

49 Stone Ridge - Unit 49
Franklin, MA 02038
Condo

MLS #: **71943161** Status: **Sold**
List Price: **\$275,000** Sale Price: **\$285,000**
List Date: **12/23/2015** Sale Date: **2/1/2016**
Area: Off Market Date: **12/28/2015**
List\$/Sq. Ft.: **\$186.82** Sold \$/Sq. Ft. **\$193.61**
Days on Market (Total): **5** Days on Market (Office): **5**

Property Features

Rooms: **6** Style: **Garden, Low-Rise**
Bedrooms: **2** Type: **Condo**
Baths: **2f 0h** Unit Level: **1**
Master Bath: **Yes** Placement: **End, Walkout**
Fireplaces: **0** Approx. Living Area: **1,472 Sq. Ft.**
Year Built: **1986** Outdoor Space Avail: **Yes - Private**
Units: **162** Garage: **1 Attached, Garage Door Opener**
Elevator: **No** Parking: **1 Off-Street, Assigned**
Handicap Access/Features:
Association: **Yes** Fee: **\$342**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Ceiling Fan(s), Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops Stone/Granite/Solid, Stainless Steel Appliances
Master Bedroom:	1		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower
Bath 2:	1		Bathroom - Full, Bathroom - With Shower Stall
Laundry:	1		Dryer Hookup - Electric, Washer Hookup
Play Room:	B		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Water Treatment, Water Softener**
Basement: **Yes Full, Partially Finished, Walk Out**
Construction: **Frame**
Cooling: **Central Air**
Electric: **220 Volts, Circuit Breakers, 100 Amps**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Patio, Professional Landscaping, Tennis Court**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas, Tank**
Lead Paint: **Unknown**
Living Area Includes: **Finished Basement**
Pets Allowed: **Yes**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Remarks

Pristine and Updated SINGLE LEVEL LIVING end unit home in desirable Stone Ridge where all the exterior maintenance (including snow removal) is done for you. Quality touches abound with gleaming hardwood floors, Granite and Stainless appliances in full eat in kitchen. Spacious open floor plan provides plenty of space for your full dining room furniture. Downsizing is made easy with huge storage and shelves in basement and impressive number of closets all around. Three closets in master, large walk-in closet in 2nd bedroom; lower level playroom has huge closet space in bright and sunny finished walkout lower level. Two updated full baths, one with tub/shower combination and the other with an oversized 5 ft easy access shower. Oversized deck overlooks the professionally landscaped grounds. Pool, tennis, clubhouse onsite; easy access highway.

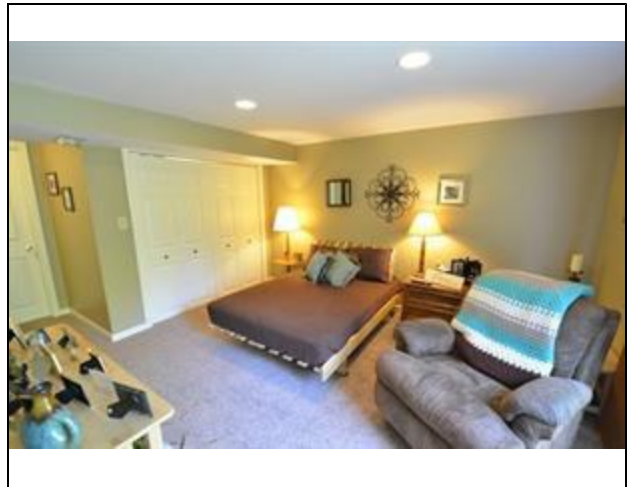
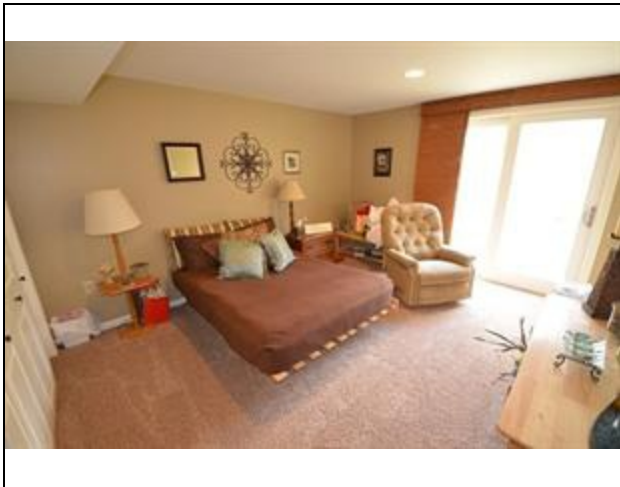
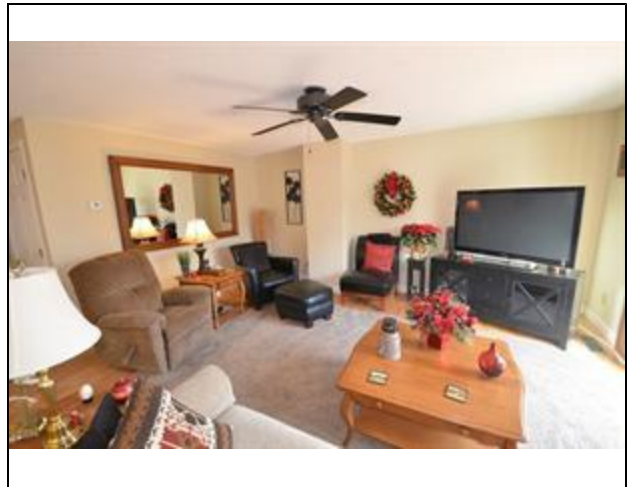
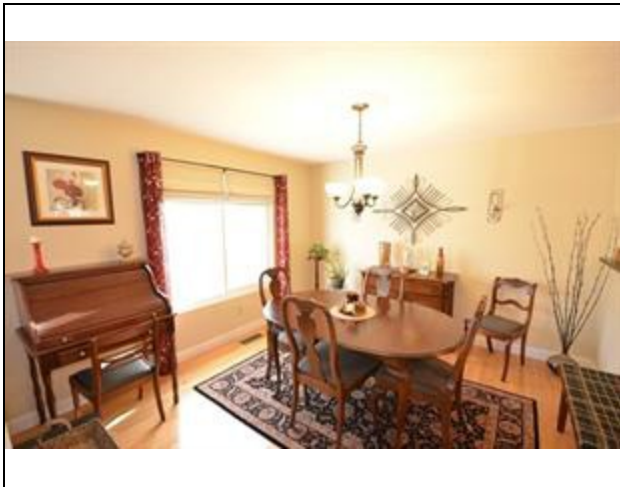
Tax Information

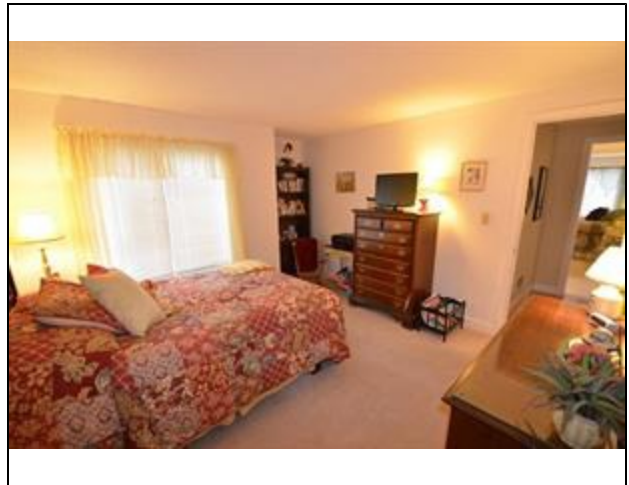
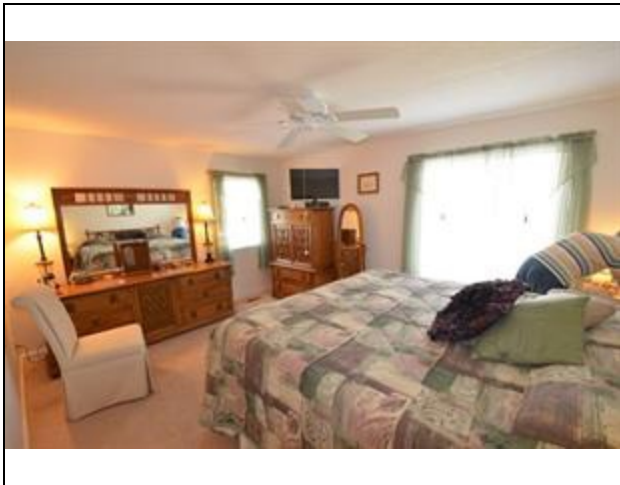
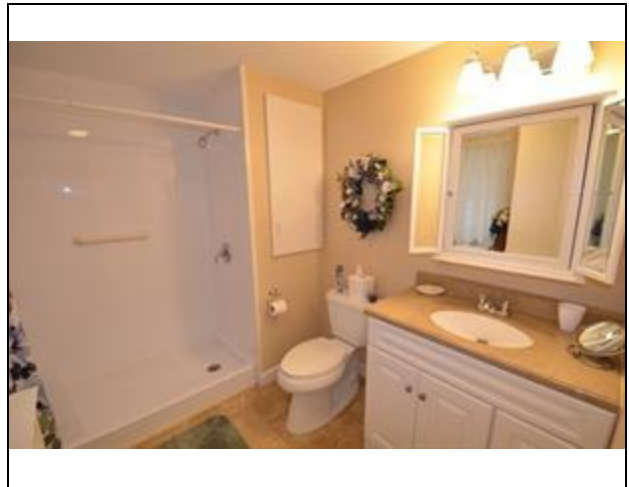
2015 Taxes: \$3,649 Assessment: **\$245,900**
Pin #:

Cert: Zoning Code: **Res**
Map: Block: Lot: Book: **0** Page: **0**

Market History for 49 Stone Ridge U:49, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71943161	12/23/2015	Listed for \$275,000			\$275,000
UAG	12/28/2015	Status Changed to: Under Agreement			
SLD	2/1/2016	Status Changed to: Sold			
	2/1/2016	Sold for \$285,000	5	5	\$285,000
Market History for Office Id: BB5301			5	5	\$285,000
Market History for this property			5	5	\$285,000





MLS # 71943161 - Sold
49 Stone Ridge U:49, Franklin, MA 02038

Condominium - Condo
Sale Price: \$285,000



106 Stone Ridge Drive - Unit 106
Franklin, MA 02038
Condo

MLS #: **72001040** Status: **Sold**
List Price: **\$319,000** Sale Price: **\$319,000**
List Date: **5/6/2016** Sale Date: **6/30/2016**
Area: Off Market Date: **6/26/2016**
List\$/Sq. Ft.: **\$179.42** Sold \$/Sq. Ft. **\$179.42**
Days on Market (Total): Days on Market (Office): **51**

Property Features

Rooms: **6** Style: **Townhouse**
Bedrooms: **3** Type: **Condo**
Baths: **2f 1h** Unit Level: **1**
Master Bath: Placement:
Fireplaces: **1** Approx. Living Area: **1,778 Sq. Ft.**
Year Built: **1986** Outdoor Space Avail:
Units: **163** Garage: **1 Attached, Garage Door Opener**
Elevator: Parking: **2**
Handicap Access/Features:
Association: **Yes** Fee: **\$409**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Snow Removal, Tennis Court, Clubroom**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood, Slider
Kitchen:	1		Flooring - Hardwood, Countertops - Upgraded, Cabinets - Upgraded
Master Bedroom:	1		Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		Flooring - Stone/Ceramic Tile

Features & Other Information

Appliances: **Wall Oven, Countertop Range, Refrigerator, Washer, Dryer**
Basement: **Yes**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions:
Exterior Features: **Patio**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Tank**
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

Here it is....A Beautiful Stone Ridge END unit that feels like a home with all the conveniences of condo life! Brand NEW hardwoods in LR. Freshly re-finished hardwoods in DR & kitchen. All NEW carpet & FRESH PAINT throughout the rest of the home. Bright, open floor plan with 2 story ceilings in the living room area with center gas fireplace. Updated kitchen with corian counters and lovely maple cabinets adjacent to a dining room area and slider out to the back patio area. Outside privacy is sometimes hard to come by but not here....enjoy nice summer evenings in a peaceful, wooded setting. 1st floor master suite with hardwoods, full bath and walk in closet. Two spacious bedrooms on the 2nd floor; both with large walk in closets. Added bonuses include: 1st floor laundry, 1 car attached garage w/ addl deeded spot, huge basement for storage, central air and more. Minutes to Forge Park Commuter Rail stop, route 495, lots of restaurants and tons of shopping. This is the one...

Tax Information

2016 Taxes: \$3,629.35 Assessment: **\$250,300**
Pin #:

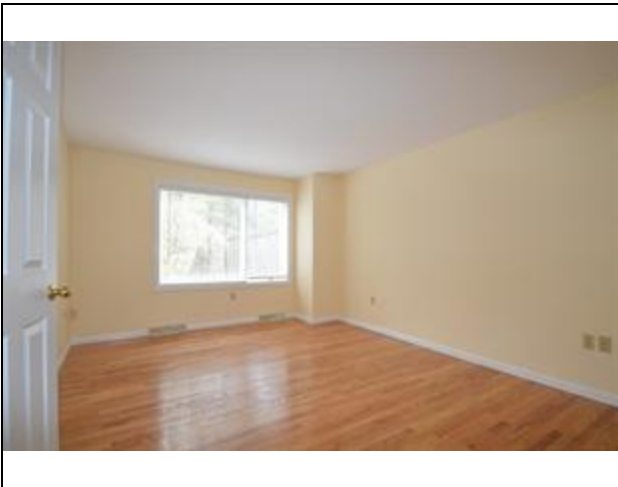
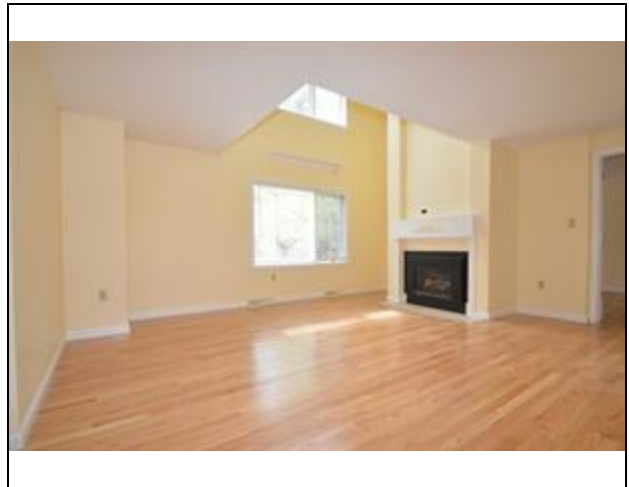
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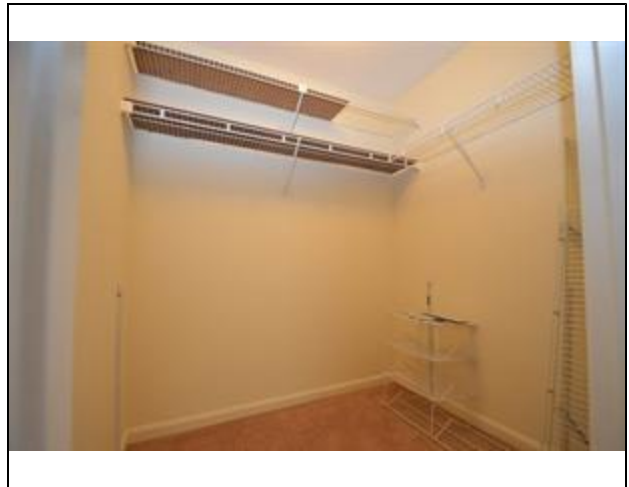
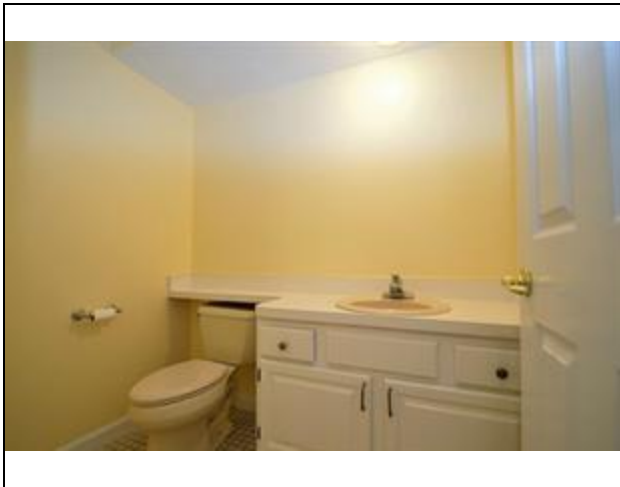
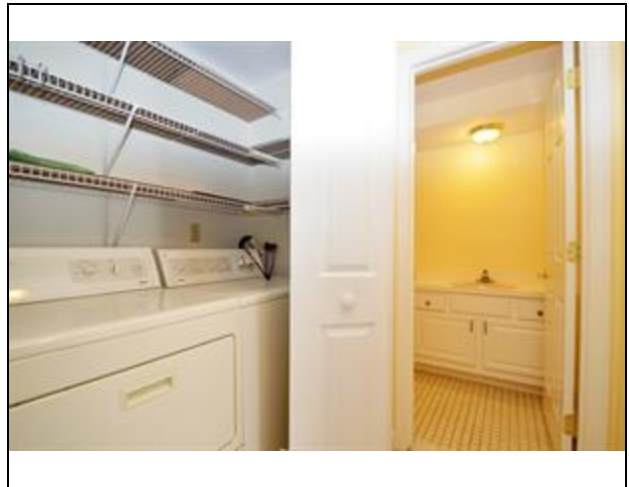
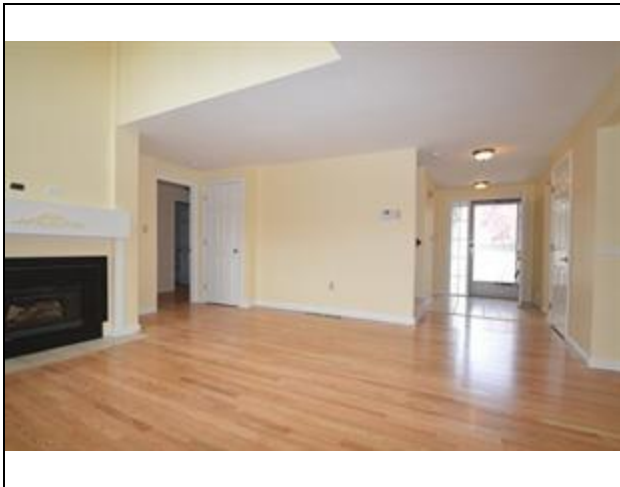
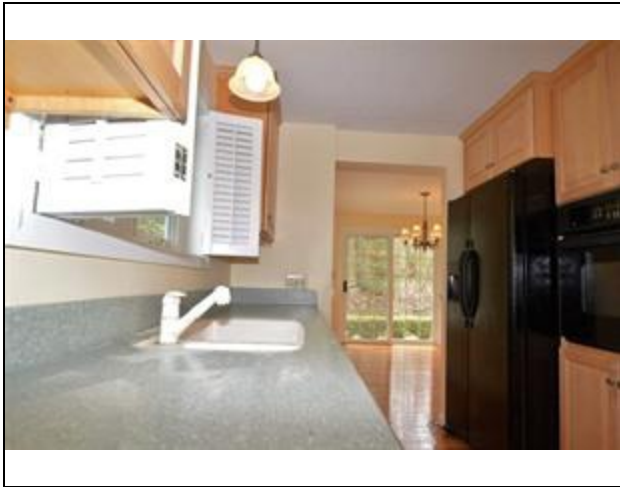
Market History for 106 Stone Ridge Drive U:106, Franklin, MA 02038

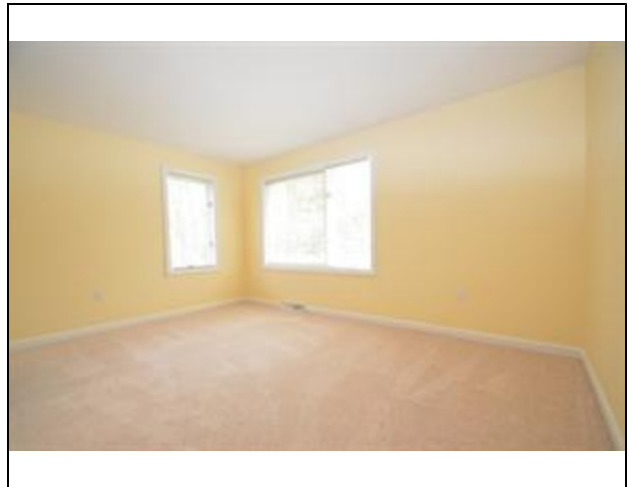
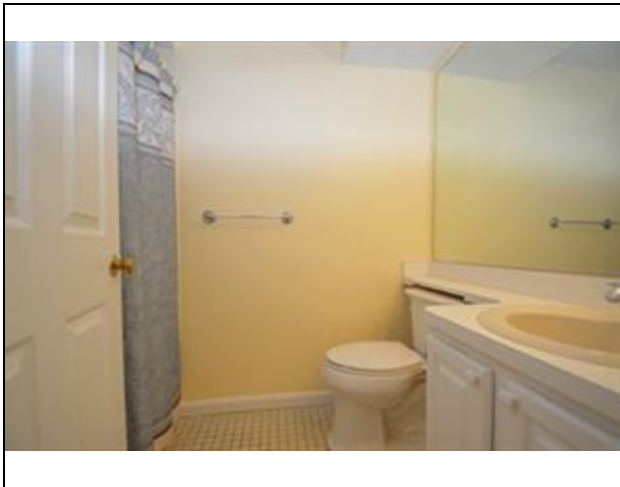
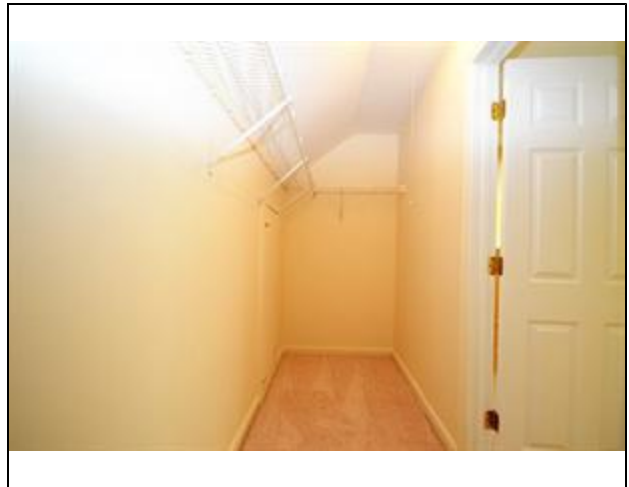
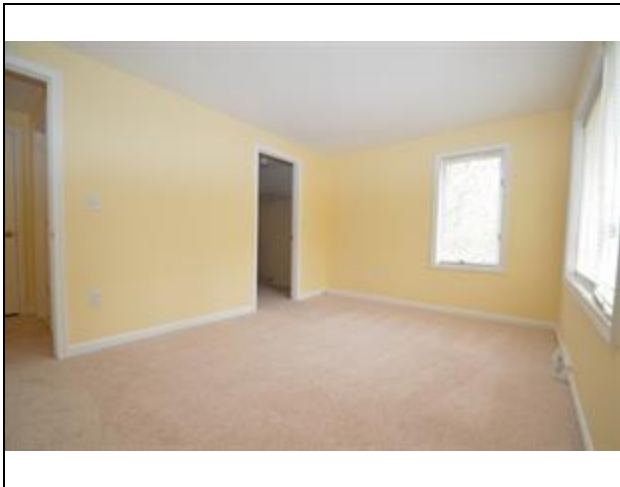
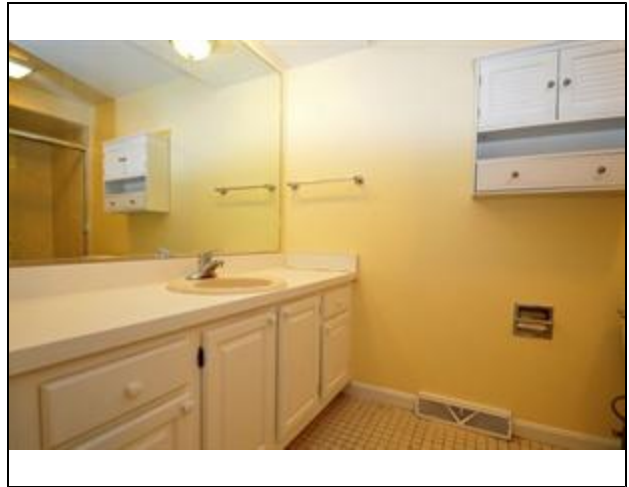
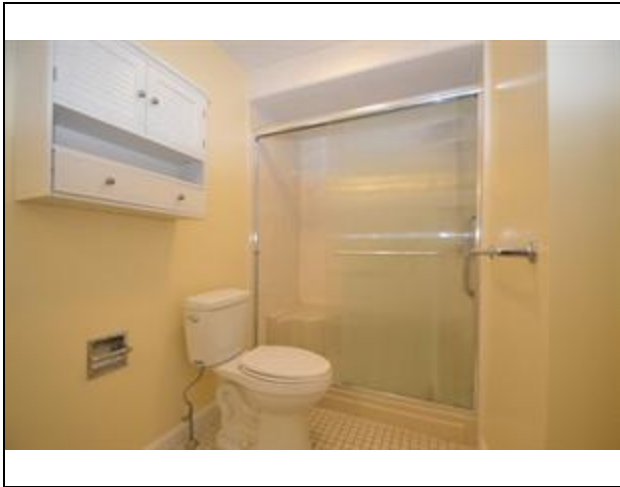
MLS #	Date		DOM	DTO	Price
72001040	5/6/2016	Listed for \$319,000			\$319,000
CTG	5/24/2016	Status Changed to: Contingent			
UAG	6/26/2016	Status Changed to: Under Agreement			
SLD	6/30/2016	Status Changed to: Sold			
	6/30/2016	Sold for \$319,000	51	17	\$319,000
Market History for Office Id: BB1175			51	17	\$319,000
Market History for this property			51	17	\$319,000

MLS # 72001040 - Sold
106 Stone Ridge Drive U:106, Franklin, MA 02038

Condominium - Condo
Sale Price: \$319,000







MLS # 72001040 - Sold
106 Stone Ridge Drive U:106, Franklin, MA 02038

Condominium - Condo
Sale Price: \$319,000



MLS # 72001040 - Sold
106 Stone Ridge Drive U:106, Franklin, MA 02038

Condominium - Condo
Sale Price: \$319,000



**1 Stone Ridge Road - Unit #1
Franklin, MA 02038-3103
Condo**

MLS #: **71982430** Status: **Sold**
List Price: **\$324,900** Sale Price: **\$326,500**
List Date: **4/4/2016** Sale Date: **6/24/2016**
Area: Off Market Date: **6/22/2016**
List\$/Sq. Ft.: **\$200.56** Sold \$/Sq. Ft. **\$201.54**
Days on Market (Total): Days on Market (Office): **79**

Property Features

Rooms: **6** Style: **Townhouse**
Bedrooms: **3** Type: **Condo**
Baths: **2f 1h** Unit Level: **1**
Master Bath: **Yes** Placement: **End**
Fireplaces: **1** Approx. Living Area: **1,620 Sq. Ft.**
Year Built: **1986** Outdoor Space Avail:
Units: **162** Garage: **1 Attached**
Elevator: **No** Parking: **2 Guest**
Handicap Access/Features:
Association: **Yes** Fee: **\$399**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		-
Dining Room:	1		-
Kitchen:	1		-
Master Bedroom:	1		-
Bedroom 2:	2		-
Bedroom 3:	3		-
Loft:	3		-

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
Basement: **Yes Full, Unfinished Basement**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions:
Exterior Features: **Deck**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas**
Interior Features: **Security System, 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

Beautiful 3 bedroom, 2 1/2 bath condo in desirable Stone Ridge. Public record has it listed as a 2 bedroom but it is one of only a few actual 3 bedroom models in the complex. Nothing needs to be done here, it's freshly painted, very clean and ready for new owners. There's a 1st floor master bedroom with a bathroom that is currently being used as an office. The huge finished loft area is being used as the master bedroom, has a big sitting area and is very quiet and private. The location is perfect as it is within walking distance to the tennis court, pool and clubhouse. Come and enjoy everything the town of Franklin has to offer-- great schools (brand new High School), commuter rail, 2 minutes to major routes and so much more while living in one of the safest communities in the state! **Please allow day before notice for showings.******

Tax Information

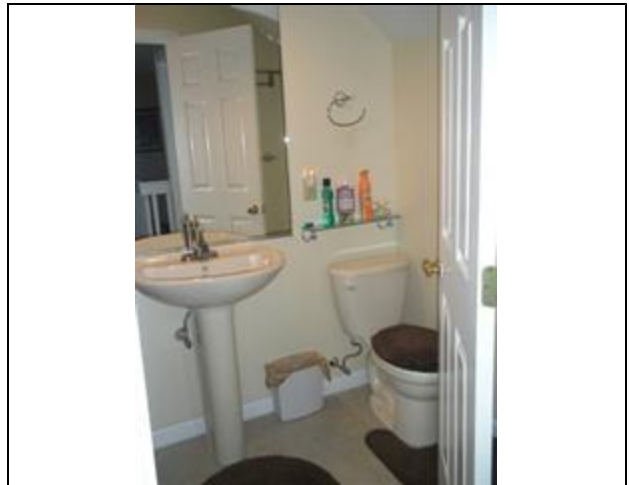
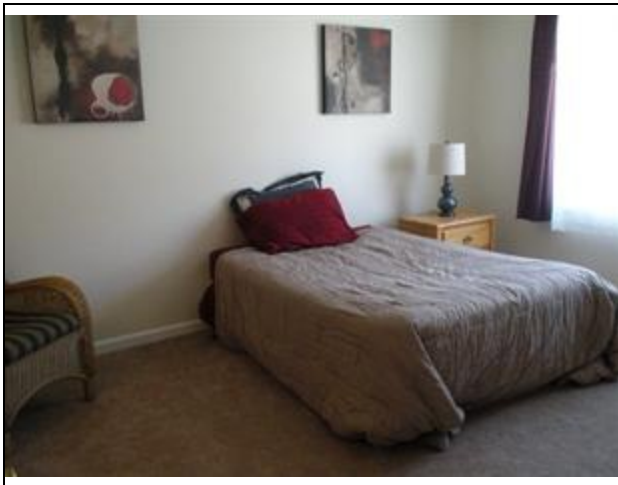
2016 Taxes: \$3,692 Assessment: \$254,600 Cert: Zoning Code: **R**
Pin #: Map: Block: Lot: Book: **0** Page: **0**

Market History for 1 Stone Ridge Road U:#1, Franklin, MA 02038-3103

MLS #	Date		DOM	DTO	Price
71982430	4/4/2016	Listed for \$324,900			\$324,900
CTG	4/13/2016	Status Changed to: Contingent			
UAG	6/22/2016	Status Changed to: Under Agreement			
SLD	6/24/2016	Status Changed to: Sold			
	6/24/2016	Sold for \$326,500	79	8	\$326,500
Market History for Office Id: BB6860			79	8	\$326,500
Market History for this property			79	8	\$326,500

MLS # 71982430 - Sold
1 Stone Ridge Road U:#1, Franklin, MA 02038-3103

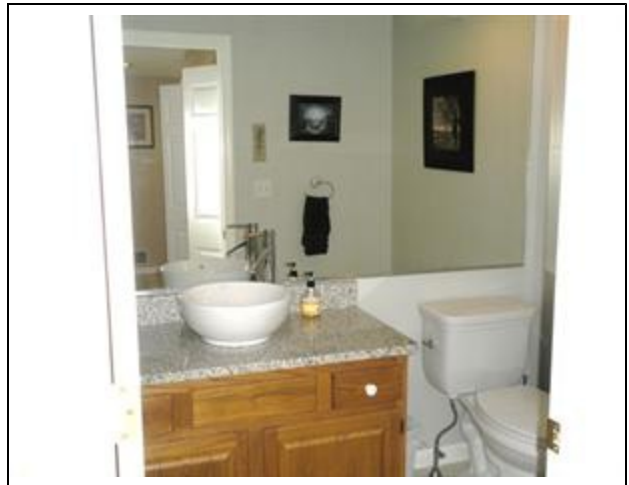
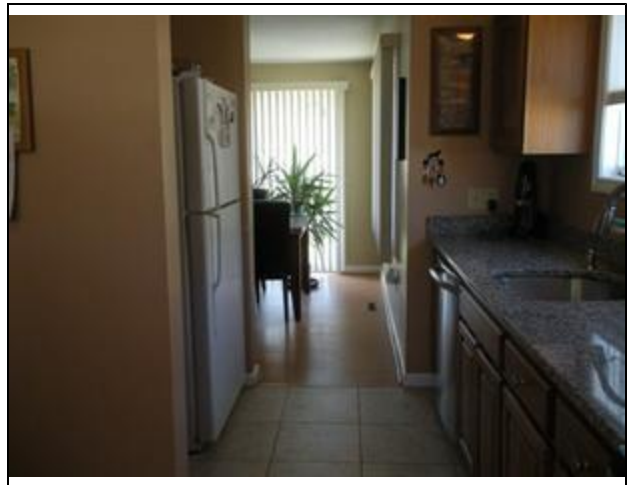
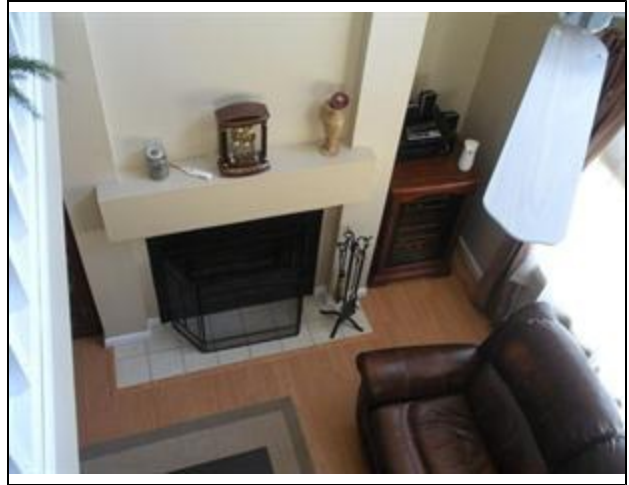
Condominium - Condo
Sale Price: \$326,500

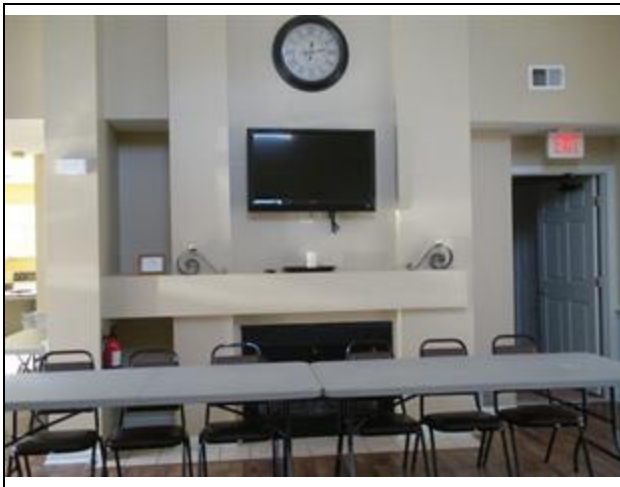


MLS # 71982430 - Sold
1 Stone Ridge Road U:#1, Franklin, MA 02038-3103

Condominium - Condo
Sale Price: \$326,500



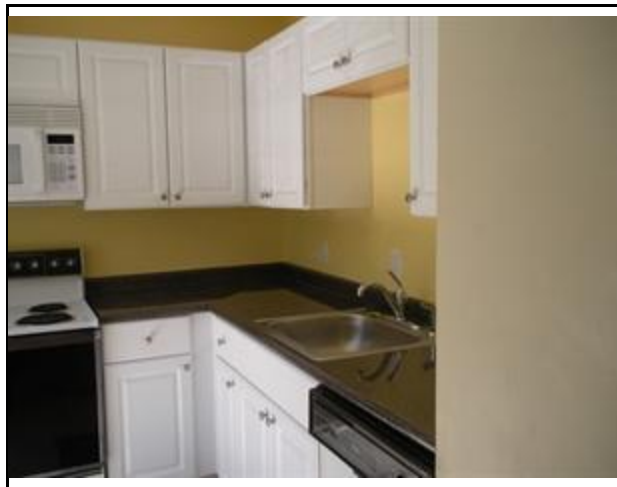




Common Area



Common Area



Common Area