

**63 Highwood Dr - Unit 63
Franklin, MA 02038-2921
Condo**

MLS #: **71949972** Status: **Sold**
 List Price: **\$159,900** Sale Price: **\$159,900**
 List Date: **1/17/2016** Sale Date: **3/9/2016**
 Area: Off Market Date: **3/9/2016**
 List\$/Sq. Ft.: **\$162.34** Sold \$/Sq. Ft. **\$162.34**
 Days on Market (Total): Days on Market (Office): **53**
53

Property Features

Rooms: **4** Style: **Mid-Rise**
 Bedrooms: **2** Type: **Condo**
 Baths: **1f 0h** Unit Level: **1**
 Master Bath: **No** Placement: **Ground**
 Fireplaces: **0** Approx. Living Area: **985 Sq. Ft.**
 Year Built: **1982** Outdoor Space Avail:
 # Units: **56** Garage: **0 Assigned**
 Elevator: **No** Parking: **1 Assigned, Guest**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$286**
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
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Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
 Basement: **No**
 Cooling: **Wall AC**
 Electric: **100 Amps**
 Exclusions:
 Exterior: **Wood**
 Facing Direction:
 Green Certified: **Unknown**
 Heating: **Electric Baseboard**
 Hot Water: **Electric**
 Interior Features: **Cable Available**
 Lead Paint: **None, Unknown**
 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

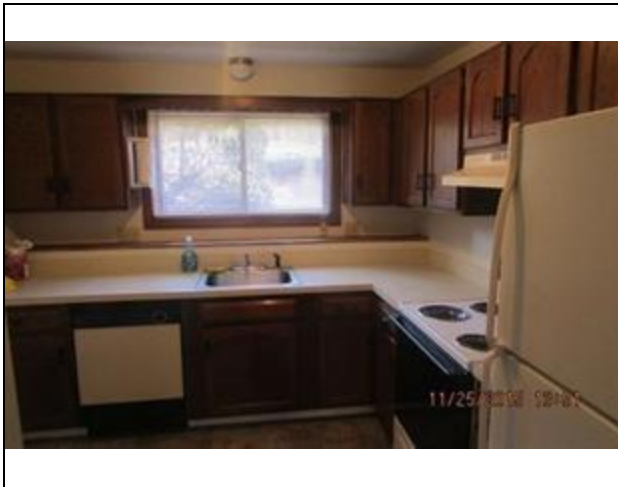
Highwood II Condominiums consists of 56 units, built in the early 1980s. Many improvements have been made over the years and is managed by the condominium board and Pioneer Property Management. The complex is located on Highwood Drive and off of Panther Way. Close by is Route 140 and Route 495. Also, the complex is a short distance from the Franklin Village Shopping Plaza on Route 140. Franklin is a vibrant community which includes shopping, restaurants and is home to Dean College, Tri-County Regional High School. and Pirelli Veteran's Memorial Skating Arena. The town provides many activities, including a very active senior center. Commuter rail (MBTA) to Boston has two stops in Franklin. The unit has a floor area of 985 square feet (not including the patio), and includes a master bedroom with walk-in closet area, a second bedroom, large living room - dining area and a galley kitchen. The kitchen is equipped with a self-cleaning stove, refrigerator and dishwasher.

Tax Information

2016 Taxes: **\$2,111** Assessment: **\$143,600** Cert: Zoning Code: **res**
 Pin #: **M:259 L:007-004** Map: Block: Lot: Book: **13423** Page: **338**

Market History for 63 Highwood Dr U:63, Franklin, MA 02038-2921

MLS #	Date		DOM	DTO	Price
71949972	1/17/2016	Listed for \$159,900			\$159,900
CTG	1/27/2016	Status Changed to: Contingent			
UAG	3/10/2016	Status Changed to: Under Agreement			
SLD	3/10/2016	Status Changed to: Sold			
	3/9/2016	Sold for \$159,900	53	10	\$159,900
Market History for Office Id: AC1388			53	10	\$159,900
Market History for this property			53	10	\$159,900





**83 Highwood - Unit 83
Franklin, MA 02038
Condo**

MLS #: **71960843** Status: **Sold**
 List Price: **\$164,900** Sale Price: **\$161,000**
 List Date: **2/19/2016** Sale Date: **4/29/2016**
 Area: Off Market Date: **4/27/2016**
 List\$/Sq. Ft.: **\$167.41** Sold \$/Sq. Ft. **\$163.45**
 Days on Market (Total): Days on Market (Office): **68**

Property Features

Rooms: **5** Style: **Garden**
 Bedrooms: **2** Type: **Condo**
 Baths: **1f 0h** Unit Level: **1**
 Master Bath: Placement: **Ground**
 Fireplaces: **0** Approx. Living Area: **985 Sq. Ft.**
 Year Built: **1981** Outdoor Space Avail:
 # Units: **59** Garage: **0**
 Elevator: Parking: **1 Off-Street, Assigned, Guest, Paved Driveway**

Handicap Access/Features:

Association: **Yes** Fee: **\$286**

Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
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Features & Other Information

Appliances: **Range, Refrigerator, Washer, Dryer**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Wall AC**
 Exclusions:
 Exterior Features: **Patio**
 Facing Direction:
 Heating: **Electric**
 Hot Water: **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

First floor Garden Style Condo why rent when you can own your own Condo? Highwood II Complex. Great Commuter Location, close to the T, 495 & just a short commute to Boston or Providence. New flooring, Stainless Steel appliances, washer & dryer in unit. All appliance included. 2 bedrooms, 1 bath. Small pets allowed. Private patio & outside storage shed. Vacant easy to show. Open House Sunday Feb. 28th 12:00-1:00.

Tax Information

2015 Taxes: \$2,356.59 Assessment: \$158,800

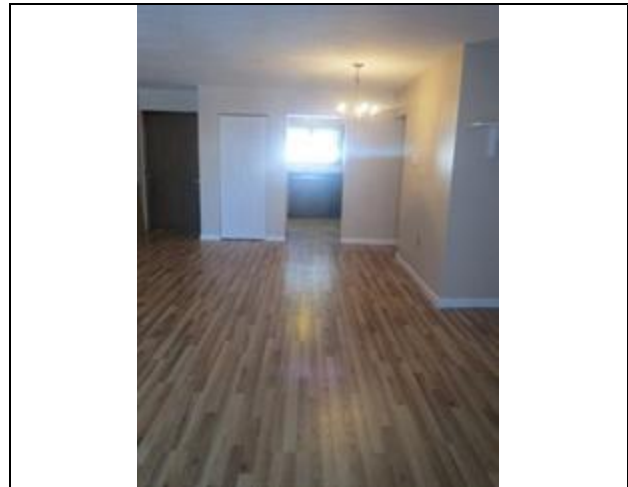
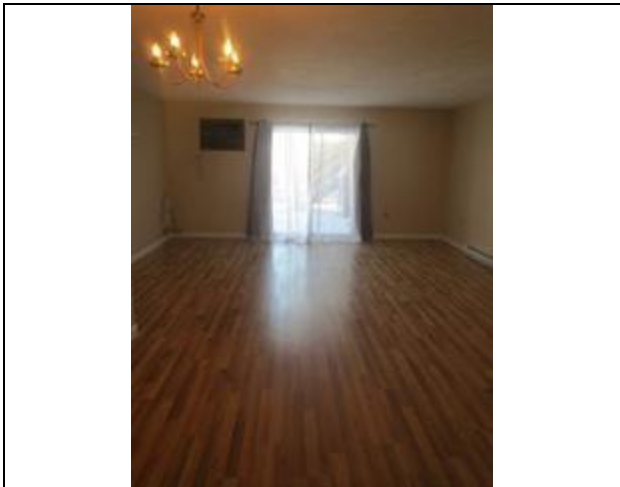
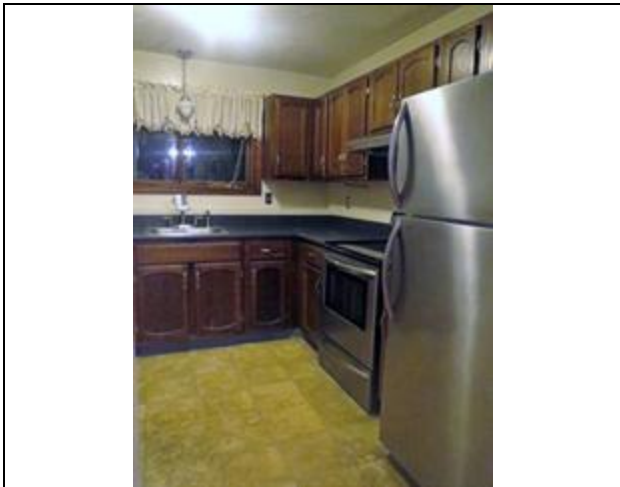
Cert: Zoning Code: **res**

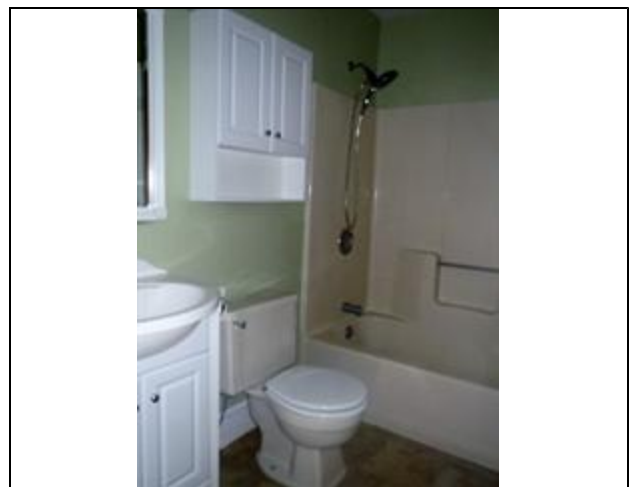
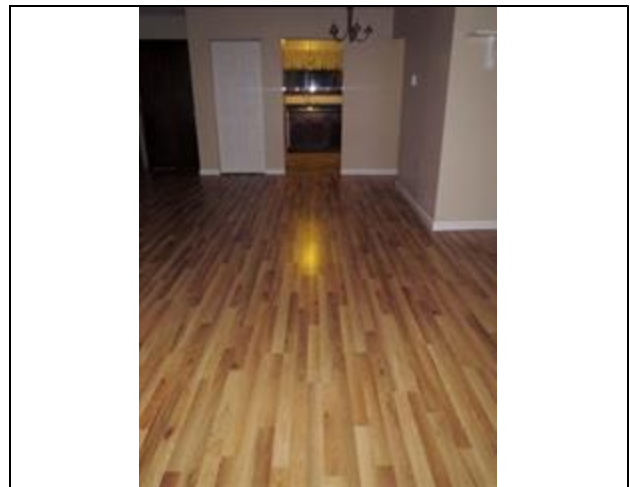
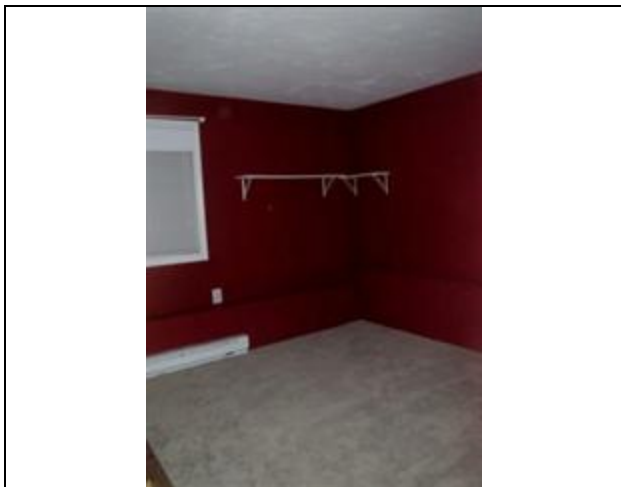
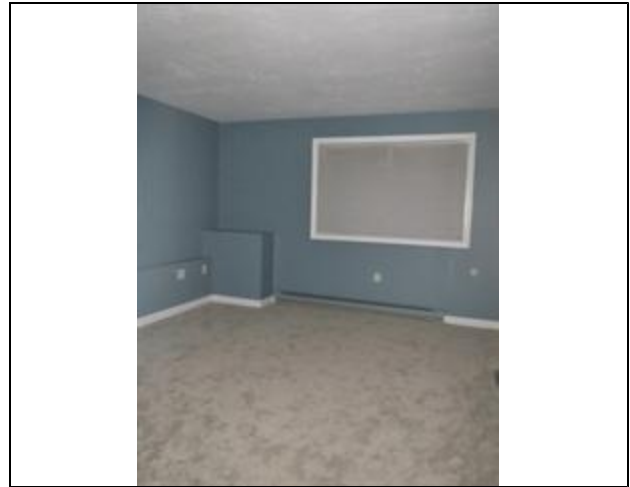
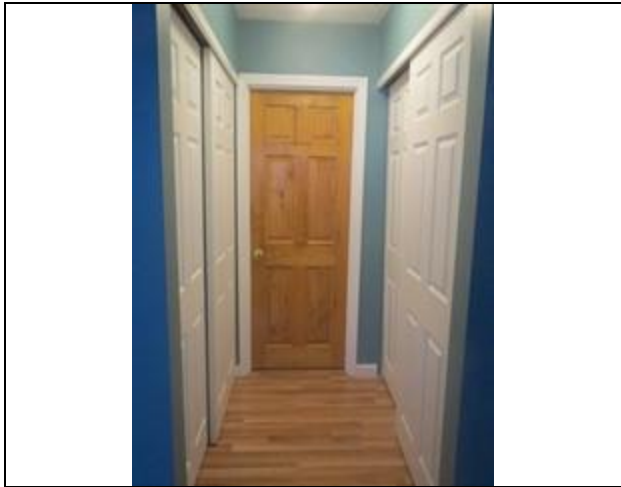
Pin #:

Map: Block: Lot: Book: **22671** Page: **444**

Market History for 83 Highwood U:83, Franklin, MA 02038

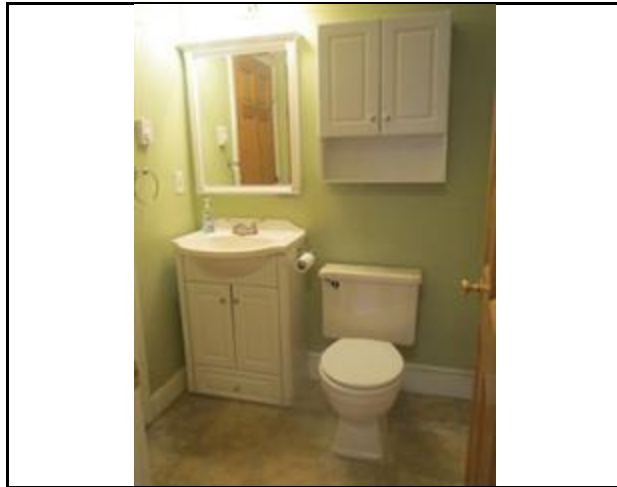
MLS #	Date		DOM	DTO	Price
71960843	2/19/2016	Listed for \$164,900			\$164,900
CTG	3/22/2016	Status Changed to: Contingent			
UAG	4/27/2016	Status Changed to: Under Agreement			
SLD	5/2/2016	Status Changed to: Sold			
	4/29/2016	Sold for \$161,000	68	32	\$161,000
Market History for Office Id: BB1510			68	32	\$161,000
Market History for this property			68	32	\$161,000





MLS # 71960843 - Sold
83 Highwood U:83, Franklin, MA 02038

Condominium - Condo
Sale Price: \$161,000



86 Highwood Drive - Unit 86
Franklin, MA 02038
Condo

MLS #: **72041746** Status: **Sold**
 List Price: **\$179,000** Sale Price: **\$168,905**
 List Date: **7/21/2016** Sale Date: **10/11/2016**
 Area: Off Market Date: **8/11/2016**
 List\$/Sq. Ft.: **\$181.73** Sold \$/Sq. Ft. **\$171.48**
 Days on Market (Total): Days on Market (Office): **22**



Property Features

Rooms: **5** Style: **Attached**
 Bedrooms: **2** Type: **Condo**
 Baths: **1f 0h** Unit Level: **1**
 Master Bath: **No** Placement: **Street**
 Fireplaces: **0** Approx. Living Area: **985 Sq. Ft.**
 Year Built: **1981** Outdoor Space Avail:
 # Units: **59** Garage: **0**
 Elevator: **No** Parking: **2 Off-Street, Assigned, Guest, Paved Driveway**

Handicap Access/Features: **Unknown**
 Association: **Yes** Fee: **\$289**
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Laminate
Dining Room:	1		Flooring - Laminate
Kitchen:	1		Flooring - Laminate
Master Bedroom:	1		Flooring - Laminate
Bedroom 2:	1		Flooring - Laminate
Bath 1:	1		Bathroom - With Tub & Shower
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Wall AC**
 Electric: **Circuit Breakers**
 Exclusions: **Personal cabinet in kitchen excluded.**
 Exterior: **Clapboard, Wood**
 Exterior Features: **Covered Patio/Deck, Screens**
 Facing Direction:
 Heating: **Electric Baseboard**
 Hot Water: **Electric, Tank**
 Interior Features: **Cable Available**
 Lead Paint: **None, Unknown**
 Living Area Disclosures: **one level living, no 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

How soon can you move? See this updated 1st floor unit- so handy, no stairs to climb! Freshly painted throughout, 2 bedrm Unit in popular Highwood II complex, available for you ! Open floor-plan, dining rm/living rm combination w/ slider to covered patio & storage unit. Newly installed attractive laminate " wood grain " floors in all rms except in bathrm.. Stainless steel appliances include refrigerator, electric range, dishwasher,all new/ 2016 . Washer/dryer hook ups in unit & complete with new washer/dryer installed 2016. 80 gal hot water tank for all your needs. Good size bedrms & closets for you or guests. Handy to shopping, many nearby plazas, some within walking distance! Nearby commuter routes & train depot to Bos. , restaurants and 14 plex-cinema ! Don't miss out !

Tax Information

2016 Taxes: \$2,105 Assessment: **\$145,200** Cert: Zoning Code: **condo**
 Pin #: Map: **270** Block: Lot: **45-007** Book: **33658** Page: **598**

Market History for 86 Highwood Drive U:86, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72041746	7/21/2016	Listed for \$179,000			\$179,000
CTG	7/29/2016	Status Changed to: Contingent			
UAG	8/12/2016	Status Changed to: Under Agreement			
SLD	10/13/2016	Status Changed to: Sold			
	10/11/2016	Sold for \$168,905	22	6	\$168,905
Market History for Office Id: BB2715			22	6	\$168,905
Market History for this property			22	6	\$168,905

