

**7 APPLEWOOD LANE - Unit 7**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>71740552</b>	Status: <b>Sold</b>
List Price: <b>\$289,900</b>	Sale Price: <b>\$289,900</b>
List Date: <b>9/9/2014</b>	Sale Date: <b>3/27/2015</b>
Area:	Off Market Date: <b>3/27/2015</b>
List\$/SqFt: <b>\$143.09</b>	Sold\$/SqFt: <b>\$143.09</b>
Days on Market (Total): <b>198</b>	Days on Market (Office): <b>198</b>

### Property Features

Rooms: <b>6</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Middle</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>2026 sq.ft.</b>
Year Built: <b>1988</b>	Outdoor Space Avail:
# Units: <b>56</b>	Garage: <b>1 Attached</b>
Elevator:	Parking: <b>2 Off-Street, Paved Driveway</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$436</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court</b>	



### Room Descriptions

Room	Level	Size	Features
Dining Room:	<b>1</b>	--	
Family Room:	<b>1</b>	--	
Kitchen:	<b>1</b>	--	
Master Bedroom:	<b>2</b>	--	
Bedroom 2:	<b>2</b>	--	
Laundry:	<b>B</b>	--	
Office:	<b>1</b>	--	

### Features & Other Information

Basement: **Yes**  
Cooling: **Central Air**  
Exclusions: **Washer, Dryer, Refrig. and Pool Table all negot.**  
Exterior Features: **Deck, Professional Landscaping**  
Facing Direction:  
Heating: **Gas**  
Interior Features: **Cable Available**  
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: **No**

### Remarks

**WELCOME TO CHESTNUT RIDGE ! GREAT LOCATION! SPACIOUS TOWNHOUSE UNIT FEATURING OVERSIZED KITCHEN, DINING ROOM W/ HARDWOOD FLOOR / NEW PAINT, SUNKEN FIREPLACED FAMILY ROOM W/ DOUBLE SLIDERS TO DECK W/ PRIVACY/BONUS ROOM OFF FAMILY ROOM WHICH CAN BE USED AS A DEN/OFFICE/BEDROOM / NEW PAINT IN KIT./FRM/DRM/DEN & FOYER! 2ND FLOOR INCLUDES CATHEDRAL MASTER BEDROOM W/ MASTER BATH AND SECOND BEDROOM W/ FULL BATH. OVERSIZED WALK-IN CLOSETS / FULL WALK-OUT BASEMENT/ CENTRAL AIR AND ONE CAR GARAGE. CHESTNUT RIDGE OFFERS A BEAUTIFUL IN-GROUND SWIMMING POOL AND TENNIS COURTS. CLOSE TO TOWN, BOSTON TRAIN STATION & SHOPPING. IDEAL LOCATION!**

### Tax Information

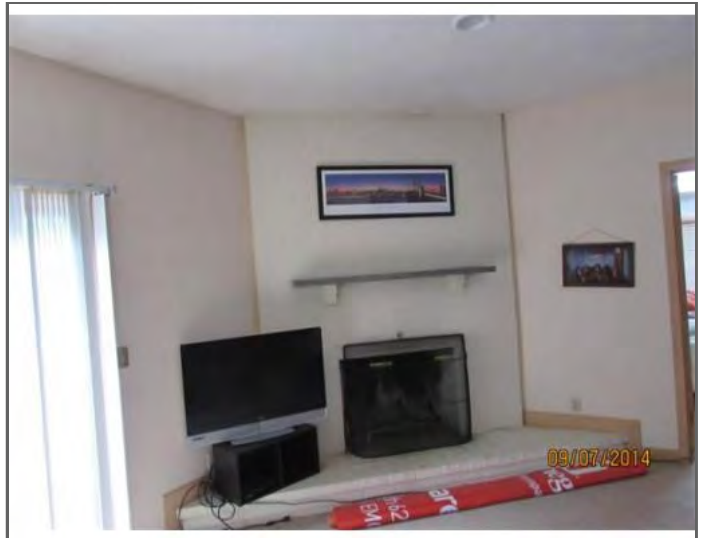
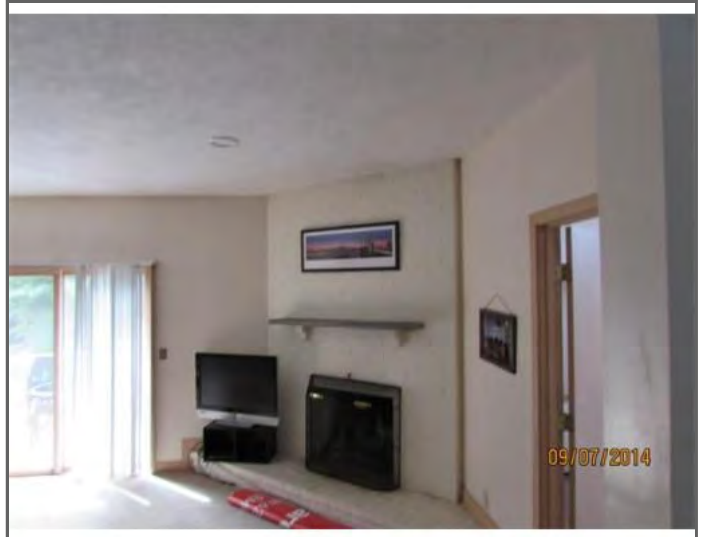
**2014 Taxes: \$3652**    **Assessment: \$252,700**  
Pin #:

Cert:    Zoning Code: **RES.**  
Map:    Block:    Lot:    Book: **27701**    Page: **369**

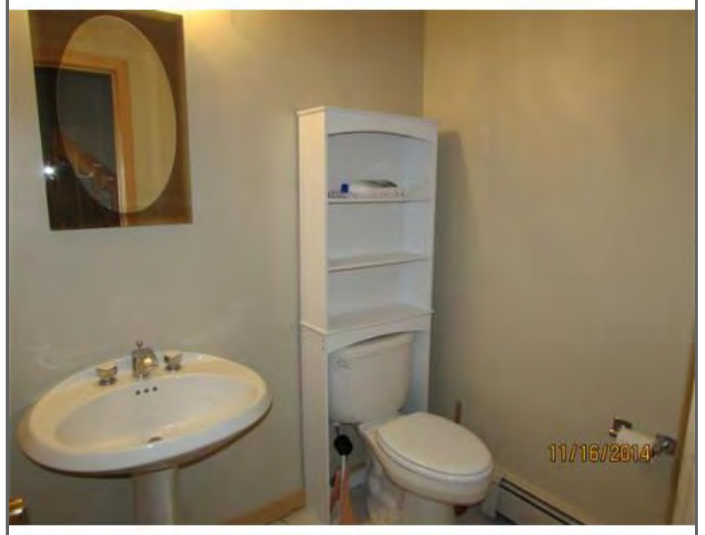
Price Change History for 71740552  
7 APPLEWOOD LANE U:7, Franklin, MA 02038

Date		Amount	%	DOM to PCG	DOM of PCG
9/9/2014	Listed for: \$312,000				0
10/1/2014	Price Changed to: \$300,000	- \$12,000	3.85%	22	22
10/1/2014	Price Changed to: \$300,000	- \$12,000	3.85%	0	22
1/20/2015	Price Changed to: \$289,900	- \$10,100	3.37%	111	133
					Listing DOM: 198
					Property DOM: 198

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









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**7 Mountain Ash - Unit 7**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>71720993</b>	Status: <b>Sold</b>
List Price: <b>\$299,999</b>	Sale Price: <b>\$299,999</b>
List Date: <b>7/29/2014</b>	Sale Date: <b>1/20/2015</b>
Area:	Off Market Date: <b>12/6/2014</b>
List\$/SqFt: <b>\$133.16</b>	Sold\$/SqFt: <b>\$133.16</b>
Days on Market (Total): <b>130</b>	Days on Market (Office): <b>130</b>

### Property Features

Rooms: <b>6</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>--</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>2253 sq.ft.</b>
Year Built: <b>1996</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>75</b>	Garage: <b>1 Attached, Garage Door Opener</b>
Elevator:	Parking: <b>2 Off-Street</b>
Handicap Access/Features: <b>Yes</b>	
Association: <b>Yes</b> Fee: <b>\$371.04</b>	
Fee Includes: <b>Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court, Recreational Facilities</b>	



### Room Descriptions

Room	Level	Size	Features
Dining Room:	<b>1</b>	--	--
Family Room:	<b>2</b>	--	--
Kitchen:	<b>1</b>	--	--
Master Bedroom:	<b>1</b>	--	--
Bedroom 2:	<b>2</b>	--	--
Bedroom 3:	<b>2</b>	--	--
Bath 1:	<b>1</b>	--	--
Bath 2:	<b>2</b>	--	--
Laundry:	<b>1</b>	--	--

### Features & Other Information

Appliances: **Range, Disposal**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **200 Amps**  
 Exclusions: **Seller personal belongings**  
 Exterior: **Wood**  
 Exterior Features: **Deck - Wood**  
 Handicap Amenities: **Ramp(s)/Level Entrance**  
 Facing Direction:  
 Heating: **Forced Air**  
 Hot Water: **Natural Gas, Tank**  
 Lead Paint: **None**  
 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.Reg: **No**  
 Lender Owned: **No**

### Remarks

**SHOWINGS begin again on Thursday 11/6/14, Rare three bedroom on first floor condo in Chestnut Ridge. Bright and spacious eat in kitchen with updated counter, center island and lots of lighting. Family room boasts cathedral ceiling with gas fireplace, ceiling fan and sliding doors to private deck with handicap ramp for easy access. First floor master bedroom with full bath. Second floor with two additional bedrooms and setting area and another full bath. Private yard,**

### Tax Information

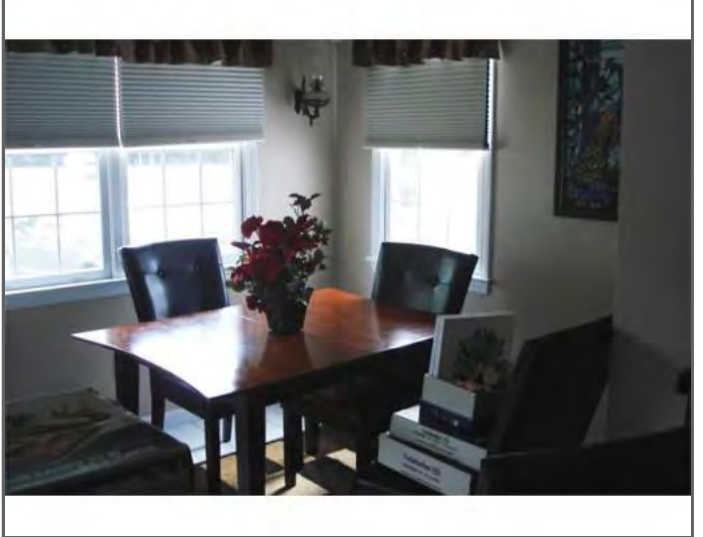
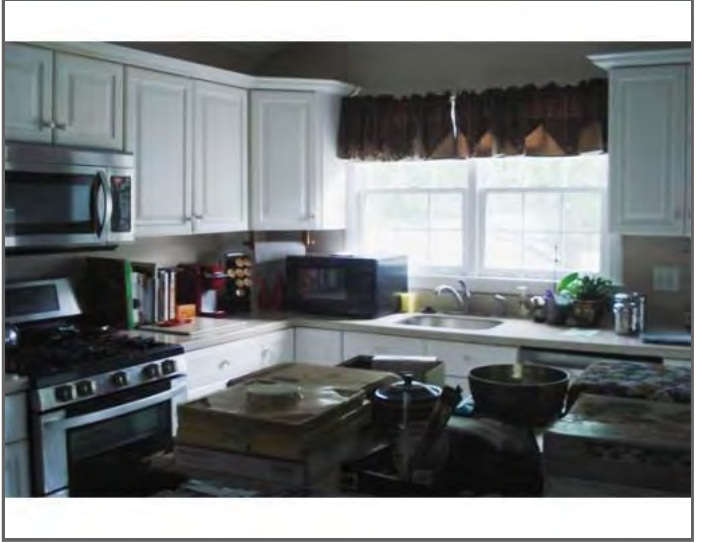
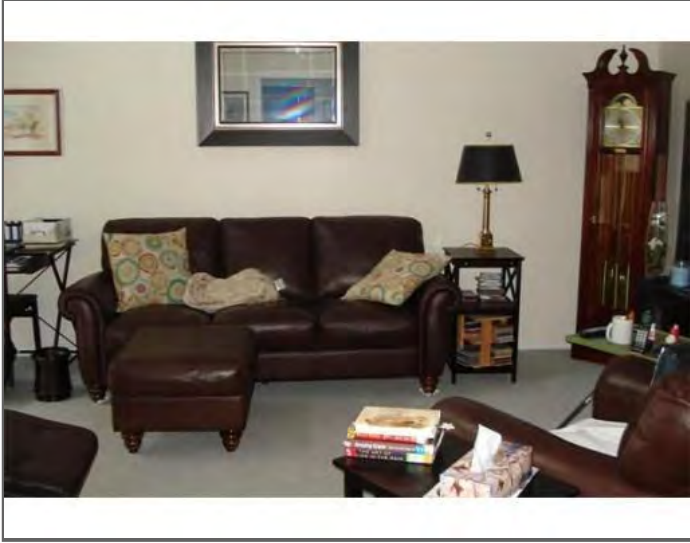
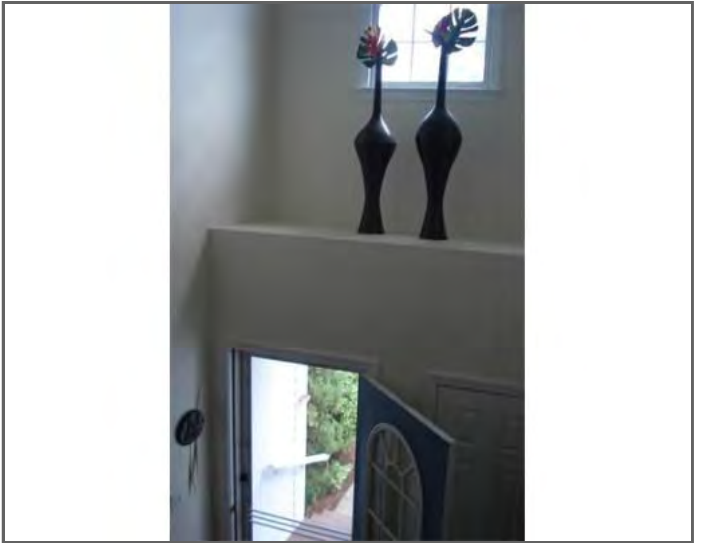
<b>2014 Taxes: \$4279</b>	<b>Assessment: \$0</b>	Cert:	Zoning Code: <b>RR2</b>
Pin #:	Map: <b>281</b>	Block: <b>006-00</b>	Lot: Book: <b>11971</b> Page: <b>79</b>

Price Change History for 71720993  
7 Mountain Ash U:7, Franklin, MA 02038

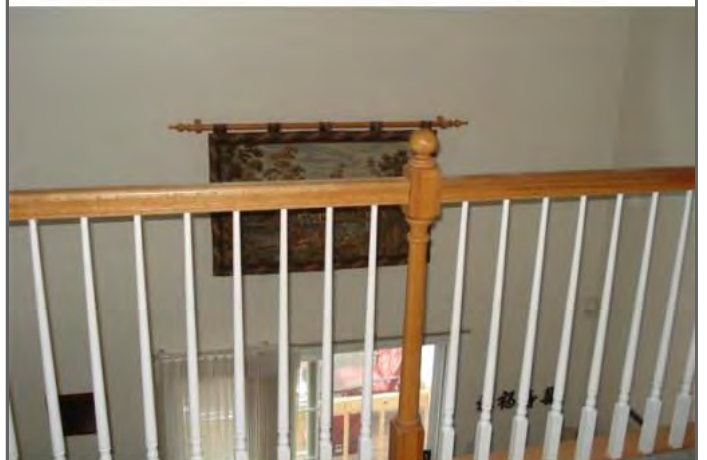
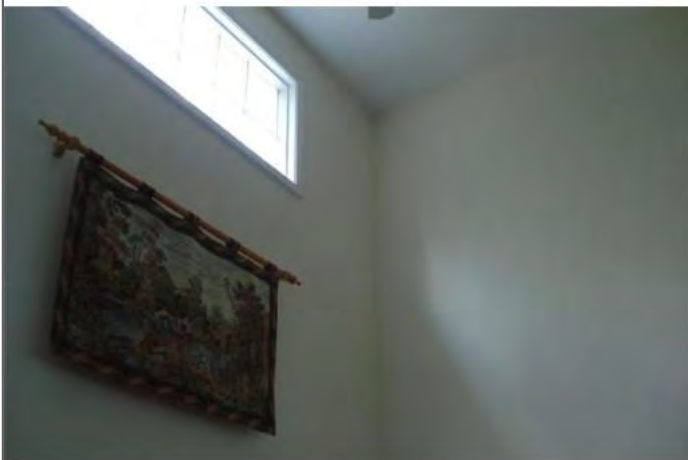
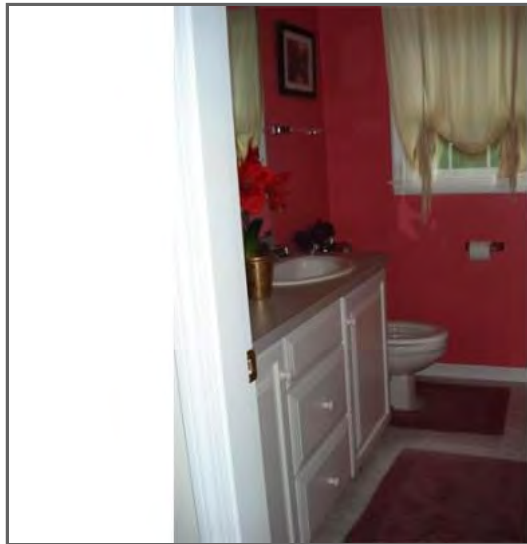
Date		Amount	%	DOM to PCG	DOM of PCG
7/29/2014	Listed for: \$375,000				0
8/26/2014	Price Changed to: \$350,000	- \$25,000	6.67%	28	28
9/11/2014	Price Changed to: \$325,000	- \$25,000	7.14%	16	44
11/3/2014	Price Changed to: \$299,999	- \$25,001	7.69%	53	97
					Listing DOM: 130
					Property DOM: 130

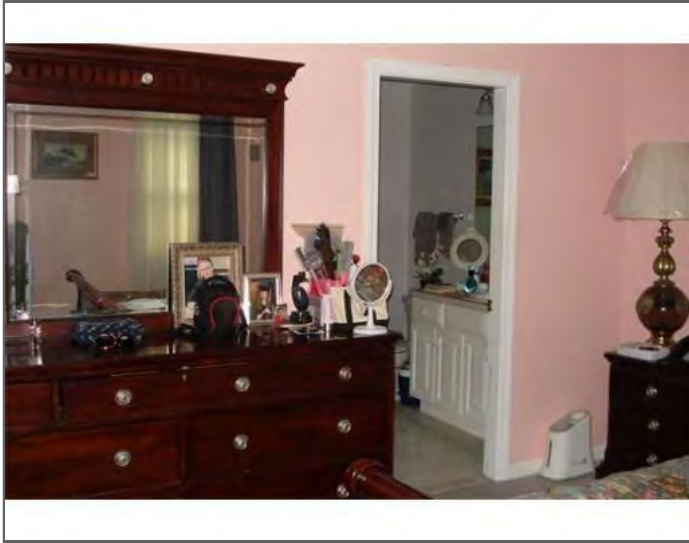
\*\* Calculates and removes Offmarket activity in DOM Timeframe















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**9 PEAR TREE LANE - Unit 9**  
**Franklin, MA 02038-3936**  
**Condo**

MLS #: <b>71752701</b>	Status: <b>Sold</b>
List Price: <b>\$334,000</b>	Sale Price: <b>\$320,000</b>
List Date: <b>10/4/2014</b>	Sale Date: <b>1/13/2015</b>
Area:	Off Market Date: <b>12/12/2014</b>
List\$/SqFt: <b>\$174.69</b>	Sold\$/SqFt: <b>\$167.36</b>
Days on Market (Total): <b>69</b>	Days on Market (Office): <b>69</b>

### Property Features

Rooms: <b>6</b>	Style: <b>Townhouse, Half-Duplex</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath:	Placement: <b>Street, End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1912 sq.ft.</b>
Year Built: <b>1998</b>	Outdoor Space Avail:
# Units: <b>50</b>	Garage: <b>1 Attached, Garage Door Opener, Insulated</b>
Elevator:	Parking: <b>4 Off-Street, Deeded, Guest, Paved Driveway</b>

Handicap Access/Features:  
 Association: **Yes** Fee: **\$371**  
 Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Balcony / Deck, Cable Hookup</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood</b>
Kitchen:	<b>1</b>		<b>Closet, Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Kitchen Island, Cabinets - Upgraded, Dryer Hookup - Electric, Washer Hookup</b>
Master Bedroom:	<b>1</b>		<b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>1</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>1</b>		<b>--</b>

### Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Porch - Enclosed, Deck - Wood**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Interior Features: **Cable Available**  
 Lead Paint: **None**  
 Living Area Disclosures: **ABOVE GRADE, BASEMENT UNFINISHED**  
 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.Reg: **No**  
 Lender Owned: **No**

### Remarks

**CHECK OUT THIS WONDERFUL, BRIGHT, CLEAN, NEUTRAL AND READY TO MOVE IN-DUPLEX UNIT AT CHESTNUT RIDGE II. SPACIOUS PLAN WITH FIRST FLOOR MASTER THAT HAS WALK IN CLOSET AND MASTER BATH. OPEN 2 STORY FAMILY ROOM WITH FIREPLACE. FORMAL DINING ROOM WITH HARDWOOD AND LARGE EAT IN KITCHEN WITH ISLAND, MAPLE CABINETS, PANTRY AND FIRST FLOOR LAUNDRY. ALL APPLIANCES STAY INCLUDING WASH/DRY! SECOND FLOOR HAS 2 LARGE BEDROOMS, A FULL BATH AND WALK IN ATTIC STORAGE. TOWN WATER/SEWER AND NATURAL GAS AND A ONE CAR GARAGE! LOVELY REAR YARD SPACE WITH PRIVACY. CHESTNUT RIDGE IS A LOVELY WELL CARED FOR COMPLEX WITH POOL AND TENNIS AND WITHIN CLOSE PROXIMITY TO SHOPPING, TRAIN, AND MAJOR ROUTES. EASY TO SHOW AND SELL, QUICK CLOSE POSSIBLE.**

### Tax Information

**2014** Taxes: **\$4326** Assessment: **\$299,400**  
 Pin #: **M:281 L:006-025**

Cert:      Zoning Code: **RES**  
 Map:      Block:      Lot:      Book: **23476** Page: **90**

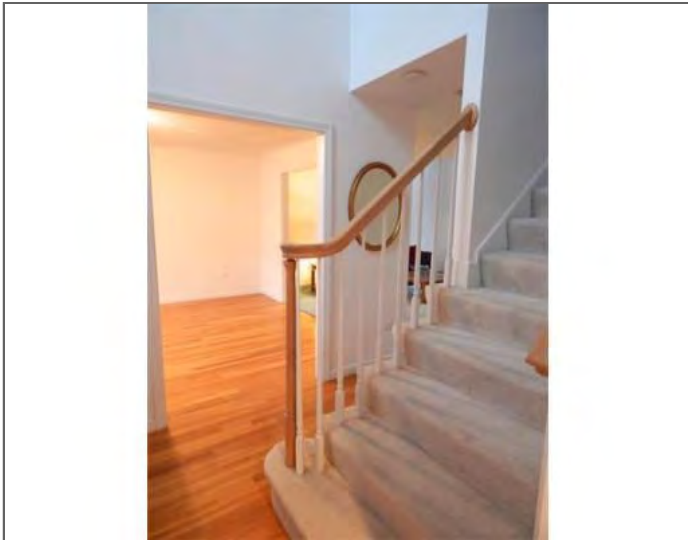
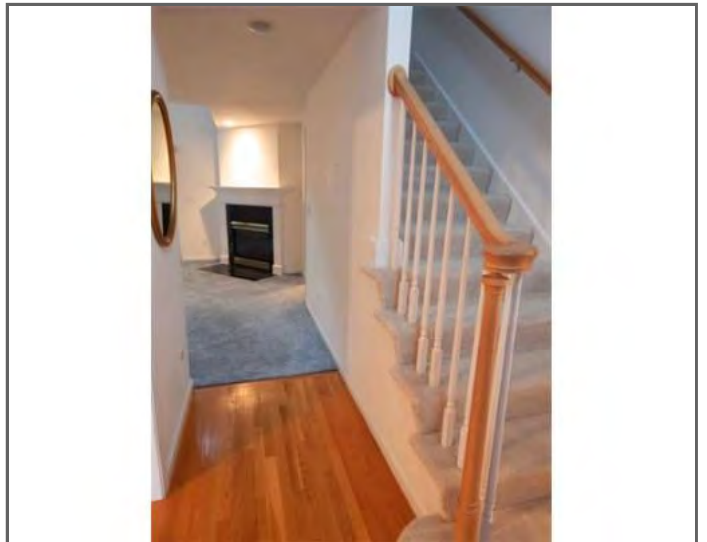
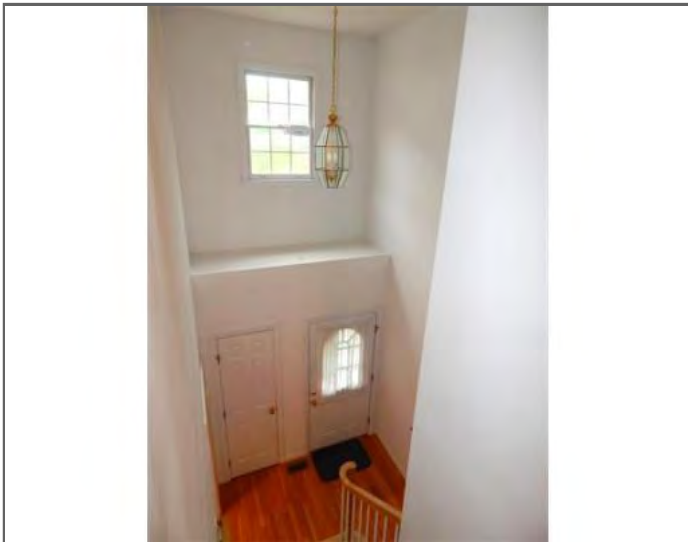
Price Change History for 71752701  
9 PEAR TREE LANE U:9, Franklin, MA 02038

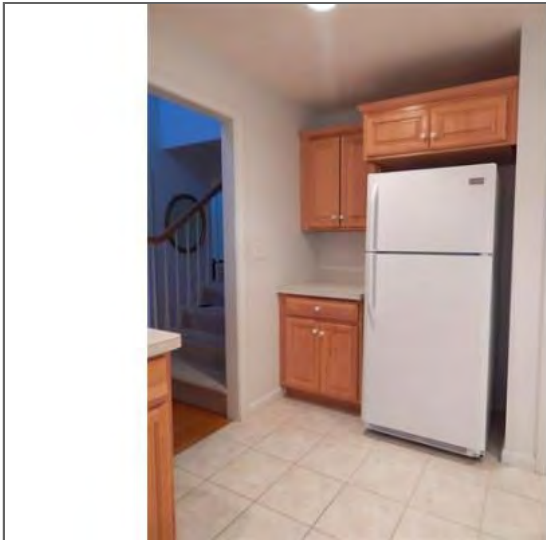
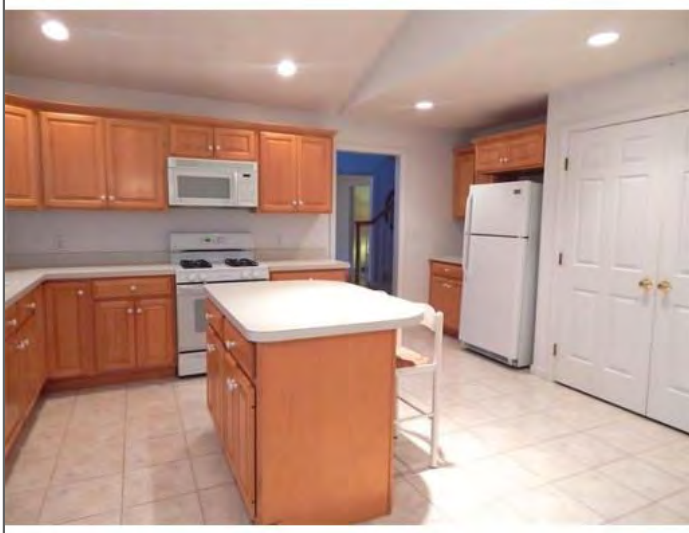
Date		Amount	%	DOM to PCG	DOM of PCG
10/4/2014	Listed for: \$339,900				0
10/29/2014	Price Changed to: \$334,000	- \$5,900	1.74%	25	25
					Listing DOM: 69
					Property DOM: 69

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





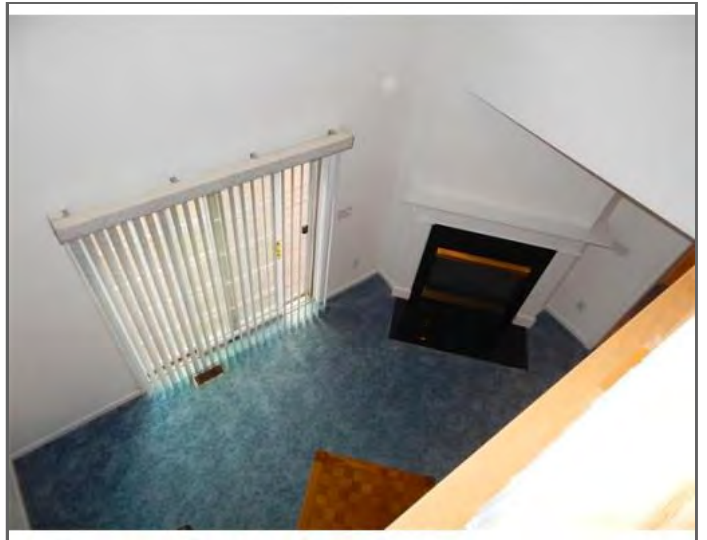
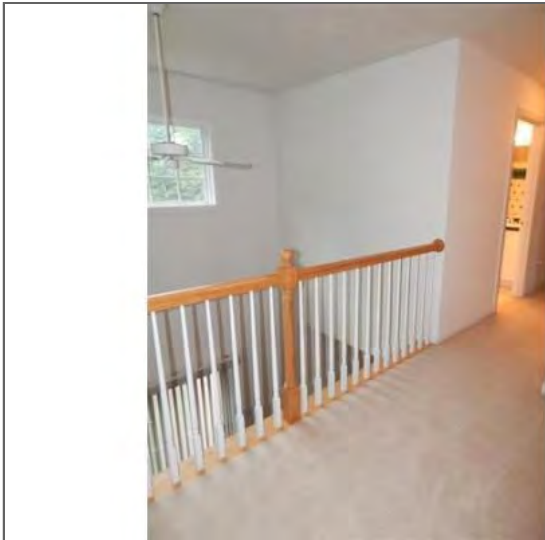
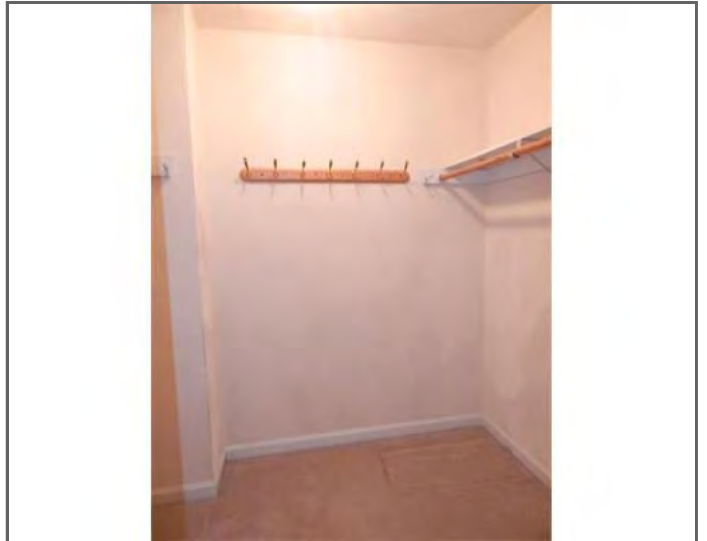












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7 Cherrywood Lane - Unit 7  
Franklin, MA 02038-3917  
Condo

MLS #: <b>71796467</b>	Status: <b>Sold</b>
List Price: <b>\$343,900</b>	Sale Price: <b>\$332,000</b>
List Date: <b>3/2/2015</b>	Sale Date: <b>12/16/2015</b>
Area:	Off Market Date: <b>12/15/2015</b>
List\$/SqFt: <b>\$148.87</b>	Sold\$/SqFt: <b>\$143.72</b>
Days on Market (Total): <b>288</b>	Days on Market (Office): <b>288</b>

### Property Features

Rooms: <b>7</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>2310 sq.ft.</b>
Year Built: <b>1987</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>55</b>	Garage: <b>1 Attached</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Deeded</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$398</b>	
Fee Includes: <b>Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court</b>	



### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood, Wet bar</b>
Family Room:	<b>B</b>		<b>Flooring - Wall to Wall Carpet, Wet bar</b>
Kitchen:	<b>1</b>		<b>Skylight, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>
Master Bedroom:	<b>2</b>		<b>Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet</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, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>B</b>		<b>--</b>
Office:	<b>B</b>		<b>Flooring - Wall to Wall Carpet</b>
Foyer:	<b>1</b>		<b>Skylight, Flooring - Stone/Ceramic Tile</b>

### Features & Other Information

Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Exclusions: **Washer, Dryer, Refrigerator, All personal property**  
 Exterior Features: **Deck**  
 Facing Direction:  
 Heating: **Gas**  
 Hot Water: **Natural Gas**  
 Lead Paint: **None**  
 Living Area Disclosures: **Includes finished space in Lower level**  
 Living Area Includes: **Finished Basement**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No** Water View: **No**  
 Short Sale w/Lndr.App.Reg: **No**  
 Lender Owned: **No**

### Remarks

**BEAUTIFUL END UNIT LOCATED AT THE DESIRABLE CHESTNUT RIDGE CONDOMINIUM COMPLEX INCLUDES POOL AND TENNIS COURTS - This unit offers a wonderful light & bright kitchen- White Cabinets, Updated Granite, Stainless Appliances, Center Island and Work Station - Oversized Living Room with Brick Fireplace and Dual Sliders to Oversized Deck, Dining Room with Tray ceiling, Hardwood and wet bar, TWO OVERSIZED BEDROOMS LOCATED ON SECOND FLOOR - Master Bedroom with Cathedral Ceiling , ceiling fan, UPDATED MASTER BATHROOM with Granite Countertops, Double Vanity, Medicine cabinets, and Make up Vanity - UPDATED HALF BATHROOM - OVERSIZED Second Bedroom with walk in closet and Private Bathroom - BONUS FINISHED LOWER LEVEL with Ample Recessed Lights, Fan, Wet Bar, Office and Storage Area, Laundry Room -OTHER UPDATES INCLUDE:Plantation Shutters,Plumbing Fixtures, Light Fixtures,Hot Water Heater, Trane AC unit, Trim Package,Programmable Thermostat, extra insulation in attic- WELCOME HOME**

### Tax Information

2015 Taxes: **\$4359** Assessment: **\$293,700**  
 Pin #:

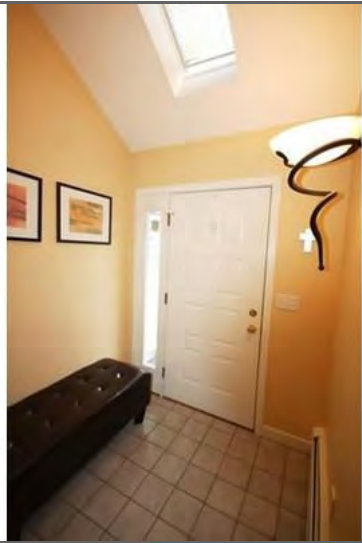
Cert: Zoning Code: **Condo**  
 Map: **281** Block: Lot: Book: **23819** Page: **6**

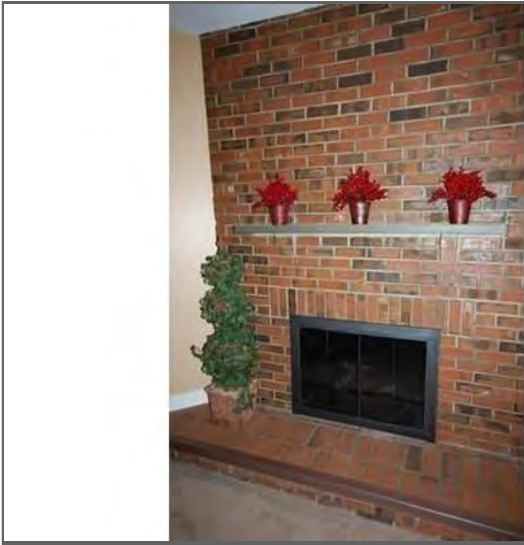
Price Change History for 71796467  
7 Cherrywood Lane U:7, Franklin, MA 02038

Date		Amount	%	DOM to PCG	DOM of PCG
3/2/2015	Listed for: \$347,900				0
4/15/2015	Price Changed to: \$345,900	- \$2,000	0.57%	44	44
5/27/2015	Price Changed to: \$344,900	- \$1,000	0.29%	42	86
9/8/2015	Price Changed to: \$343,900	- \$1,000	0.29%	104	190
					Listing DOM: 288
					Property DOM: 288

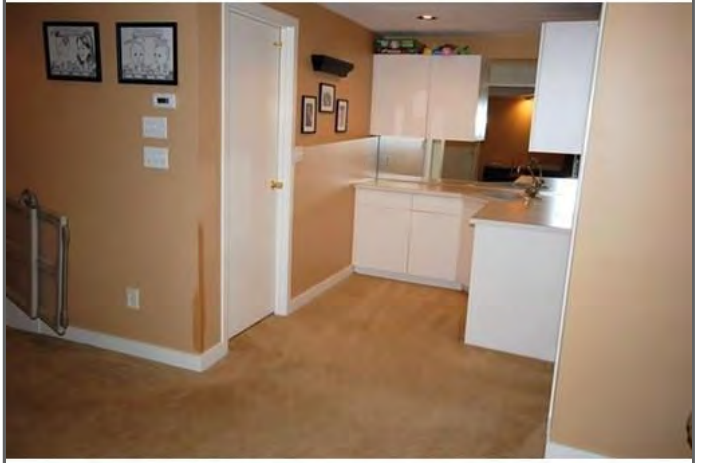
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**13 Pear Tree Ln - Unit 13**  
**Franklin, MA 02038-3936**  
**Condo**

MLS #: <b>71774125</b>	Status: <b>Sold</b>
List Price: <b>\$341,500</b>	Sale Price: <b>\$332,500</b>
List Date: <b>12/3/2014</b>	Sale Date: <b>3/31/2015</b>
Area:	Off Market Date: <b>3/27/2015</b>
List\$/SqFt: <b>\$170.92</b>	Sold\$/SqFt: <b>\$166.42</b>
Days on Market (Total): <b>113</b>	Days on Market (Office): <b>113</b>

### Property Features

Rooms: <b>6</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Street, End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1998 sq.ft.</b>
Year Built: <b>1998</b>	Outdoor Space Avail:
# Units: <b>50</b>	Garage: <b>1 Attached, Garage Door Opener, Storage, Insulated</b>
Elevator:	Parking: <b>4 Off-Street, Guest, Paved Driveway</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$371</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court</b>	



### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>16x16</b>	<b>Fireplace, Flooring - Wall to Wall Carpet, Main Level, Exterior Access, Slider</b>
Dining Room:	<b>1</b>	<b>14x12</b>	<b>Flooring - Hardwood, Main Level</b>
Kitchen:	<b>1</b>	<b>18x14</b>	<b>Flooring - Stone/Ceramic Tile, Dining Area, Main Level, Kitchen Island, Dryer Hookup - Electric, Washer Hookup</b>
Master Bedroom:	<b>1</b>	<b>15x13</b>	<b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level</b>
Bedroom 2:	<b>2</b>	<b>14x13</b>	<b>Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>	<b>16x11</b>	<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>	<b>10x7</b>	<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>	<b>9x8</b>	<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>1</b>		<b>--</b>

### Features & Other Information

Appliances: **Range, Dishwasher, Microwave**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Deck - Composite**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 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

**Excellent Maintained Home in Chestnut Ridge! This Duplex Style Unit Has Been Well Cared for, has Several Updates and is Immaculate! Perfect Location Within Complex with Pathway Leading Directly to Tennis Courts and InGround Pool~Very Convenient! Spacious Floor Plan Offers 1st Level Master Bedroom Suite with Master Bath and Walk In Closet. New Carpet in the Large, Gas Fireplaced Living Room that has Slider to Deck and Backyard Space. Large Landing/Balcony Upstairs and 2 Bedrooms with Great Closet Space and New Carpets. Also Upstairs is a Heated Storage Room that Could be Converted to Playroom, Office, Etc. Large Kitchen with Center Island is Bright and Cheery! Dining Room Has Hardwood Floors and Crown Molding. One Car Garage. Unfinished Basement with French Drain is Spacious and Dry and Could Be Easily Finished. BRAND NEW FURNACE, Newer Gas Water Heater (2009), Decks Recently Painted, Roof replaced in 2012. This One Is Ready To GO! NEW INTERIOR PAINT!**

### Tax Information

**2014** Taxes: **\$4367** Assessment: **\$302,200**  
 Pin #: **M:281 L:006-003**

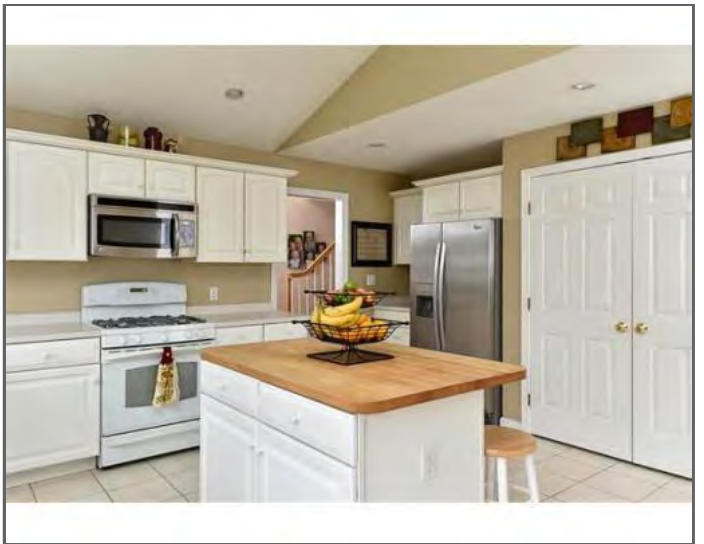
Cert: **000072260** Zoning Code: **Res**  
 Map: Block: Lot: Book: **31453** Page: **279**

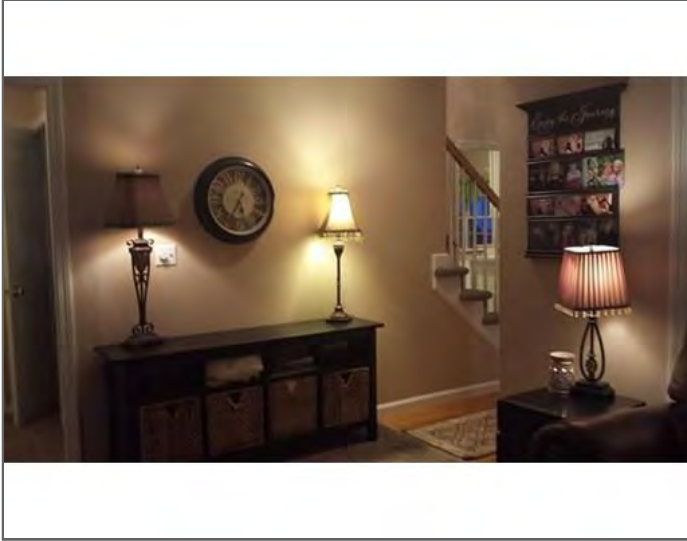
Price Change History for 71774125  
13 Pear Tree Ln U:13, Franklin, MA 02038

Date		Amount	%	DOM to PCG	DOM of PCG
12/3/2014	Listed for: \$349,900				0
1/2/2015	Price Changed to: \$344,900	- \$5,000	1.43%	30	30
1/21/2015	Price Changed to: \$341,500	- \$3,400	0.99%	19	49
					Listing DOM: 113
					Property DOM: 113

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



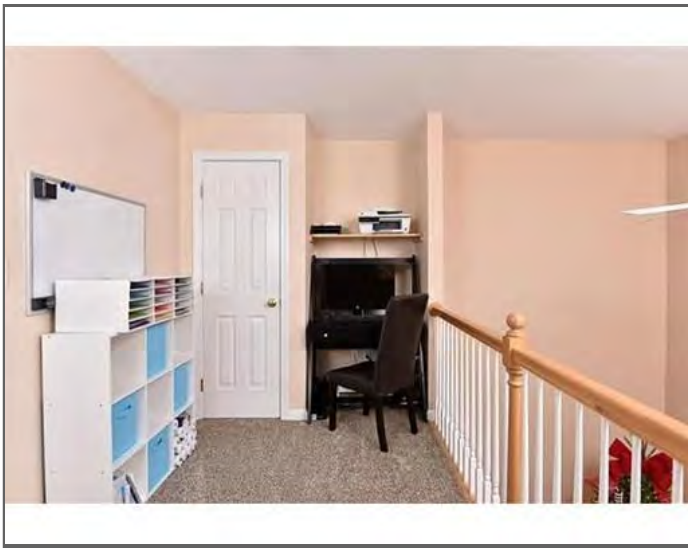












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**1 Magnolia Drive - Unit 1**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>71794919</b>	Status: <b>Sold</b>
List Price: <b>\$350,000</b>	Sale Price: <b>\$345,000</b>
List Date: <b>2/25/2015</b>	Sale Date: <b>6/25/2015</b>
Area:	Off Market Date: <b>5/15/2015</b>
List\$/SqFt: <b>\$167.46</b>	Sold\$/SqFt: <b>\$165.07</b>
Days on Market (Total): <b>79</b>	Days on Market (Office): <b>79</b>

### Property Features

Rooms: <b>7</b>	Style: <b>Detached, Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>2090 sq.ft.</b>
Year Built: <b>1988</b>	Outdoor Space Avail:
# Units: <b>56</b>	Garage: <b>1 Attached, Garage Door Opener</b>
Elevator: <b>No</b>	Parking: <b>3 Off-Street, Tandem</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$457</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court</b>	



### Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Sunken
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Fireplace, Flooring - Hardwood, Slider
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island
Master Bedroom:	1		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Balcony / Deck
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Double Vanity
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	B		--

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions: **Rose of Sharon Plant out back \*\*Excluded\*\***  
 Exterior: **Clapboard, Vinyl, Stone**  
 Exterior Features: **Deck - Wood, Patio, Balcony**  
 Facing Direction:  
 Heating: **Hot Water Baseboard, Gas**  
 Hot Water: **Natural Gas, Tank**  
 Interior Features: **Central Vacuum, Cable Available**  
 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.Reg: **No**  
 Lender Owned: **No**

### Remarks

**NEVER SHOVEL again! Come see this 3 bedroom, 2.5 bath condo (without age restrictions) which is hard to come by...This one has all the benefits of condo living yet it has the feel of a single family home. It's a beautifully maintained end unit with lots of privacy. Inside, the kitchen has ample cabinet space & corian counters. All SS appliances included. The family room has new hardwood floors & wood burning fireplace. Large sunken LR. When it warms up (and it will, I promise), relax on the deck overlooking a small yard area, plush gardens and wooded backdrop. 1st floor master suite with 2 closets and private balcony. Lovely remodeled master bath w/ oversized shower w/ glass doors, double vanity w/ granite counters & tile flooring. 2 large bedrooms w/ adjoining full bath upstairs. Huge basement which provides tons of storage. Lovely covered patio breezeway area that connects the home to a 1 car garage. W/D included. Convenient to everything. Range priced \$350k - \$365k.**

### Tax Information

**2014 Taxes: \$3785.9** Assessment: **\$262,000**  
 Pin #:

Cert: Zoning Code: **res**  
 Map: Block: Lot: Book: **31697** Page: **439**

Price Change History for 71794919  
1 Magnolia Drive U:1, Franklin, MA 02038

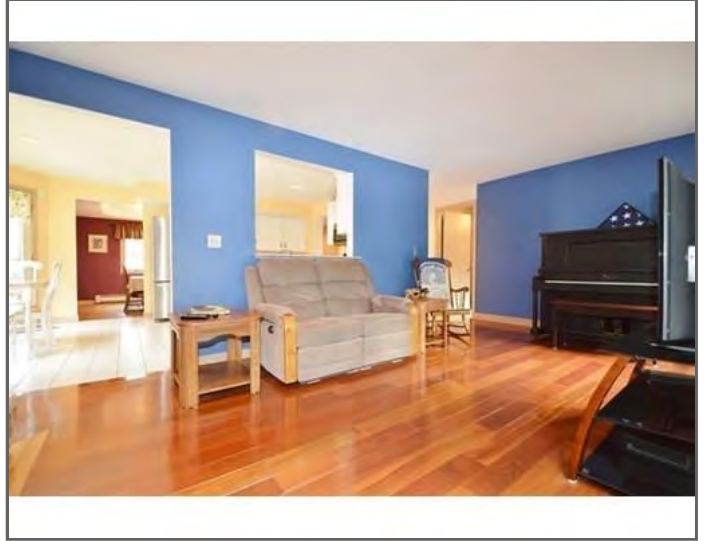
Date		Amount	%	DOM to PCG	DOM of PCG
2/25/2015	Listed for: \$369,900				0
3/28/2015	Price Changed to: \$350,000	- \$19,900	5.38%	31	31
					Listing DOM: 79
					Property DOM: 79

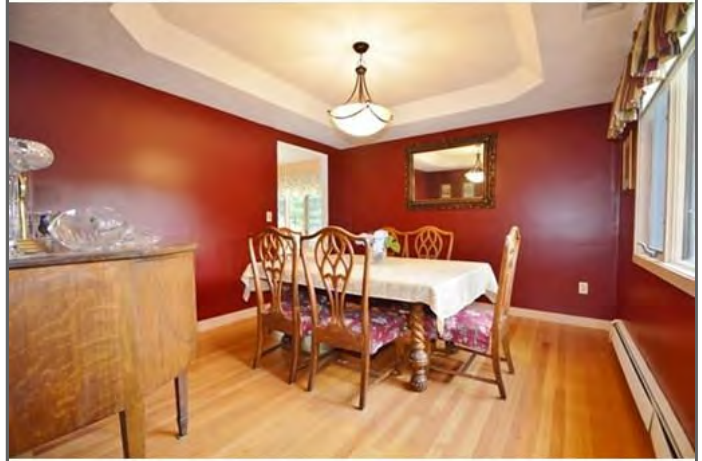
\*\* Calculates and removes Offmarket activity in DOM Timeframe



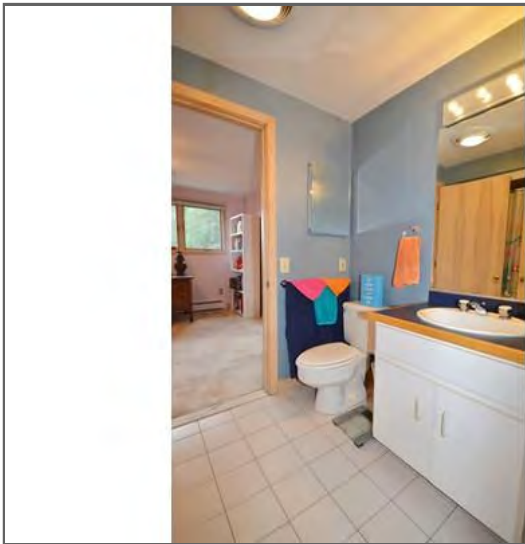
















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2 Crab Apple Ln - Unit 2  
Franklin, MA 02038-3934  
Condo

MLS #: **71789269**  
List Price: **\$369,900**  
List Date: **2/2/2015**  
Area:  
List\$/SqFt: **\$154.13**  
Days on Market (Total): **86**  
Status: **Sold**  
Sale Price: **\$365,000**  
Sale Date: **4/30/2015**  
Off Market Date: **4/29/2015**  
Sold\$/SqFt: **\$152.08**  
Days on Market (Office): **86**

### Property Features

Rooms: **7**  
Bedrooms: **3**  
Baths: **3f 1h**  
Master Bath: **Yes**  
Fireplaces: **1**  
Year Built: **1999**  
# Units: **75**  
Elevator: **No**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$371**  
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**  
Style: **Townhouse, Half-Duplex**  
Type: **Condo**  
Unit Level **1**  
Placement: **Street, End, Walkout**  
Apprx Living Area: **2400 sq.ft.**  
Outdoor Space Avail: **Yes - Common**  
Garage: **1 Attached, Storage**  
Parking: **1 Off-Street, Common, Guest, Paved Driveway**



### Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony / Deck, Main Level, Cable Hookup, Open Floor Plan, Slider
Dining Room:	1		Ceiling Fan(s), Flooring - Hardwood, Window(s) - Picture, Main Level
Family Room:	B		Closet, Flooring - Stone/Ceramic Tile, Flooring - Wall to Wall Carpet, Window(s) - Picture, French Doors, Exterior Access, Open Floor Plan, Recessed Lighting, Walk-in Storage
Kitchen:	1		Ceiling - Cathedral, Closet, Flooring - Hardwood, Window(s) - Picture, Pantry, Main Level, Kitchen Island, Breakfast Bar / Nook, Cable Hookup, Exterior Access, Open Floor Plan, Recessed Lighting, Gas Stove
Master Bedroom:	1		Bathroom - 3/4, Closet - Walk-in, Flooring - Stone/Ceramic Tile, Flooring - Wall to Wall Carpet, Window(s) - Picture, Main Level, Cable Hookup
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet, Window(s) - Picture, Attic Access
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bath 1:	1		Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Window(s) - Picture
Bath 3:	B		Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	B		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Loft:	2		Closet - Linen, Balcony - Interior, Open Floor Plan, Walk-in Storage
Foyer:	1		Closet, Flooring - Hardwood, Main Level
Bathroom:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Window(s) - Picture, Main Level

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Basement: **Yes**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions: **washer/dryer**  
Exterior: **Wood**  
Exterior Features: **Deck, Deck - Wood, Gutters, Professional Landscaping**  
Facing Direction:  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas**  
Interior Features: **Cable Available, French Doors**  
Lead Paint: **None**  
Living Area Disclosures: **Living area includes 450 sq ft walkout finished basement**  
Living Area Includes: **Finished Basement**  
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.Reg: **No**  
Lender Owned: **No**

### Remarks

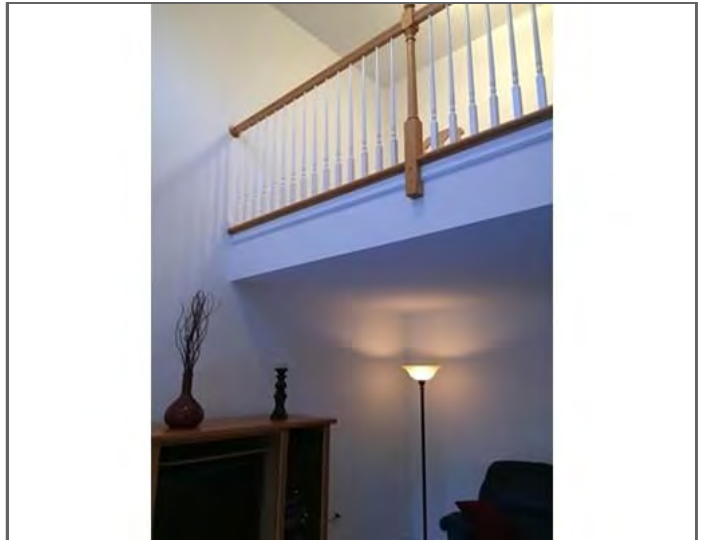
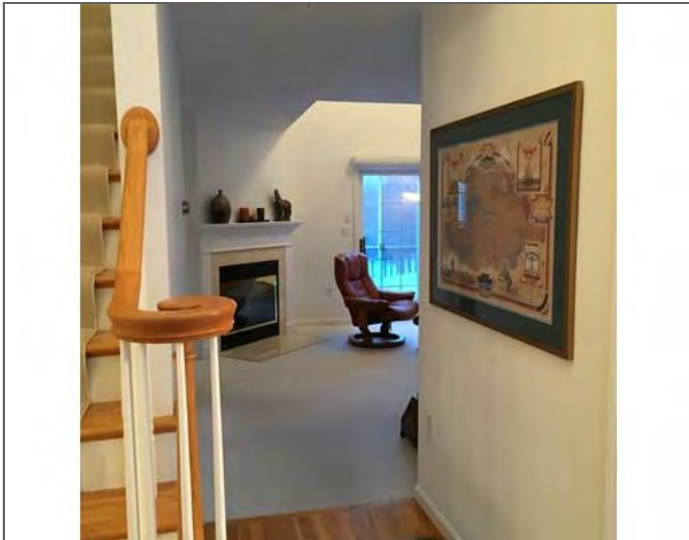
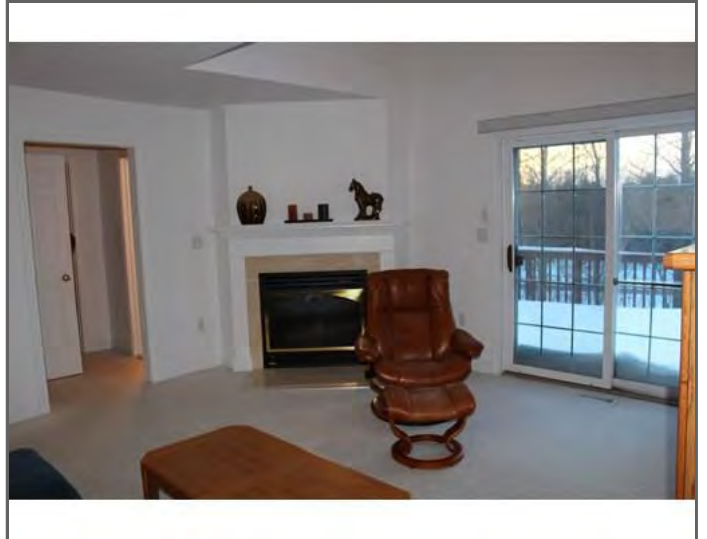
**LOCATION, LOCATION, LOCATION!** Come check out this MOVE-IN ready, sun filled, spacious 3-bed, 3.5 bath home in Chestnut Ridge II. Enjoy the privacy of a landscaped cul-de-sac and a RARE large wooded backyard. Three bright finished levels. **FIRST FLOOR MASTER SUITE** with walk-in closet. Living room features gas fireplace, two story vaulted ceiling and sliders to a private deck. Formal dining room with hardwood and large eat in kitchen with island, maple cabinets and pantry. Two large bedrooms with a full bath on the second level plus an open loft area for office or cozy reading area. Second level also features a heated storage room. Huge and bright WALKOUT finished basement with a full bathroom. Enjoy the in-ground pool and tennis courts in this extremely well maintained complex. Best location in Franklin with close proximity to shopping, train and major routes. Quick close possible.

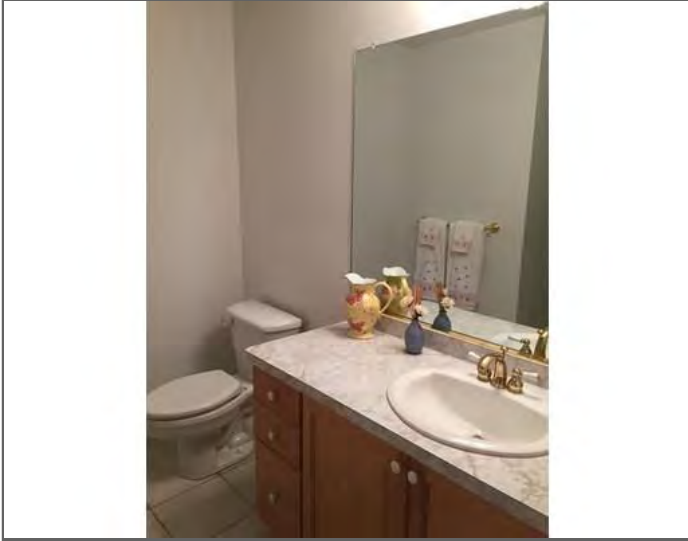
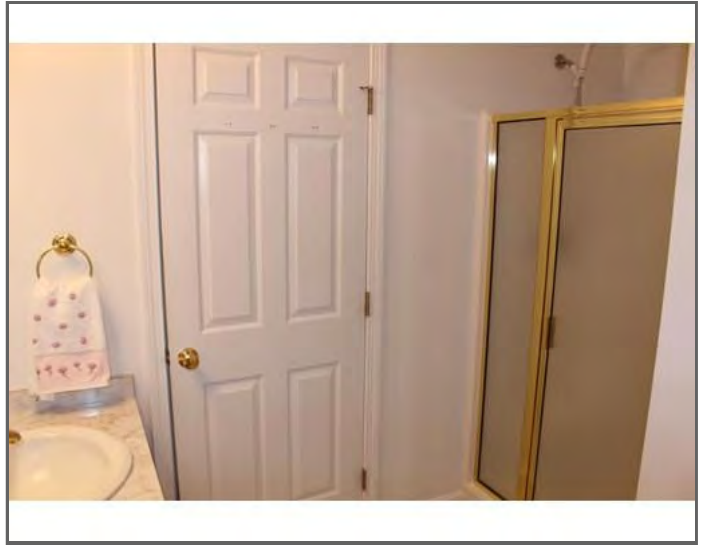
### Tax Information

2014 Taxes: **\$4581** Assessment: **\$317,000**  
Pin #: **M:281 L:003-019**

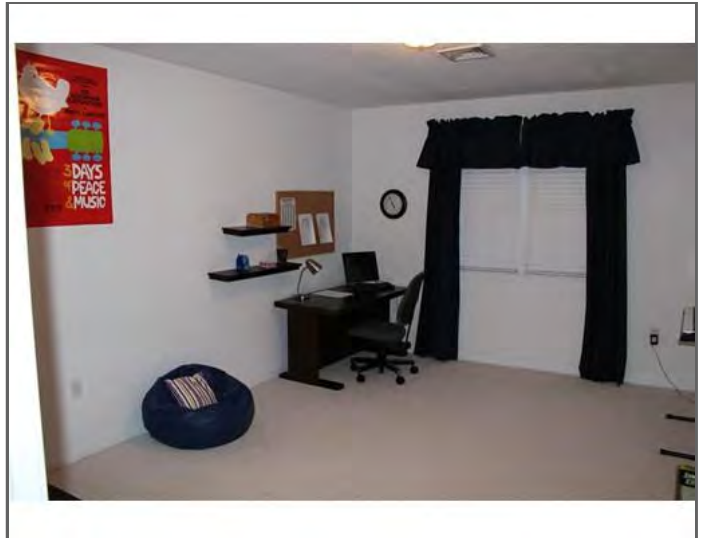
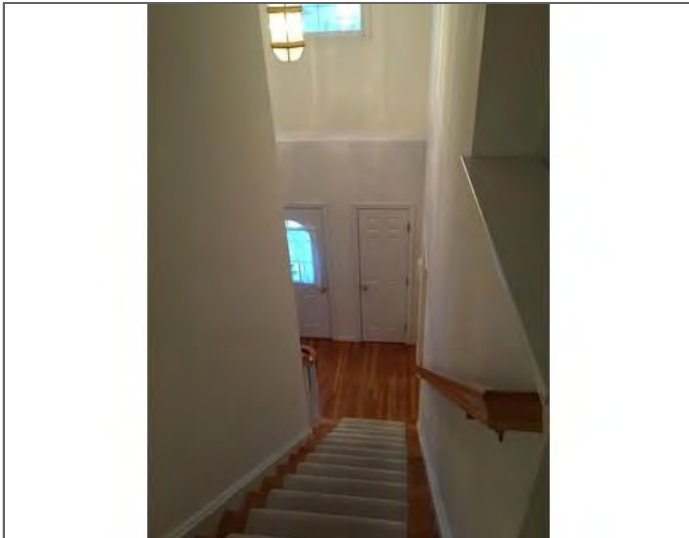
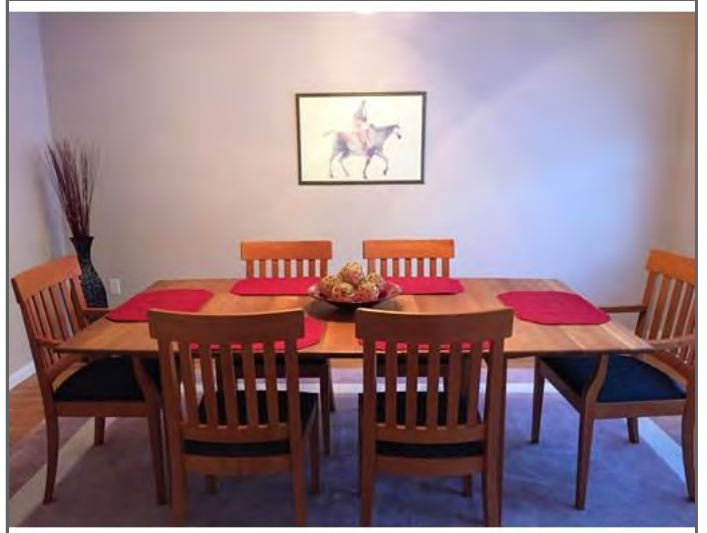
Cert: **136951** Zoning Code: **RSD**  
Map: Block: Lot: Book: **15615** Page: **525**



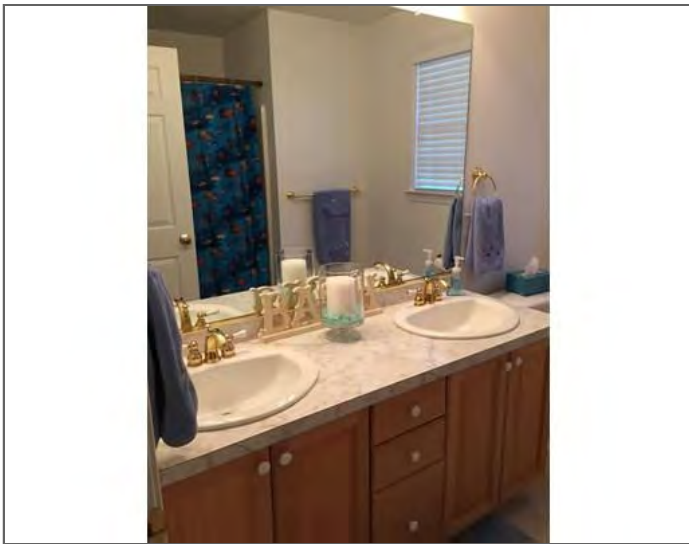
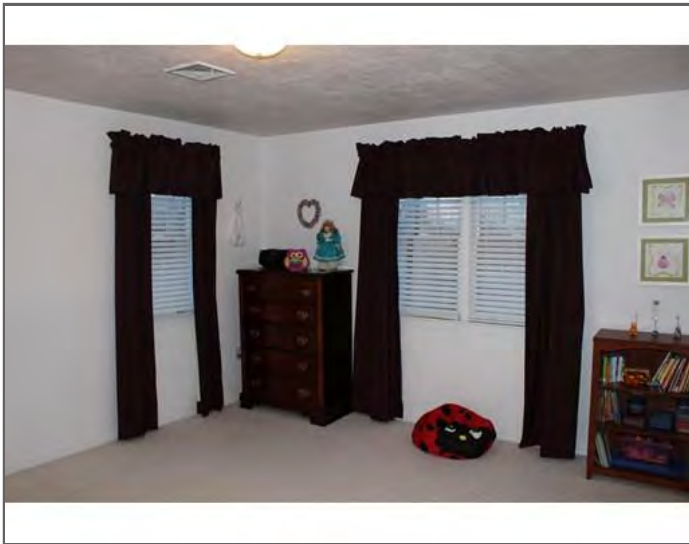
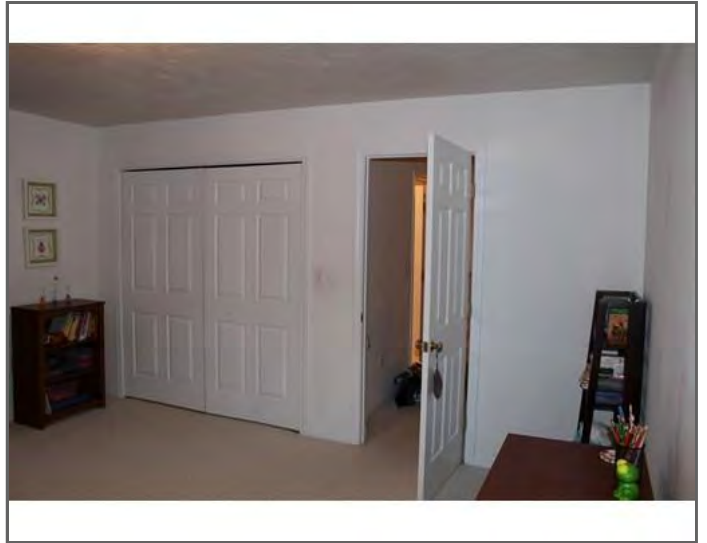
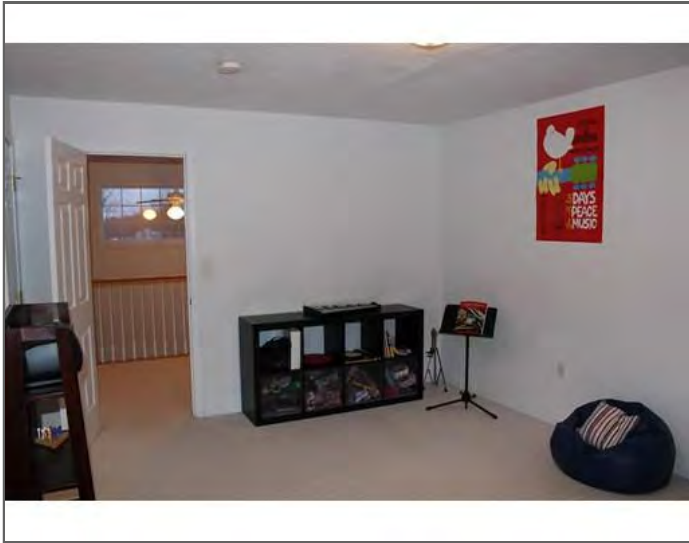


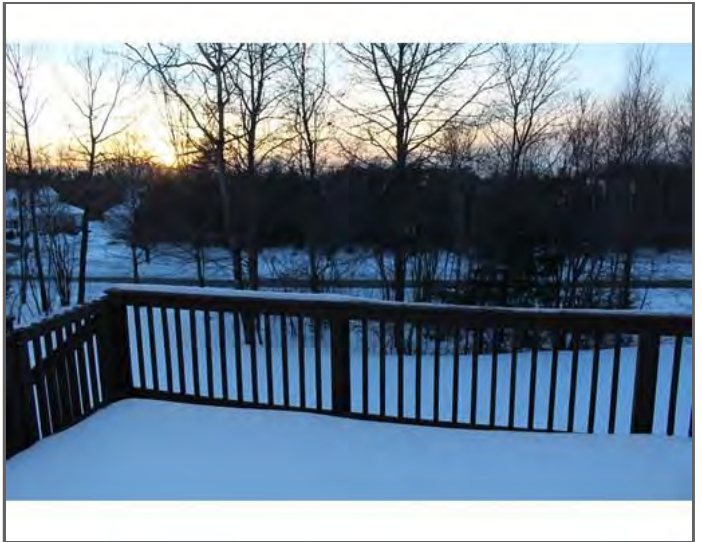
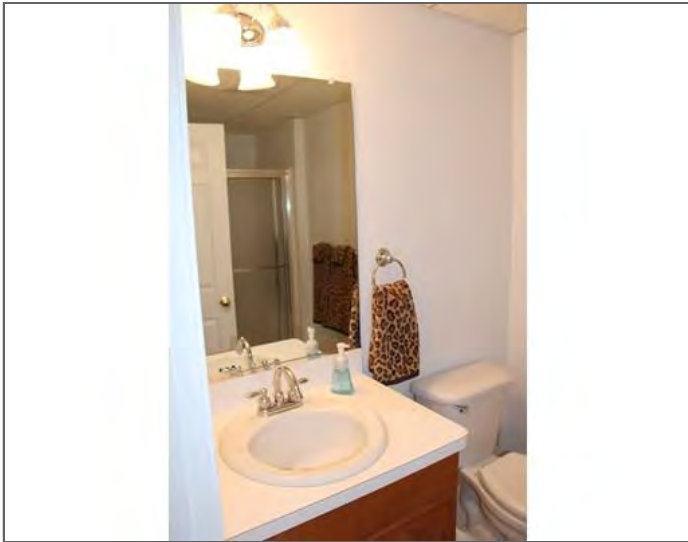
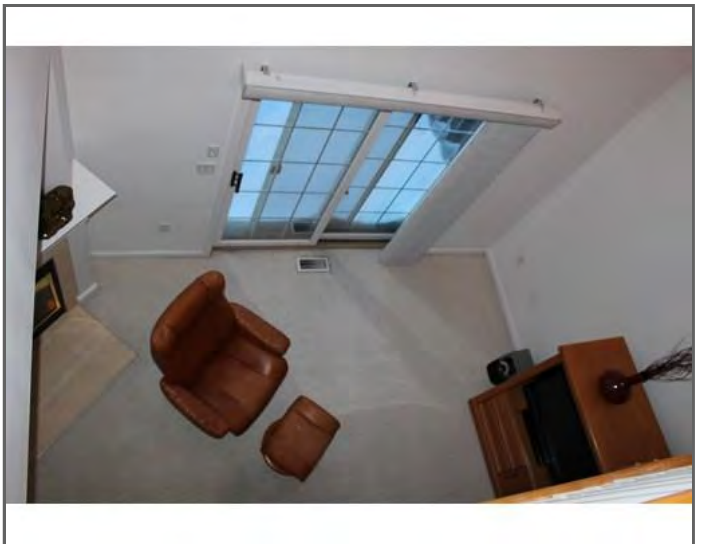
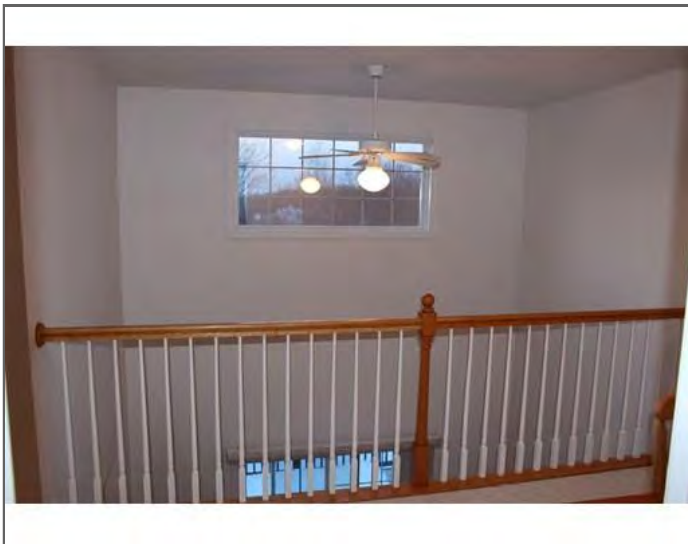












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**13 Pear Tree Ln - Unit 13**  
**Franklin, MA 02038-3936**  
**Condo**

MLS #: <b>71902105</b>	Status: <b>Sold</b>
List Price: <b>\$369,900</b>	Sale Price: <b>\$369,900</b>
List Date: <b>9/10/2015</b>	Sale Date: <b>11/10/2015</b>
Area:	Off Market Date: <b>9/13/2015</b>
List\$/SqFt: <b>\$185.14</b>	Sold\$/SqFt: <b>\$185.14</b>
Days on Market (Total): <b>34</b>	Days on Market (Office): <b>34</b>

### Property Features

Rooms: <b>6</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1998 sq.ft.</b>
Year Built: <b>1998</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>50</b>	Garage: <b>1 Attached, Garage Door Opener, Storage</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Guest, Paved Driveway</b>

Handicap Access/Features:  
 Association: **Yes** Fee: **\$371**  
 Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



### Room Descriptions

Room	Level	Size	Features
Living Room:	1	16x16	Fireplace, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Deck - Exterior, Slider
Dining Room:	1	14x12	Flooring - Hardwood
Kitchen:	1	18x14	Ceiling - Cathedral, Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Stainless Steel Appliances
Master Bedroom:	1	15x13	Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	2	14x13	Flooring - Wall to Wall Carpet
Bedroom 3:	2	16x11	Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Double Vanity
Bath 3:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		--

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Clapboard, Wood**  
 Exterior Features: **Deck - Wood, Screens, Gutters**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tank**  
 Interior Features: **Cable Available**  
 Lead Paint: **None**  
 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

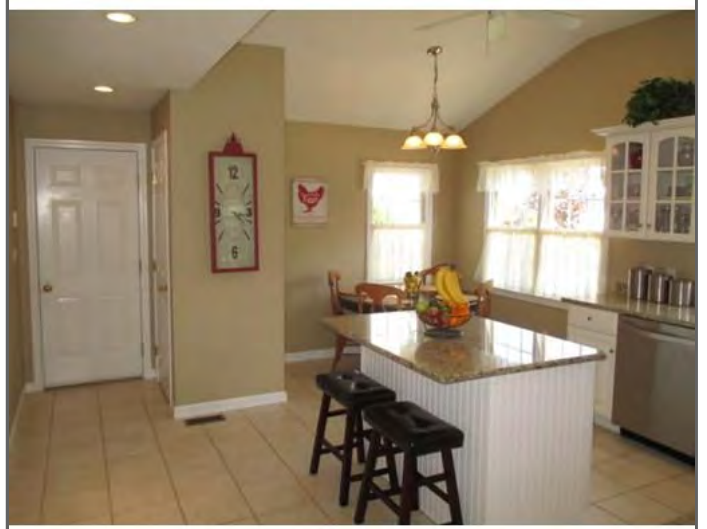
Beautifully updated and ready for lucky new owners, this is the condo you have been waiting for in pet-friendly Chestnut Ridge II! From the plush brand new carpeting to the satiny gleaming refinished hardwood flooring, no touch has been spared to bring this sun-splashed 3 bedroom home up to the standards of today's fussiest buyers. Gorgeous new granite in glass filled white kitchen w/SS appliances, center island & cathedral ceiling. Gas fireplace in lofted ceiling living room opening to deck w/private wooded views and pathway to pool and tennis. Open floor plan hardwood dining room. Huge 1st floor master w/ walk in closet. 2 spacious BRs on 2nd level plus loft study area and stunning granite bathroom w/double sinks. Convenient attached garage with excellent built in storage. More great storage in the full basement plus walk-in eave storage on 2nd level. Town water, town sewer, natural gas, central air, recent furnace and hot water heater. Great commuter location!

### Tax Information

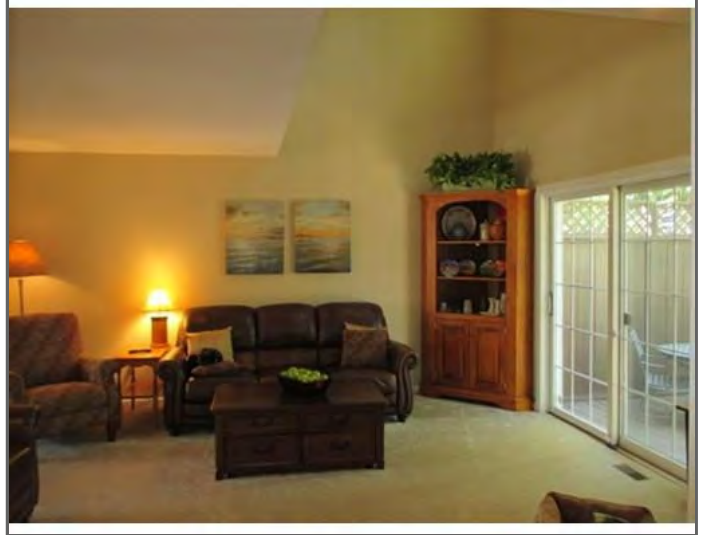
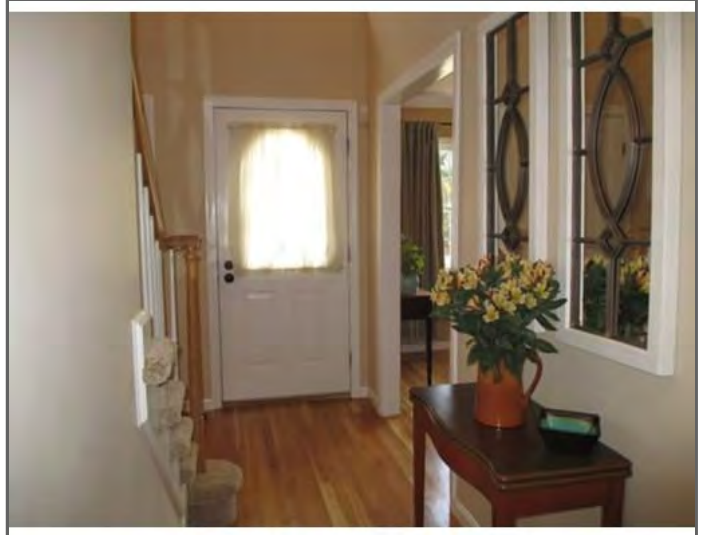
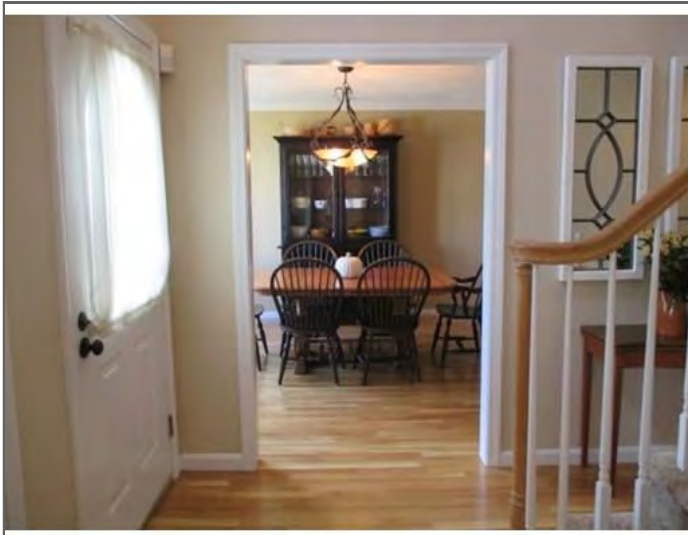
2015 Taxes: **\$5228** Assessment: **\$352,300**  
 Pin #: **M:281 L:006-003**

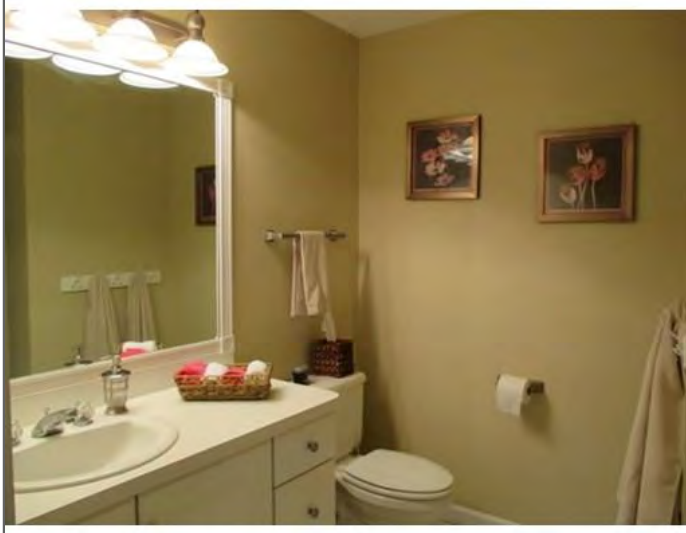
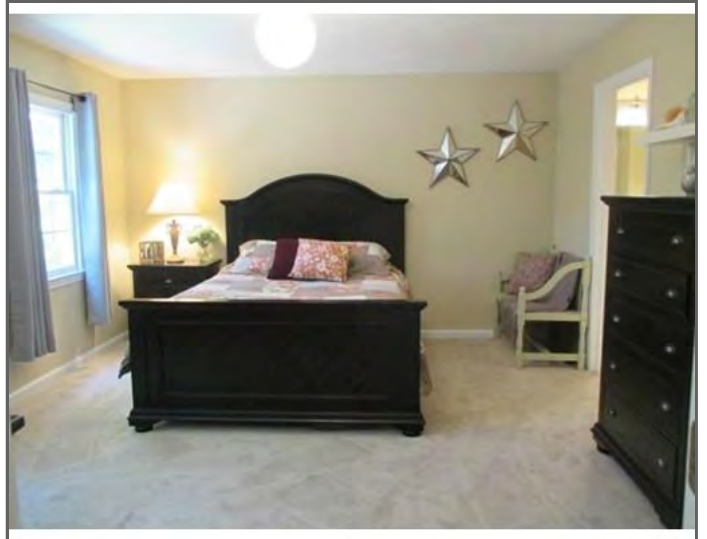
Cert: Zoning Code: **Res**  
 Map: Block: Lot: Book: **33012** Page: **439**



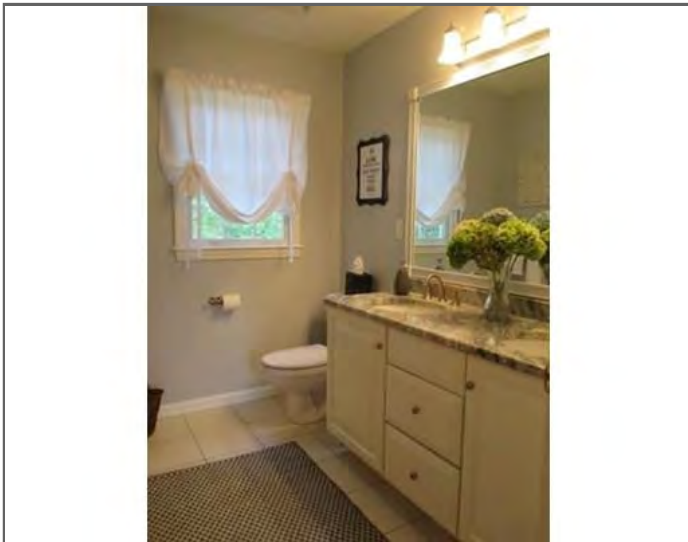
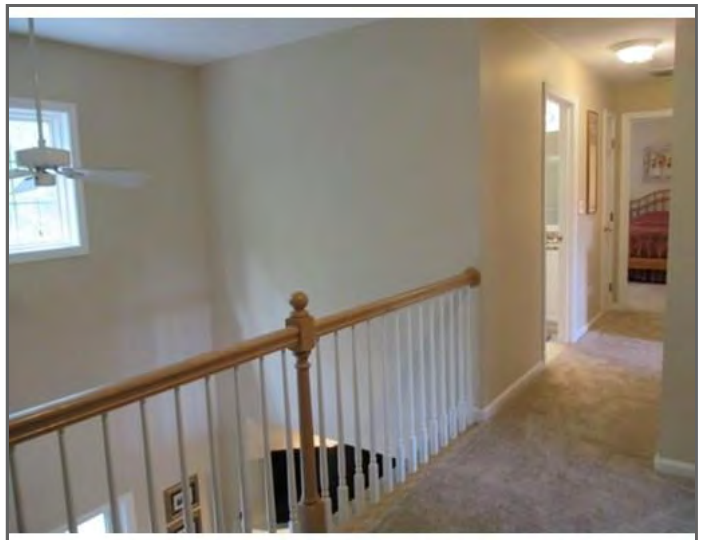
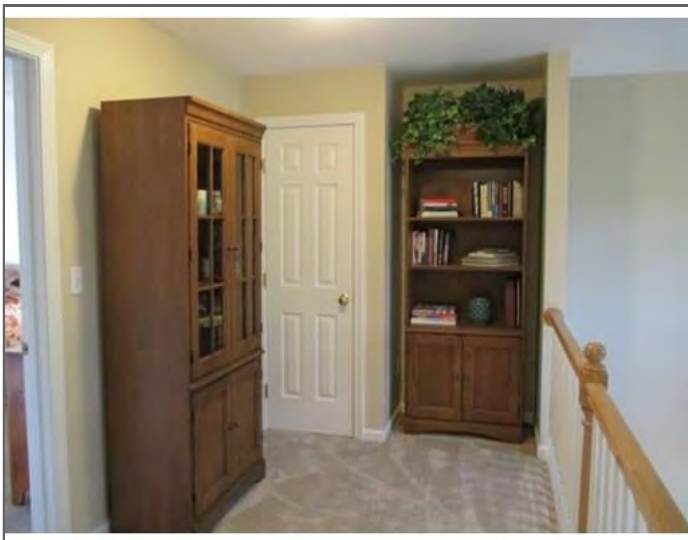


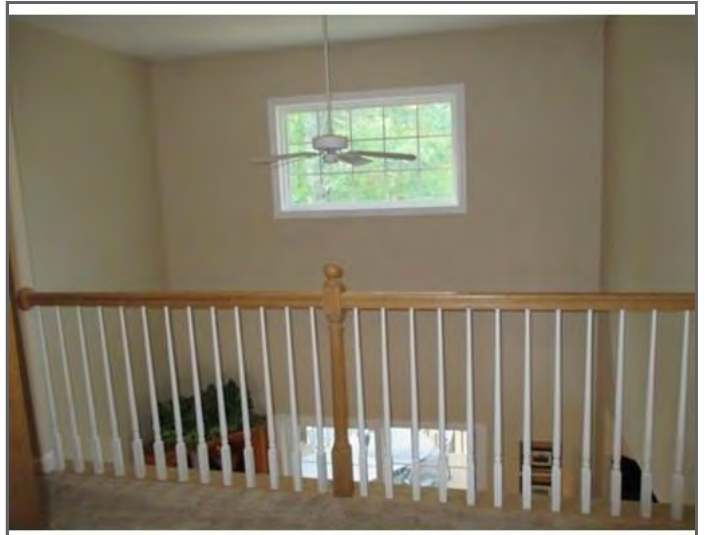
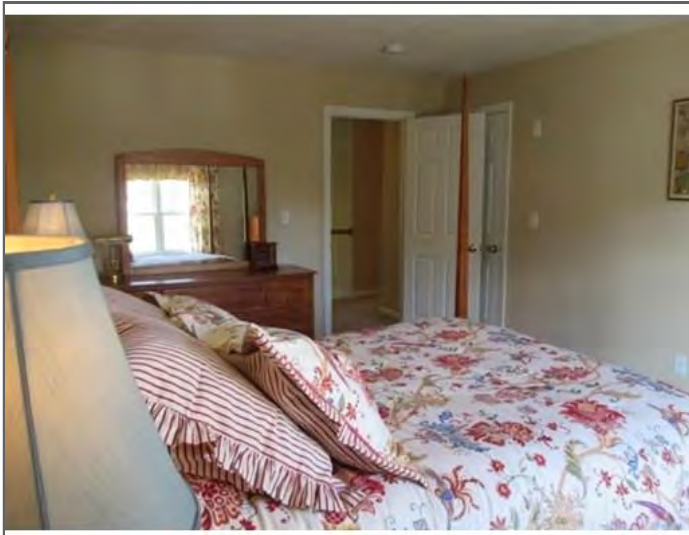












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**8 Pear Tree Ln - Unit 8**  
**Franklin, MA 02038-3936**  
**Condo**

MLS #: <b>71858587</b>	Status: <b>Sold</b>
List Price: <b>\$379,900</b>	Sale Price: <b>\$383,000</b>
List Date: <b>6/17/2015</b>	Sale Date: <b>7/28/2015</b>
Area:	Off Market Date: <b>6/29/2015</b>
List\$/SqFt: <b>\$198.90</b>	Sold\$/SqFt: <b>\$200.52</b>
Days on Market (Total): <b>19</b>	Days on Market (Office): <b>19</b>

### Property Features

Rooms: <b>6</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Street, End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1910 sq.ft.</b>
Year Built: <b>1998</b>	Outdoor Space Avail:
# Units: <b>75</b>	Garage: <b>2 Attached, Garage Door Opener</b>
Elevator:	Parking: <b>2 Off-Street, Common, Guest, Paved Driveway</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$371</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court</b>	



### Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Deck - Exterior, Slider
Dining Room:	1		Flooring - Hardwood, Window (s) - Picture
Kitchen:	1		Flooring - Hardwood, Kitchen Island
Master Bedroom:	1		Bathroom - Full, Ceiling Fan (s), Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Flooring - Stone/Ceramic Tile
Bath 2:	1		Flooring - Stone/Ceramic Tile
Bath 3:	2		Flooring - Stone/Ceramic Tile
Laundry:	1		--
Loft:	2		Flooring - Wall to Wall Carpet

### Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Deck - Wood**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 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: **No**

### Remarks

**Welcome Home! Move right in to this lovely Rare 2 car garage Townhome in desirable Chestnut Ridge II. Spacious 3 Br. 2.5 baths with hardwood in kitchen, dining room, living room, and foyer. Open Living room features gas fireplace, two story ceiling and slider to private deck Lots of recessed lighting throughout.. First floor master with walk-in-closet and full tiled bath. Formal Dining room w/hdwd and large white kitchen with island and eating area. Laundry off kitchen. 2nd floor has a loft and 2 bedrooms, a full bath and walkin attic storage area. Large unfinished basement with plenty of storage or easy to finish. Central air. Town water and town sewer. Enjoy the in ground pool and tennis courts in this well maintained complex. Close to shopping, train, and major highway. Quick closing possible. Must see!! Dont miss out. Showings begin Thursday June 18th and Open House Saturday June 20th 12-1PM**

### Tax Information

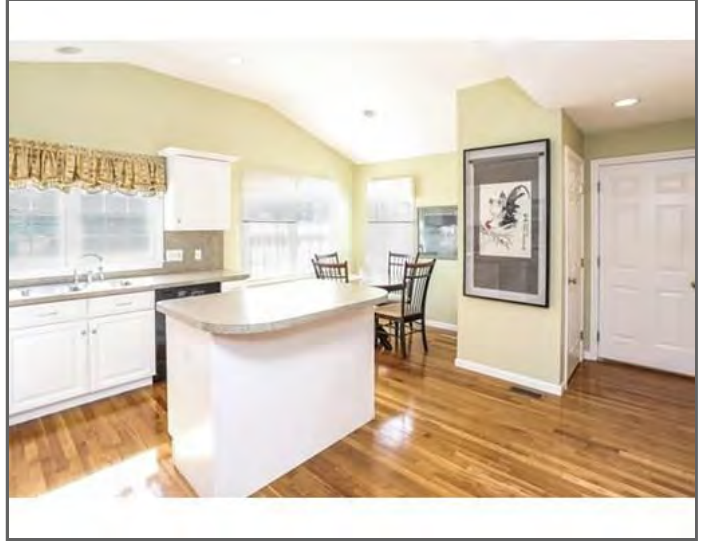
**2015 Taxes: \$5071**    **Assessment: \$341,700**  
**Pin #: M:281 L:006-024**

Cert:    Zoning Code: **res**  
 Map:    Block:    Lot:    Book: **17179**    Page: **247**

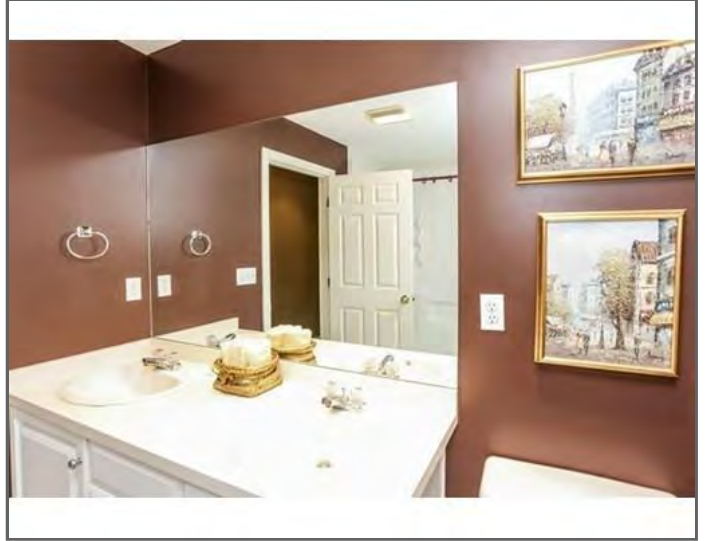


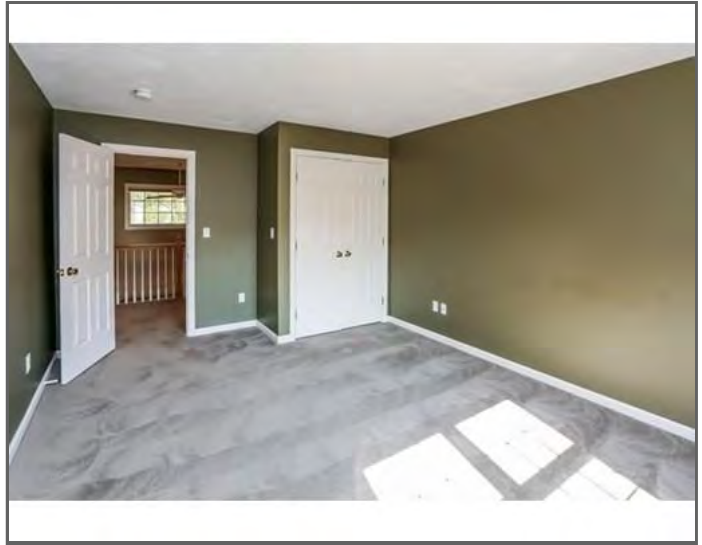












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86 Chestnut Ridge Cir - Unit 86  
Franklin, MA 02038-3907  
Condo

MLS #: **71829166**  
List Price: **\$399,000**  
List Date: **5/4/2015**  
Area:  
List\$/SqFt: **\$199.30**  
Days on Market (Total): **36**

Status: **Sold**  
Sale Price: **\$392,000**  
Sale Date: **6/29/2015**  
Off Market Date: **5/21/2015**  
Sold\$/SqFt: **\$195.80**  
Days on Market (Office): **36**

### Property Features

Rooms: **6**  
Bedrooms: **3**  
Baths: **2f 1h**  
Master Bath: **Yes**  
Fireplaces: **1**  
Year Built: **2005**  
# Units: **75**  
Elevator: **No**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$371.04**  
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**

Style: **Townhouse, Half-Duplex**  
Type: **Condo**  
Unit Level **1**  
Placement: **Street, End**  
Apprx Living Area: **2002 sq.ft.**  
Outdoor Space Avail: **Yes - Common**  
Garage: **2 Attached, Storage**  
Parking: **5 Off-Street, Common, Guest, Paved Driveway**



### Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony / Deck, Main Level, Cable Hookup, Open Floor Plan, Slider, Wainscoting
Dining Room:	1		Flooring - Hardwood, Window(s) - Picture, Main Level, Chair Rail
Kitchen:	1		Ceiling - Cathedral, Flooring - Hardwood, Window(s) - Picture, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Kitchen Island, Breakfast Bar / Nook, Cabinets - Upgraded, Dryer Hookup - Gas, Exterior Access, Open Floor Plan, Recessed Lighting, Washer Hookup, Gas Stove
Master Bedroom:	1		Bathroom - 3/4, Ceiling Fan(s), Closet - Walk-in, Flooring - Stone/Ceramic Tile, Flooring - Wall to Wall Carpet, Window(s) - Picture, Main Level, Cable Hookup, Double Vanity
Bedroom 2:	2		Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bath 1:	1		Bathroom - 3/4, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Cabinets - Upgraded
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Window(s) - Picture, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded
Bath 3:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Window(s) - Picture, Main Level
Laundry:			Main Level, Dryer Hookup - Gas, Washer Hookup
Loft:			Closet, Flooring - Wall to Wall Carpet, Balcony - Interior, Open Floor Plan

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Basement: **Yes**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions: **Refridgerator, Washer and Dryer - Negotiable**  
Exterior: **Wood**  
Exterior Features: **Deck, Deck - Wood, Gutters, Professional Landscaping**  
Facing Direction:  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas**  
Interior Features: **Security System, Cable Available**  
Lead Paint: **None**  
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.Reg: **No**  
Lender Owned: **No**

### Remarks

**GORGEOUS/RARE 2-CAR GARAGE** unit in Chestnut Ridge II! Come check out this MOVE-IN ready, sun filled, spacious 3-bed, 2.5 bath home. Enjoy the elegantly landscaped cul-de-sac and a very private wooded yard. Lots of upgrades and beautiful WAINSCOTING & TRIM throughout this home. **FIRST FLOOR MASTER SUITE** with GRANITE counter, double sinks and walk-in closet. Living room features gas fireplace, two story vaulted ceiling and sliders to a private deck. Open floor plan formal dining room with hardwood. Large eat in kitchen with beautiful upgraded maple cabinets, GRANITE counters and ISLAND. **1ST FLOOR Laundry.** Second floor features two generous bedrooms with walk-ins, full bath with GRANITE counter, tall upgraded maple cabinets and double sinks. Open loft area plus HUGE heated finished storage room. Enjoy the in-ground pool and tennis courts in this extremely well maintained complex. Best location in Franklin with close proximity to shopping, train and major routes.

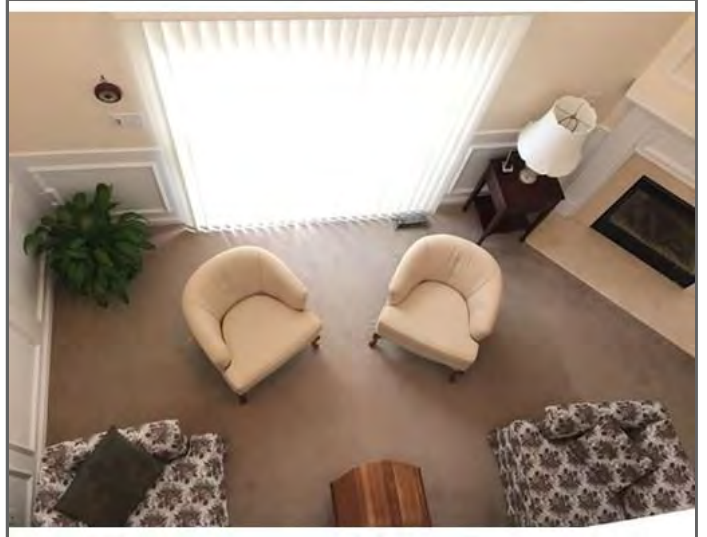
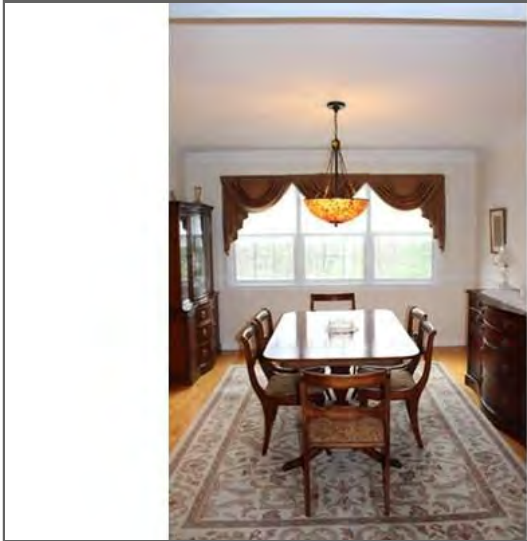
### Tax Information

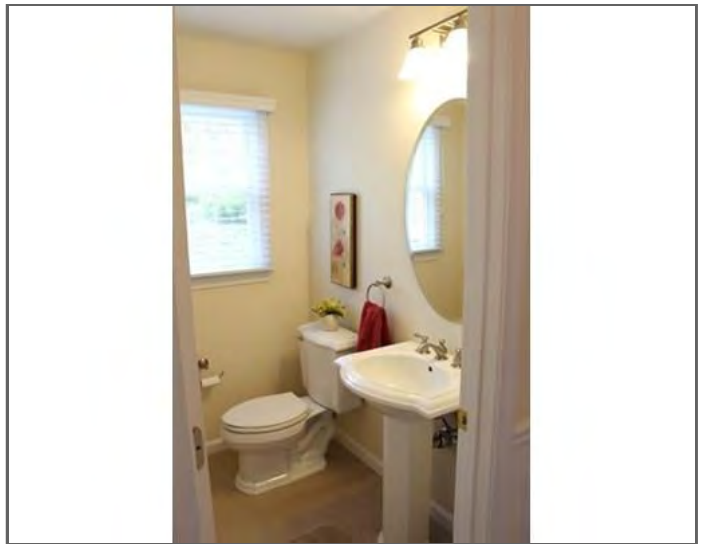
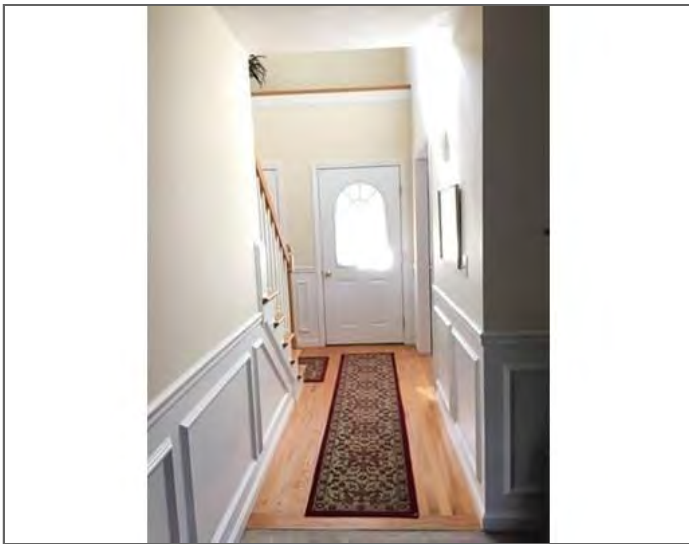
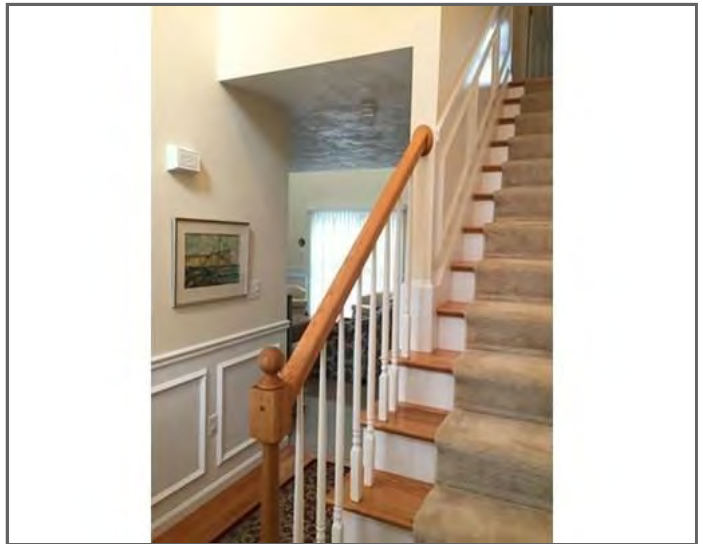
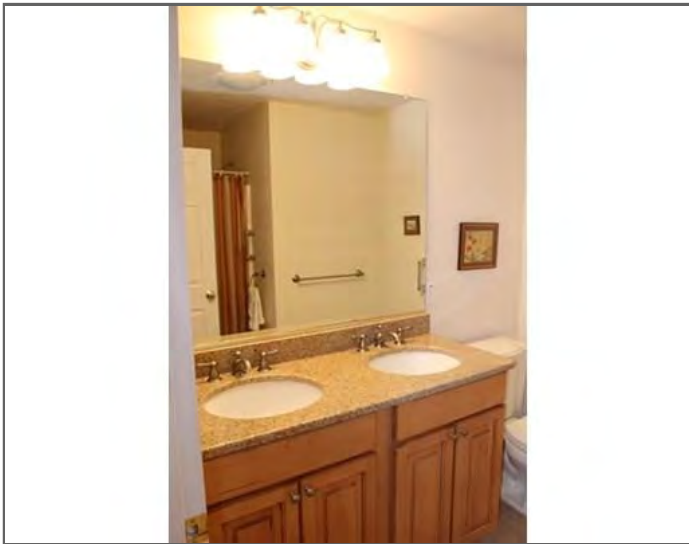
2014 Taxes: **\$4858** Assessment: **\$336,200**  
Pin #: **M:281 L:003-043**

Cert: **136951** Zoning Code: **RSD**  
Map: Block: Lot: Book: **24231** Page: **27**

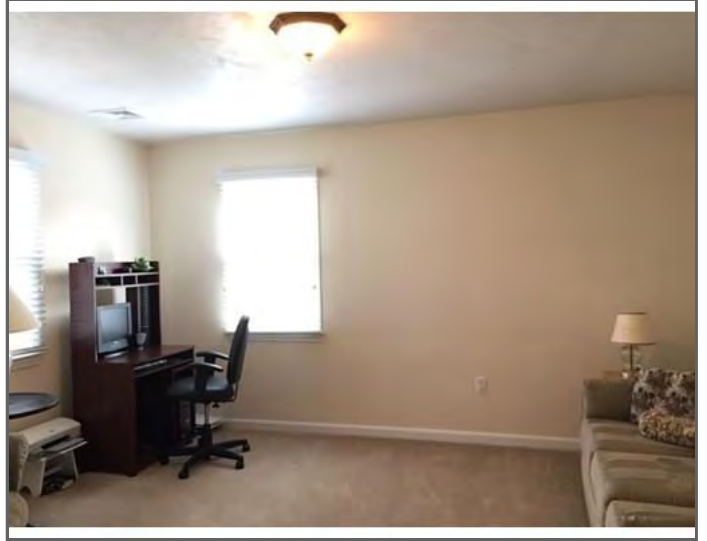
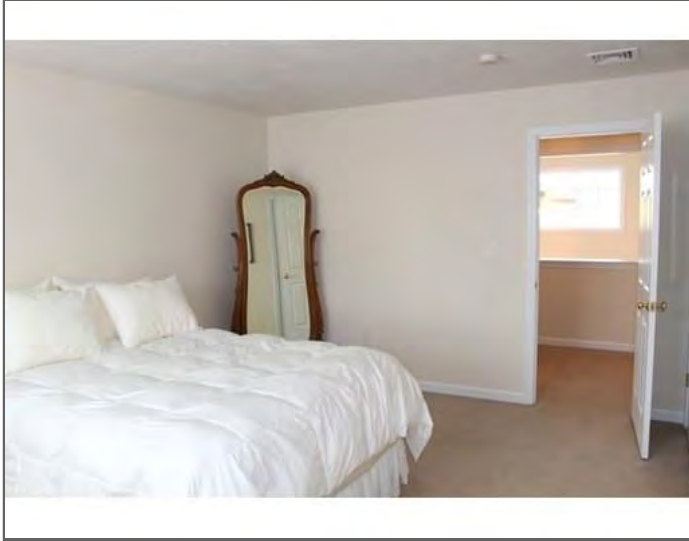
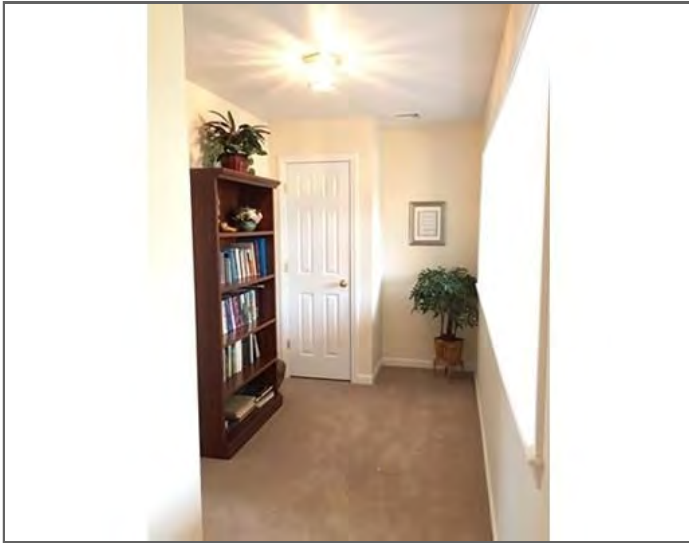


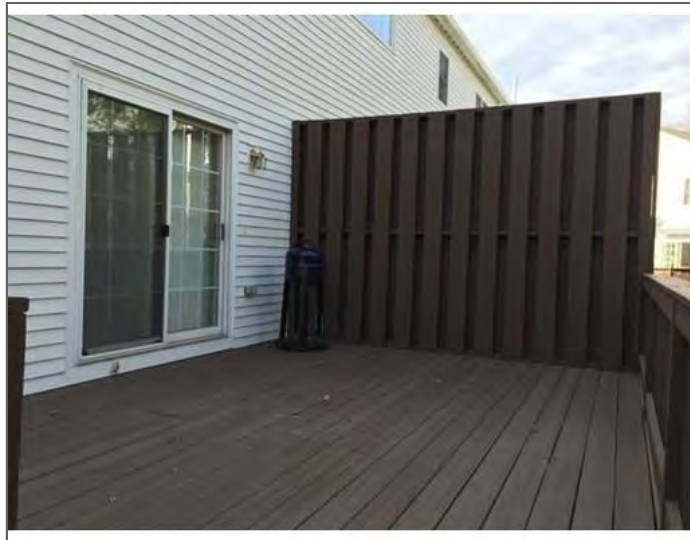
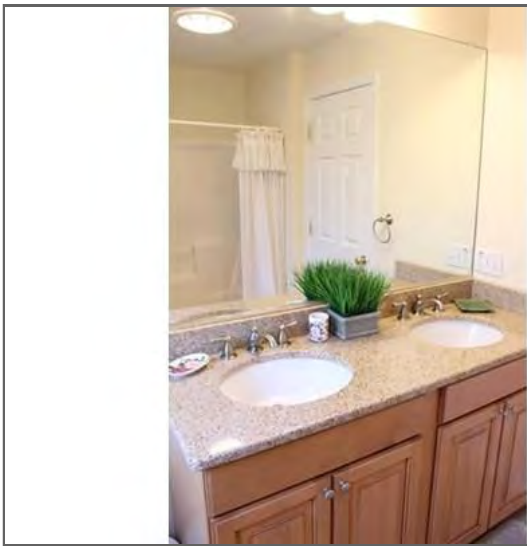












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7 Crab Apple Ln - Unit 7  
Franklin, MA 02038-3934  
Condo

MLS #: <b>71915734</b>	Status: <b>Sold</b>
List Price: <b>\$499,500</b>	Sale Price: <b>\$495,000</b>
List Date: <b>10/7/2015</b>	Sale Date: <b>12/21/2015</b>
Area:	Off Market Date: <b>10/30/2015</b>
List\$/SqFt: <b>\$227.98</b>	Sold\$/SqFt: <b>\$225.92</b>
Days on Market (Total): <b>23</b>	Days on Market (Office): <b>23</b>

### Property Features

Rooms: <b>7</b>	Style: <b>Detached, Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>3f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>2191 sq.ft.</b>
Year Built: <b>2000</b>	Outdoor Space Avail:
# Units: <b>75</b>	Garage: <b>2 Attached</b>
Elevator:	Parking: <b>2 --</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$399.58</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court</b>	



### Room Descriptions

Room	Level	Size	Features
Living Room:	1	13x19	Flooring - Wall to Wall Carpet
Dining Room:	1	11x14	Flooring - Wall to Wall Carpet
Family Room:	1	11x19	Fireplace, Flooring - Laminate, Deck - Exterior, Recessed Lighting, Slider
Kitchen:	1	18x12	Ceiling Fan(s), Flooring - Laminate, Dining Area, Countertops - Stone/Granite/Solid, Recessed Lighting
Master Bedroom:	1	16x13	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	12x19	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Recessed Lighting
Bedroom 3:	2	14x15	Flooring - Wall to Wall Carpet, Recessed Lighting
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	1		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Foyer:	1	8x9	Closet
Great Room:	B	36x19	Closet, Flooring - Laminate, Chair Rail, Recessed Lighting
Bathroom:	B		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Den:	B	26x21	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Chair Rail, Recessed Lighting

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers, 200 Amps**  
 Exclusions:  
 Exterior: **Clapboard**  
 Exterior Features: **Porch, Deck - Wood**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tank**  
 Interior Features: **Central Vacuum**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **does not include approximately 1270 square feet in finished basement**  
 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**

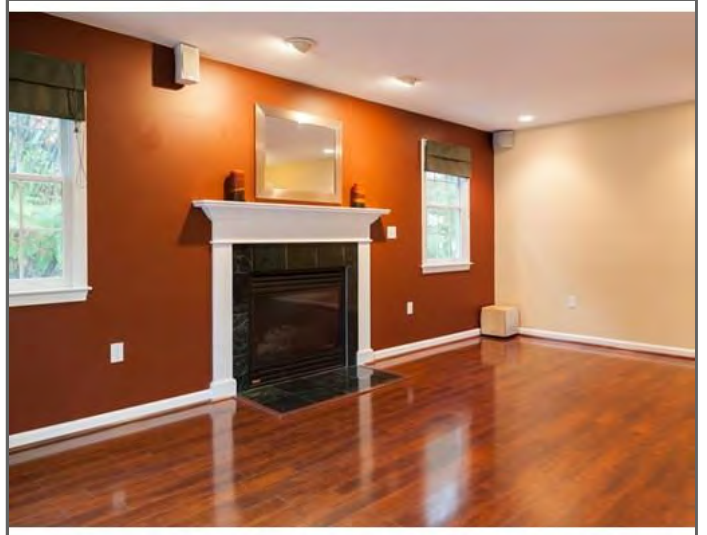
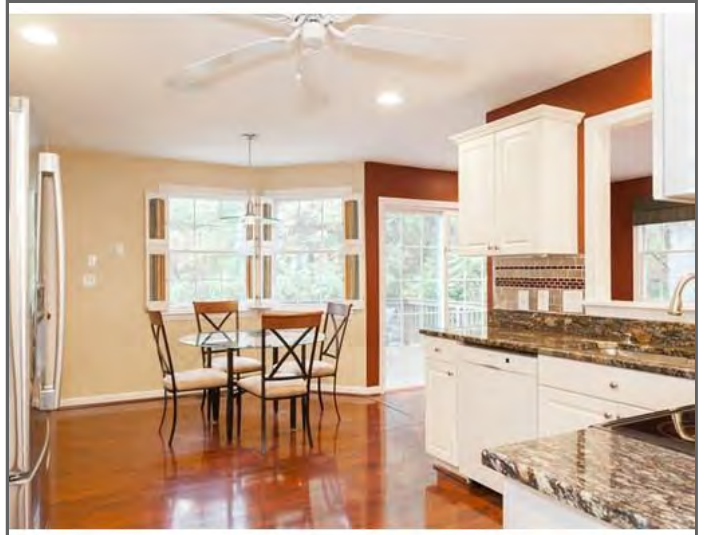
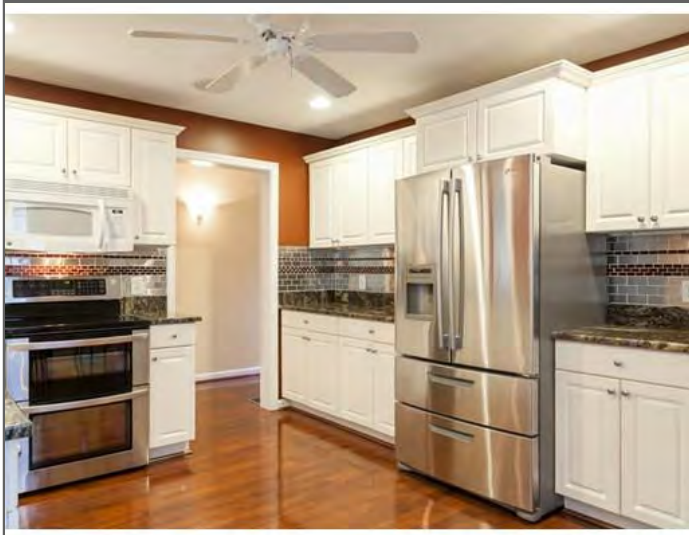
### Remarks

One of the most beautiful condos anywhere! Your chance to own a stunning free standing first floor master unit nestled in a totally private location at the end of a cul de sac. Unit has been tastefully updated with some of the most exquisite tile work you will find. First floor features large formal living and dining rooms, a large eat in kitchen with beautiful laminate flooring, nice white cabinetry, stunning tile back splash, granite counters and high end appliances. There is also a large family room with fireplace and sliders and a spacious first floor master suite featuring master bath with a tile shower, modern tile flooring and updated vanity with granite. Master has a large walk in closet. The first floor also has an updated half bath for guests with a tile wall that you have to see to believe and a convenient first floor laundry. Second floor has two large bedrooms, a massive walk in storage closet and updated bath. Finished basement and two car garage. You must see this unit!

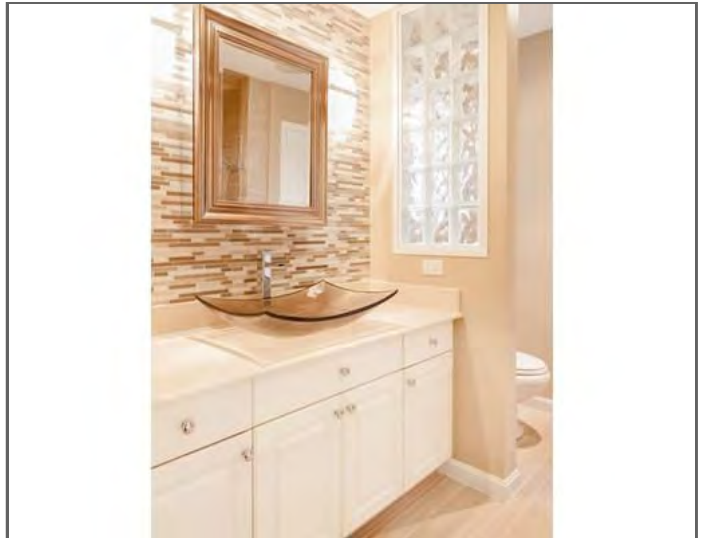
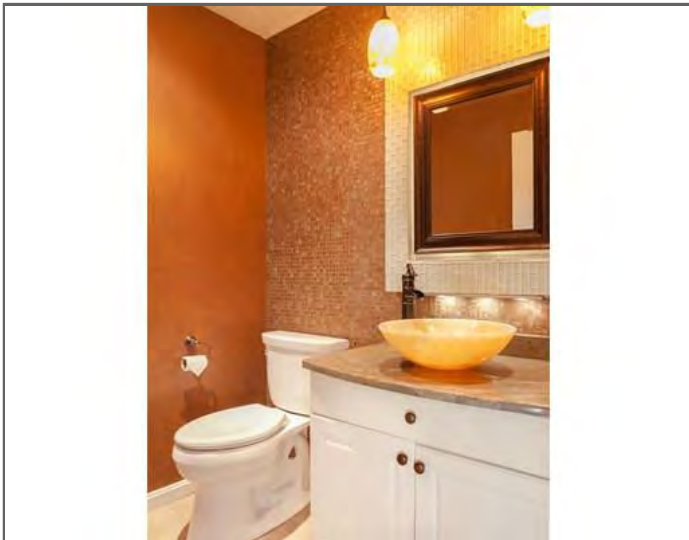
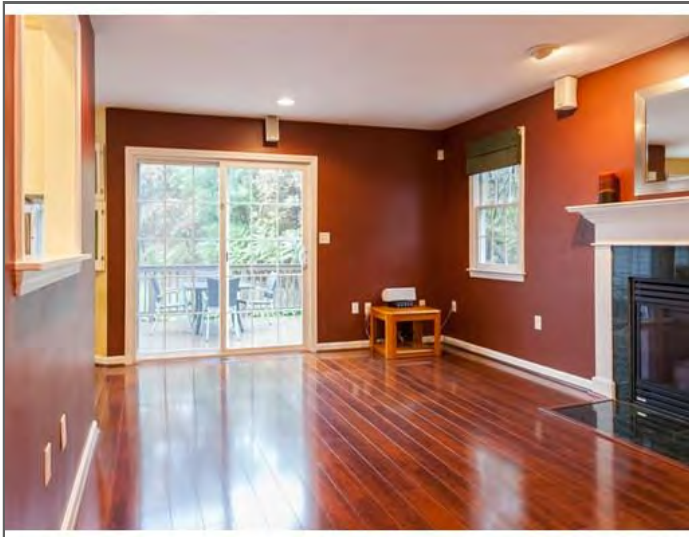
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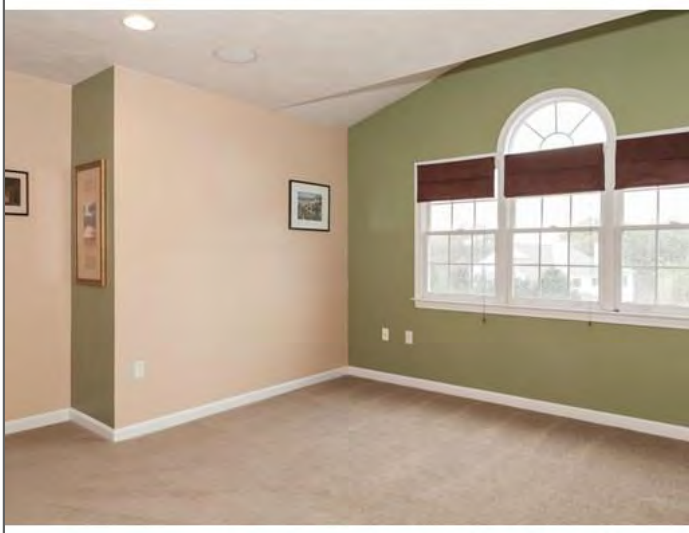
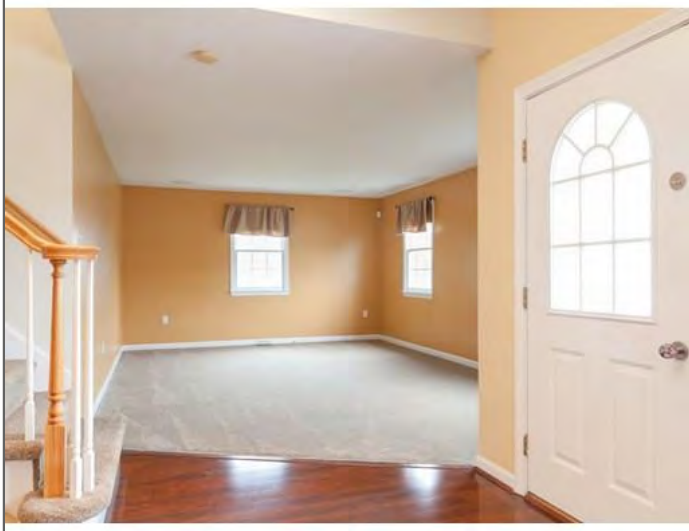
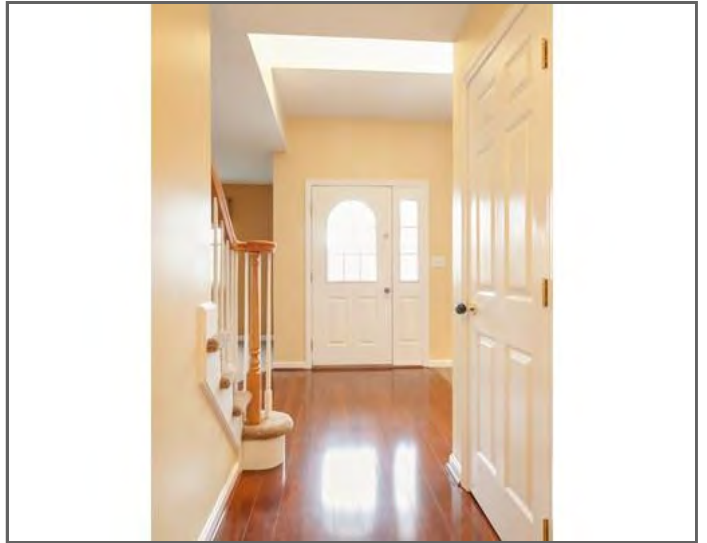
2015 Taxes: **\$6185** Assessment: **\$416,800**  
 Pin #: **M:281 L:003-014**

Cert: **132483** Zoning Code: **RES**  
 Map: Block: Lot: Book: **28390** Page: **354**

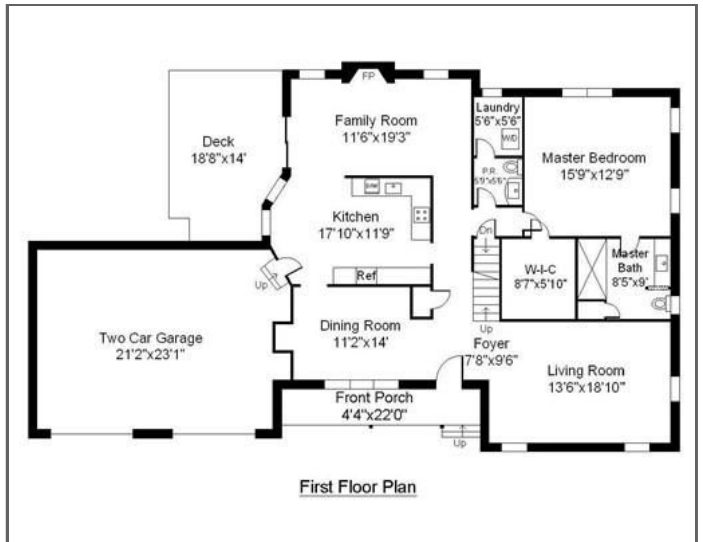
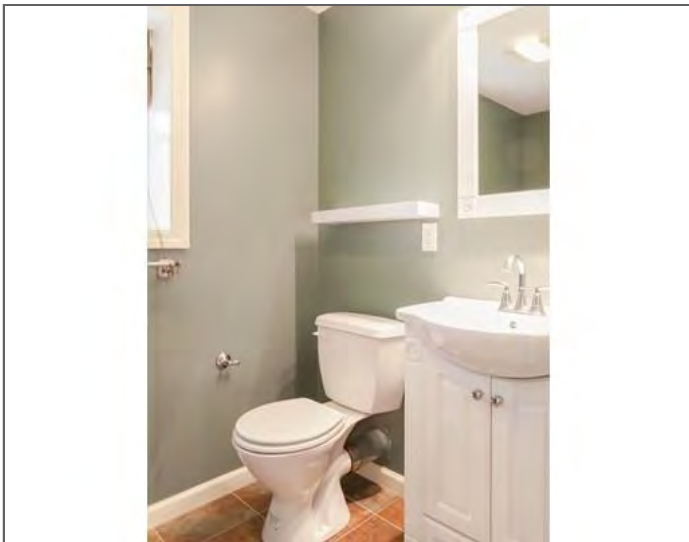
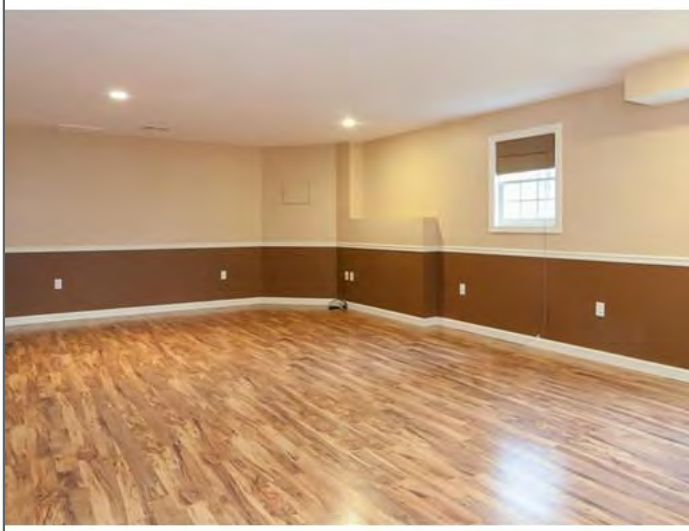
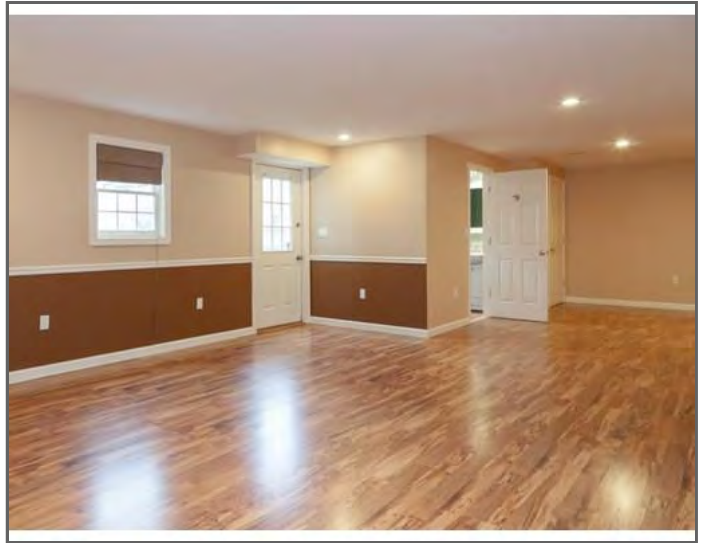
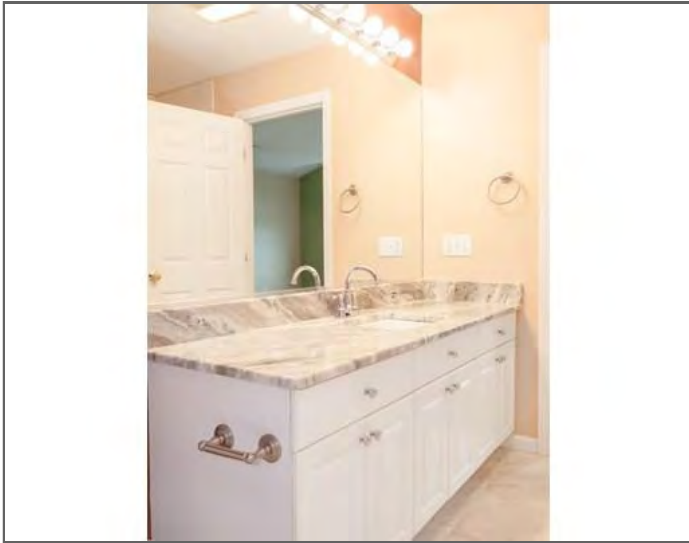


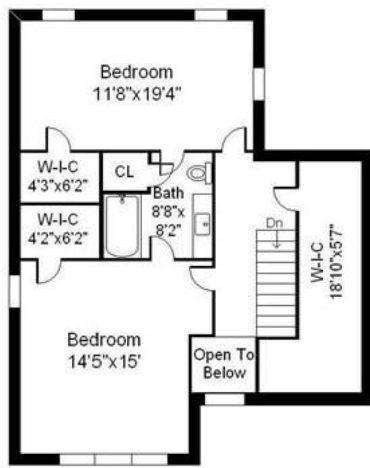




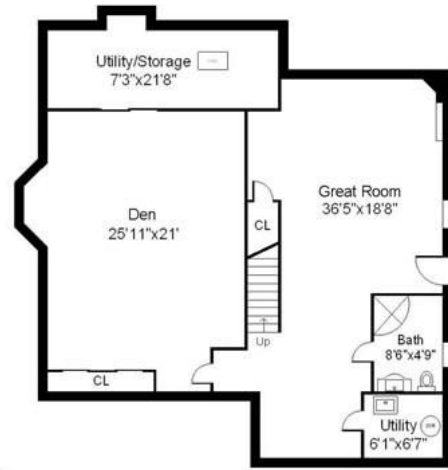








Second Floor Plan



Lower Level Plan



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