

13 Listings

Single Family Listings



MLS #: 71432632 **Status:** SLD **DOM:** 104 **Sale Price:** \$205,000 **List Price:** \$234,900
 1296 Pond **List \$/SqFt:** 213.55 **Sale Date:** 2/15/2013 **List Date:** 9/10/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 186.36 **Off Mkt. Date:** 12/23/2012 **Orig. Price:** \$240,000

Style: Detached - Raised Ranch

Rooms: 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1100 **Tax:** \$3200
Garage: 0 **Parking:** 2 **Acres:** 0.35 (15507 sq.ft.) **Year Built:** 1961 **Fy:** 2012

Remarks: Great opportunity for first time homeowner or someone looking to downsize. New 200 amp electric service installed August 2012. Property being tied into town sewer September 2012. Three (3) bedrooms. Large deck in back overlooking great fenced in back yard. Addition space (two rooms) in basement not included in gla.



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 POSSIBILITES TO DOUBLE YOUR LIVING SPACE! UPDATED WINDOWS AND NEW HOT WATER HEATER. NATURAL GAS, TOWN WATER AND SEWER.



MLS #: 71507035 **Status:** SLD **DOM:** 254 **Sale Price:** \$259,000 **List Price:** \$259,000
 30 Beech St **List \$/SqFt:** 141.07 **Sale Date:** 5/31/2013 **List Date:** 4/10/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 141.07 **Off Mkt. Date:** 4/25/2013 **Orig. Price:** \$259,000

Style: Detached - Raised Ranch

Rooms: 6 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1836 **Tax:** \$3245.77
Garage: 0 **Parking:** 4 **Acres:** 0.48 (20803 sq.ft.) **Year Built:** 1980 **Fy:** 2012

Remarks: Well-maintained raised ranch with 3 bedrooms & 2 full baths in desirable Kennedy School District in Franklin. The main level features 2 great sized bedrooms, open concept kitchen, living, and dining rooms, full bath, large windows, fresh paint, and access to deck overlooking private backyard. The finished lower level boasts huge bedroom, another full bath, laundry area, storage, and oversized family room.



MLS #: 71499712 **Status:** SLD **DOM:** 54 **Sale Price:** \$262,000 **List Price:** \$262,000
 97 Mill St **List \$/SqFt:** 226.25 **Sale Date:** 5/30/2013 **List Date:** 3/27/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 226.25 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$262,000

Style: Detached - Raised Ranch

Rooms: 5 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1158 **Tax:** \$3386
Garage: 1 **Parking:** 5 **Acres:** 0.98 (42488 sq.ft.) **Year Built:** 1968 **Fy:** 2012

Remarks: Great opportunity to enter the Franklin market! Excellent starter home situated on large lot. Charming house with gleaming hardwood floors. Many updates! 2005-2007 updates include new electrical, new composite deck, new Anderson French wood slider, new bay window, new family room, new garage door, and hot water tank. Gorgeous backyard abutting acres of woods. Well cared for and maintained. Easy to show!



MLS #: 71491399 **Status:** SLD **DOM:** 140 **Sale Price:** \$284,900 **List Price:** \$284,900
 144 Peck Street **List \$/SqFt:** 140.07 **Sale Date:** 4/16/2013 **List Date:** 3/8/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 140.07 **Off Mkt. Date:** 3/10/2013 **Orig. Price:** \$284,900

Style: Detached - Split Entry

Rooms: 8 **Beds:** 4 **Baths:** 2f 0h **Living Area:** 2034 **Tax:** \$3564
Garage: 0 **Parking:** 3 **Acres:** 0.32 (13866 sq.ft.) **Year Built:** 1973 **Fy:** 2012

Remarks: Exceptional Split-level that shows awesome - Owner has done tons of work to the home! Features a bright White cabinet kitchen w/Tile floors open to dining room with Hardwood floors & Sliders to Deck, Sunny living room w/Bay Window, Two NEW Baths in 2010 w/ New Tile, Shower, Vanities & Toilet! Master has Full bath & Walk-in Closet! Beautiful family room with over-sized Brick fireplace, wainscoting, & BUILT-INS, Office or 4th bedroom, New lights & paint throughout - Shows terrific!





MLS #: 71516909 **Status:** SLD **DOM:** 20 **Sale Price:** \$292,000 **List Price:** \$299,900
 73 Pheasant Hill Road **List \$/SqFt:** 199.93 **Sale Date:** 6/21/2013 **List Date:** 4/30/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 194.67 **Off Mkt. Date:** 5/20/2013 **Orig. Price:** \$299,900
Style: Detached - Raised Ranch
Rooms: 6 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1500 **Tax:** \$4014.65
Garage: 0 **Parking:** 4 **Acres:** 0.41 (17807 sq.ft.) **Year Built:** 1965 **Fy:** 2012

Remarks: Knock, Knock...What a great opportunity to call Franklin home! Wonderfully updated & in sought after Oak/Horace Mann school district. Improvements over recent yrs incl: refinished hrdwds (new in kitchen), tile in foyer, lighting, granite counters, kitchen sink/faucet, tiled back splash, new toilet/light/fan -full bath, painted & sealed patio, Anderson windows, whole house generator, central air, & dry LL thanks to sump pumps & French drains. Lovely corner lot with fenced yard & lrg deck. Wow!



MLS #: 71505577 **Status:** SLD **DOM:** 17 **Sale Price:** \$297,000 **List Price:** \$279,900
 32 Betten Court **List \$/SqFt:** 151.3 **Sale Date:** 5/31/2013 **List Date:** 4/8/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 160.54 **Off Mkt. Date:** 4/25/2013 **Orig. Price:** \$279,900
Style: Detached - Raised Ranch
Rooms: 8 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1850 **Tax:** \$3751.04
Garage: 0 **Parking:** 4 **Acres:** 0.35 (15170 sq.ft.) **Year Built:** 1960 **Fy:** 2012

Remarks: This Split Level home is located in a well established neighborhood in the Kennedy school district. Sited on a level lot with a private backyard this home features 3 bedrooms with an office or potential 4th bedroom in the lower level. All hardwoods throughout the main level of the home, newly refinished. Fireplaced living room, 2 full baths and a large family room in the lower level. Gas Heat, storage shed, and much more! First Open House Sunday, 4/14, 1-3pm



MLS #: 71451487 **Status:** SLD **DOM:** 92 **Sale Price:** \$305,000 **List Price:** \$312,500
 11 Charles Dr **List \$/SqFt:** 179.8 **Sale Date:** 2/1/2013 **List Date:** 10/25/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 175.49 **Off Mkt. Date:** 1/25/2013 **Orig. Price:** \$339,900
Style: Detached - Raised Ranch
Rooms: 9 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1738 **Tax:** \$3956
Garage: 1 **Parking:** 4 **Acres:** 0.34 (15000 sq.ft.) **Year Built:** 1963 **Fy:** 2012

Remarks: ***PRICE REDUCED!*** Updated home in great neighborhood! Redesigned Kitchen w/New cabinetry, solid counters, stainless appliances, tons of cabinet/storage. 4-season Bonus Room addition. Renovated Bath. Hardwood Floors. Replacement Windows. New Furnace, H2O Heater, Central AC. Lovely, finished Lower Level w/Family Room & Office (both w/custom Built-Ins), Full Bath, Laundry. New Deck overlooking lge, level Yard. HURRY!



MLS #: 71483810 **Status:** SLD **DOM:** 24 **Sale Price:** \$310,000 **List Price:** \$309,900
 517 White Ave **List \$/SqFt:** 281.22 **Sale Date:** 4/17/2013 **List Date:** 2/18/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 281.31 **Off Mkt. Date:** 3/15/2013 **Orig. Price:** \$309,900
Style: Attached - Raised Ranch
Rooms: 7 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1102 **Tax:** \$3663
Garage: 2 **Parking:** 6 **Acres:** 0.52 (22644 sq.ft.) **Year Built:** 1965 **Fy:** 2012

Remarks: Spring is around the corner and this could be your new home! Enjoy seasonal living in this quaint, sun-filled raised ranch minutes from Rte 495, yet nestled at the end of the street. This property offers an open floor plan, hard wood floors throughout, freshly painted neutral walls, three full bedrooms, an updated bath, a stunning renovated family room, central air, updated fixtures and a two car garage. Anyone could enjoy tranquility on the deck overlooking scenic landscaped gardens.



MLS #: 71499586 **Status:** SLD **DOM:** 40 **Sale Price:** \$329,900 **List Price:** \$329,900
 5 Shawkemo Path **List \$/SqFt:** 190.25 **Sale Date:** 5/31/2013 **List Date:** 3/27/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 190.25 **Off Mkt. Date:** 5/6/2013 **Orig. Price:** \$335,000
Style: Detached - Raised Ranch
Rooms: 7 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1734 **Tax:** \$4109
Garage: 1 **Parking:** 3 **Acres:** 0.5 (21720 sq.ft.) **Year Built:** 1989 **Fy:** 2012

Remarks: Highly sought after cul-de-sac neighborhood! Upgraded kitchen cabinets and Corian countertops! Hardwoods in dining room. Fully updated bathrooms! Soak up the sun on your oversized vinyl Weatherbest deck! Enjoy peace of mind with Harvey replacement windows and architectural roof shingles. Keep cool this summer with central air, and stay warm next winter with your gorgeous wood stove. XL laundry room has built-in cabinets and sink! Awesome craft room/mud room in lower level. Make it yours today!



MLS #: 71436355 **Status:** SLD **DOM:** 223 **Sale Price:** \$333,000 **List Price:** \$339,000
 820 Summer Street **List \$/SqFt:** 195.28 **Sale Date:** 5/1/2013 **List Date:** 9/17/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 191.82 **Off Mkt. Date:** 4/28/2013 **Orig. Price:** \$375,000
Style: Detached - Raised Ranch
Rooms: 6 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1736 **Tax:** \$2906.64
Garage: 0 **Parking:** 10 **Acres:** 1.01 (43821 sq.ft.) **Year Built:** 1972 **Fy:** 2012
Remarks: LIKE NEW~OWNER/BUILDER WENT RIGHT DOWN TO THE STUDS~JUST ABOUT EVERYTHING IS "NEW"~PERFECT FOR FIRST TIME BUYER'S OR DOWNSIZING~6 RMS/3 BEDRMS/2.5 BATHS SITUATED ON A PRIVATE ACRE LOT~CHERRY GLAZED KITCHEN CABINETS/RETRACTABLE DRS/GRANITE COUNTERS/BREAKFAST BAR~LOTS OF RECESS LIGHTS~NEW OAK FLRS~GAS FOR FIREPLACE~MASTER BEDRM w/MASTER BATH~CENTRAL AIR~NEW DRIVEWAY/STONEWALLS~NEW SEPTIC~BUY/PACK/MOVE-IN~DOESN'T GET MUCH BETTER THAN THIS~COME SEE~YOU WON'T BE SORRY~



MLS #: 71481674 **Status:** SLD **DOM:** 24 **Sale Price:** \$363,500 **List Price:** \$350,000
 87 Populatic St **List \$/SqFt:** 175 **Sale Date:** 5/3/2013 **List Date:** 2/11/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 181.75 **Off Mkt. Date:** 3/7/2013 **Orig. Price:** \$350,000
Style: Detached - Lofted Split
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2000 **Tax:** \$4245
Garage: 2 **Parking:** 6 **Acres:** 1.83 (79628 sq.ft.) **Year Built:** 1986 **Fy:** 2012
Remarks: Tranquility&Beauty abounds! Pride of ownership throughout home nestled on picturesque acreage! This well maintained home features updated kitch, hdwds, vaulted/beamed ceilings, loft space perfect for office/teenage space or add'l private space for a mstr 2nd level suite!Fun entertaining space in LL w/fireplace&garage access!3 season solarium off kitch w/wood stove&sliders to above ground pool & deck/patio space!Private outdoor entertain space w/patio&custom built basketball court!Lake Access!



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. IDYLLIC POND SETTING, -NATURE LOVERS RETREAT

Single Family Listings: 13 **Avg. Liv.Area SqFt:** 1,615.23 **Avg. List\$:** \$300,138 **Avg. List\$/SqFt:** \$191 **Avg. DOM:** 86.15
Avg. Sale\$: \$297,792 **Avg. Sale\$/SqFt:** \$189

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