

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

27 SPRUCE POND ROAD - Unit 27  
Franklin, MA 02038-2500  
Condo

MLS #: <b>71930299</b>	Status: <b>Sold</b>
List Price: <b>\$227,300</b>	Sale Price: <b>\$227,300</b>
List Date: <b>11/11/2015</b>	Sale Date: <b>12/21/2015</b>
Area:	Off Market Date: <b>12/3/2015</b>
List\$/SqFt: <b>\$124.75</b>	Sold\$/SqFt: <b>\$124.75</b>
Days on Market (Total): <b>22</b>	Days on Market (Office): <b>22</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:	Placement: <b>--</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1822 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>100</b>	Garage: <b>1 Attached</b>
Elevator:	Parking: <b>2 Off-Street</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$418</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>19x11</b>	<b>Fireplace, Skylight, Ceiling - Cathedral, Balcony / Deck</b>
Dining Room:	<b>1</b>	<b>16x11</b>	<b>--</b>
Kitchen:	<b>1</b>	<b>10x9</b>	<b>--</b>
Master Bedroom:	<b>2</b>	<b>16x13</b>	<b>Bathroom - Full, Closet - Walk-in</b>
Bedroom 2:	<b>2</b>	<b>17x11</b>	<b>--</b>
Bedroom 3:	<b>1</b>		<b>--</b>
Bath 1:	<b>1</b>		<b>--</b>
Bath 2:	<b>2</b>		<b>--</b>
Loft:	<b>3</b>	<b>13x9</b>	<b>--</b>
Den:	<b>1</b>	<b>13x11</b>	<b>--</b>

### Features & Other Information

Basement: **Yes**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Wood**  
Facing Direction:  
Heating: **Forced Air, Gas**  
Lead Paint: **Unknown**  
Living Area Disclosures: **SOLD AS-IS \*\*\*\* SELLER WILL NOT REPLACE OR REPAIR ANY ISSUES!**  
Sewer Utilities: **City/Town Sewer, Other (See Remarks)**  
Water Utilities: **City/Town Water, Other (See Remarks)**  
Waterfront: **No** Water View: **No**  
Short Sale w/Lndr.App.Req: **No**  
Lender Owned: **Yes**

### Remarks

**LARGE TOWNHOUSE WITH LARGE UNFINISHED WALKOUT BASEMENT FOR EXPANSION POTENTIAL. CENTRAL AIR CONDITIONING. FIREPLACE. ONE CAR GARAGE. PRIVATE DECK (16 X 12). FIRST FLOOR DEN COULD USED AS A 3RD BEDROOM FOR GUESTS. PULL DOWN ATTIC. MASTER BEDROOM HAS A LARGE WALK IN CLOSET. 2ND FLOOR LAUNDRY HOOK UP. EASY ACCESS TO RTE. 495 AND BOSTON COMMUTER RAIL STATION. // THIS PROPERTY IS BEING \*\* SOLD AS- IS \*\* // ONLY CASH BUYERS OR 203K LOAN / \*\* NO RUNNING UTILITIES. \*\* / SMOKE CERTIFICATE, FINAL WATER READING ARE BUYERS / BUYERS AGENT RESPONSIBILITY / BUYER NEEDS TO PERFORM ALL DUE DILIGENCE AT BUYERS EXPENSE. SELLER WILL NOT REPLACE OR REPAIR ANY ISSUES! /// PLEASE NOTE: AN EFFORT HAS BEEN MADE TO DISCLOSE ALL KNOWN INFORMATION RELATIVE TO TAXES, UTILITIES, AND SPECIAL ASSESSMENTS. IT IS RECOMMENDED THAT THE BUYER OR BUYER'S AGENT PERFORM DUE DILIGENCE ON BEHALF OF THE BUYER TO CONFIRM, AS THE SELLER WILL ONLY PAY THE CHARGES FROM THE TIME OF ACQUISITION UNTIL CLOSING**

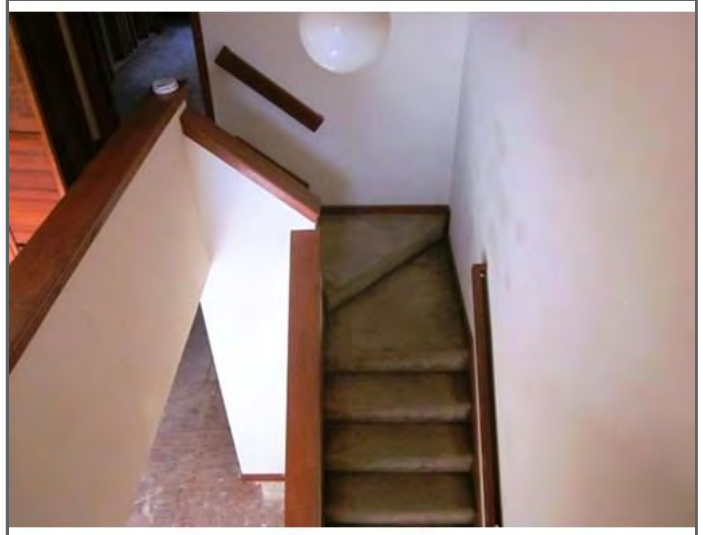
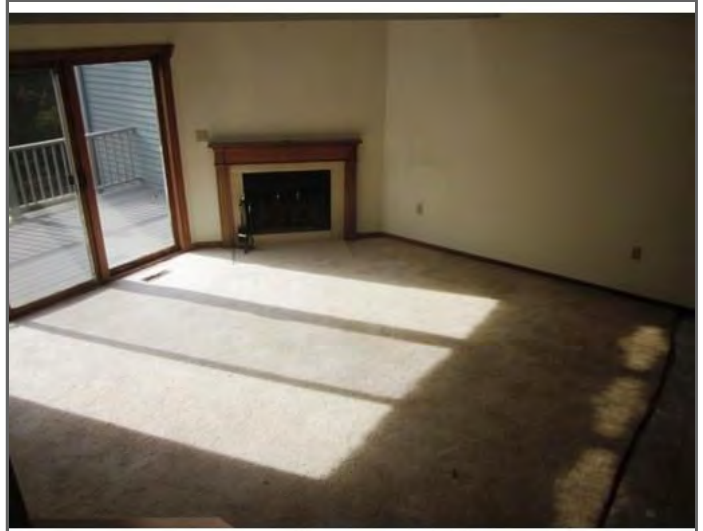
### Tax Information

2015 Taxes: **\$4216** Assessment: **\$284,100**  
Pin #: **M:303 L:045-099**

Cert: **0017036** Zoning Code: **RES**  
Map: Block: Lot: Book: **29656** Page: **11**

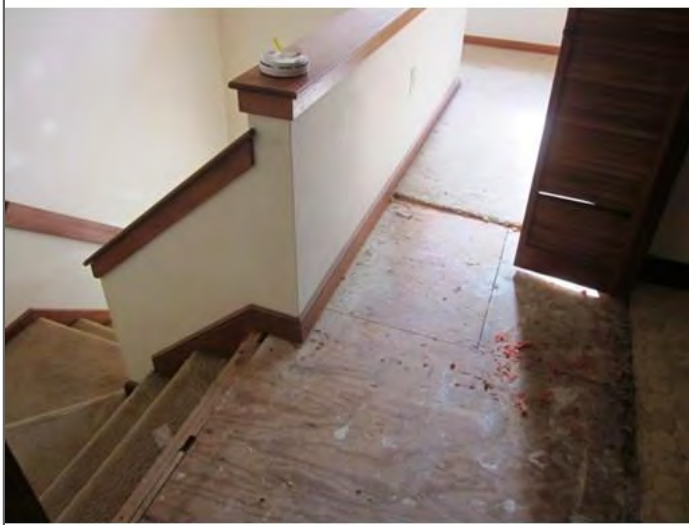
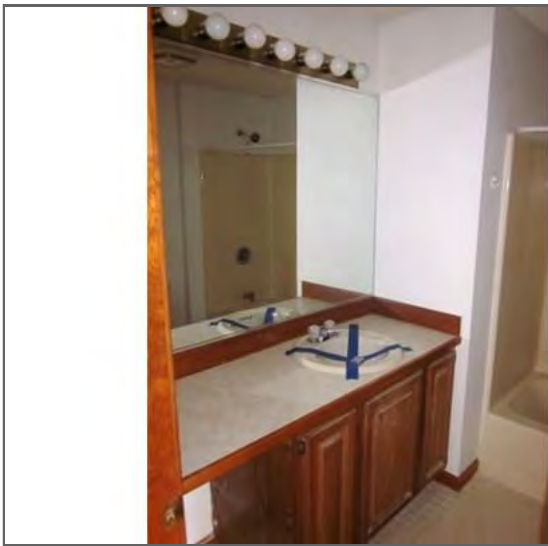


**3-BEDROOM // 2.5 BATHS // 1822 SQFT**

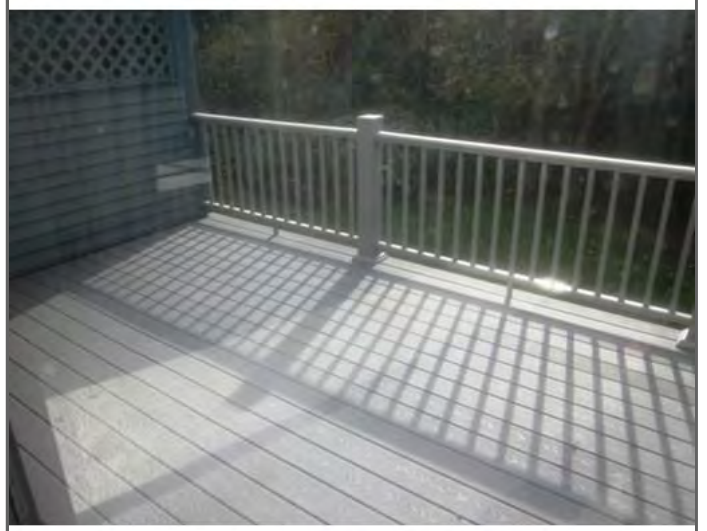














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**46 QUINCE LANDING - Unit 46**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>71913154</b>	Status: <b>Sold</b>
List Price: <b>\$299,900</b>	Sale Price: <b>\$310,000</b>
List Date: <b>10/1/2015</b>	Sale Date: <b>12/18/2015</b>
Area:	Off Market Date: <b>10/4/2015</b>
List\$/SqFt: <b>\$110.01</b>	Sold\$/SqFt: <b>\$113.72</b>
Days on Market (Total): <b>81</b>	Days on Market (Office): <b>81</b>

### Property Features

Rooms: <b>8</b>	Style: <b>Townhouse, Attached</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>3f 1h</b>	Unit Level <b>1</b>
Master Bath:	Placement: <b>Walkout</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>2726 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>100</b>	Garage: <b>1 Attached, Garage Door Opener, Storage</b>
Elevator: <b>No</b>	Parking: <b>3 Off-Street, Paved Driveway</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$418</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, Skylight, Flooring - Hardwood, Deck - Exterior</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Dining Area</b>
Master Bedroom:	<b>2</b>	--	--
Bedroom 2:	<b>2</b>	--	--
Bedroom 3:	<b>B</b>	--	--
Bath 1:	<b>1</b>	--	--
Bath 2:	<b>2</b>	--	--
Bath 3:	<b>B</b>	--	--
Laundry:	<b>2</b>	--	--
Home Office:	<b>1</b>	--	--
Den:	<b>B</b>	--	--

### Features & Other Information

Appliances: **Dishwasher, Refrigerator, Washer, Dryer**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Clapboard**  
 Exterior Features: **Porch, Deck - Composite**  
 Facing Direction:  
 Heating: **Gas**  
 Hot Water: **Tank**  
 Interior Features: **Cable Available**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **1837 Sq. Ft. 1st & 2nd Floor, Approx. 889 sq. ft. finished basement w/ family rm., bedroom & bath.**  
 Living Area Includes: **Finished Basement**  
 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**

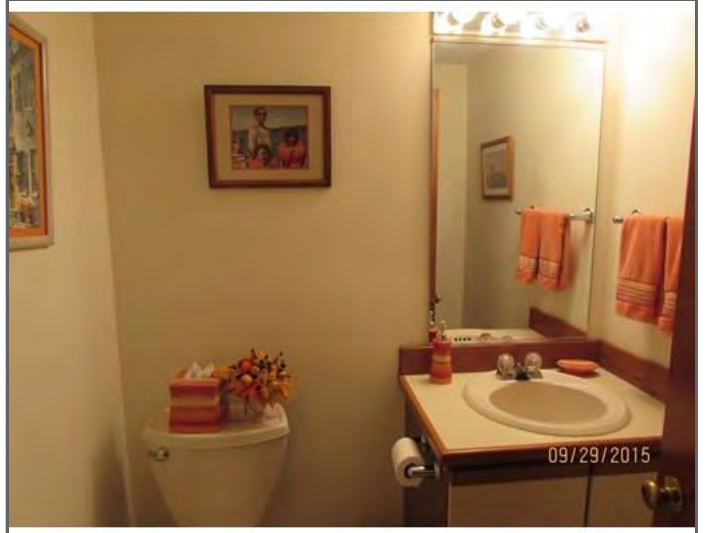
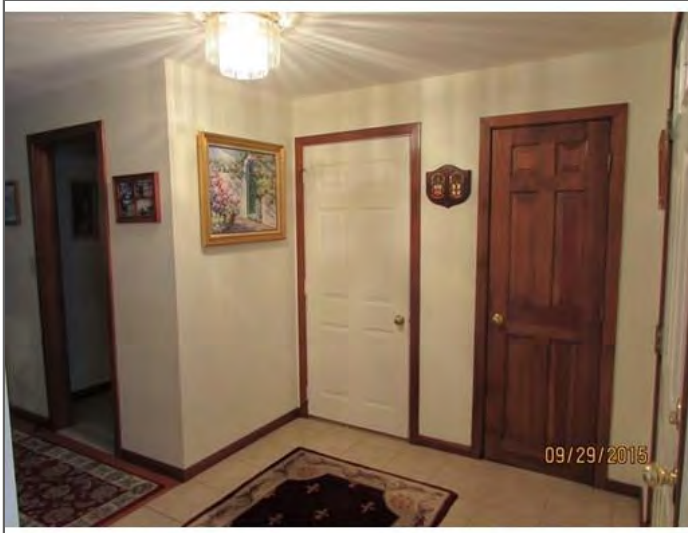
### Remarks

**SPRUCE POND VILLAGE! This lovely unit offers 3 bedrooms and 3.5 baths! Open floor plan w/ balcony and skylights, fireplace, Newer PELLA triple slider leading to deck and great backyard. 1st floor office/den. Gorgeous newer hardwood floors in dining room, living room & den. , 2 bedrooms upstairs with laundry, 2 walk-in closets, updated tubs and shower. Upstairs also features a loft which is great for an extra sitting area and/or exercise area. Basement features a finished family room which walks out to backyard and (3rd) bedroom with full bath just add to this beauty! One car garage, central air conditioning, All nearby shopping and restaurants and close to 495. Easy access to commuter rail to Boston! Great Location in Franklin!**

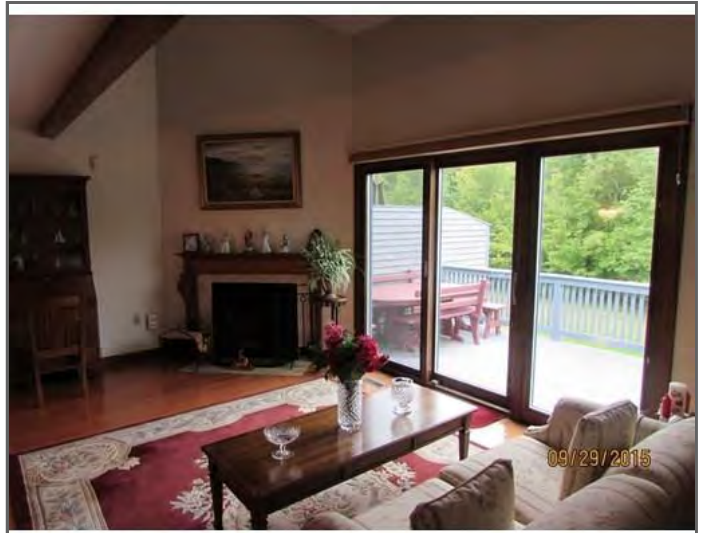
### Tax Information

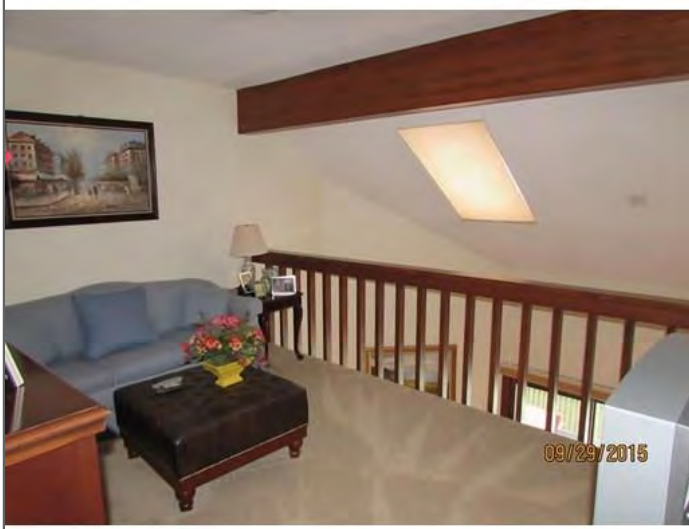
**2015 Taxes: \$4365.93**    **Assessment: \$294,200**  
 Pin #:

Cert:    Zoning Code: **RES**  
 Map:    Block:    Lot:    Book: **22725**    Page: **36**

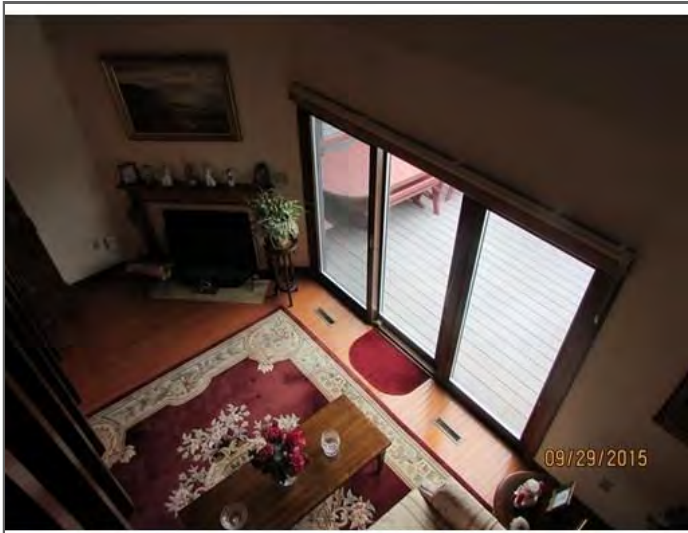
















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**34 Quince Landing - Unit 34**  
**Franklin, MA 02038-2581**  
**Condo**

MLS #: <b>71905140</b>	Status: <b>Sold</b>
List Price: <b>\$300,000</b>	Sale Price: <b>\$310,000</b>
List Date: <b>9/16/2015</b>	Sale Date: <b>10/30/2015</b>
Area:	Off Market Date: <b>10/7/2015</b>
List\$/SqFt: <b>\$109.29</b>	Sold\$/SqFt: <b>\$112.93</b>
Days on Market (Total): <b>21</b>	Days on Market (Office): <b>21</b>



### Property Features

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>3f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Ground, Walkout</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>2745 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Private</b>
# Units: <b>100</b>	Garage: <b>1 Attached, Garage Door Opener</b>
Elevator:	Parking: <b>2 Off-Street, Paved Driveway</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$298</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>Flooring - Hardwood</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood</b>
Family Room:	<b>1</b>		<b>Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood</b>
Kitchen:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Hardwood, Dining Area</b>
Master Bedroom:	<b>2</b>		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>B</b>		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet</b>
Bedroom 4:	<b>B</b>		<b>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, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>Dryer Hookup - Electric, Washer Hookup</b>
Bathroom:	<b>B</b>		<b>Bathroom - Full, Bathroom - With Shower Stall, Closet - Linen</b>
Play Room:	<b>B</b>		<b>Flooring - Wall to Wall Carpet</b>
Loft:	<b>2</b>		<b>Skylight, Flooring - Wall to Wall Carpet</b>

### Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers, 200 Amps**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Porch, Deck - Composite, Gutters, Professional Landscaping, Sprinkler System**  
 Facing Direction: **East**  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tank**  
 Interior Features: **Cable Available**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **Includes 906 sq ft in bright finished walkout lower level**  
 Living Area Includes: **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

Here's the carefree lifestyle you've always wanted with all the upgrades you've asked and wished for! Enjoy serene waterviews from this 3-4 bedroom townhome that accommodates your out of town guests without sacrificing your home office, living room or family room. 4 baths on three finished levels includes a private master bath. Updated kitchen, stainless steel appliances, gas range, as well as hardwood floors throughout the open floor plan on the first floor. Grill and relax on your private rear deck. Access the level backyard overlooking the pond from the walkout finished lower level which has a multiuse media room, office space, bedroom(s) and a full bath. Town water and sewer, gas heat and cooking. Seller will negotiate offers between \$300,000 and \$325,000

### Tax Information

**2015** Taxes: **\$4082** Assessment: **\$275,100**  
 Pin #: **M:303 L:045-014**

Cert:      Zoning Code: **Res**  
 Map:      Block:      Lot:      Book: **22177**      Page: **76**

Price Change History for 71905140  
34 Quince Landing U:34, Franklin, MA 02038

Date		Amount	%	DOM to PCG	DOM of PCG
9/16/2015	Listed for: \$300,000				0
9/24/2015	Price Changed to: \$325,000	\$25,000	8.33%	8	8
10/30/2015	Price Changed to: \$300,000	- \$25,000	7.69%	13	21
					Listing DOM: 21
					Property DOM: 21

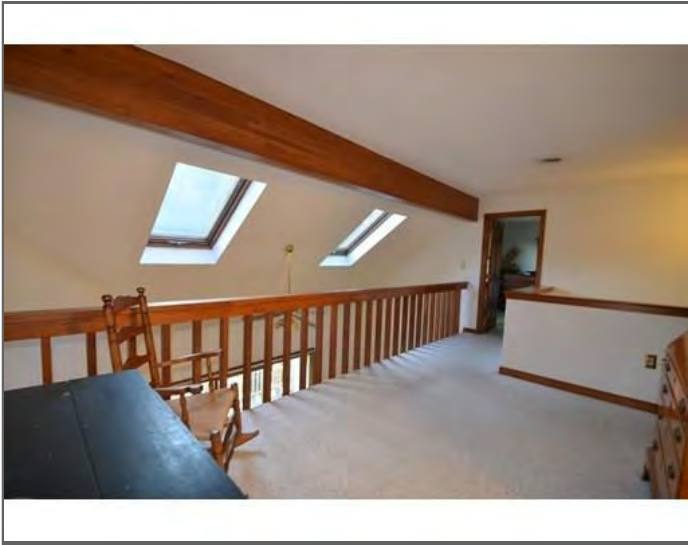
\*\* Calculates and removes Offmarket activity in DOM Timeframe

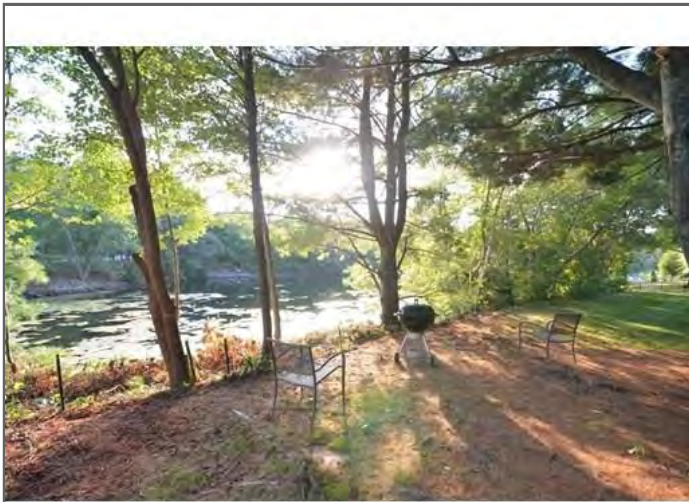












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69 Highbank Rd - Unit 69  
Franklin, MA 02038-2573  
Condo

MLS #: **71806768** Status: **Sold**  
List Price: **\$324,900** Sale Price: **\$325,700**  
List Date: **3/26/2015** Sale Date: **6/8/2015**  
Area: Off Market Date: **4/22/2015**  
List\$/SqFt: **\$164.01** Sold\$/SqFt: **\$164.41**  
Days on Market (Total): **27** Days on Market (Office): **27**

### Property Features

Rooms: **8** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **2f 1h** Unit Level **1**  
Master Bath: **Yes** Placement: **End**  
Fireplaces: **1** Apprx Living Area: **1981 sq.ft.**  
Year Built: **1986** Outdoor Space Avail:  
# Units: **100** Garage: **2 Attached, Garage Door Opener, Storage, Deeded**  
Elevator: Parking: **4 Off-Street, Deeded, Paved Driveway**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$324**  
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>12x19</b>	Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Deck - Exterior, Open Floor Plan, Slider
Dining Room:	<b>1</b>	<b>12x14</b>	Flooring - Hardwood, Open Floor Plan
Family Room:	<b>1</b>	<b>12x14</b>	Flooring - Hardwood
Kitchen:	<b>1</b>	<b>9x19</b>	Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Stainless Steel Appliances
Master Bedroom:	<b>2</b>	<b>14x19</b>	Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony - Exterior, Slider
Bedroom 2:	<b>2</b>	<b>13x14</b>	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	<b>1</b>		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	<b>2</b>		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	<b>2</b>		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Dressing Room, Dryer Hookup - Electric, Washer Hookup
Laundry:	<b>2</b>		--
Loft:	<b>2</b>	<b>14x16</b>	Flooring - Wall to Wall Carpet
Play Room:	<b>B</b>		Flooring - Wall to Wall Carpet
Office:	<b>B</b>		Flooring - Wall to Wall Carpet

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Basement: **Yes**  
Construction: **Frame**  
Cooling: **Central Air**  
Electric: **Circuit Breakers**  
Exclusions: **Washer and Dryer**  
Exterior: **Wood**  
Exterior Features: **Deck, Balcony, Professional Landscaping**  
Facing Direction:  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas**  
Interior Features: **Central Vacuum, Security System, Cable Available**  
Lead Paint: **Unknown**  
Living Area Disclosures: **PLUS FINISHED LOWER LEVEL**  
Pets Allowed: **Yes**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No** Water View: **Yes**  
Short Sale w/Lndr.App Req: **No**  
Lender Owned: **No**

### Remarks

**Absolutely the BEST LOCATION IN THE COMPLEX! Fantastic END UNIT with 2-CAR GARAGE in Spruce Pond Village. This lovely home offers exceptional PRIVACY and features HARDWOOD Flooring, UPDATED Powder Room and sun splashed eat-in Kitchen with Stainless Steel Appliances and Granite Countertops. There's so much space throughout...OPEN CONCEPT Dining/Living Room with vaulted ceilings, skylights, fireplace, and sliders to composite Deck; 1st floor Den; large 2nd floor Loft; and finished Lower Level. Both Bedrooms have Walk-In Closets, and the Master offers a balcony overlooking a beautiful and private wooded view. NEWer Furnace (5 yrs.) and H2O Heater (2 yrs.); Central AC; Central Vac; Security System; lots of Storage. Great association and well managed property, with nearby shopping and easy access to highway and commuter rail. YOUR SEARCH IS OVER, SO START PACKING! Showings begin Sunday, March 29th at OPEN HOUSE 11:30AM - 1:00PM**

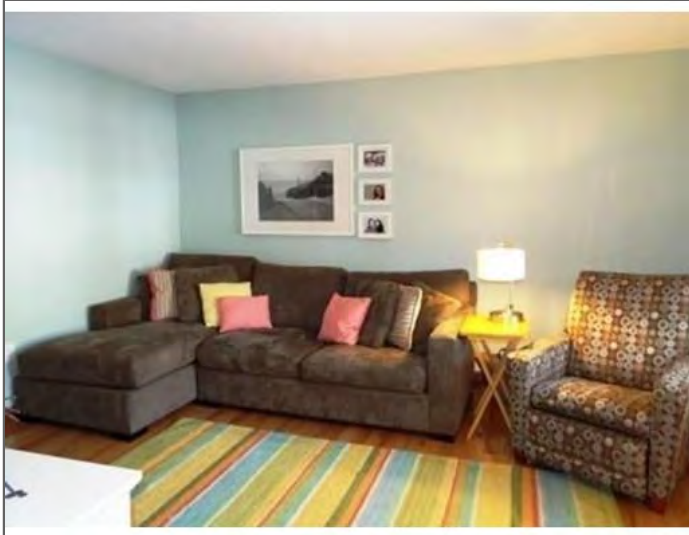
### Tax Information

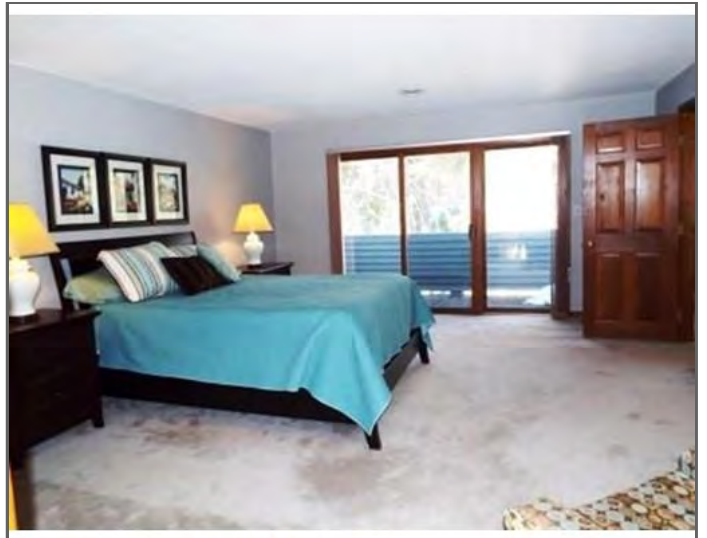
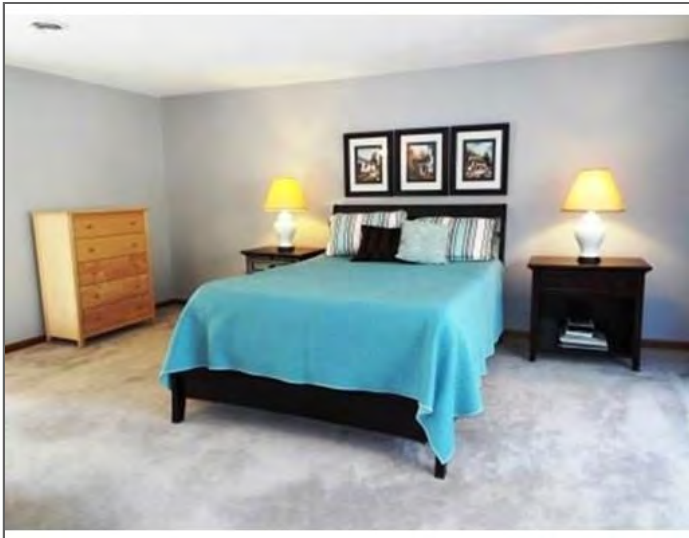
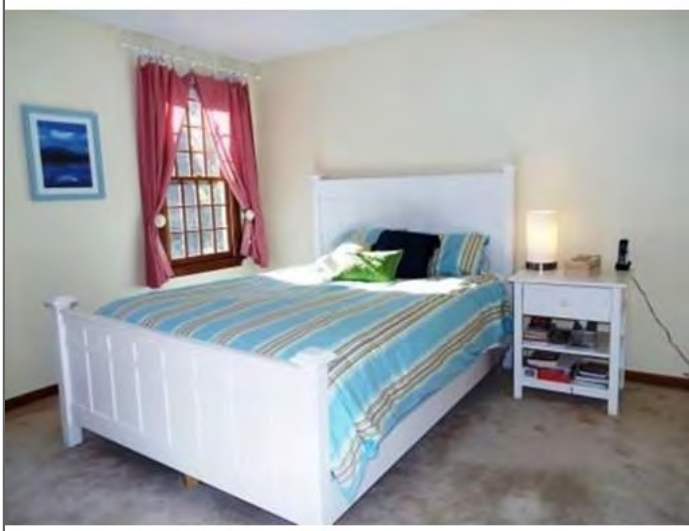
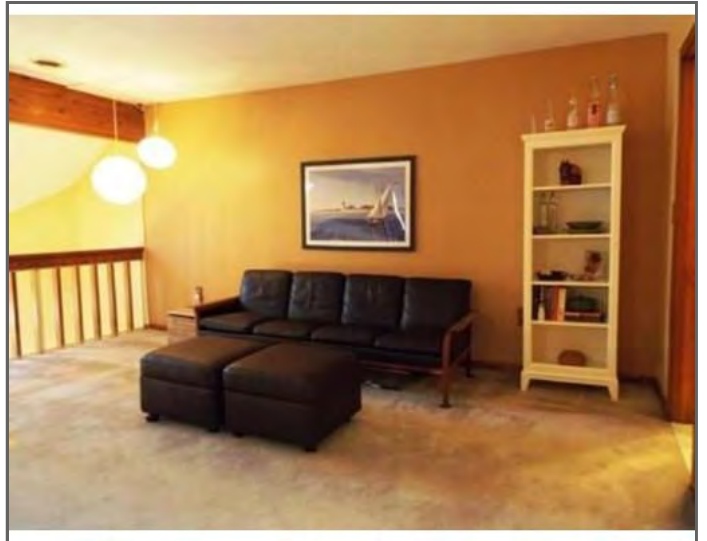
2014 Taxes: **\$3714** Assessment: **\$257,000**  
Pin #: **M:303 L:045-037**

Cert: **35657** Zoning Code: **Residentia**  
Map: **303** Block: Lot: **045037** Book: **27609** Page: **393**













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