

12 HIGHWOOD DR - Unit 12
 Franklin, MA 02038-2959
 Condo

MLS #: 71473900	Status: Sold
List Price: \$139,000	Sale Price: \$135,000
List Date: 1/19/2013	Sale Date: 2/27/2013
Area:	Off Market Date: 2/10/2013
List\$/SqFt: \$141.12	Sold\$/SqFt: \$137.06
Days on Market (Total): 22	Days on Market (Office): 22



Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 2
Master Bath:	Placement: Middle
Fireplaces: 0	Apprx Living Area: 985 sq.ft.
Year Built: 1976	Outdoor Space Avail:
# Units: 59	Garage: 0 --
Elevator:	Parking: 2 Off-Street, Assigned, Deeded

Handicap Access/Features:
 Association: **Yes** Fee: **\$232**
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Closet, Flooring - Wall to Wall Carpet, Balcony / Deck, Slider
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Vinyl, Dining Area
Master Bedroom:	1		Closet, Flooring - Wall to Wall Carpet, Balcony / Deck
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full
Laundry:	1		--

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **No**
 Construction: **Frame**
 Cooling: **None**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Brick**
 Exterior Features: **Deck, Storage Shed**
 Facing Direction:
 Heating: **Forced Air, Electric**
 Hot Water: **Electric**
 Lead Paint: **Unknown**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

Remarks

CRISP, CLEAN AND READY TO MOVE IN MID-LEVEL UNIT AT HIGHWOOD.WELL MAINTAINED AND QUICK CLOSE POSSIBLE. SPACIOUS LIVING/DINING ROOM COMBO. BRIGHT KITCHEN WITH EATING AREA AND INCLUDES ALL APPLIANCES. LARGE DECK OFF LIVING ROOM AND MASTER BEDROOM. NICE SIZED BEDROOMS. WASHER DRYER IN UNIT STAY.WELL MAINTAINED BY SOLID MANAGEMENT COMPANY. VERY CONVENIENT TO SCHOOLS, SHOPPING AND HIGHWAY, YET PEACEFUL SETTING. PERFECT FIRST TIMER OR DOWN SIZER!

Tax Information

2012 Taxes: **\$1741** Assessment: **\$126,800**
 Pin #: **M:270 L:040-012**

Cert: **006896** Zoning Code: **RES**
 Map: Block: Lot: Book: **11197** Page: **246**

Market History for 12 HIGHWOOD DR U:12, Franklin, MA 02038

MLS #	Date		DOM	Price
71473900	1/19/2013	Listed for \$139,000		\$139,000
	1/25/2013	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	2/10/2013	Status Changed to: Under Agreement		
SLD	2/27/2013	Status Changed to: Sold		
	2/27/2013	Sold for \$135,000	22	\$135,000
Market History for Office Id: BB1175			22	\$135,000
Market History for this property			22	\$135,000

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29 Highwood - Unit 29
Franklin, MA 02038
Condo

MLS #: 71521875	Status: Sold
List Price: \$159,900	Sale Price: \$159,900
List Date: 5/8/2013	Sale Date: 7/15/2013
Area:	Off Market Date: 6/5/2013
List\$/SqFt: \$158.63	Sold\$/SqFt: \$158.63
Days on Market (Total): 28	Days on Market (Office): 28



Property Features

Rooms: 4	Style: Attached
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 1
Master Bath:	Placement: Street, End
Fireplaces: 1	Apprx Living Area: 1008 sq.ft.
Year Built: 1978	Outdoor Space Avail:
# Units: 59	Garage: 0 Assigned
Elevator:	Parking: 2 --
Handicap Access/Features:	
Association: Yes Fee: \$275	
Fee Includes: Master Insurance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:	1	--	--
Kitchen:	1	--	--
Master Bedroom:	1	--	--
Bedroom 2:	1	--	--

Features & Other Information

Basement: **No**
 Cooling: **Wall AC**
 Exclusions:
 Exterior: **Brick**
 Facing Direction:
 Heating: **Forced Air, Heat Pump**
 Hot Water: **Electric**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

Remarks

Highwood 1. Needs work. Easy to show. Sold in AS-IS condition with no warranties, guarantees or representations either expressed or implied.

Tax Information

2013 Taxes: \$2056.36	Assessment: \$143,400	Cert:	Zoning Code: R
Pin #:		Map:	Block: Lot: Book: 21603 Page: 289

Market History for 29 Highwood U:29, Franklin, MA 02038

MLS #	Date		DOM	Price
71521875	5/8/2013	Listed for \$169,900		\$169,900
	5/29/2013	Price Changed to: \$159,900		\$159,900
UAG	6/5/2013	Status Changed to: Under Agreement		
SLD	7/26/2013	Status Changed to: Sold		
	7/15/2013	Sold for \$159,900	28	\$159,900
Market History for Office Id: BB1650			28	\$159,900
Market History for this property			28	\$159,900

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14 Highwood Drive - Unit 14
 Franklin, MA 02038
 Condo

MLS #: 71542756	Status: Sold
List Price: \$187,500	Sale Price: \$162,500
List Date: 6/17/2013	Sale Date: 10/4/2013
Area:	Off Market Date: 9/17/2013
List\$/SqFt: \$190.36	Sold\$/SqFt: \$164.97
Days on Market (Total): 92	Days on Market (Office): 92



Property Features

Rooms: 5	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 3
Master Bath: No	Placement: Upper
Fireplaces: 1	Apprx Living Area: 985 sq.ft.
Year Built: 1976	Outdoor Space Avail: Yes - Common
# Units: 59	Garage: 0 --
Elevator: No	Parking: 2 Off-Street, Assigned, Guest

Handicap Access/Features:
 Association: **Yes** Fee: **\$255**
 Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Park, Refuse Removal**

Room Descriptions

Features & Other Information

Room	Level	Size	Features	Appliances: Dishwasher, Refrigerator, Washer, Dryer
Living Room:	1		Skylight, Flooring - Wall to Wall Carpet, Balcony / Deck	Basement: No
Dining Room:	1	--	--	Construction: Frame
Kitchen:	1		Pantry	Cooling: Central Air
Master Bedroom:	1		Flooring - Wall to Wall Carpet, Balcony / Deck	Exclusions:
Bedroom 2:	1	--	--	Exterior: Brick
Bath 1:	1	--	--	Exterior Features: Covered Patio/Deck, Storage Shed
Laundry:	1	--	--	Facing Direction: Unknown
Bonus Room:	2	--	--	Heating: Forced Air, Electric
Loft:	2	--	--	Hot Water: Electric
				Lead Paint: None, Unknown
				Pets Allowed: Yes w/ Restrictions
				Sewer Utilities: City/Town Sewer
				Water Utilities: City/Town Water
				Waterfront: No Water View: No
				Short Sale w/Lndr.App.Req: No
				Lender Owned: No

Remarks

Beautifully maintained 2 Bdrm condo on 3rd floor of Bldg 2, Highwood Condominium. Numerous features throughout include an open air design w/ cathedral ceiling, modern kitchen w/ updates, new carpet & fresh paint. Custom skylights & glass patio doors provide natural lighting throughout. Screened in porch & second floor loft set this property apart; loft is perfect for a home office & bonus room can be used as a 3rd bedroom. Easy access to all major routes, Dean college & commuter rail. **Must see!**

Tax Information

2013 Taxes: \$2096.51	Assessment: \$146,000	Cert: 8/15/1974	Zoning Code: RES
Pin #: 270-040-000-014		Map: Block: Lot:	Book: 6126 Page: 377

Market History for 14 Highwood Drive U:14, Franklin, MA 02038

MLS #	Date		DOM	Price
71542756	6/17/2013	Listed for \$187,500		\$187,500
CTG	9/6/2013	Status Changed to: Contingent		
EXP	9/11/2013	Status Changed to: Expired		
RAC	9/11/2013	Status Changed to: Reactivated		
CTG	9/11/2013	Status Changed to: Contingent		
UAG	9/17/2013	Status Changed to: Under Agreement		
SLD	10/5/2013	Status Changed to: Sold		
	10/4/2013	Sold for \$162,500	92	\$162,500
Market History for Office Id: AC0244			92	\$162,500
Market History for this property			92	\$162,500

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167 Highwood Dr - Unit 167
 Franklin, MA 02038-2980
 Condo

MLS #: 71483405	Status: Sold
List Price: \$189,900	Sale Price: \$178,000
List Date: 2/16/2013	Sale Date: 6/15/2013
Area:	Off Market Date: 6/10/2013
List\$/SqFt: \$169.25	Sold\$/SqFt: \$158.65
Days on Market (Total): 114	Days on Market (Office): 114



Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 1f 1h	Unit Level 1
Master Bath: Yes	Placement: Middle
Fireplaces: 1	Apprx Living Area: 1122 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 70	Garage: 0 --
Elevator:	Parking: 2 Assigned
Handicap Access/Features:	
Association: Yes Fee: \$223	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance	

Room Descriptions

Features & Other Information

Room	Level	Size	Features	Appliances: Range, Dishwasher
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet, Main Level, Cable Hookup, Deck - Exterior, Slider	Basement: No Cooling: Wall AC Exclusions: Washer/dryer/blinds/curtains/personal prop Exterior: Vinyl
Dining Room:	1		--	Exterior Features: Patio
Kitchen:	1		Flooring - Laminate, Main Level	Facing Direction: Green Certified: No
Master Bedroom:	2		Bathroom - Full, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet	Heating: Electric Interior Features: Cable Available Lead Paint: Unknown
Bedroom 2:	2		Flooring - Wall to Wall Carpet	Sewer Utilities: City/Town Sewer Water Utilities: City/Town Water
Bath 1:	1		Bathroom - Half, Flooring - Laminate, Main Level	Waterfront: No Water View: No
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Laminate	Short Sale w/Lndr.App.Req: No
Laundry:	2		--	Lender Owned: No

Remarks

Make It Home in Highwood! Newer carpets throughout; easy-care laminate floors in kitchen/baths; enjoy a relaxing evening in your fireplaced living room with slider to patio. Great use of closet space in master w/built-in closet organizers. Master full bath & convenient 2nd floor laundry; convenient to shopping, well-ranked school system, and highway/T. Never worry about an oil bill with this cost-effective heating style! Professionally managed, FHA-approved complex that's pet-friendly, too!

Tax Information

2012 Taxes: **\$2335** Assessment: **\$170,100**
 Pin #: **M:259 L:006-004**

Cert: **130528** Zoning Code: **Res**
 Map: Block: Lot: Book: **25366** Page: **218**

Market History for 167 Highwood Dr U:167, Franklin, MA 02038

MLS #	Date		DOM	Price
71483405	2/16/2013	Listed for \$209,000		\$209,000
	3/7/2013	Price Changed to: \$200,000		\$200,000
	3/17/2013	Price Changed to: \$198,000		\$198,000
	4/17/2013	Price Changed to: \$194,900		\$194,900
	5/10/2013	Price Changed to: \$189,900		\$189,900
UAG	6/10/2013	Status Changed to: Under Agreement		
SLD	7/15/2013	Status Changed to: Sold		
	6/15/2013	Sold for \$178,000	114	\$178,000
Market History for Office Id: AC0898			114	\$178,000
Market History for this property			114	\$178,000

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98 Highwood Dr - Unit 98
Franklin, MA 02038-2975
Condo

MLS #: 71516111	Status: Sold
List Price: \$184,900	Sale Price: \$178,000
List Date: 4/28/2013	Sale Date: 7/31/2013
Area:	Off Market Date: 7/2/2013
List\$/SqFt: \$170.57	Sold\$/SqFt: \$164.21
Days on Market (Total): 65	Days on Market (Office): 65

Property Features

Rooms: 4	Style: Other (See Remarks)
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 1
Master Bath: Yes	Placement: Street, End, Ground
Fireplaces: 1	Apprx Living Area: 1084 sq.ft.
Year Built: 1981	Outdoor Space Avail:
# Units: 56	Garage: 0 --
Elevator:	Parking: 2 Off-Street, Assigned, Guest, Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$258	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Slider
Dining Room:	1		Recessed Lighting
Kitchen:	1		Countertops - Stone/Granite/Solid
Master Bedroom:	1		Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Skylight
Laundry:	1		Dryer Hookup - Electric, Washer Hookup
Loft:	2		Balcony - Interior

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Wall AC**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Patio, Storage Shed, Garden Area, Professional Landscaping**
 Facing Direction:
 Heating: **Electric Baseboard**
 Hot Water: **Electric**
 Interior Features: **Cable Available, Other (See Remarks)**
 Lead Paint: **Unknown**
 Living Area Disclosures: **ONE LEVEL RANCH END UNIT-6X14 (84SQFT) IS AN APPROXIMATE OF LOFT**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Remarks

ENJOY THE BENEFITS OF CONDO LVNG WHILE ENJOYING A PRIVATE, WOODED YARD IN THIS "RARE FIND" RANCH END UNIT. LIVING RM HAS NEW NEUTRAL CARPET-CATHEDRAL CEILING, FIREPLACE, DINING AREA, 2/SKYLIGHTS AND A SLIDER TO PATIO. NEW GRANITE COUNTERS IN KITCHEN-YOUNG APPLIANCES INCLUDED-FULL BTH W/SKYLIGHT. 2 GENEROUSLY SIZED BEDRMS W/SPACIOUS CLOSET STORAGE SPACE-LAUNDRY IN HALL-YOUNG WASHER/DRYER INCLUDED-FINISHED LOFT OVERLOOKING LVNG RM-TOWN WTR/SEWER-CONVENIENT TO SHOPPING/SCHOOLS/TRAIN/495.

Tax Information

2013 Taxes: **\$2257** Assessment: **\$157,400**
 Pin #: **M:270 L:041-009**

Cert: **5702** Zoning Code: **Res**
 Map: Block: Lot: Book: **26277** Page: **187**

Market History for 98 Highwood Dr U:98, Franklin, MA 02038

MLS #	Date		DOM	Price
71516111	4/28/2013	Listed for \$209,900		\$209,900
	5/1/2013	Price Changed to: \$199,900		\$199,900
	5/19/2013	Price Changed to: \$194,900		\$194,900
	5/24/2013	Price Changed to: \$189,900		\$189,900
	6/10/2013	Price Changed to: \$184,900		\$184,900
UAG	7/2/2013	Status Changed to: Under Agreement		
SLD	7/31/2013	Status Changed to: Sold		
	7/31/2013	Sold for \$178,000	65	\$178,000
Market History for Office Id: BB1175			65	\$178,000
Market History for this property			65	\$178,000

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159 Highwood Dr - Unit 159
 Franklin, MA 02038-2923
 Condo

MLS #: 71489233	Status: Sold
List Price: \$209,900	Sale Price: \$200,000
List Date: 3/4/2013	Sale Date: 4/26/2013
Area:	Off Market Date: 3/11/2013
List\$/SqFt: \$187.08	Sold\$/SqFt: \$178.25
Days on Market (Total): 7	Days on Market (Office): 7



Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 1f 1h	Unit Level 1
Master Bath:	Placement: Middle
Fireplaces: 1	Aprpx Living Area: 1122 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 68	Garage: 0 --
Elevator:	Parking: 2 Assigned
Handicap Access/Features:	
Association: Yes Fee: \$223	
Fee Includes: Master Insurance, Exterior Maintenance, Landscaping, Snow Removal	

Room Descriptions

Room	Level	Size	Features
Dining Room:	1		Flooring - Laminate
Family Room:	1		Fireplace, Ceiling Fan(s), Flooring - Laminate, Open Floor Plan, Slider
Kitchen:	1		Flooring - Vinyl
Master Bedroom:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Slider
Bedroom 2:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Vinyl
Bath 2:	2		Bathroom - Full, Flooring - Vinyl
Den:	B		Flooring - Wall to Wall Carpet, Flooring - Laminate, Recessed Lighting

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Wall AC**
 Exclusions: **surround sound speakers, fireplace screen, mini fridge, bar sign, microwave,**
 Exterior: **Vinyl**
 Exterior Features: **Deck, Deck - Wood, Balcony**
 Facing Direction:
 Heating: **Electric**
 Hot Water: **Electric, Tank**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Additional 13 x 19 room in basement, 250+ sq. ft.**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water, Individual Meter**
 Waterfront: **No**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Remarks

Fantastic townhouse in Highwood III. This is one of the best locations in all of Highwood set at the end of the cul de sac facing the woods. Two bedroom townhouse with rare full basement. Large family room with laminate flooring, beautiful brick fireplace and sliders to private rear deck. Nice kitchen with plenty of cabinets. Great finished room in basement with bar. Two ample sized bedrooms. Fresh neutral paint throughout. Location, location, location - minutes to highways, MBTA and shopping!

Tax Information

2013 Taxes: \$2596.97	Assessment: \$181,100	Cert: 56032	Zoning Code: RES
Pin #: M:259 L:005-022		Map: Block: Lot: Book: 25829	Page: 458

Market History for 159 Highwood Dr U:159, Franklin, MA 02038

MLS #	Date		DOM	Price
71489233	3/4/2013	Listed for \$209,900		\$209,900
UAG	3/11/2013	Status Changed to: Under Agreement		
SLD	4/27/2013	Status Changed to: Sold		
	4/26/2013	Sold for \$200,000	7	\$200,000
Market History for Office Id: BB5993			7	\$200,000
Market History for this property			7	\$200,000

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57 Highwood Dr - Unit 57
Franklin, MA 02038
Condo

MLS #: 71546582	Status: Sold
List Price: \$209,900	Sale Price: \$207,500
List Date: 6/24/2013	Sale Date: 9/18/2013
Area:	Off Market Date: 8/9/2013
List\$/SqFt: \$187.08	Sold\$/SqFt: \$184.94
Days on Market (Total): 46	Days on Market (Office): 46



Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 1f 1h	Unit Level 1
Master Bath:	Placement: Street
Fireplaces: 1	Apprx Living Area: 1122 sq.ft.
Year Built: 1977	Outdoor Space Avail: Yes - Private
# Units: 180	Garage: 0 --
Elevator:	Parking: 2 Off-Street, Assigned, Deeded, Guest
Handicap Access/Features:	
Association: Yes Fee: \$262	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal	

Room Descriptions

Features & Other Information

Room	Level	Size	Features	Appliances: Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer
Kitchen:	1	12x6	Flooring - Hardwood, Pantry, Countertops - Upgraded, Breakfast Bar / Nook, Cabinets - Upgraded	Basement: No Construction: Frame Cooling: Central Air, Individual Electric: Circuit Breakers, 100 Amps
Master Bedroom:	2	14x11	Closet, Flooring - Hardwood, Cable Hookup	Exclusions:
Bedroom 2:	2	13x10	Closet - Walk-in, Flooring - Hardwood, Cable Hookup	Exterior Features: Porch, Patio, Storage Shed, Garden Area, Screens Facing Direction: West Heating: Forced Air, Electric Hot Water: Electric, Tank
Bath 1:	1	6x4	Bathroom - Half, Flooring - Hardwood	Interior Features: Cable Available, Walk-up Attic, Finish - Sheetrock
Bath 2:	2	9x8	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Remodeled	Lead Paint: Unknown Sewer Utilities: City/Town Sewer Water Utilities: City/Town Water, Individual Meter Waterfront: No Short Sale w/Lndr.App Req: No Lender Owned: No
Foyer:	1		Closet, Flooring - Stone/Ceramic Tile	
Center Hall:	1		Closet, Flooring - Hardwood	
Living/Dining Rm Combo:	1	19x17	Fireplace, Ceiling Fan(s), Flooring - Hardwood, Flooring - Stone/Ceramic Tile, Dining Area, Cable Hookup, Exterior Access, Slider, Wainscoting	
Center Hall:	2		Closet, Flooring - Hardwood, Attic Access	

Remarks

Walk to shops, bike to the commuter rail! This 2BR, 1.5 bath condo has been beautifully improved and immaculately maintained. Freshly painted, this light and bright home has hardwood floors, central air, wood burning fireplace and upstairs laundry. Relax in the updated master bath with soaking tub and gorgeous slate floors. Lots of closet space and walk-up attic for added storage. Entertain outdoors on your private landscaped patio. All appliances included, as is the flat screen TV!

Tax Information

2013 Taxes: **\$2459** Assessment: **\$171,500**
Pin #: **270-046-000-008**

Cert: Zoning Code: **RES-Condo**
Map: Block: Lot: Book: **21094** Page: **458**

Market History for 57 Highwood Dr U:57, Franklin, MA 02038

MLS #	Date		DOM	Price
71546582	6/24/2013	Listed for \$214,900		\$214,900
	7/23/2013	Price Changed to: \$209,900		\$209,900
UAG	8/9/2013	Status Changed to: Under Agreement		
SLD	9/18/2013	Status Changed to: Sold		
	9/18/2013	Sold for \$207,500	46	\$207,500
Market History for Office Id: NB4729			46	\$207,500
Market History for this property			46	\$207,500

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69 Highwood Dr - Unit 69
 Franklin, MA 02038-2921
 Condo

MLS #: 71496486	Status: Sold
List Price: \$214,900	Sale Price: \$210,700
List Date: 3/20/2013	Sale Date: 6/10/2013
Area:	Off Market Date: 4/23/2013
List\$/SqFt: \$151.02	Sold\$/SqFt: \$148.07
Days on Market (Total): 34	Days on Market (Office): 34



Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 0h	Unit Level 0
Master Bath:	Placement: Street, End
Fireplaces: 0	Apprx Living Area: 1423 sq.ft.
Year Built: 1982	Outdoor Space Avail: Yes - Private
# Units: 56	Garage: 0 --
Elevator: No	Parking: 2 Assigned, Common

Handicap Access/Features: **Unknown**
 Association: **Yes** Fee: **\$321**
 Fee Includes: **Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

Room Descriptions

Features & Other Information

Room	Level	Size	Features	Appliances: Range, Dishwasher, Washer, Dryer
Living Room:	1	--	--	Basement: No
Dining Room:	1	--	--	Cooling: Wall AC
Kitchen:	1	--	Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Remodeled	Exclusions: Refrigerator and pot rack are excluded from sale of property.
Master Bedroom:	1	--	--	Exterior: Wood
Bedroom 2:	2	--	Closet - Walk-in	Facing Direction:
Bath 1:	1	--	Bathroom - With Tub & Shower, Remodeled	Heating: Electric Baseboard, Electric
Bath 2:	2	--	Bathroom - With Tub & Shower, Double Vanity, Remodeled	Interior Features: Cable Available
Laundry:	2	--	--	Lead Paint: None
Second Master Bedroom:	2	--	--	Pets Allowed: Yes w/ Restrictions

Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Remarks

Spacious & very well maintained 3 bedrm townhome nestled within the Highwood Condominiums yet convenient to rte 495, shops, & restaurants. You will delight in the new kitchen w/high end finishes as well as the option to have a first or second floor master bedroom. A long list of updates have been done for you; including bathrooms, water heater, flooring, & theres lots of storage! You will have plenty of time to relax on your private patio or spend the afternoon at The Franklin Village Shops.

Tax Information

2012 Taxes: **\$2430** Assessment: **\$0**
 Pin #: **M:259 L:007-010**

Cert: **038597** Zoning Code: **0**
 Map: Block: Lot: Book: **14899** Page: **538**

Market History for 69 Highwood Dr U:69, Franklin, MA 02038

MLS #	Date		DOM	Price
71496486	3/20/2013	Listed for \$214,900		\$214,900
UAG	4/23/2013	Status Changed to: Under Agreement		
SLD	6/11/2013	Status Changed to: Sold		
	6/10/2013	Sold for \$210,700	34	\$210,700
Market History for Office Id: NB3146			34	\$210,700
Market History for this property			34	\$210,700

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154 Highwood Dr - Unit 154
Franklin, MA 02038-2923
Condo

MLS #: 71548487	Status: Sold
List Price: \$249,900	Sale Price: \$243,000
List Date: 6/28/2013	Sale Date: 10/4/2013
Area:	Off Market Date: 9/13/2013
List\$/SqFt: \$175.61	Sold\$/SqFt: \$170.77
Days on Market (Total): 79	Days on Market (Office): 79



Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 0h	Unit Level 1
Master Bath: No	Placement: Street, End
Fireplaces: 1	Apprx Living Area: 1423 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 68	Garage: 0 --
Elevator: No	Parking: 2 Off-Street, Deeded

Handicap Access/Features:
 Association: **Yes** Fee: **\$260**
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Deck - Exterior, Exterior Access, High Speed Internet Hookup
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Cabinets - Upgraded
Master Bedroom:	1		Skylight, Ceiling - Cathedral, Closet - Walk-in, Flooring - Wall to Wall Carpet, High Speed Internet Hookup
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet, Balcony / Deck
Laundry:	B		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Wall AC, 3 or More**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck, Balcony**
 Facing Direction:
 Heating: **Electric Baseboard**
 Hot Water: **Electric, Tank**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Remarks

THE VERY BEST OF HIGHWOOD! This rare unit has it all!! Private end placement w/side yard. Three spacious bedrooms, 2 full baths and a full walk-out basement!. Updates include granite kitchen w/ new cabinets, new appliances, hardwood in front hallway, kitchen, living room & dining area. Newer carpet in bedrooms. Both baths with newer fixtures and granite counters. Neutral colors, plenty of closets, brick fireplaced liv room, exceptionally well maintained. Huge basement for expansion!!

Tax Information

2013 Taxes: \$3064 Assessment: **\$213,700**
 Pin #: **M:259 L:005-017**

Cert: **134159** Zoning Code: **Res**
 Map: Block: Lot: Book: **22196** Page: **421**

Market History for 154 Highwood Dr U:154, Franklin, MA 02038

MLS #	Date		DOM	Price
71548487	6/28/2013	Listed for \$259,000		\$259,000
CTG	7/2/2013	Status Changed to: Contingent		
BOM	7/3/2013	Status Changed to: Back on Market		
	8/13/2013	Price Changed to: \$249,900		\$249,900
CTG	8/30/2013	Status Changed to: Contingent		
UAG	9/15/2013	Status Changed to: Under Agreement		
SLD	10/4/2013	Status Changed to: Sold		
	10/4/2013	Sold for \$243,000	79	\$243,000
Market History for Office Id: K80014			79	\$243,000
Market History for this property			79	\$243,000

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