

**140 Highwood Dr - Unit 140
Franklin, MA 02038-2979
Condo**

MLS #: **72035837** Status: **Sold**
 List Price: **\$219,000** Sale Price: **\$216,000**
 List Date: **7/11/2016** Sale Date: **9/23/2016**
 Area: Off Market Date: **8/1/2016**
 List\$/Sq. Ft.: **\$195.19** Sold \$/Sq. Ft. **\$192.51**
 Days on Market (Total): Days on Market (Office): **22**

Property Features

Rooms: **4** Style: **Low-Rise**
 Bedrooms: **2** Type: **Condo**
 Baths: **1f 1h** Unit Level: **1**
 Master Bath: Placement: **Middle**
 Fireplaces: **1** Approx. Living Area: **1,122 Sq. Ft.**
 Year Built: **1986** Outdoor Space Avail: **Yes - Common**
 # Units: **68** Garage: **0**
 Elevator: **No** Parking: **2 Off-Street, Assigned**
 Handicap Access/Features: **No**
 Association: **Yes** Fee: **\$241**
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



Exterior - Front

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Laminate, Deck - Exterior, Slider
Dining Room:	1		Flooring - Laminate
Family Room:	B		Flooring - Wall to Wall Carpet, Exterior Access
Kitchen:	1		Flooring - Laminate, Pantry, Main Level
Master Bedroom:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Balcony / Deck, Slider
Bedroom 2:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features & Other Information

Appliances: **Range, Refrigerator, Washer, Dryer**
 Basement: **Yes Partially Finished, Walk Out, Interior Access**
 Construction: **Frame**
 Cooling: **Wall AC**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck, Balcony**
 Facing Direction: **Unknown**
 Green Certified: **No**
 Heating: **Electric**
 Hot Water: **Electric**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **finished room in basement not included in living area measurement - exterior access**
 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

Walk right into this multi-level condominium. This home boasts 2 decks - one off the living room and one off the master bedroom. Brick fireplaced living room/dining room - the fireplace was just cleaned last year and has not been used by current owners! Both bedrooms are upstairs - one has a walk-in closet and the other has 2 side by side (with built in closet systems.) Kitchen has butler pass-through to the dining room and a large pantry. Home has been recently painted. Both baths with beadboard. Large hall closet. If you are looking for a home with storage - this is it - huge storage area in the basement. Laundry in the basement so you don't have to go anywhere. Family room has a dry bar and access to the backyard for entertaining. This home is close to everything - shopping, restaurants, train station, highways. Make it your own!

Tax Information

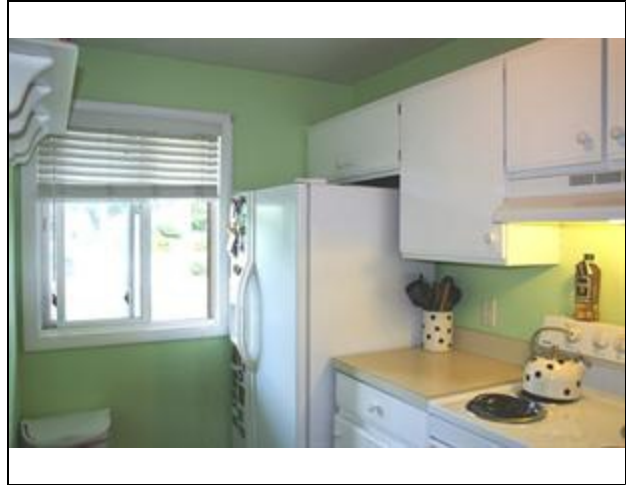
2016 Taxes: \$2,988 Assessment: **\$206,100** Cert: **107148** Zoning Code: **res**
 Pin #: **M:259 L:005-003** Map: Block: Lot: Book: **26163** Page: **190**

Market History for 140 Highwood Dr U:140, Franklin, MA 02038-2979

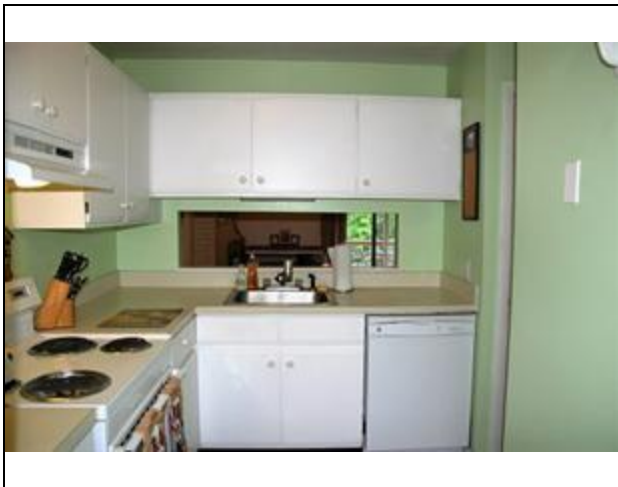
MLS #	Date		DOM	DTO	Price
72035837	7/11/2016	Listed for \$219,000			\$219,000
CTG	7/15/2016	Status Changed to: Contingent			
UAG	8/2/2016	Status Changed to: Under Agreement			
SLD	9/23/2016	Status Changed to: Sold			
	9/23/2016	Sold for \$216,000	22	4	\$216,000
Market History for Office Id: BB5991			22	4	\$216,000
Market History for this property			22	4	\$216,000



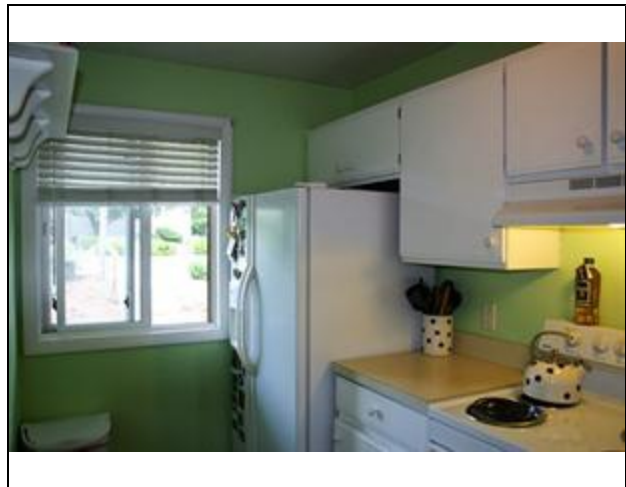
Exterior - Front



Kitchen



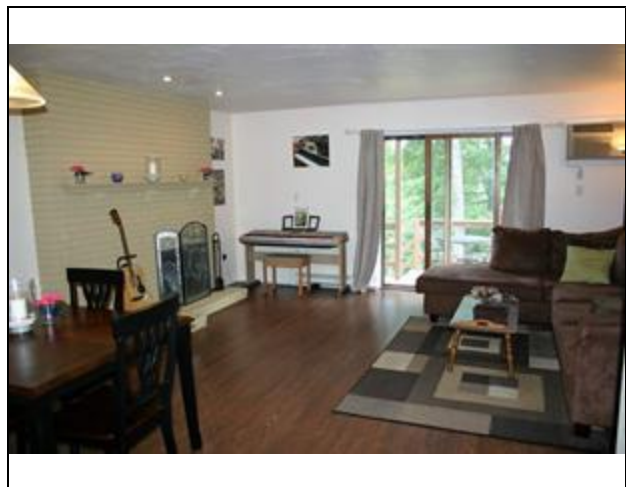
Kitchen



Kitchen



Kitchen



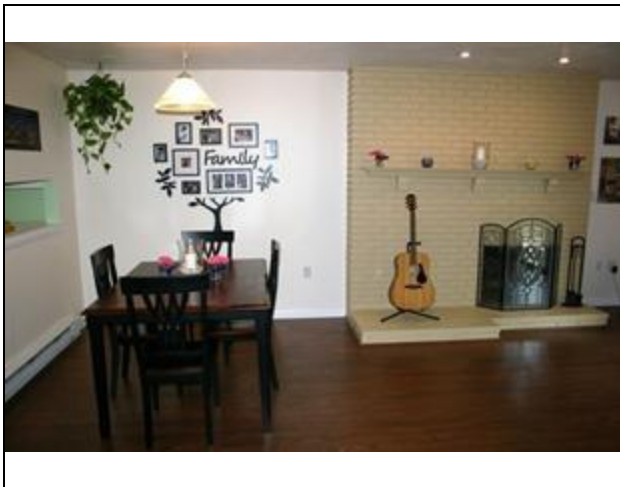
Living/Dining Room Combo



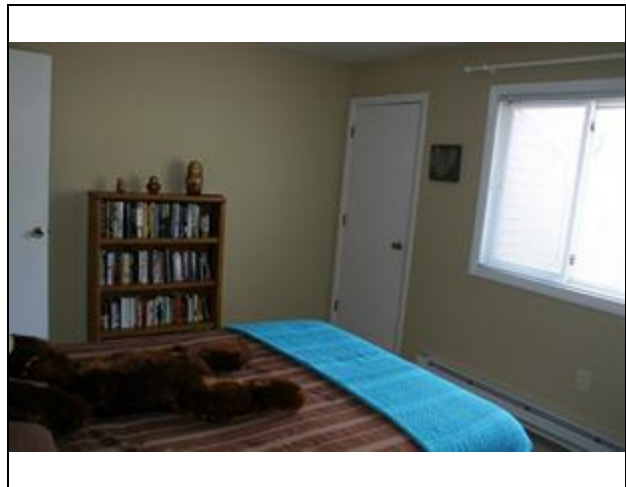
Living/Dining Room Combo



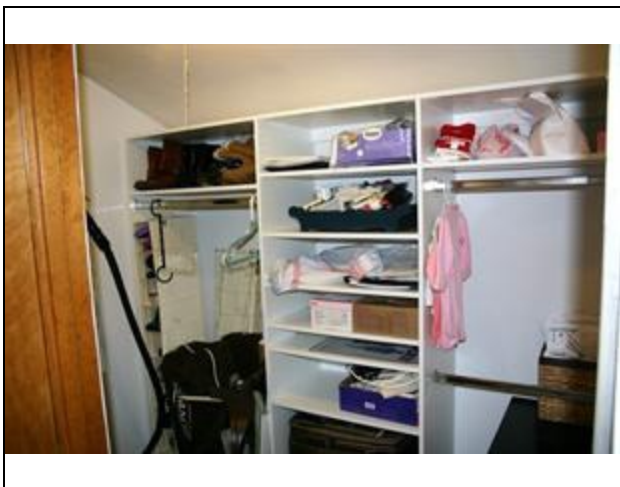
Living/Dining Room Combo



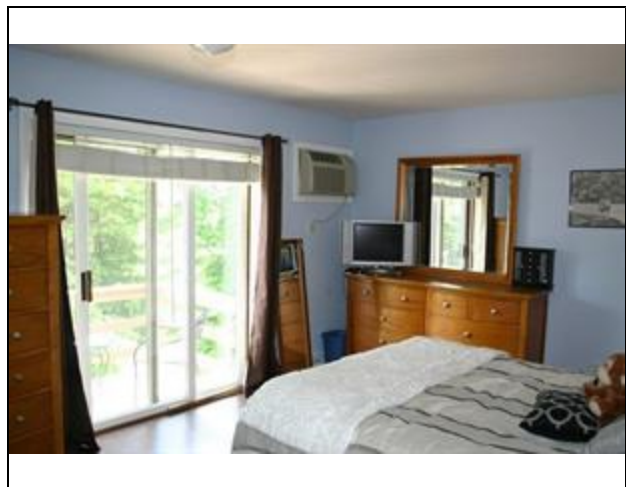
Living/Dining Room Combo



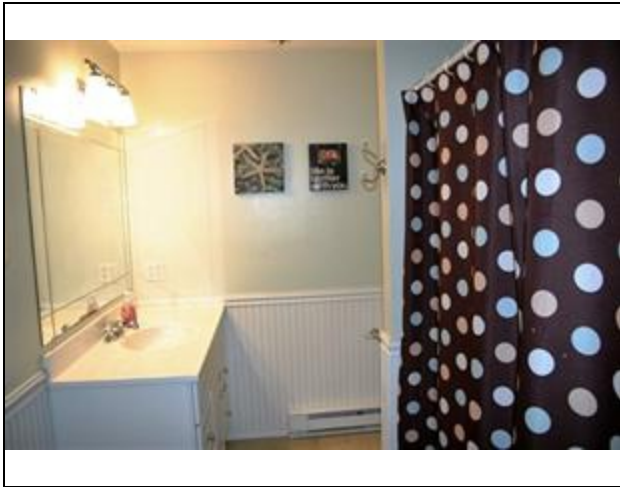
Bedroom 2



Master Bedroom



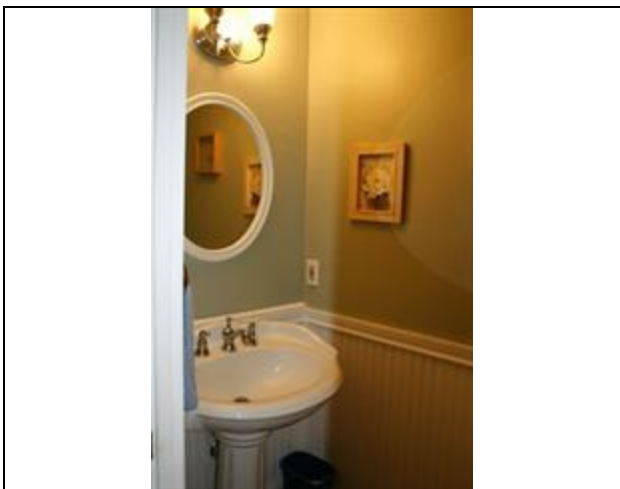
Master Bedroom



Bathroom - Full



Master Bedroom



Bathroom - Half



Basement



Laundry Room/Area



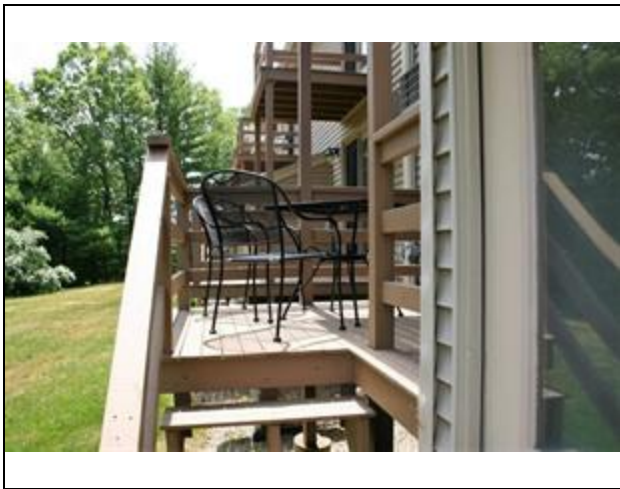
Basement - Partially Finished



Basement - Partially Finished



Balcony



Balcony



Basement - Partially Finished



Basement - Partially Finished

114 Highwood Drive - Unit 114
Franklin, MA 02038-2976
Condo

MLS #: **72053415** Status: **Sold**
 List Price: **\$221,900** Sale Price: **\$216,500**
 List Date: **8/15/2016** Sale Date: **12/16/2016**
 Area: Off Market Date: **11/1/2016**
 List\$/Sq. Ft.: **\$176.81** Sold \$/Sq. Ft. **\$172.51**
 Days on Market (Total): Days on Market (Office): **79**
79



Property Features

Rooms: **5** Style: **Townhouse**
 Bedrooms: **2** Type: **Condo**
 Baths: **1f 1h** Unit Level: **1**
 Master Bath: **No** Placement: **Middle**
 Fireplaces: **1** Approx. Living Area: **1,255 Sq. Ft.**
 Year Built: **1984** Outdoor Space Avail: **Yes - Private**
 # Units: **56** Garage: **0**
 Elevator: Parking: **2 Paved Driveway**
 Handicap Access/Features: **No**
 Association: **Yes** Fee: **\$325**
 Fee Includes: **Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

Room Descriptions

Room	Level	Size	Features
Living Room:	1	18X17	Wood / Coal / Pellet Stove, Flooring - Hardwood, Cable Hookup, Chair Rail
Kitchen:	1	12X9	Flooring - Laminate, Countertops - Stone/Granite/Solid, Chair Rail, Remodeled
Master Bedroom:	2	15X11	Flooring - Wall to Wall Carpet
Bedroom 2:	2	12X10	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Laminate, Countertops - Upgraded, Remodeled
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Laminate, Countertops - Upgraded, Remodeled
Laundry:	2		-
Sun Room:	1	17X7	Skylight, Ceiling Fan(s), Flooring - Hardwood, Exterior Access, Recessed Lighting, Slider

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air, Wall AC**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Patio**
 Facing Direction:
 Green Certified: **No**
 Heating: **Electric Baseboard**
 Hot Water: **Tankless**
 Interior Features: **French Doors**
 Lead Paint: **Unknown**
 Living Area Disclosures: **includes 119sqft of sunroom**
 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

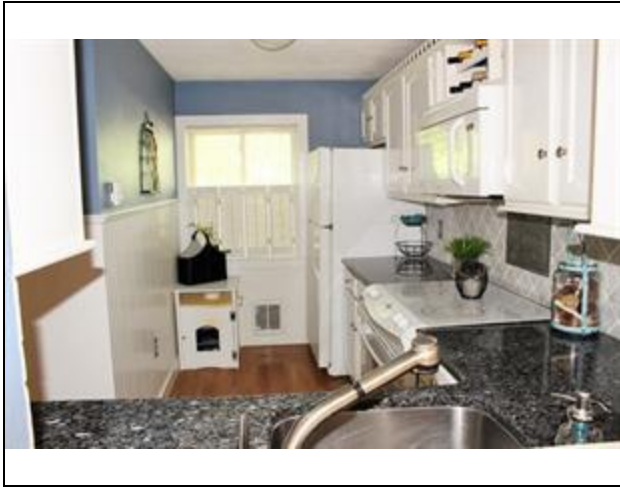
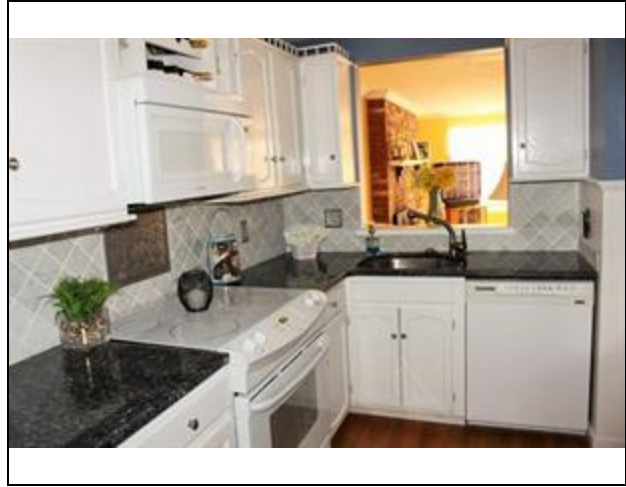
Superb Two Bedroom 1.5 Bath Townhouse Located In Highwood II Offers Granite Kitchen with Beadboard and Passthrough Window Which Opens to Spacious Living Room with Pellet Stove, Dining Area, Hardwood Floors, Chair Rail, and French Doors Which Leads to Cozy Bright Sunroom with Two Ceiling Fans and Skylights Which is Such a Plus, Central Air on 1st Floor, Brand New Hot Water Heater, Updated Full Bath with Quartz Countertops, Second Floor Laundry, Spacious Bedrooms, Great Closet Space, Private Outdoor Patio, Great Commuter Location Close to Major Routes and Commuter Rail. Move In Ready!

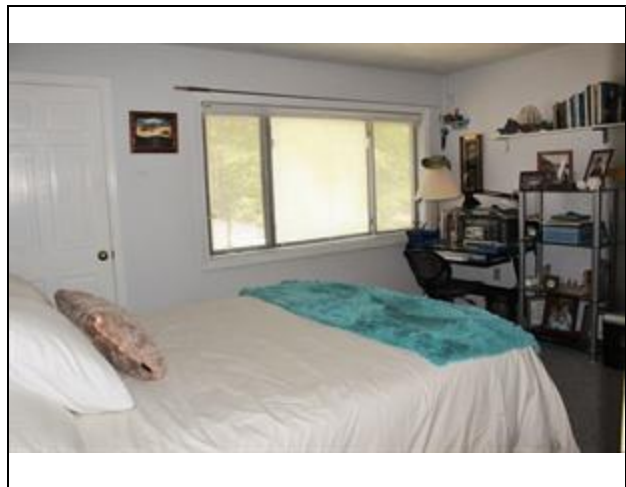
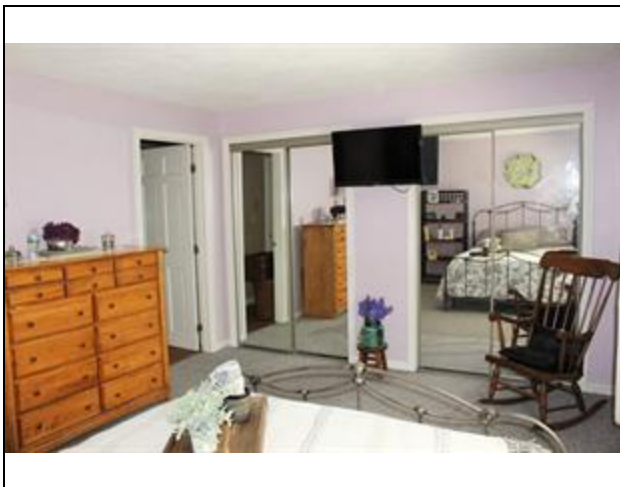
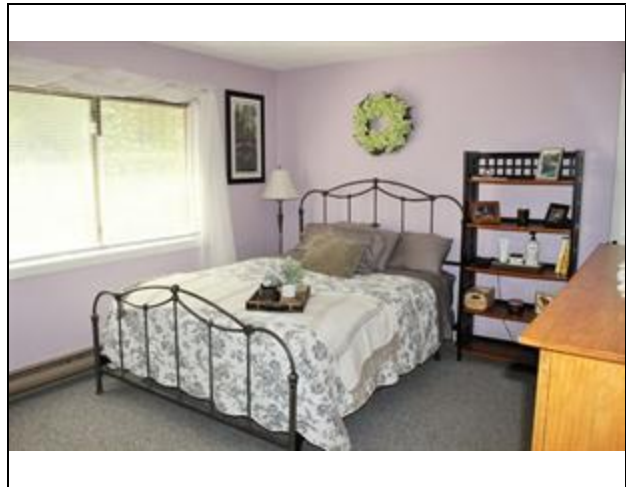
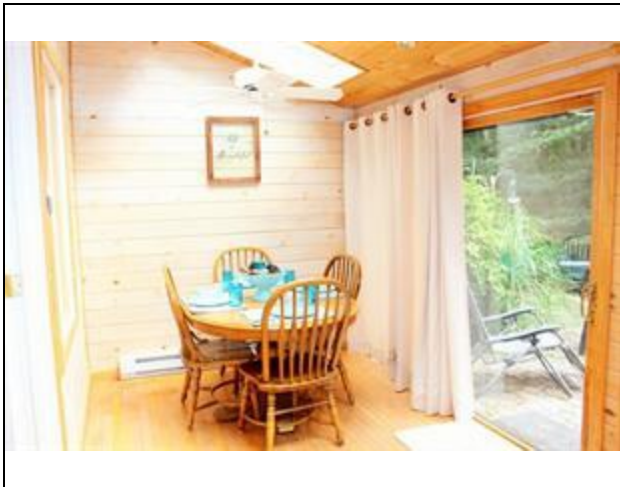
Tax Information

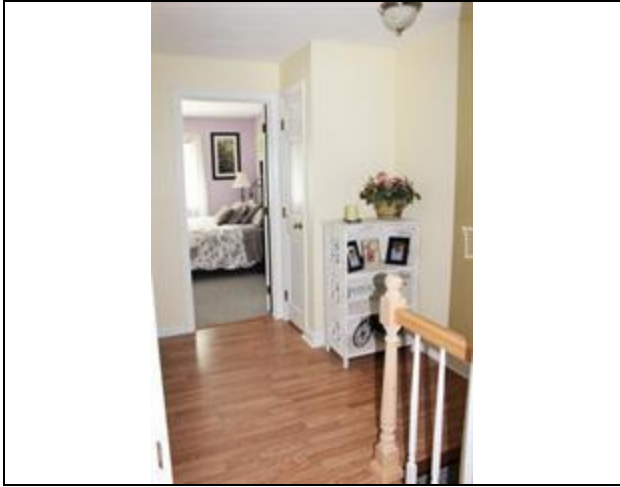
2016 Taxes: \$2,753.55 Assessment: **\$189,900** Cert: Zoning Code: **Res**
 Pin #: Map: **270** Block: **42-011** Lot: Book: **16876** Page: **230**

Market History for 114 Highwood Drive U:114, Franklin, MA 02038-2976

MLS #	Date		DOM	DTO	Price
72053415	8/15/2016	Listed for \$234,900			\$234,900
	9/8/2016	Price Changed to: \$231,900			\$231,900
	9/16/2016	Price Changed to: \$229,900			\$229,900
	9/28/2016	Price Changed to: \$224,900			\$224,900
	10/7/2016	Price Changed to: \$221,900			\$221,900
CTG	10/19/2016	Status Changed to: Contingent			
UAG	11/2/2016	Status Changed to: Under Agreement			
SLD	12/17/2016	Status Changed to: Sold			
	12/16/2016	Sold for \$216,500	79	62	\$216,500
Market History for Office Id: BB6002			79	62	\$216,500
Market History for this property			79	62	\$216,500







MLS # 72053415 - Sold
114 Highwood Drive U:114, Franklin, MA 02038-2976

Condominium - Condo
Sale Price: \$216,500



16 HIGHWOOD DR - Unit 16
Franklin, MA 02038-2959
Condo

MLS #: 71985103	Status: Sold
List Price: \$220,000	Sale Price: \$220,000
List Date: 4/8/2016	Sale Date: 5/18/2016
Area:	Off Market Date: 5/11/2016
List\$/Sq. Ft.: \$154.60	Sold \$/Sq. Ft. \$154.60
Days on Market (Total): 33	Days on Market (Office): 33

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 0h	Unit Level: 1
Master Bath:	Placement: Street, End
Fireplaces: 0	Approx. Living Area: 1,423 Sq. Ft.
Year Built: 1977	Outdoor Space Avail: Yes - Private
# Units: 59	Garage: 0
Elevator:	Parking: 1 Assigned, Guest

Handicap Access/Features:
 Association: **Yes** Fee: **\$314**
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile, Pantry, Countertops - Upgraded, Cabinets - Upgraded
Master Bedroom:	1		Ceiling - Cathedral, 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, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded
Bath 2:	2		Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	2		-
Sun Room:			Skylight, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Exterior Access

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Brick**
 Exterior Features: **Patio, Storage Shed, Gutters, Professional Landscaping**
 Facing Direction:
 Heating: **Forced Air, Electric**
 Hot Water: **Electric**
 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. Req: **No**
 Lender Owned: **No**

Remarks

NICE END UNIT AT HIGHWOOD I! BEAUTIFUL PRIVATE WOODS SURROUND THIS LOVELY UNIT WITH LARGE STORAGE SHED. THIS 2 STORY, THREE BEDROOM UNIT HAS GREAT FLEXIBLE SPACE. A GOOD SIZED UPDATED KITCHEN AND LARGE PANTRY CLOSET! OPEN FLOOR PLAN WITH DINING ROOM AND STEP DOWN LIVING ROOM WITH HIGH CEILINGS. SLIDERS TO AWESOME FOUR SEASON HEATED SUNROOM WITH KNOTTY PINE, SKYLIGHTS AND ACCESS TO BACKYARD AND PATIO. THERE IS A FANTASTIC FIRST FLOOR MASTER WITH CATHEDRAL CEILING AND WALK IN CLOSET! OR IT CAN BE USED AS A FAMILY ROOM/DEN. SECOND FLOOR HAS 2 GOOD SIZED BEDROOMS, ONE WITH A HUGE WALK IN CLOSET AND THE OTHER WITH 2 LARGE CLOSETS. ALSO ON THAT LEVEL YOU WILL FIND THE WASHER/DRYER HOOKUPS AND ATTIC ACCESS. UPDATES INCLUDE: NEWER CARPET UPSTAIRS, HOT WATER TANK, A/C CONDENSER, FURNACE, FRESH PAINT, FIRST FLOOR BATHROOM AND SECOND FLOOR BATH VANITY. RELAX AND MOVE IN!

Tax Information

2016 Taxes: \$2,633	Assessment: \$181,600	Cert: 74275	Zoning Code: RES
Pin #: M:270 L:040-016		Map: Block: Lot: Book: 25952	Page: 284

Market History for 16 HIGHWOOD DR U:16, Franklin, MA 02038-2959

MLS #	Date		DOM	DTO	Price
71985103	4/8/2016	Listed for \$220,000			\$220,000
CTG	4/11/2016	Status Changed to: Contingent			
UAG	5/11/2016	Status Changed to: Under Agreement			
SLD	5/18/2016	Status Changed to: Sold			
	5/18/2016	Sold for \$220,000	33	2	\$220,000
Market History for Office Id: BB1175			33	2	\$220,000
Market History for this property			33	2	\$220,000





