

67 Bayberry Common - Unit 67
Franklin, MA 02038
Condo

MLS #: **71959772** Status: **Sold**
List Price: **\$289,000** Sale Price: **\$280,000**
List Date: **2/16/2016** Sale Date: **4/29/2016**
Area: Off Market Date: **3/15/2016**
List\$/Sq. Ft.: **\$157.15** Sold \$/Sq. Ft. **\$152.26**
Days on Market (Total): Days on Market (Office): **51**
51

Property Features

Rooms: **5** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **2f 1h** Unit Level: **1**
Master Bath: **Yes** Placement: **Street, Middle**
Fireplaces: **1** Approx. Living Area: **1,839 Sq. Ft.**
Year Built: **1986** Outdoor Space Avail:
Units: **100** Garage: **1 Attached**
Elevator: **No** Parking: **2 Off-Street, Tandem**
Handicap Access/Features:
Association: **Yes** Fee: **\$298**
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



Room Descriptions

| Room | Level | Size | Features |
|-----------------|----------|------|---|
| Living Room: | 1 | | Fireplace, Skylight, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Main Level, Deck Exterior, Exterior Access, Open Floor Plan, Slider Flooring - Wall to Wall Carpet, Main Level, Open Floor Plan |
| Dining Room: | 1 | | Flooring - Laminate, Dining Area, Main Level, Breakfast Bar / Nook |
| Kitchen: | 1 | | Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet |
| Master Bedroom: | 2 | | Closet - Walk-in, Flooring - Wall to Wall Carpet |
| Bedroom 2: | 2 | | Bathroom - Half, Flooring - Laminate, Main Level |
| Bath 1: | 1 | | Bathroom - Full, Bathroom - With Shower Stall, Flooring - Laminate |
| Bath 2: | 2 | | Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Laminate |
| Bath 3: | 2 | | Dryer Hookup - Gas, Washer Hookup |
| Laundry: | 2 | | Flooring - Wall to Wall Carpet |
| Den: | 1 | | Skylight, Flooring - Wall to Wall Carpet |
| Loft: | 2 | | |

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes Partially Finished, Walk Out, Interior Access**
Construction: **Frame**
-Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions:
Exterior: **Clapboard**
Exterior Features: **Porch, Deck**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas, Tank**
Interior Features: **Central Vacuum, Cable Available**
Lead Paint: **Unknown**
Living Area Disclosures: **Square footage does not include partially finished basement.**
Pets Allowed: **Yes w/ Restrictions**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Remarks

This wonderful and spacious condo is a must see – boasting an open floor plan, bright sunny rooms, high ceilings and storage galore! This great location provides easy access to the highway while still being situated on a quiet, dead end street. Both bedrooms have oversized walk-in closets. The spacious deck overlooking the gorgeous pond is a great space to relax or entertain. A HUGE partially finished basement, with even more storage and full walk out, awaits your design aesthetic. Welcome home!

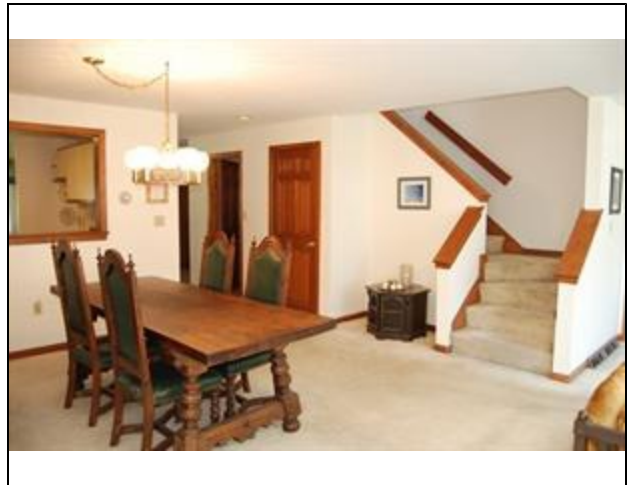
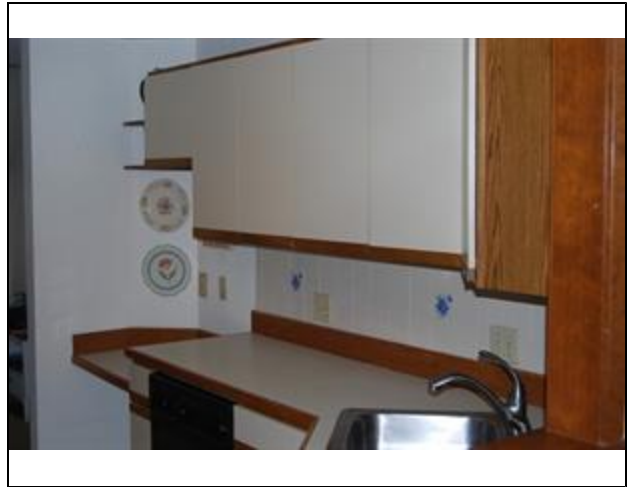
Tax Information

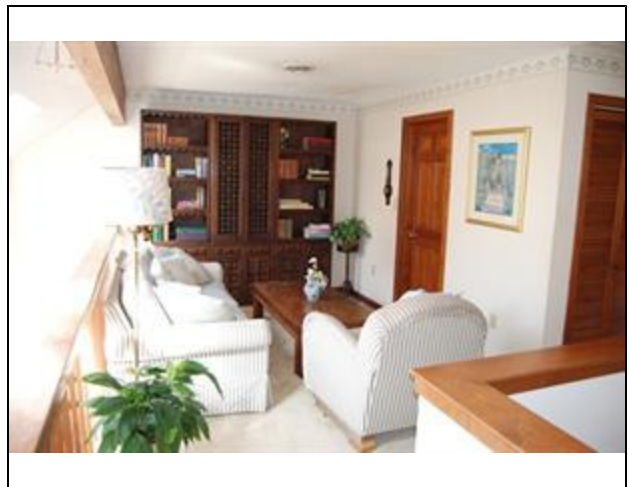
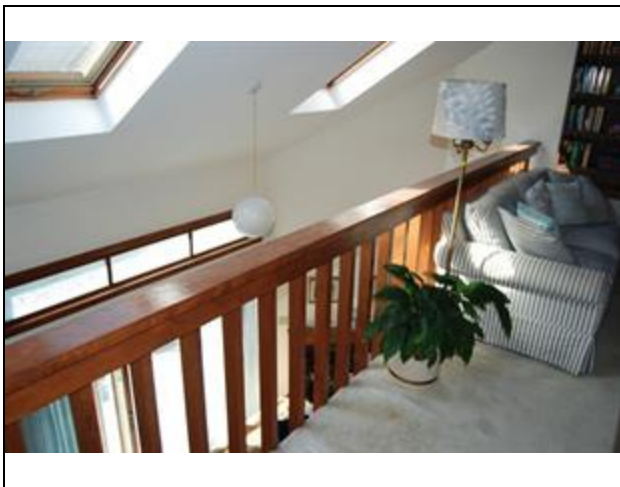
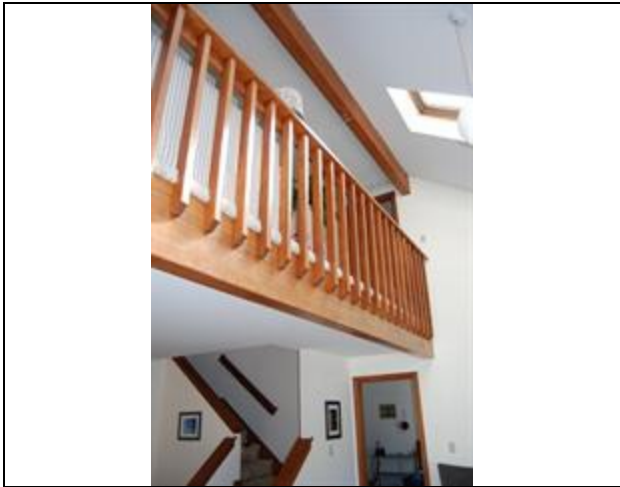
2015 Taxes: \$3,839.11 Assessment: **\$258,700** Cert: Zoning Code: **Residentia**
Pin #: Map: **303** Block: Lot: **045079** Book: **10473** Page: **122**

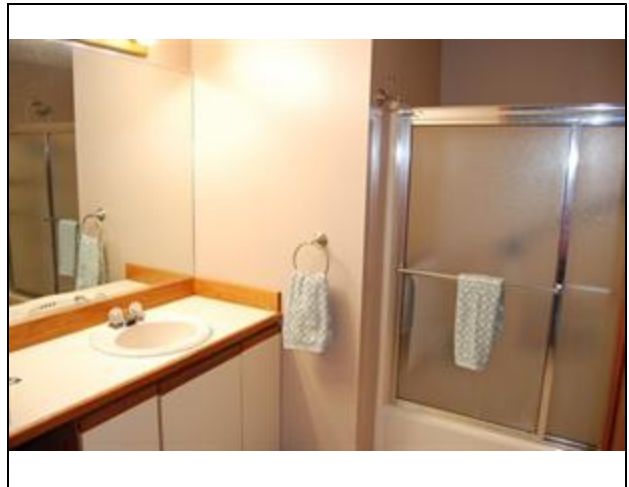
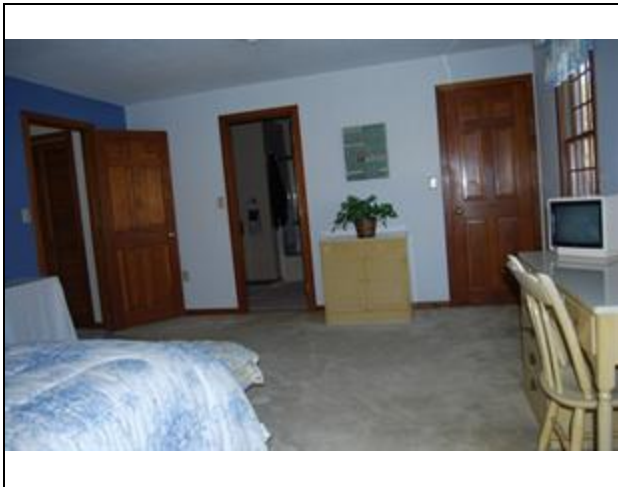
Market History for 67 Bayberry Common U:67, Franklin, MA 02038

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|-----------|---|-----------|-----------|------------------|
| 71959772 | 2/16/2016 | Listed for \$289,000 | | | \$289,000 |
| CTG | 2/25/2016 | Status Changed to: Contingent | | | |
| EXP | 4/7/2016 | Status Changed to: Expired | | | |
| RAC | 4/8/2016 | Status Changed to: Reactivated | | | |
| UAG | 4/8/2016 | Status Changed to: Under Agreement | | | |
| SLD | 4/29/2016 | Status Changed to: Sold | | | |
| | 4/29/2016 | Sold for \$280,000 | 51 | 28 | \$280,000 |
| Market History for Office Id: AC1854 | | | 51 | 28 | \$280,000 |
| Market History for this property | | | 51 | 28 | \$280,000 |



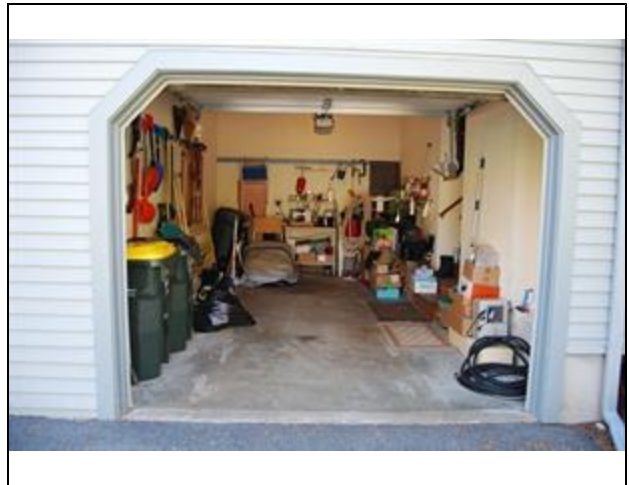
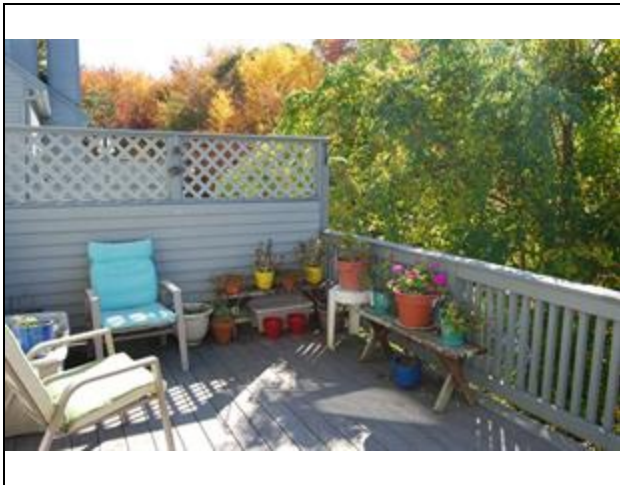






MLS # 71959772 - Sold
67 Bayberry Common U:67, Franklin, MA 02038

Condominium - Condo
Sale Price: \$280,000



**99 Highbank Rd. - Unit 99
Franklin, MA 02038
Condo**

MLS #: **71961298** Status: **Sold**
List Price: **\$299,888** Sale Price: **\$280,000**
List Date: **2/20/2016** Sale Date: **4/29/2016**
Area: Off Market Date: **2/27/2016**
List\$/Sq. Ft.: **\$156.68** Sold \$/Sq. Ft. **\$146.29**
Days on Market (Total): **7** Days on Market (Office): **7**

Property Features

Rooms: **5** Style: **Townhouse, Other (See Remarks)**
Bedrooms: **2** Type: **Condo**
Baths: **1f 1h** Unit Level: **1**
Master Bath: **Yes** Placement: **Street, Front, Garden**
Fireplaces: **1** Approx. Living Area: **1,914 Sq. Ft.**
Year Built: **1989** Outdoor Space Avail: **Yes - Private**
Units: **100** Garage: **1 Attached**
Elevator: Parking: **3 Off-Street, Deeded, Paved Driveway**

Handicap Access/Features:
Association: **Yes** Fee: **\$298**
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Garden Area**



Room Descriptions

| Room | Level | Size | Features |
|------|-------|------|----------|
|------|-------|------|----------|

Features & Other Information

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Compactor, Microwave, Washer, Dryer**
Basement: **Yes Full, Interior Access, Concrete Floor, Unfinished Basement**
Construction: **Frame**
Cooling: **Central Air**
Electric: **110 Volts, 220 Volts, Circuit Breakers, 150 Amps**
Exclusions:
Exterior: **Clapboard, Wood**
Exterior Features: **Porch, Deck - Composite**
Facing Direction:
Heating: **Central Heat, Gas**
Hot Water: **Natural Gas**
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

IT'S SPRING MARKET YAH! COME AND SEE THIS IN DEMAND BEAUTIFUL SPRUCE POND, NEW LISTING AND SELLER SAYS MAKE AN OFFER! IN VERY GOOD CONDITION , A LITTLE DATED .BUT PRICE REFLECT'S THAT. GAS AND SEWER AND WATER. ON THE CUL-DE-SAC ! LAST UNIT SOLD WHEN THEY WERE ALL NEW! Please call the office for any info you would like and a private showing. Thank You very much!

Tax Information

2016 Taxes: \$4,259 Assessment: **\$293,700**
Pin #:

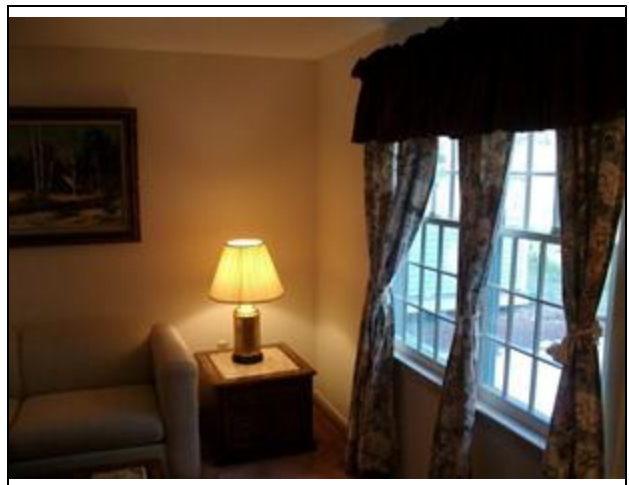
Cert: Zoning Code: **condo**
Map: Block: Lot: Book: **000** Page: **000**

Market History for 99 Highbank Rd. U:99, Franklin, MA 02038

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|-----------|--|-----|-----|------------------|
| 71961298 | 2/20/2016 | Listed for \$299,888 | | | \$299,888 |
| | 2/24/2016 | Listing Alert Flag set to: Yes - Kick-out/Right 1st Refusal | | | |
| UAG | 2/27/2016 | Status Changed to: Under Agreement | | | |
| SLD | 4/30/2016 | Status Changed to: Sold | | | |
| | 4/29/2016 | Sold for \$280,000 | 7 | 7 | \$280,000 |
| Market History for Office Id: BB9853 | | | 7 | 7 | \$280,000 |
| Market History for this property | | | 7 | 7 | \$280,000 |

MLS # 71961298 - Sold
99 Highbank Rd. U:99, Franklin, MA 02038

Condominium - Condo
Sale Price: \$280,000



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99 Highbank Rd. U:99, Franklin, MA 02038

Condominium - Condo
Sale Price: \$280,000



MLS # 71961298 - Sold
99 Highbank Rd. U:99, Franklin, MA 02038

Condominium - Condo
Sale Price: \$280,000



MLS # 71961298 - Sold
99 Highbank Rd. U:99, Franklin, MA 02038

Condominium - Condo
Sale Price: \$280,000



4 Spruce Pond Rd - Unit 4
Franklin, MA 02038-2500
Condo

MLS #: **72016489** Status: **Sold**
List Price: **\$299,000** Sale Price: **\$295,000**
List Date: **6/2/2016** Sale Date: **7/20/2016**
Area: Off Market Date: **7/6/2016**
List\$/Sq. Ft.: **\$119.27** Sold \$/Sq. Ft. **\$117.67**
Days on Market (Total): Days on Market (Office): **34**
34

Property Features

Rooms: **4** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **3f 0h** Unit Level: **1**
Master Bath: **Yes** Placement: **End**
Fireplaces: **1** Approx. Living Area: **2,507 Sq. Ft.**
Year Built: **1986** Outdoor Space Avail:
Units: **100** Garage: **2 Attached, Garage Door Opener, Deeded**
Elevator: Parking: **4 Deeded, Paved Driveway**
Handicap Access/Features: **Yes**
Association: **Yes** Fee: **\$422**
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



Room Descriptions

| Room | Level | Size | Features |
|-----------------|----------|--------------|---|
| Living Room: | 1 | 18X13 | Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony / Deck, Slider |
| Dining Room: | 1 | 11X8 | Flooring - Wall to Wall Carpet |
| Family Room: | B | 18X15 | Flooring - Stone/Ceramic Tile, Flooring - Wall to Wall Carpet |
| Kitchen: | 1 | 19X9 | Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid |
| Master Bedroom: | 1 | 15X11 | Flooring - Wall to Wall Carpet |
| Bedroom 2: | 1 | 11X11 | Flooring - Wall to Wall Carpet |
| Bath 1: | 1 | | Bathroom - Full, Flooring - Stone/Ceramic Tile |
| Bath 2: | 1 | | Bathroom - Full, Flooring - Stone/Ceramic Tile |
| Bath 3: | B | | Bathroom - Full, Flooring - Stone/Ceramic Tile |
| Office: | B | 14X12 | Flooring - Wall to Wall Carpet |

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave**
Basement: **Yes Full, Partially Finished, Walk Out, Concrete Floor**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions:
Exterior: **Wood**
Exterior Features: **Deck**
Handicap Amenities: **Chair Lift**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas**
Lead Paint: **None**
Living Area Disclosures: **Includes the finished walk out basement**
Pets Allowed: **Yes w/ Restrictions**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **Yes** Water View: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Remarks

Rare opportunity in Spruce Pond Village! Lovely unit with 1st FLOOR MASTER and 2-CAR GARAGE and THREE FULL BATHS! The beautiful setting by the Pond is another quality feature as well as a grand spacious deck. You'll also enjoy the brand new carpeting just installed throughout the home. The Kitchen features: upgraded white re-faced cabinets, granite counter tops, new dishwasher and new range. The kitchen also features a sun-spashed eating area with triple windows overlooking the beautiful front grounds. This unit has an awesome open dining room and fireplaced living room with a vaulted ceiling, skylights and sliders to the deck. Entertain your guests in the bonus finished walk-out basement featuring a large bar (once enjoyed by a previous owner from the New England Patriot Football Team) and a full bath plus an office/den or media room. Amazing Value!

Tax Information

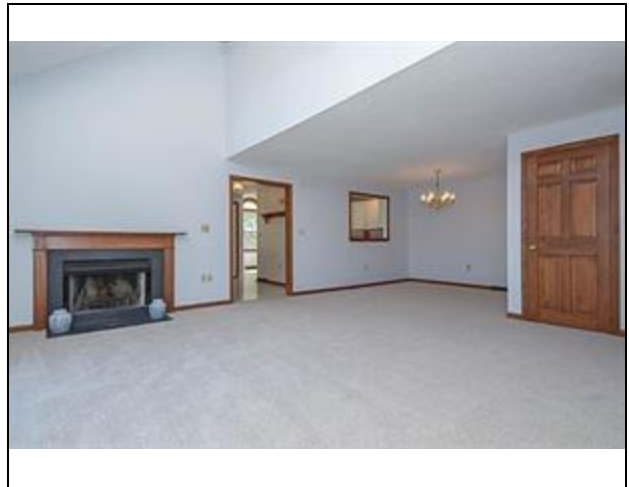
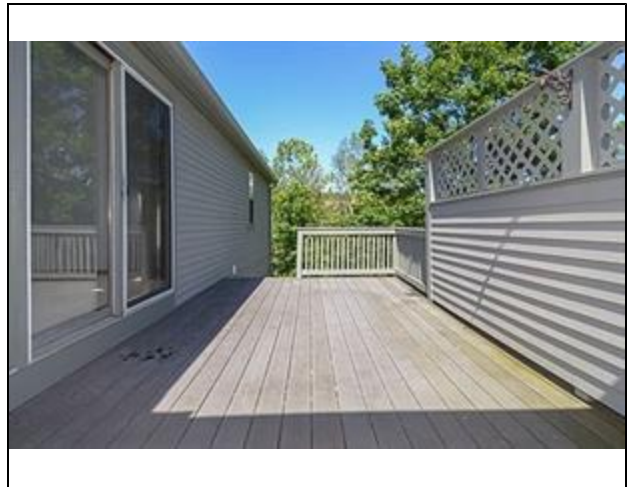
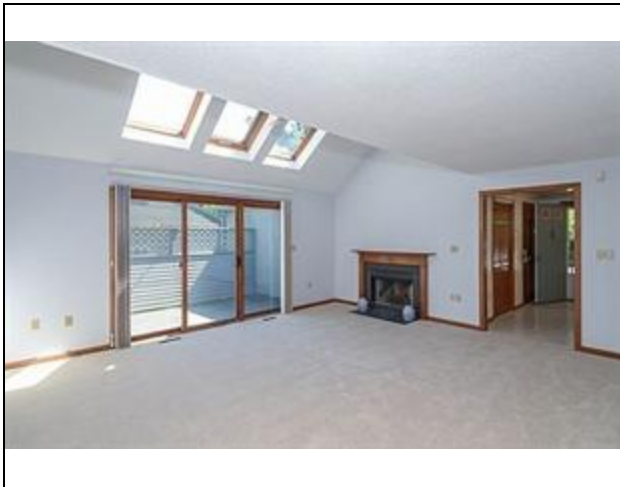
2016 Taxes: \$3,911 Assessment: **\$269,700** Cert: Zoning Code: **res**
Pin #: **M:303 L:045-004** Map: Block: Lot: Book: **18578** Page: **276**

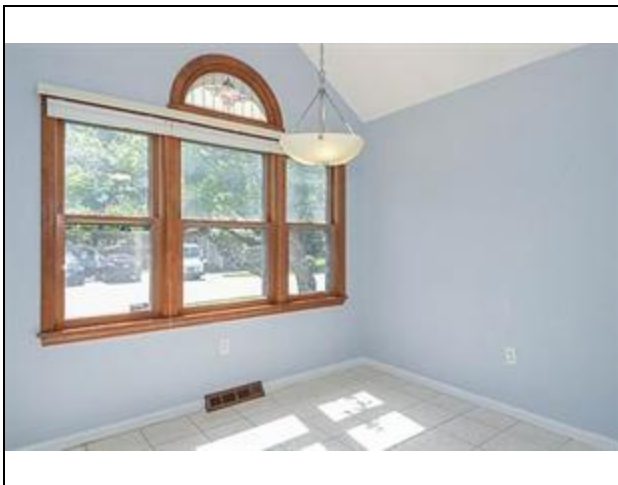
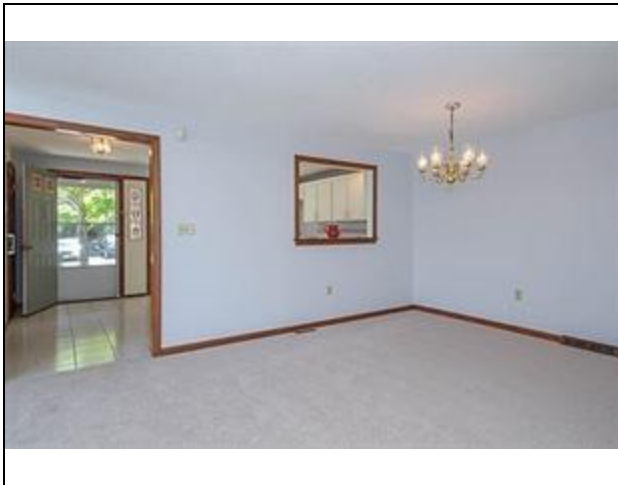
Market History for 4 Spruce Pond Rd U:4, Franklin, MA 02038-2500

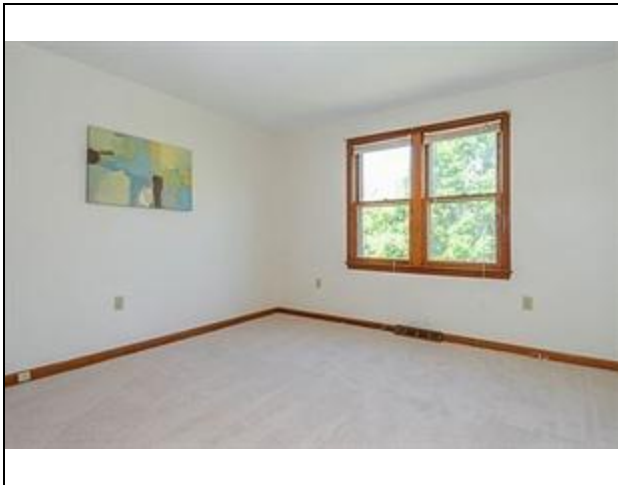
| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|-----------|---|-----------|----------|------------------|
| 72016489 | 6/2/2016 | Listed for \$299,000 | | | \$299,000 |
| CTG | 6/8/2016 | Status Changed to: Contingent | | | |
| UAG | 7/6/2016 | Status Changed to: Under Agreement | | | |
| SLD | 7/20/2016 | Status Changed to: Sold | | | |
| | 7/20/2016 | Sold for \$295,000 | 34 | 5 | \$295,000 |
| Market History for Office Id: AC1281 | | | 34 | 5 | \$295,000 |
| Market History for this property | | | 34 | 5 | \$295,000 |

MLS # 72016489 - Sold
4 Spruce Pond Rd U:4, Franklin, MA 02038-2500

Condominium - Condo
Sale Price: \$295,000









MLS # 72016489 - Sold
4 Spruce Pond Rd U:4, Franklin, MA 02038-2500

Condominium - Condo
Sale Price: \$295,000

