:** 188.71 **Sale Date:** 5/29/2013 **List Date:** 8/27/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 188.71 **Off Mkt. Date:** 3/23/2013 **Orig. Price:** \$599,900
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3285 **Tax:** \$0
Garage: 2 **Parking:** 6 **Acres:** 5.6 (243935 sq.ft.) **Year Built:** 2013 **Fy:** 2011
Remarks: Nestled in private cul-de-sac last of 2 homes TBB!Work w/local Builders committed to highest quality of excellence & building design expertise!Exquisite millwork, custom cabinetry, eat in stainless kitchen, granite, hardwoods, soaring 9ft 1st flr & bsmt ceilings, cathedral family rm perfect for relaxing/entertaining, sumptuous master suite w/gorgeous mstr bath, mstr study, hydro air heat! Alarm, central vac, gas fplace ALL INCLUDED, energy efficient windows, walk out bsmt, luscious landscaping, 14 x 16 deck!



MLS #: 71367694 **Status:** SLD **DOM:** 236 **Sale Price:** \$620,000 **List Price:** \$599,900
 Lot 6-1 Grace Lane **List \$/SqFt:** 198.12 **Sale Date:** 1/25/2013 **List Date:** 4/15/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 204.76 **Off Mkt. Date:** 12/7/2012 **Orig. Price:** \$599,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3028 **Tax:** \$0
Garage: 2 **Parking:** 4 **Acres:** 0.97 (42284 sq.ft.) **Year Built:** 2012 **Fy:** 2011
Remarks: INTRODUCING SOUTHERN ACRES! FRANKLINS SUPERIOR NEW HOME CONSTRUCTION! Work with local Builders committed to the highest quality of excellence & building design expertise!Exquisite millwork, custom cabinetry, eat in stainless kitchen, granite, hardwoods, soaring 9ft 1st flr & bsmt ceilings, sumptuous master suite w/gorgeous tiled mstr bath, hydro air heat! Alarm, central vac, gas fplace ALL INCLUDED, energy efficient windows, professional landscaping, 14 x 16 deck nestled in wooded 5 LOT cul-de-sac enclave!



MLS #: 71355991 **Status:** SLD **DOM:** 376 **Sale Price:** \$620,000 **List Price:** \$639,900
 122 Fall Ln **List \$/SqFt:** 159.98 **Sale Date:** 5/28/2013 **List Date:** 3/22/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 155 **Off Mkt. Date:** 4/2/2013 **Orig. Price:** \$669,900
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 4000 **Tax:** \$8878
Garage: 3 **Parking:** 4 **Acres:** 0.97 (42353 sq.ft.) **Year Built:** 2002 **Fy:** 2012

Remarks: Sparkling Brick Front Colonial in desired Summer Heights neighborhood. Chefs kitchen with granite, stainless Viking and Sub-zero Appliances. Built-in sub zero wine re- frigerator. All the amenities you are looking for plus.. Soaring ceilings, hardwood floors, fireplaced family room with surround sound. Fabulous master suite with custom tile spa bathroom and large walk in closets. Separate entrance 3 car garage, large deck and fenced in yard. Mint condition.



MLS #: 71367696 **Status:** SLD **DOM:** 202 **Sale Price:** \$629,309 **List Price:** \$599,900
 Lot 6-2 Grace Lane **List \$/SqFt:** 198.12 **Sale Date:** 5/1/2013 **List Date:** 4/15/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 207.83 **Off Mkt. Date:** 11/3/2012 **Orig. Price:** \$599,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3028 **Tax:** \$0
Garage: 2 **Parking:** 4 **Acres:** 1.34 (58229 sq.ft.) **Year Built:** 2012 **Fy:** 2011

Remarks: INTRODUCING SOUTHERN ACRES! FRANKLINS SUPERIOR NEW HOME CONSTRUCTION! Work with local Builders committed to the highest quality of excellence & building design expertise! Exquisite millwork, custom cabinetry, eat in stainless kitchen, granite, hardwoods, soaring 9ft 1st flr & bsmt ceilings, sumptuous master suite w/ gorgeous tiled mstr bath, hydro air heat! Alarm, central vac, gas fplace ALL INCLUDED, energy efficient windows, professional landscaping, 14 x 16 deck nestled in wooded 5 LOT cul-de-sac enclave!



MLS #: 71228715 **Status:** SLD **DOM:** 562 **Sale Price:** \$640,000 **List Price:** \$610,000
 75 SILVER FOX RD **List \$/SqFt:** 217.86 **Sale Date:** 6/19/2013 **List Date:** 5/7/2011
 Franklin, MA 02038 **Sold \$/SqFt:** 228.57 **Off Mkt. Date:** 11/19/2012 **Orig. Price:** \$579,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2800 **Tax:** \$0
Garage: 2 **Parking:** 5 **Acres:** 1.14 (49841 sq.ft.) **Year Built:** 2010 **Fy:** 2010

Remarks: TO BE BUILT. WOW!! LIVE IN PRESTIGIOUS SANDY KNOLL ESTATES FOR UNDER \$600K. YOUR DREAM FOR LESS! A PRISTINE FRANKLIN COMMUNITY OF \$800K+ CUSTOM HOMES IIN A GORGEOUS WOODED SETTING. BEAUTIFUL ACRE PLUS LOTS, SOME WITH WALK OUTS. HIGH EFFICIENT HOMES. HARDWOODS, TILE, GRANITE, . JUST MINUTES TO COMMUTE ROUTES AND 3 TRAIN STATIONS. EXCELLENT SCHOOLS. QUALITY BUILT HOMES WITH A WELL RESPECTED LOCAL BUILDER. A FEW OFFERED AT THIS PRICE. CALL AGENT FOR DETAILS. PLANS/ SPECS/PRICE SUBJECT TO CHANGE



MLS #: 71508758 **Status:** SLD **DOM:** 26 **Sale Price:** \$664,000 **List Price:** \$679,000
 40 Opal Circle **List \$/SqFt:** 191.27 **Sale Date:** 6/20/2013 **List Date:** 4/14/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 187.04 **Off Mkt. Date:** 5/10/2013 **Orig. Price:** \$679,000
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3550 **Tax:** \$8599.7
Garage: 2 **Parking:** 8 **Acres:** 1.2 (52272 sq.ft.) **Year Built:** 2007 **Fy:** 2013

Remarks: Elegance & Warmth awaits as you enter this beautiful custom built contemporary colonial featuring 9' ceilings, architecturally designed archways & pillars w/woodwork rich in mahogany stain. An open & inviting floor plan designed for entertaining w/fire placed living/dining rm & triple doors that lead to a secluded patio area surrounded by whispering pines. A Private Master Suite awaits you at the end of the day. This Home Was Built with Love. Set in an Executive Neighborhood surrounded by Beauty



MLS #: 71456848 **Status:** SLD **DOM:** 83 **Sale Price:** \$682,500 **List Price:** \$675,000
 16 Cranberry Drive (HighRidge) **List \$/SqFt:** 156.43 **Sale Date:** 2/22/2013 **List Date:** 11/13/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 158.17 **Off Mkt. Date:** 2/5/2013 **Orig. Price:** \$700,000
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 3f 2h **Living Area:** 4315 **Tax:** \$9376.22
Garage: 3 **Parking:** 8 **Acres:** 0.77 (33565 sq.ft.) **Year Built:** 1996 **Fy:** 2012

Remarks: The Home you've long admired! Stately Colonial with Entertainment sized kitchen, gleaming hardwood, S/S appliances, granite, center island, dining area and pantry open to the 2 story FR with stone fplc, 1st flr offc. Large master suite with massive walk-in closet and impressive private bath. Fin. lower level game rm and play rm with built in bar, offc setup and 1/2 bath (plumbed for full). Sunroom, deck and Heated inground pool! 3 Car garage. Seller will negotiate offers between \$675, 000-\$700, 000



MLS #: 70698143 **Status:** SLD **DOM:** 1824 **Sale Price:** \$700,000 **List Price:** \$659,900
 00 COTTON TAIL LANE U:LOT#3 **List \$/SqFt:** 212.87 **Sale Date:** 3/22/2013 **List Date:** 1/16/2008
 Franklin, MA 02038 **Sold \$/SqFt:** 225.81 **Off Mkt. Date:** 2/11/2013 **Orig. Price:** \$789,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3100 **Tax:** \$0
Garage: 2 **Parking:** 6 **Acres:** 0.94 (41342 sq.ft.) **Year Built:** 2011 **Fy:** 00
Remarks: SPEC HOME BEING BUILT. READY IN 75-90 DAYS.FANTASTIC PLAN. YOUR DREAM FOR LESS! A PRISTINE FRANKLIN COMMUNITY OF \$800K+ CUSTOM HOMES IN A GORGEOUS SETTING OF BEAUTIFUL ACRE PLUS LOTS, SOME WITH WALK OUTS. HIGH EFFICIENT HOMES. HARDWOODS, TILE, GRANITE AND GORGEOUS FINISH WORK. EXCELLENT SCHOOLS. MINUTES TO COMMUTE ROUTES ND TRAINS. QUALITY BUILT HOMES WITH A WELL RESPECTED LOCAL BUILDER. CALL AGENT FOR DETAILS.PLAN/SPECS/PRICING SUBJECT TO CHANGE.



MLS #: 71374411 **Status:** SLD **DOM:** 496 **Sale Price:** \$771,000 **List Price:** \$769,000
 15 CAMDEN WAY **List \$/SqFt:** 196.68 **Sale Date:** 3/28/2013 **List Date:** 4/27/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 197.19 **Off Mkt. Date:** 1/21/2013 **Orig. Price:** \$769,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3910 **Tax:** \$0
Garage: 3 **Parking:** 9 **Acres:** 4.12 (179467 sq.ft.) **Year Built:** 2012 **Fy:** 2011
Remarks: YOUR DREAM HOUSE ON A PICTURE PERFECT SPOT ON 4+ACRES, READY IN 120 DAYS! IMPRESSIVE CUSTOM COL W/ FARMERS PORCH & 3 CAR GARAGE. OVER 3900SF! QUALITY 2X6 CONSTRUCTION. ENORMOUS 24X28 CATH FAMILY ROOM W/BRICK FP, HARDWOODS THRUOUT ENTIRE 1ST FLR & STAIRS. GRANITE, TILE & GORGEOUS TRIM FINISHES.LOVELY 14X16 SUNROOM OFF KITCHEN.HUGE MASTER W/ BALCONY, DORMER, & 2 WALK INS, MASTER BATH W/JACUZZI, SHOWER, DOUBLE VANITY.COME PUT YOUR FINISHING TOUCHES ON & ENJOY THIS SPECIAL PROPERTY FOR YOUR OWN.



MLS #: 71524002 **Status:** SLD **DOM:** 9 **Sale Price:** \$880,000 **List Price:** \$899,900
 62 LENOX DRIVE **List \$/SqFt:** 160.7 **Sale Date:** 6/28/2013 **List Date:** 5/11/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 157.14 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$899,900
Style: Detached - Colonial
Rooms: 13 **Beds:** 6 **Baths:** 4f 1h **Living Area:** 5600 **Tax:** \$10951
Garage: 3 **Parking:** 6 **Acres:** 0.66 (28668 sq.ft.) **Year Built:** 2006 **Fy:** 2013
Remarks: Extraordinary Custom Built 5/6 Bed, 4.5 Bth Col In Tanglewood Estates*This Elegant Home Feat Formal DR W /Tray Ceiling*Built-ins, Custom Moldings&Hdwd's*1st Flr Office/LR*Gourmet Kit w/Viking Range, Cherry Cabinetry, Ctr Island, Granite& Walk-In Pantry*2-Story FR W/Stone Gas FP & Cherry Built-In Entertainment Unit*1st Flr Guestroom W/Private Full Bth*Grand Master Suite W/Jac Bth, Dbl Vanities, Fin LL Incl.Media Rm W/Wet Bar, Exercise Rm & Game Rm*Prof Landscaped Fenced Yard..Absolutely Beautiful!!



MLS #: 71345066 **Status:** SLD **DOM:** 333 **Sale Price:** \$1,005,000 **List Price:** \$1,100,000
 67 Deerview Way **List \$/SqFt:** 169.26 **Sale Date:** 2/1/2013 **List Date:** 3/1/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 154.64 **Off Mkt. Date:** 1/28/2013 **Orig. Price:** \$1,100,000
Style: Detached - Colonial
Rooms: 15 **Beds:** 6 **Baths:** 4f 2h **Living Area:** 6499 **Tax:** \$14612
Garage: 5 **Parking:** 8 **Acres:** 1.11 (48221 sq.ft.) **Year Built:** 1997 **Fy:** 2011
Remarks: Beautiful updated CUSTOM MANOR with spectacular private - IN LAW UNIT on 1st Floor - Remodeled Custom Dodd Kitchen- Cherry Cabinets - Top of the line Commercial Grade Appliances, UPDATED bathrooms & formal entry, duel staircase, BONUS lower level featuring 1000 BOTTLE WINE CELLAR/smoking room, game room & media room -New Viessman Hydro Air system installed in 2007. Professionally landscaped, heated salt water pool, koi pond, 5 BAY GARAGE, executive cul-de-sac location, IMPECCABLE DETAILS



Single Family Listings: 64 **Avg. Liv.Area SqFt:** 2,734.52 **Avg. List\$:** \$509,975 **Avg. List\$/SqFt:** \$190 **Avg. DOM:** 137.73
Avg. Sale\$: \$504,661 **Avg. Sale\$/SqFt:** \$188

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