

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

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

**Property Features**

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



**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**

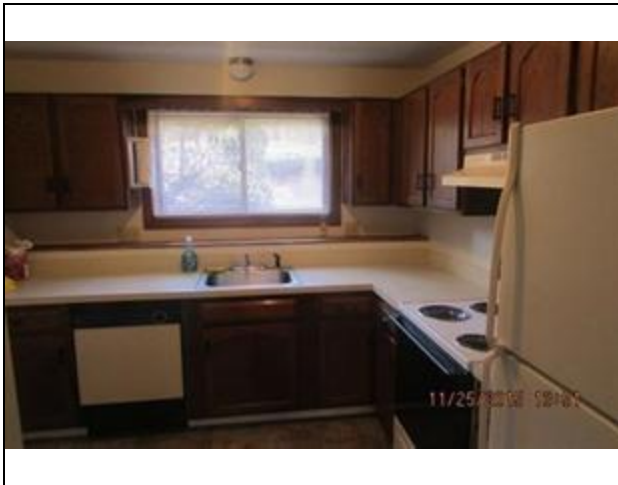
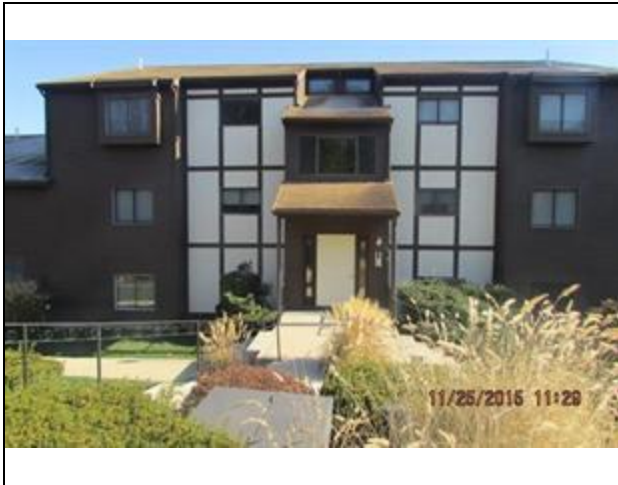
<b>2016 Taxes: \$2,111</b>	<b>Assessment: \$143,600</b>	Cert:	Zoning Code: <b>res</b>
<b>Pin #: M:259 L:007-004</b>		Map:	Block: Lot: Book: <b>13423</b> Page: <b>338</b>

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

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

MLS # 71949972 - Sold  
63 Highwood Dr U:63, Franklin, MA 02038-2921

Condominium - Condo  
Sale Price: \$159,900



**MLS # 71949972 - Sold**  
**63 Highwood Dr U:63, Franklin, MA 02038-2921**

**Condominium - Condo**  
**Sale Price: \$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): **68** 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.**

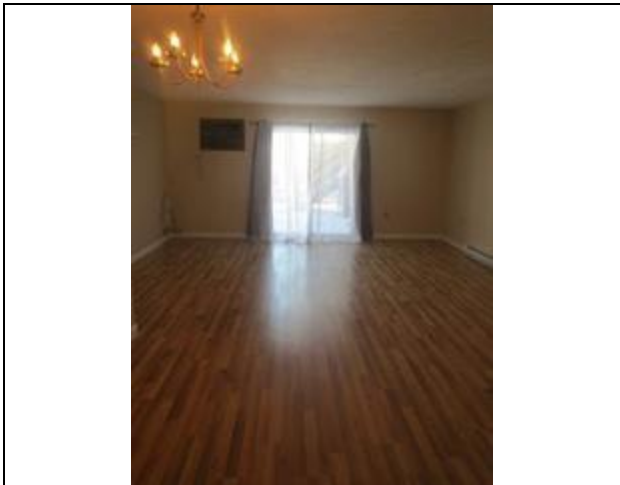
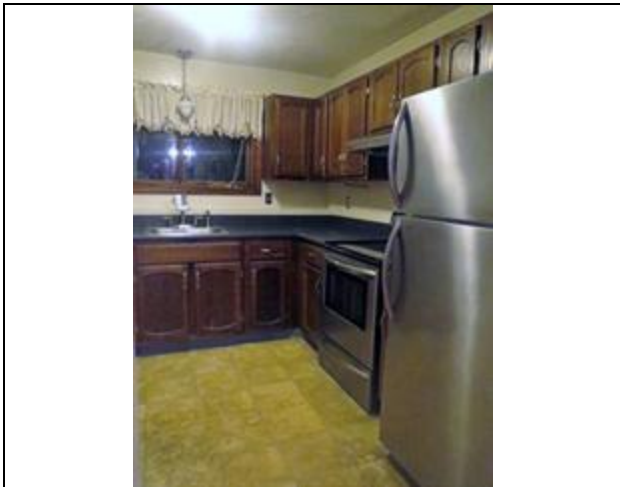
**Tax Information**

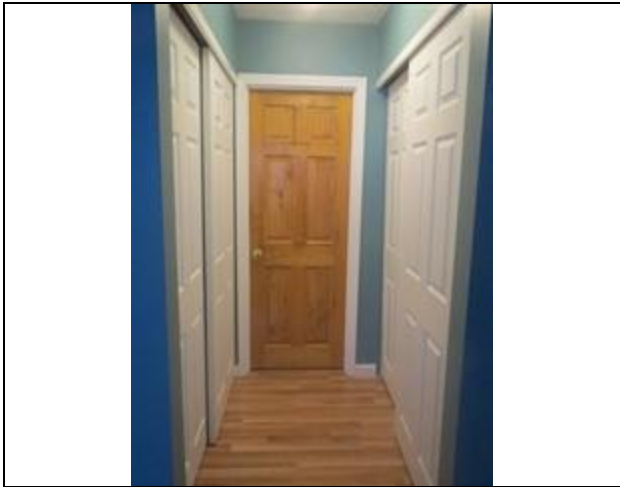
<b>2015 Taxes: \$2,356.59</b>	<b>Assessment: \$158,800</b>	Cert:	Zoning Code: <b>res</b>
Pin #:		Map:	Block: Lot: Book: <b>22671</b> Page: <b>444</b>

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

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



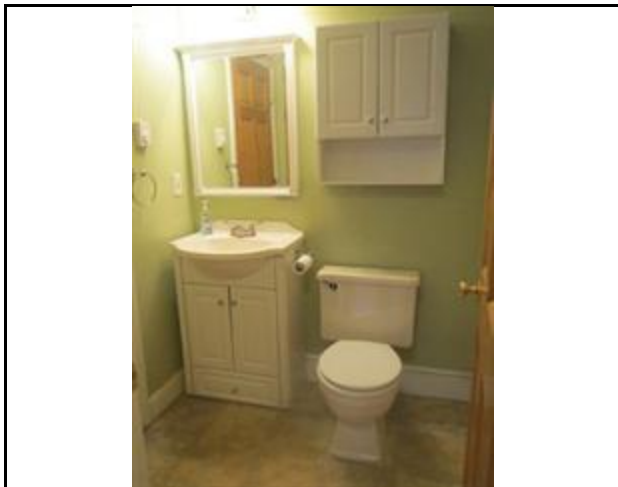






**MLS # 71960843 - Sold**  
**83 Highwood U:83, Franklin, MA 02038**

**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:	<b>1</b>		<b>Flooring - Laminate</b>
Dining Room:	<b>1</b>		<b>Flooring - Laminate</b>
Kitchen:	<b>1</b>		<b>Flooring - Laminate</b>
Master Bedroom:	<b>1</b>		<b>Flooring - Laminate</b>
Bedroom 2:	<b>1</b>		<b>Flooring - Laminate</b>
Bath 1:	<b>1</b>		<b>Bathroom - With Tub &amp; Shower</b>
Laundry:	<b>1</b>		<b>Dryer Hookup - Electric, Washer Hookup</b>

**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 <b>\$179,000</b>			\$179,000
CTG	7/29/2016	Status Changed to: <b>Contingent</b>			
UAG	8/12/2016	Status Changed to: <b>Under Agreement</b>			
SLD	10/13/2016	Status Changed to: <b>Sold</b>			
	10/11/2016	Sold for <b>\$168,905</b>	22	6	<b>\$168,905</b>
Market History for Office Id: BB2715			<b>22</b>	<b>6</b>	<b>\$168,905</b>
Market History for this property			<b>22</b>	<b>6</b>	<b>\$168,905</b>

MLS # 72041746 - Sold  
86 Highwood Drive U:86, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$168,905



**97 Highwood Dr - Unit 97**  
**Franklin, MA 02038-2975**  
**Condo**

MLS #: **71656913** Status: **Sold**  
List Price: **\$175,000** Sale Price: **\$170,000**  
List Date: **4/3/2014** Sale Date: **3/29/2016**  
Area: Off Market Date: **2/12/2016**  
List\$/Sq. Ft.: **\$155.83** Sold \$/Sq. Ft. **\$151.38**  
Days on Market (Total): Days on Market (Office): **279**

**Property Features**

Rooms: **5** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **1**  
Master Bath: **Yes** Placement: **End**  
Fireplaces: **0** Approx. Living Area: **1,123 Sq. Ft.**  
Year Built: **1981** Outdoor Space Avail:  
# Units: **56** Garage: **0**  
Elevator: **No** Parking: **2 Off-Street, Assigned, Paved Driveway**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$275**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>18X19</b>	<b>Ceiling Fan(s), Closet, Flooring - Laminate, Main Level, Cable Hookup, Exterior Access, High Speed Internet Hookup, Slider, Sunken Open Floor Plan</b>
Dining Room:			
Kitchen:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Laminate, Pantry, Main Level</b>
Master Bedroom:	<b>2</b>	<b>12X15</b>	<b>Bathroom - Full, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Cable Hookup</b>
Bedroom 2:	<b>2</b>	<b>10X14</b>	<b>Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub &amp; Shower, Closet - Linen, Flooring - Laminate</b>
Laundry:	<b>2</b>		<b>Flooring - Laminate, Dryer Hookup - Electric, Washer Hookup</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Exclusions:  
Exterior: **Wood**  
Exterior Features: **Screens**  
Facing Direction:  
Green Certified: **No**  
Heating: **Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
Lead Paint: **None**  
Pets Allowed: **Yes**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water, Individual Meter**  
Waterfront: **No** Water View: **No**  
Short Sale w/Lndr. App. Req: **Yes**  
Lender Owned: **No**

**Remarks**

**LENDER PRE-APPROVED PRICE! Looking for easy access to everything Franklin has to offer?? This spacious 2 bedroom, 1.5 bath end unit town home is made for easy living...featuring a large living room with a slider with direct access to the back yard, it's great for entertaining. Convenient 2nd floor laundry and plenty of storage space upstairs and down. All appliances to stay, including washer and dryer. \*\*Short Sale - subject to 3rd party approval\*\***

**Tax Information**

**2013 Taxes: \$2,266** Assessment: **\$158,000** Cert: Zoning Code: **Res**  
Pin #: **M:270 L:041-008** Map: Block: Lot: Book: **25414** Page: **456**

## Market History for 97 Highwood Dr U:97, Franklin, MA 02038-2975

MLS #	Date		DOM	DTO	Price
71656913	4/3/2014	Listed for <b>\$186,000</b>			\$186,000
	7/28/2014	Price Changed to: <b>\$179,900</b>			\$179,900
UAG	8/11/2014	Status Changed to: <b>Under Agreement</b>			
	3/5/2015	Price Changed to: <b>\$170,000</b>			\$170,000
BOM	3/5/2015	Status Changed to: <b>Back on Market</b>			
	3/6/2015	Compensation Based On Changed To: <b>Net Sale Price</b>			
CTG	3/10/2015	Status Changed to: <b>Contingent</b>			
BOM	3/16/2015	Status Changed to: <b>Back on Market</b>			
UAG	4/16/2015	Status Changed to: <b>Under Agreement</b>			
	8/26/2015	Price Changed to: <b>\$190,000</b>			\$190,000
BOM	8/26/2015	Status Changed to: <b>Back on Market</b>			
	9/11/2015	Price Changed to: <b>\$185,000</b>			\$185,000
	10/2/2015	Price Changed to: <b>\$180,000</b>			\$180,000
	10/29/2015	Price Changed to: <b>\$175,000</b>			\$175,000
	11/13/2015	Price Changed to: <b>\$170,000</b>			\$170,000
CTG	11/24/2015	Status Changed to: <b>Contingent</b>			
UAG	12/11/2015	Status Changed to: <b>Under Agreement</b>			
BOM	2/12/2016	Status Changed to: <b>Back on Market</b>			
	2/12/2016	Price Changed to: <b>\$175,000</b>			\$175,000
UAG	2/12/2016	Status Changed to: <b>Under Agreement</b>			
SLD	3/29/2016	Status Changed to: <b>Sold</b>			
	3/29/2016	Sold for <b>\$170,000</b>	279	279	<b>\$170,000</b>
Market History for Office Id: A95627			279	279	<b>\$170,000</b>
Market History for this property			279	279	<b>\$170,000</b>



**MLS # 71656913 - Sold**  
**97 Highwood Dr U:97, Franklin, MA 02038-2975**

**Condominium - Condo**  
**Sale Price: \$170,000**



**MLS # 71656913 - Sold**  
**97 Highwood Dr U:97, Franklin, MA 02038-2975**

**Condominium - Condo**  
**Sale Price: \$170,000**



**79 HIGHWOOD DR - Unit 79**  
**Franklin, MA 02038-2922**  
**Condo**

MLS #: **71943783** Status: **Sold**  
List Price: **\$189,950** Sale Price: **\$176,500**  
List Date: **12/27/2015** Sale Date: **4/13/2016**  
Area: Off Market Date: **3/26/2016**  
List\$/Sq. Ft.: **\$169.15** Sold \$/Sq. Ft. **\$157.17**  
Days on Market (Total): **282** Days on Market (Office): **90**

**Property Features**

Rooms: **4** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **1**  
Master Bath: Placement: **Street, End, Corner, Walkout**  
Fireplaces: **0** Approx. Living Area: **1,123 Sq. Ft.**  
Year Built: **1982** Outdoor Space Avail: **Yes - Private**  
# Units: **56** Garage: **0**  
Elevator: Parking: **1 Off-Street, Assigned, Guest, Paved Driveway**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$321**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Laminate, Cable Hookup, Exterior Access, Open Floor Plan, Recessed Lighting, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Laminate, Open Floor Plan</b>
Kitchen:	<b>1</b>		<b>Flooring - Laminate, Flooring - Vinyl, Pantry, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Stainless Steel Appliances</b>
Master Bedroom:			<b>Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture</b>
Bedroom 2:			<b>Closet - Walk-in, Flooring - Wall to Wall Carpet, Window(s) - Picture</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - Double Vanity/Sink, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>
Laundry:	<b>2</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Electric: **Circuit Breakers**  
Exclusions:  
Exterior: **Wood**  
Exterior Features: **Porch, Patio, Storage Shed, Garden Area, Professional Landscaping, Stone Wall**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
Lead Paint: **None**  
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**

**SELLER LOOKING FOR BACK UP OFFERS!! WONDERFUL END UNIT TOWNHOUSE AT HIGHWOOD II. WELL MAINTAINED & READY TO MOVE RIGHT IN! HUGE OPEN LIVING RM/DINING RM W/ 10 FT HIGH CEILINGS, BEAUTIFUL MANNINGTON LAMINATE FLOORING & NEW PELLA SLIDER TO PRIVATE PATIO. UPDATED KITCHEN W/ UPGRADED CABINETS, SOLID COUNTERTOPS & STAINLESS APPLIANCES, UPDATED HALF BATH W/ PEDESTAL SINK & UPDATED FULL BATH ON SECOND FLOOR W/ CUSTOM DOUBLE SINK/GRANITE VANITY. LARGE MASTER WITH TWO BIG CLOSETS. GOOD SIZED SECOND BEDROOM W/ WALK IN CLOSET! PULL DOWN ATTIC FOR STORAGE AS WELL AS LARGE OUTSIDE SHED. ALL KITCHEN APPLIANCES & WASH/DRY STAY! NEWER HOT WATER HEATER & WHOLE HOUSE FILTER. ENJOY ENTERTAINING OUTSIDE ON THE PRIVATE PATIO SURROUNDED BY BEAUTIFUL LANDSCAPING. ASSIGNED PARKING SPACE PLUS PLENTY OF GUEST PARKING. A PET FRIENDLY COMMUNITY & SUPER CONVENIENT TO ALL SHOPPING, COMMUTE ROUTES, COMMUTER RAIL & SCHOOLS. EASY LIVING IN THIS WELL CARED FOR COMMUNITY & SOLID MANAGEMENT COMPANY**

**Tax Information**

2015 Taxes: **\$2,422** Assessment: **\$163,200**  
Pin #: **M:259 L:007-020**

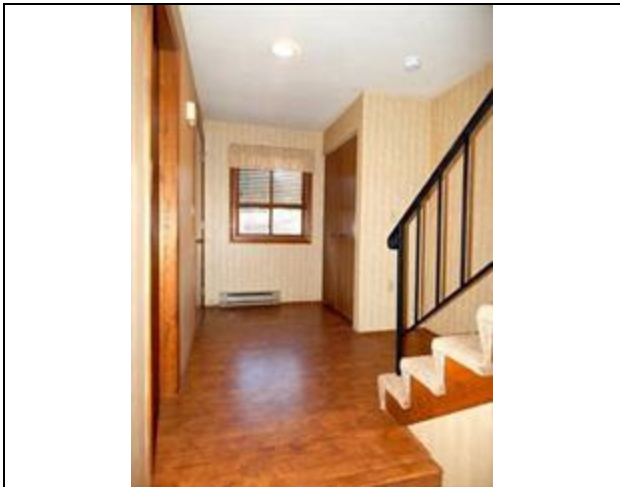
Cert: Zoning Code: **RES**  
Map: Block: Lot: Book: **8659** Page: **464**



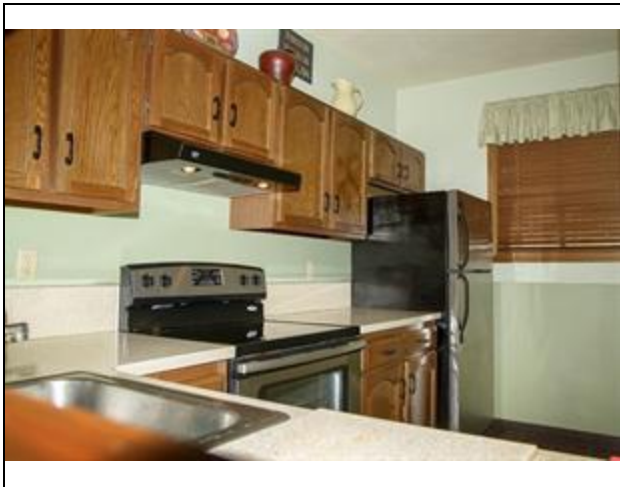
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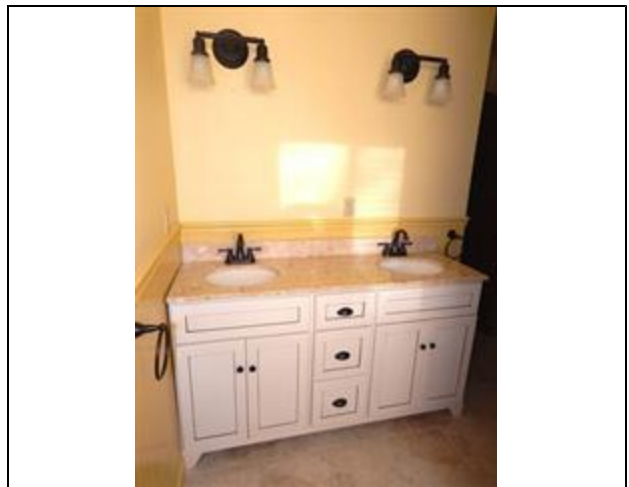
MLS #	Date		DOM	DTO	Price
71825084	4/28/2015	Listed for <b>\$215,900</b>			\$215,900
	5/21/2015	Price Changed to: <b>\$211,500</b>			\$211,500
UAG	6/8/2015	Status Changed to: <b>Under Agreement</b>			
BOM	7/24/2015	Status Changed to: <b>Back on Market</b>			
	8/7/2015	Price Changed to: <b>\$209,900</b>			\$209,900
	9/18/2015	Price Changed to: <b>\$204,900</b>			\$204,900
CAN	10/6/2015	Status Changed to: <b>Canceled</b>	115		
Market History for Office Id: K95593			115		<b>\$176,500</b>
71915407	10/6/2015	Listed for <b>\$199,000</b>			\$199,000
CAN	12/22/2015	Status Changed to: <b>Canceled</b>	77		
Market History for Office Id: BB2447			77		<b>\$176,500</b>
🚩 71943783	12/27/2015	Listed for <b>\$194,900</b>			\$194,900
	1/27/2016	Price Changed to: <b>\$189,950</b>			\$189,950
CTG	2/24/2016	Status Changed to: <b>Contingent</b>			
UAG	3/26/2016	Status Changed to: <b>Under Agreement</b>			
SLD	4/13/2016	Status Changed to: <b>Sold</b>			
	4/13/2016	Sold for <b>\$176,500</b>	90	57	<b>\$176,500</b>
Market History for Office Id: BB1175			90	57	<b>\$176,500</b>
Market History for this property			282	57	<b>\$176,500</b>















**MLS # 71943783 - Sold**  
**79 HIGHWOOD DR U:79, Franklin, MA 02038-2922**

**Condominium - Condo**  
**Sale Price: \$176,500**



**108 Highwood Dr - Unit 108**  
**Franklin, MA 02038-2976**  
**Condo**

MLS #: **71974436** Status: **Sold**  
List Price: **\$199,900** Sale Price: **\$195,000**  
List Date: **3/18/2016** Sale Date: **5/27/2016**  
Area: Off Market Date: **4/29/2016**  
List\$/Sq. Ft.: **\$177.85** Sold \$/Sq. Ft. **\$173.49**  
Days on Market (Total): Days on Market (Office): **42**

**Property Features**

Rooms: **4** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **1**  
Master Bath: **Yes** Placement:  
Fireplaces: **1** Approx. Living Area: **1,124 Sq. Ft.**  
Year Built: **1984** Outdoor Space Avail: **Yes - Common**  
# Units: **56** Garage: **0**  
Elevator: Parking: **1 Deeded**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$321**  
Fee Includes: **Exterior Maintenance, Landscaping, Snow Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Wall to Wall Carpet, Exterior Access, Slider</b>
Kitchen:	<b>1</b>		<b>Flooring - Laminate, Pantry</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Closet - Linen, Flooring - Laminate</b>
Bath 2:	<b>1</b>		<b>Bathroom - Half</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**  
Basement: **No**  
Cooling: **Wall AC**  
Exclusions:  
Facing Direction:  
Heating: **Electric**  
Interior Features: **Security System**  
Lead Paint: **Unknown**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

**Live in the heart of Franklin with easy access to all major routes, the commuter rail, also within walking distance to many amenities including schools, shops, and restaurants. This home offers great value in a highly desirable town . Walk in to this spacious, freshly painted 2 bedroom 1.5 bath townhouse to find a tiled entry foyer that leads into a beautifully bright open living room with a brick fireplace+mantle and french doors leading to your back patio. Kitchen includes all appliances, an over-sized pantry closet and a butlers window into the living room. Upstairs enjoy two large bedrooms with ample closet space in each, a laundry room, and a full bath. All carpets have just been professionally cleaned, and interior is newly painted. This condo is priced to sell and is in move-in condition!**

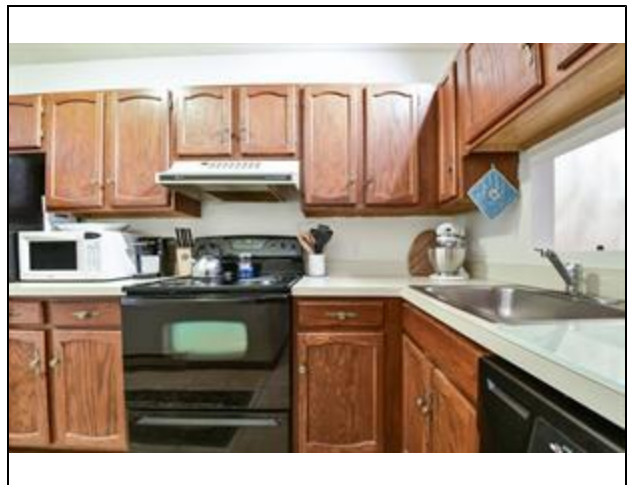
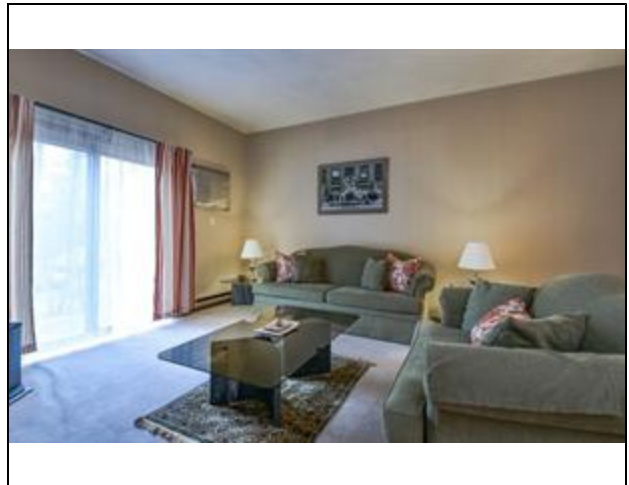
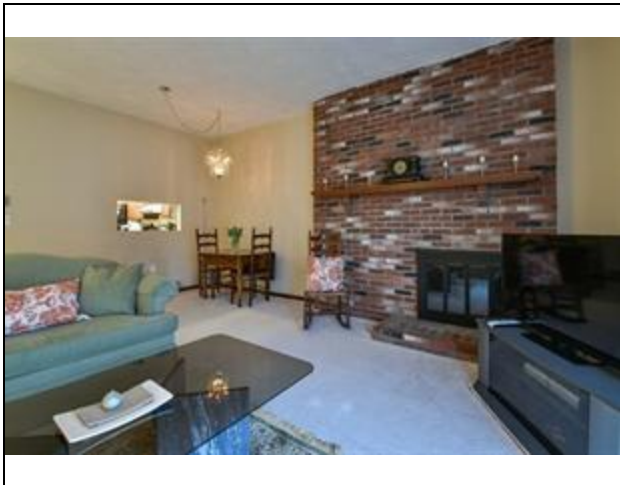
**Tax Information**

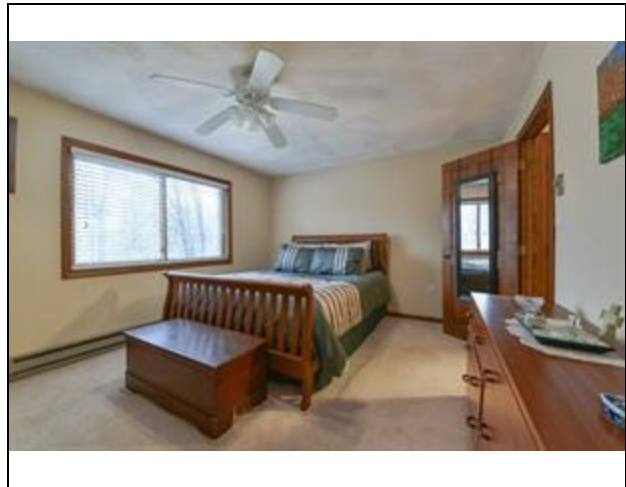
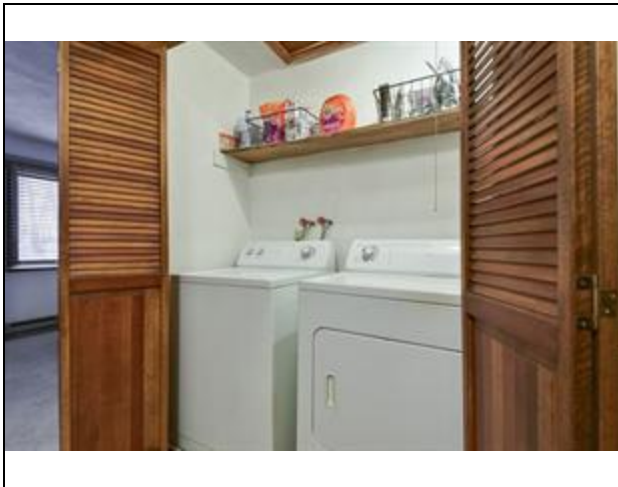
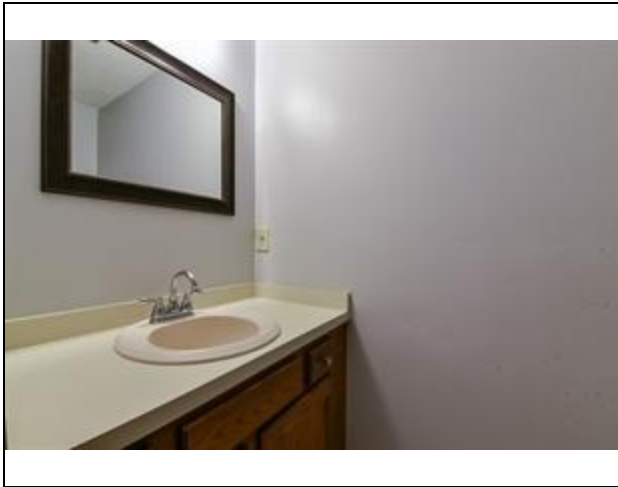
**2016 Taxes: \$2,708.6** Assessment: **\$186,800** Cert: Zoning Code: **RES**  
Pin #: Map: Block: Lot: Book: **18512** Page: **413**

## Market History for 108 Highwood Dr U:108, Franklin, MA 02038-2976

MLS #	Date		DOM	DTO	Price
71974436	3/18/2016	Listed for <b>\$199,900</b>			\$199,900
CTG	4/14/2016	Status Changed to: <b>Contingent</b>			
UAG	4/29/2016	Status Changed to: <b>Under Agreement</b>			
SLD	6/1/2016	Status Changed to: <b>Sold</b>			
	5/27/2016	Sold for <b>\$195,000</b>	42	26	<b>\$195,000</b>
Market History for Office Id: AN0149			<b>42</b>	<b>26</b>	<b>\$195,000</b>
Market History for this property			<b>42</b>	<b>26</b>	<b>\$195,000</b>







**13 Highwood Dr - Unit 13**  
**Franklin, MA 02038-2959**  
**Condo**

MLS #: **72019960** Status: **Sold**  
List Price: **\$176,500** Sale Price: **\$200,000**  
List Date: **6/8/2016** Sale Date: **9/23/2016**  
Area: Off Market Date: **6/13/2016**  
List\$/Sq. Ft.: **\$159.73** Sold \$/Sq. Ft. **\$181**  
Days on Market (Total): Days on Market (Office): **20**

**Property Features**

Rooms: **5** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **3**  
Master Bath: **No** Placement: **Top/Penthouse**  
Fireplaces: **1** Approx. Living Area: **1,105 Sq. Ft.**  
Year Built: **1976** Outdoor Space Avail:  
# Units: **59** Garage: **0**  
Elevator: **No** Parking: **2 Off-Street, Assigned, Common, Guest, Paved Driveway, Unpaved Driveway**

Handicap Access/Features: **No**

Association: **Yes** Fee: **\$264**

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



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wood, Balcony Exterior, Open Floor Plan, Recessed Lighting, Slider Ceiling - Beamed, Flooring - Wood</b>
Dining Room:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Vinyl</b>
Kitchen:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Vinyl</b>
Master Bedroom:	<b>1</b>		<b>Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Slider Ceiling Fan(s), Closet, Flooring - Hardwood</b>
Bedroom 2:	<b>1</b>		<b>Flooring - Hardwood</b>
Laundry:	<b>1</b>		<b>-</b>
Loft:	<b>2</b>		<b>Flooring - Wood</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Basement: **No**  
Construction: **Frame, Brick**  
Cooling: **Central Air**  
Electric: **Circuit Breakers**  
Exclusions: **Washer/Dryer, Drapes**  
Exterior: **Brick**  
Exterior Features: **Porch - Screened, Storage Shed**  
Facing Direction:  
Heating: **Forced Air, Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available, Walk-up Attic**  
Lead Paint: **Unknown**  
Living Area Disclosures: **loft included in living area**  
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**

**Open & airy lofted retreat. Enjoy summer nights on private screened porch with sliders from living rm and master br. Cathedral ceilinged liv. room with fireplace and skylights is open to separate dining area. Loft, accessed by spiral staircase, overlooks living area and is ideal for home office. Tastefully decorated and well-maintained. Lots of character! NO SHOWINGS TILL OPEN HOUSE SUN., JUNE 12, 1-3 PM**

**Tax Information**

2016 Taxes: **\$2,327** Assessment: **\$160,500** Cert: Zoning Code: **Res-condo**  
Pin #: **M:270 L:040-013** Map: **270** Block: Lot: **040013** Book: **29447** Page: **443**

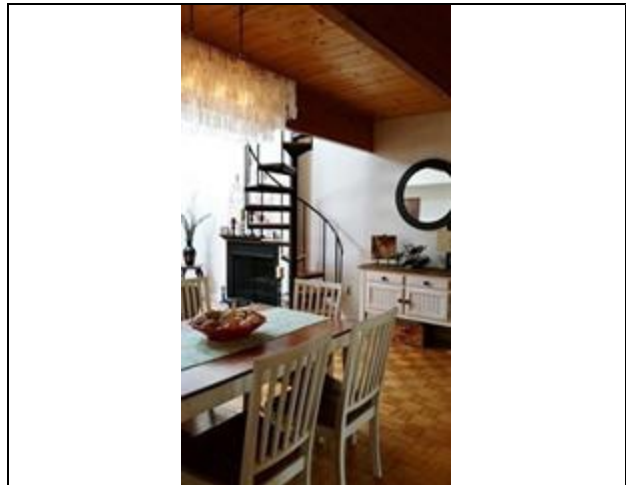
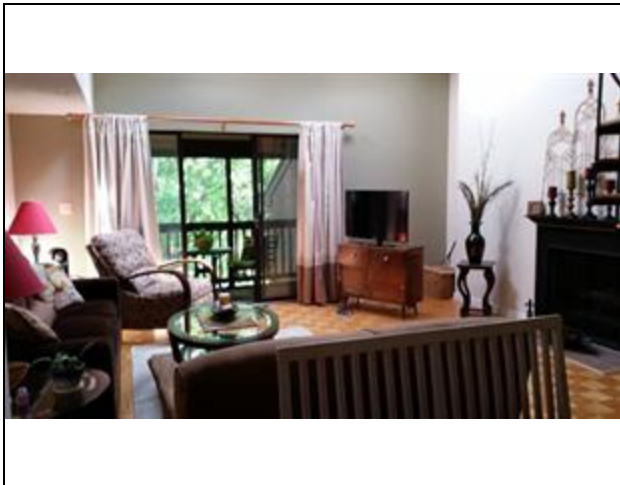
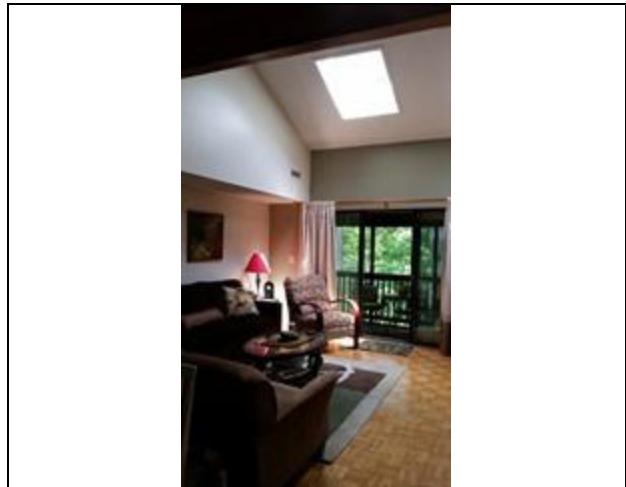
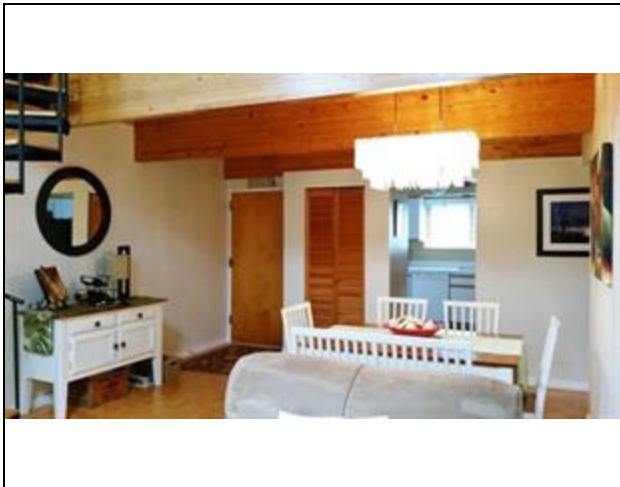
## Market History for 13 Highwood Dr U:13, Franklin, MA 02038-2959

MLS #	Date		DOM	DTO	Price
72019960	6/8/2016	Listed for <b>\$176,500</b>			\$176,500
CTG	6/14/2016	Status Changed to: <b>Contingent</b>			
UAG	6/28/2016	Status Changed to: <b>Under Agreement</b>			
SLD	9/27/2016	Status Changed to: <b>Sold</b>			
	9/23/2016	Sold for <b>\$200,000</b>	20	5	<b>\$200,000</b>
Market History for Office Id: K95270			<b>20</b>	<b>5</b>	<b>\$200,000</b>
Market History for this property			<b>20</b>	<b>5</b>	<b>\$200,000</b>

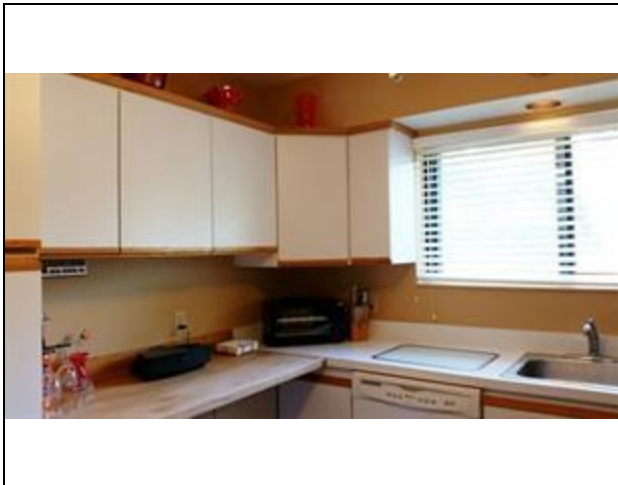
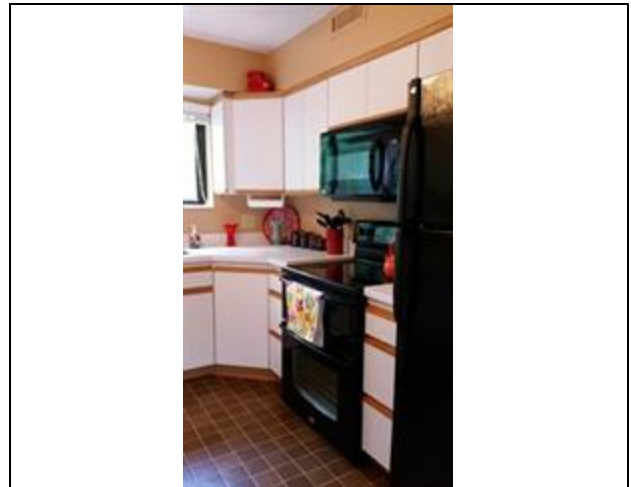
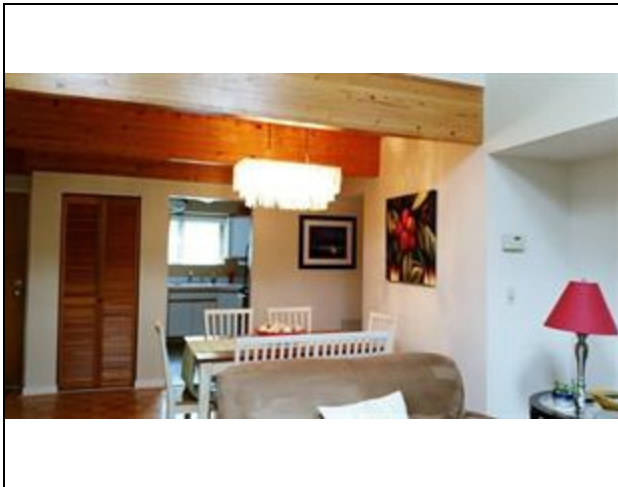
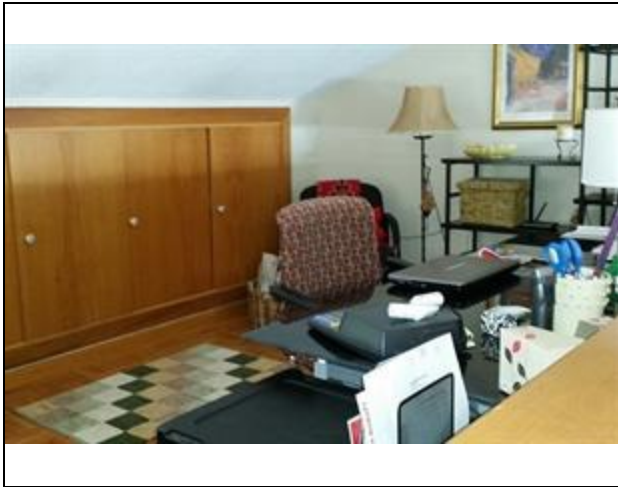


MLS # 72019960 - Sold  
13 Highwood Dr U:13, Franklin, MA 02038-2959

Condominium - Condo  
Sale Price: \$200,000

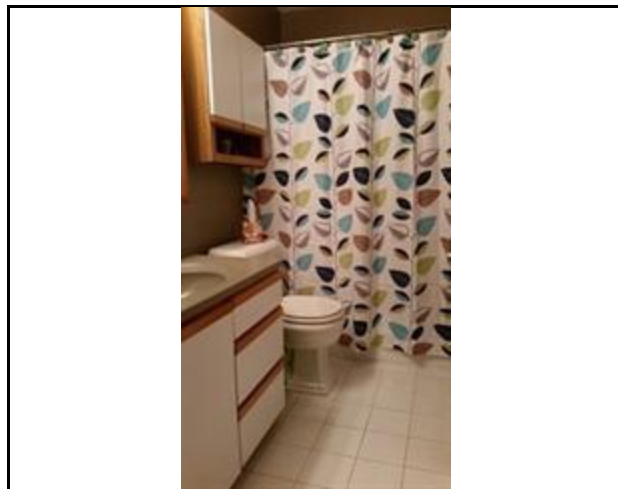
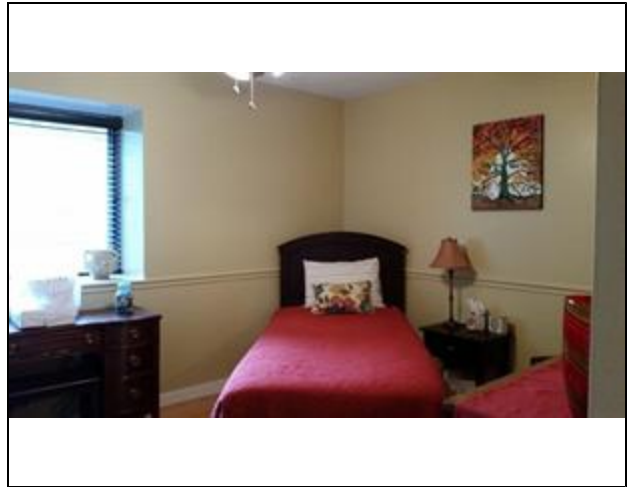
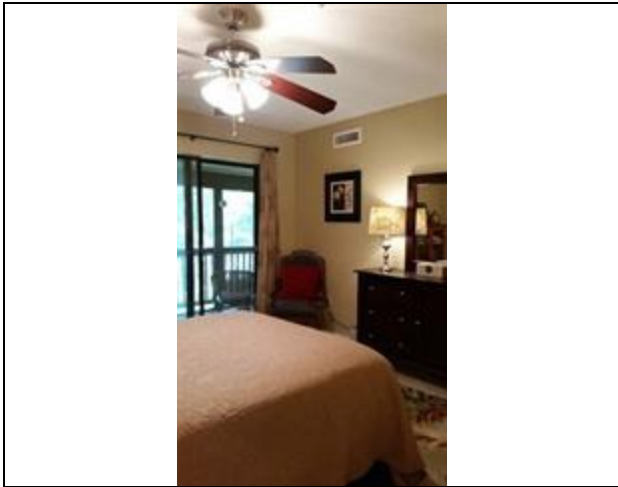






**MLS # 72019960 - Sold**  
**13 Highwood Dr U:13, Franklin, MA 02038-2959**

**Condominium - Condo**  
**Sale Price: \$200,000**



**98 Highwood Dr - Unit 98  
Franklin, MA 02038-2975  
Condo**

MLS #: **71938262** Status: **Sold**  
List Price: **\$199,900** Sale Price: **\$203,500**  
List Date: **12/3/2015** Sale Date: **1/22/2016**  
Area: Off Market Date: **1/11/2016**  
List\$/Sq. Ft.: **\$184.41** Sold \$/Sq. Ft. **\$187.73**  
Days on Market (Total): Days on Market (Office): **39**

**Property Features**

Rooms: **4** Style: **Other (See Remarks)**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **1**  
Master Bath: **No** Placement: **Street**  
Fireplaces: **1** Approx. Living Area: **1,084 Sq. Ft.**  
Year Built: **1981** Outdoor Space Avail: **Yes - Common**  
  
# Units: **56** Garage: **0 Assigned**  
Elevator: Parking: **1 Off-Street, Assigned, Guest, Paved Driveway**  
  
Handicap Access/Features:  
Association: **Yes** Fee: **\$302**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Ceiling - Cathedral, Flooring - Wall to Wall Carpet</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		<b>Countertops - Stone/Granite/Solid</b>
Master Bedroom:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Tiled With Tub &amp; Shower, Skylight, Remodeled</b>
Laundry:	<b>1</b>		<b>-</b>
Loft:	<b>2</b>		<b>Balcony - Interior</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave**  
Basement: **No**  
Cooling: **Wall AC**  
Exclusions: **Washer, dryer and Fridge negotiable**  
Exterior: **Wood**  
Exterior Features: **Patio, Storage Shed**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric**  
Lead Paint: **Unknown**  
Living Area Disclosures: **includes loft area, buyer/buyer agents to verify.**  
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**

**Welcome home! Beautiful and updated Ranch style condo in Highwood II. Living room and dining room have an open floor plan with cathedral ceilings and skylights, wood fireplace and slider door to the patio area. Kitchen has granite counters, updated cabinets and a new stove. Spacious Master bedroom has plenty of closet space. Full bathroom has been totally remodeled, including new floors, new shower/tub and new cabinet and lights, it is gorgeous! All the carpets are only 2 yrs old. Bonus loft overlooking main area. Back yard has a great view to the woods, a patio and 2 sheds for storage. Come and see for yourself at the first Open House, Sunday Dec 6th from Noon - 2pm.**

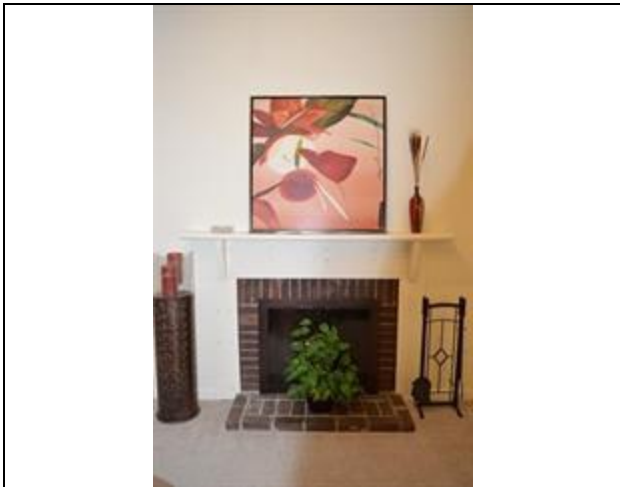
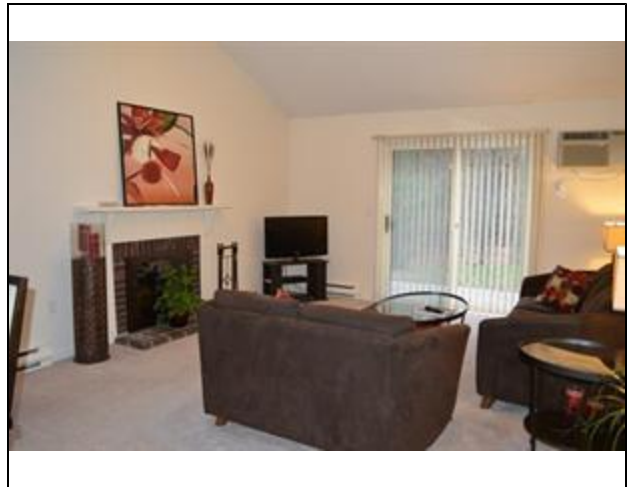
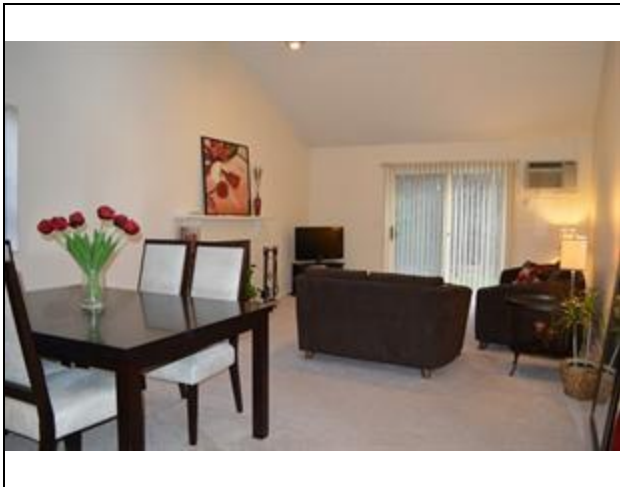
**Tax Information**

**2015 Taxes: \$2,506** Assessment: **\$168,900** Cert: **0000092852** Zoning Code: **Res**  
Pin #: **M:270 L:041-009** Map: Block: Lot: Book: **31613** Page: **17**

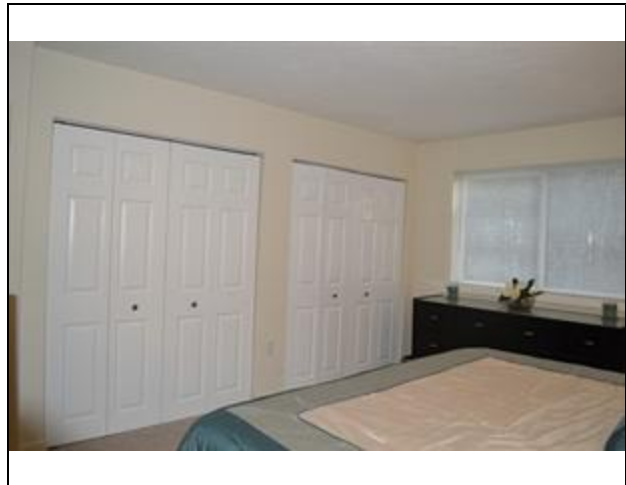
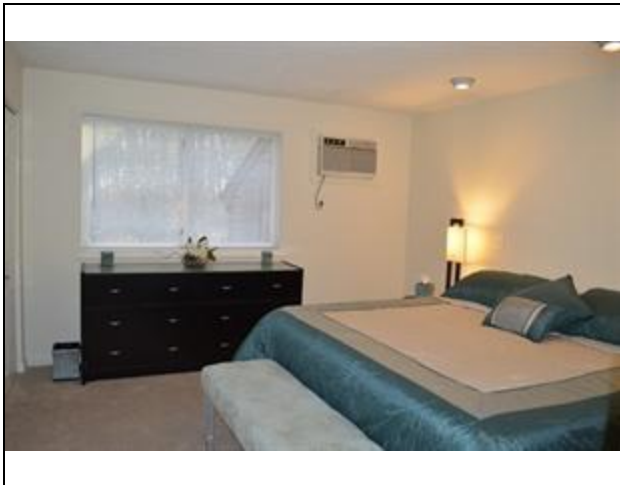
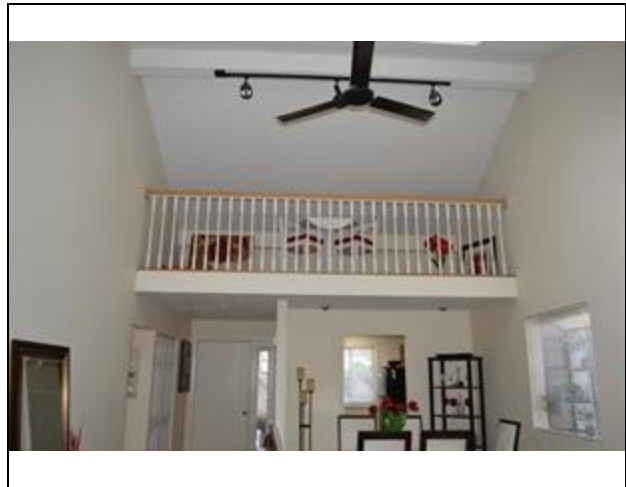
## Market History for 98 Highwood Dr U:98, Franklin, MA 02038-2975

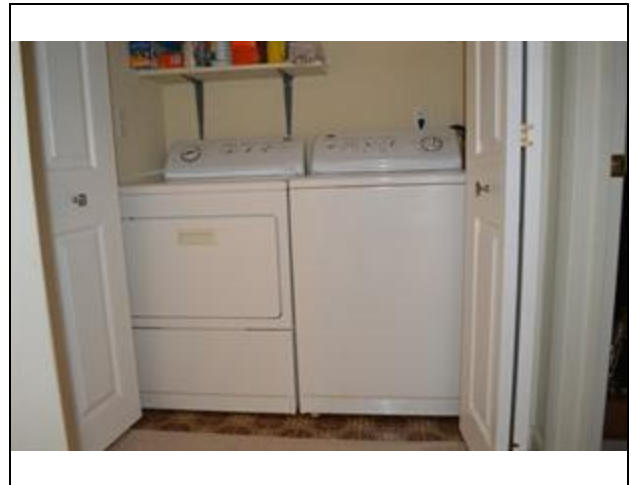
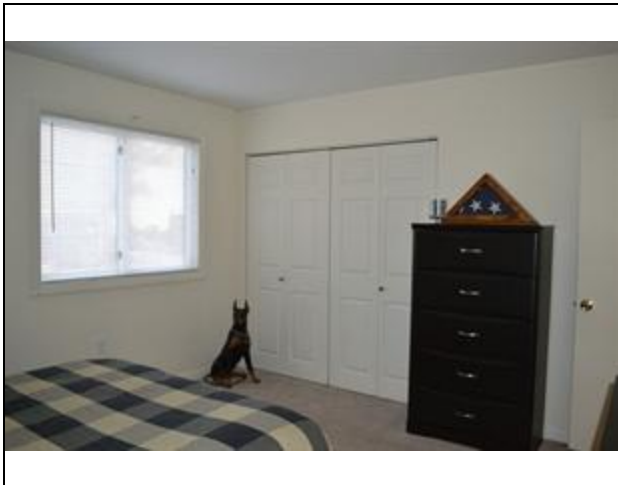
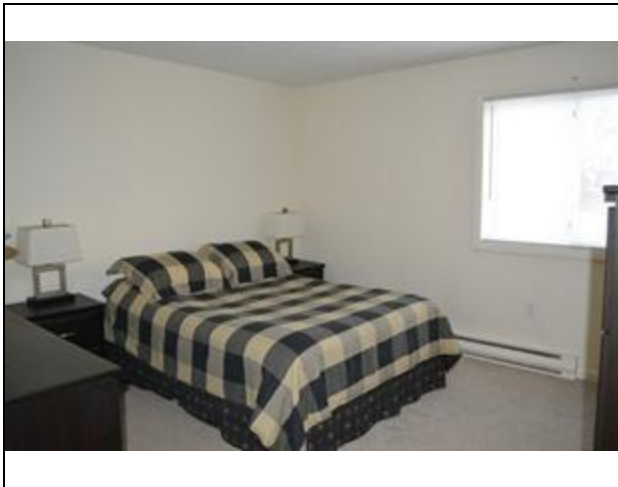
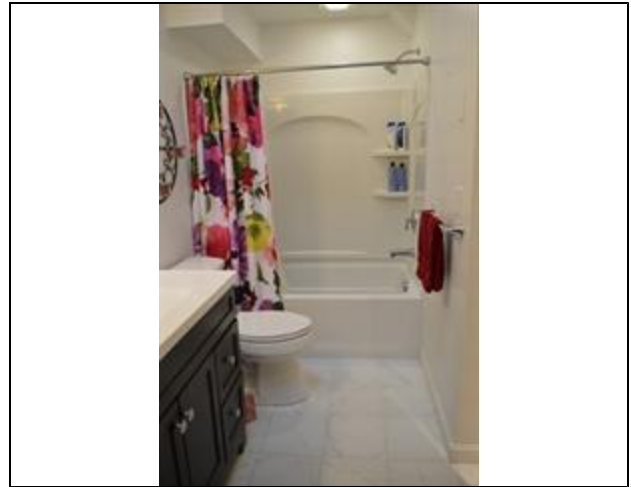
MLS #	Date		DOM	DTO	Price
71938262	12/3/2015	Listed for <b>\$199,900</b>			\$199,900
CTG	12/8/2015	Status Changed to: <b>Contingent</b>			
UAG	1/11/2016	Status Changed to: <b>Under Agreement</b>			
SLD	1/22/2016	Status Changed to: <b>Sold</b>			
	1/22/2016	Sold for <b>\$203,500</b>	39	4	<b>\$203,500</b>
Market History for Office Id: AC1630			<b>39</b>	<b>4</b>	<b>\$203,500</b>
Market History for this property			<b>39</b>	<b>4</b>	<b>\$203,500</b>











**MLS # 71938262 - Sold**  
**98 Highwood Dr U:98, Franklin, MA 02038-2975**

**Condominium - Condo**  
**Sale Price: \$203,500**





**58 Highwood Dr - Unit 58**  
**Franklin, MA 02038-2973**  
**Condo**

MLS #: **72020809** Status: **Sold**  
List Price: **\$219,900** Sale Price: **\$205,000**  
List Date: **6/9/2016** Sale Date: **10/27/2016**  
Area: Off Market Date: **10/8/2016**  
List\$/Sq. Ft.: **\$195.99** Sold \$/Sq. Ft. **\$182.71**  
Days on Market (Total): Days on Market (Office): **122**  
**336**

**Property Features**

Rooms: **4** Style: **Townhouse, Attached**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **1**  
Master Bath: Placement:  
Fireplaces: **1** Approx. Living Area: **1,122 Sq. Ft.**  
Year Built: **1977** Outdoor Space Avail:  
# Units: **59** Garage: **0**  
Elevator: **No** Parking: **1 Off-Street, Assigned, Guest, Paved Driveway**  
  
Handicap Access/Features:  
Association: **Yes** Fee: **\$262**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>19X16</b>	<b>Wood / Coal / Pellet Stove, Flooring - Laminate, Cable Hookup, Open Floor Plan, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Laminate, Open Floor Plan</b>
Kitchen:	<b>1</b>	<b>13X7</b>	<b>Flooring - Laminate, Pantry, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Remodeled</b>
Master Bedroom:	<b>2</b>	<b>14X12</b>	<b>Flooring - Hardwood</b>
Bedroom 2:	<b>2</b>	<b>13X10</b>	<b>Closet - Walk-in, Flooring - Hardwood, Recessed Lighting</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Laminate, Remodeled</b>
Bath 2:	<b>2</b>		<b>Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>Dryer Hookup - Electric</b>
Sun Room:	<b>1</b>	<b>13X8</b>	<b>Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Exterior Access</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Brick**  
Facing Direction:  
Heating: **Forced Air, Electric**  
Hot Water: **Electric**  
Interior Features: **Security System, Walk-up Attic, French Doors**  
Lead Paint: **Unknown**  
Living Area Disclosures: **Does not include beautiful 3 season sunroom with skylights and cathedral ceiling**  
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**

**BEAUTIFUL 2 BEDROOM 1.5 BATH CONDO with AMAZING 3 SEASON SUN ROOM that brings the outside inside. RENOVATED kitchen with GRANITE counter tops and pass through breakfast bar to HUGE 19x16 living room/dining room with wood stove leading to magnificent sun room. Freshly painted. Gaze into beautiful private backyard with walking trails. RENOVATED 1st floor 1/2 bath. LOVELY ceramic tile foyer with 2 closets leads to hard wood stairs and TWO LARGE bedrooms BOTH WITH HARDWOOD FLOORS. One bedroom has a wall of closets and the second bedroom has a walk-in closet. Full bath can be entered from hall or from master bedroom. 2ND FLOOR LAUNDRY. FANTASTIC STORAGE with lots of closets and huge attic storage space. A MUST SEE!**

**Tax Information**

2016 Taxes: **\$2,709** Assessment: **\$186,800** Cert: **41303** Zoning Code: **Res - Con**  
Pin #: **M:270 L:046-009** Map: Block: Lot: Book: **27651** Page: **135**

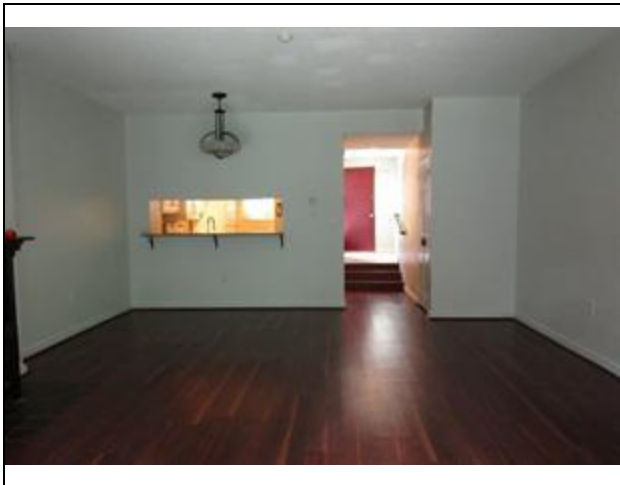
## Market History for 58 Highwood Dr U:58, Franklin, MA 02038-2973

MLS #	Date		DOM	DTO	Price
71912361	9/30/2015	Listed for <b>\$229,900</b>			\$229,900
	1/19/2016	Price Changed to: <b>\$224,900</b>			\$224,900
CTG	2/23/2016	Status Changed to: <b>Contingent</b>			
EXP	3/31/2016	Status Changed to: <b>Expired</b>			
RAC	4/1/2016	Status Changed to: <b>Reactivated</b>			
EXT	4/2/2016	Status Changed to: <b>Extended</b>			
CTG	4/5/2016	Status Changed to: <b>Contingent</b>			
EXP	5/2/2016	Status Changed to: <b>Expired</b>	214	139	
Market History for Office Id: BB3430			214		<b>\$205,000</b>
 <b>72020809</b>	6/9/2016	Listed for <b>\$224,900</b>			\$224,900
CTG	7/16/2016	Status Changed to: <b>Contingent</b>			
BOM	7/21/2016	Status Changed to: <b>Back on Market</b>			
	8/12/2016	Price Changed to: <b>\$219,900</b>			\$219,900
CTG	9/25/2016	Status Changed to: <b>Contingent</b>			
UAG	10/9/2016	Status Changed to: <b>Under Agreement</b>			
SLD	11/3/2016	Status Changed to: <b>Sold</b>			
	10/27/2016	Sold for <b>\$205,000</b>	122	104	<b>\$205,000</b>
Market History for Office Id: BB9129			122	104	<b>\$205,000</b>
Market History for this property			336	104	<b>\$205,000</b>



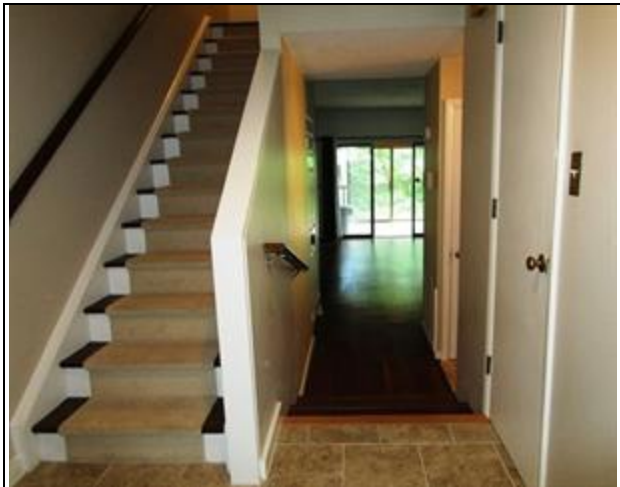
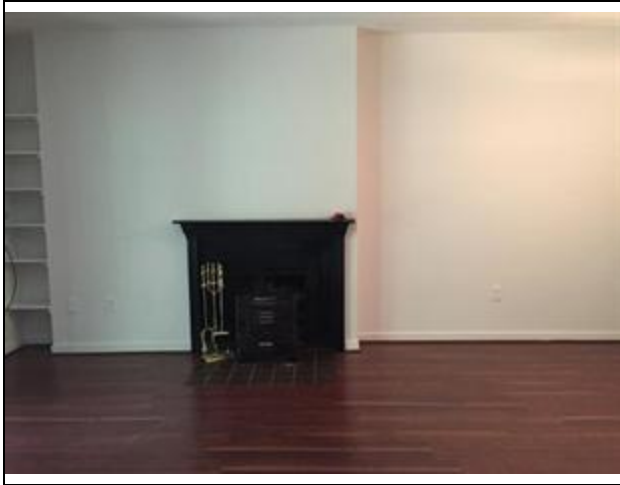
MLS # 72020809 - Sold  
58 Highwood Dr U:58, Franklin, MA 02038-2973

Condominium - Condo  
Sale Price: \$205,000



**MLS # 72020809 - Sold**  
**58 Highwood Dr U:58, Franklin, MA 02038-2973**

**Condominium - Condo**  
**Sale Price: \$205,000**





MLS # 72020809 - Sold  
58 Highwood Dr U:58, Franklin, MA 02038-2973

Condominium - Condo  
Sale Price: \$205,000



**112 Highwood Dr - Unit 112**  
**Franklin, MA 02038-2976**  
**Condo**

MLS #: **72008969** Status: **Sold**  
List Price: **\$210,000** Sale Price: **\$205,000**  
List Date: **5/19/2016** Sale Date: **7/21/2016**  
Area: Off Market Date: **6/29/2016**  
List\$/Sq. Ft.: **\$184.53** Sold \$/Sq. Ft. **\$180.14**  
Days on Market (Total): Days on Market (Office): **41**

**Property Features**

Rooms: **4** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **1**  
Master Bath: **No** Placement: **Middle, Ground, Walkout**  
Fireplaces: **1** Approx. Living Area: **1,138 Sq. Ft.**  
Year Built: **1984** Outdoor Space Avail: **Yes - Private**  
# Units: **56** Garage: **0**  
Elevator: **No** Parking: **2 Off-Street, Assigned, Deeded, Paved Driveway**  
Handicap Access/Features: **No**  
Association: **Yes** Fee: **\$325**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Fireplace, Closet, Flooring - Wall to Wall Carpet, Main Level, Cable Hookup, Exterior Access, Open Floor Plan
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile, Pantry, Main Level
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Ceiling Fan(s), Flooring - Laminate
Laundry:	2		Dryer Hookup - Electric, Washer Hookup

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**  
Basement: **Yes Slab**  
Construction: **Frame**  
Cooling: **Wall AC**  
Electric: **110 Volts, 150 Amps**  
Exclusions:  
Exterior: **Wood**  
Exterior Features: **Patio, Storage Shed, Garden Area**  
Facing Direction: **Northeast**  
Green Certified: **Unknown**  
Heating: **Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available, Finish - Sheetrock**  
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**

**Excellent townhouse with so many recent updates it's like new! New paint, carpeting throughout, kitchen plumbing, stove, sink, counter tops, bathroom fans and more! Open floor plan with a fireplaced living room and sliders to a patio out back. Great opportunity for a first time home buyer or downsizing. Patio with a storage shed out back for a quiet place to relax and enjoy the outdoors. In unit washer and dryer on second floor, California bath, linen closet and large closets for plenty of storage space. Must see to appreciate the location and condition.**

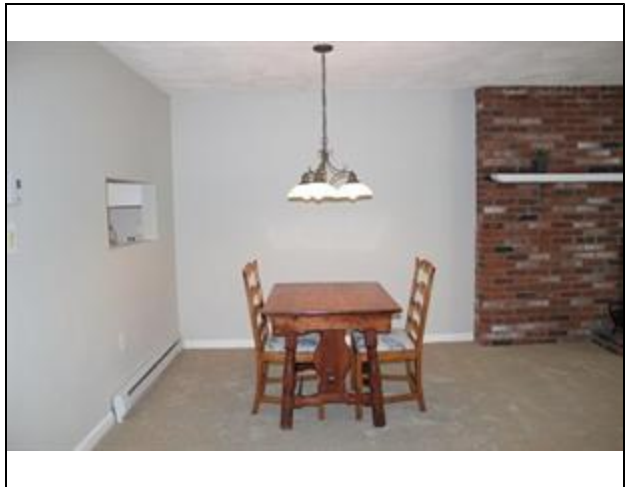
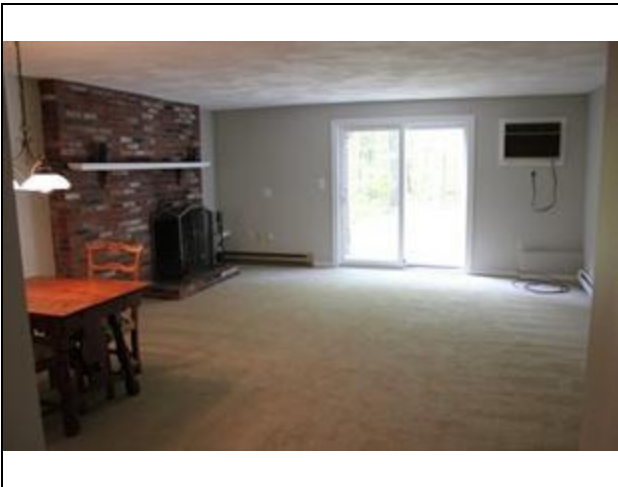
**Tax Information**

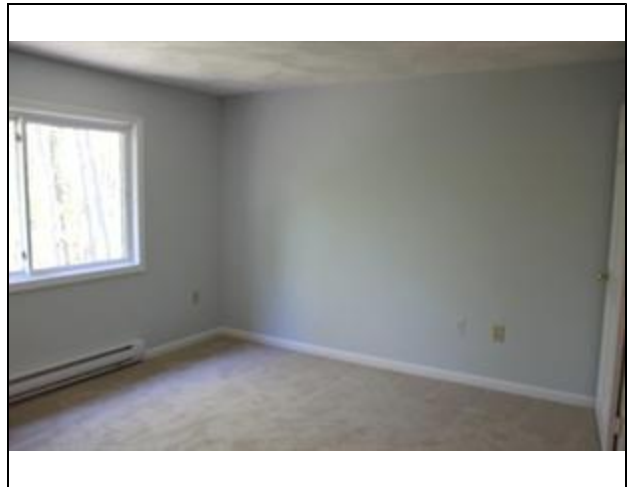
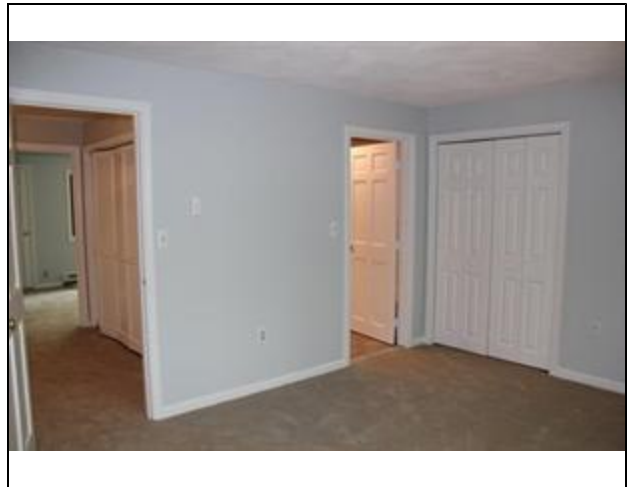
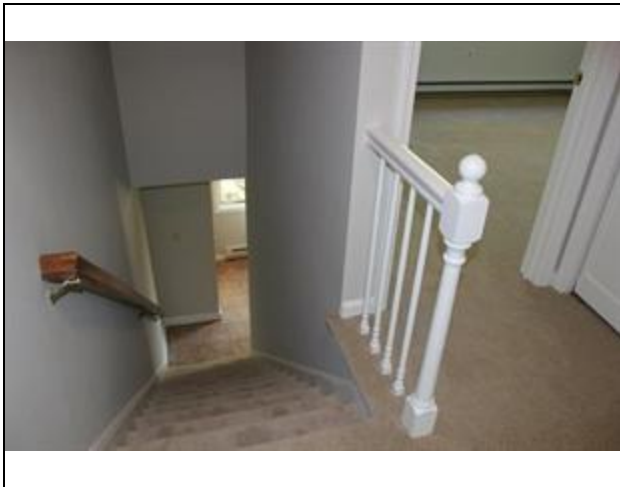
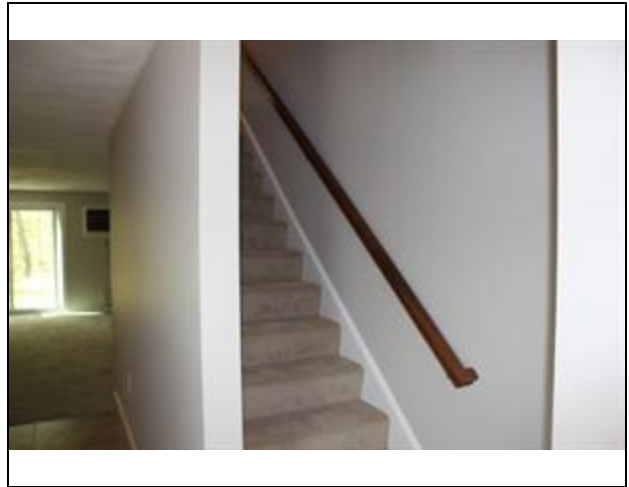
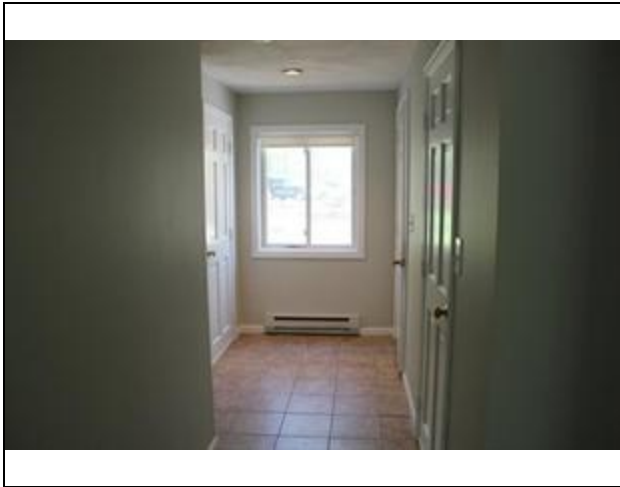
2016 Taxes: **\$2,716** Assessment: **\$187,300** Cert: Zoning Code: **Res**  
Pin #: **M:270 L:042-009** Map: **270** Block: **042** Lot: **009** Book: **22823** Page: **343**

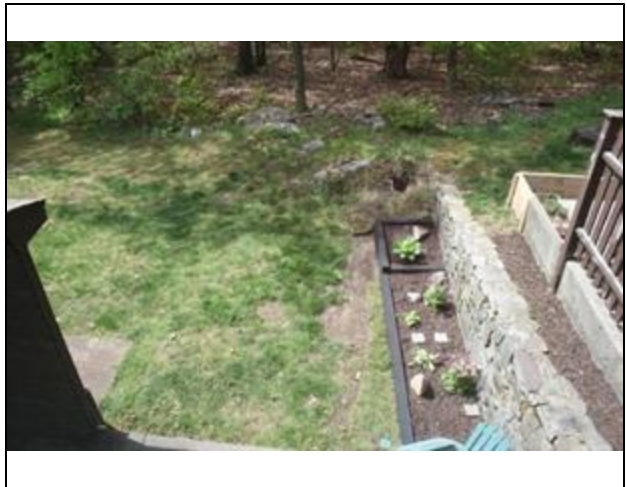
## Market History for 112 Highwood Dr U:112, Franklin, MA 02038-2976

MLS #	Date		DOM	DTO	Price
72008969	5/19/2016	Listed for <b>\$210,000</b>			\$210,000
CTG	6/7/2016	Status Changed to: <b>Contingent</b>			
UAG	6/29/2016	Status Changed to: <b>Under Agreement</b>			
SLD	7/22/2016	Status Changed to: <b>Sold</b>			
	7/21/2016	Sold for <b>\$205,000</b>	41	17	<b>\$205,000</b>
Market History for Office Id: BB1175			<b>41</b>	<b>17</b>	<b>\$205,000</b>
Market History for this property			<b>41</b>	<b>17</b>	<b>\$205,000</b>





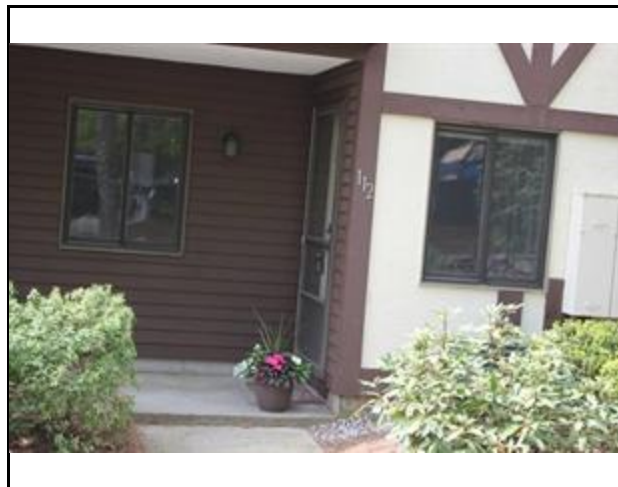






MLS # 72008969 - Sold  
112 Highwood Dr U:112, Franklin, MA 02038-2976

Condominium - Condo  
Sale Price: \$205,000



**166 Highwood Drive - Unit 166**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>71990778</b>	Status: <b>Sold</b>
List Price: <b>\$209,900</b>	Sale Price: <b>\$207,000</b>
List Date: <b>4/19/2016</b>	Sale Date: <b>6/28/2016</b>
Area:	Off Market Date: <b>5/24/2016</b>
List\$/Sq. Ft.: <b>\$185.42</b>	Sold \$/Sq. Ft. <b>\$182.86</b>
Days on Market (Total): <b>35</b>	Days on Market (Office): <b>35</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level: <b>1</b>
Master Bath:	Placement: <b>Street</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,132 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail:
# Units: <b>183</b>	Garage: <b>0</b>
Elevator:	Parking: <b>2</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$235</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Landscaping, Snow Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		-
Kitchen:	<b>1</b>		-
Master Bedroom:	<b>2</b>		-
Bedroom 2:	<b>2</b>		-
Bath 1:	<b>1</b>		-
Bath 2:	<b>2</b>		-

**Features & Other Information**

Basement: **No**  
 Cooling: **None**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Patio**  
 Facing Direction:  
 Heating: **Electric Baseboard**  
 Lead Paint: **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**

**If location is important to you (and it should be) then take a careful look at this well maintained 2 bedroom, 1.5 bath condo! Great access to major routes, and commuter rail. Close to many amenities including schools, shops, and restaurants. Enjoy the warm fireside living room with sliders to your own patio and wooded area. A personal storage shed offers extra storage next to the walkout patio. Efficient and updated kitchen, second floor hookup for laundry and two good size bedrooms. New thermal pane windows. This home offers Great value in a very desirable, pet friendly complex.**

**Tax Information**

**2016 Taxes: \$2,498** Assessment: **\$172,300**

Pin #:

Cert: Zoning Code: **res**

Map: Block: Lot: Book: **23173** Page: **443**

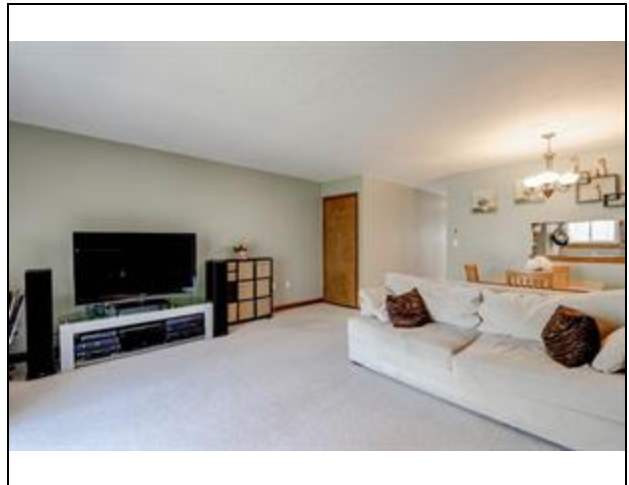
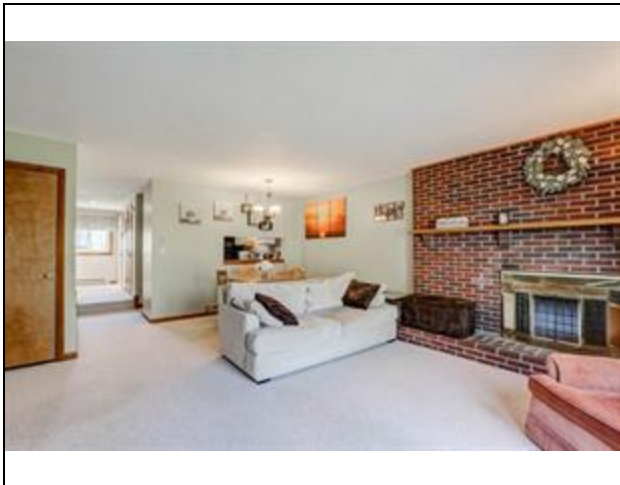


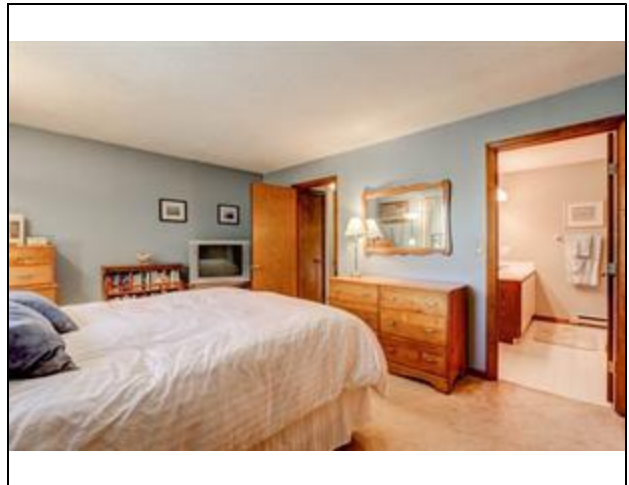
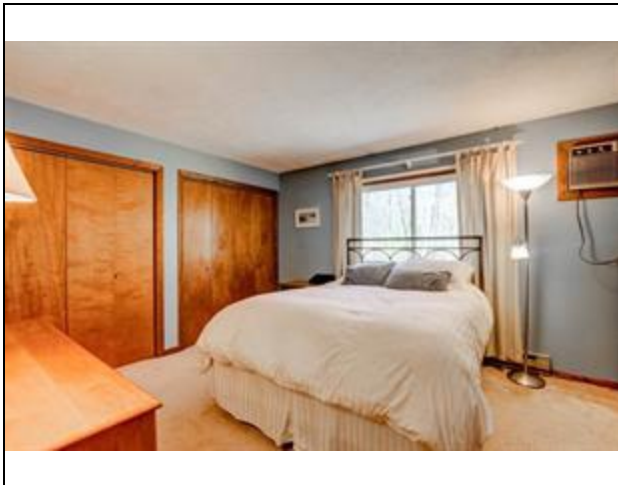
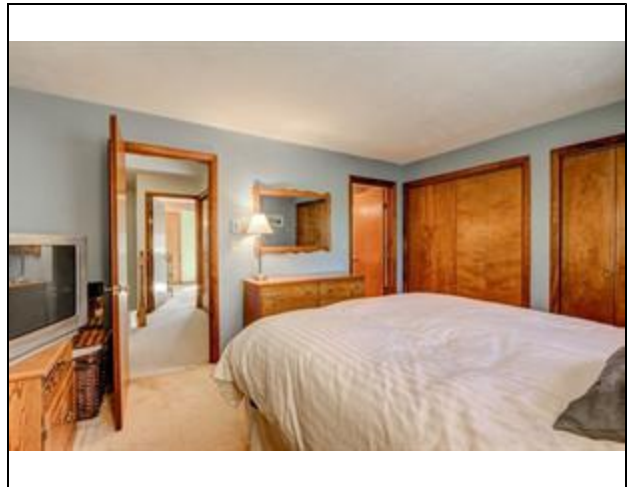
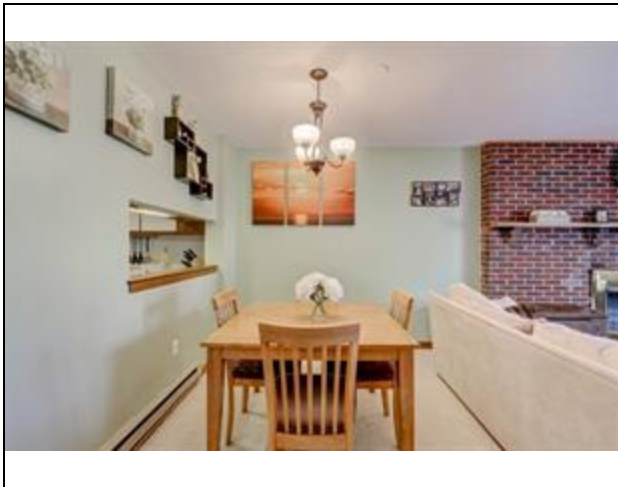
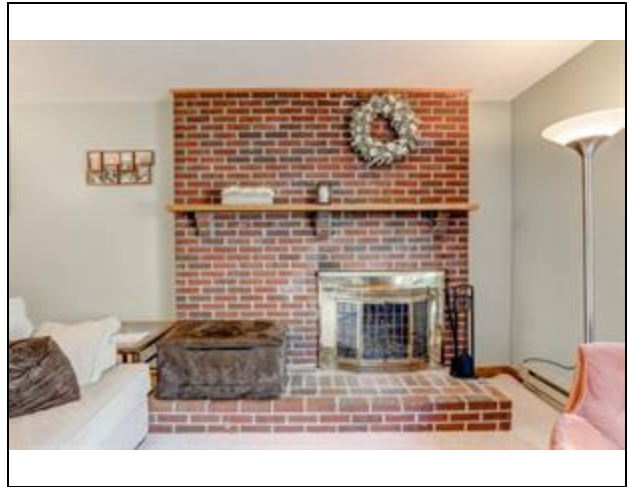
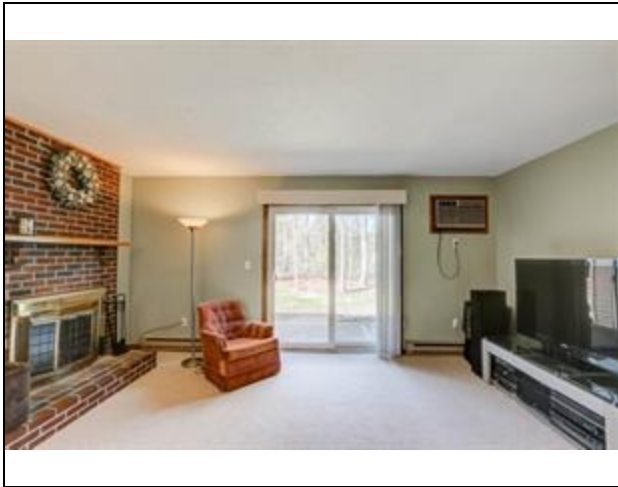
## Market History for 166 Highwood Drive U:166, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71990778	4/19/2016	Listed for <b>\$209,900</b>			\$209,900
CTG	4/26/2016	Status Changed to: <b>Contingent</b>			
UAG	5/24/2016	Status Changed to: <b>Under Agreement</b>			
SLD	6/28/2016	Status Changed to: <b>Sold</b>			
	6/28/2016	Sold for <b>\$207,000</b>	35	6	<b>\$207,000</b>
Market History for Office Id: BB9804			<b>35</b>	<b>6</b>	<b>\$207,000</b>
Market History for this property			<b>35</b>	<b>6</b>	<b>\$207,000</b>

**MLS # 71990778 - Sold**  
**166 Highwood Drive U:166, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$207,000**

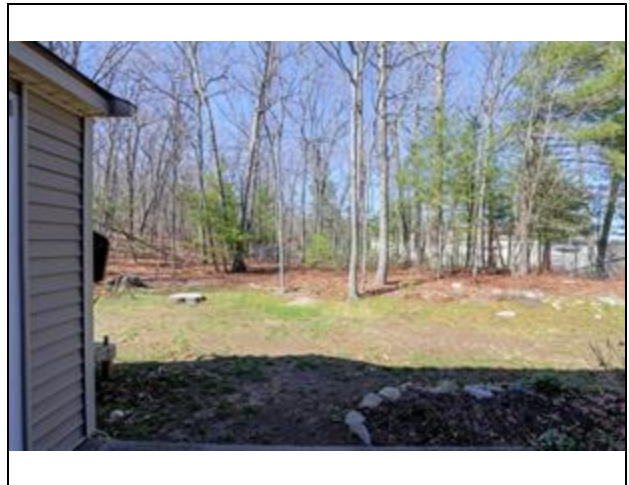
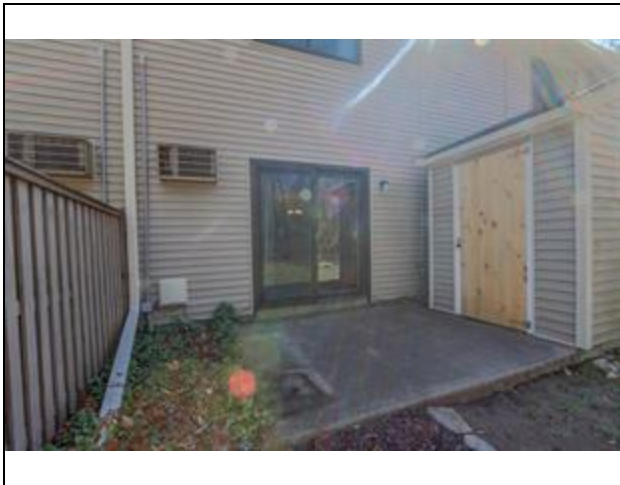
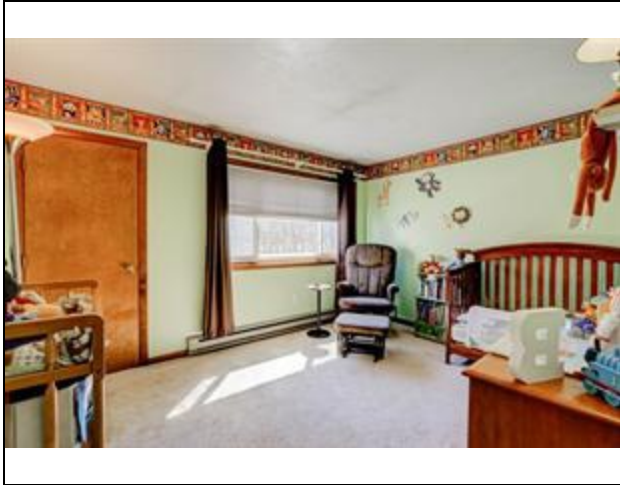






**MLS # 71990778 - Sold**  
**166 Highwood Drive U:166, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$207,000**





**163 Highwood Dr - Unit 163**  
**Franklin, MA 02038-2923**  
**Condo**

MLS #: **72016551** Status: **Sold**  
List Price: **\$215,000** Sale Price: **\$210,000**  
List Date: **6/3/2016** Sale Date: **8/12/2016**  
Area: Off Market Date: **7/14/2016**  
List\$/Sq. Ft.: **\$210.58** Sold \$/Sq. Ft. **\$205.68**  
Days on Market (Total): Days on Market (Office): **41**

**Property Features**

Rooms: **4** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **1**  
Master Bath: **Yes** Placement: **Street, End**  
Fireplaces: **1** Approx. Living Area: **1,021 Sq. Ft.**  
Year Built: **1988** Outdoor Space Avail: **Yes - Common**  
# Units: **68** Garage: **0**  
Elevator: **No** Parking: **2**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$241**  
Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Wall to Wall Carpet, Main Level Exterior Access, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>
Master Bedroom:	<b>1</b>		<b>Bathroom - Full, Flooring Wall to Wall Carpet</b>
Bedroom 2:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>1</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC, 2 Units**  
Electric: **Circuit Breakers**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Patio, Storage Shed**  
Facing Direction:  
Heating: **Electric Baseboard**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
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**

**RARE.... ONE LEVEL END UNIT IN HIGHWOOD III CONDOMINIUMS!! OPEN AND AIRY FIREPLACED LIVING/DINING ROOM, SLIDERS TO PRIVATE, WOODED BACK YARD WITH CEMENT PATIO. MASTER BEDROOM WITH TRIPLE CLOSETS AND DIRECT ACCESS TO FULL BATH. GOOD SIZED 2ND BEDROOM. FULLY CABINETED KITCHEN INCLUDES DISHWASHER, ELECTRIC STOVE AND REFRIGERATOR. NEWER TILE IN FOYER, KITCHEN, AND BATH. IDEAL RANCH STYLE CONDOMINIUM UNIT FOR THOSE THAT WANT ONE LEVEL LIVING! WASHER/DRYER HOOKUPS IN UNIT!!**

**Tax Information**

**2016 Taxes: \$2,567.95** Assessment: **\$177,100** Cert: Zoning Code: **res**  
Pin #: **M:259 L:005-026** Map: **259** Block: **005** Lot: **026** Book: **7900** Page: **675**

## Market History for 163 Highwood Dr U:163, Franklin, MA 02038-2923

MLS #	Date		DOM	DTO	Price
72016551	6/3/2016	Listed for <b>\$215,000</b>			\$215,000
CTG	6/18/2016	Status Changed to: <b>Contingent</b>			
UAG	7/14/2016	Status Changed to: <b>Under Agreement</b>			
SLD	8/13/2016	Status Changed to: <b>Sold</b>			
	8/12/2016	Sold for <b>\$210,000</b>	41	14	<b>\$210,000</b>
Market History for Office Id: BB1315			<b>41</b>	<b>14</b>	<b>\$210,000</b>
Market History for this property			<b>41</b>	<b>14</b>	<b>\$210,000</b>

**MLS # 72016551 - Sold**  
**163 Highwood Dr U:163, Franklin, MA 02038-2923**

**Condominium - Condo**  
**Sale Price: \$210,000**



**125 Highwood Dr - Unit 125**  
**Franklin, MA 02038-2978**  
**Condo**

MLS #: **72032682** Status: **Sold**  
List Price: **\$222,500** Sale Price: **\$210,000**  
List Date: **7/5/2016** Sale Date: **8/30/2016**  
Area: Off Market Date: **7/16/2016**  
List\$/Sq. Ft.: **\$195.52** Sold \$/Sq. Ft. **\$184.53**  
Days on Market (Total): Days on Market (Office): **22**

**Property Features**

Rooms: **4** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **1**  
Master Bath: Placement: **Middle**  
Fireplaces: **1** Approx. Living Area: **1,138 Sq. Ft.**  
Year Built: **1985** Outdoor Space Avail: **Yes - Common**  
# Units: **68** Garage: **0**  
Elevator: **No** Parking: **2 Assigned**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$241**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Closet, Flooring - Wall to Wall Carpet, Deck - Exterior, Slider</b>
Kitchen:	<b>1</b>		<b>Pantry</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Closet, Flooring - Hardwood, Balcony / Deck, Slider</b>
Bedroom 2:	<b>2</b>		<b>-</b>
Bath 1:	<b>2</b>		<b>Bathroom - Full</b>
Bath 2:	<b>1</b>		<b>Bathroom - Half</b>
Laundry:	<b>2</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Window AC**  
Exclusions: **Sellers personal belongings. Stove in fireplace negotiable.**  
Exterior: **Vinyl**  
Exterior Features: **Deck, Balcony**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
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**

**Previous buyer decided they needed a basement and backed out! Here's your chance to own a lovely condo in desirable Franklin! Welcome to 125 Highwood Drive! This condo unit is professionally managed in a highly desirable condominium community in Franklin. Living room features a slider looking outside and allowing ample natural light into the unit. Master bedroom features a slider and small deck overlooking the backyard. Great commuter location with access to the T station located in town and major routes/highways. Plenty of storage in over-sized closets and storage shed outside. Don't miss out on this gorgeous unit!**

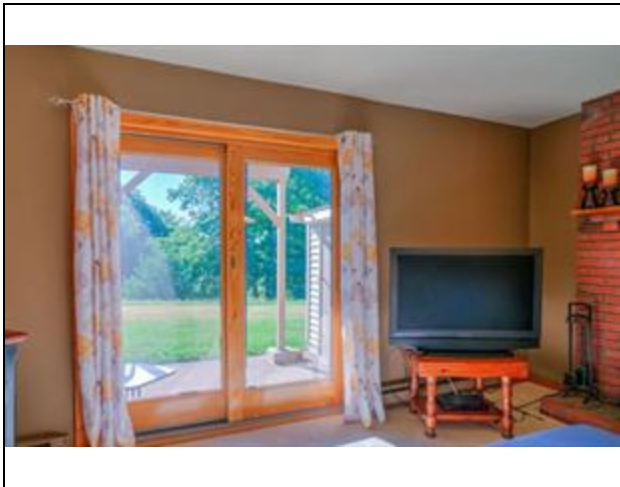
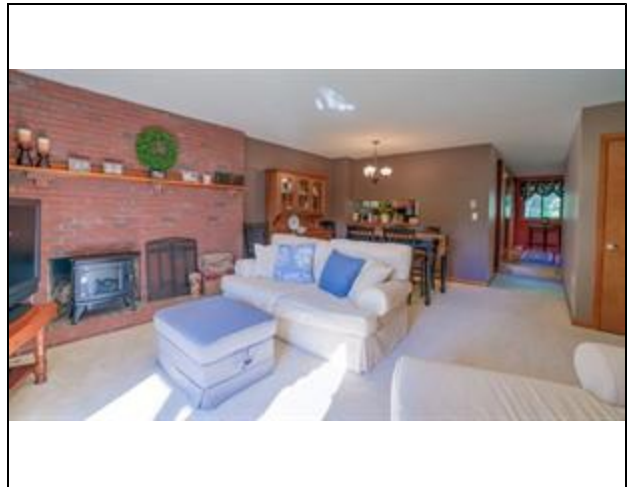
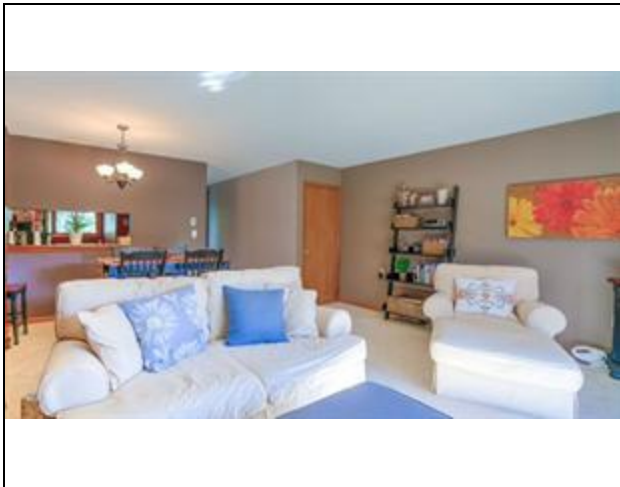
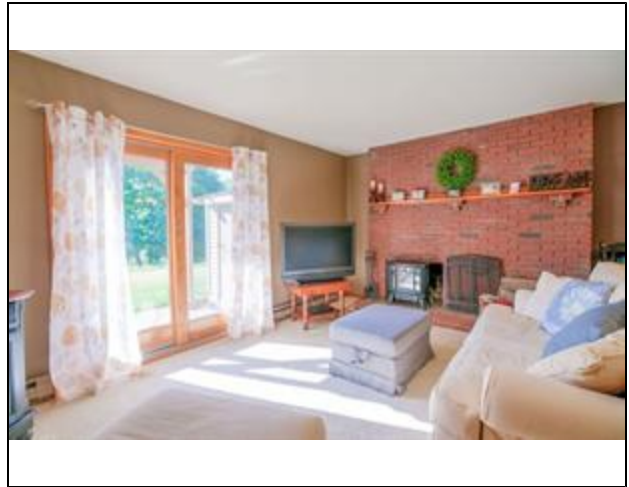
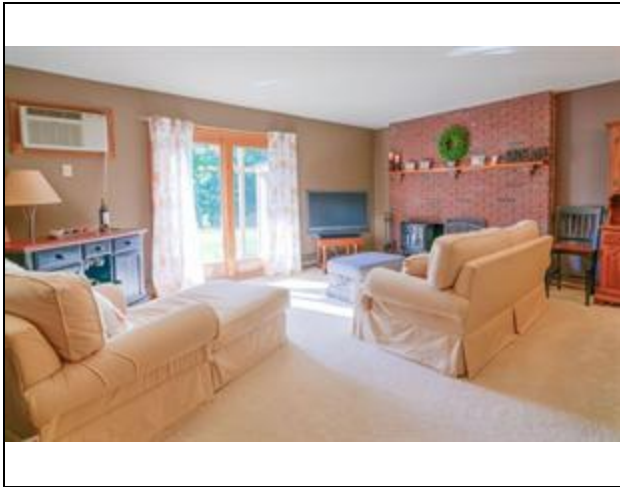
**Tax Information**

<b>2016 Taxes: \$2,761</b>	<b>Assessment: \$190,400</b>	<b>Cert: 150130</b>	<b>Zoning Code: RES</b>
<b>Pin #: M:270 L:043-010</b>	<b>Map:</b>	<b>Block:</b>	<b>Lot: Book: 24199 Page: 151</b>

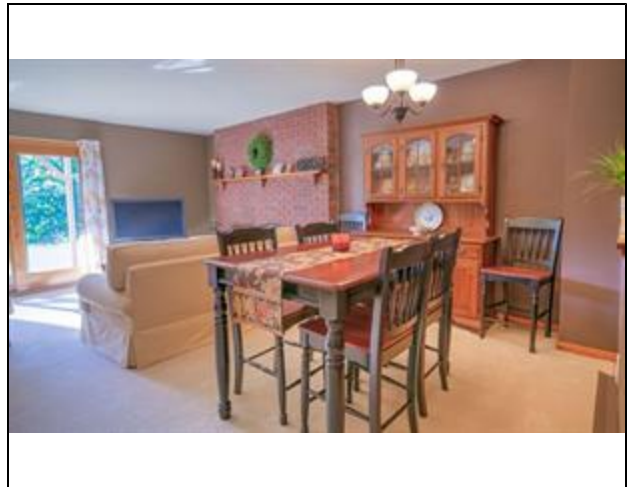


## Market History for 125 Highwood Dr U:125, Franklin, MA 02038-2978

MLS #	Date		DOM	DTO	Price
72032682	7/5/2016	Listed for <b>\$222,500</b>			\$222,500
CTG	7/12/2016	Status Changed to: <b>Contingent</b>			
BOM	7/13/2016	Status Changed to: <b>Back on Market</b>			
CTG	7/15/2016	Status Changed to: <b>Contingent</b>			
UAG	7/27/2016	Status Changed to: <b>Under Agreement</b>			
SLD	8/30/2016	Status Changed to: <b>Sold</b>			
	8/30/2016	Sold for <b>\$210,000</b>	22	10	<b>\$210,000</b>
Market History for Office Id: AC0244			22	10	<b>\$210,000</b>
Market History for this property			22	10	<b>\$210,000</b>



**Living Room**



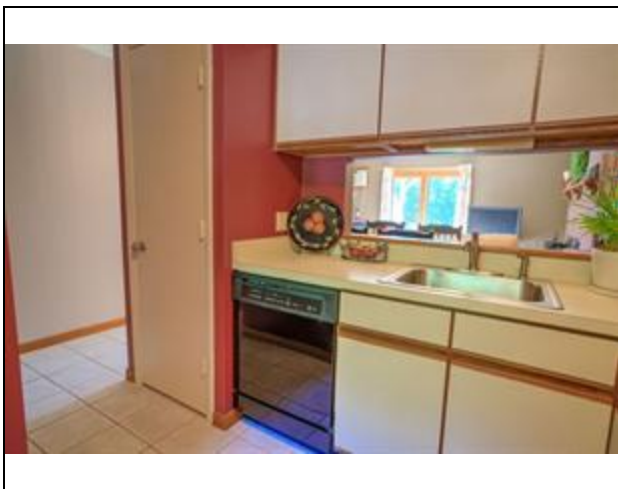
**Living/Dining Room Combo**



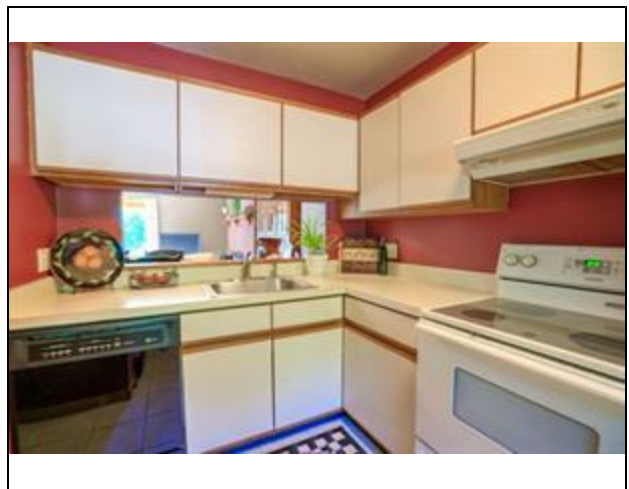
**Living/Dining Room Combo**



**Kitchen**



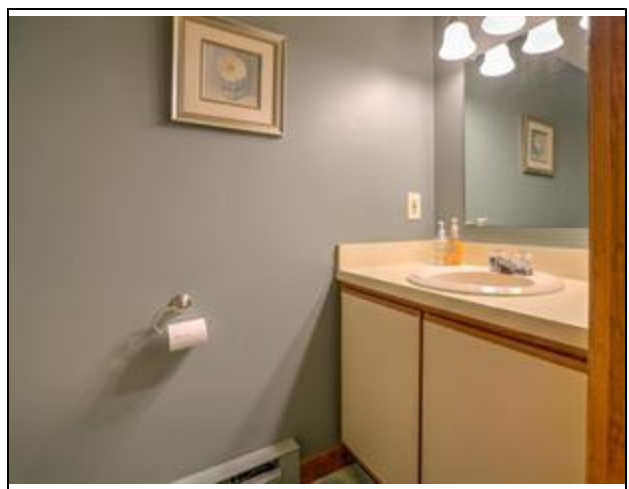
**Kitchen**



**Kitchen**

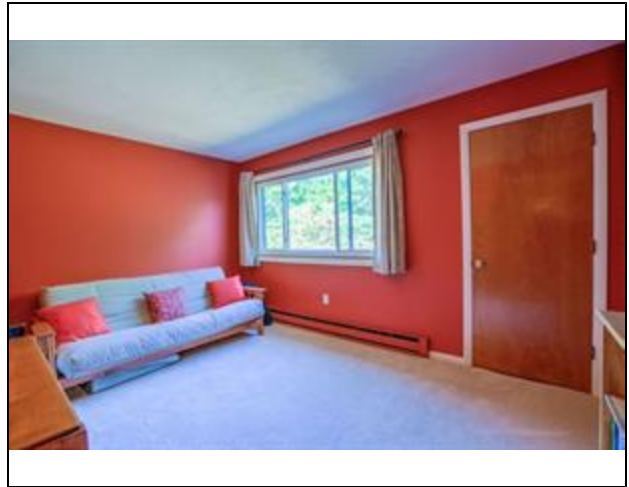


**Kitchen**

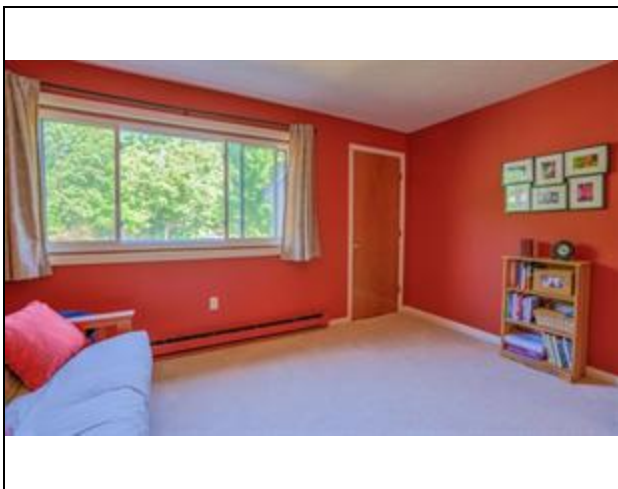


**Bathroom - Half**





**Bedroom 2**



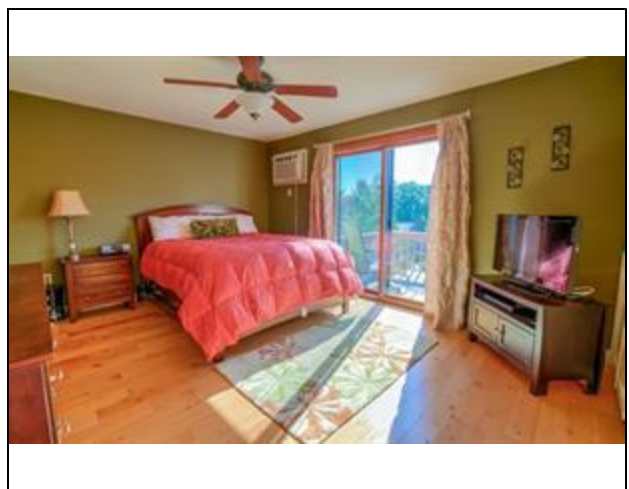
**Bedroom 2**



**Bathroom - Full**

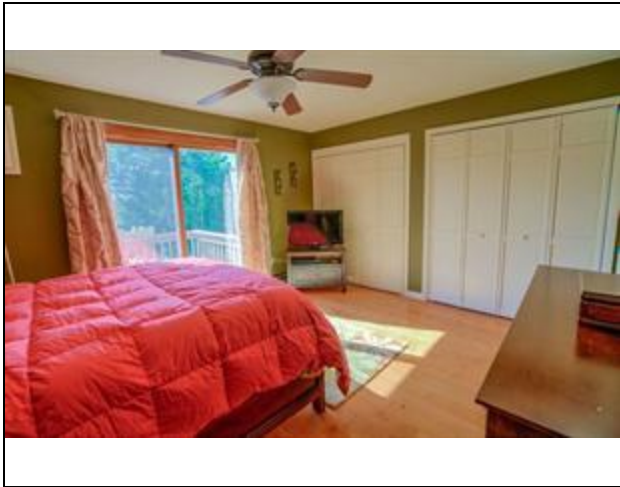


**Bathroom - Full**

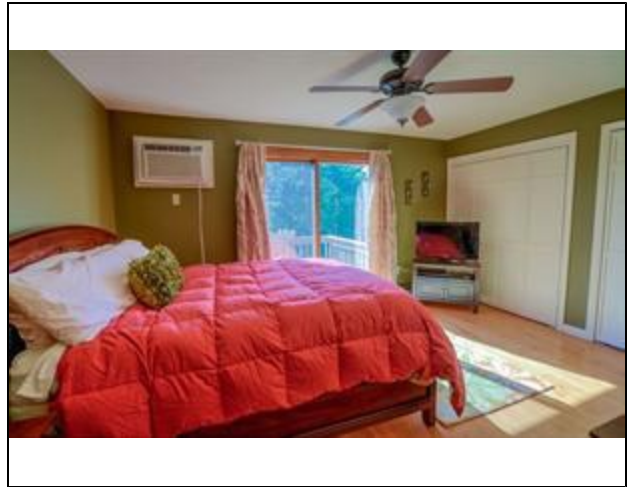


**Bedroom**

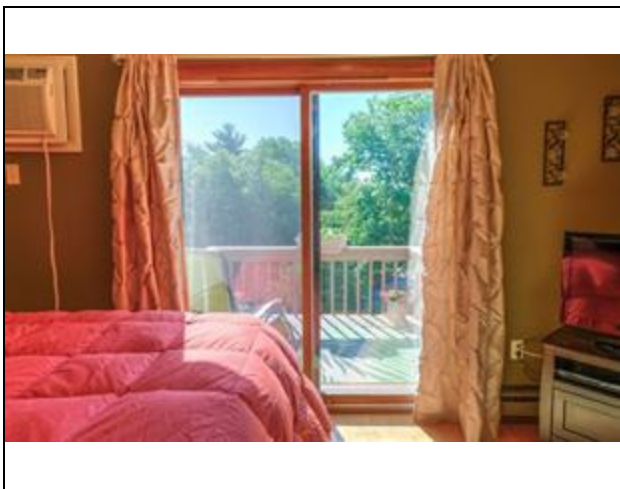




**Bedroom**



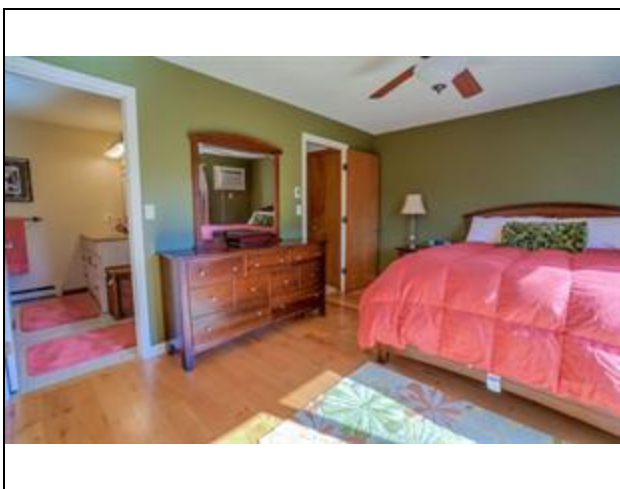
**Bedroom**



**Bedroom**



**Balcony**



**Bedroom**



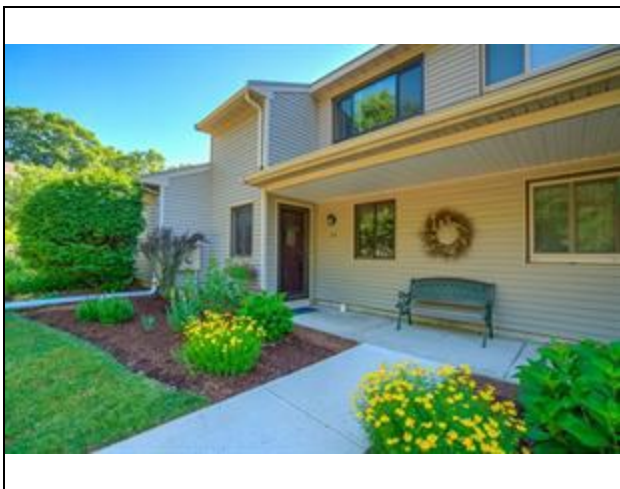
**View from Property**



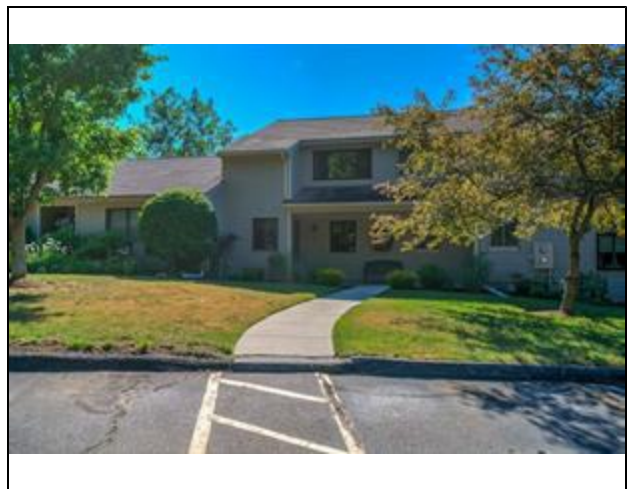
**Exterior - Front**



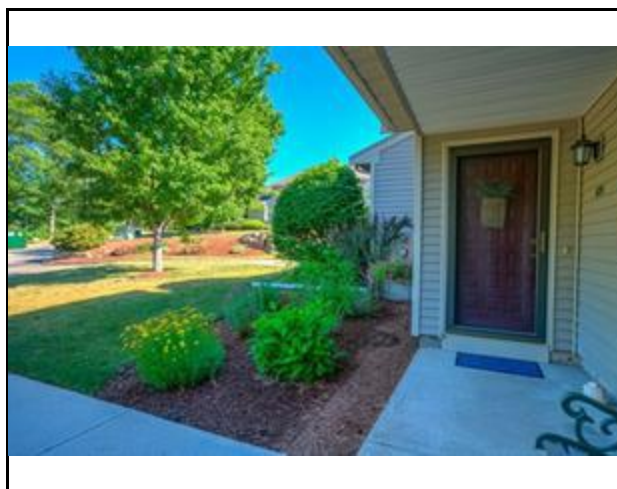
**Exterior - Front**



**Exterior - Front**



**Exterior - Front**



**Exterior - Front**



**162 Highwood Dr - Unit 162**  
**Franklin, MA 02038-2923**  
**Condo**

MLS #: **71945297** Status: **Sold**  
List Price: **\$209,900** Sale Price: **\$210,100**  
List Date: **1/5/2016** Sale Date: **2/25/2016**  
Area: Off Market Date: **2/25/2016**  
List\$/Sq. Ft.: **\$187.08** Sold \$/Sq. Ft. **\$187.25**  
Days on Market (Total): Days on Market (Office): **56**

**Property Features**

Rooms: **4** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **2**  
Master Bath: **No** Placement:  
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 Deeded**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$235**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Hardwood, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood</b>
Kitchen:	<b>1</b>		<b>-</b>
Master Bedroom:	<b>2</b>		<b>Flooring - Wall to Wall Carpet, Balcony - Exterior</b>
Bedroom 2:	<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>2</b>		<b>Bathroom - Full, Flooring - Vinyl</b>
Laundry:	<b>B</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**  
Basement: **Yes Full, Walk Out**  
Construction: **Frame**  
Cooling: **Wall AC**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Deck, Balcony**  
Facing Direction: **South**  
Heating: **Electric Baseboard, Electric**  
Hot Water: **Electric**  
Interior Features: **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**

**This property is priced to sell! Buy now and be in by Spring. This 2 bedroom, 1.5 bathroom unit at Highwood III features gleaming hardwood floors on the first floor, a living area with a wood burning fire place, ample recessed lighting for added brightness, and an open floor plan that is great for entertaining! The second floor features a spacious master bedroom with balcony, a very large second bedroom and a full bath. The full walkout basement has laundry (washer and dryer and included), an abundance of storage, and endless finishing possibilities! The owner recently had the unit upgraded through the MassSave program therefore it is energy efficient and will save you money on utilities. No showings until the first open house on Sunday, January 10th from 11:00am-1:00pm. See you there!**

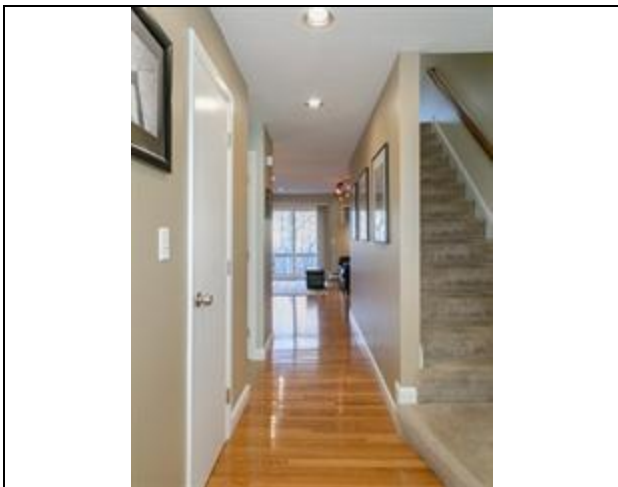
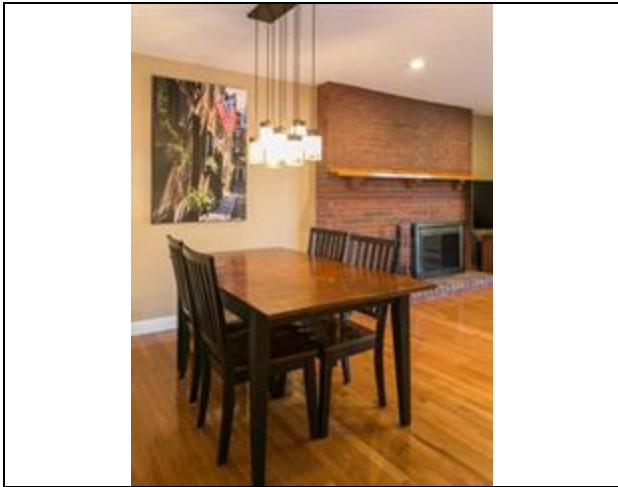
**Tax Information**

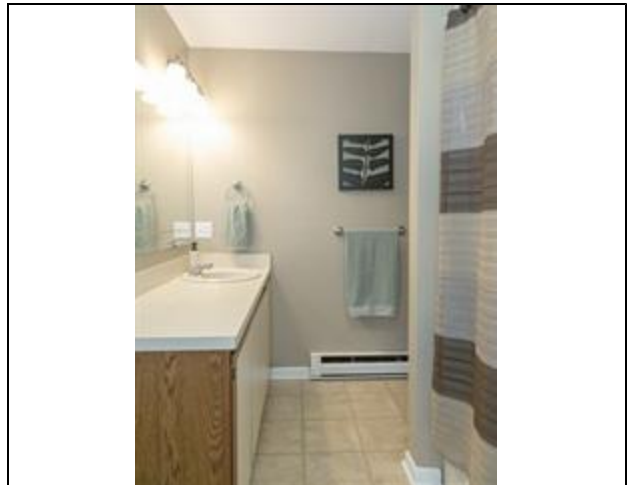
<b>2015 Taxes: \$3,010</b>	<b>Assessment: \$202,800</b>	Cert:	Zoning Code: <b>Gen Res</b>
<b>Pin #: M:259 L:005-025</b>		Map:	Block: Lot: Book: <b>23057</b> Page: <b>293</b>

## Market History for 162 Highwood Dr U:162, Franklin, MA 02038-2923

MLS #	Date		DOM	DTO	Price
71945297	1/5/2016	Listed for <b>\$209,900</b>			\$209,900
CTG	1/13/2016	Status Changed to: <b>Contingent</b>			
UAG	3/1/2016	Status Changed to: <b>Under Agreement</b>			
SLD	3/1/2016	Status Changed to: <b>Sold</b>			
	2/25/2016	Sold for <b>\$210,100</b>	56	7	<b>\$210,100</b>
Market History for Office Id: BB1510			<b>56</b>	<b>7</b>	<b>\$210,100</b>
Market History for this property			<b>56</b>	<b>7</b>	<b>\$210,100</b>









MLS # 71945297 - Sold  
162 Highwood Dr U:162, Franklin, MA 02038-2923

Condominium - Condo  
Sale Price: \$210,100



**MLS # 71945297 - Sold**  
**162 Highwood Dr U:162, Franklin, MA 02038-2923**

**Condominium - Condo**  
**Sale Price: \$210,100**





**26 Highwood Dr - Unit 26**  
**Franklin, MA 02038-2962**  
**Condo**

MLS #: **72084211** Status: **Sold**  
List Price: **\$215,000** Sale Price: **\$214,000**  
List Date: **10/20/2016** Sale Date: **12/13/2016**  
Area: Off Market Date: **11/14/2016**  
List\$/Sq. Ft.: **\$191.62** Sold \$/Sq. Ft. **\$190.73**  
Days on Market (Total): Days on Market (Office): **26**  
**26**

**Property Features**

Rooms: **5** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **1**  
Master Bath: Placement:  
Fireplaces: **1** Approx. Living Area: **1,122 Sq. Ft.**  
Year Built: **1977** Outdoor Space Avail: **Yes - Common**  
# Units: **59** Garage: **0**  
Elevator: **No** Parking: **1 Off-Street, Assigned, Guest, Paved Driveway**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$273**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Cable Hookup, Exterior Access Flooring - Wall to Wall Carpet</b>
Dining Room:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Countertops - Upgraded, Cabinets - Upgraded</b>
Kitchen:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture</b>
Master Bedroom:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet, Window(s) - Picture</b>
Bedroom 2:	<b>2</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile, Bathroom - Full, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>
Bath 1:	<b>1</b>		
Bath 2:	<b>2</b>		
Laundry:	<b>2</b>		

**Features & Other Information**

Appliances: **Range, Disposal, Microwave, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Central Air**  
Electric: **200 Amps**  
Exclusions:  
Exterior: **Brick**  
Exterior Features: **Patio, Storage Shed, Gutters, Professional Landscaping**  
Facing Direction:  
Heating: **Forced Air, Electric**  
Hot Water: **Electric, Tank**  
Interior Features: **Cable Available**  
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**

**Location, Comfort & Convenience can Be Yours! Relax in your fireside family room with a view of your private outside patio! You can move right into this well cared for condominium! All recent updates include: Kitchen Cabinets; Counters; Ceramic Tile Flooring; Kitchen Appliances; Carpeting; Baths Up and Down; Hot Water Heater. Upstairs enjoy two large bedrooms with ample closet space in each, Second floor laundry, and Hollywood Style full bath. All carpets have just been professionally cleaned, and interior is newly painted. CENTRAL AIR! Neutral Decor! Treed Setting! All with Easy access to major routes, the commuter rail, also within walking distance to many amenities including schools, shops, and restaurants. This home offers great value in a highly desirable town...Don't Miss Out! Showings begin Sunday and the Open house 1-3**

**Tax Information**

2016 Taxes: **\$2,459** Assessment: **\$169,600** Cert: **116525** Zoning Code: **RES**  
Pin #: **M:270 L:047-003** Map: Block: Lot: Book: **25268** Page: **173**

## Market History for 26 Highwood Dr U:26, Franklin, MA 02038-2962

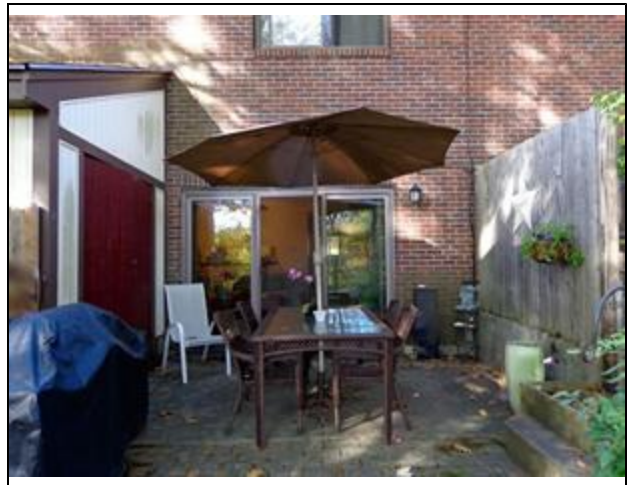
MLS #	Date		DOM	DTO	Price
72084211	10/20/2016	Listed for <b>\$215,000</b>			\$215,000
CTG	11/1/2016	Status Changed to: <b>Contingent</b>			
UAG	11/15/2016	Status Changed to: <b>Under Agreement</b>			
SLD	12/13/2016	Status Changed to: <b>Sold</b>			
	12/13/2016	Sold for <b>\$214,000</b>	26	4	<b>\$214,000</b>
Market History for Office Id: BB2447			<b>26</b>	<b>4</b>	<b>\$214,000</b>
Market History for this property			<b>26</b>	<b>4</b>	<b>\$214,000</b>





MLS # 72084211 - Sold  
26 Highwood Dr U:26, Franklin, MA 02038-2962

Condominium - Condo  
Sale Price: \$214,000





**15 Highwood Dr - Unit 15**  
**Franklin, MA 02038-2959**  
**Condo**

MLS #: **72031403** Status: **Sold**  
List Price: **\$215,000** Sale Price: **\$215,000**  
List Date: **6/27/2016** Sale Date: **8/31/2016**  
Area: Off Market Date: **8/31/2016**  
List\$/Sq. Ft.: **\$191.62** Sold \$/Sq. Ft. **\$191.62**  
Days on Market (Total): Days on Market (Office): **36**

**Property Features**

Rooms: **4** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **1**  
Master Bath: Placement: **End**  
Fireplaces: **0** Approx. Living Area: **1,122 Sq. Ft.**  
Year Built: **1979** Outdoor Space Avail:  
# Units: **59** Garage: **0**  
Elevator: Parking: **1 Off-Street, Assigned, Guest, Paved Driveway**

Handicap Access/Features:

Association: **Yes** Fee: **\$289**

Fee Includes: **Master Insurance, 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 - Wall to Wall Carpet, Open Floor Plan</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Breakfast Bar / Nook</b>
Master Bedroom:	<b>2</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Closet - Walk-in, Flooring - Hardwood</b>
Bath 1:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Flooring - Stone/Ceramic Tile, Countertops - Upgraded</b>
Laundry:	<b>2</b>		<b>Dryer Hookup - Electric</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator**  
Basement: **No**  
Construction: **Brick**  
Cooling: **Central Air**  
Electric: **100 Amps**  
Exclusions:  
Exterior: **Brick**  
Exterior Features: **Porch, Patio, Storage Shed**  
Facing Direction:  
Heating: **Forced Air, Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available, Wired for Surround Sound**  
Lead Paint: **Unknown**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

**Convenient, recently updated private end unit in Highwood 1, Unit has plenty of storage with bonus outside storage shed, entire unit has been completely painted through out with beautiful neutral updated colors, New Heat and A/C unit, recently updated second floor bathroom with granite counter top and exquisite tile , Lots of natural light in both bedrooms with updated wood floors, new carpet and gracious closet space, second floor laundry is a plus, ALL new windows on second floor, All interior doors have been replaced, American Home Shield Warranty included, Great commuter town close to the train and 495, don't miss your chance to own this private end unit, Easy to show, Open House on Wednesday 7/6 4:30-6**

**Tax Information**

2016 Taxes: **\$2,668** Assessment: **\$184,000**  
Pin #: **M:270 L:040-015**

Cert: Zoning Code: **Res**  
Map: Block: Lot: Book: **22562** Page: **312**

## Market History for 15 Highwood Dr U:15, Franklin, MA 02038-2959

MLS #	Date		DOM	DTO	Price
72031403	6/27/2016	Listed for <b>\$215,000</b>			\$215,000
CTG	7/9/2016	Status Changed to: <b>Contingent</b>			
UAG	8/2/2016	Status Changed to: <b>Under Agreement</b>			
SLD	9/1/2016	Status Changed to: <b>Sold</b>			
	8/31/2016	Sold for <b>\$215,000</b>	36	6	<b>\$215,000</b>
Market History for Office Id: BB9129			<b>36</b>	<b>6</b>	<b>\$215,000</b>
Market History for this property			<b>36</b>	<b>6</b>	<b>\$215,000</b>

**MLS # 72031403 - Sold**  
**15 Highwood Dr U:15, Franklin, MA 02038-2959**

**Condominium - Condo**  
**Sale Price: \$215,000**



**Exterior - Front**



**Exterior - Front**



**Storage**



**Exterior - Side**





**Staircase**



**Entry Hall**



**Kitchen**



**Kitchen**



**Kitchen**

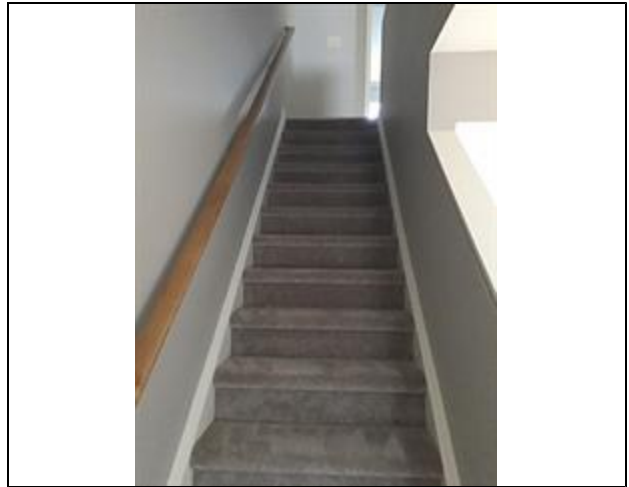


**Living/Dining Room Combo**

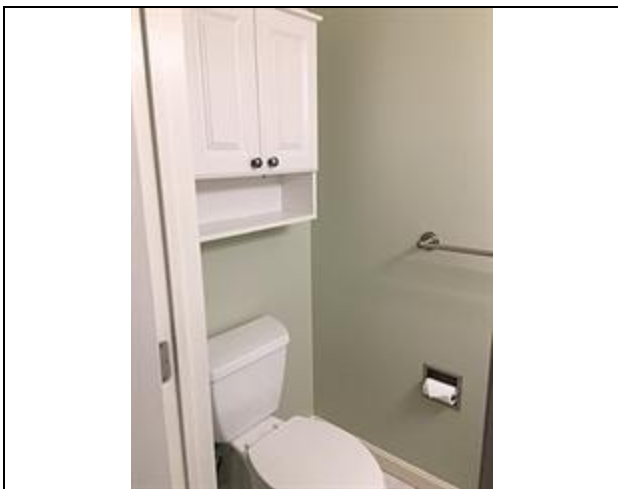




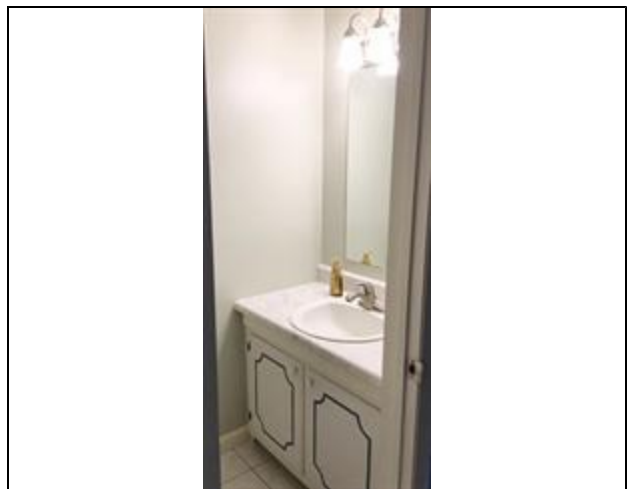
**Living Room**



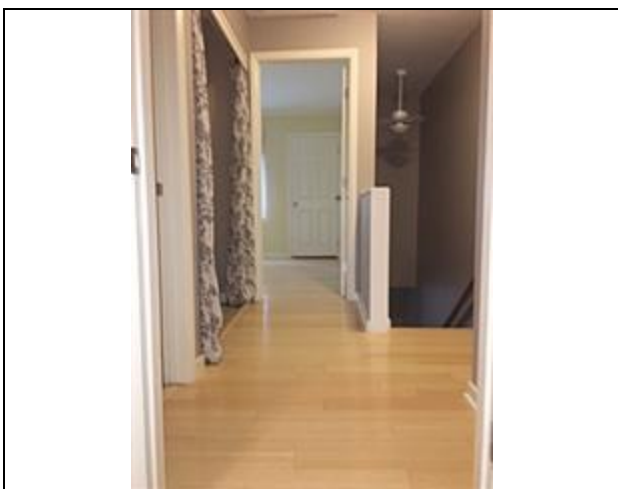
**Staircase**



**Bathroom - Half**



**Bathroom - Half**



**Center Hall**



**Laundry Room/Area**



**Master Bedroom**



**Master Bedroom**



**Bathroom - Full**



**Bathroom - Full**



**Bathroom - Full**



**Bedroom 2**

**MLS # 72031403 - Sold**  
**15 Highwood Dr U:15, Franklin, MA 02038-2959**

**Condominium - Condo**  
**Sale Price: \$215,000**



**Bathroom 2**

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

**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**

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

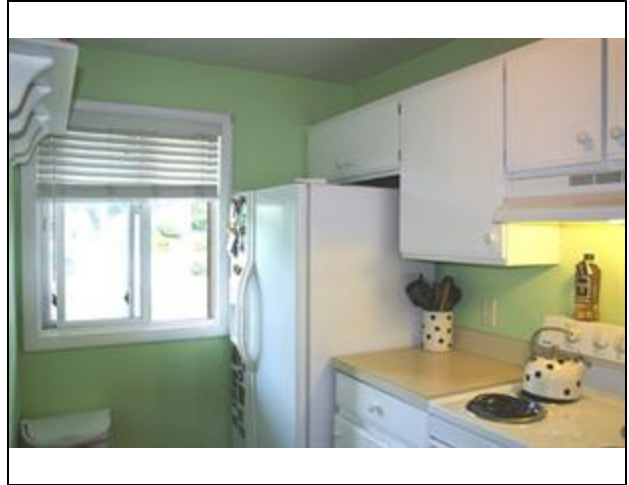


## Market History for 140 Highwood Dr U:140, Franklin, MA 02038-2979

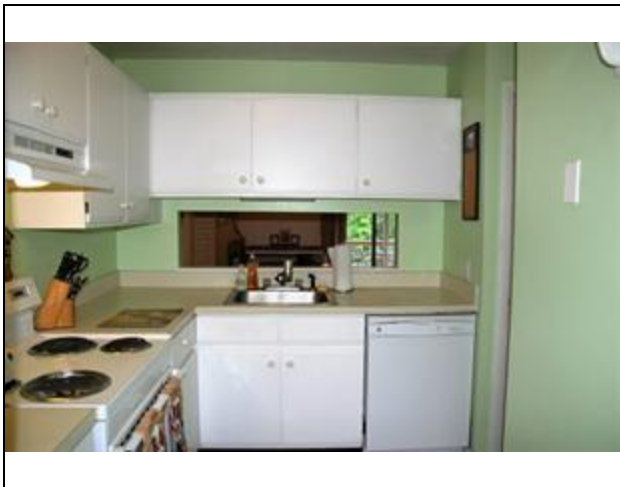
MLS #	Date		DOM	DTO	Price
72035837	7/11/2016	Listed for <b>\$219,000</b>			\$219,000
CTG	7/15/2016	Status Changed to: <b>Contingent</b>			
UAG	8/2/2016	Status Changed to: <b>Under Agreement</b>			
SLD	9/23/2016	Status Changed to: <b>Sold</b>			
	9/23/2016	Sold for <b>\$216,000</b>	22	4	<b>\$216,000</b>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



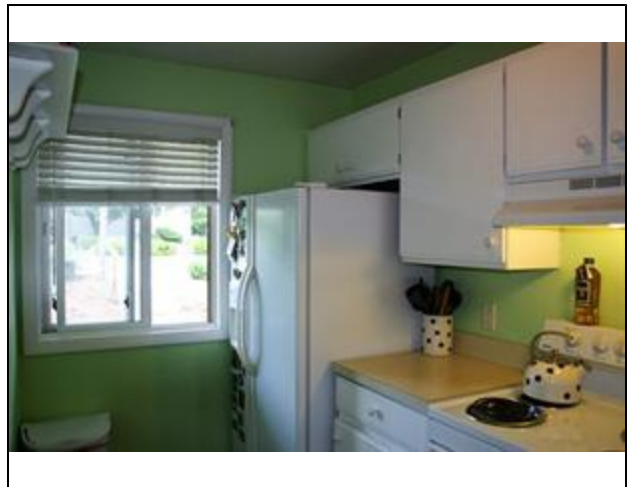
**Exterior - Front**



**Kitchen**



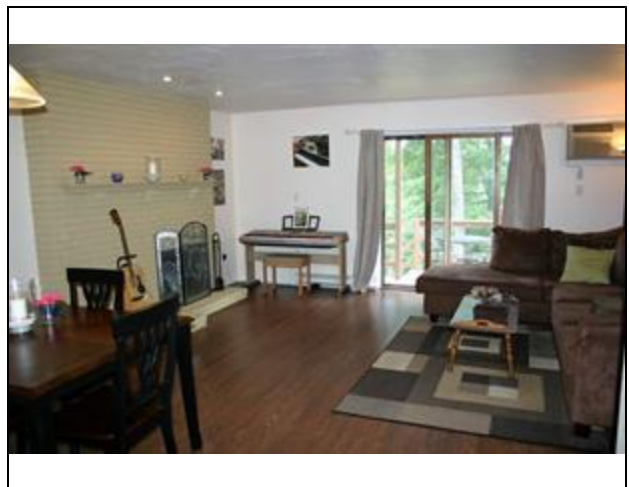
**Kitchen**



**Kitchen**



**Kitchen**



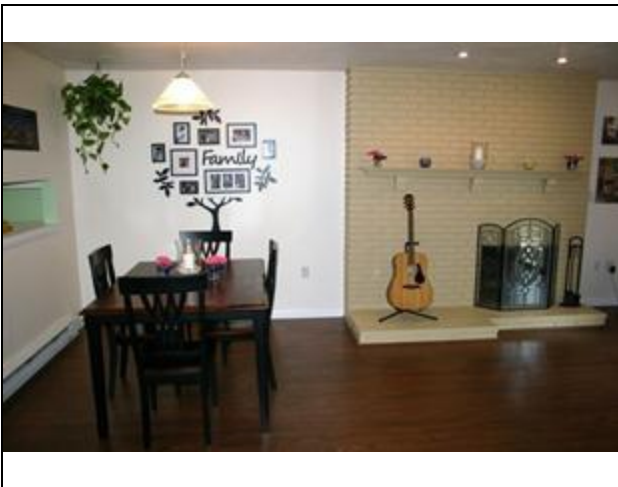
**Living/Dining Room Combo**



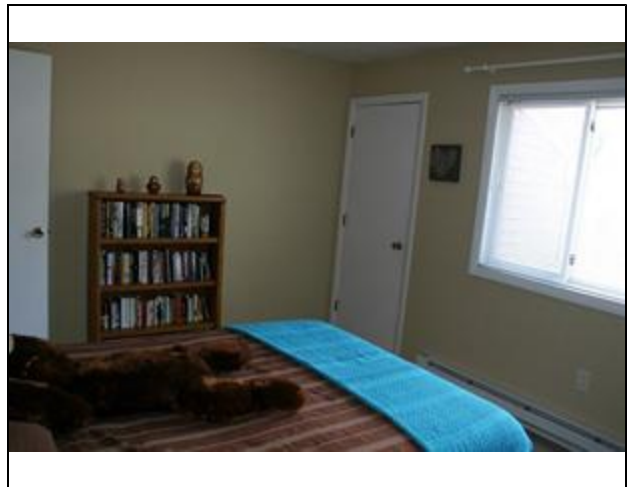
**Living/Dining Room Combo**



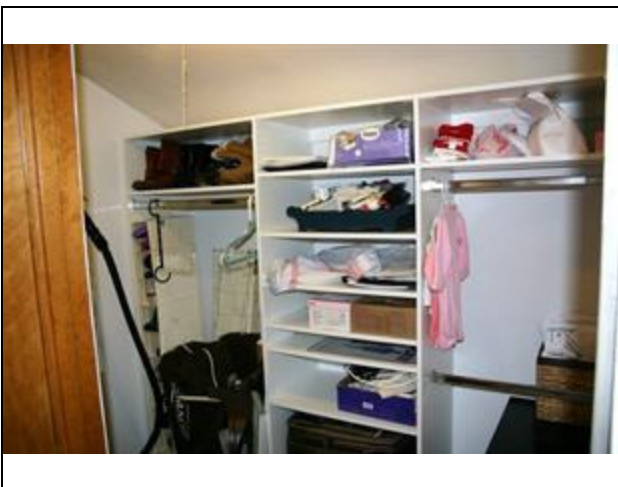
**Living/Dining Room Combo**



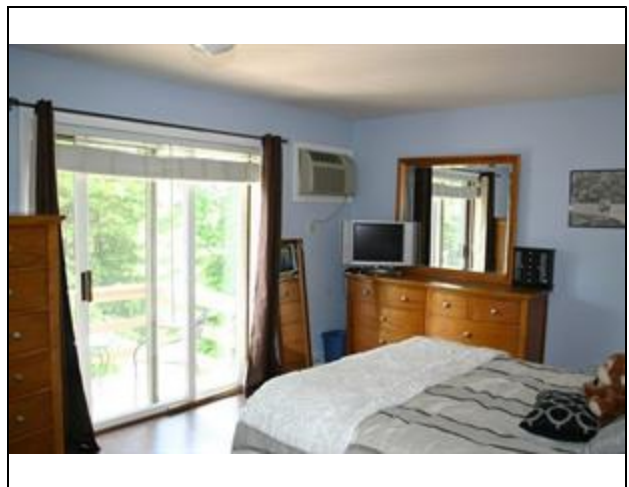
**Living/Dining Room Combo**



**Bedroom 2**



**Master Bedroom**



**Master Bedroom**

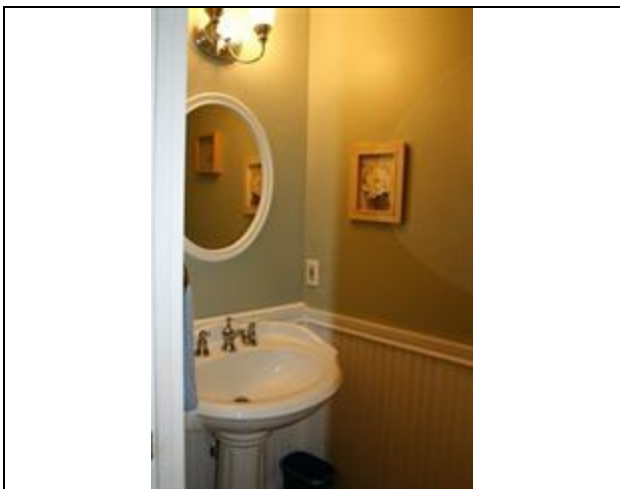




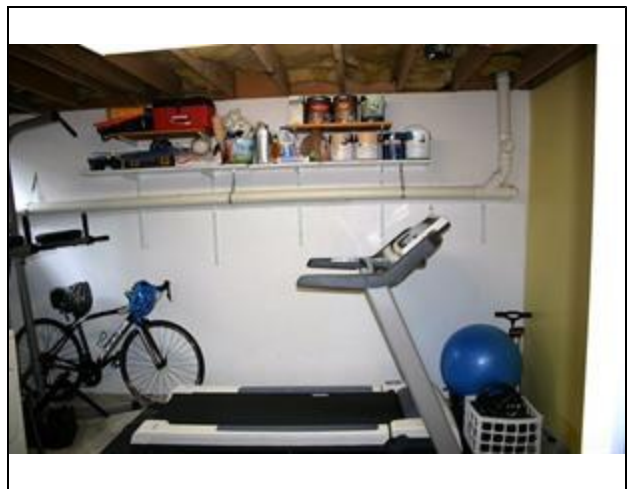
**Bathroom - Full**



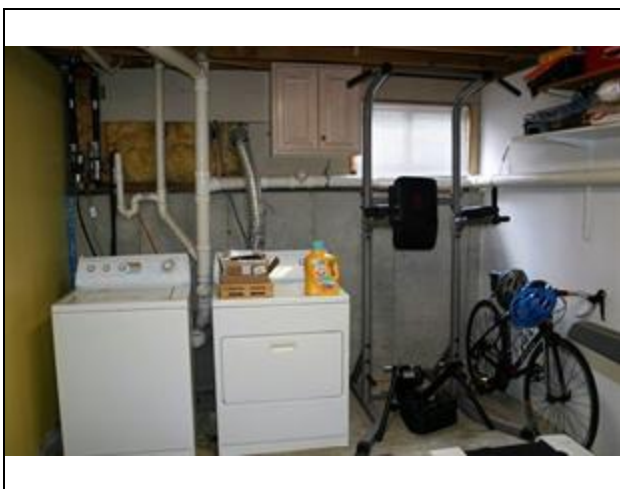
**Master Bedroom**



**Bathroom - Half**



**Basement**



**Laundry Room/Area**



**Basement - Partially Finished**

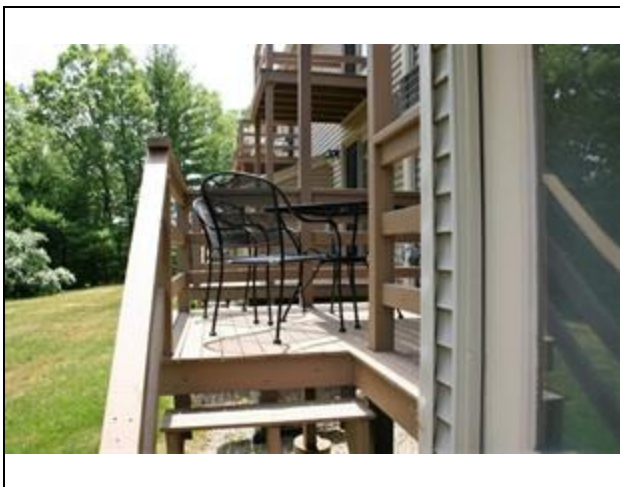




**Basement - Partially Finished**



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

**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!**

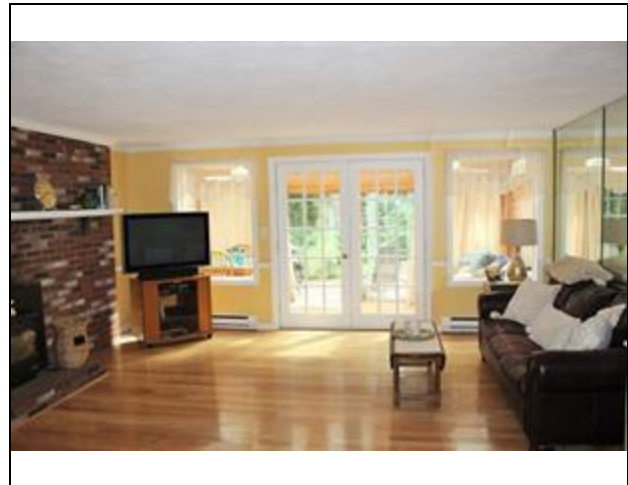
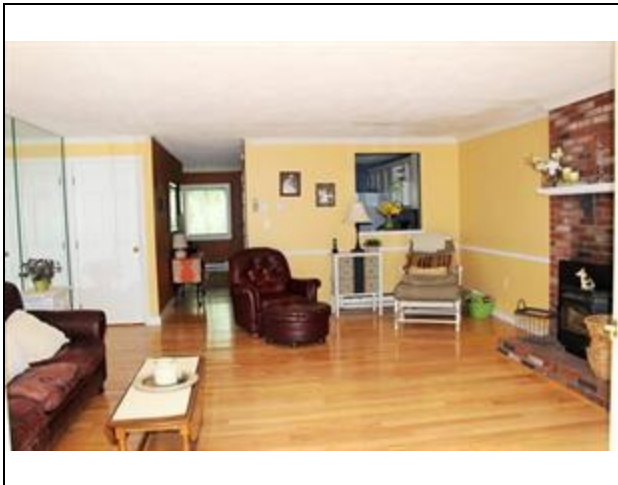
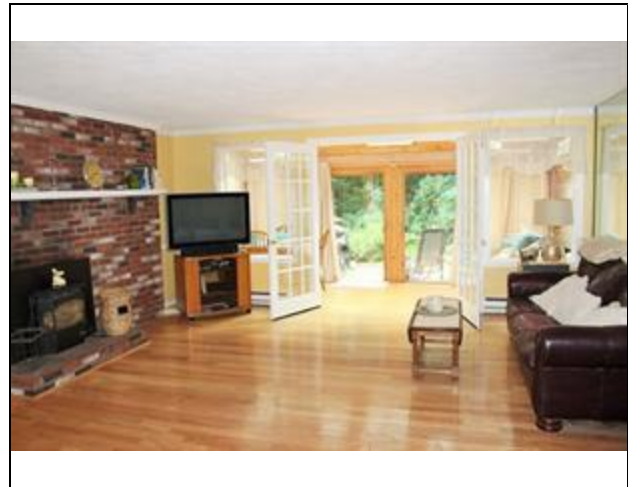
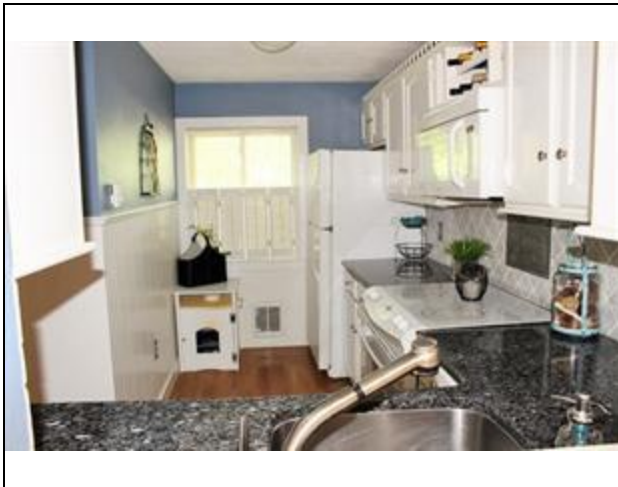
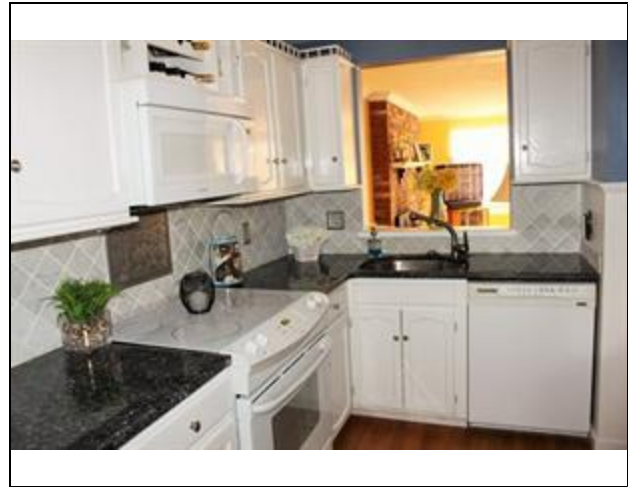
**Tax Information**

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

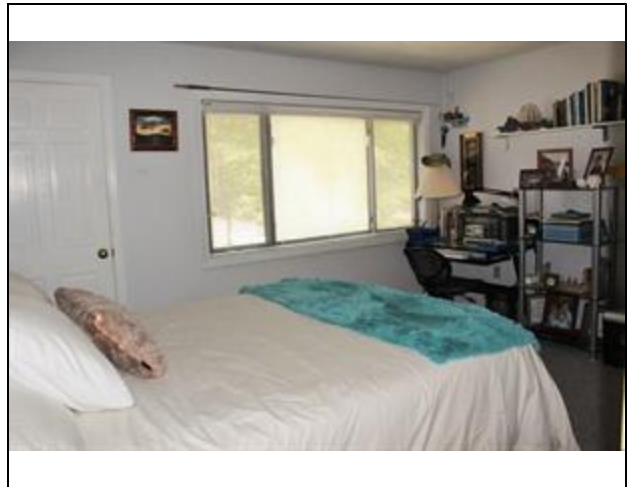
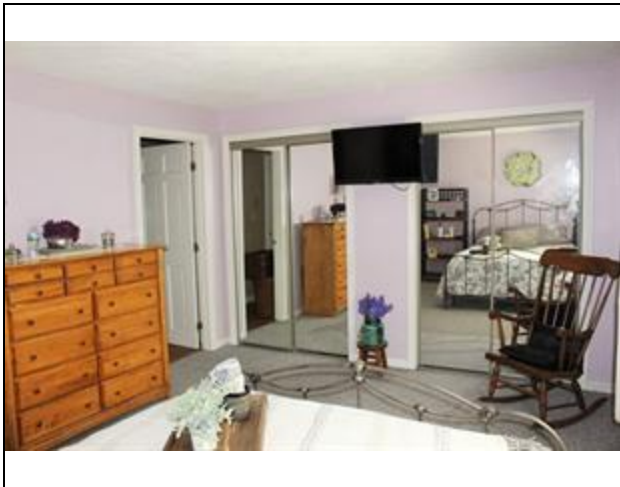
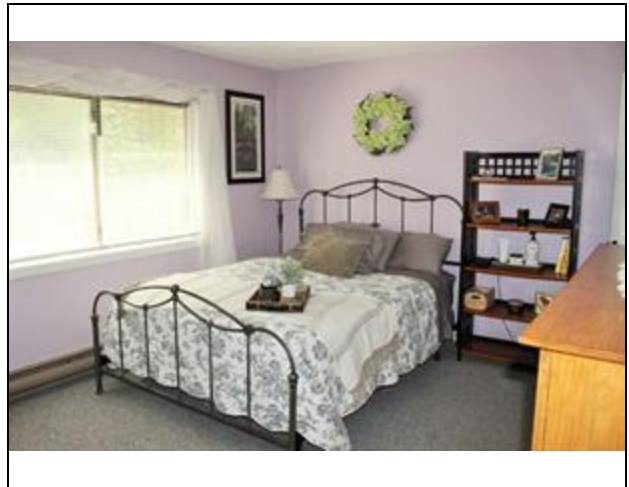
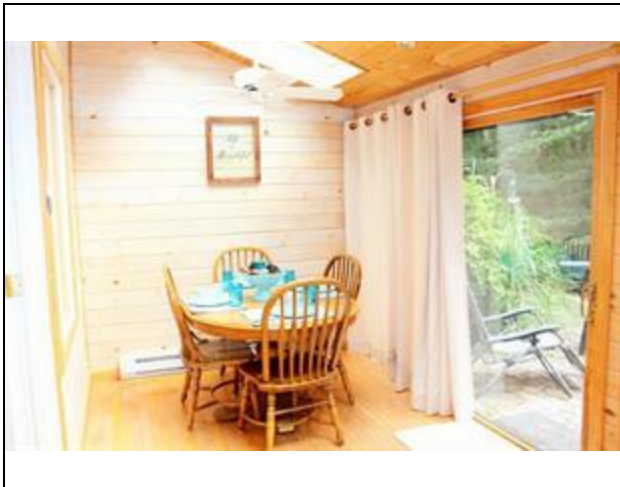
## Market History for 114 Highwood Drive U:114, Franklin, MA 02038-2976

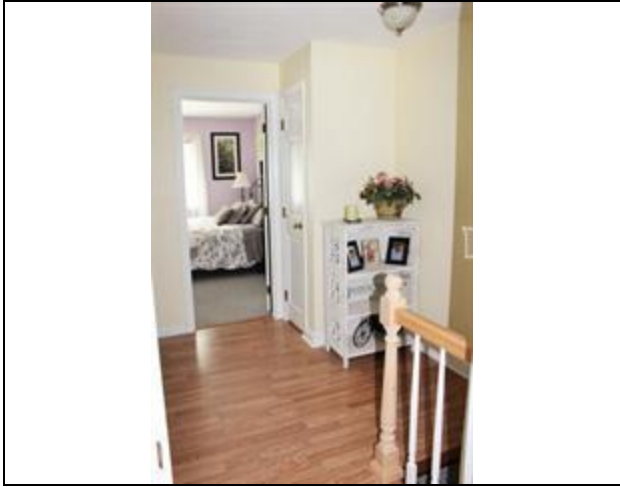
MLS #	Date		DOM	DTO	Price
72053415	8/15/2016	Listed for <b>\$234,900</b>			\$234,900
	9/8/2016	Price Changed to: <b>\$231,900</b>			\$231,900
	9/16/2016	Price Changed to: <b>\$229,900</b>			\$229,900
	9/28/2016	Price Changed to: <b>\$224,900</b>			\$224,900
	10/7/2016	Price Changed to: <b>\$221,900</b>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











**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:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Pantry, Countertops - Upgraded, Cabinets - Upgraded</b>
Master Bedroom:	<b>1</b>		<b>Ceiling - Cathedral, Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded</b>
Bath 2:	<b>2</b>		<b>Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>-</b>
Sun Room:			<b>Skylight, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Exterior Access</b>

**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 II! 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**



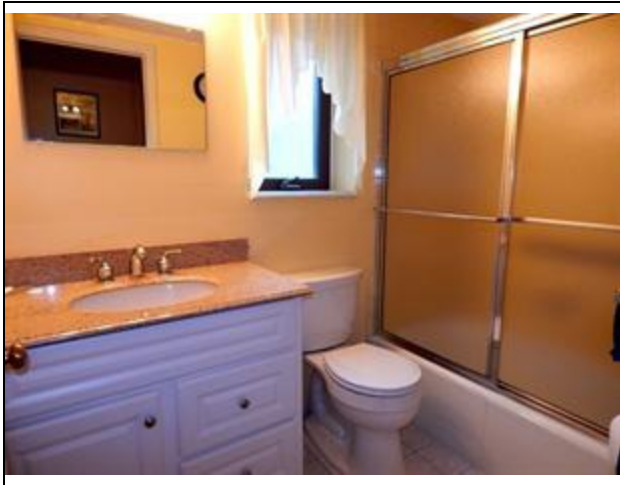
## Market History for 16 HIGHWOOD DR U:16, Franklin, MA 02038-2959

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













MLS # 71985103 - Sold  
16 HIGHWOOD DR U:16, Franklin, MA 02038-2959

Condominium - Condo  
Sale Price: \$220,000

