

Brought To You By: Warren Reynolds, Century 21- Franklin

46 Highwood Drive - Unit 46  
Franklin, MA 02038  
Condo

MLS #: <b>71877896</b>	Status: <b>Sold</b>
List Price: <b>\$153,000</b>	Sale Price: <b>\$132,000</b>
List Date: <b>7/22/2015</b>	Sale Date: <b>9/1/2015</b>
Area:	Off Market Date: <b>8/28/2015</b>
List\$/SqFt: <b>\$155.33</b>	Sold\$/SqFt: <b>\$134.01</b>
Days on Market (Total): <b>38</b>	Days on Market (Office): <b>38</b>



**Property Features**

Rooms: <b>4</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level <b>3</b>
Master Bath:	Placement: <b>Upper, Middle</b>
Fireplaces: <b>0</b>	Apprx Living Area: <b>985 sq.ft.</b>
Year Built: <b>1979</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>56</b>	Garage: <b>0 --</b>
Elevator: <b>No</b>	Parking: <b>1 Off-Street, Assigned, Guest</b>

Handicap Access/Features:  
Association: **Yes** Fee: **\$239**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>3</b>		<b>Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Balcony - Exterior</b>
Kitchen:	<b>3</b>		<b>Flooring - Stone/Ceramic Tile</b>
Master Bedroom:	<b>3</b>		<b>Flooring - Wall to Wall Carpet, Balcony - Exterior</b>
Bedroom 2:	<b>3</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>3</b>		--
Laundry:	<b>3</b>		--

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Frame, Brick**  
Cooling: **Central Air**  
Electric: **Circuit Breakers**  
Exclusions:  
Exterior Features: **Balcony**  
Facing Direction: **West**  
Heating: **Central Heat, Electric Baseboard**  
Hot Water: **Electric**  
Interior Features: **Intercom**  
Lead Paint: **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**

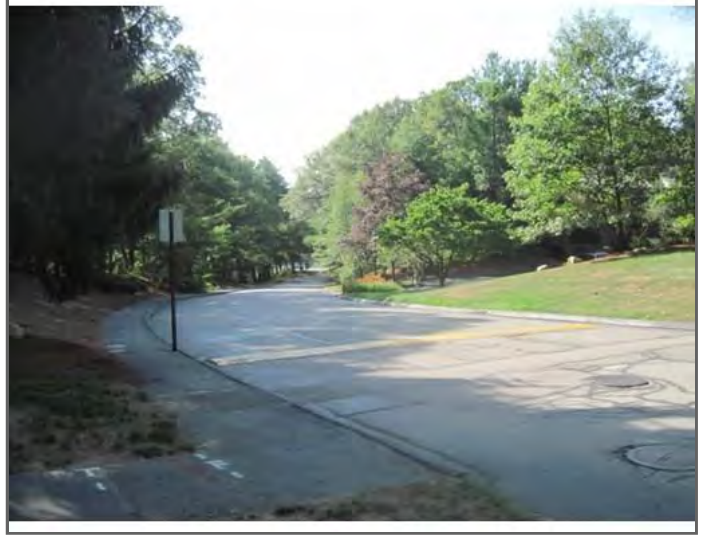
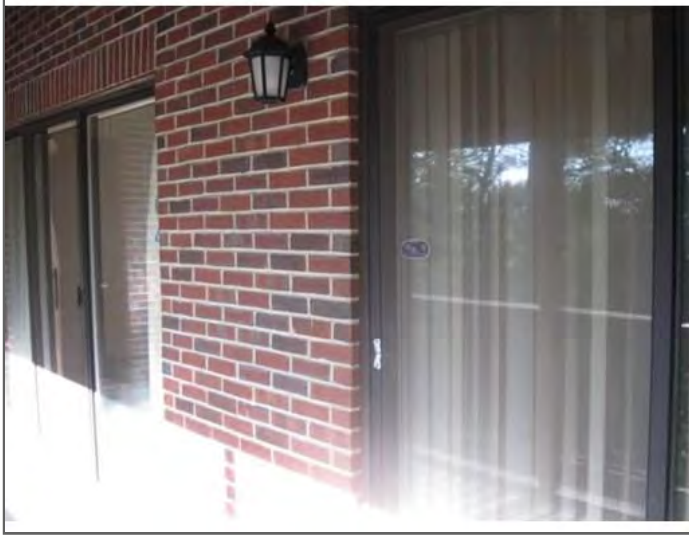
**Remarks**

**Penthouse with two bedrooms and one bath, in well managed Highwood Condominium complex, is conveniently located close to everything... schools, shopping, two commuter train stations, churches, 495, and Sculpture Park. This home features a newer stove, newer refrigerator, newer kitchen floor, newer electrical panel and new rug in the 2nd bedroom. Laundry facilities are provided in the unit. Many closets, extra storage, are found in the attic and in the balcony closet. Sliding doors to the balcony are featured in both the master bedroom and living room. Spacious living room provides a dining area and vaulted ceiling. Priced below assessed value. Two pets per household, no more than 60 lbs each, with approval from association. Refer to Rules and Regulations for additional restrictions. Property being sold as is. A great place to call home!**

**Tax Information**

<b>2015</b> Taxes: <b>\$2275</b>	Assessment: <b>\$153,300</b>	Cert: Zoning Code: <b>Res</b>
Pin #:		Map: Block: Lot: Book: <b>12788</b> Page: <b>422</b>







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**Brought To You By: Warren Reynolds, Century 21- Franklin**

**87 Highwood Dr - Unit 87  
Franklin, MA 02038  
Condo**

MLS #: <b>71734300</b>	Status: <b>Sold</b>
List Price: <b>\$157,500</b>	Sale Price: <b>\$147,000</b>
List Date: <b>8/25/2014</b>	Sale Date: <b>3/25/2015</b>
Area:	Off Market Date: <b>2/20/2015</b>
List\$/SqFt: <b>\$159.90</b>	Sold\$/SqFt: <b>\$149.24</b>
Days on Market (Total): <b>185</b>	Days on Market (Office): <b>185</b>



**Property Features**

Rooms: <b>5</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level <b>2</b>
Master Bath:	Placement: <b>Middle</b>
Fireplaces: <b>0</b>	Apprx Living Area: <b>985 sq.ft.</b>
Year Built: <b>1981</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>59</b>	Garage: <b>0 --</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Assigned, Guest, Paved Driveway</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$251</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal</b>	

**Room Descriptions**

Room	Level	Size	Features
Living Room:			<b>Flooring - Wall to Wall Carpet, Balcony / Deck, Exterior Access, Slider</b>
Kitchen:			<b>Closet/Cabinets - Custom Built, Flooring - Vinyl, Dining Area</b>
Master Bedroom:			<b>Bathroom - Full, Closet, Flooring - Wall to Wall Carpet, Balcony - Exterior, Exterior Access, Slider</b>
Bedroom 2:			<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:			<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Vinyl</b>

**Features & Other Information**

Appliances: **Range, Dishwasher**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Exclusions:  
 Exterior Features: **Balcony, Screens**  
 Facing Direction:  
 Heating: **Electric Baseboard, Electric**  
 Hot Water: **Electric**  
 Interior Features: **Intercom**  
 Lead Paint: **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**

**Great opportunity for the first time home buyer. Well maintained two (2) bedroom condo with easy access to highway, shopping, train, etc. Sliders in livingroom and master bedroom lead to private balcony where you can enjoy your morning coffee or read your favorite book. Financially strong management company and pet friendly complex. Quick occupancy. Easy to show.**

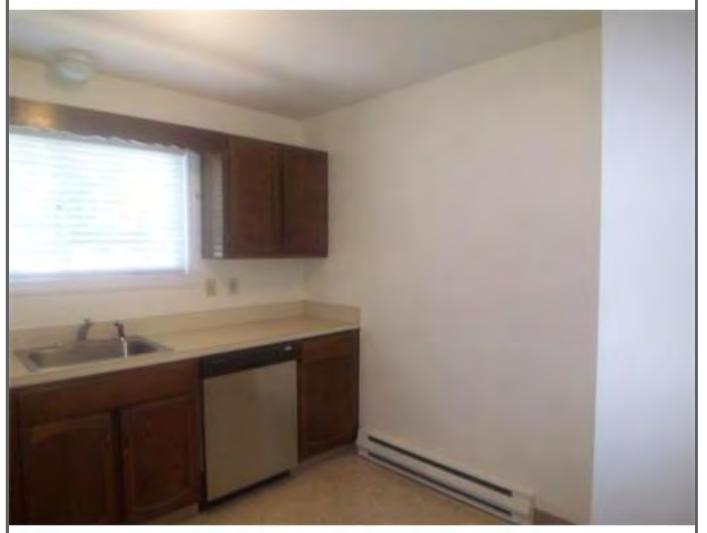
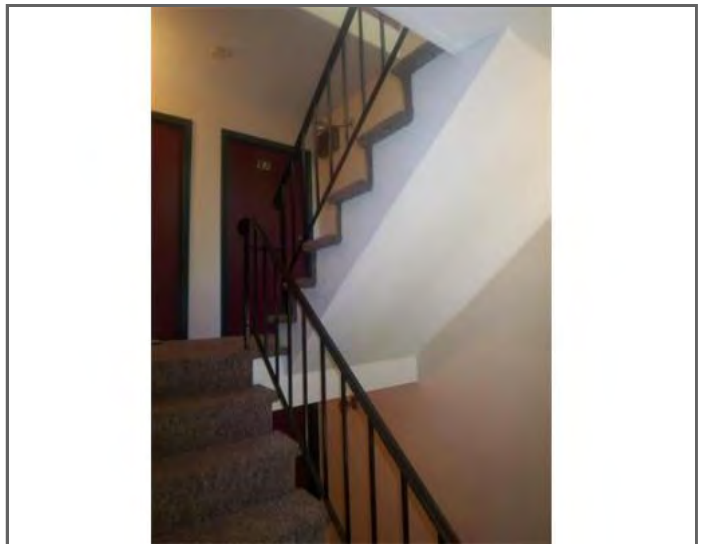
**Tax Information**

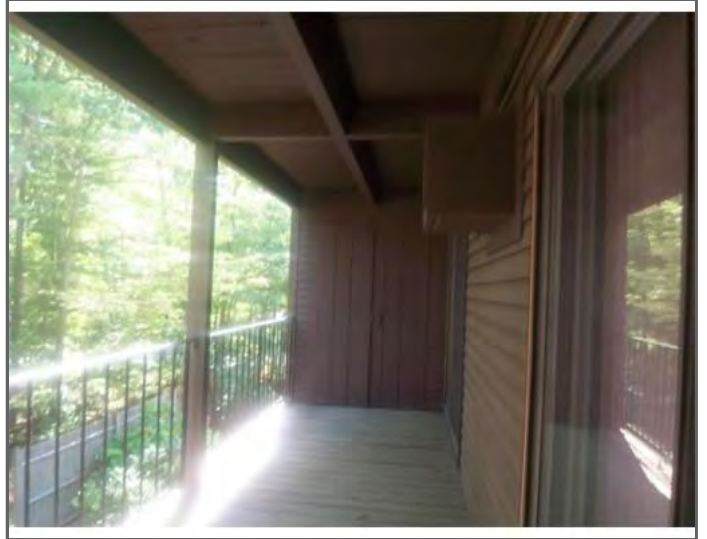
<b>2014 Taxes: \$1756.07</b>	<b>Assessment: \$127,900</b>	Cert:    Zoning Code: <b>RES</b>
Pin #:		Map: <b>270</b> Block: <b>045-00</b> Lot:    Book: <b>23206</b> Page: <b>155</b>

**Price Change History for 71734300**  
**87 Highwood Dr U:87, Franklin, MA 02038**

<b>Date</b>		<b>Amount</b>	<b>%</b>	<b>DOM to PCG</b>	<b>DOM of PCG</b>
<b>8/25/2014</b>	<b>Listed for: \$162,500</b>				<b>0</b>
9/25/2014	Price Changed to: <b>\$159,500</b>	<b>- \$3,000</b>	<b>1.85%</b>	<b>31</b>	<b>31</b>
12/8/2014	Price Changed to: <b>\$157,500</b>	<b>- \$2,000</b>	<b>1.25%</b>	<b>74</b>	<b>105</b>
					<b>Listing DOM: 185</b>
					<b>Property DOM: 185</b>

**\*\* Calculates and removes Offmarket activity in DOM Timeframe**





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Brought To You By: Warren Reynolds, Century 21- Franklin

86 Highwood Drive - Unit 86  
Franklin, MA 02038  
Condo

MLS #: **71888415** Status: **Sold**  
List Price: **\$159,000** Sale Price: **\$152,000**  
List Date: **8/12/2015** Sale Date: **11/20/2015**  
Area: Off Market Date: **11/9/2015**  
List\$/SqFt: **\$161.42** Sold\$/SqFt: **\$154.31**  
Days on Market (Total): **89** Days on Market (Office): **89**



### Property Features

Rooms: **5** Style: **Garden, Other (See Remarks)**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level **1**  
Master Bath: Placement: **Garden**  
Fireplaces: **0** Apprx Living Area: **985 sq.ft.**  
Year Built: **1981** Outdoor Space Avail:  
# Units: **59** Garage: **0 --**  
Elevator: **No** Parking: **2 Off-Street, Assigned, Deeded**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$286**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		--
Master Bedroom:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		--
Laundry:	<b>1</b>		--

### Features & Other Information

Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Exclusions:  
Exterior Features: **Patio**  
Facing Direction:  
Heating: **Electric**  
Interior Features: **Intercom**  
Lead Paint: **None**  
Pets Allowed: **Yes w/ Restrictions**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Short Sale w/Lndr.App Req: **No**  
Lender Owned: **No**

### Remarks

**STOP RENTING - OWN YOUR OWN CONDO - FIRST FLOOR UNIT located at the desirable HIGHWOOD II Condo Complex - FRESHLY PAINTED INTERIOR - WALLS AND CEILINGS - Carpets to be Professional Cleaned Prior to Closing - Open Living Room - Dining Area - Kitchen Floor Plan - 2 Spacious Bedrooms - Ample Closet storage - Laundry Hook ups in Unit - Refrigerator Included - VACANT -SHOWINGS START IMMEDIATELY- Quick Closing Available**

### Tax Information

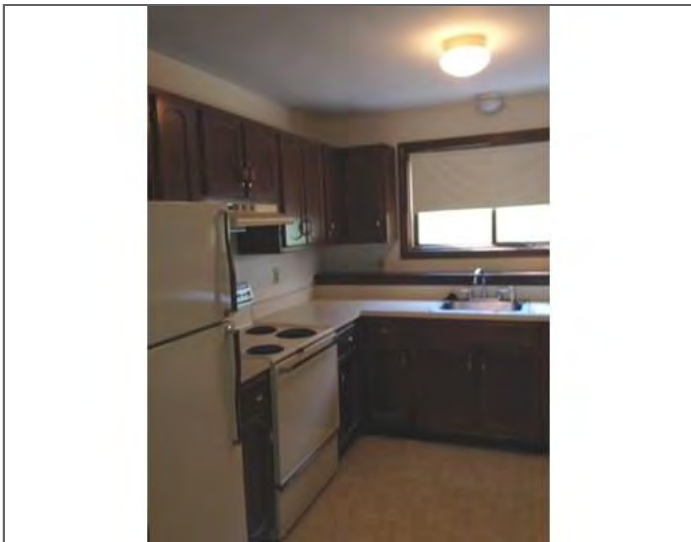
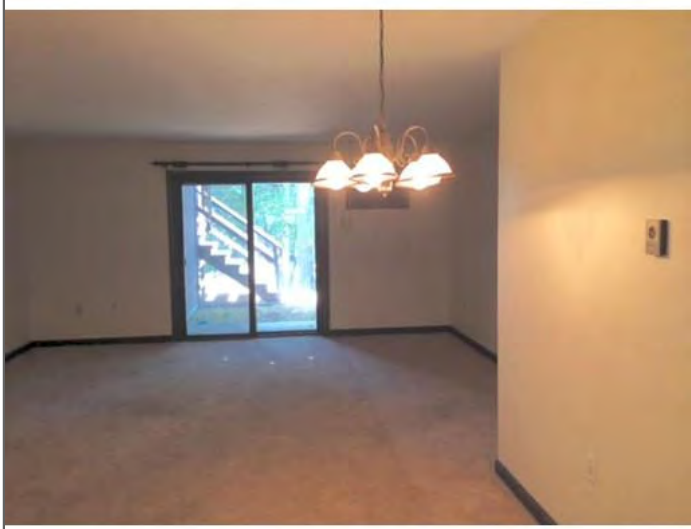
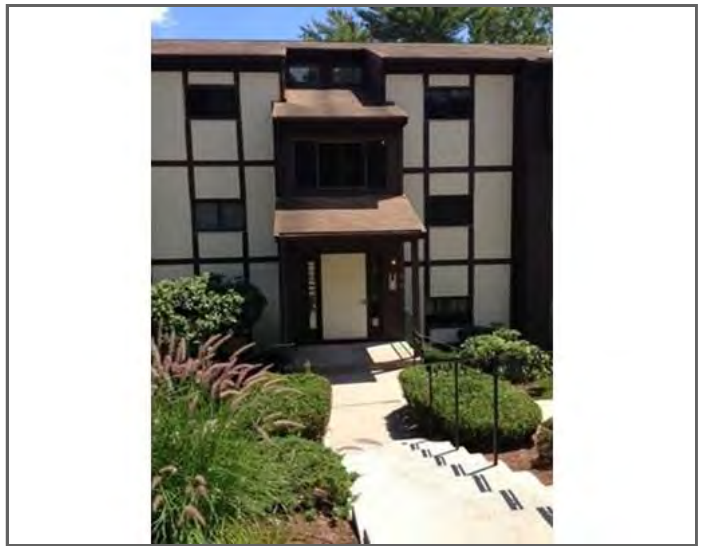
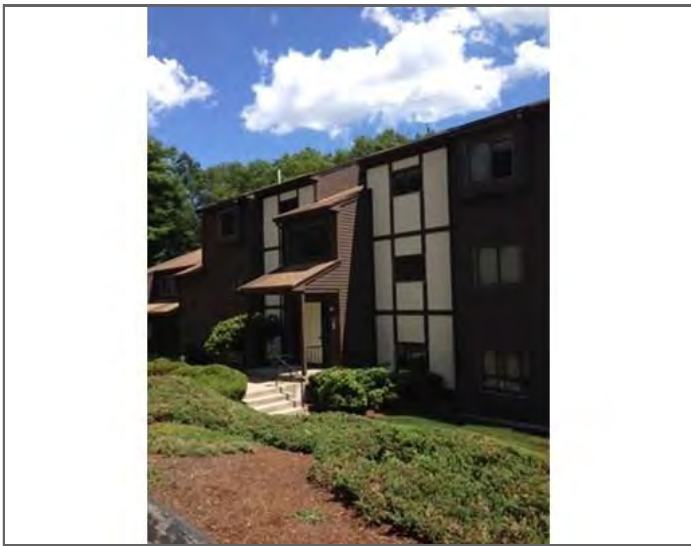
2015 Taxes: **\$2125** Assessment: **\$143,200**  
Pin #:

Cert: Zoning Code: **condo**  
Map: Block: Lot: Book: **5811** Page: **344**

**Price Change History for 71888415**  
**86 Highwood Drive U:86, Franklin, MA 02038**

<b>Date</b>		<b>Amount</b>	<b>%</b>	<b>DOM to PCG</b>	<b>DOM of PCG</b>
<b>8/12/2015</b>	<b>Listed for: \$174,900</b>				<b>0</b>
8/21/2015	Price Changed to: <b>\$169,000</b>	<b>- \$5,900</b>	<b>3.37%</b>	<b>9</b>	<b>9</b>
9/21/2015	Price Changed to: <b>\$165,000</b>	<b>- \$4,000</b>	<b>2.37%</b>	<b>31</b>	<b>40</b>
10/19/2015	Price Changed to: <b>\$159,000</b>	<b>- \$6,000</b>	<b>3.64%</b>	<b>28</b>	<b>68</b>
					<b>Listing DOM: 89</b>
					<b>Property DOM: 89</b>

**\*\* Calculates and removes Offmarket activity in DOM Timeframe**



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Brought To You By: Warren Reynolds, Century 21- Franklin

174 Highwood Drive - Unit 174  
Franklin, MA 02038  
Condo

MLS #: <b>71764731</b>	Status: <b>Sold</b>
List Price: <b>\$197,500</b>	Sale Price: <b>\$187,000</b>
List Date: <b>11/3/2014</b>	Sale Date: <b>1/15/2015</b>
Area:	Off Market Date: <b>1/2/2015</b>
List\$/SqFt: <b>\$176.02</b>	Sold\$/SqFt: <b>\$166.67</b>
Days on Market (Total): <b>60</b>	Days on Market (Office): <b>60</b>



### Property Features

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level <b>1</b>
Master Bath:	Placement: <b>--</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1122 sq.ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail: <b>Yes - Private</b>
# Units: <b>68</b>	Garage: <b>0 --</b>
Elevator:	Parking: <b>2 Assigned</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$230</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	

### Room Descriptions

Room	Level	Size	Features
Dining Room:	<b>1</b>		<b>Flooring - Laminate</b>
Family Room:	<b>1</b>		<b>Fireplace, Flooring - Laminate, Exterior Access, Open Floor Plan</b>
Kitchen:	<b>1</b>		<b>--</b>
Master Bedroom:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Countertops - Stone/Granite/Solid</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full</b>
Laundry:	<b>2</b>		<b>--</b>

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Patio, Storage Shed**  
Facing Direction:  
Heating: **Electric Baseboard**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
Lead Paint: **None**  
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**

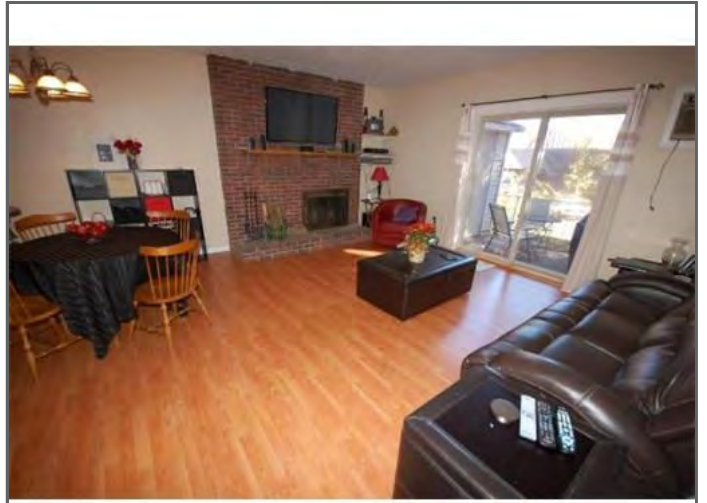
### Remarks

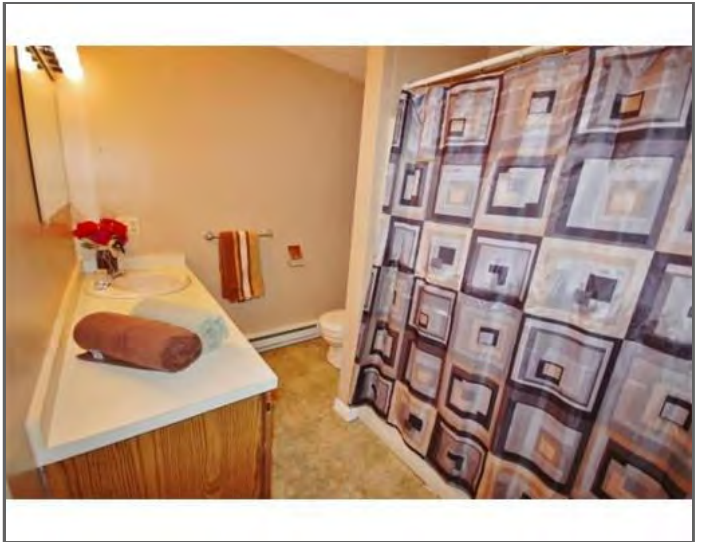
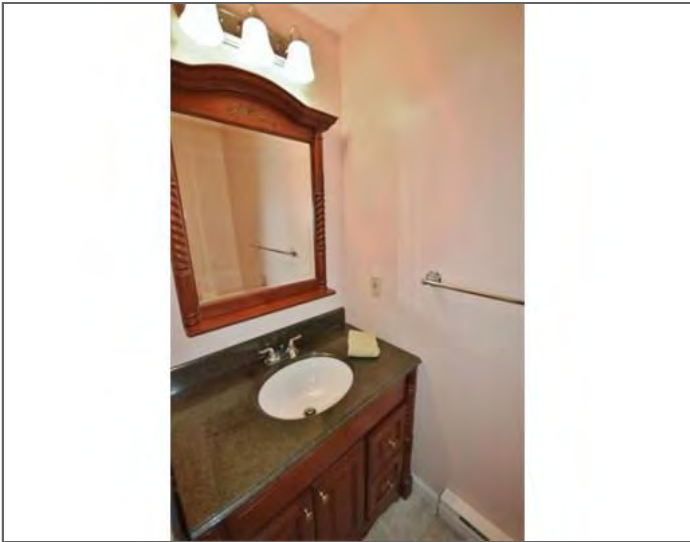
**ONLY UNIT AVAILABLE AT THE DESIRABLE HIGHWOOD III COMPLEX - SPACIOUS 2 BEDROOM - 1.5 BATH TOWNHOUSE UNIT - OPEN DINING AREA INTO FAMILY ROOM - LAMINATE FLOORING - WONDERFUL FLOOR TO CEILING BRICK FIREPLACE - SPACIOUS MASTER BEDROOM - AMPLE CLOSETS - HOLLYWOOD BATHROOM - UPDATED WINDOWS & SLIDER - UPDATED APPLIANCES - UPDATED HALF BATHROOM VANITY - GREAT COMPLEX - PRICE INCLUDES ; WASHER, DRYER , REFRIGERATOR - Easy access to highway, commuter rail, shops, schools, fields, center ,etc - WELL MANAGED CONDO ASSOCIATION - LOW MONTHLY CONDO FEE - CALL TODAY FOR PRIVATE SHOWING - GREAT VALUE!**

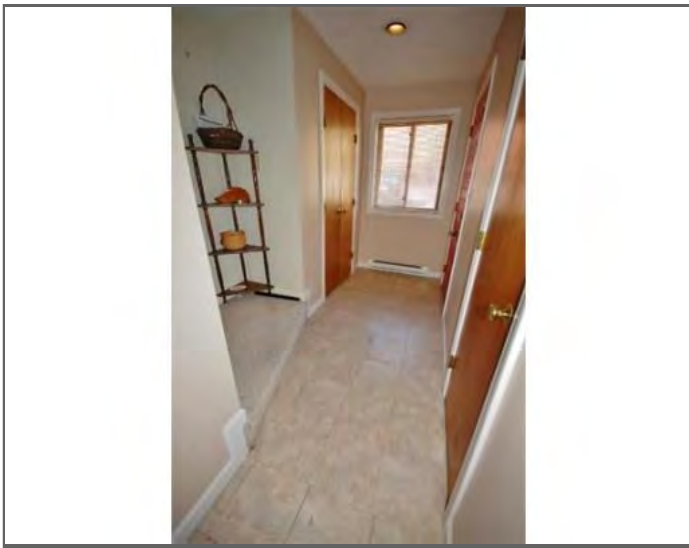
### Tax Information

2014 Taxes: **\$2605.34** Assessment: **\$180,300**  
Pin #:

Cert: Zoning Code: **condo**  
Map: Block: Lot: Book: **24580** Page: **451**







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Brought To You By: Warren Reynolds, Century 21- Franklin

20 Highwood Drive - Unit 20  
Franklin, MA 02038  
Condo

MLS #: **71861936** Status: **Sold**  
List Price: **\$189,900** Sale Price: **\$189,000**  
List Date: **6/22/2015** Sale Date: **8/12/2015**  
Area: Off Market Date: **7/31/2015**  
List\$/SqFt: **\$169.10** Sold\$/SqFt: **\$168.30**  
Days on Market (Total): **39** Days on Market (Office): **39**



### Property Features

Rooms: **5** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level **1**  
Master Bath: **Yes** Placement: **--**  
Fireplaces: **0** Apprx Living Area: **1123 sq.ft.**  
Year Built: **1976** Outdoor Space Avail: **Yes - Common**  
# Units: **59** Garage: **0 --**  
Elevator: Parking: **1 Off-Street, Guest, Paved Driveway**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$336**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>	--	--
Dining Room:	<b>1</b>	--	--
Kitchen:	<b>1</b>	--	--
Master Bedroom:	<b>2</b>	--	--
Bedroom 2:	<b>2</b>	--	--
Bath 1:	<b>1</b>		<b>Bathroom - Half</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - Double Vanity/Sink</b>
Laundry:	<b>2</b>	--	--

### Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**  
Basement: **No**  
Cooling: **Central Air**  
Exclusions: **Tenants personal belongings.**  
Exterior: **Brick**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric**  
Lead Paint: **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

**Great opportunity to own in Franklin! Spacious town house condo unit with central air, most windows replaced, and fully appliance kitchen. Some damage from the winter that has not been repaired including carpet staining and stains on ceilings. Property being sold as is. Owner has not lived in the property for years and does not make any warranties. Currently occupied by tenant.**

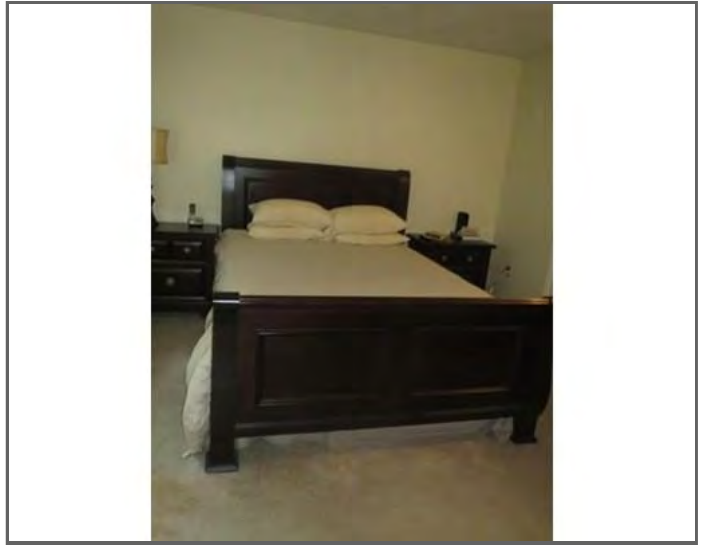
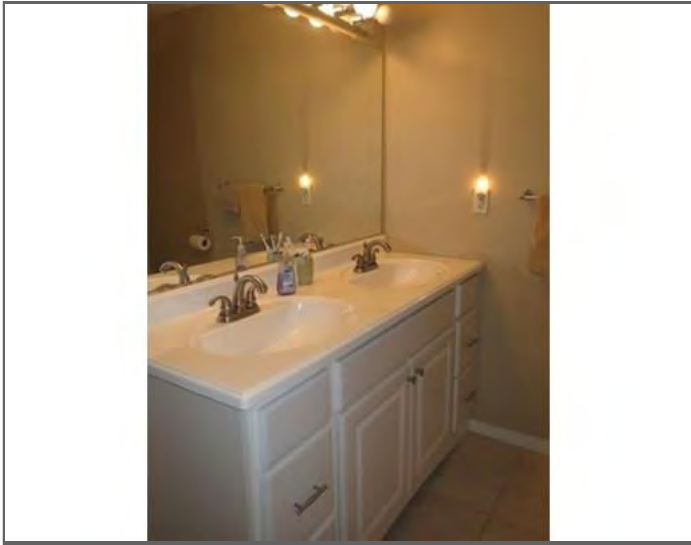
### Tax Information

2015 Taxes: **\$2657.84** Assessment: **\$179,100**  
Pin #:

Cert: Zoning Code: **residentialia**  
Map: Block: Lot: Book: **23670** Page: **115**







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Brought To You By: Warren Reynolds, Century 21- Franklin

132 Highwood Dr - Unit 132  
Franklin, MA 02038-2978  
Condo

MLS #: **71783804** Status: **Sold**  
List Price: **\$194,000** Sale Price: **\$190,000**  
List Date: **1/14/2015** Sale Date: **5/28/2015**  
Area: Off Market Date: **4/3/2015**  
List\$/SqFt: **\$190.76** Sold\$/SqFt: **\$186.82**  
Days on Market (Total): **81** Days on Market (Office): **81**



### Property Features

Rooms: **4** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level **1**  
Master Bath: Placement: **End, Ground, Walkout, Garden**  
Fireplaces: **1** Apprx Living Area: **1017 sq.ft.**  
Year Built: **1986** Outdoor Space Avail: **Yes - Private**  
# Units: **68** Garage: **0 --**  
Elevator: **No** Parking: **2 Assigned, Guest**  
Handicap Access/Features: **Unknown**  
Association: **Yes** Fee: **\$235**  
Fee Includes: **Landscaping, Snow Removal, Refuse Removal**

### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Wall to Wall Carpet, Cable Hookup, Slider</b>
Dining Room:	<b>1</b>		--
Kitchen:	<b>1</b>		<b>Flooring - Laminate</b>
Master Bedroom:	<b>1</b>		<b>Closet - Linen, Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Flooring - Laminate</b>
Laundry:	<b>1</b>		--

### Features & Other Information

Appliances: **Range, Wall Oven, Dishwasher, Refrigerator**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Patio, Storage Shed, Professional Landscaping**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
Lead Paint: **None**  
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**

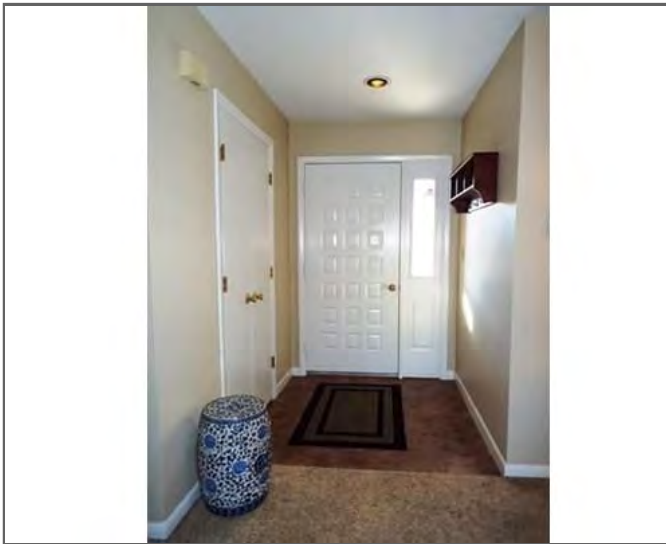
### Remarks

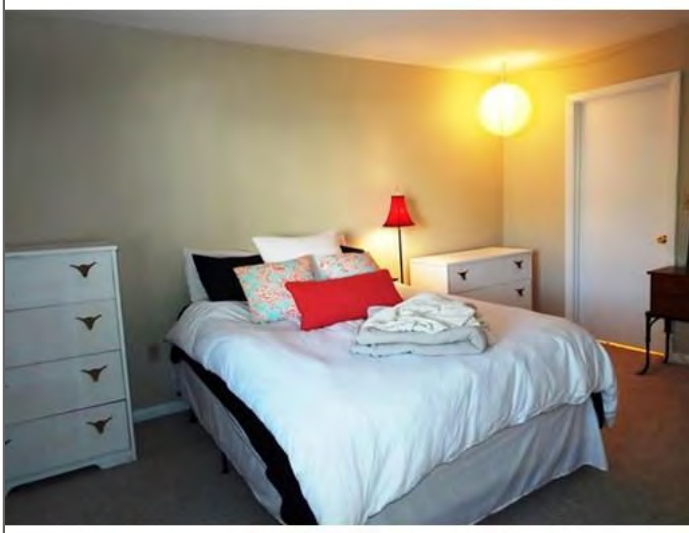
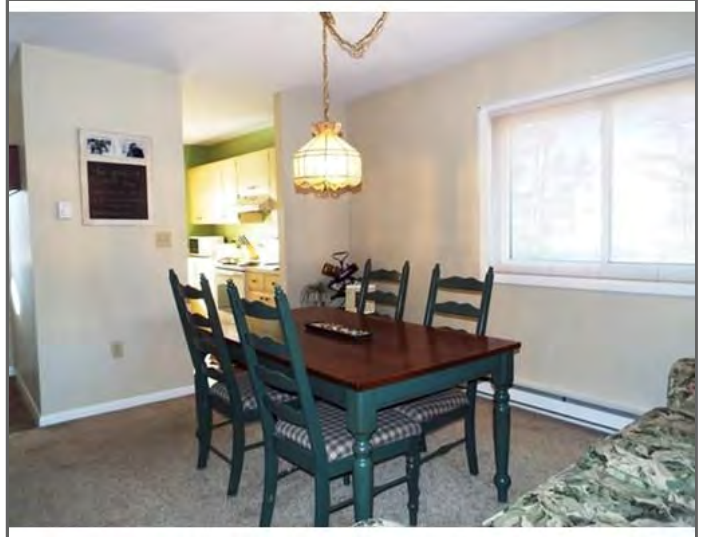
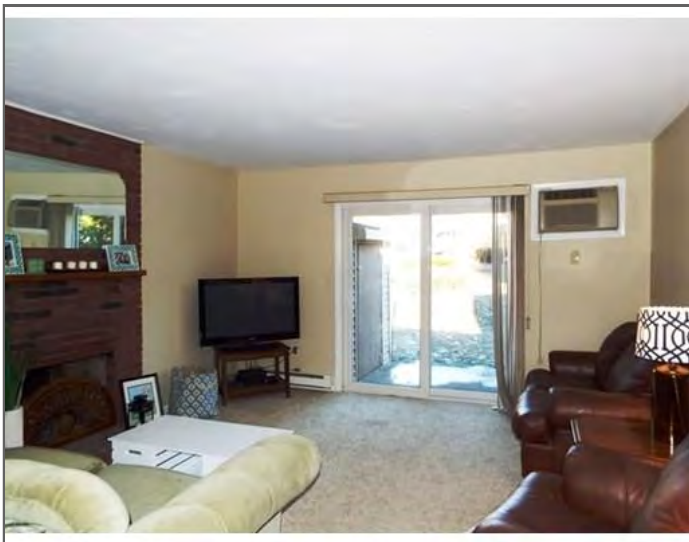
**Spacious ranch style end unit in the fantastic Highwood complex in desirable Franklin, MA. Move in ready! Perfect for a first-time homebuyer or someone looking for single level living. Open concept dining room and fireside living room. Great commuter location, MBTA commuter rail, close to town, restaurants and shopping. Pets allowed! Easy to show!**

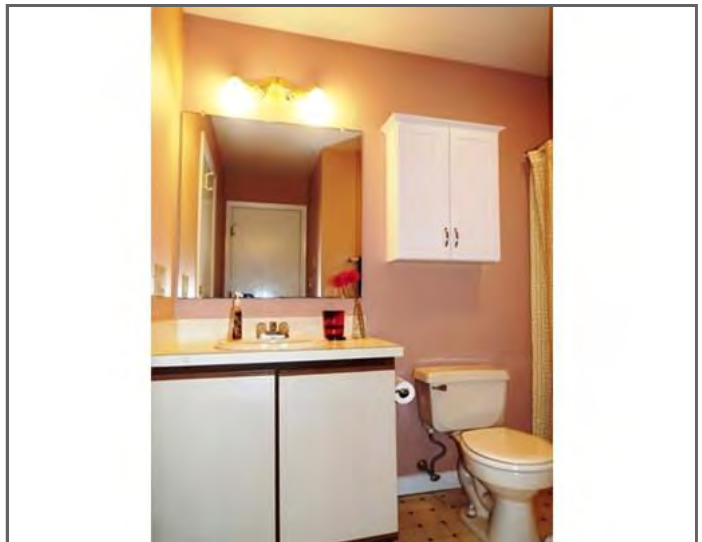
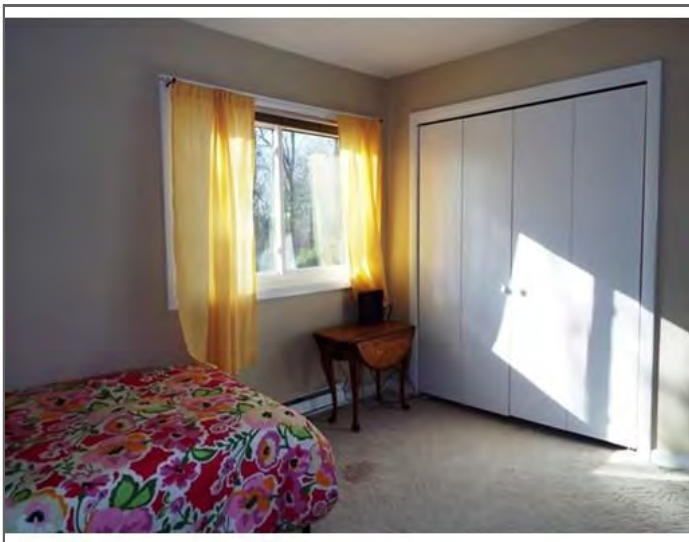
### Tax Information

2014 Taxes: **\$2402** Assessment: **\$166,200**  
Pin #: **M:270 L:043-017**

Cert: Zoning Code: **Condo**  
Map: Block: Lot: Book: **6999** Page: **60**







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Brought To You By: Warren Reynolds, Century 21- Franklin

142 Highwood Dr - Unit 142  
Franklin, MA 02038-2979  
Condo

MLS #: <b>71906889</b>	Status: <b>Sold</b>
List Price: <b>\$204,900</b>	Sale Price: <b>\$190,000</b>
List Date: <b>9/17/2015</b>	Sale Date: <b>12/15/2015</b>
Area:	Off Market Date: <b>10/27/2015</b>
List\$/SqFt: <b>\$182.62</b>	Sold\$/SqFt: <b>\$169.34</b>
Days on Market (Total): <b>40</b>	Days on Market (Office): <b>40</b>



### Property Features

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level <b>1</b>
Master Bath:	Placement: <b>--</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1122 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>68</b>	Garage: <b>0 --</b>
Elevator:	Parking: <b>2 Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$235</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	

### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>16x14</b>	--
Kitchen:	<b>1</b>	<b>10x7</b>	--
Master Bedroom:	<b>2</b>	<b>14x12</b>	--
Bedroom 2:	<b>2</b>	<b>13x12</b>	--
Bath 1:	<b>2</b>	<b>10x8</b>	<b>Bathroom - Full</b>
Bath 2:	<b>1</b>	<b>4x5</b>	<b>Bathroom - Half</b>
Laundry:	<b>B</b>	<b>20x20</b>	--

### Features & Other Information

Basement: **Yes**  
Construction: **Frame**  
Cooling: **None**  
Electric: **Circuit Breakers, 100 Amps**  
Exclusions:  
Facing Direction:  
Heating: **Electric Baseboard**  
Hot Water: **Electric**  
Lead Paint: **Unknown**  
Pets Allowed: **Yes w/ Restrictions**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Short Sale w/Lndr.App Req: **No**  
Lender Owned: **Yes**

### Remarks

**Nice Townhouse style condominium in Highwood III complex. Features fireplaced living room, freshly painted interior, 1 1/2 baths, full walk out basement, deck & balcony overlooking private area. Great location only a few minutes from Route 495. Please ask agent about "Ready Buyer Program". Easy show!**

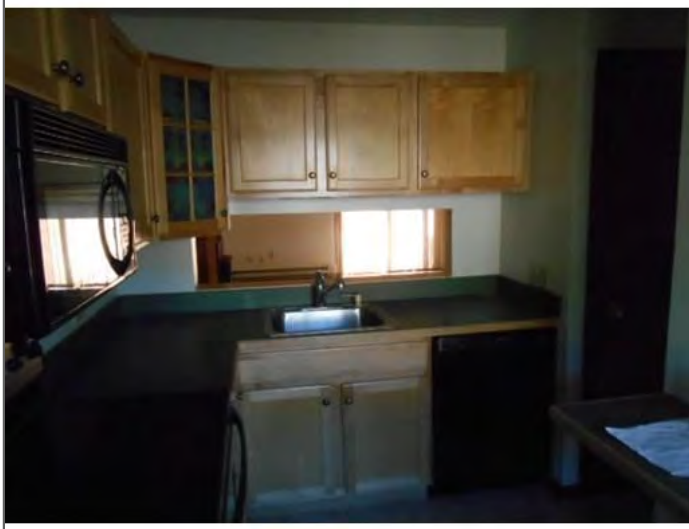
### Tax Information

2015 Taxes: **\$2668.23** Assessment: **\$179,800**

Cert: Zoning Code: **RES**

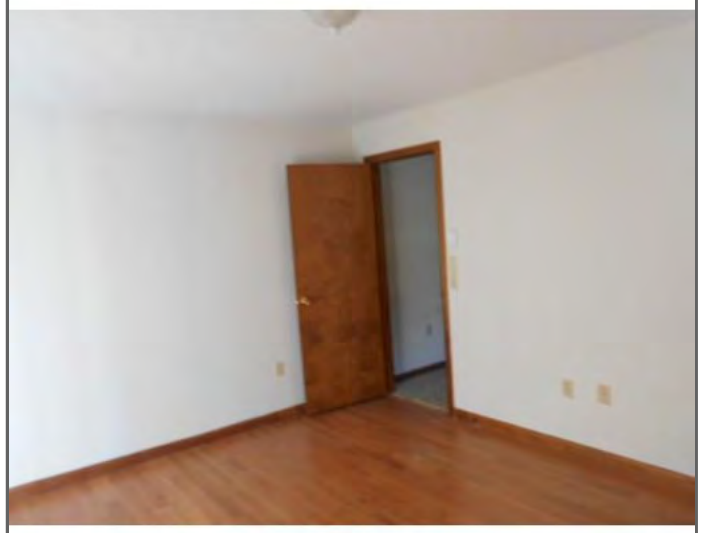
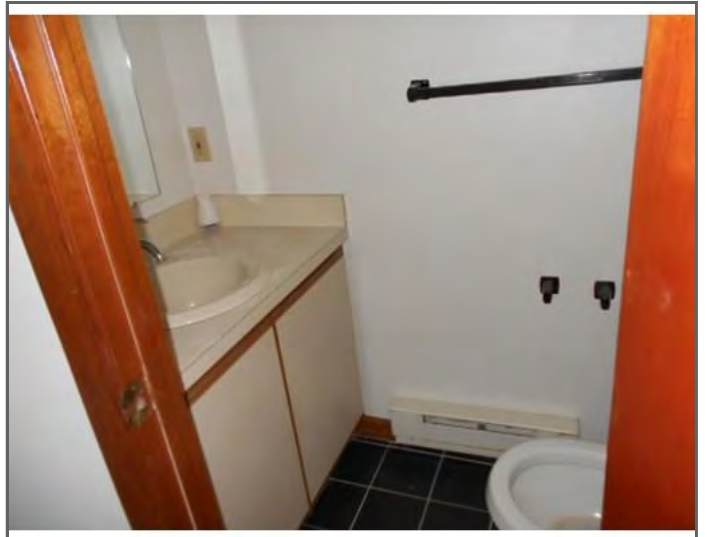
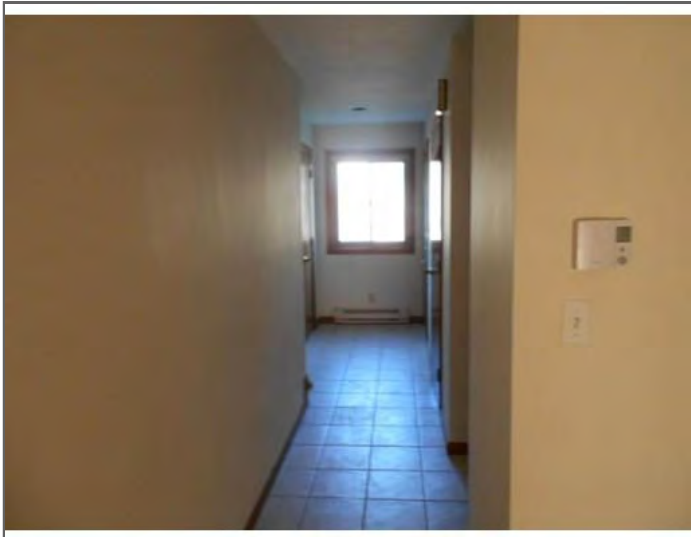
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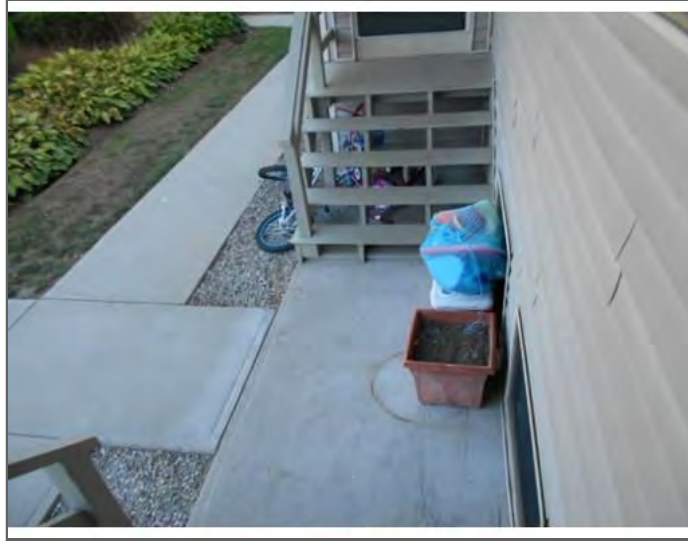
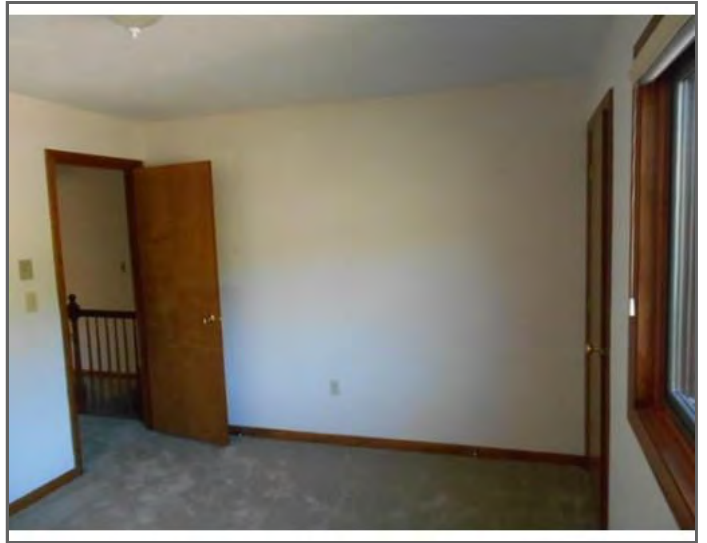
Map: **259** Block: Lot: **005-00** Book: **7400** Page: **596**











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Brought To You By: Warren Reynolds, Century 21- Franklin

100 Highwood Drive - Unit 100  
Franklin, MA 02038  
Condo

MLS #: <b>71905279</b>	Status: <b>Sold</b>
List Price: <b>\$209,900</b>	Sale Price: <b>\$202,500</b>
List Date: <b>9/16/2015</b>	Sale Date: <b>12/10/2015</b>
Area:	Off Market Date: <b>10/27/2015</b>
List\$/SqFt: <b>\$186.91</b>	Sold\$/SqFt: <b>\$180.32</b>
Days on Market (Total): <b>43</b>	Days on Market (Office): <b>43</b>



### Property Features

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level <b>1</b>
Master Bath:	Placement: <b>Street, Middle, Walkout</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1123 sq.ft.</b>
Year Built: <b>1981</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>56</b>	Garage: <b>0 --</b>
Elevator: <b>No</b>	Parking: <b>2 Deeded</b>

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

### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Ceiling Fan(s), Flooring - Hardwood, French Doors, Cable Hookup, Exterior Access, Recessed Lighting</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>
Master Bedroom:	<b>2</b>		<b>Ceiling Fan(s), Closet, Flooring - Hardwood</b>
Bedroom 2:	<b>2</b>		<b>Closet - Walk-in, Flooring - Hardwood</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup</b>

### Features & Other Information

Appliances: **Wall Oven, Dishwasher, Microwave, Refrigerator**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Electric: **150 Amps**  
Exclusions:  
Exterior: **Wood**  
Exterior Features: **Patio, Storage Shed**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
Lead Paint: **Unknown**  
Pets Allowed: **Yes w/ Restrictions**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water, Individual Meter**  
Waterfront: **No** Water View: **No**  
Short Sale w/Lndr.App.Req: **No**  
Lender Owned: **No**

### Remarks

**Live in the heart of Franklin with easy access to everything this wonderful town has to offer. This spacious 2 bedroom 1.5 bath town home is made for easy living. Huge living room with beautiful brick fireplace and french doors out to your private patio, storage shed and pretty wooded backyard. Hardwoods galore and tiled kitchen and baths, two large bedrooms and 2nd floor laundry make this the perfect place to call home! Open house Sunday October 4th from 12:00 to 1:00 PM.**

### Tax Information

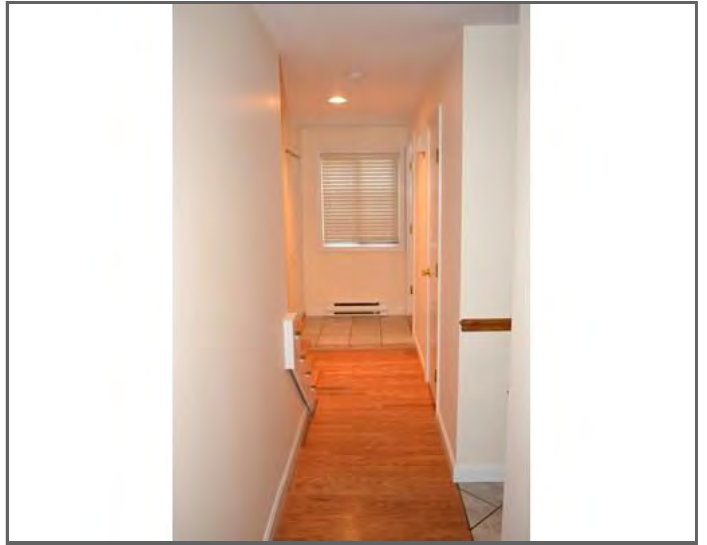
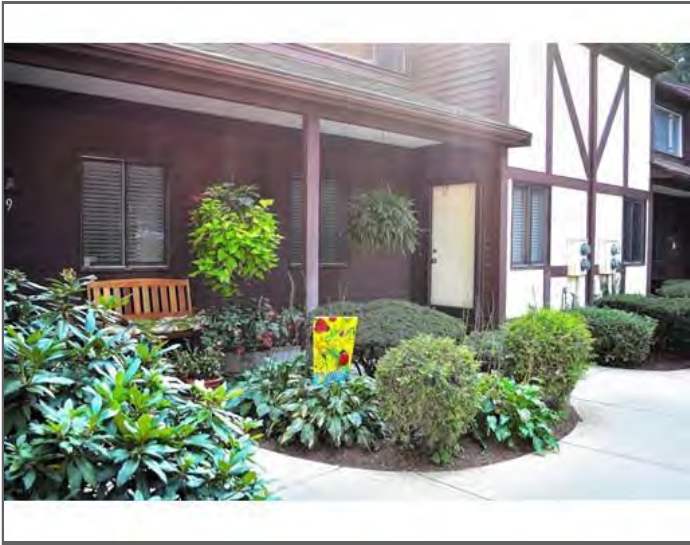
**2015** Taxes: **\$2687** Assessment: **\$181,100**  
Pin #:

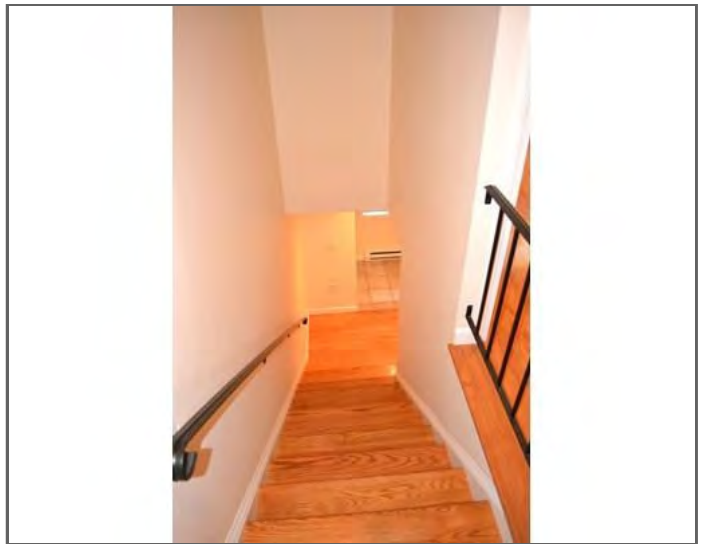
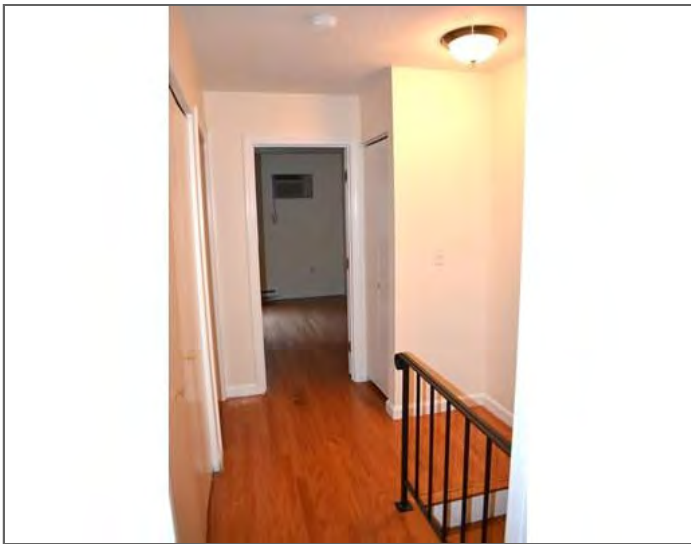
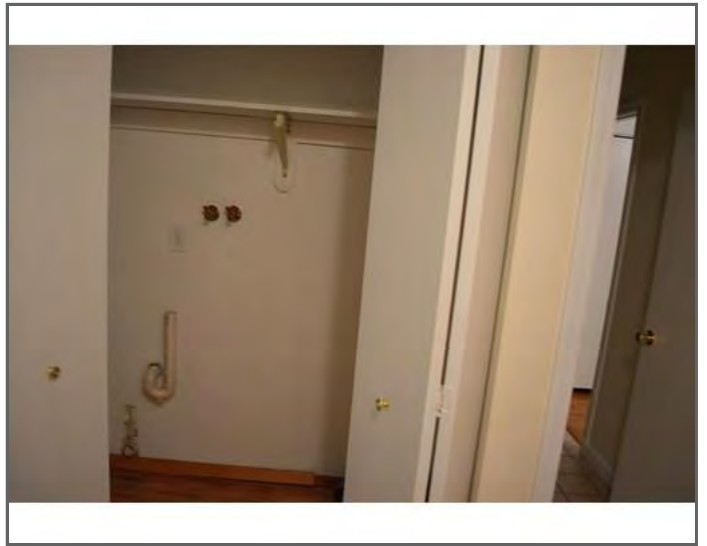
Cert: Zoning Code: **RES**  
Map: Block: Lot: Book: **30721** Page: **88**

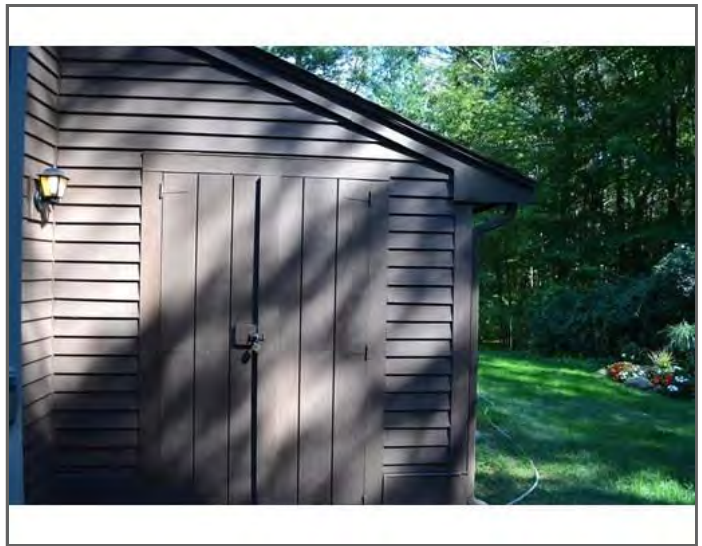
**Price Change History for 71905279**  
**100 Highwood Drive U:100, Franklin, MA 02038**

<b>Date</b>		<b>Amount</b>	<b>%</b>	<b>DOM to PCG</b>	<b>DOM of PCG</b>
<b>9/16/2015</b>	<b>Listed for: \$219,900</b>				<b>0</b>
9/28/2015	Price Changed to: <b>\$209,900</b>	<b>- \$10,000</b>	<b>4.55%</b>	<b>12</b>	<b>12</b>
					<b>Listing DOM: 43</b>
					<b>Property DOM: 43</b>

**\*\* Calculates and removes Offmarket activity in DOM Timeframe**







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**65 Highwood Drive - Unit 65**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>71871985</b>	Status: <b>Sold</b>
List Price: <b>\$209,900</b>	Sale Price: <b>\$209,900</b>
List Date: <b>7/12/2015</b>	Sale Date: <b>10/30/2015</b>
Area:	Off Market Date: <b>9/21/2015</b>
List\$/SqFt: <b>\$146.58</b>	Sold\$/SqFt: <b>\$146.58</b>
Days on Market (Total): <b>71</b>	Days on Market (Office): <b>71</b>



**Property Features**

Rooms: <b>6</b>	Style: <b>Mid-Rise</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level <b>2</b>
Master Bath:	Placement: <b>Upper</b>
Fireplaces: <b>0</b>	Apprx Living Area: <b>1432 sq.ft.</b>
Year Built: <b>1982</b>	Outdoor Space Avail: <b>Yes - Private</b>
# Units: <b>56</b>	Garage: <b>0 --</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$286</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal</b>	

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>3</b>		<b>Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Balcony / Deck, Balcony - Exterior, Main Level, Cable Hookup, Exterior Access, Open Floor Plan, Remodeled, Slider</b>
Dining Room:	<b>3</b>		<b>Flooring - Laminate, Main Level, Open Floor Plan</b>
Kitchen:	<b>3</b>		<b>Flooring - Laminate, Main Level, Stainless Steel Appliances</b>
Master Bedroom:	<b>3</b>		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony / Deck, Balcony - Exterior, Main Level</b>
Bedroom 2:	<b>3</b>		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>4</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>3</b>		<b>Bathroom - Full, Bathroom - With Tub, Flooring - Vinyl, Main Level</b>
Laundry:	<b>3</b>		<b>Main Level</b>
Loft:	<b>4</b>		<b>Flooring - Wall to Wall Carpet, Open Floor Plan</b>

**Features & Other Information**

Appliances: <b>Range, Dishwasher, Microwave</b>
Basement: <b>No</b>
Construction: <b>Frame</b>
Cooling: <b>Wall AC</b>
Electric: <b>Circuit Breakers</b>
Exclusions:
Exterior: <b>Clapboard, Wood</b>
Exterior Features: <b>Porch - Enclosed</b>
Facing Direction:
Heating: <b>Electric Baseboard</b>
Hot Water: <b>Electric</b>
Interior Features: <b>Cable Available</b>
Lead Paint: <b>Unknown</b>
Pets Allowed: <b>Yes w/ Restrictions</b>
Sewer Utilities: <b>City/Town Sewer</b>
Water Utilities: <b>City/Town Water</b>
Waterfront: <b>No</b>
Short Sale w/Lndr.App Req: <b>No</b>
Lender Owned: <b>No</b>

**Remarks**

Welcome home to this rare 3 bedroom 2 level condo unit at Highwood II. Perfect for entertaining, this condo features open concept living at its finest. This unique floor plan features an over sized living room with cathedral ceiling, separate dining area, and a sliding glass door leading to your private balcony. Renovated kitchen with stainless steel appliances, large master bedroom with 2 double closets, ceiling fan, and a sliding glass door with access to the balcony. Recently renovated full bathroom with access from both the master bedroom and from the main living area, and a generous sized 2nd bedroom with ceiling fan. Second level features an open loft area perfect for a home office / study and an additional 3rd bedroom. Completely renovated throughout with new carpeting, fresh paint, a rear deck overlooking a private wooded area, bonus storage closet, and laundry in unit.

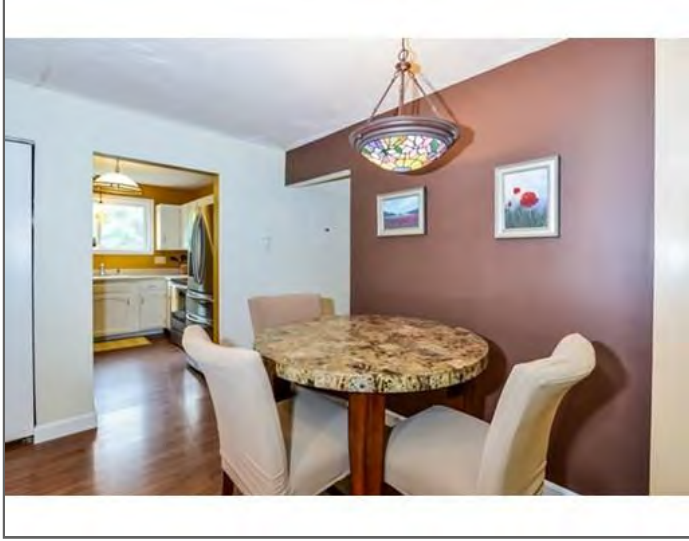
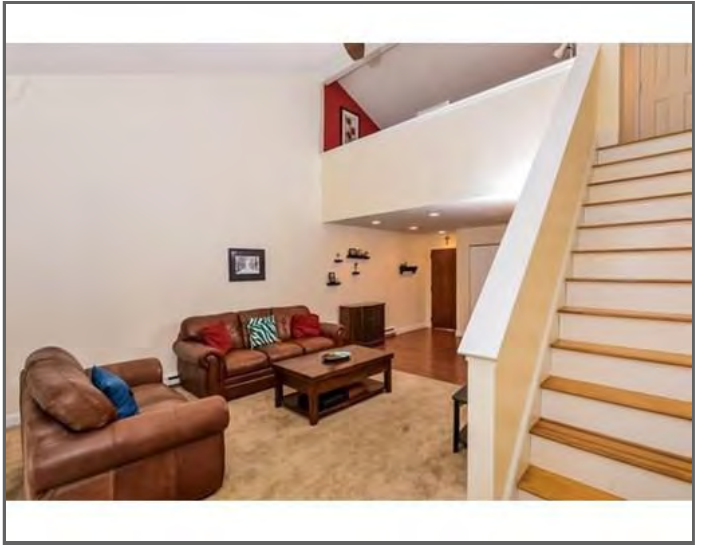
**Tax Information**

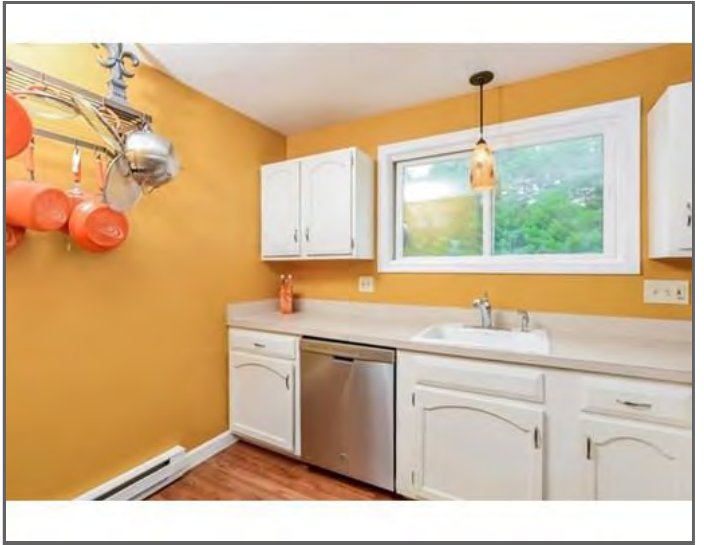
2015 Taxes: <b>\$2276.46</b>	Assessment: <b>\$153,400</b>	Cert:     Zoning Code: <b>res</b>
Pin #:		Map:   Block:   Lot:   Book: <b>27322</b> Page: <b>207</b>

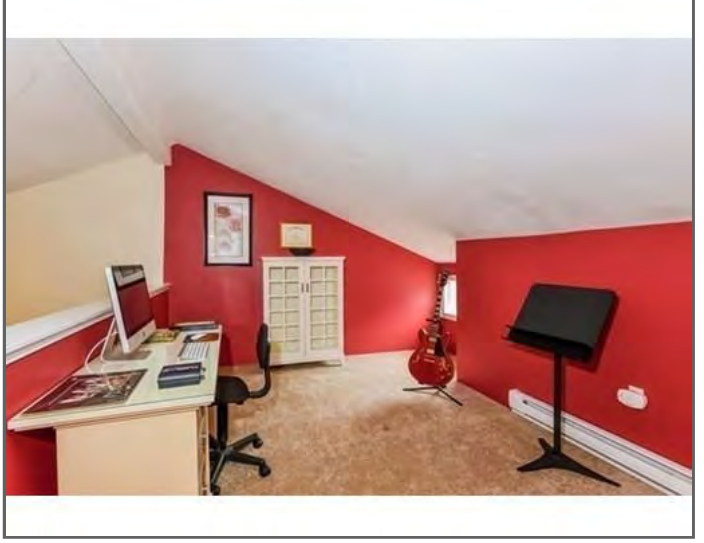
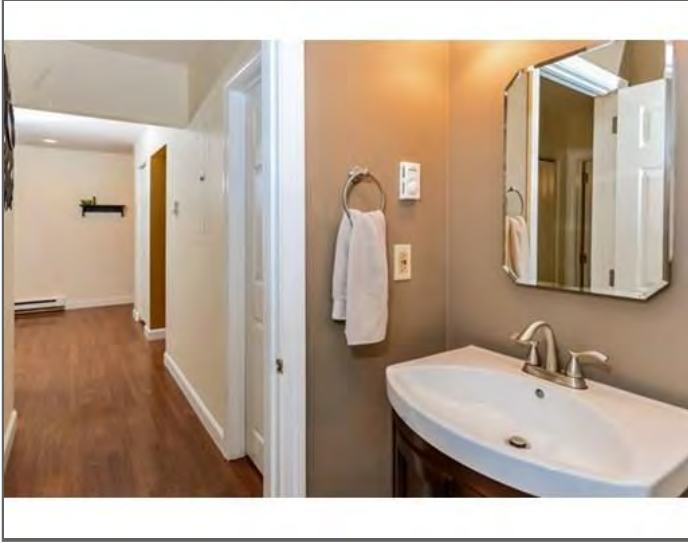
**Price Change History for 71871985**  
**65 Highwood Drive U:65, Franklin, MA 02038**

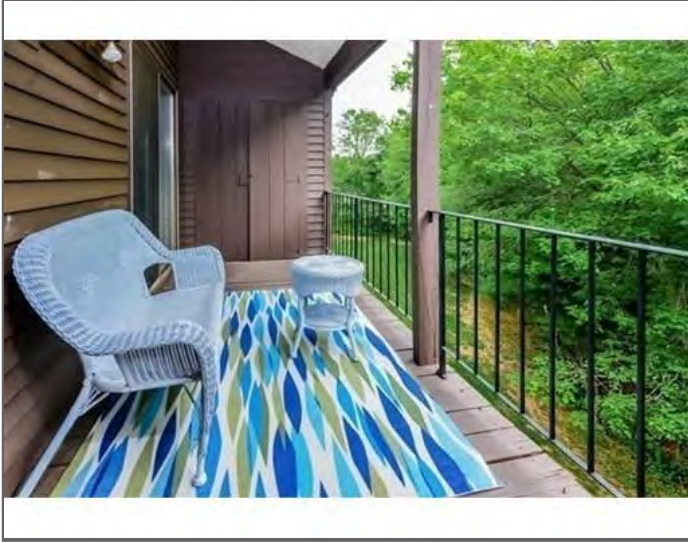
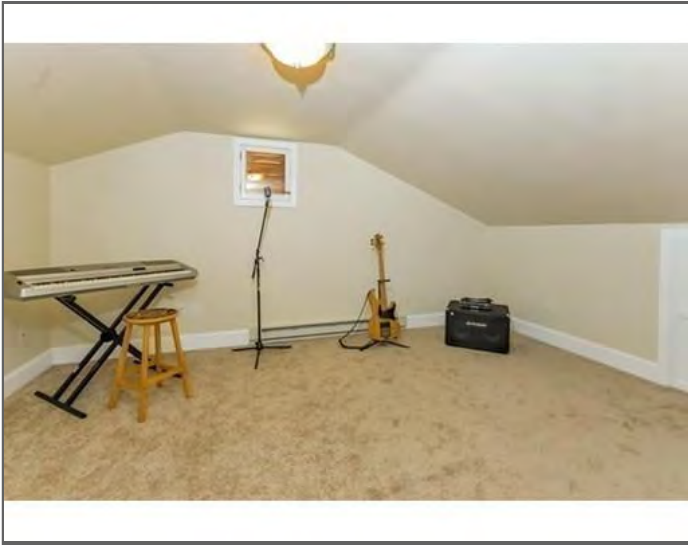
<b>Date</b>		<b>Amount</b>	<b>%</b>	<b>DOM to PCG</b>	<b>DOM of PCG</b>
<b>7/12/2015</b>	<b>Listed for: \$219,900</b>				<b>0</b>
8/12/2015	Price Changed to: <b>\$209,900</b>	<b>- \$10,000</b>	<b>4.55%</b>	<b>31</b>	<b>31</b>
					<b>Listing DOM: 71</b>
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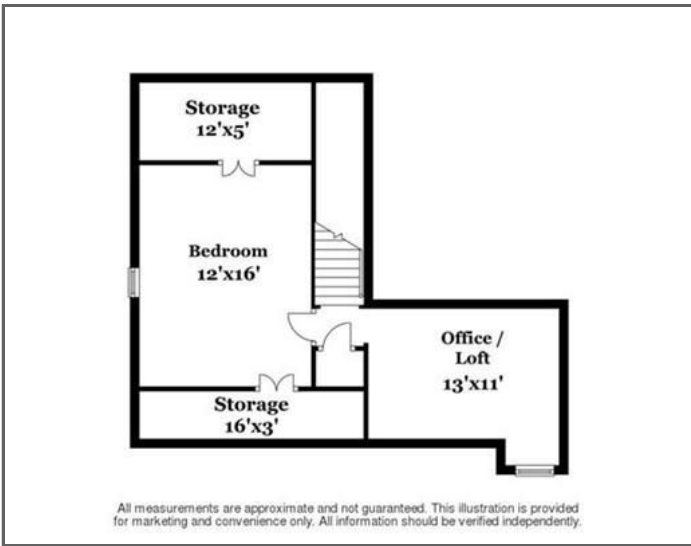
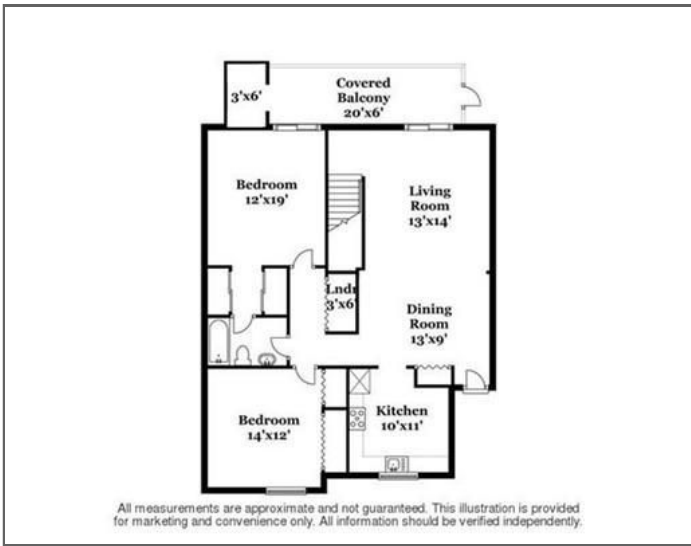
**\*\* Calculates and removes Offmarket activity in DOM Timeframe**











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Brought To You By: Warren Reynolds, Century 21- Franklin

171 Highwood Drive - Unit 171  
Franklin, MA 02038  
Condo

MLS #: <b>71785927</b>	Status: <b>Sold</b>
List Price: <b>\$217,000</b>	Sale Price: <b>\$215,000</b>
List Date: <b>1/20/2015</b>	Sale Date: <b>4/24/2015</b>
Area:	Off Market Date: <b>2/24/2015</b>
List\$/SqFt: <b>\$149.24</b>	Sold\$/SqFt: <b>\$147.87</b>
Days on Market (Total): <b>35</b>	Days on Market (Office): <b>35</b>



### Property Features

Rooms: <b>5</b>	Style: <b>Townhouse, Attached</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 0h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1454 sq.ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>68</b>	Garage: <b>0 --</b>
Elevator:	Parking: <b>2 Assigned</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$274</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal</b>	

### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Wall to Wall Carpet, Exterior Access, Open Floor Plan, Slider, Sunken</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Family Room:	<b>1</b>		<b>Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Window(s) - Picture</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Pantry</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture</b>
Bedroom 2:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet, Window(s) - Picture</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - Tiled With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>--</b>

### Features & Other Information

Appliances: **Range, Dishwasher**  
Basement: **No**  
Construction: **Frame**  
Cooling: **None**  
Exclusions: **Refrigerator, washer, dryer**  
Exterior: **Wood**  
Exterior Features: **Patio**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric**  
Lead Paint: **Unknown**  
Pets Allowed: **Yes**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water, Individual Meter**  
Waterfront: **No** Water View: **No**  
Short Sale w/Lndr.App Req: **No**  
Lender Owned: **No**

### Remarks

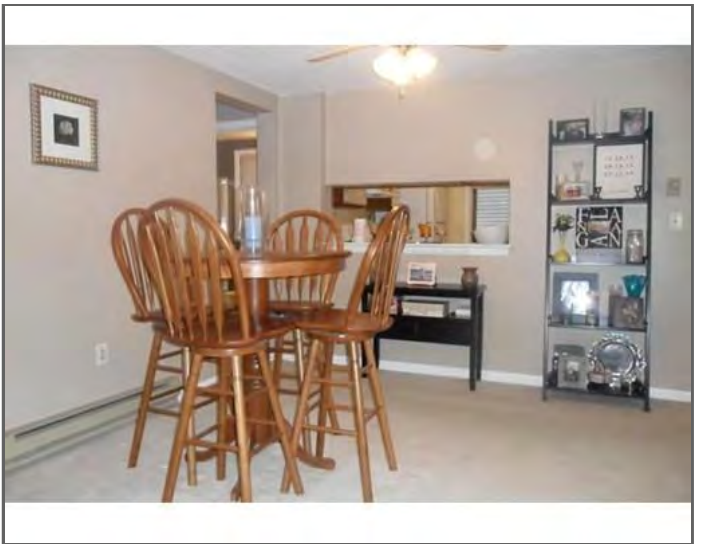
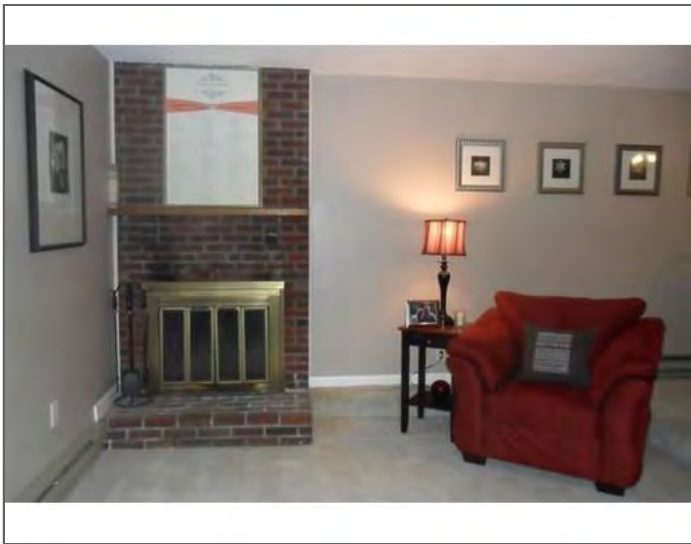
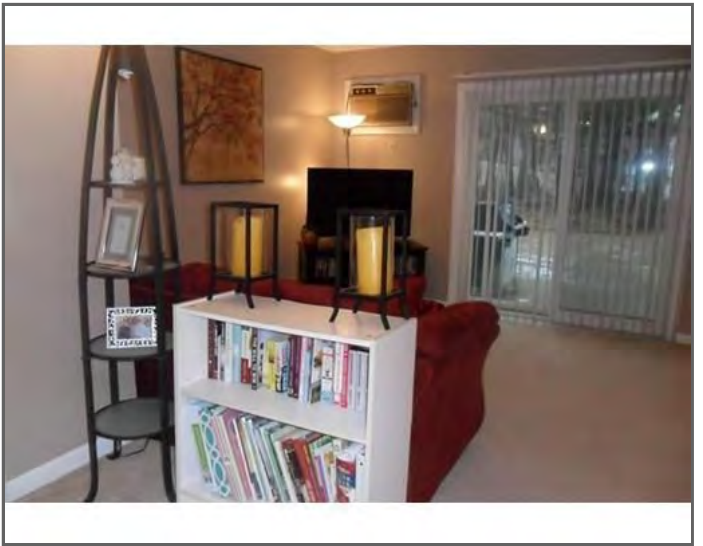
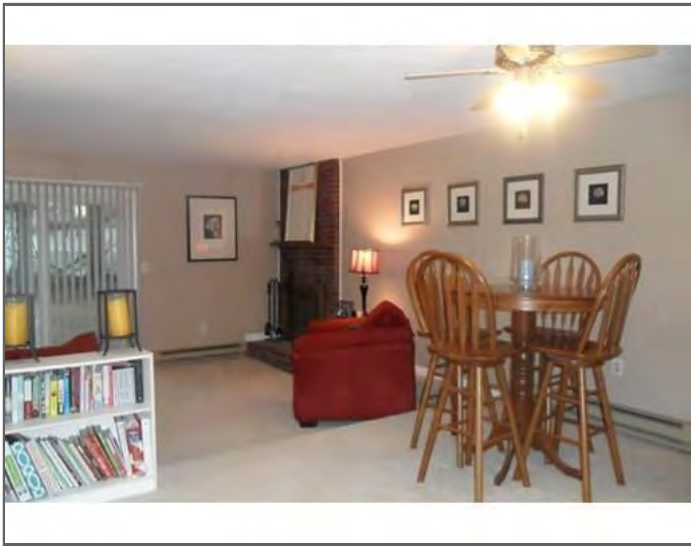
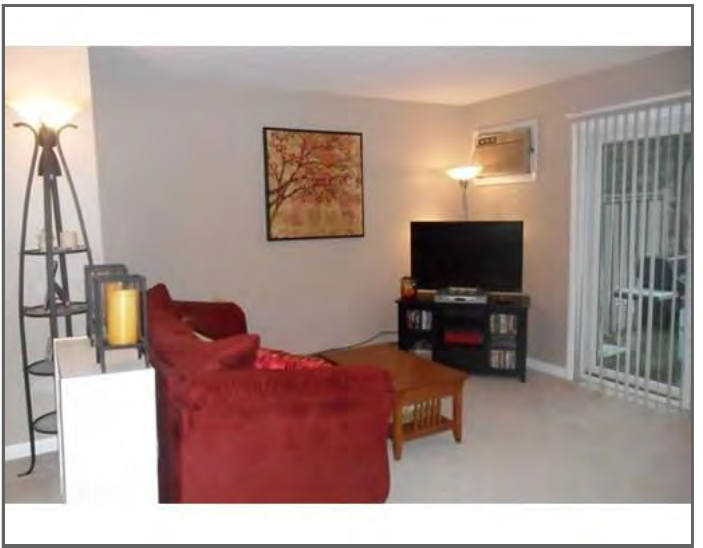
Come view this pristine end unit townhouse located in the heart of Franklin. Spacious fireplaced living room with a separate dining area, carpeting and a newer slider leading out to the private rear patio. Beautiful cathedral ceiling family room with a picture window-this bonus room has a large closet and could be used as a bedroom. Good size kitchen with ceramic flooring, pantry, stove and dishwasher. The first level also features a full bath! Two large bedrooms on the second level-the master bedroom has a full bath and the laundry area is also located upstairs. New hot water heater in November-2014-Three picture windows replaced. New venting for the dryer in September 2014 and the fireplace was inspected in November. This home is a gem and won't last long-excellent commuter location!!!

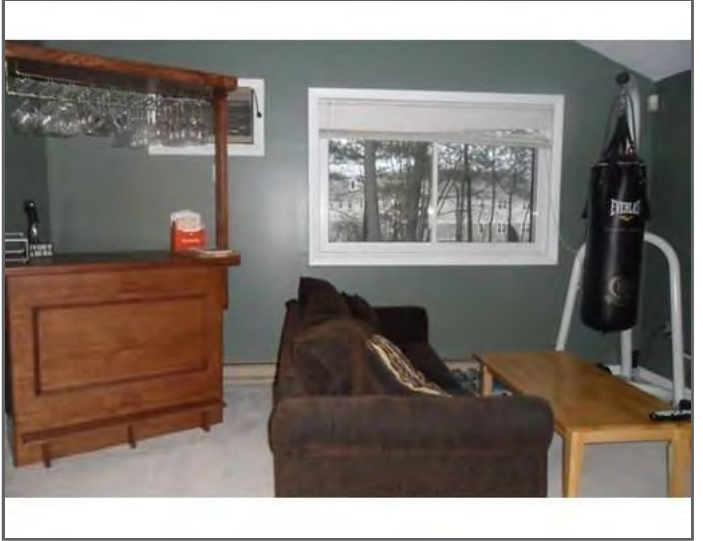
### Tax Information

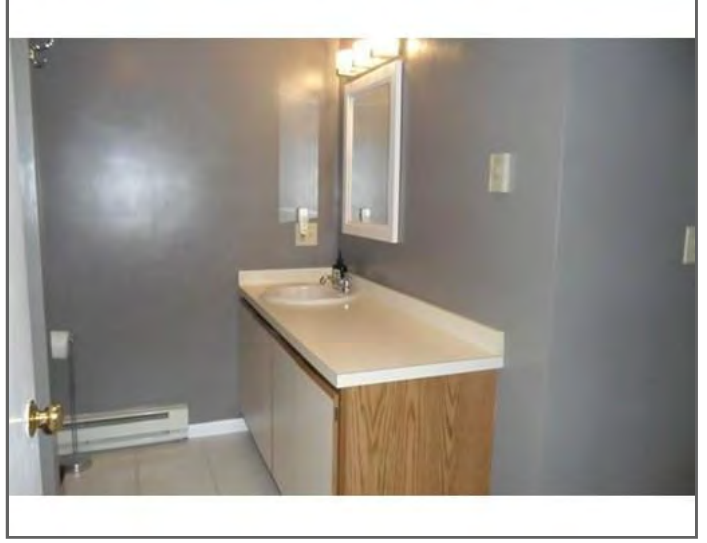
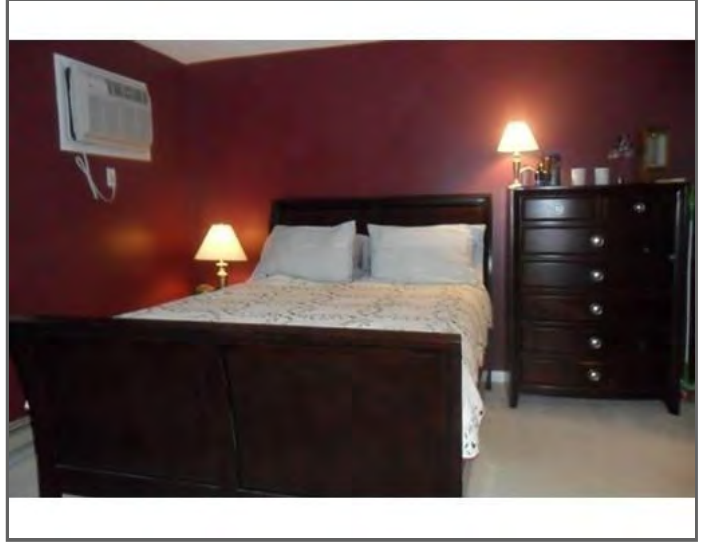
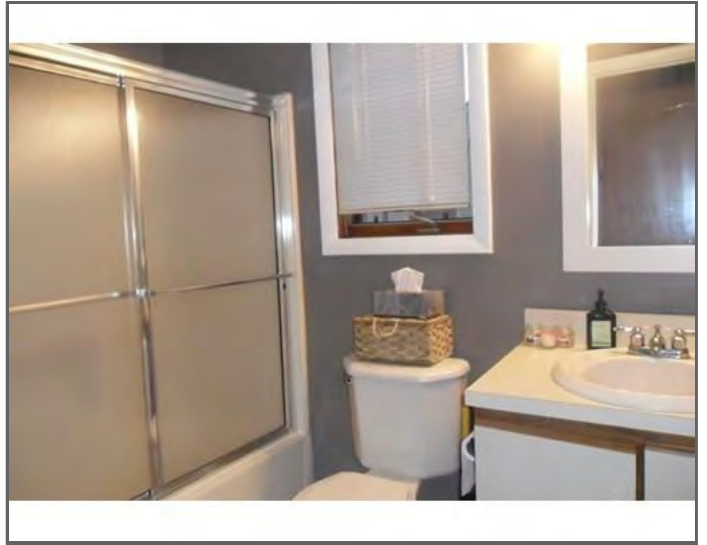
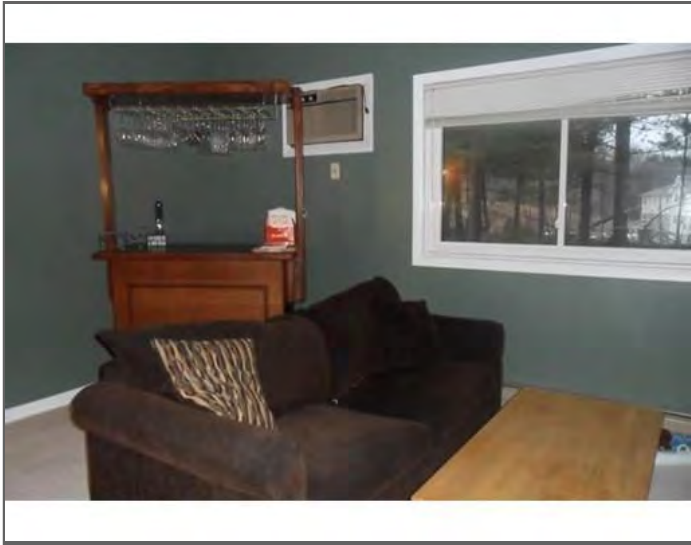
2014 Taxes: **\$2817.75** Assessment: **\$195,000**  
Pin #:

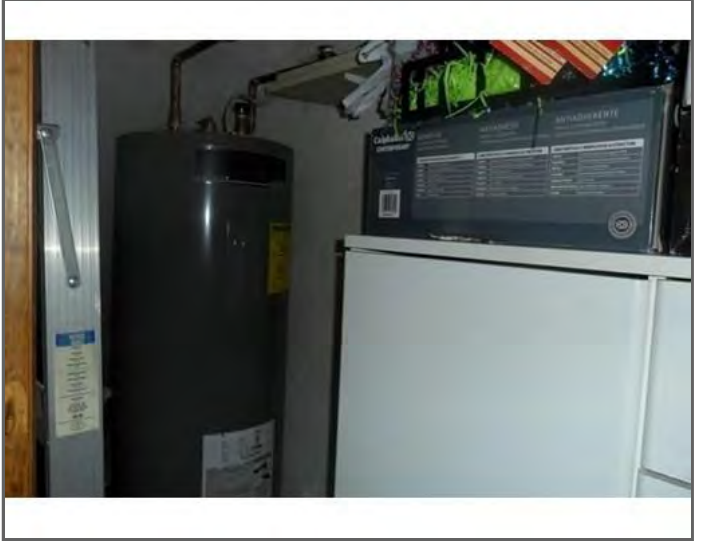
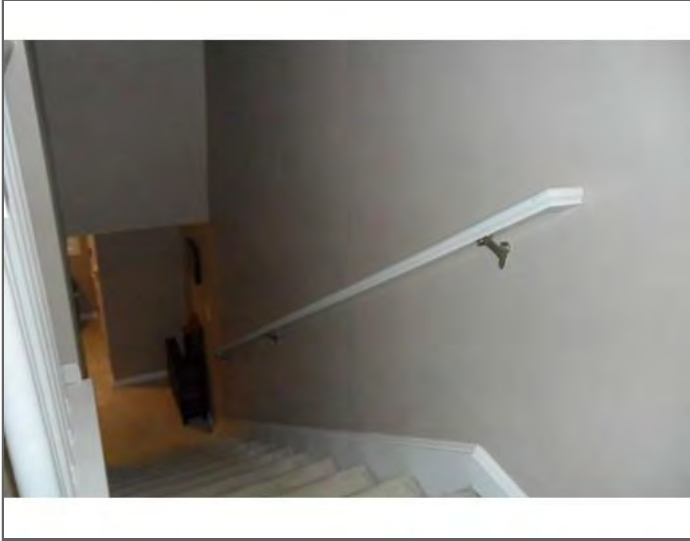
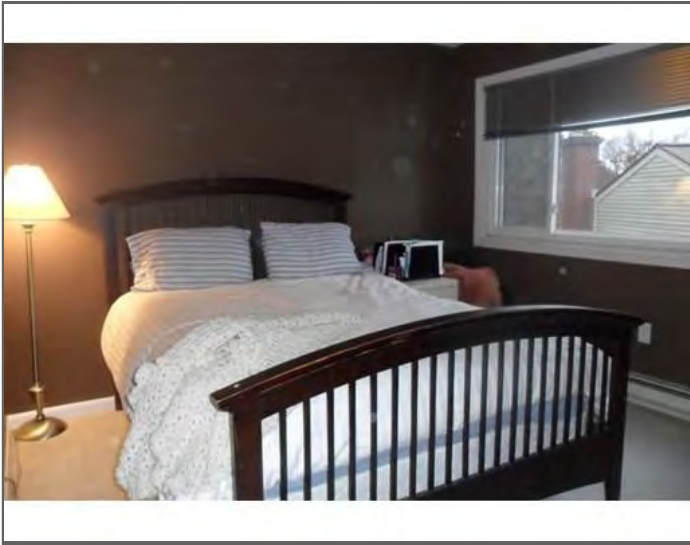
Cert: Zoning Code: **RES**  
Map: Block: Lot: Book: **27029** Page: **383**













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