

**10 Applewood Ln - Unit 10  
Franklin, MA 02038-3918  
Condo**

MLS #: **72037864** Status: **Sold**  
List Price: **\$369,900** Sale Price: **\$365,000**  
List Date: **7/14/2016** Sale Date: **10/14/2016**  
Area: Off Market Date: **8/12/2016**  
List\$/Sq. Ft.: **\$147.96** Sold \$/Sq. Ft. **\$146**  
Days on Market (Total): **29** Days on Market (Office): **29**

**Property Features**

Rooms: **7** Style: **Townhouse**  
Bedrooms: **3** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1**  
Master Bath: Placement: **End**  
Fireplaces: **1** Approx. Living Area: **2,500 Sq. Ft.**  
Year Built: **1988** Outdoor Space Avail:  
# Units: **131** Garage: **1 Attached**  
Elevator: Parking: **2 Off-Street, Guest, Paved Driveway**

Handicap Access/Features:

Association: **Yes** Fee: **\$457**

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



**Exterior - Front**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Sunken</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood</b>
Family Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		<b>Window(s) - Bay/Bow/Box, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Stainless Steel Appliances, Wine Chiller Skylight, Flooring - Wall to Wall Carpet, Balcony - Exterior</b>
Master Bedroom:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>		<b>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, Bathroom - Double Vanity/Sink, Closet - Linen, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>B</b>		<b>Closet/Cabinets - Custom Built, Flooring - Vinyl</b>
Game Room:	<b>B</b>		<b>Flooring - Wall to Wall Carpet</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal**  
Basement: **Yes Full, Partially Finished**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Deck - Wood**  
Facing Direction:  
Heating: **Hot Water Baseboard, Gas**  
Hot Water: **Natural Gas**  
Lead Paint: **Unknown**  
Living Area Disclosures: **Includes finished rooms in lower level**  
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. Req: **No**  
Lender Owned: **No**

**Remarks**

**Rare semi-detached 3 bedroom townhome in Chestnut Ridge I offers the function and privacy of a single family home with all the benefits of 1 level living and exterior maintenance, yard care and snow removal are done for you! 1st floor master offers spacious tile bath with double sinks, jetted tub/shower, double closets, skylight and slider to its own deck. Tile and granite center isle kitchen has large eat-in area, new SS appliances and new built-in wine cooler. 1st floor family rm boasts gas fireplace, built-in bookcases, new carpeting, and slider to 20 ft X 10 ft deck overlooking secluded common area with mature greenery and trees – idyllic! Step down living room off hardwood entry makes great home office or study. Hardwood dining room with tray ceiling. Two additional 2nd floor bedrms enjoy jack-and-jill tile bath. Lower level boasts 23 ft X 21 ft rec room, 2 large storage areas with workshop, and laundry rm w/ natural lighting, utility sink and built-in cabinets. 1 car garage**

**Tax Information**

**2016 Taxes: \$4,476** Assessment: **\$308,700**  
Pin #: **M:281 L:005-010**

Cert: Zoning Code: **res**  
Map: Block: Lot: Book: **18747** Page: **203**

## Market History for 10 Applewood Ln U:10, Franklin, MA 02038-3918

MLS #	Date		DOM	DTO	Price
72037864	7/14/2016	Listed for <b>\$379,900</b>			\$379,900
	7/29/2016	Price Changed to: <b>\$369,900</b>			\$369,900
UAG	8/12/2016	Status Changed to: <b>Under Agreement</b>			
SLD	10/14/2016	Status Changed to: <b>Sold</b>			
	10/14/2016	Sold for <b>\$365,000</b>	29	29	<b>\$365,000</b>
Market History for Office Id: BB5993			<b>29</b>	<b>29</b>	<b>\$365,000</b>
Market History for this property			<b>29</b>	<b>29</b>	<b>\$365,000</b>



**Exterior - Front**



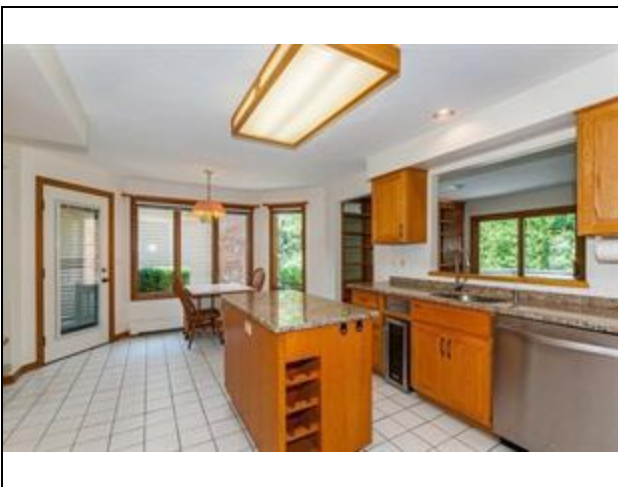
**Kitchen**



**Granite Countertop**



**Kitchen**



**Kitchen**



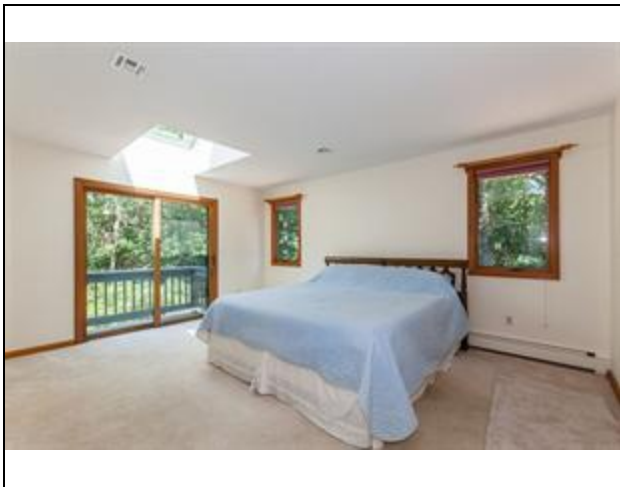
**Granite Countertop**



**Wine Chiller**



**Kitchen**



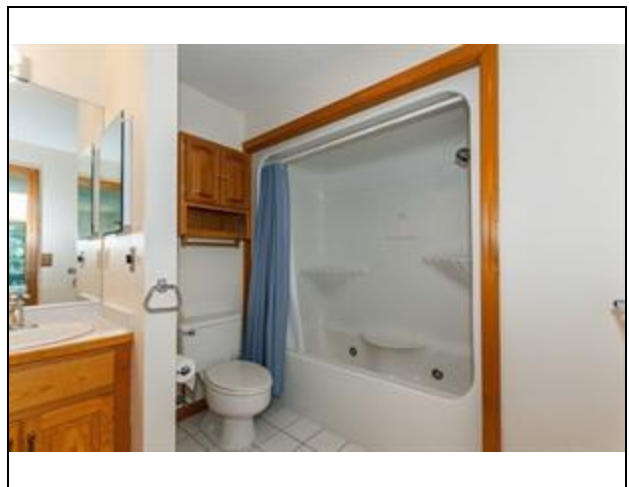
**Master Bedroom**



**Master Bedroom**

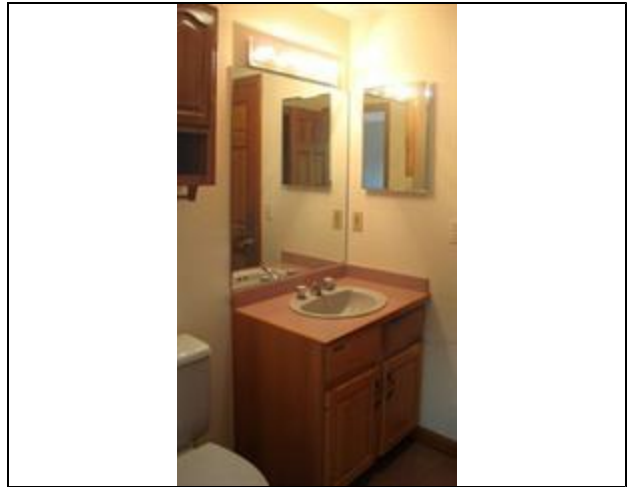


**Bathroom - Master**

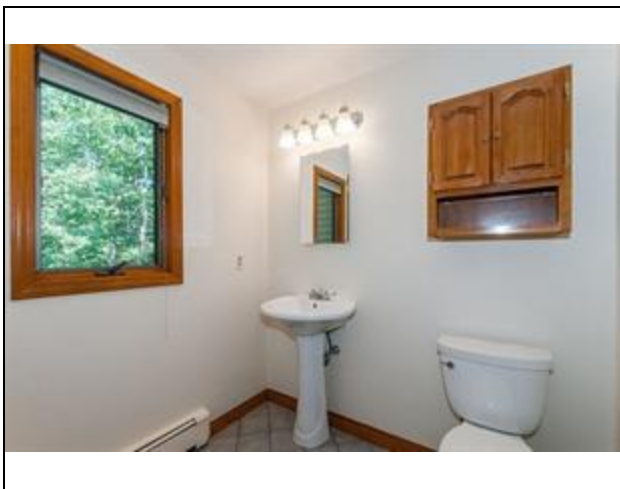


**Bathroom - Master**





**Bathroom - Full**



**Bathroom - Half**



**Family Room**



**Family Room**



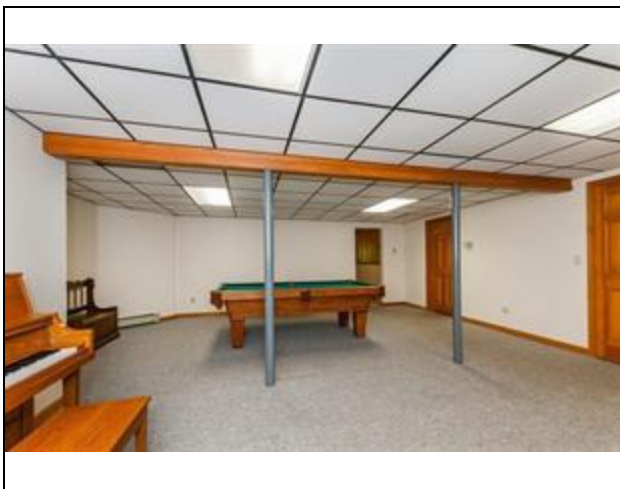
**Deck**



**Yard - Back**



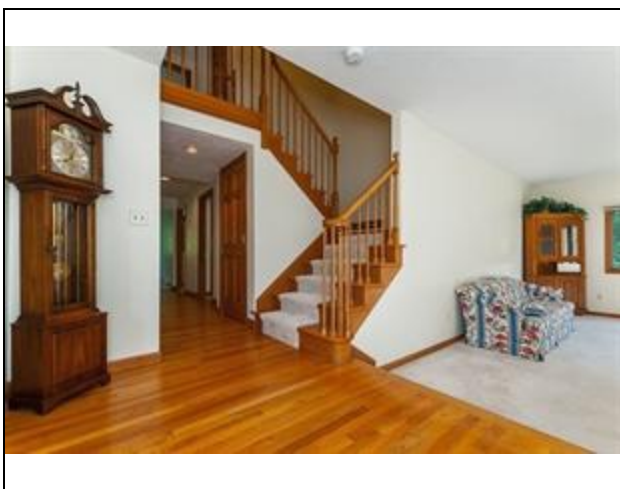
**Basement - Partially Finished**



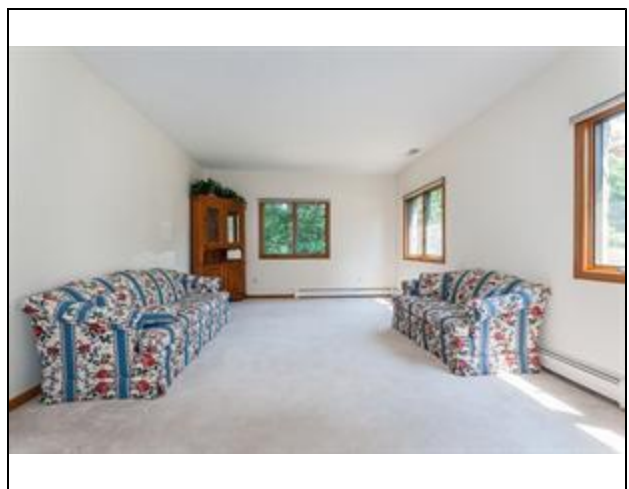
**Basement - Partially Finished**



**Laundry Room/Area**



**Entry Hall**



**Living Room**





**Bathroom 2**



**Bedroom 3**



**Storage**



**Storage**



**Exterior - Back**



**Exterior - Side**

**4 Pear Tree Ln - Unit 4**  
**Franklin, MA 02038-3936**  
**Condo**

MLS #: **71992171** Status: **Sold**  
List Price: **\$389,900** Sale Price: **\$399,000**  
List Date: **4/21/2016** Sale Date: **7/11/2016**  
Area: Off Market Date: **5/23/2016**  
List\$/Sq. Ft.: **\$180.26** Sold \$/Sq. Ft. **\$184.47**  
Days on Market (Total): Days on Market (Office): **32**

**Property Features**

Rooms: **7** Style: **Townhouse**  
Bedrooms: **3** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1**  
Master Bath: **Yes** Placement: **End**  
Fireplaces: **1** Approx. Living Area: **2,163 Sq. Ft.**  
Year Built: **1998** Outdoor Space Avail: **Yes - Common**  
# Units: **50** Garage: **1 Attached**  
Elevator: **No** Parking: **2 Off-Street**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$424**  
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Dining Room:	<b>1</b>		<b>Flooring - Wood</b>
Family Room:	<b>1</b>		<b>Fireplace, Flooring - Wall to Wall Carpet, Deck - Exterior, Slider</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Dining Area</b>
Master Bedroom:	<b>1</b>		<b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Bathroom - Full, Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>		<b>Bathroom - Full, 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, Bathroom - With Shower Stall</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower</b>
Laundry:	<b>1</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Basement: **Yes Full, Walk Out, Unfinished Basement**  
Construction: **Frame**  
Cooling: **Central Air**  
Electric: **Circuit Breakers**  
Exclusions: **Personal property**  
Exterior: **Clapboard, Wood**  
Exterior Features: **Porch, Deck - Wood**  
Facing Direction:  
Heating: **Forced Air, Gas**  
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**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

**Great end unit at Chestnut Ridge II with farmers porch. Unique floor plan with a first floor master with private bath and walk in closet. Spacious eat-in kitchen opens to fire placed family room with slider to private deck. Good size dining room and living room, half bath and laundry on first level. Second level has two large bedrooms with a connecting bath and extra eave storage. One car attached garage, newer hot water heater and furnace. Property has built in pool and tennis court. Conveniently located close to commuter rail, highway and shopping.**

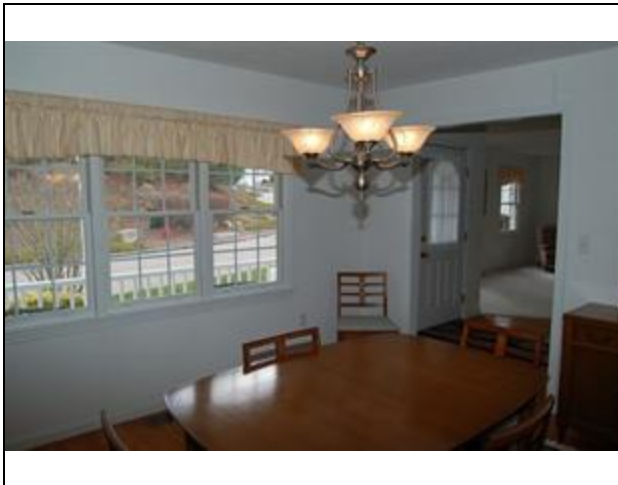
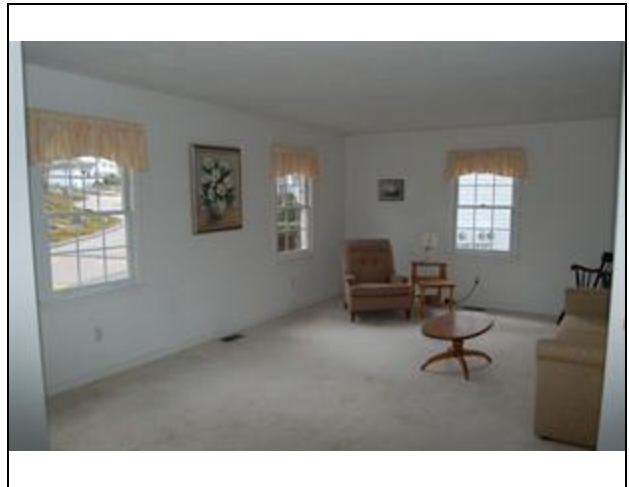
**Tax Information**

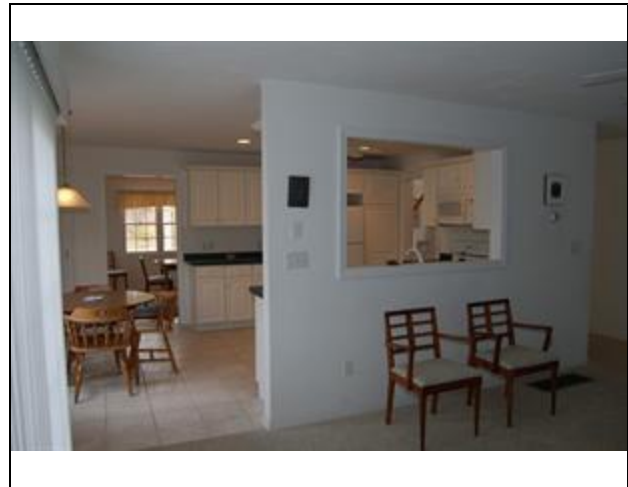
**2016 Taxes: \$5,068** Assessment: **\$349,500** Cert: Zoning Code: **Res**  
Pin #: **M:281 L:006-020** Map: Block: Lot: Book: **14267** Page: **66**



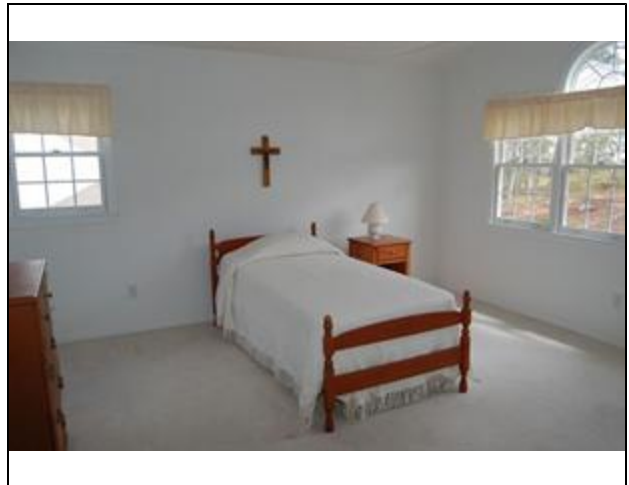
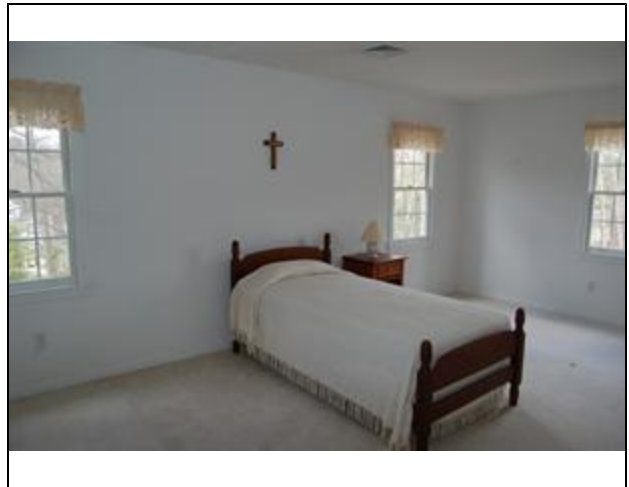
## Market History for 4 Pear Tree Ln U:4, Franklin, MA 02038-3936

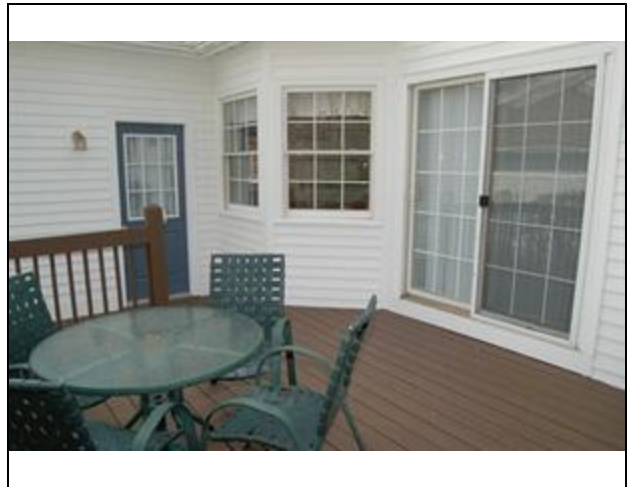
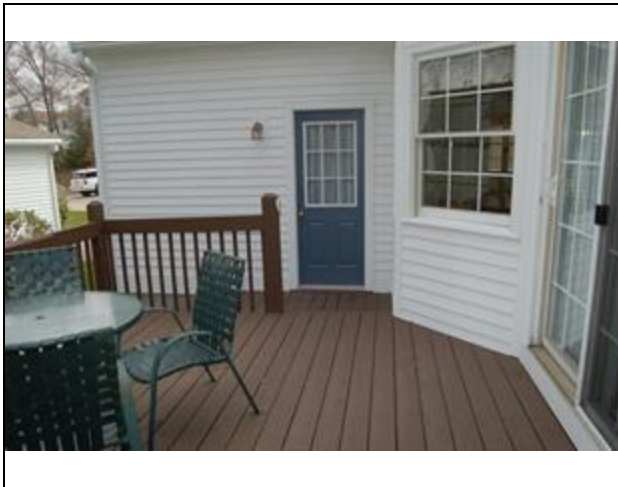
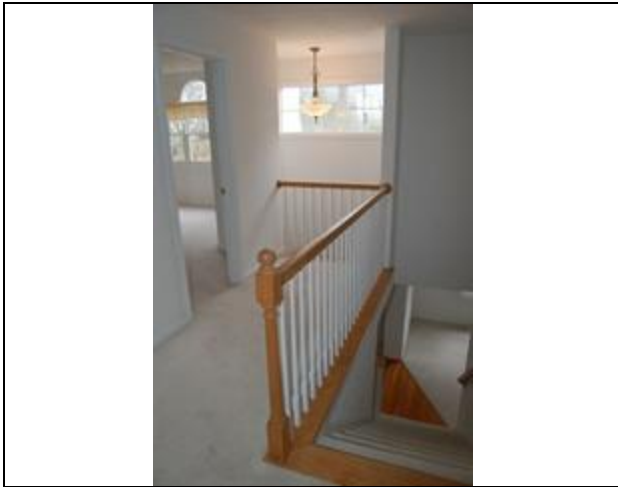
MLS #	Date		DOM	DTO	Price
71992171	4/21/2016	Listed for <b>\$389,900</b>			\$389,900
CTG	4/22/2016	Status Changed to: <b>Contingent</b>			
UAG	5/23/2016	Status Changed to: <b>Under Agreement</b>			
SLD	7/12/2016	Status Changed to: <b>Sold</b>			
	7/11/2016	Sold for <b>\$399,000</b>	32	1	<b>\$399,000</b>
Market History for Office Id: BB1175			<b>32</b>	<b>1</b>	<b>\$399,000</b>
Market History for this property			<b>32</b>	<b>1</b>	<b>\$399,000</b>











**1 Willow Pond Rd - Unit 1  
Franklin, MA 02038-3930  
Condo**

MLS #: **71995285** Status: **Sold**  
List Price: **\$469,000** Sale Price: **\$455,000**  
List Date: **4/27/2016** Sale Date: **8/17/2016**  
Area: Off Market Date: **6/10/2016**  
List\$/Sq. Ft.: **\$213.96** Sold \$/Sq. Ft. **\$207.57**  
Days on Market (Total): **44** Days on Market (Office): **44**

**Property Features**

Rooms: **7** Style: **Detached, Townhouse**  
Bedrooms: **3** Type: **Condo**  
Baths: **2f 1h** Unit Level: **2**  
Master Bath: **Yes** Placement:  
Fireplaces: **1** Approx. Living Area: **2,192 Sq. Ft.**  
Year Built: **1995** Outdoor Space Avail: **Yes - Common**  
# Units: **75** Garage: **1 Attached**  
Elevator: **No** Parking: **1 Off-Street, Tandem, Guest, Paved Driveway**

Handicap Access/Features:

Association: **Yes** Fee: **\$399.58**

Fee Includes: **Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Walking/Jogging Trails**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Window(s) - Picture
Dining Room:	1		Flooring - Hardwood, Window(s) - Picture
Family Room:	1		Fireplace, Flooring - Hardwood, Window(s) - Picture, Recessed Lighting
Kitchen:	1		Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Window(s) - Picture, Countertops - Stone/Granite/Solid, Countertops - Upgraded
Master Bedroom:	1		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood, Window(s) - Picture, Recessed Lighting
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Hardwood, Window(s) - Picture
Bedroom 3:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood, Window(s) - Picture
Bath 1:	1		Bathroom - 3/4
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Window(s) - Picture
Laundry:	1		Flooring - Stone/Ceramic Tile
Bonus Room:	B		Flooring - Laminate, Window(s) - Picture

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Basement: **Yes Partially Finished**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions: **Washer and Dryer.**  
Exterior: **Wood**  
Exterior Features: **Porch, Deck**  
Facing Direction:  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas**  
Interior Features: **Cable Available**  
Lead Paint: **Unknown**  
Living Area Disclosures: **not including partially finished basement with approx. 685 sq ft**  
Pets Allowed: **Yes w/ Restrictions**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water, Individual Meter**  
Waterfront: **No** Water View: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

**BEAUTIFUL DETACHED** condo in highly sought-after Chestnut Ridge II. MOVE-IN ready, sun filled, spacious 3 bed, 2.5 bath home on Willow Pond Road, a private, well-landscaped cul-de-sac. FIRST FLOOR MASTER SUITE with walk-in closet. Must-see OPEN FLOOR PLAN with Gourmet Chef's kitchen, SS appliances, Silestone (Quartz) countertops, bright breakfast area, and fantastic flow to both dining room and family room. Sliders lead to beautiful deck overlooking very private, roomy yard – a real gem for outdoor living at Chestnut Ridge! Second floor boasts two large bedrooms, full bath, and huge heated storage room. Three levels of living space, hardwood floors throughout 1st & 2nd floors. Partially finished WALKOUT basement for entertaining or game room and loads of built-in storage. Recent upgrades include countertops and 2 yr old water heater. Extremely well maintained development offers in-ground pool, tennis courts and is close to shopping, train and major routes.

**Tax Information**

2016 Taxes: **\$4,858** Assessment: **\$335,000**  
Pin #: **M:281 L:004-001**

Cert: **79771** Zoning Code: **RES**  
Map: Block: Lot: Book: **26890** Page: **437**

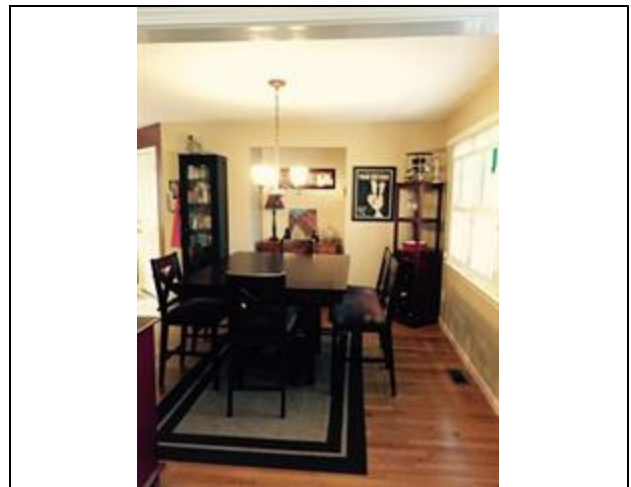
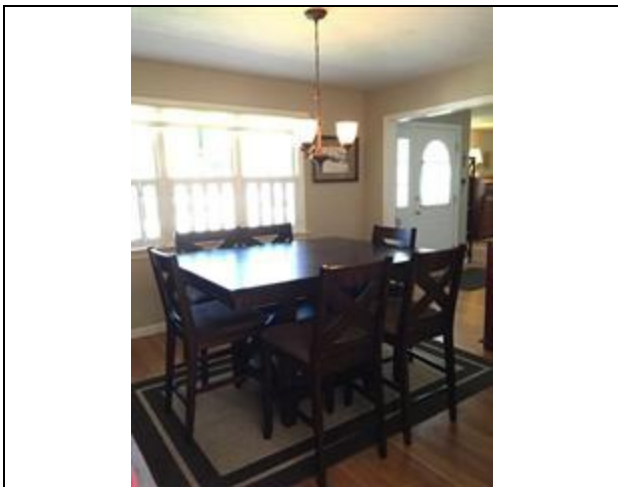
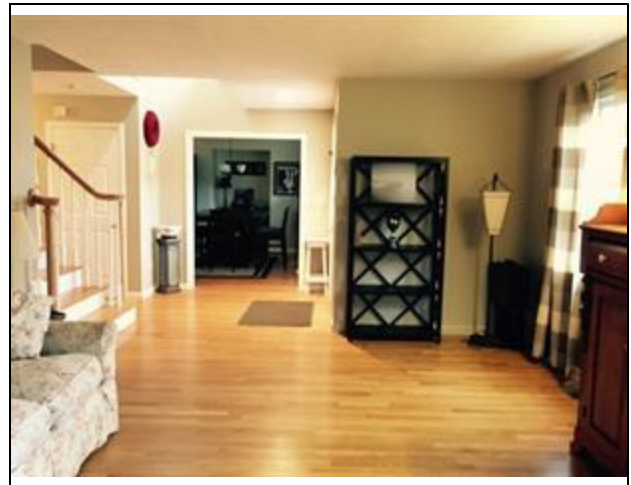
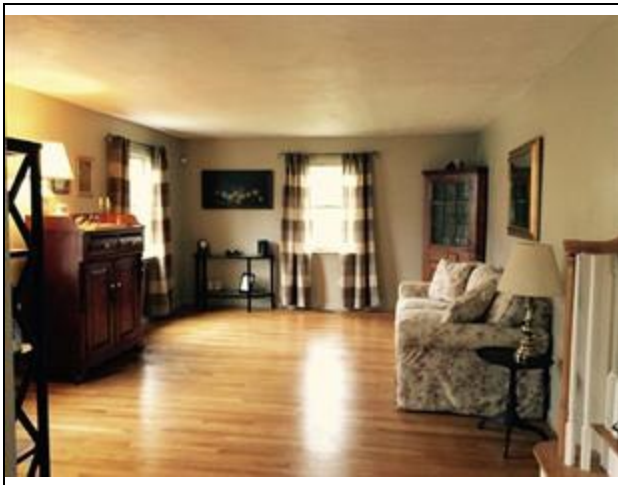
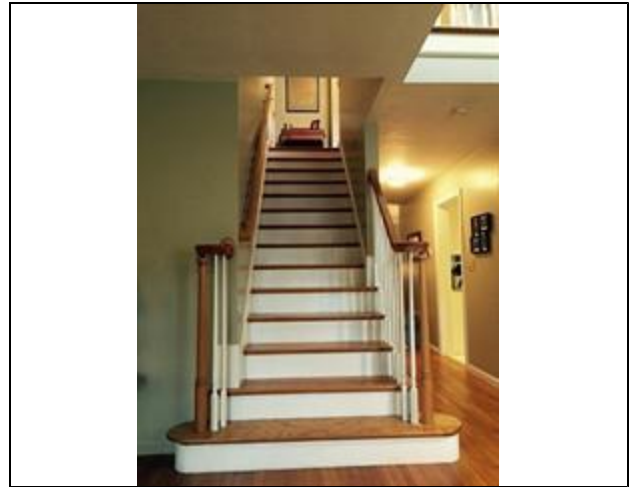


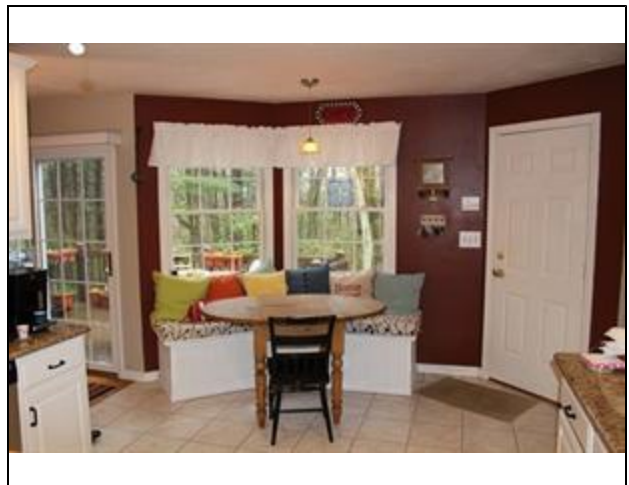
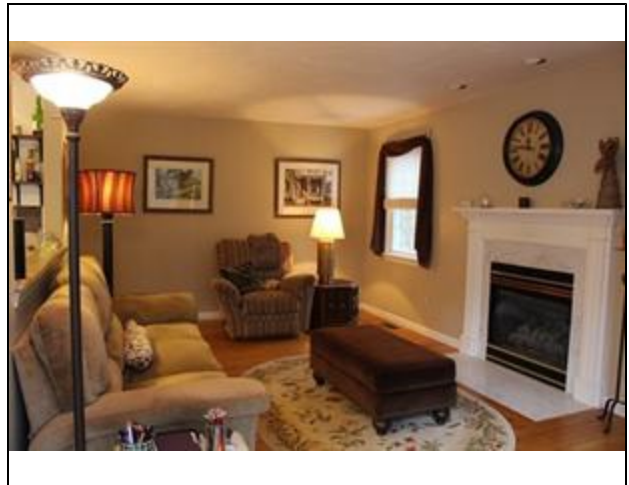
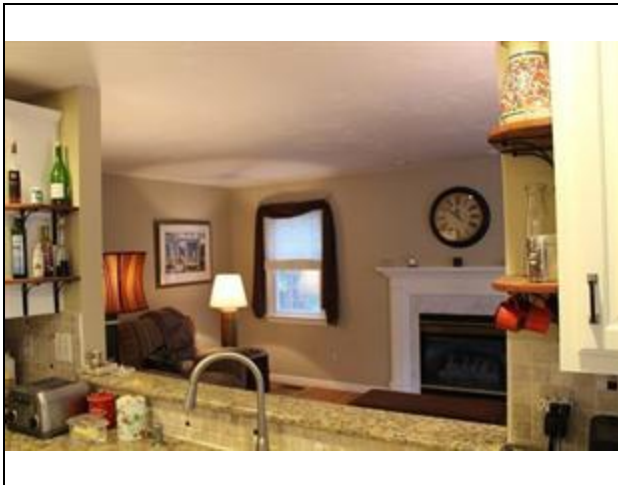
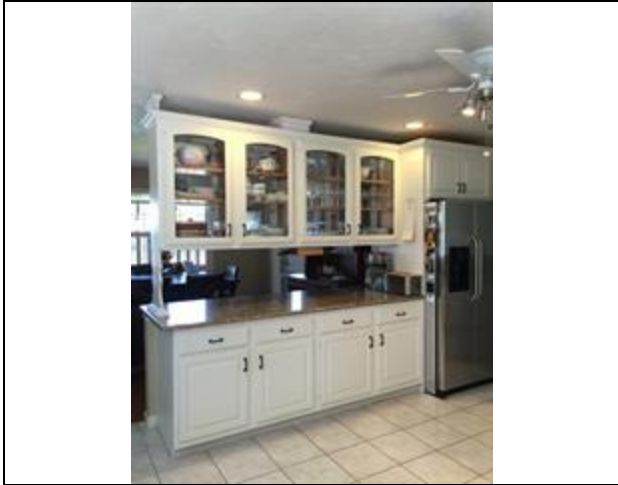
## Market History for 1 Willow Pond Rd U:1, Franklin, MA 02038-3930

MLS #	Date		DOM	DTO	Price
71995285	4/27/2016	Listed for <b>\$475,000</b>			\$475,000
	5/12/2016	Price Changed to: <b>\$469,000</b>			\$469,000
CTG	5/18/2016	Status Changed to: <b>Contingent</b>			
UAG	6/10/2016	Status Changed to: <b>Under Agreement</b>			
SLD	8/18/2016	Status Changed to: <b>Sold</b>			
	8/17/2016	Sold for <b>\$455,000</b>	44	21	<b>\$455,000</b>
Market History for Office Id: BB5301			<b>44</b>	<b>21</b>	<b>\$455,000</b>
Market History for this property			<b>44</b>	<b>21</b>	<b>\$455,000</b>

MLS # 71995285 - Sold  
1 Willow Pond Rd U:1, Franklin, MA 02038-3930

Condominium - Condo  
Sale Price: \$455,000

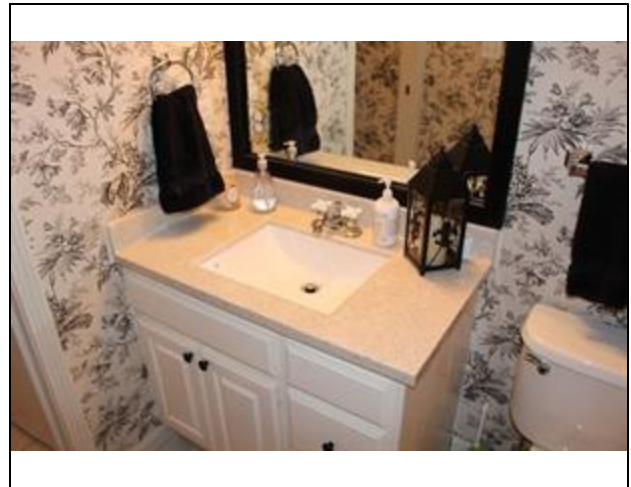
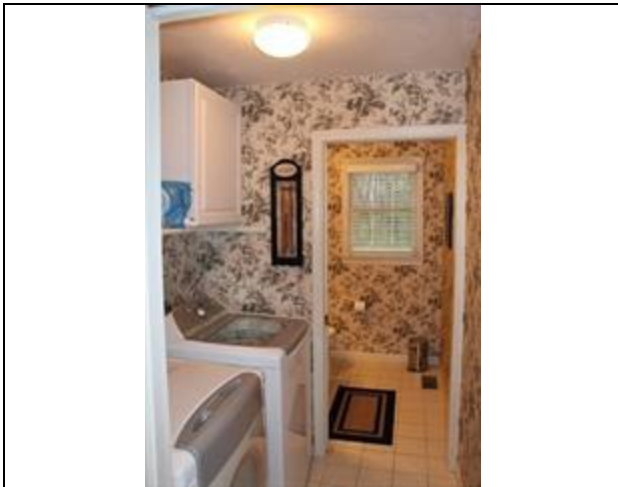
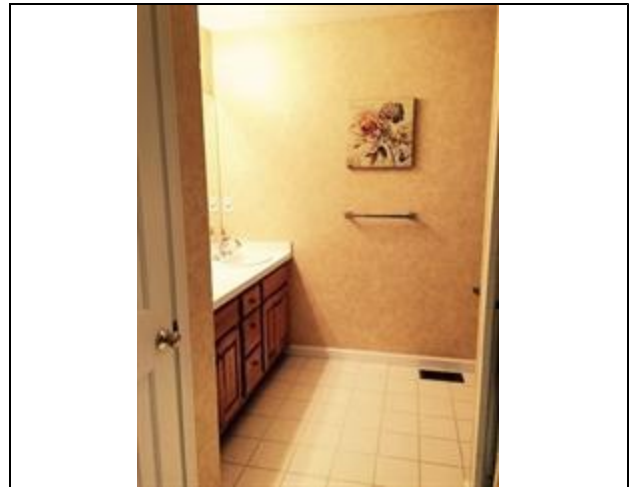
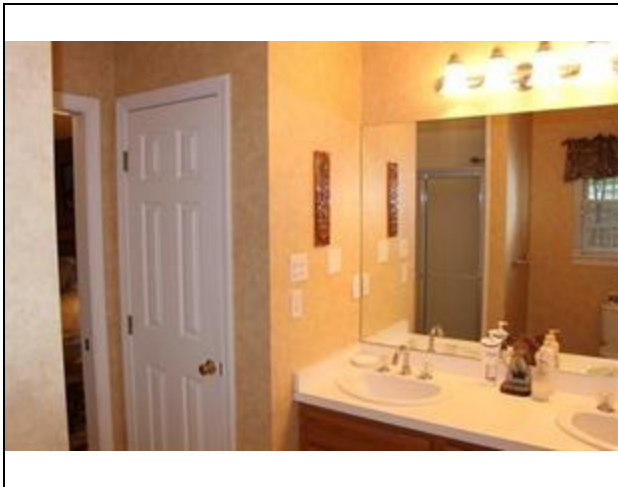
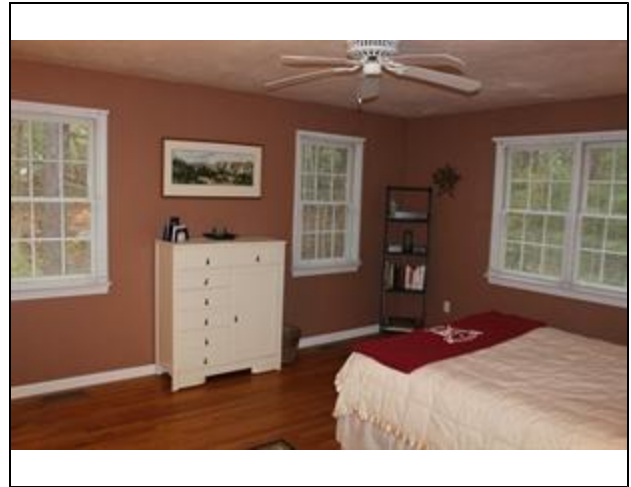






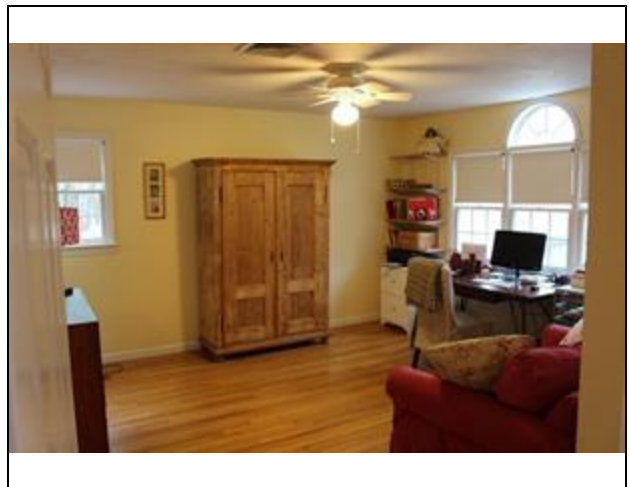
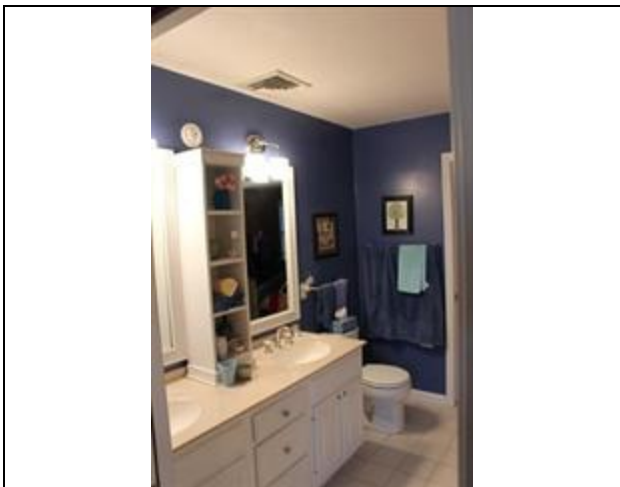
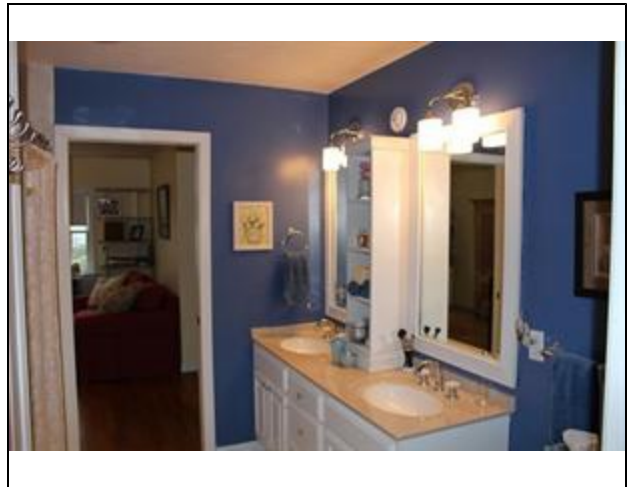
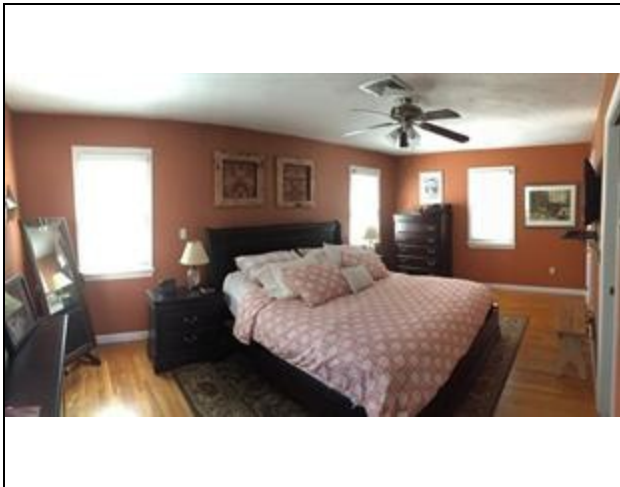
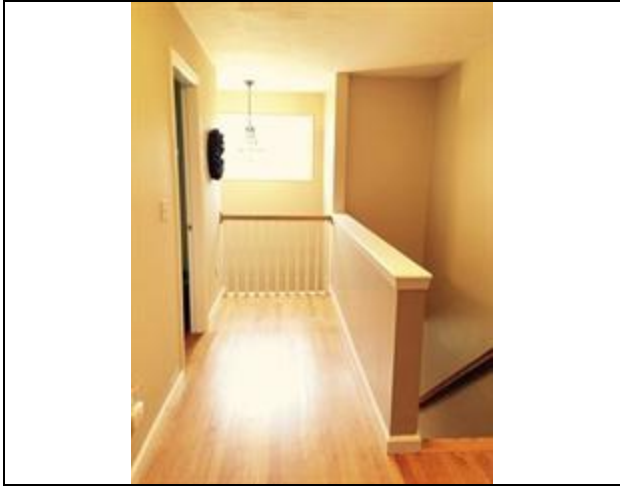
MLS # 71995285 - Sold  
1 Willow Pond Rd U:1, Franklin, MA 02038-3930

Condominium - Condo  
Sale Price: \$455,000



MLS # 71995285 - Sold  
1 Willow Pond Rd U:1, Franklin, MA 02038-3930

Condominium - Condo  
Sale Price: \$455,000





**MLS # 71995285 - Sold**  
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**Condominium - Condo**  
**Sale Price: \$455,000**

