

**6 Magnolia Dr - Unit 6
Franklin, MA 02038-3913
Condo**

MLS #: **71881405** Status: **Sold**
List Price: **\$299,900** Sale Price: **\$283,500**
List Date: **7/29/2015** Sale Date: **2/25/2016**
Area: Off Market Date: **1/10/2016**
List\$/Sq. Ft.: **\$149.95** Sold \$/Sq. Ft. **\$141.75**
Days on Market (Total): Days on Market (Office): **165**

Property Features

Rooms: **6** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **2f 1h** Unit Level: **1**
Master Bath: **Yes** Placement: **Middle**
Fireplaces: **1** Approx. Living Area: **2,000 Sq. Ft.**
Year Built: **1987** Outdoor Space Avail:
Units: **56** Garage: **1 Attached**
Elevator: **No** Parking: **3 Off-Street, Tandem**
Handicap Access/Features:
Association: **Yes** Fee: **\$437**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet, Slider, Sunken
Dining Room:	1		Fireplace, Ceiling - Coffered, Flooring - Hardwood, Recessed Lighting
Family Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Flooring - Hardwood, Slider
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Upgraded, Kitchen Island
Master Bedroom:	2		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	B		-

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor, Unfinished Basement**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions: **None**
Exterior: **Clapboard, Vinyl**
Exterior Features: **Deck - Wood, Patio**
Facing Direction:
Heating: **Hot Water Baseboard, Gas**
Hot Water: **Natural Gas, Tank**
Interior Features: **Central Vacuum, 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

Fabulous spacious 2 bedroom condo in Chestnut Ridge. Was once the model home and has many upgrades such as oversized cabinet packed kitchen with center island and skylights, dining room with hardwood floor and tray ceiling, sunken family room with floor to ceiling brick fire place and sliders to deck. Separate bonus room off family room for den, living room or office. Wet bar between dining room and family room great for entertaining. Second floor has master with cathedral ceilings, walk in closet and full bath, second bedroom with ample storage, a second bath and loft area. Lots of wallpaper removed and freshly painted. Home has one car garage, central air and help yourself to the furniture if interested will come fully furnished. In ground pool and tennis courts...one of Franklin's finest condominium complex's. Close to center of town and highways. Quick close available.

Tax Information

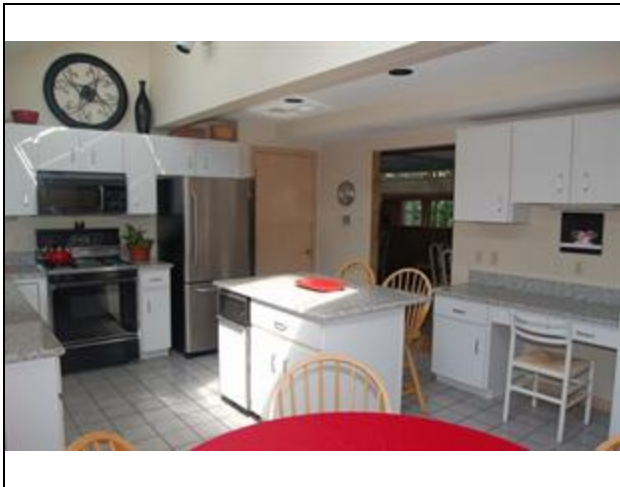
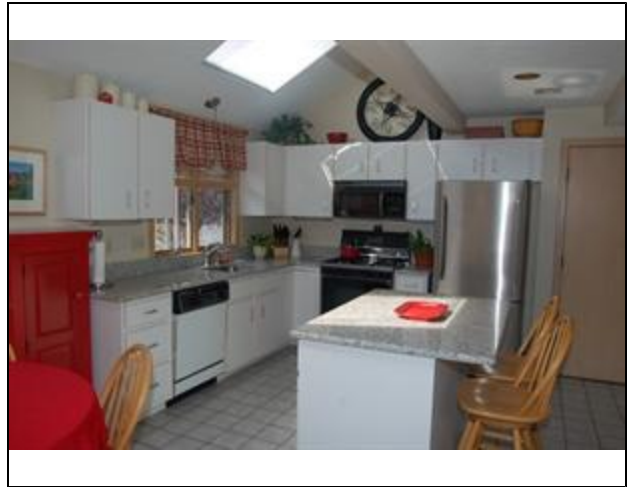
2015 Taxes: \$4,310 Assessment: **\$290,400** Cert: Zoning Code: **Res**
Pin #: **M:281 L:001-006** Map: Block: Lot: Book: **8094** Page: **87**

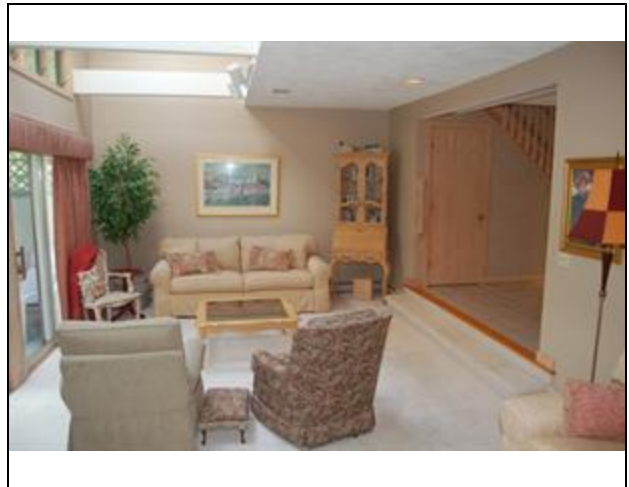
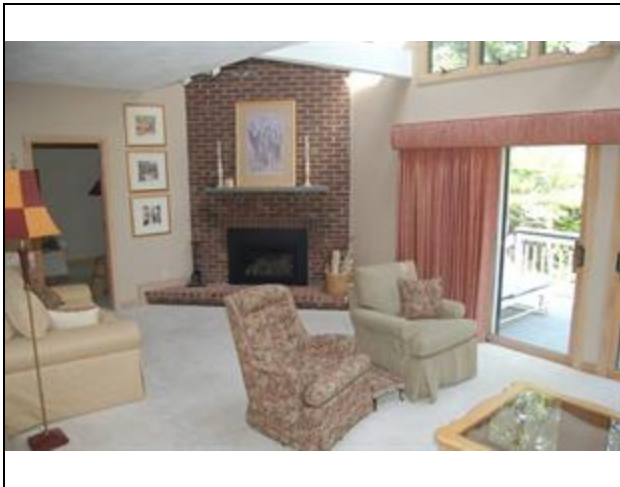
Market History for 6 Magnolia Dr U:6, Franklin, MA 02038-3913

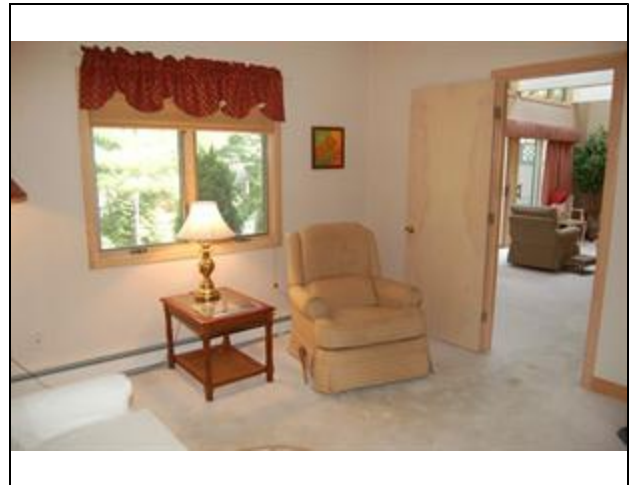
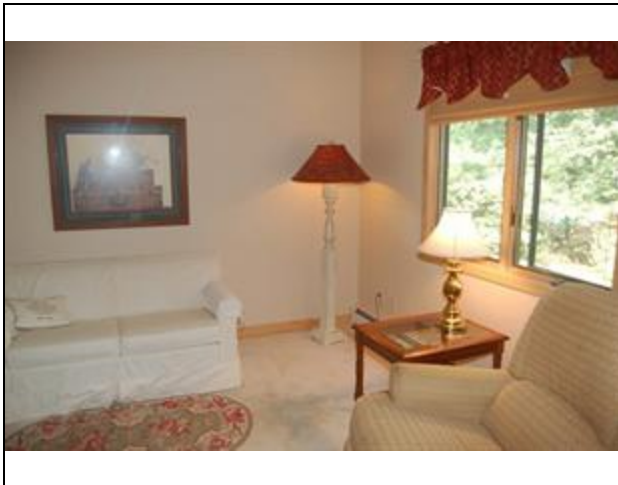
MLS #	Date		DOM	DTO	Price
71881405	7/29/2015	Listed for \$329,900			\$329,900
	9/26/2015	Price Changed to: \$315,000			\$315,000
EXT	9/29/2015	Status Changed to: Extended			
	10/15/2015	Price Changed to: \$299,900			\$299,900
EXT	11/19/2015	Status Changed to: Extended			
EXT	11/28/2015	Status Changed to: Extended			
EXT	12/11/2015	Status Changed to: Extended			
CTG	12/11/2015	Status Changed to: Contingent			
UAG	1/10/2016	Status Changed to: Under Agreement			
SLD	2/26/2016	Status Changed to: Sold			
	2/25/2016	Sold for \$283,500	165	135	\$283,500
Market History for Office Id: BB1175			165	135	\$283,500
Market History for this property			165	135	\$283,500

MLS # 71881405 - Sold
6 Magnolia Dr U:6, Franklin, MA 02038-3913

Condominium - Condo
Sale Price: \$283,500

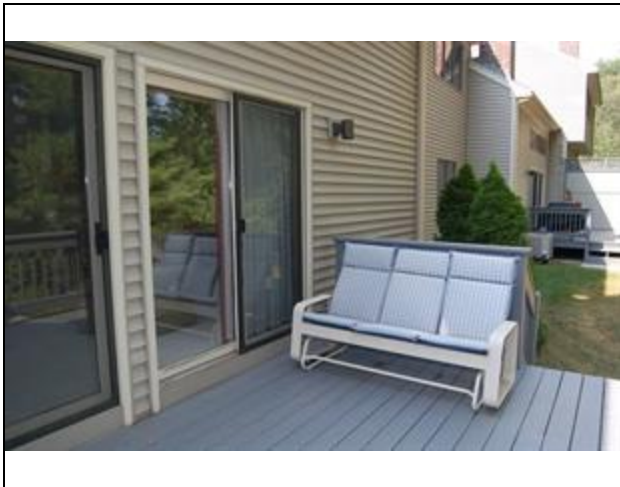






MLS # 71881405 - Sold
6 Magnolia Dr U:6, Franklin, MA 02038-3913

Condominium - Condo
Sale Price: \$283,500

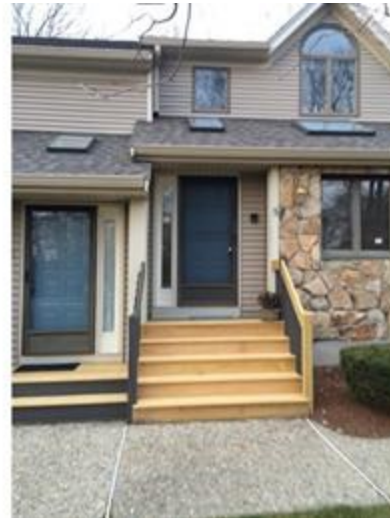


**5 Dogwood Cir - Unit 5
Franklin, MA 02038-3919
Condo**

MLS #: **71951148** Status: **Sold**
List Price: **\$289,900** Sale Price: **\$295,000**
List Date: **1/20/2016** Sale Date: **5/26/2016**
Area: Off Market Date: **3/22/2016**
List\$/Sq. Ft.: **\$144.95** Sold \$/Sq. Ft. **\$147.50**
Days on Market (Total): **113** Days on Market (Office): **113**

Property Features

Rooms: **6** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **2f 1h** Unit Level: **1**
Master Bath: **Yes** Placement:
Fireplaces: **1** Approx. Living Area: **2,000 Sq. Ft.**
Year Built: **1988** Outdoor Space Avail:
Units: **56** Garage: **1 Attached**
Elevator: Parking: **2 Common**
Handicap Access/Features:
Association: **Yes** Fee: **\$437**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	13X15	-
Dining Room:	1	12X12	-
Family Room:	1	15X17	-
Kitchen:	1	15X15	-
Master Bedroom:	2	15X16	-
Bedroom 2:	2	12X14	-
Bath 1:	1		-
Bath 2:	2		-
Bath 3:	2		-
Laundry:	B		-
Office:	1	11X10	-

Features & Other Information

Appliances: **Range, Dishwasher, Microwave**
Basement: **Yes Full**
Construction: **Frame**
Cooling: **Central Air**
Exclusions: **None**
Exterior: **Vinyl, Stone**
Exterior Features: **Patio, Gutters, Professional Landscaping, Tennis Court**
Facing Direction:
Heating: **Hot Water Baseboard, Gas**
Hot Water: **Natural Gas**
Interior Features: **Central Vacuum, Cable Available, Wetbar**
Lead Paint: **Unknown**
Pets Allowed: **No**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **Yes**

Remarks

Excellent location in sought after Chestnut Ridge. Set your showings today, because this one will not last long! Bright, spacious and plenty of room. This unit appears to have been well maintained. Depending on preference, other than updating, this unit could be move-in ready! Interior features beautiful hardwood floors, large kitchen with tons of storage and lots of natural light from the multiple skylights, work desk and small center island. The step-down family room is huge in size, with a ceiling to floor masonry fireplace, vaulted ceilings, skylights, wet bar, and sliding patio doors that open to the private over-sized deck area. Super sized master bedroom has full bath, WIC, and cathedral ceilings. Other bedroom is a nice size as well. Room off family rm could be office or den. Full basement unfinished, that can be used for storage of finished for add. living space. Buyer to complete any/all due diligence and room sizes are aprox.

Tax Information

2015 Taxes: **\$4,384** Assessment: **\$295,400** Cert: **12095** Zoning Code: **C**
Pin #: **M:281 L:002-005** Map: Block: Lot: Book: **21575** Page: **514**

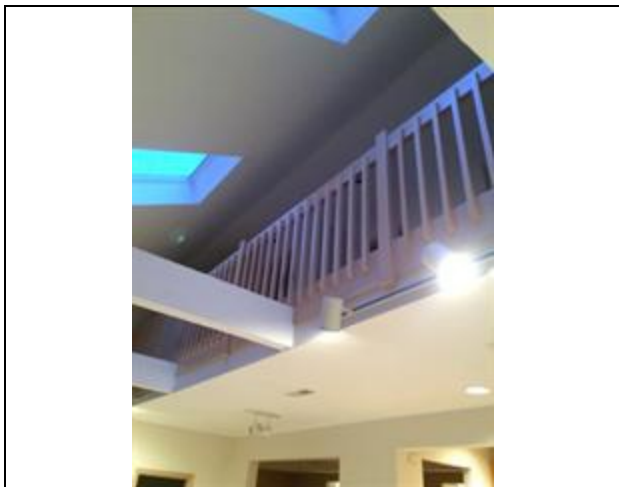
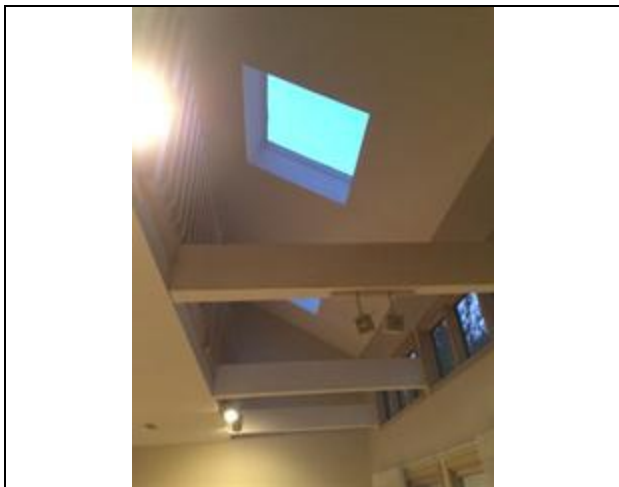
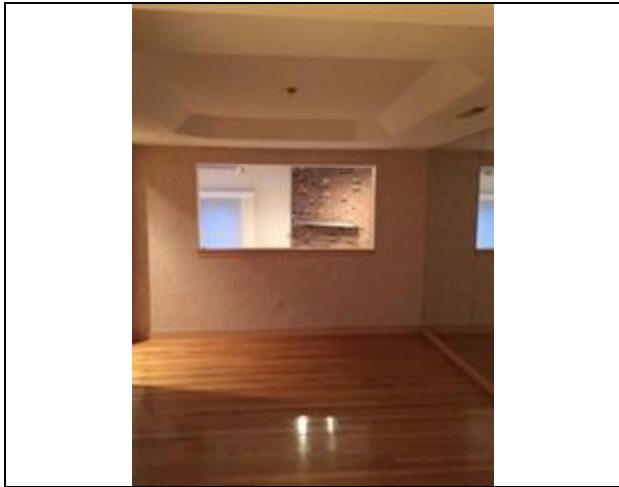
Market History for 5 Dogwood Cir U:5, Franklin, MA 02038-3919

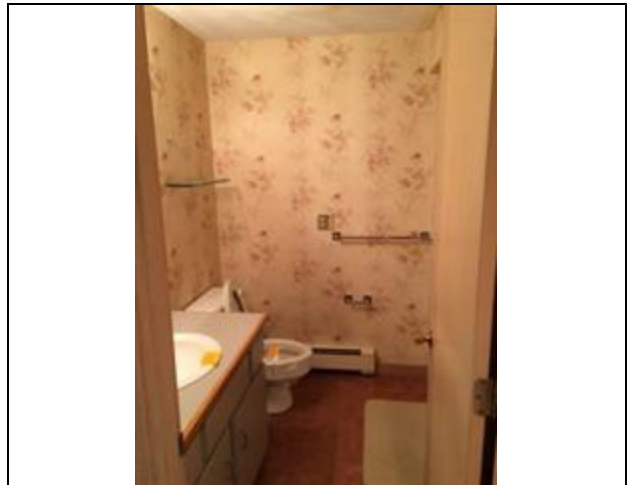
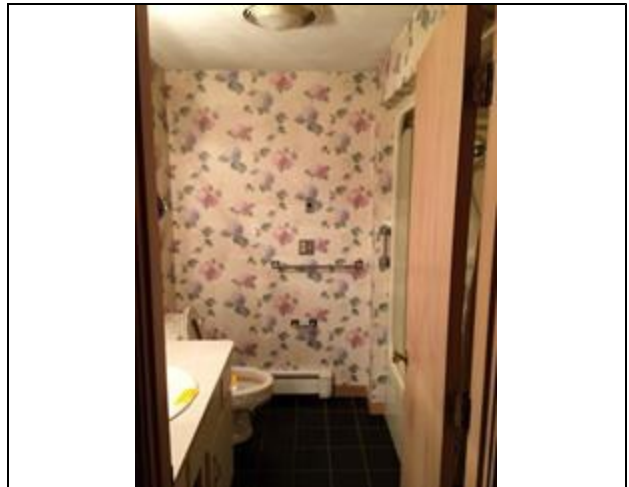
MLS #	Date		DOM	DTO	Price
71951148	1/20/2016	Listed for \$299,900			\$299,900
	2/23/2016	Price Changed to: \$289,900			\$289,900
CTG	3/23/2016	Status Changed to: Contingent			
UAG	5/12/2016	Status Changed to: Under Agreement			
SLD	5/27/2016	Status Changed to: Sold			
	5/26/2016	Sold for \$295,000	113	60	\$295,000
Market History for Office Id: AN1634			113	60	\$295,000
Market History for this property			113	60	\$295,000

MLS # 71951148 - Sold
5 Dogwood Cir U:5, Franklin, MA 02038-3919

Condominium - Condo
Sale Price: \$295,000







MLS # 71951148 - Sold
5 Dogwood Cir U:5, Franklin, MA 02038-3919

Condominium - Condo
Sale Price: \$295,000



**8 Dogwood Cir - Unit 8
Franklin, MA 02038-3919
Condo**

MLS #: **72077060** Status: **Sold**
List Price: **\$334,900** Sale Price: **\$322,500**
List Date: **10/5/2016** Sale Date: **12/13/2016**
Area: Off Market Date: **10/18/2016**
List\$/Sq. Ft.: **\$165.30** Sold \$/Sq. Ft. **\$159.18**
Days on Market (Total): Days on Market (Office): **13**

Property Features

Rooms: **7** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **2f 1h** Unit Level: **1**
Master Bath: Placement: **End**
Fireplaces: **1** Approx. Living Area: **2,026 Sq. Ft.**
Year Built: **1988** Outdoor Space Avail: **Yes - Common**
Units: **56** Garage: **1 Attached**
Elevator: Parking: **3 Off-Street, Guest**
Handicap Access/Features:
Association: **Yes** Fee: **\$433**
Fee Includes: **Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wood
Dining Room:	1		Flooring - Wood, Wainscoting
Kitchen:	1		Skylight, Ceiling - Cathedral, Dining Area, Kitchen Island
Master Bedroom:	2		Bathroom - Full, Ceiling - Cathedral, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Bathroom - Full, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub
Bath 3:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	B		-
Den:	1		Flooring - Hardwood

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes Full, Interior Access, Bulkhead, Sump Pump**
Cooling: **Central Air**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Deck**
Facing Direction:
Heating: **Hot Water Baseboard, Gas**
Hot Water: **Natural Gas**
Interior Features: **Central Vacuum, Cable Available, Wetbar**
Lead Paint: **Unknown**
-Pets Allowed: **Yes w/ Restrictions**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Remarks

Sparkling end unit at prestigious Chestnut Ridge I offers rare privacy and a fresh interior with lots of hardwood and tile floors, new carpeting. Vaulted kitchen features center isle, skylights, built in desk and eat in area. Striking hardwood dining room enhanced by white wainscoting and tray ceiling. Hardwood living room boasts floor-to-ceiling brick fireplace and has double sliders to private deck, convenient wet bar with wine rack and glass holder. Bonus room on first floor accommodates many uses. 20 ft X 15 ft master bedroom features cathedral ceiling, two large closets (1 walk in), and tile bath with jetted tub and built in dressing table. 2nd bedroom has own tile bath. Spacious basement makes great space for exercise equipment or rec room and provides lots of valuable storage. Attached garage, roof new in 2012, central air new in 2009, vinyl siding, town sewer and water, central vac, too! Chestnut Ridge enjoys a prime location near shopping, services, commuter rail and I-495.

Tax Information

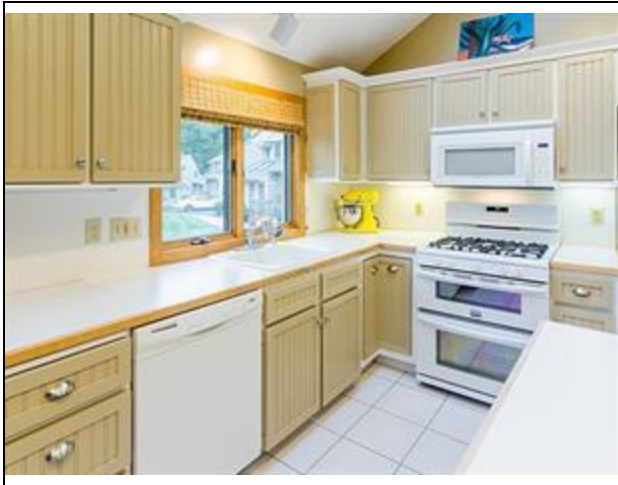
2016 Taxes: \$4,602 Assessment: **\$317,400** Cert: Zoning Code: **res**
Pin #: **M:281 L:002-008** Map: Block: Lot: Book: **24686** Page: **65**

Market History for 8 Dogwood Cir U:8, Franklin, MA 02038-3919

MLS #	Date		DOM	DTO	Price
72077060	10/5/2016	Listed for \$334,900			\$334,900
UAG	10/18/2016	Status Changed to: Under Agreement			
SLD	12/13/2016	Status Changed to: Sold			
	12/13/2016	Sold for \$322,500	13	13	\$322,500
Market History for Office Id: BB5993			13	13	\$322,500
Market History for this property			13	13	\$322,500

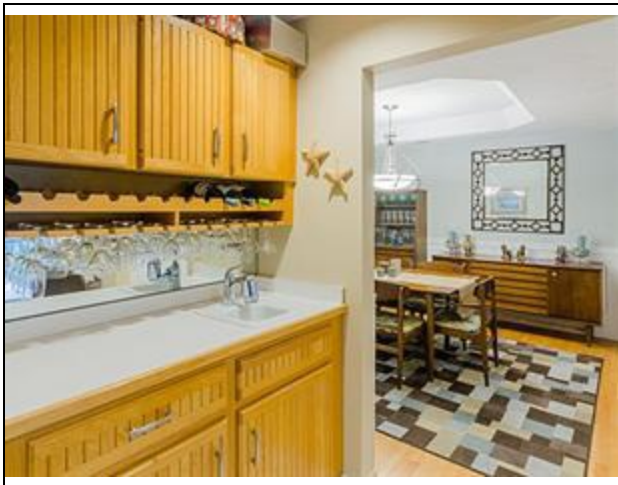
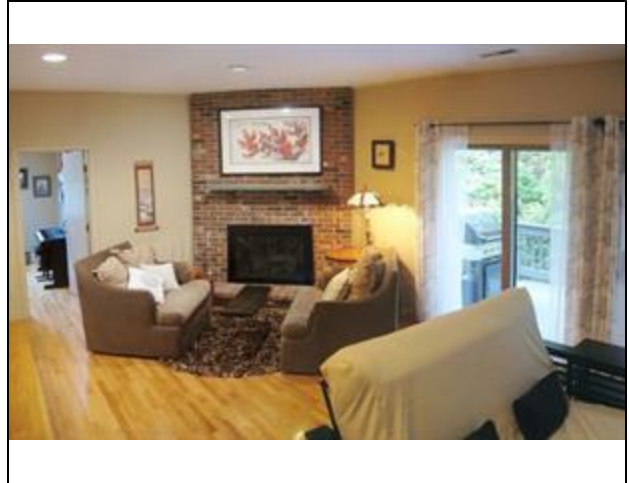
MLS # 72077060 - Sold
8 Dogwood Cir U:8, Franklin, MA 02038-3919

Condominium - Condo
Sale Price: \$322,500



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Condominium - Condo
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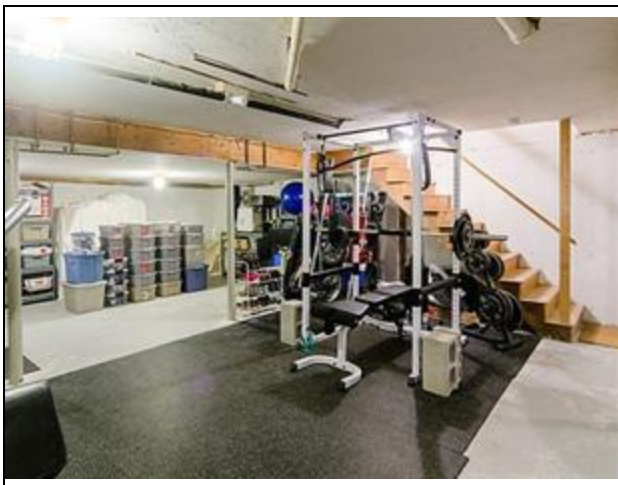
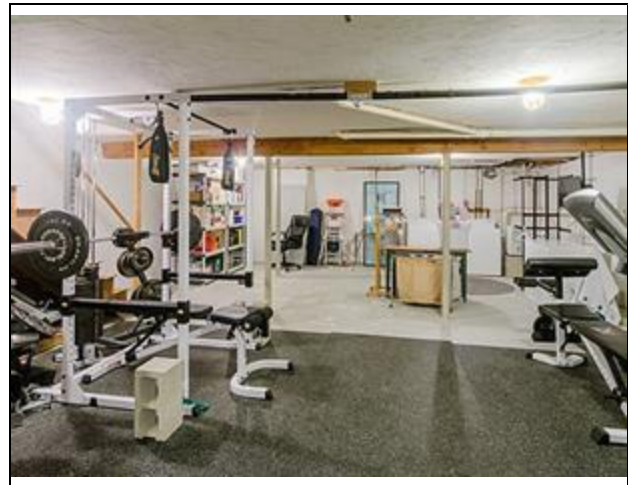
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8 Dogwood Cir U:8, Franklin, MA 02038-3919

Condominium - Condo
Sale Price: \$322,500



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Condominium - Condo
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Condominium - Condo
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