

127 Stone Ridge Road - Unit 127
Franklin, MA 02038
Condo

MLS #: 71825123	Status: Sold
List Price: \$239,000	Sale Price: \$233,000
List Date: 4/28/2015	Sale Date: 7/2/2015
Area:	Off Market Date: 6/17/2015
List\$/SqFt: \$192.74	Sold\$/SqFt: \$187.90
Days on Market (Total): 50	Days on Market (Office): 50

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Middle
Fireplaces: 1	Apprx Living Area: 1240 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 163	Garage: 1 Detached
Elevator:	Parking: 2 Assigned, Deeded
Handicap Access/Features:	
Association: Yes Fee: \$290	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom	



Room Descriptions

Room	Level	Size	Features
Living Room:	1	18x12	Fireplace, Closet, Flooring - Wall to Wall Carpet, Exterior Access, Open Floor Plan, Slider
Dining Room:	1	10x8	Flooring - Wall to Wall Carpet, Open Floor Plan
Kitchen:	1	10x12	Flooring - Wood
Master Bedroom:	2	15x12	Bathroom - Full, Ceiling Fan (s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	11x11	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile
Laundry:	2		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air, Individual, Unit Control**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Patio**
 Facing Direction:
 Heating: **Central Heat, Forced Air, Gas, Individual, Unit Control**
 Hot Water: **Natural Gas**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**

Remarks

Best value in Franklin! Located in the sought-after Stone Ridge Condominiums, this home boasts a modern, open-floor layout with sun-filled rooms. Living room opens to your own private patio and expansive green space. Master suite features a large W-I-C and full bath and second bedroom has it's own full bath too! Additional features include central air, gas heat, garage parking, SECOND FLOOR laundry, and full basement ready for finishing. If that weren't enough, the condo complex features pool, clubhouse, tennis courts, walking trails and is pet friendly. Located just two minutes from 495 and with 1/2 mile walking path to MBTA, what an excellent location for commuters!

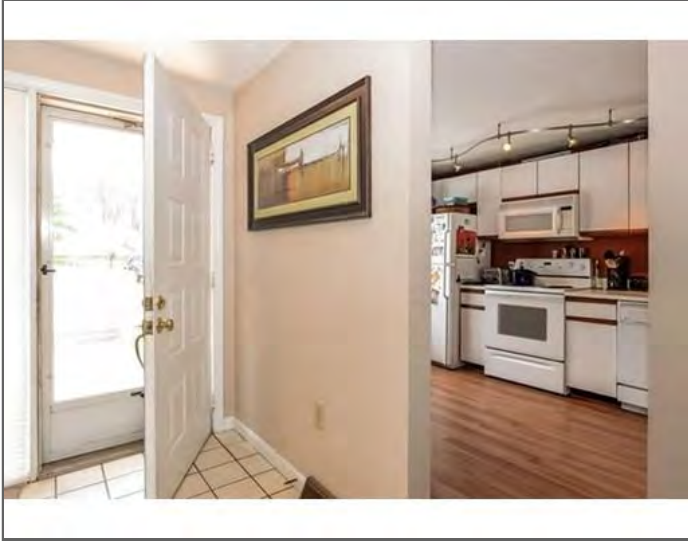
Tax Information

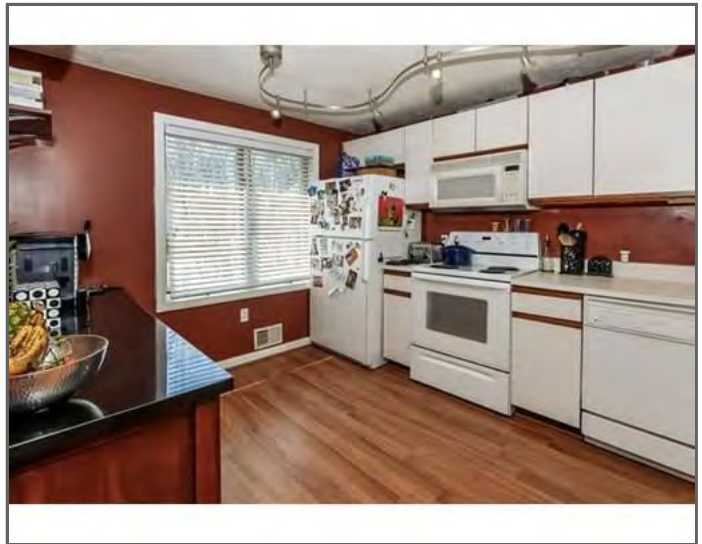
2014 Taxes: **\$3434** Assessment: **\$231,400**

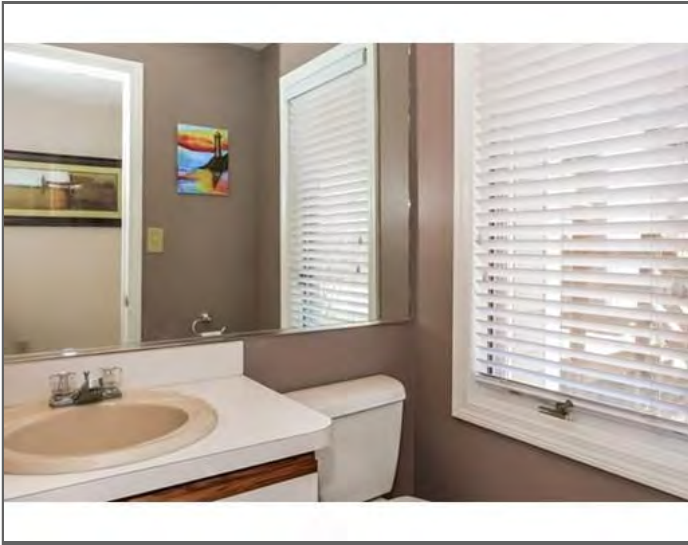
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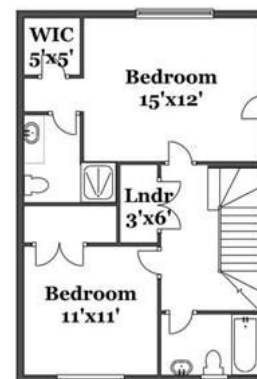
Cert: Zoning Code: **Res**

Map: Block: Lot: Book: **0** Page: **0**









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21 Stone Ridge Road - Unit 21
Franklin, MA 02038-3103
Condo

MLS #: 71821709	Status: Sold
List Price: \$242,000	Sale Price: \$242,000
List Date: 4/22/2015	Sale Date: 6/26/2015
Area:	Off Market Date: 6/23/2015
List\$/SqFt: \$188.18	Sold\$/SqFt: \$188.18
Days on Market (Total): 62	Days on Market (Office): 62

Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Street
Fireplaces: 1	Apprx Living Area: 1286 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 163	Garage: 1 Attached
Elevator:	Parking: 1 Assigned
Handicap Access/Features:	
Association: Yes Fee: \$320	
Fee Includes: Swimming Pool, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom	



Room Descriptions

Room	Level	Size	Features

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Cooling: **Central Air**
 Exclusions:
 Facing Direction:
 Heating: **Forced Air, Gas**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

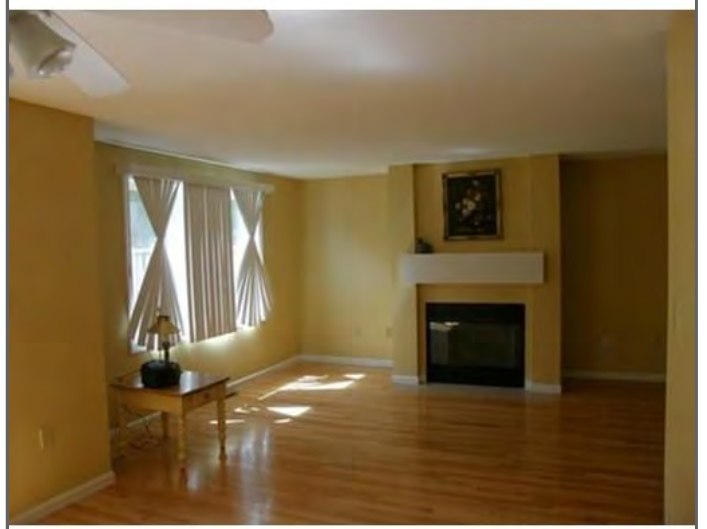
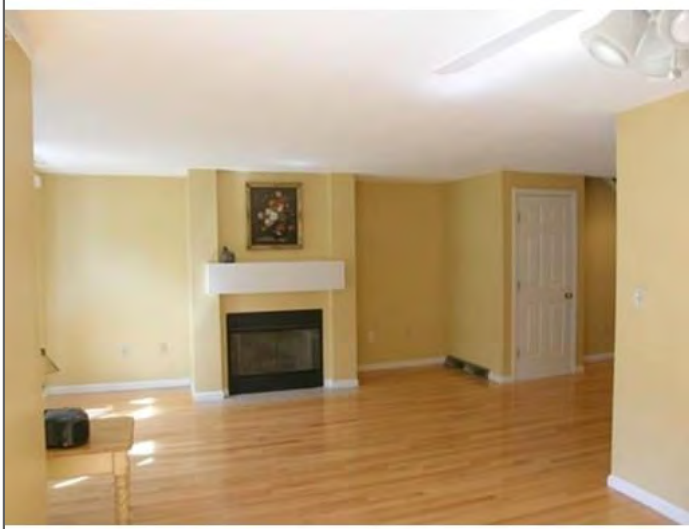
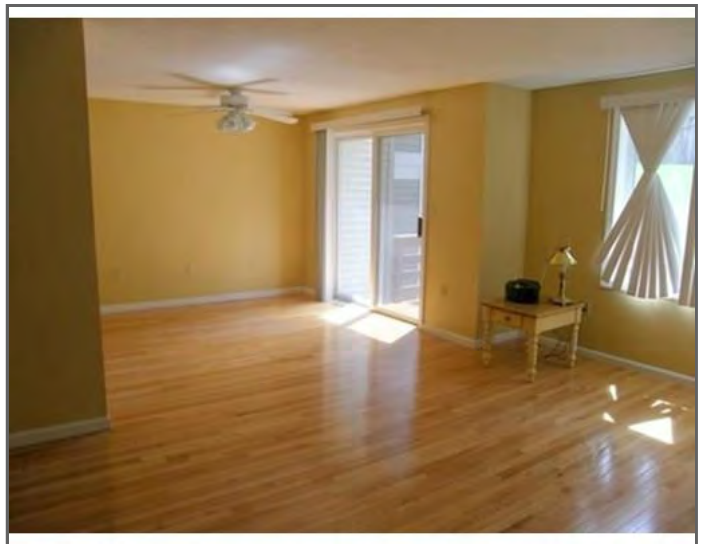
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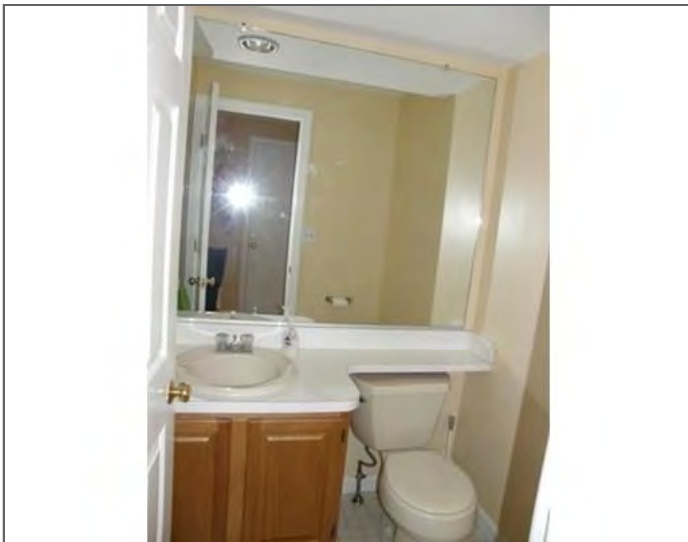
Welcome Home! Located in sought after stone Ridge Condominiums this home boasts a modern, open layout with sun filled rooms. Hardwood floors gleam. Neutral tasteful color selections. Well maintained. The attached direct entry garage protects you from the weather. Lovely master with plenty of closet space and private bath. Dining area opens to your deck which affords privacy and great views of the level lawn area. The complex offers a clubhouse, in ground pool and tennis court. Recently replaced central A/C, 1/2 mile to the MBTA, easy access to 495, shopping and local restaurants and entertainment.

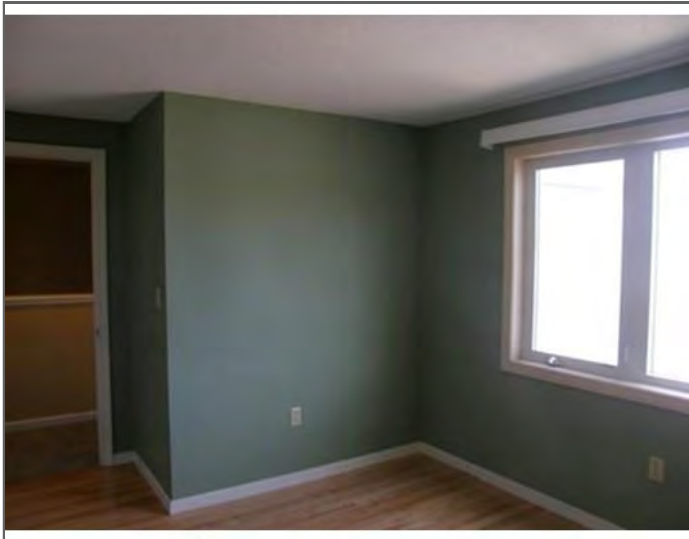
Tax Information

2015 Taxes: **\$3121.2** Assessment: **\$234,500**
 Pin #:

Cert: Zoning Code: **res**
 Map: Block: Lot: Book: **0** Page: **0**











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110 Stone Ridge Rd - Unit 110
Franklin, MA 02038-3145
Condo

MLS #: 71873826	Status: Sold
List Price: \$249,700	Sale Price: \$242,000
List Date: 7/14/2015	Sale Date: 11/3/2015
Area:	Off Market Date: 10/6/2015
List\$/SqFt: \$135.71	Sold\$/SqFt: \$131.52
Days on Market (Total): 84	Days on Market (Office): 84

Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Middle
Fireplaces: 1	Apprx Living Area: 1840 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 163	Garage: 1 Detached
Elevator: No	Parking: 2 Off-Street, Improved Driveway, Paved Driveway, Exclusive Parking

Handicap Access/Features: **No**
 Association: **Yes** Fee: **\$315**
 Fee Includes: **Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom**



Room Descriptions

Room	Level	Size	Features
Dining Room:	1		Flooring - Wall to Wall Carpet, Main Level, Open Floor Plan
Family Room:	1		Fireplace, Flooring - Wall to Wall Carpet, Main Level, Cable Hookup, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Open Floor Plan
Kitchen:	1		Flooring - Vinyl, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Kitchen Island, Breakfast Bar / Nook, Cabinets - Upgraded, Cable Hookup, Open Floor Plan, Remodeled, Stainless Steel Appliances
Master Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Remodeled
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Remodeled
Bath 3:	2		Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Remodeled
Laundry:	2		Closet
Play Room:	B		Closet, Flooring - Wall to Wall Carpet
Home Office:	B		Flooring - Wall to Wall Carpet, High Speed Internet Hookup

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air, Individual, Unit Control**
 Electric: **Circuit Breakers, 100 Amps**
 Exclusions: **Excludes personal belongings, patio furniture & interior furniture.**
 Exterior: **Wood**
 Exterior Features: **Deck - Wood, Professional Landscaping, Tennis Court**
 Facing Direction:
 Green Certified: **Unknown**
 Heating: **Forced Air, Gas, Individual, Unit Control**
 Hot Water: **Natural Gas**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Including 600 Sq Ft of finished basement**
 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

WOW!! Priced to sell! This is the one you've been waiting for! Entire interior freshly painted! Gorgeous renovated kitchen with SS appliances, pretty granite, new luxury vinyl floors, extra cabinet space, pantry & breakfast bar. New carpeting on stairs & in 2 good-size bedrms. New windows. New high efficiency gas heating system & new AC. Newer roof. 2.5 beautifully renovated bathrooms. Custom bookcases frame wood burning fireplace in spacious family rm w/2 sliders to private deck, overlooking prof landscaped common yard/lawn. Finished basement perfect for man-cave/playroom & office. Pet friendly. Strong Condo Assoc w/high owner occupancy, inground pool, tennis/basketball courts, & clubhouse. 2nd fl laundry. Master bedrm has walk-in closet & updated master bathrm. One car detached garage. Fantastic closet & storage space. Open fl plan perfect for entertaining. Great commuter location near highway access, mbta train, shopping & restaurants. Lovingly maintained & move in ready!

Tax Information

2015 Taxes: \$3450 Assessment: **\$232,500**
 Pin #: **M:276 L:016-039**

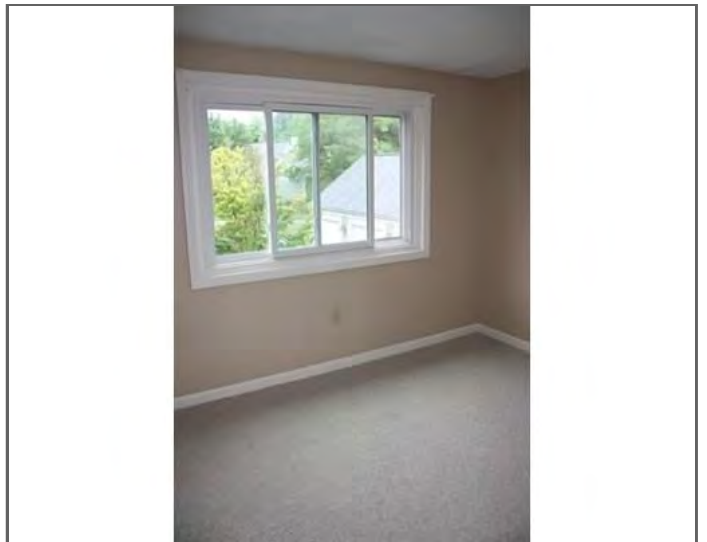
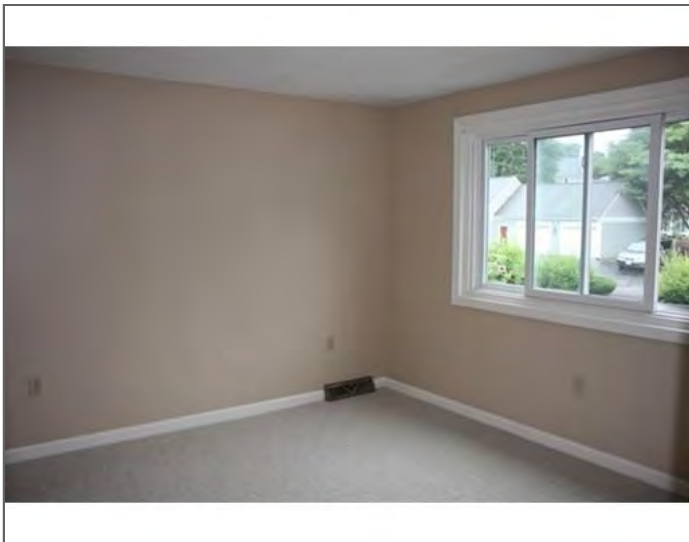
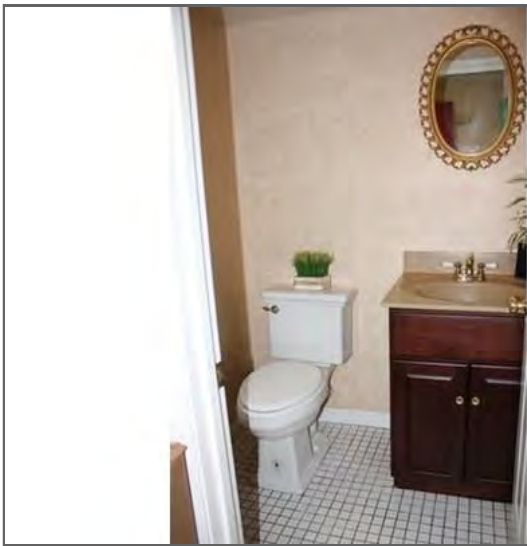
Cert: Zoning Code: **RES**
 Map: Block: Lot: Book: **0** Page: **0**

Price Change History for 71873826
110 Stone Ridge Rd U:110, Franklin, MA 02038

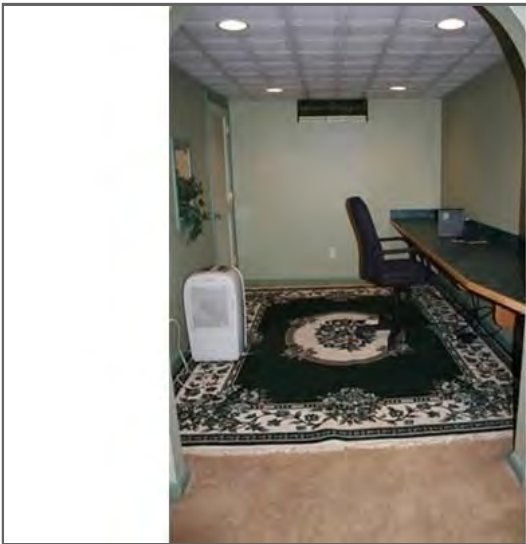
Date		Amount	%	DOM to PCG	DOM of PCG
7/14/2015	Listed for: \$260,000				0
8/5/2015	Price Changed to: \$259,500	- \$500	0.19%	22	22
8/28/2015	Price Changed to: \$249,700	- \$9,800	3.78%	23	45
					Listing DOM: 84
					Property DOM: 84

** Calculates and removes Offmarket activity in DOM Timeframe











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29 Stone Ridge Rd - Unit 29
Franklin, MA 02038-3105
Condo

MLS #: 71822907	Status: Sold
List Price: \$240,000	Sale Price: \$244,000
List Date: 4/23/2015	Sale Date: 6/16/2015
Area:	Off Market Date: 6/16/2015
List\$/SqFt: \$116.79	Sold\$/SqFt: \$118.73
Days on Market (Total): 54	Days on Market (Office): 54

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: --
Fireplaces: 1	Apprx Living Area: 2055 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 163	Garage: 1 Attached
Elevator:	Parking: 1 Assigned

Handicap Access/Features:
 Association: **Yes** Fee: **\$320**
 Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wood, Open Floor Plan
Dining Room:	1		Flooring - Wood, Open Floor Plan
Family Room:	3		Skylight, Closet, Flooring - Wall to Wall Carpet
Kitchen:	1		Open Floor Plan
Master Bedroom:	2		Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full
Bath 3:	2		Bathroom - Full
Laundry:	2		--

Features & Other Information

Basement: **Yes**
 Cooling: **Central Air**
 Exclusions: **Washer and Dryer, basement freezer**
 Exterior: **Wood**
 Exterior Features: **Patio, Professional Landscaping, Tennis Court**
 Facing Direction:
 Heating: **Forced Air, Gas, Electric**
 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**

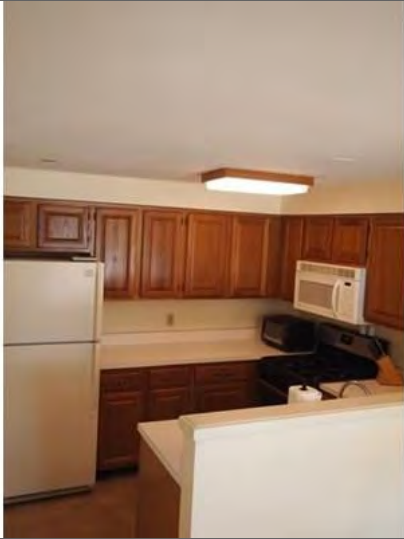
Remarks

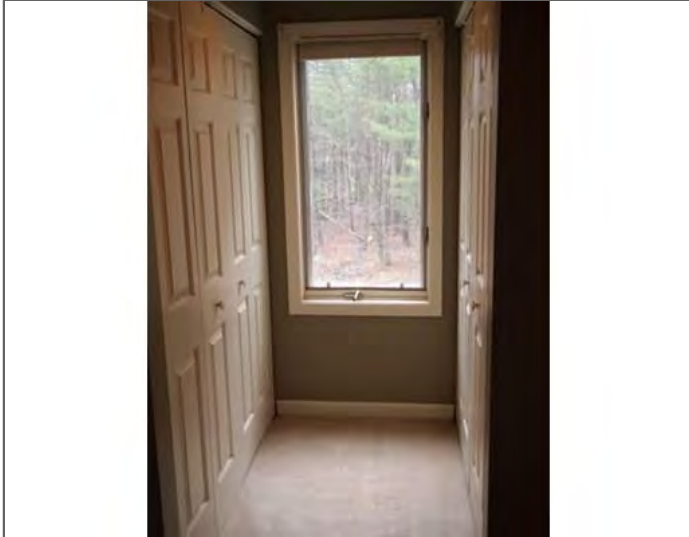
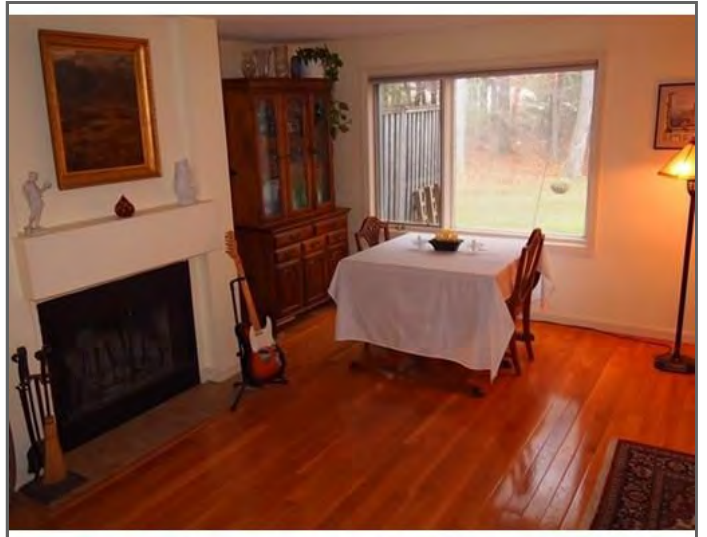
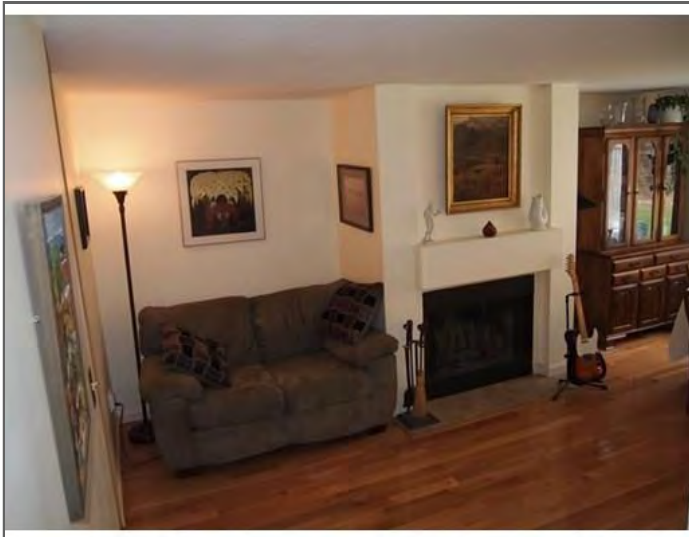
Brand new Carrier central a/c! Seller will entertain offers b/w \$240,000-\$265,000. Wonderful home located in Stone Ridge with a 3rd floor LOFT. Enter through the ATTACHED GARAGE and see the gorgeous wood floors. Look out to your wooded patio and back yard where you will enjoy private tranquility. Fantastic amounts of space in this virtually maintenance free condo. A huge basement-use it for storage, or finish it for additional space. Incredible master bedroom with TWO closets and a master bath; huge closet in the second bedroom. The loft gives infinite possibilities with even more closet space. The 2nd floor laundry area is a wonderful luxury. Plus, there's NEW central air to keep cool this summer and a fireplace to cuddle next to in the winter! A pet-friendly community with a swimming pool, tennis and basketball courts, and clubhouse all for your enjoyment. Unbeatable location! Walk to the train, very convenient to 495, downtown, shopping, entertainment, and restaurants galore!

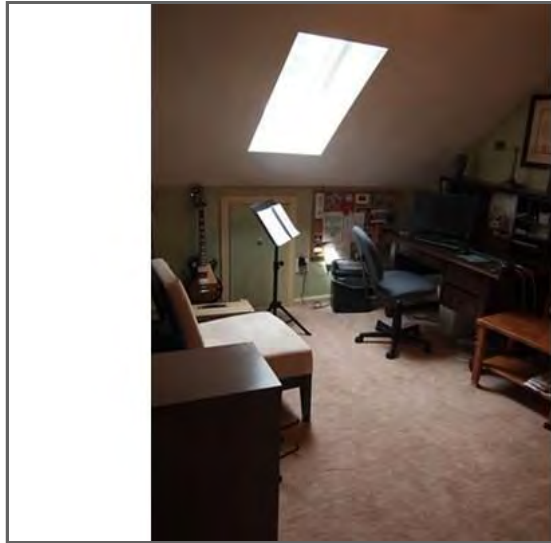
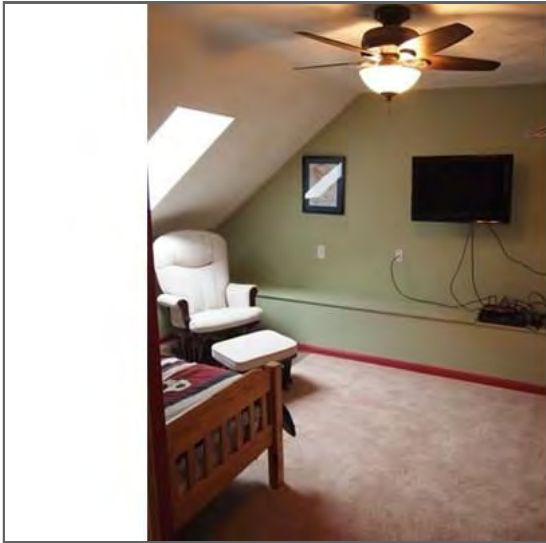
Tax Information

2014 Taxes: \$3059 **Assessment: \$211,700**
Pin #: M:276 L:017-065

Cert: 958216 **Zoning Code: RR1**
Map: Block: Lot: Book: 0 Page: 0







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80 Stone Ridge Rd - Unit 80
Franklin, MA 02038-3144
Condo

MLS #: 71911925	Status: Sold
List Price: \$249,990	Sale Price: \$250,000
List Date: 9/29/2015	Sale Date: 12/3/2015
Area:	Off Market Date: 12/1/2015
List\$/SqFt: \$198.40	Sold\$/SqFt: \$198.41
Days on Market (Total): 69	Days on Market (Office): 69

Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: End
Fireplaces: 1	Apprx Living Area: 1260 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 160	Garage: 1 Attached
Elevator:	Parking: 1 Off-Street, Assigned, Paved Driveway

Handicap Access/Features:

Association: **Yes** Fee: **\$320**

Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	14x20	Fireplace, Flooring - Wall to Wall Carpet, Main Level
Dining Room:	1	11x10	Flooring - Laminate, Main Level
Kitchen:	1	10x15	Flooring - Vinyl, Dining Area, Main Level
Master Bedroom:	2	14x13	Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 2:	2	10x15	Flooring - Wall to Wall Carpet
Bath 1:	1	4x5	Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	2	8x5	Flooring - Stone/Ceramic Tile
Bath 3:	2	8x7	Flooring - Stone/Ceramic Tile
Laundry:	2		Closet
Foyer:	1		Closet

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave**

Basement: **Yes**

Cooling: **Central Air**

Electric: **200 Amps**

Exclusions:

Exterior: **Clapboard, Vinyl**

Exterior Features: **Porch, Patio**

Facing Direction:

Heating: **Forced Air, Gas**

Hot Water: **Natural Gas**

Interior Features: **Cable Available**

Lead Paint: **Unknown**

Pets Allowed: **Yes**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No** Water View: **No**

Short Sale w/Lndr.App.Reg: **No**

Lender Owned: **No**

Remarks

Welcome home to this cozy, pet friendly, 2 bedroom townhome! The kitchen has lots of storage and space for a breakfast nook. The dining room has sliders that lead out to a cozy patio that is the perfect size for an outdoor dining set and a grill. The living room is spacious and bright, contains a fireplace and wall-to-wall carpeting. There is a half bath on the main level, a full sized bath on the second floor and a full sized master bath with ceramic tile flooring. Both bedrooms are quite spacious and sunny with wall-to-wall carpeting and large closets. This home is well-kept and move-in ready. Schedule your private viewing today!

Tax Information

2015 Taxes: **\$3516** Assessment: **\$236,900**

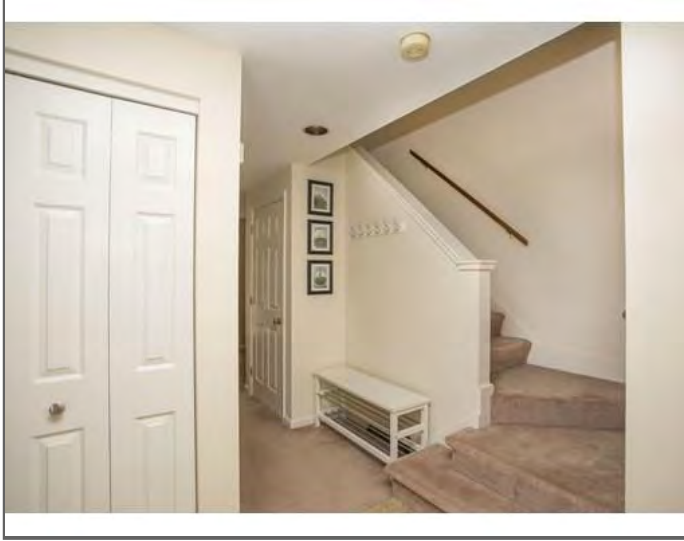
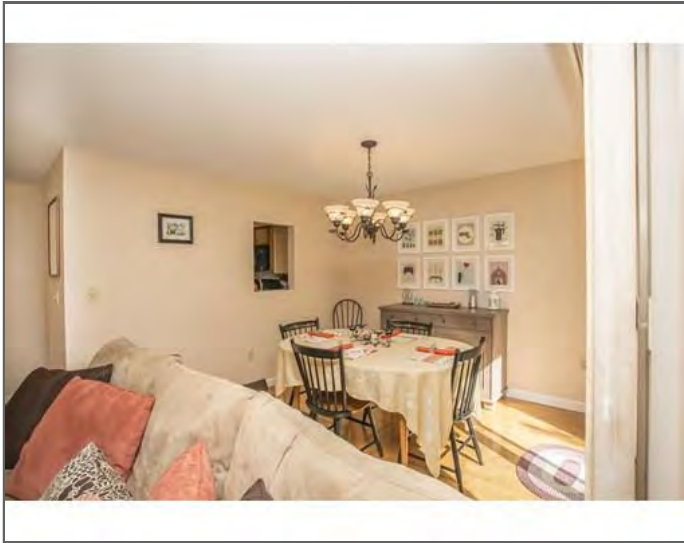
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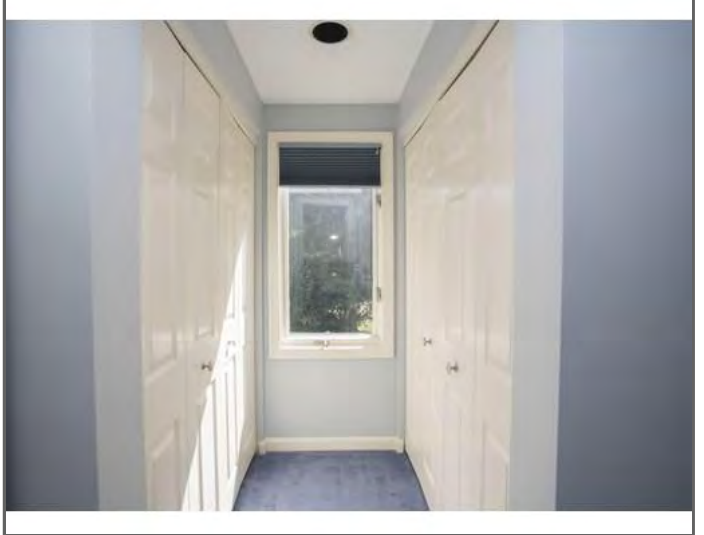
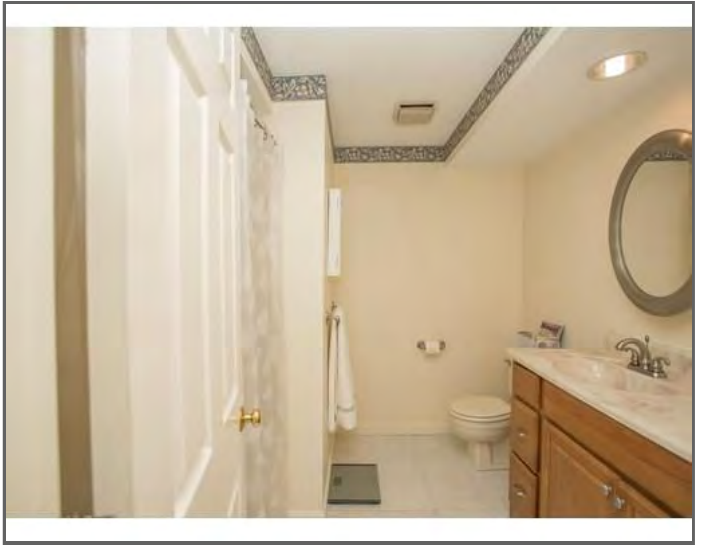
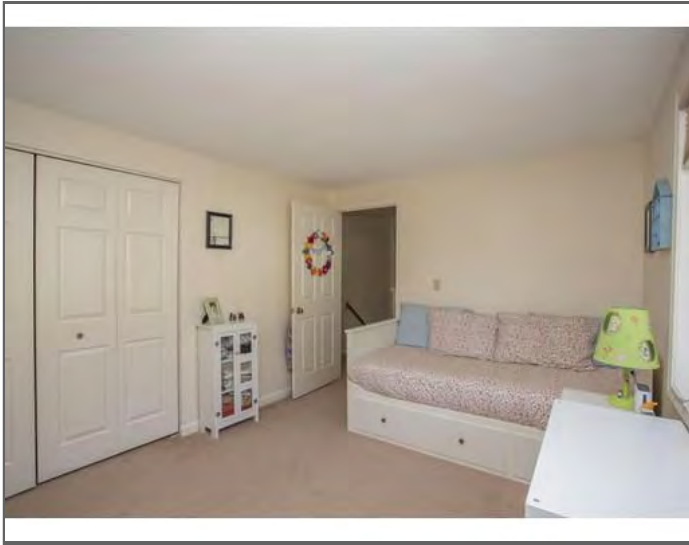
Cert: **1188883** Zoning Code: **res**

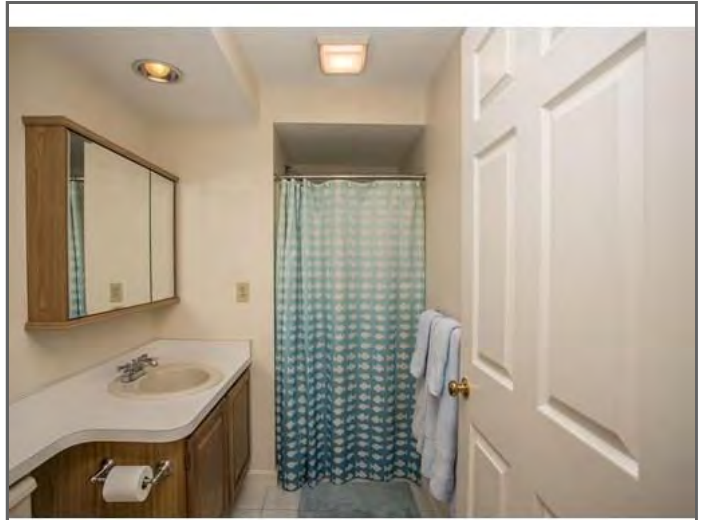
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52 Stone Ridge Rd - Unit 52
Franklin, MA 02038-3166
Condo

MLS #: 71853863	Status: Sold
List Price: \$259,900	Sale Price: \$251,000
List Date: 6/9/2015	Sale Date: 7/30/2015
Area:	Off Market Date: 7/13/2015
List\$/SqFt: \$126.10	Sold\$/SqFt: \$121.79
Days on Market (Total): 34	Days on Market (Office): 34

Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: --
Fireplaces: 0	Apprx Living Area: 2061 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 163	Garage: 1 Attached
Elevator:	Parking: 2 Deeded

Handicap Access/Features:
 Association: **Yes** Fee: **\$345**
 Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Deck - Exterior
Dining Room:	1		--
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Laundry:	2		Dryer Hookup - Gas, Washer Hookup
Office:	B		Closet, Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers, 100 Amps**
 Exclusions: **Washer/Dryer Negotiable**
 Exterior: **Wood**
 Exterior Features: **Porch, Deck - Wood, Professional Landscaping, Tennis Court**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Includes Approx 687 sqft of finished lower level (3 rooms)**
 Living Area Includes: **Finished Basement**
 Pets Allowed: **Yes**
 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**

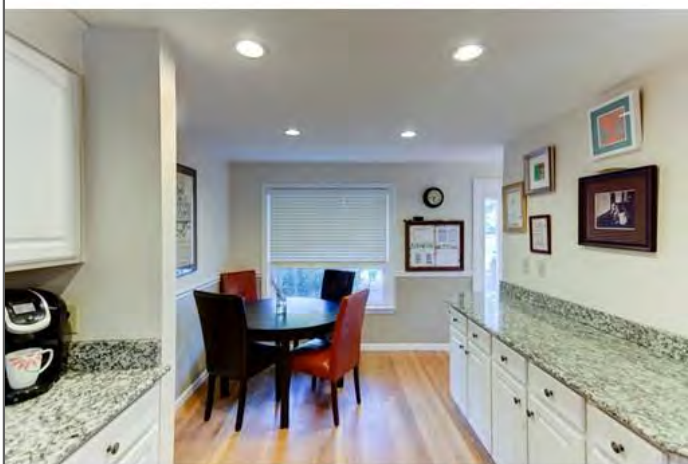
Remarks

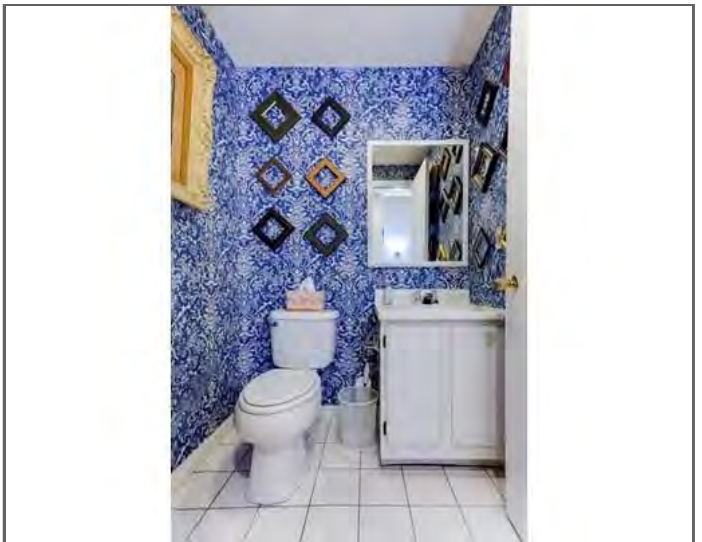
SIMPLY STUNNING!!! Don't miss out on this gorgeous updated unit in Stone Ridge! This 2 bed/2.5 bath unit boasts a beautiful large kitchen with granite, hardwoods, stainless steel appliances which opens into your living room and dining room. Second floor has two large bedrooms, BOTH with own walk-in closets and updated bathrooms w/upscale tile. New plush carpet in the nearly 700 sqft of finished lower level (family room, office, den, etc.)! This unit also has an ATTACHED garage (not all do in this complex), gas heat, central AC, 2nd floor laundry, etc. The roof and siding were updated in 2014! Toss in a resort-style pool, tennis court and clubhouse and you've found your dream townhouse! Only minutes from 495, Franklin Center, MA PIKE, etc. DON'T WAIT... WILL GO SUPER FAST! Ask your Realtor for video guided tour link.

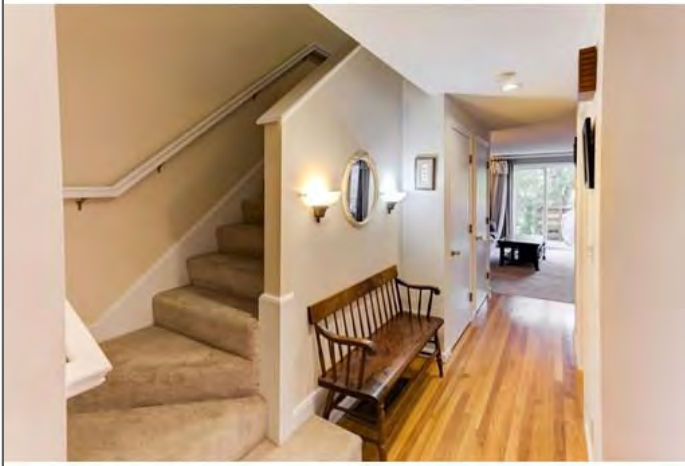
Tax Information

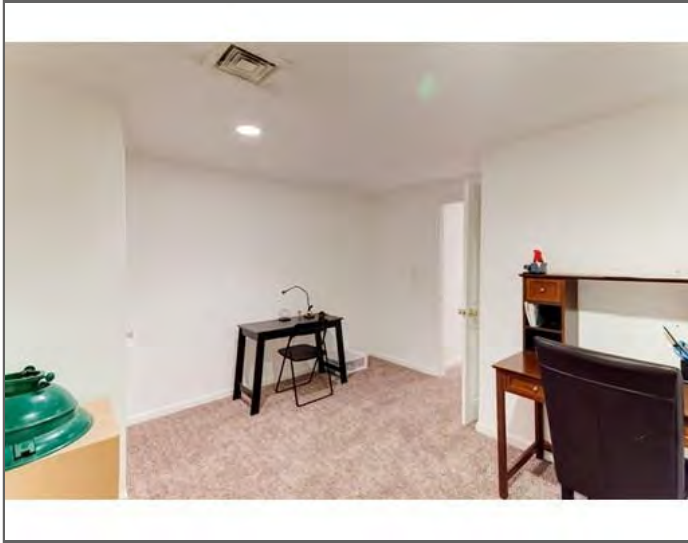
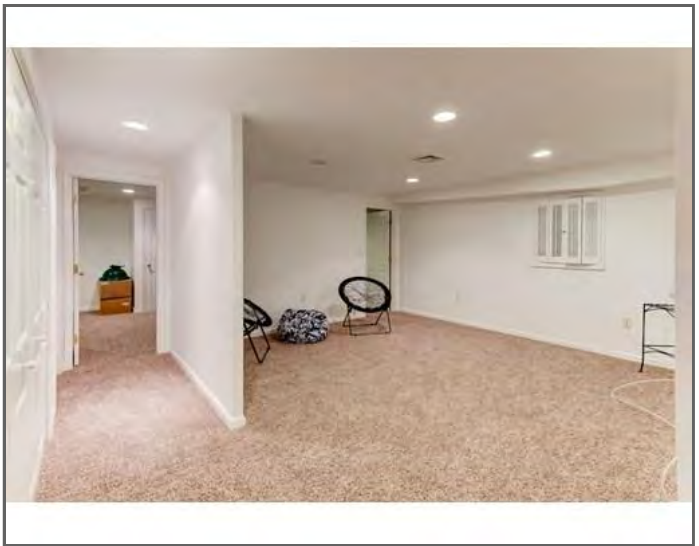
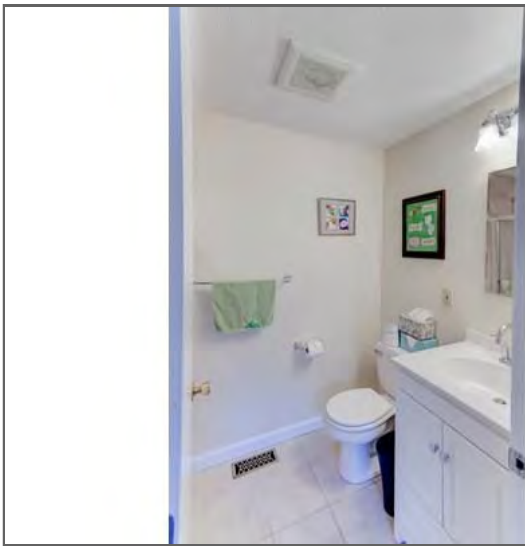
2015 Taxes: **\$3292** Assessment: **\$221,800**
 Pin #: **M:276 L:016-006**

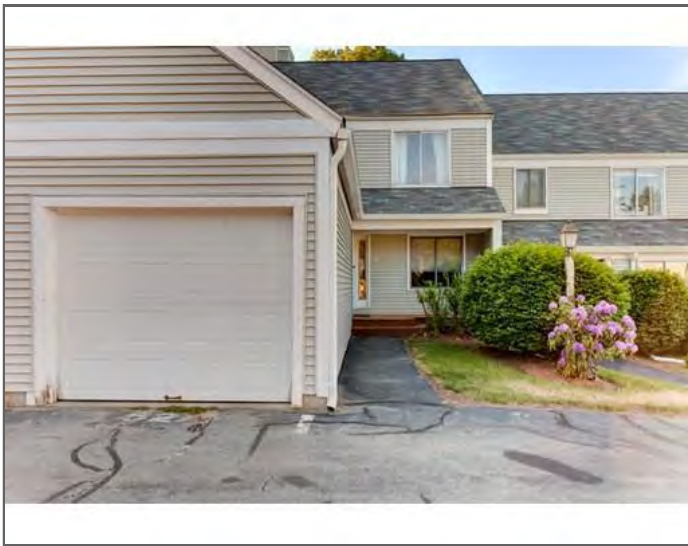
Cert: **C188-228** Zoning Code: **RES CONDO**
 Map: Block: Lot: Book: **0** Page: **0**











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89 Stone Ridge Rd - Unit 89
Franklin, MA 02038-3167
Condo

MLS #: 71793506	Status: Sold
List Price: \$259,900	Sale Price: \$255,000
List Date: 2/19/2015	Sale Date: 3/30/2015
Area:	Off Market Date: 3/27/2015
List\$/SqFt: \$147.42	Sold\$/SqFt: \$144.64
Days on Market (Total): 35	Days on Market (Office): 35

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Street, End
Fireplaces: 1	Apprx Living Area: 1763 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 57	Garage: 1 Attached, Garage Door Opener
Elevator: No	Parking: 2 Off-Street, Assigned
Handicap Access/Features:	
Association: Yes Fee: \$356	
Fee Includes: Swimming Pool, Exterior Maintenance, Road Maintenance, Snow Removal, Recreational Facilities	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Open Floor Plan
Dining Room:	1		Flooring - Hardwood, Open Floor Plan
Family Room:	3		Skylight, Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Hardwood, Dining Area
Master Bedroom:	2		Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - With Shower Stall
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	2		--

Features & Other Information

Appliances: **Range, Microwave**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions: **Refrigerator, washer, dryer**
 Exterior: **Clapboard**
 Exterior Features: **Deck**
 Facing Direction: **Northwest**
 Heating: **Forced Air, Gas**
 Hot Water: **Natural 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**

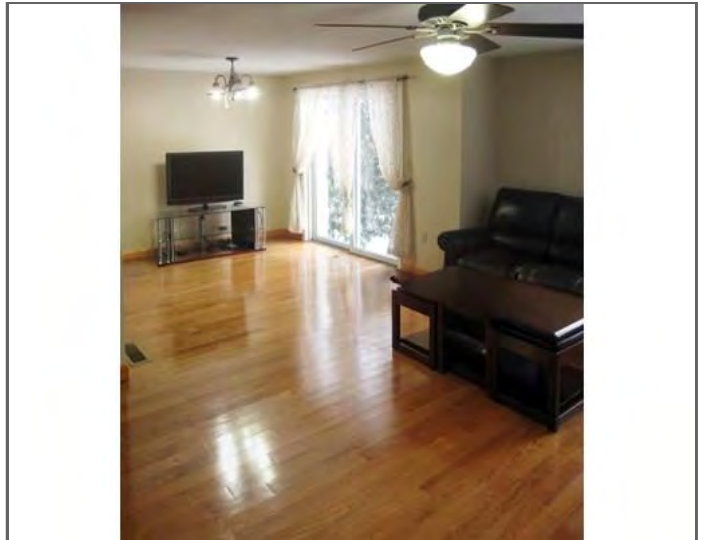
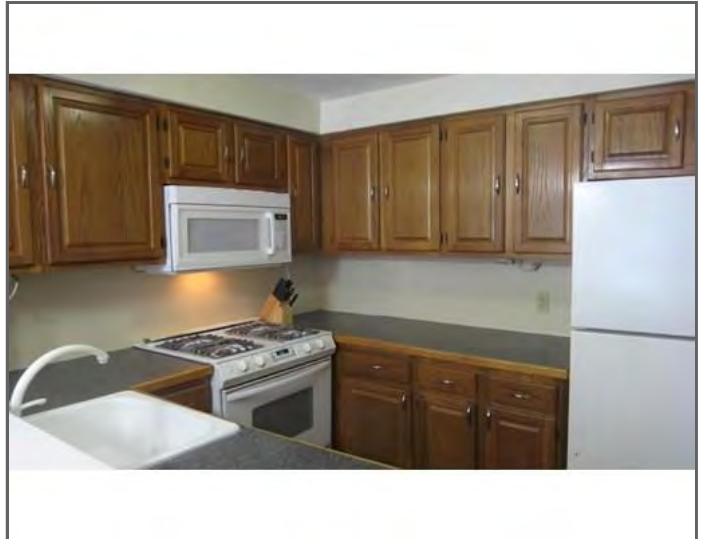
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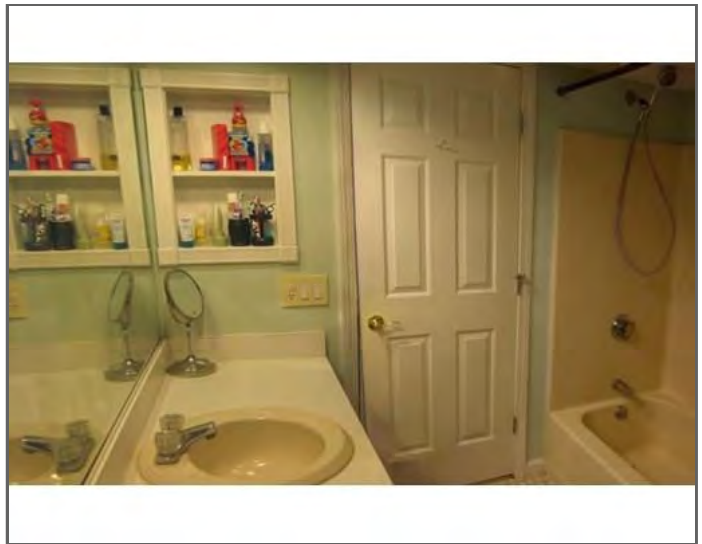
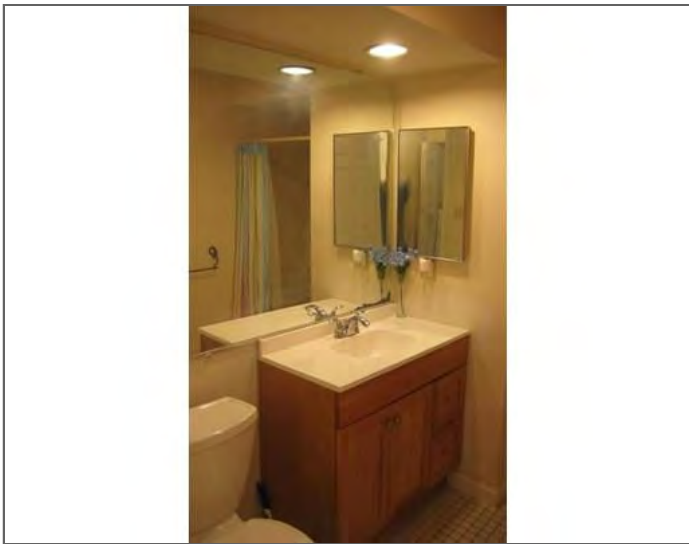
Sought after end unit with finished 3rd floor enjoys attached garage w/ direct-entry and highly private location in desirable Stone Ridge! 3 levels of living area plus basement for storage and future finishing. Hardwood & tile floors throughout 1st level. Hardwood kitchen overlooks breakfast area enhanced by 2 windows w/ private views. Open concept living and dining rooms boast fireplace and pretty views of wooded common area; slider to private patio. Spacious master bedrm has walk-in closet, large master bath w/ tile floor. 2nd large bedrm, guest bath and laundry area complete 2nd floor. Delightful family room with skylights on 3rd floor has kneewall storage. Central air, gas heat, town sewer and water. Pet friendly community w/ inground pool, club house. Superbly convenient location affords easy access to commuter rail, shopping, restaurants, walking trails and YMCA with loads of programs and daycare. FHA approved association even clears snow from unit walkways and driveways!

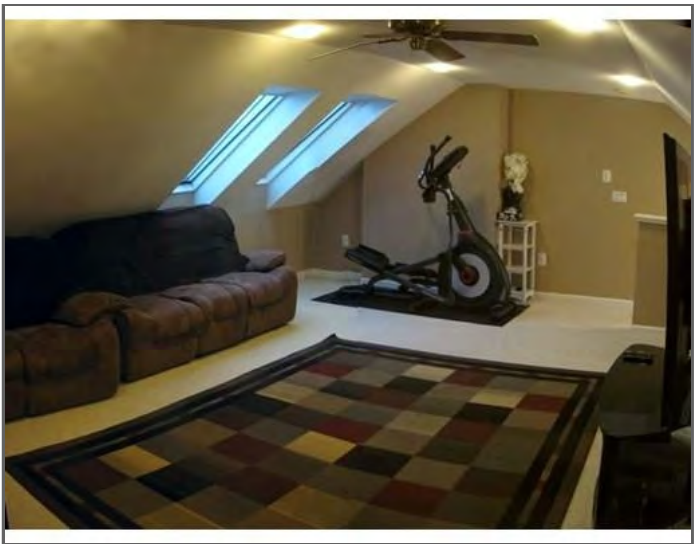
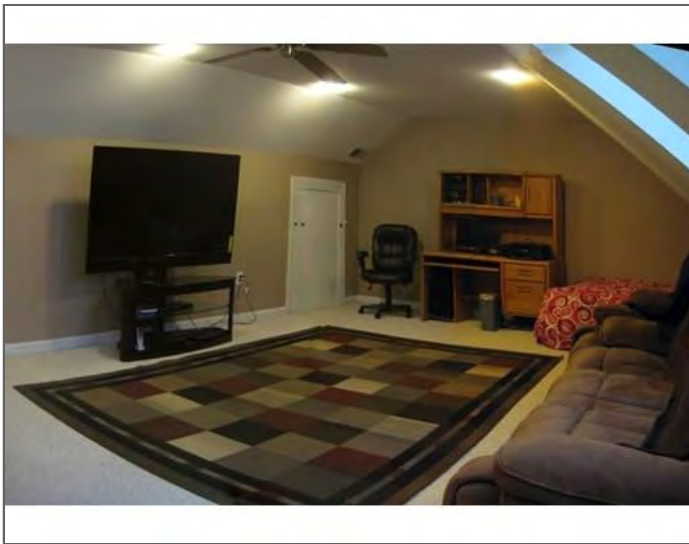
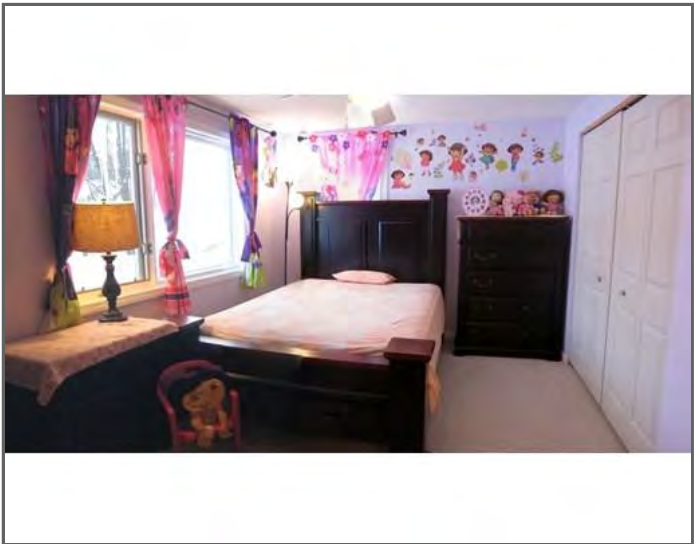
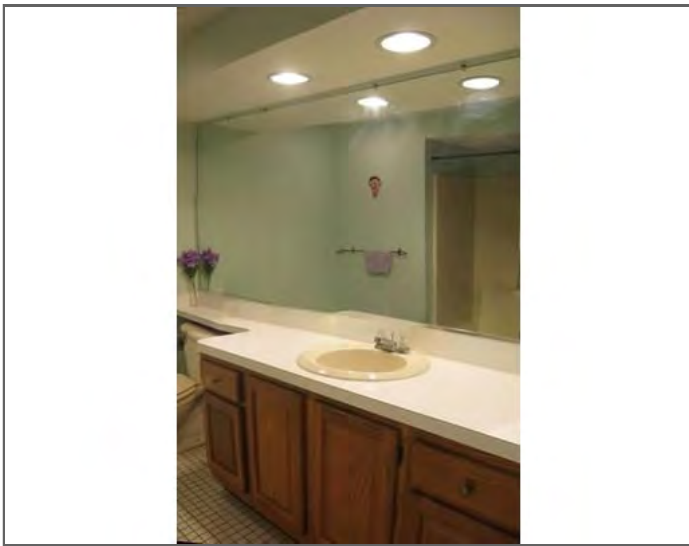
Tax Information

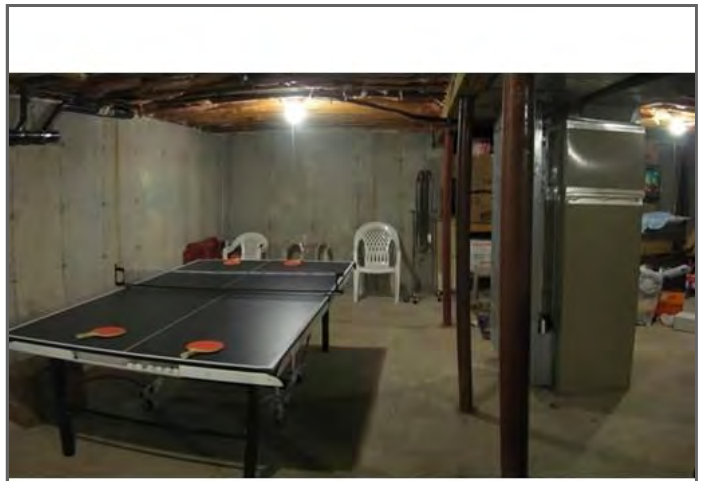
2015 Taxes: **\$3398** Assessment: **\$229,000**
 Pin #:

Cert: **C188-259** Zoning Code: **res**
 Map: Block: Lot: Book: **0** Page: **0**









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54 Stone Ridge Rd - Unit 54
Franklin, MA 02038-3166
Condo

MLS #: 71872693	Status: Sold
List Price: \$324,900	Sale Price: \$326,000
List Date: 7/14/2015	Sale Date: 10/30/2015
Area:	Off Market Date: 8/11/2015
List\$/SqFt: \$151.54	Sold\$/SqFt: \$152.05
Days on Market (Total): 37	Days on Market (Office): 37

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level 2
Master Bath:	Placement: Street, End
Fireplaces: 0	Apprx Living Area: 2144 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 162	Garage: 1 Attached
Elevator:	Parking: 2 Off-Street, Assigned
Handicap Access/Features:	
Association: Yes Fee: \$385	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Clubroom, Refuse Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Breakfast Bar / Nook, Cabinets - Upgraded
Master Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Main Level
Bath 2:	1		Bathroom - Half, Main Level
Bath 3:	2		Bathroom - Full
Office:	2		Flooring - Wall to Wall Carpet
Mud Room:	1		Dryer Hookup - Electric, Washer Hookup

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Deck - Wood**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Includes Finished Basement - Approx**
 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.Req: **No**
 Lender Owned: **No**

Remarks

Come home see this unique over-sized Stone Ridge end unit Town House. As you enter you will find an open layout w/a magnificently updated kitchen space to entertain one, two, plus, or relax by yourself w/a morning coffee at the breakfast bar. Continue on to the open dining & living area set on gleaming hardwood floors & splashed w/natural sun light. There is extra space in the finished basement along w/a built in dry bar, perfect place to take guests. Back up stairs step out side the living room slider onto a HUGE deck, perfect place to set up the grill, table, and perhaps an outdoor couch to curl up w/a book on those summer nights. The first floor master w/full bath is a great s[pace] to get away. The second floor you will find two additional bedrooms, a bath, & a bonus living space with a closed study/room that is unique to this unit. Cool off at the condo pool, or back inside with central A/C, sharpen your game on the tennis courts, entertain at the Club House. PLUS IT'S FHA APPROVED

Tax Information

2015 Taxes: \$3814 Assessment: **\$257,000**
 Pin #: **M:276 L:016-004**

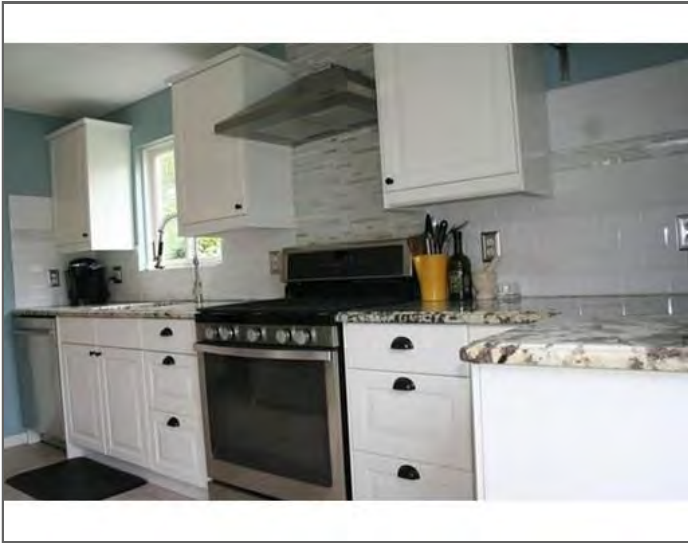
Cert: Zoning Code: **R**
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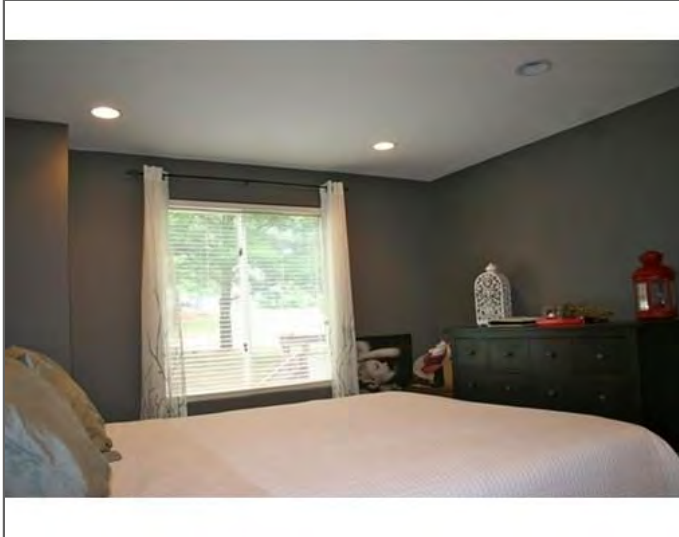
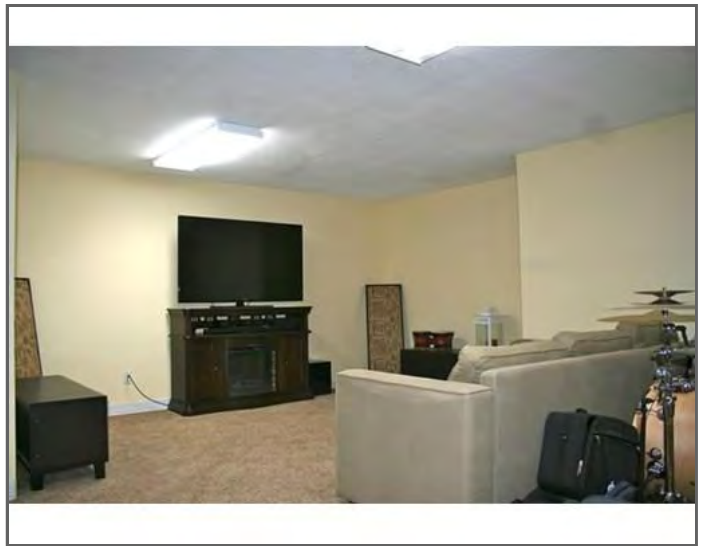
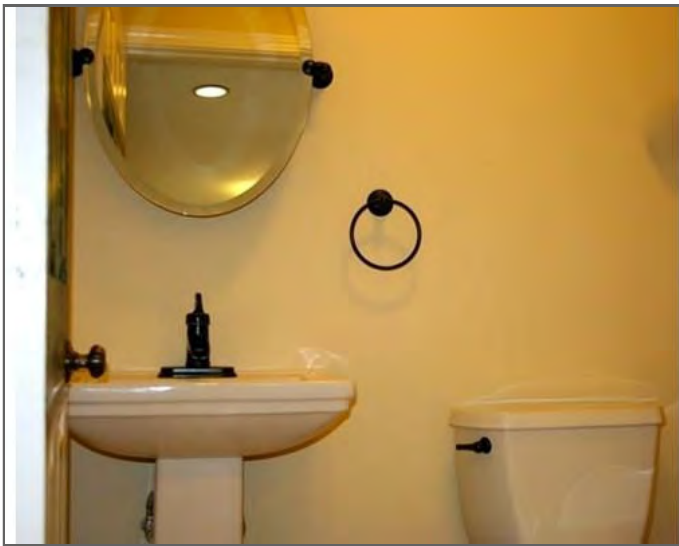
Price Change History for 71872693
54 Stone Ridge Rd U:54, Franklin, MA 02038

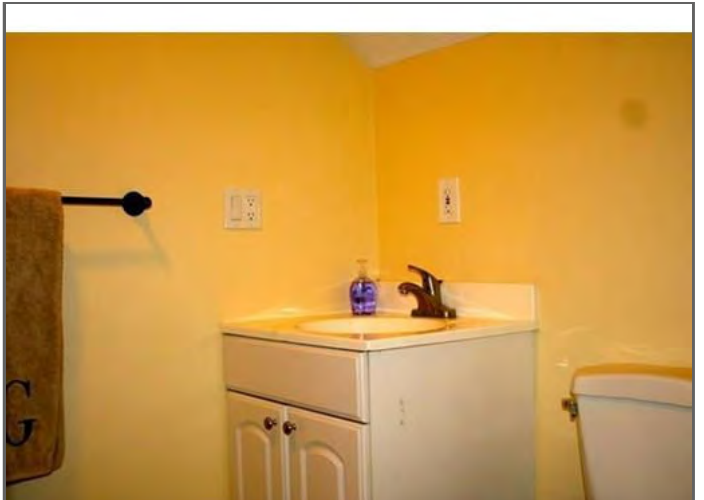
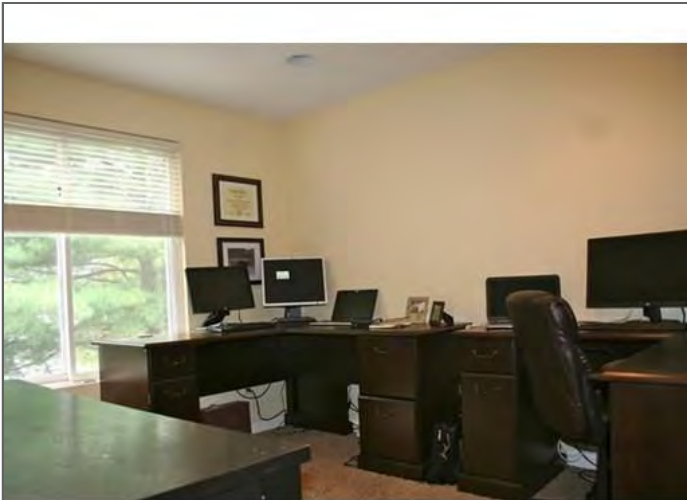
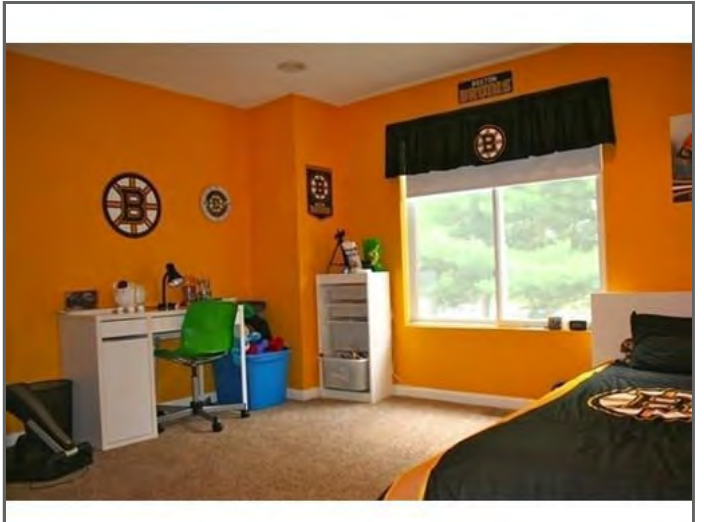
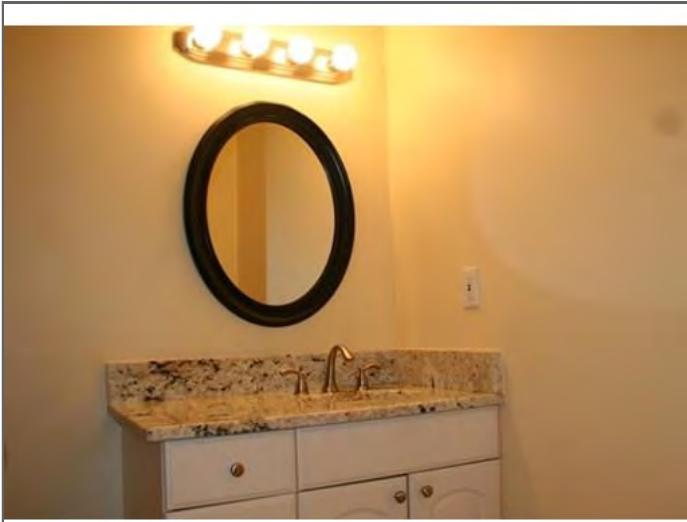
Date		Amount	%	DOM to PCG	DOM of PCG
7/14/2015	Listed for: \$325,000				0
8/5/2015	Price Changed to: \$324,900	- \$100	0.03%	22	22
					Listing DOM: 37
					Property DOM: 37

** Calculates and removes Offmarket activity in DOM Timeframe











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