

**32 Highwood Dr - Unit 32**  
**Franklin, MA 02038-2962**  
**Condo**

MLS #: **72155593** Status: **Sold**  
List Price: **\$179,900** Sale Price: **\$180,000**  
List Date: **5/1/2017** Sale Date: **6/23/2017**  
Area: Off Market Date: **5/22/2017**  
List\$/Sq. Ft.: **\$182.64** Sold \$/Sq. Ft. **\$182.74**  
Days on Market (Total): **22** Days on Market (Office): **22**

**Property Features**

Rooms: **4** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **1**  
Master Bath: Placement: **Street**  
Fireplaces: **0** Approx. Living Area: **985 Sq. Ft.**  
Year Built: **1977** Outdoor Space Avail:  
# Units: **59** Garage: **0**  
Elevator: Parking: **2 Off-Street, Deeded**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$238**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**



**Room Descriptions**

Room	Level	Size	Features
Living 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>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</b>
Laundry:	<b>1</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Brick**  
Cooling: **Central Air**  
Exclusions: **PERSONAL PROPERTY**  
Exterior: **Brick**  
Exterior Features: **Patio**  
Facing Direction:  
Heating: **Forced Air, Electric**  
Hot Water: **Electric**  
Lead Paint: **Unknown**  
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**

**This garden style condo Highwood I offers 2 bedrooms, large living room and dining area with newer carpet. Kitchen has newer cabinets and tile floor. Great location close to commuter train, highway and stores. Washer and dryer in unit. Seller is offering a 1 yr HOME PROTECTION PLAN to the new buyer. Living room leads to patio for your summer barbecues. Central air. Pet friendly! All appliances are included! Don't miss this affordable condo!! Showings begin immediately with 24 hr notice. June 1st or later closing possible .**

**Tax Information**

<b>2017 Taxes: \$2,436</b>	<b>Assessment: \$167,100</b>	<b>Cert: 110101</b>	<b>Zoning Code: Res</b>
<b>Pin #: M:270 L:047-009</b>		<b>Map: Block:</b>	<b>Lot: Book: 23594 Page: 77</b>

## Market History for 32 Highwood Dr U:32, Franklin, MA 02038-2962

MLS #	Date		DOM	DTO	Price
72155593	5/1/2017	Listed for <b>\$182,900</b>			\$182,900
	5/8/2017	Price Changed to: <b>\$179,900</b>			\$179,900
CTG	5/9/2017	Status Changed to: <b>Contingent</b>			
UAG	5/23/2017	Status Changed to: <b>Under Agreement</b>			
SLD	6/23/2017	Status Changed to: <b>Sold</b>			
	6/23/2017	Sold for <b>\$180,000</b>	22	8	<b>\$180,000</b>
Market History for Office Id: BB2447			22	8	<b>\$180,000</b>
Market History for this property			22	8	<b>\$180,000</b>

MLS # 72155593 - Sold  
32 Highwood Dr U:32, Franklin, MA 02038-2962

Condominium - Condo  
Sale Price: \$180,000



MLS # 72155593 - Sold  
32 Highwood Dr U:32, Franklin, MA 02038-2962

Condominium - Condo  
Sale Price: \$180,000



**43 Highwood Dr - Unit 43**  
**Franklin, MA 02038-2963**  
**Condo**

MLS #: **72143523** Status: **Sold**  
List Price: **\$189,900** Sale Price: **\$186,400**  
List Date: **4/9/2017** Sale Date: **6/5/2017**  
Area: Off Market Date: **4/24/2017**  
List\$/Sq. Ft.: **\$192.79** Sold \$/Sq. Ft. **\$189.24**  
Days on Market (Total): **15** Days on Market (Office): **15**

**Property Features**

Rooms: **4** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **2**  
Master Bath: **No** Placement: **Street, Garden**  
Fireplaces: **0** Approx. Living Area: **985 Sq. Ft.**  
Year Built: **1979** Outdoor Space Avail:  
# Units: **59** Garage: **0**  
Elevator: Parking: **2 Off-Street, Assigned, Guest, Paved Driveway**

Handicap Access/Features:  
Association: **Yes** Fee: **\$236**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



**Room Descriptions**

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

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Basement: **No**  
Cooling: **Central Air**  
Electric: **Circuit Breakers**  
Exclusions:  
Exterior: **Brick**  
Exterior Features: **Porch - Screened**  
Facing Direction:  
Heating: **Forced Air, 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**

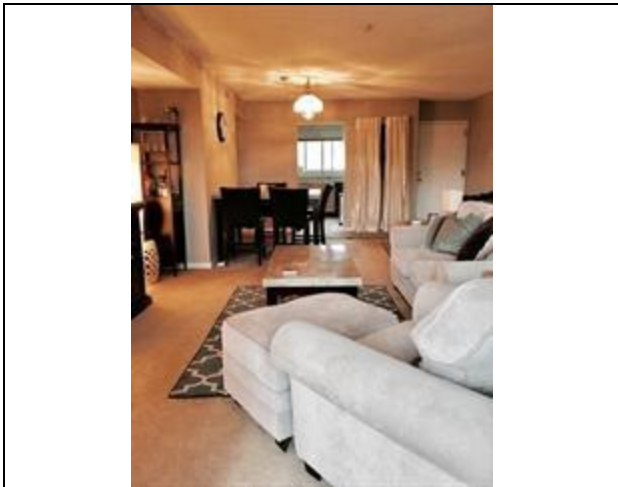
Now is your opportunity to own rather than rent. This lovely condo located at desirable Highwood in Franklin is awaiting your arrival. The LOCATION is perfect for commuting and travel. Close to the commuter Rail, Routes 495 and 140, with plenty of shopping, restaurants and entertainment within minutes of your new home. The screened porch with storage area offers a little serenity while sitting outside and enjoying a beverage and the private, treed back yard. Inside you will find a large living room which opens to the kitchen and the porch. The convenient in-unit laundry area and spacious closets will delight you. Large bedrooms are a plus and the updated bath is a bonus. All appliances are included. Nothing to do but move in!! Going.....going.....gone if you don't move quickly on this one. This is the lowest priced unit available at Highwood right now. Hurry.

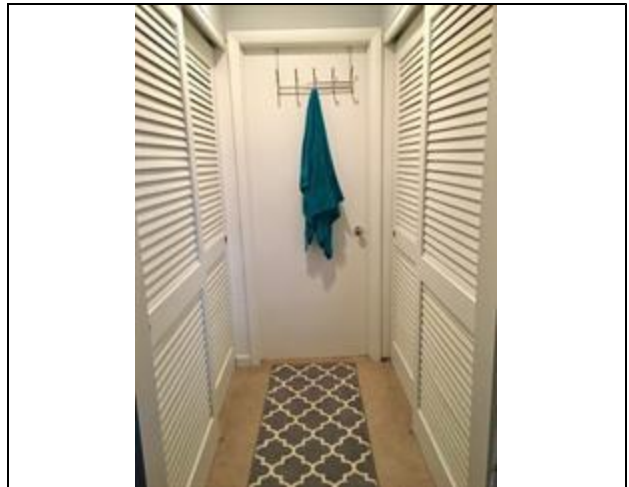
**Tax Information**

2017 Taxes: **\$2,435** Assessment: **\$167,000** Cert: **91546** Zoning Code: **Res**  
Pin #: **M:270 L:046-014** Map: Block: Lot: Book: **26061** Page: **538**

## Market History for 43 Highwood Dr U:43, Franklin, MA 02038-2963

MLS #	Date		DOM	DTO	Price
72143523	4/9/2017	Listed for <b>\$189,900</b>			\$189,900
UAG	4/24/2017	Status Changed to: <b>Under Agreement</b>			
SLD	6/6/2017	Status Changed to: <b>Sold</b>			
	6/5/2017	Sold for <b>\$186,400</b>	15	15	<b>\$186,400</b>
Market History for Office Id: K01136			<b>15</b>	<b>15</b>	<b>\$186,400</b>
Market History for this property			<b>15</b>	<b>15</b>	<b>\$186,400</b>





MLS # 72143523 - Sold  
43 Highwood Dr U:43, Franklin, MA 02038-2963

Condominium - Condo  
Sale Price: \$186,400



MLS # 72143523 - Sold  
43 Highwood Dr U:43, Franklin, MA 02038-2963

Condominium - Condo  
Sale Price: \$186,400



**9 Highwood Dr - Unit 9**  
**Franklin, MA 02038-2959**  
**Condo**

MLS #: **72109550** Status: **Sold**  
List Price: **\$189,900** Sale Price: **\$190,000**  
List Date: **1/17/2017** Sale Date: **4/28/2017**  
Area: Off Market Date: **2/7/2017**  
List\$/Sq. Ft.: **\$192.79** Sold \$/Sq. Ft. **\$192.89**  
Days on Market (Total): Days on Market (Office): **22**

**Property Features**

Rooms: **4** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **1**  
Master Bath: Placement:  
Fireplaces: **0** Approx. Living Area: **985 Sq. Ft.**  
Year Built: **1976** Outdoor Space Avail:  
# Units: **58** Garage: **0**  
Elevator: Parking: **1**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$239**  
Fee Includes: **Master Insurance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



**Room Descriptions**

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

**Features & Other Information**

Basement: **Yes**  
Cooling: **Central Air**  
Exclusions:  
Exterior Features: **Porch - Screened, Storage Shed**  
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**

**Great garden style two bedroom condo in immaculate condition. Enjoy the wonderful open living space this condo provides w/large dining area open to the spacious living room with pretty exposed beam. Wonderful spacious tiled and screened patio adds to your entertaining needs in the warm weather w/great additional private space outside for barbeques. Pristine white kitchen w/stainless steel appliances. The master bedroom is spacious and connects to the updated Hollywood bath. Laundry in unit is convenient to the master bedroom, second bedroom and bath.. All this and low condo fee and new water heater completes this very special home. Super commuter location to ether the train or route 495.**

**Tax Information**

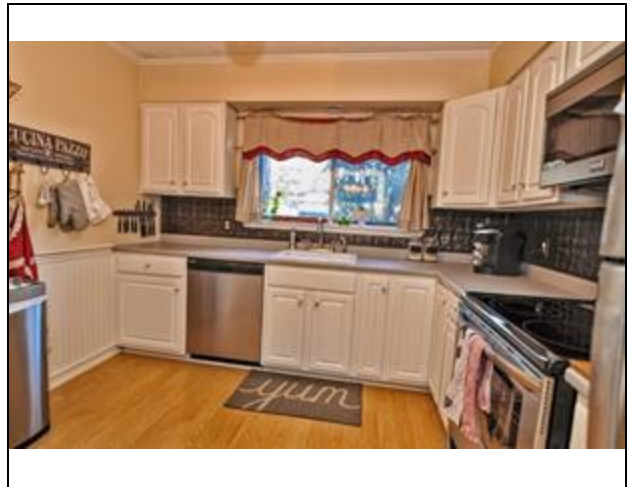
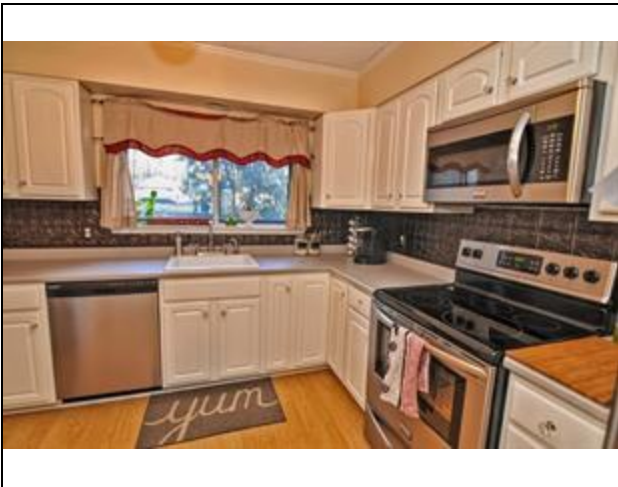
**2016 Taxes: \$2,371** Assessment: **\$163,500** Cert: **4922** Zoning Code: **res**  
Pin #: **M:270 L:040-009** Map: Block: Lot: Book: **27388** Page: **271**

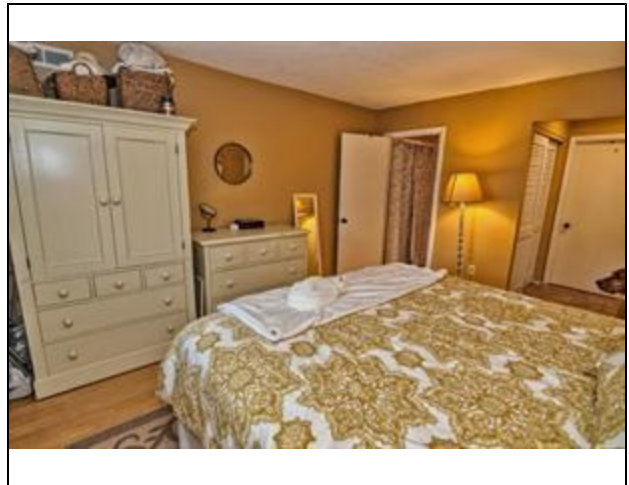
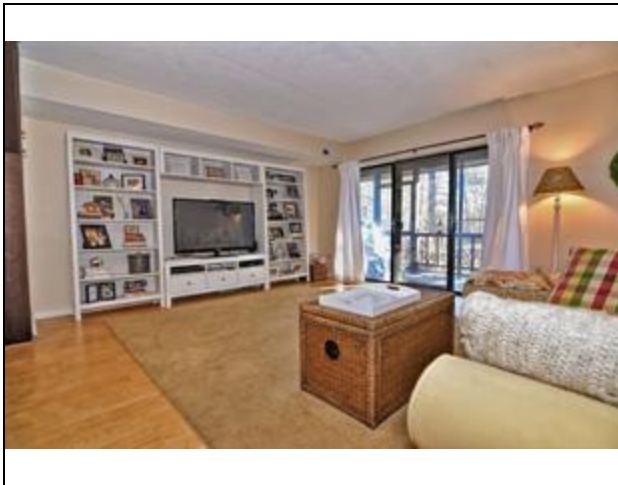
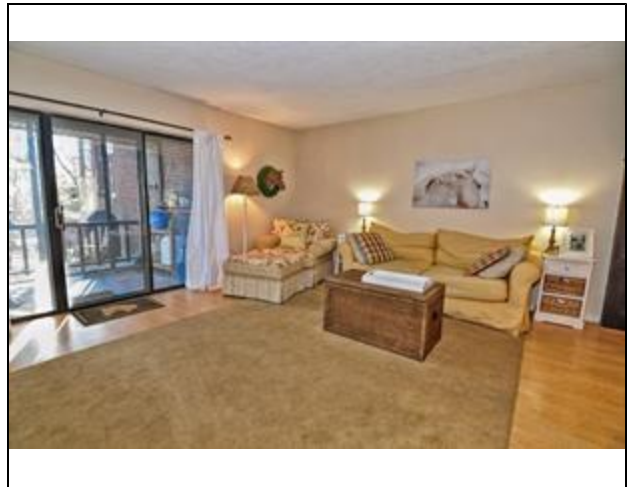
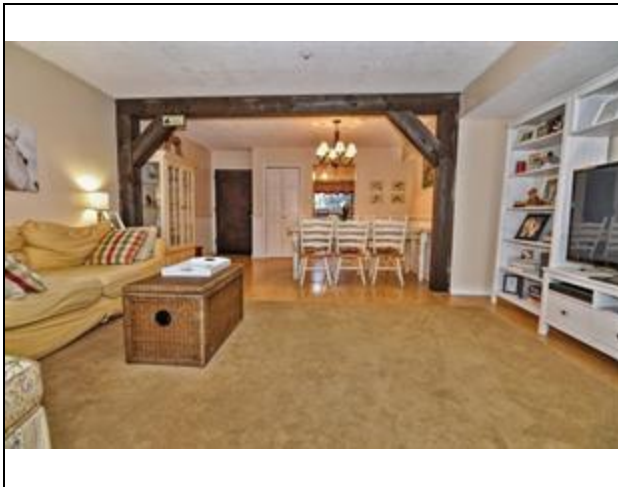
## Market History for 9 Highwood Dr U:9, Franklin, MA 02038-2959

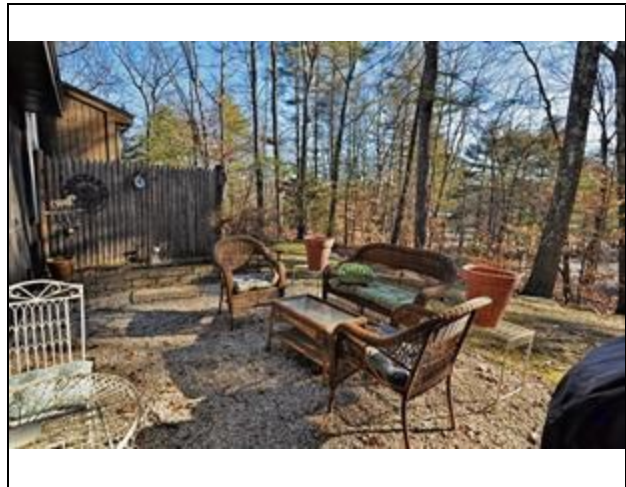
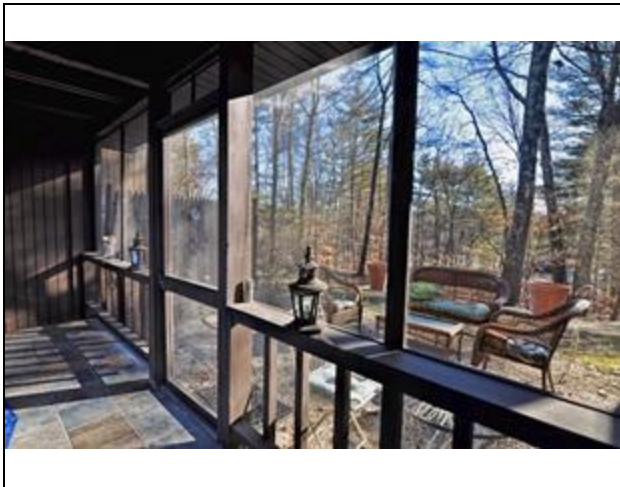
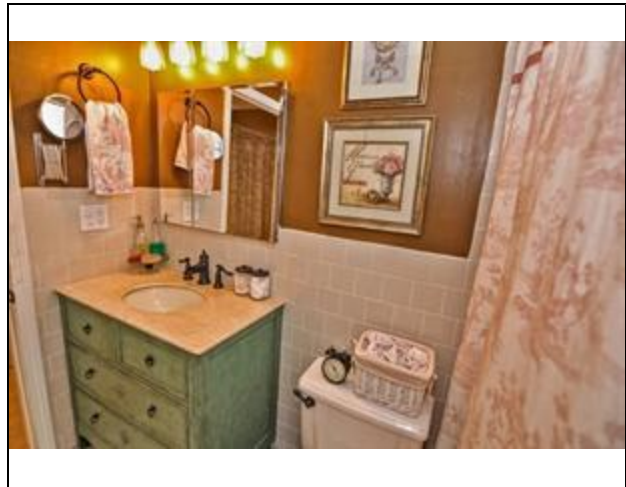
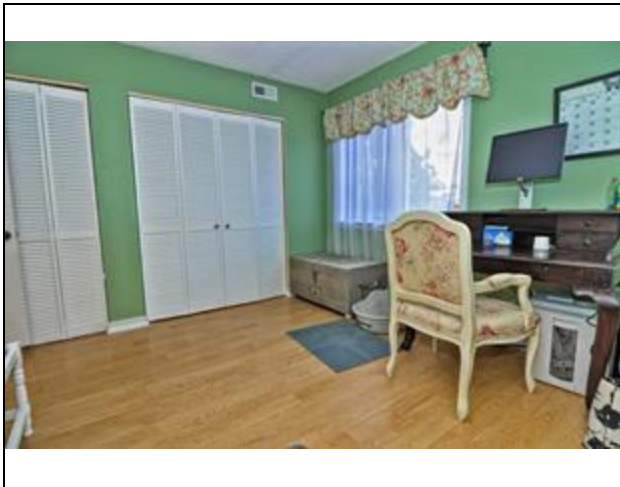
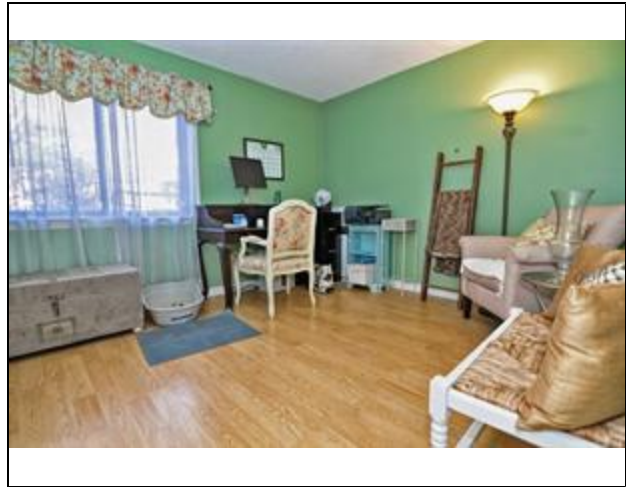
MLS #	Date		DOM	DTO	Price
72109550	1/17/2017	Listed for <b>\$189,900</b>			\$189,900
CTG	1/25/2017	Status Changed to: <b>Contingent</b>			
UAG	2/8/2017	Status Changed to: <b>Under Agreement</b>			
SLD	4/28/2017	Status Changed to: <b>Sold</b>			
	4/28/2017	Sold for <b>\$190,000</b>	22	6	<b>\$190,000</b>
Market History for Office Id: AN1503			<b>22</b>	<b>6</b>	<b>\$190,000</b>
Market History for this property			<b>22</b>	<b>6</b>	<b>\$190,000</b>

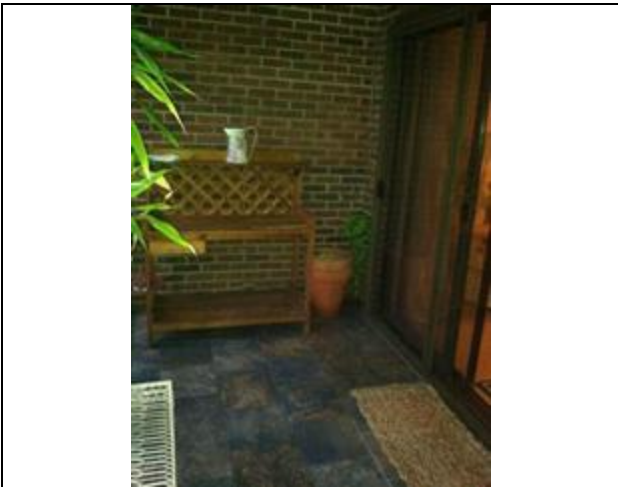
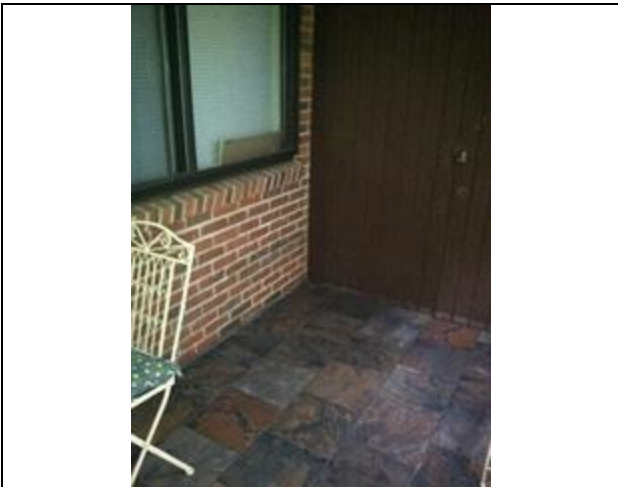
MLS # 72109550 - Sold  
9 Highwood Dr U:9, Franklin, MA 02038-2959

Condominium - Condo  
Sale Price: \$190,000



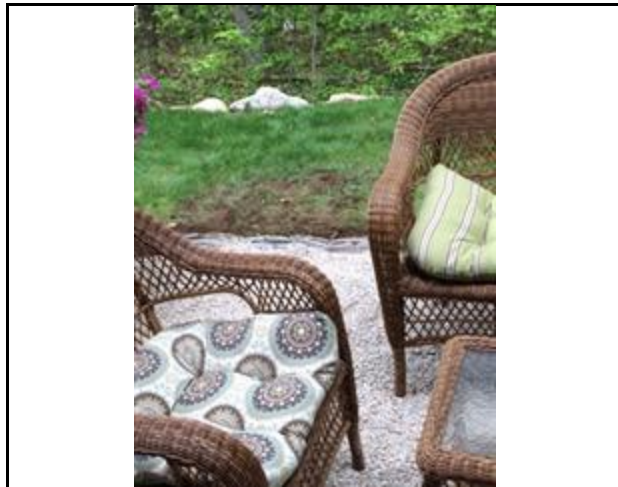
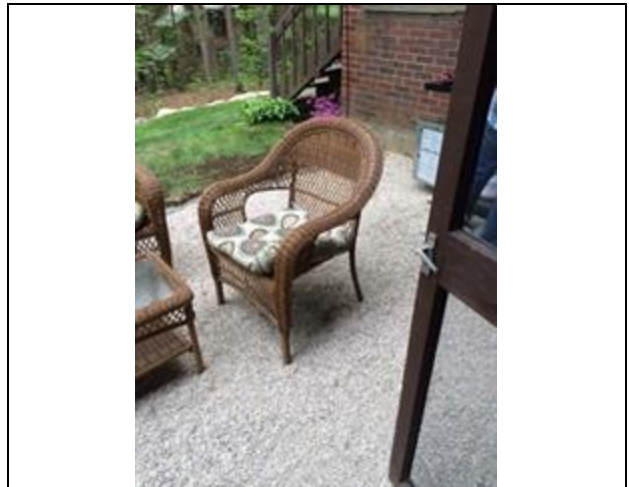
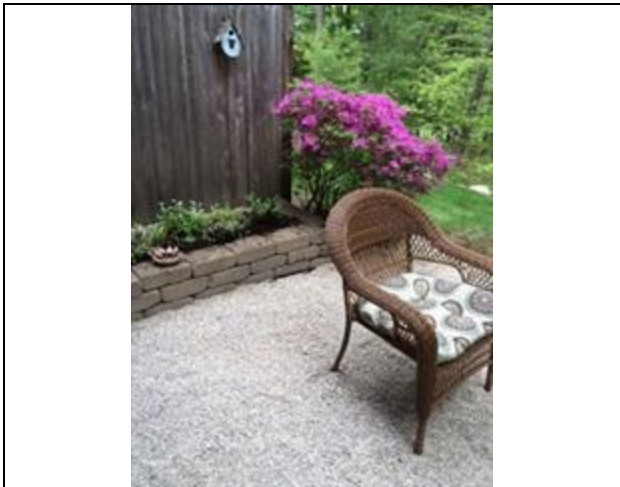
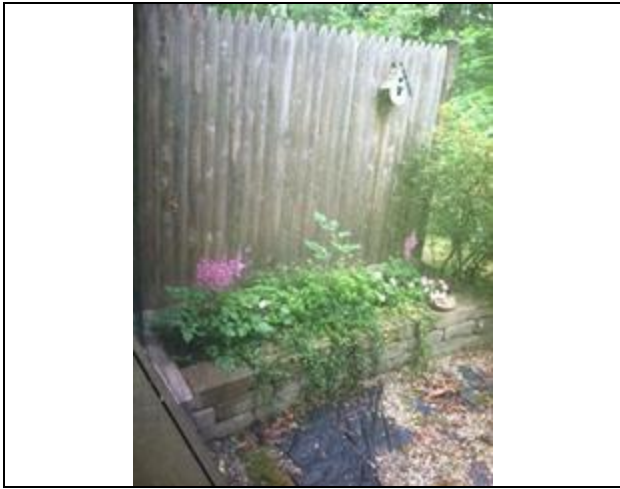






MLS # 72109550 - Sold  
9 Highwood Dr U:9, Franklin, MA 02038-2959

Condominium - Condo  
Sale Price: \$190,000



**92 Highwood Dr - Unit 92**  
**Franklin, MA 02038-2975**  
**Condo**

MLS #: <b>72109746</b>	Status: <b>Sold</b>
List Price: <b>\$189,900</b>	Sale Price: <b>\$190,000</b>
List Date: <b>1/18/2017</b>	Sale Date: <b>2/17/2017</b>
Area:	Off Market Date: <b>2/7/2017</b>
List\$/Sq. Ft.: <b>\$192.79</b>	Sold \$/Sq. Ft. <b>\$192.89</b>
Days on Market (Total): <b>21</b>	Days on Market (Office): <b>21</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>2</b>
Master Bath:	Placement: <b>Middle</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>985 Sq. Ft.</b>
Year Built: <b>1981</b>	Outdoor Space Avail:
# Units: <b>56</b>	Garage: <b>0</b>
Elevator:	Parking: <b>1 Guest</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$289</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	2	16X14	Flooring - Hardwood, Balcony / Deck, Open Floor Plan
Dining Room:	2	13X6	Flooring - Hardwood, Open Floor Plan
Kitchen:	2	10X10	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Stainless Steel Appliances
Master Bedroom:	2	14X11	Flooring - Hardwood, Balcony / Deck
Bedroom 2:	2	12X11	Flooring - Hardwood

**Features & Other Information**

Basement: **No**  
Cooling: **Wall AC**  
Exclusions: **Washer & Dryer are excluded**  
Exterior: **Wood**  
Exterior Features: **Balcony**  
Facing Direction:  
Heating: **Electric Baseboard, Electric**  
Lead Paint: **None**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

**Stunning condominium unit - move in condition located in Franklin - Highwood II close to 495 / Forge Park train station. Crown moulding throughout. Beautiful kitchen with custom cabinetry, granite counters, and stainless appliances. Wide open and bright floorplan with hardwoods throughout. Impressive bathroom with custom tile shower and sliding glass doors. Direct entry to bathroom via California closets from oversized Master bedroom. Nothing else compares. Want to walk through this one of a kind unit on line and in 3D right now? Simply visit <https://my.matterport.com/models/YdG33AUV7ni> . It's amazing and surely will not last, so call for your appointment today!**

**Tax Information**

**2016 Taxes: \$2,330**    **Assessment: \$160,700**  
**Pin #: M:270 L:041-003**

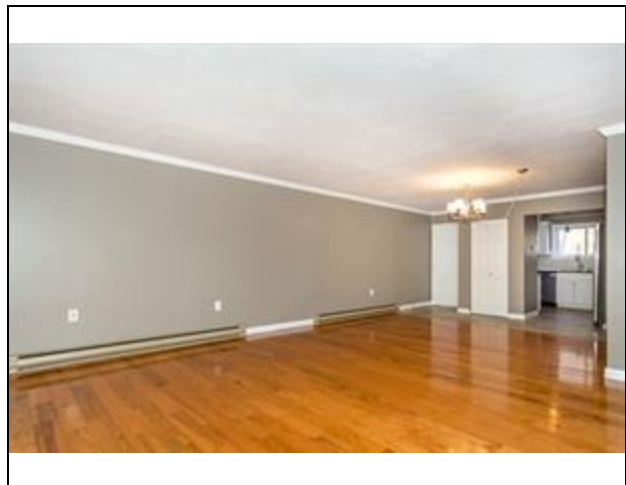
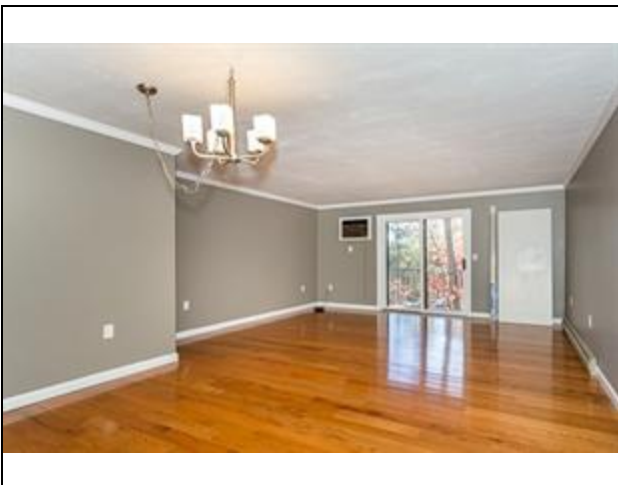
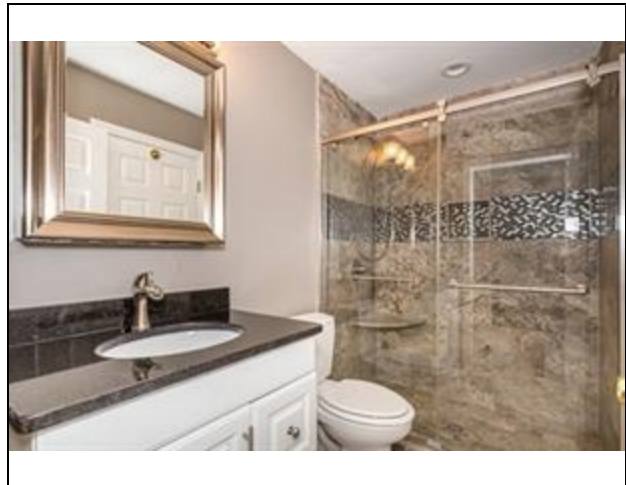
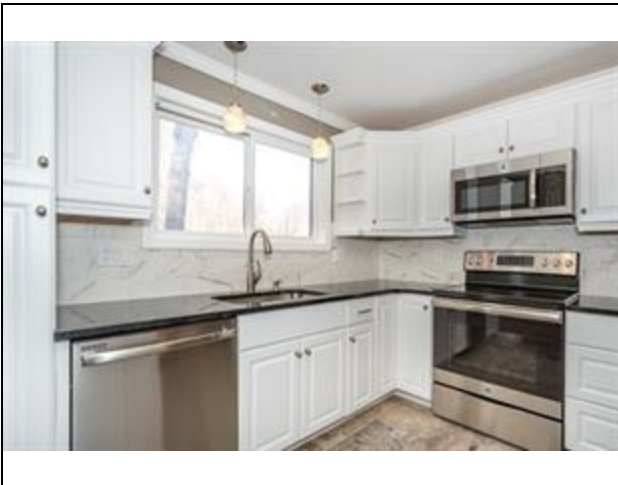
Cert:    Zoning Code: **TBD**  
Map:    Block:    Lot:    Book: **10744**    Page: **55**

## Market History for 92 Highwood Dr U:92, Franklin, MA 02038-2975

MLS #	Date		DOM	DTO	Price
72109746	1/18/2017	Listed for <b>\$189,900</b>			\$189,900
CTG	1/25/2017	Status Changed to: <b>Contingent</b>			
UAG	2/8/2017	Status Changed to: <b>Under Agreement</b>			
SLD	2/17/2017	Status Changed to: <b>Sold</b>			
	2/17/2017	Sold for <b>\$190,000</b>	21	6	<b>\$190,000</b>
Market History for Office Id: BB2685			<b>21</b>	<b>6</b>	<b>\$190,000</b>
Market History for this property			<b>21</b>	<b>6</b>	<b>\$190,000</b>

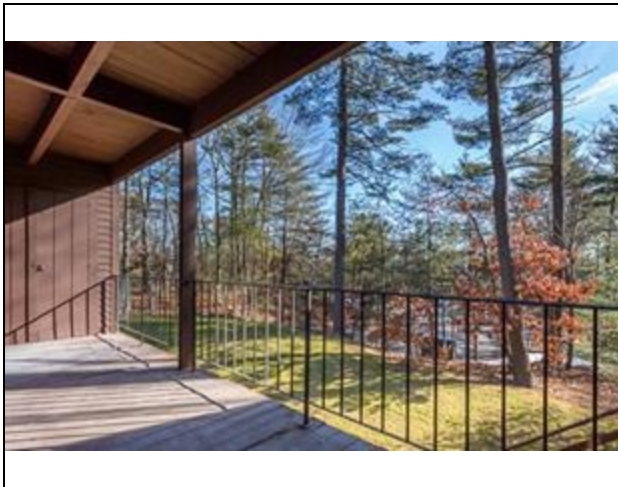
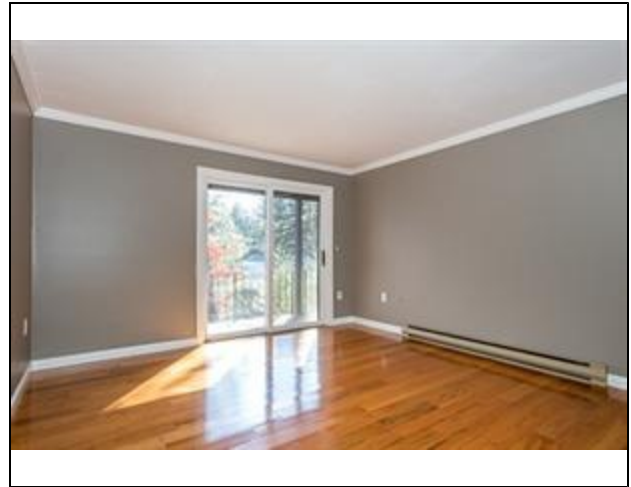
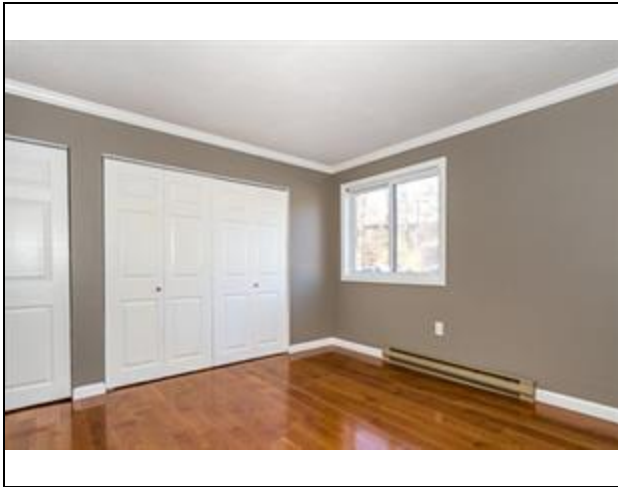
**MLS # 72109746 - Sold**  
**92 Highwood Dr U:92, Franklin, MA 02038-2975**

**Condominium - Condo**  
**Sale Price: \$190,000**



**MLS # 72109746 - Sold**  
**92 Highwood Dr U:92, Franklin, MA 02038-2975**

**Condominium - Condo**  
**Sale Price: \$190,000**



**42 Highwood Dr - Unit 42**  
**Franklin, MA 02038-2963**  
**Condo**

MLS #: **72131365** Status: **Sold**  
List Price: **\$184,900** Sale Price: **\$190,000**  
List Date: **3/13/2017** Sale Date: **5/17/2017**  
Area: Off Market Date: **4/4/2017**  
List\$/Sq. Ft.: **\$187.72** Sold \$/Sq. Ft. **\$192.89**  
Days on Market (Total): Days on Market (Office): **23**

**Property Features**

Rooms: **4** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **1**  
Master Bath: Placement: **Street**  
Fireplaces: **0** Approx. Living Area: **985 Sq. Ft.**  
Year Built: **1979** Outdoor Space Avail:  
# Units: **59** Garage: **0**  
Elevator: **No** Parking: **1 Off-Street, Assigned, Guest, Paved Driveway**

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>		-
Dining Room:	<b>1</b>		-
Kitchen:	<b>1</b>		-
Master Bedroom:	<b>1</b>		-
Bedroom 2:	<b>1</b>		-
Bath 1:	<b>1</b>		-
Laundry:	<b>1</b>		-

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator**  
Basement: **No**  
Construction: **Brick**  
Cooling: **Central Air**  
Exclusions: **Clothes washer and dryer.**  
Exterior: **Brick**  
Exterior Features: **Covered Patio/Deck**  
Facing Direction:  
Heating: **Forced Air, 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**

**Location! Location! Beautiful first floor condo in desirable Highwood at Franklin, close to the commuter rail, Rte. 495, shops, restaurants, and excellent schools. This two bedroom, one bath unit features a spacious great room for living and dining with sliders that lead out to a private patio. Enjoy the convenience of washer/dryer hookups in the unit. There is ample storage in the condo's closets. Brand new Champion windows have been installed in the unit that come with a lifetime warranty that includes any accidental damage or breakage, saving hundreds a year in heating and cooling costs. As an added bonus all kitchen appliances are included in the sale (refrigerator, stove, dishwasher). Don't miss out on this opportunity! This condo will go fast!**

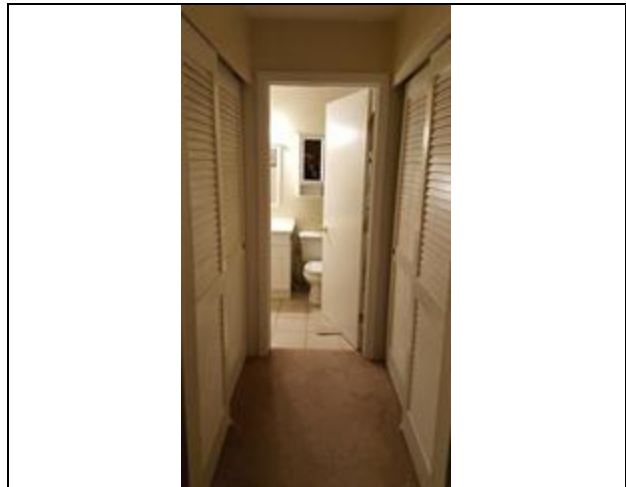
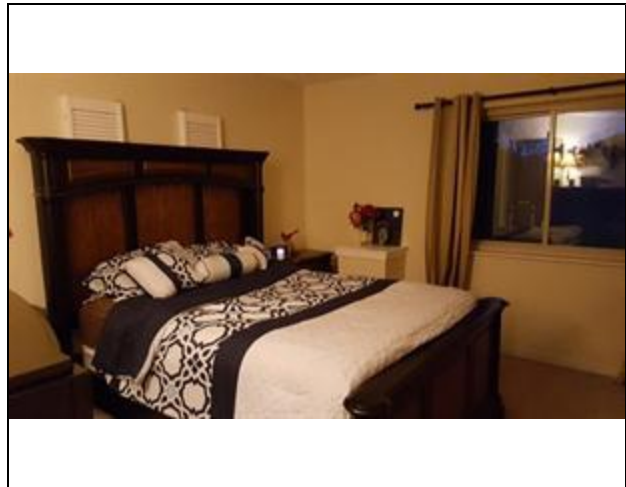
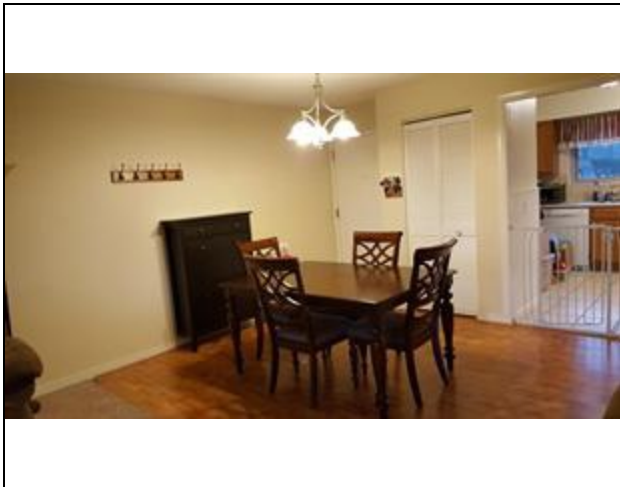
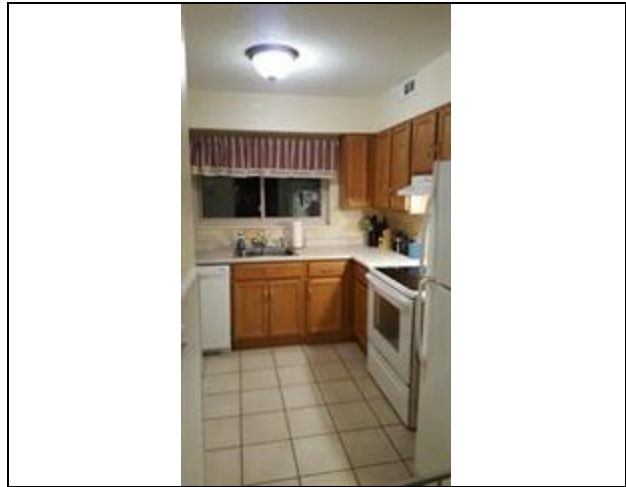
**Tax Information**

**2016 Taxes: \$2,364** Assessment: **\$163,000**  
Pin #: **M:270 L:046-013**

Cert: **25682** Zoning Code: **TBD**  
Map: Block: Lot: Book: **27536** Page: **416**

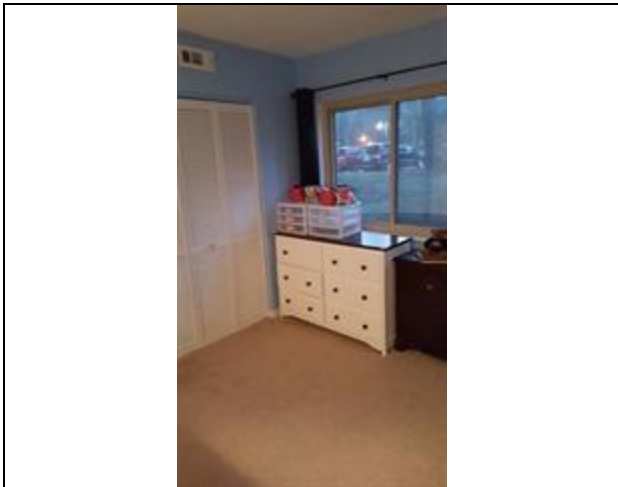
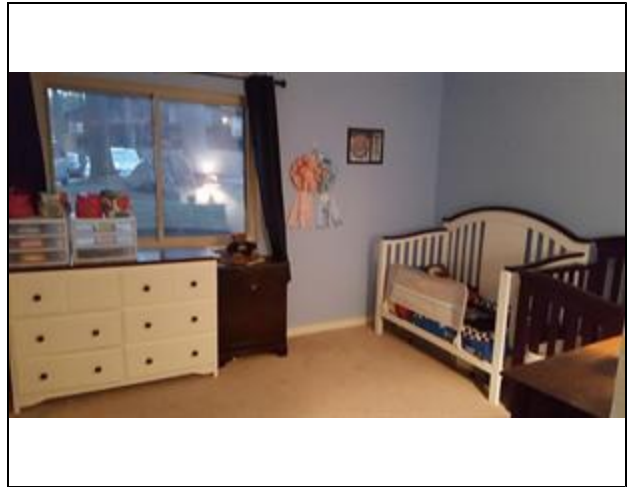
## Market History for 42 Highwood Dr U:42, Franklin, MA 02038-2963

MLS #	Date		DOM	DTO	Price
72131365	3/13/2017	Listed for <b>\$184,900</b>			\$184,900
CTG	3/22/2017	Status Changed to: <b>Contingent</b>			
UAG	4/5/2017	Status Changed to: <b>Under Agreement</b>			
SLD	5/22/2017	Status Changed to: <b>Sold</b>			
	5/17/2017	Sold for <b>\$190,000</b>	23	7	<b>\$190,000</b>
Market History for Office Id: NB3211			<b>23</b>	<b>7</b>	<b>\$190,000</b>
Market History for this property			<b>23</b>	<b>7</b>	<b>\$190,000</b>



MLS # 72131365 - Sold  
42 Highwood Dr U:42, Franklin, MA 02038-2963

Condominium - Condo  
Sale Price: \$190,000



**132 Highwood Drive - Unit 132**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72147737** Status: **Sold**  
List Price: **\$202,750** Sale Price: **\$203,000**  
List Date: **4/15/2017** Sale Date: **6/9/2017**  
Area: Off Market Date: **5/7/2017**  
List\$/Sq. Ft.: **\$199.36** Sold \$/Sq. Ft. **\$199.61**  
Days on Market (Total): Days on Market (Office): **23**

**Property Features**

Rooms: **4** Style: **Attached, Other (See Remarks)**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **1**  
Master Bath: **No** Placement: **End, Ground**  
Fireplaces: **1** Approx. Living Area: **1,017 Sq. Ft.**  
Year Built: **1986** Outdoor Space Avail: **Yes - Common**  
# Units: **68** Garage: **0**  
Elevator: **No** Parking: **2 Assigned, Deeded, Guest**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$241**  
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 - Wall to Wall Carpet, Cable Hookup, Exterior Access, Open Floor Plan, Slider</b>
Dining Room:	<b>1</b>		<b>-</b>
Kitchen:	<b>1</b>		<b>Flooring - Laminate, Dining Area</b>
Master Bedroom:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Flooring Laminate</b>
Laundry:	<b>1</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Basement: **No**  
Cooling: **Wall AC**  
Electric: **Circuit Breakers**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Patio, Storage Shed, Garden Area, Gutters**  
Facing Direction:  
Heating: **Electric Baseboard, Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
Lead Paint: **None**  
-Living Area Disclosures: **Source for living area is public records. Master deed lists s.f. at 1008**  
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**

**Nice, hard to find RANCH-style END unit in highly desirable Highwood Condominiums. Enjoy single floor living, but with no one above or below you! Direct access to bathroom from master bedroom as well as hallway. Open space living room/dining area with wood burning fireplace. Condo has two in wall A/C units for those hot summer nights. Walk out the living room slider to your own private patio with storage shed. Lots of closet/storage space. Washer and dryer are included in the sale. Two deeded parking spaces are just steps away from the front door. Super convenient to shopping, restaurants, Route 495 and the commuter rail-- with your choice of the Forge Park or the downtown Franklin station. For recreation, the Delcarte conservation area and Beaver Pond are close by. Don't miss out on this one. Showings begin immediately. Open House Sat., April 22 from 11:00-1:00. Any offers before the open house will be presented at 4:00 PM on April 23.**

**Tax Information**

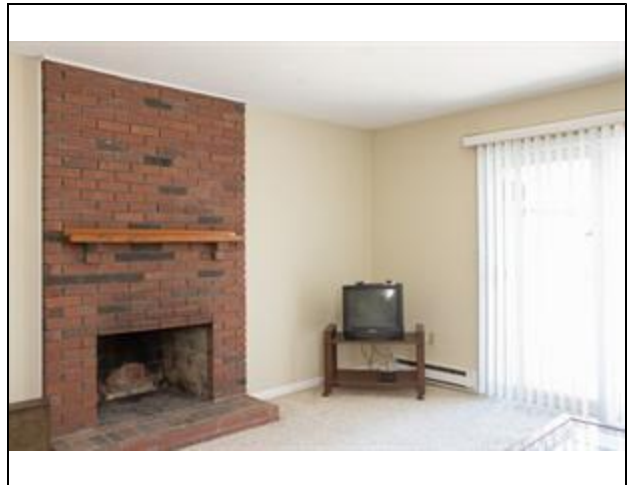
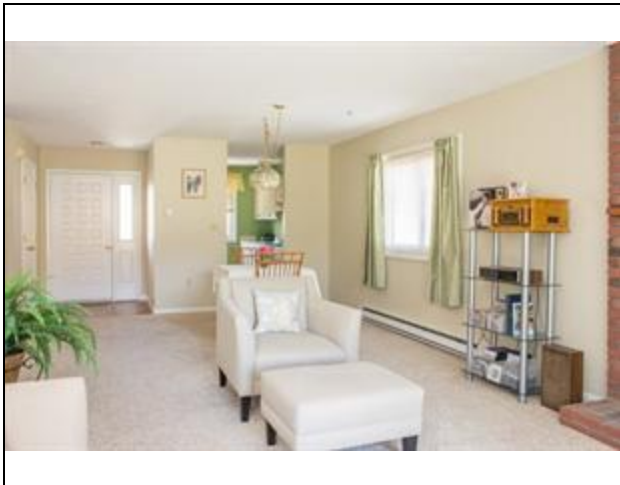
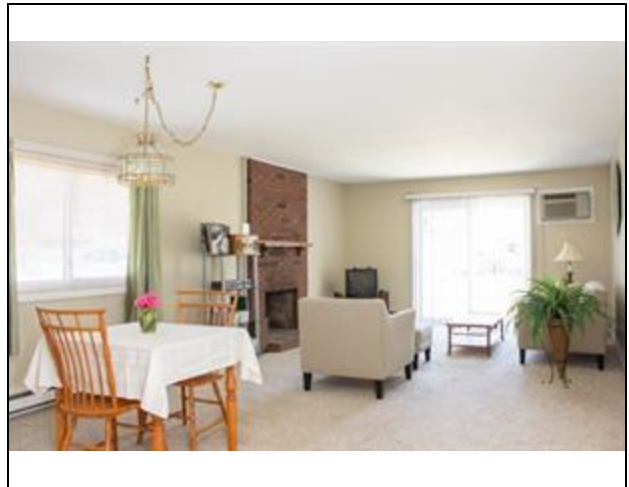
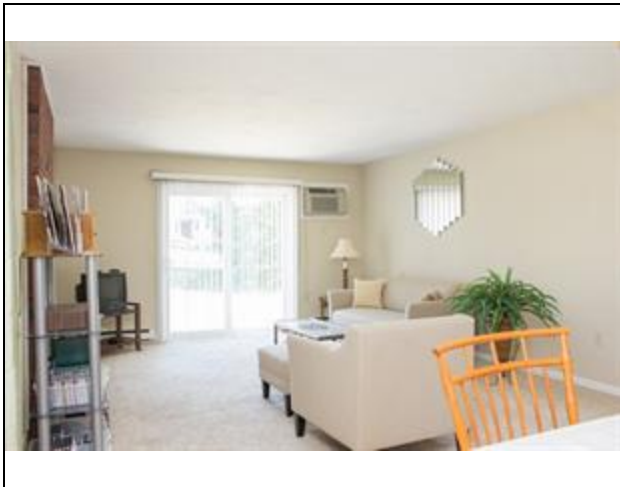
<b>2017 Taxes: \$2,491.72</b>	<b>Assessment: \$170,900</b>	Cert:	Zoning Code: <b>RES</b>
Pin #:		Map:	Block: Lot: Book: <b>33164</b> Page: <b>095</b>

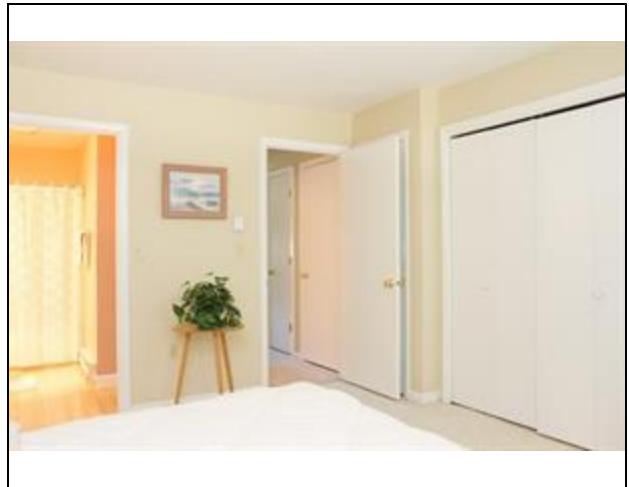
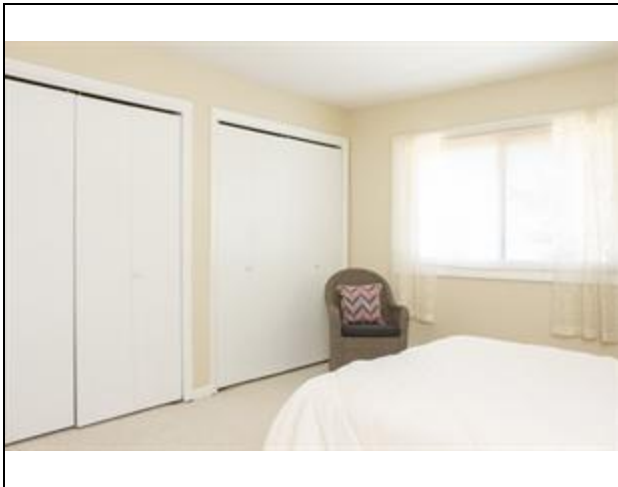
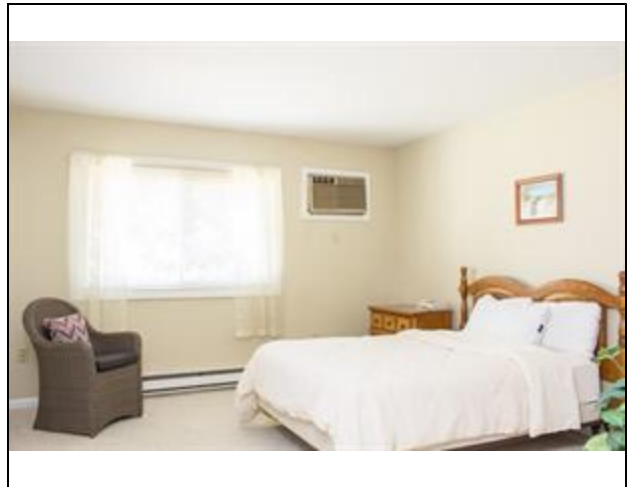
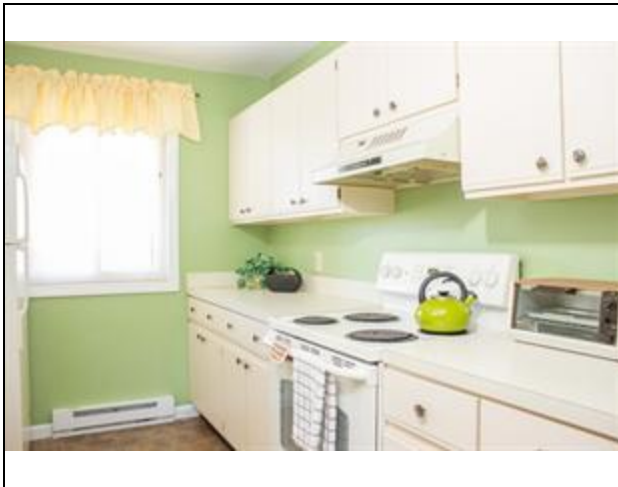
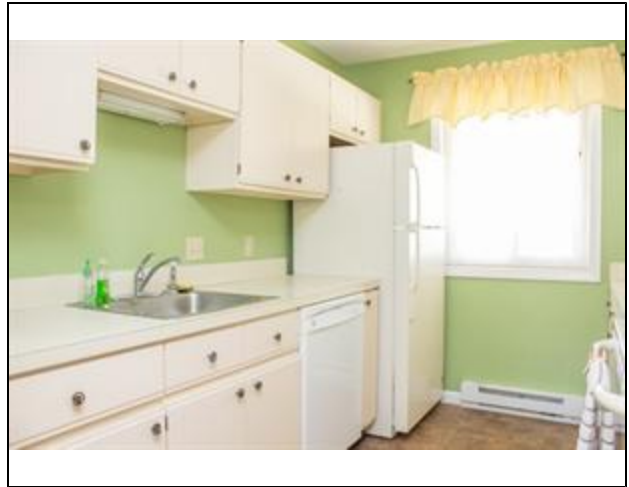
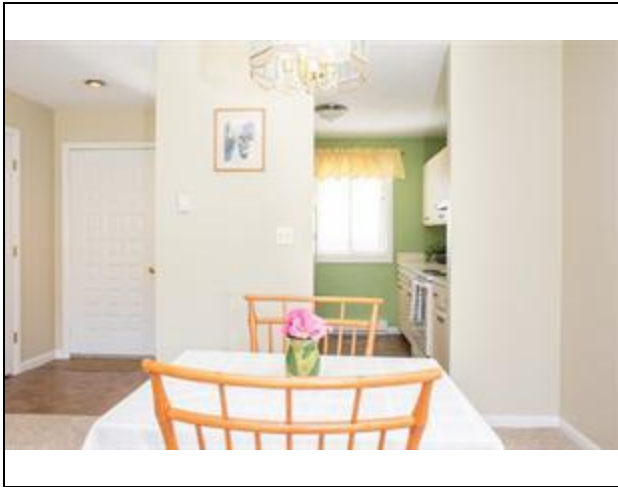
## Market History for 132 Highwood Drive U:132, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72147737	4/15/2017	Listed for <b>\$202,750</b>			\$202,750
CTG	4/24/2017	Status Changed to: <b>Contingent</b>			
UAG	5/8/2017	Status Changed to: <b>Under Agreement</b>			
SLD	6/9/2017	Status Changed to: <b>Sold</b>			
	6/9/2017	Sold for <b>\$203,000</b>	23	9	<b>\$203,000</b>
Market History for Office Id: AN1503			<b>23</b>	<b>9</b>	<b>\$203,000</b>
Market History for this property			<b>23</b>	<b>9</b>	<b>\$203,000</b>

**MLS # 72147737 - Sold**  
**132 Highwood Drive U:132, Franklin, MA 02038**

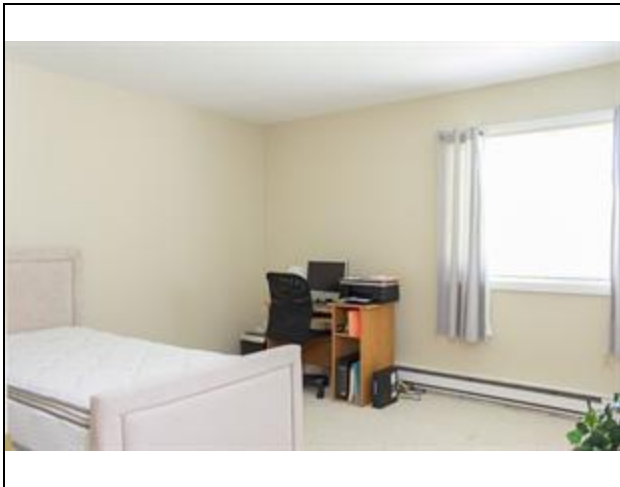
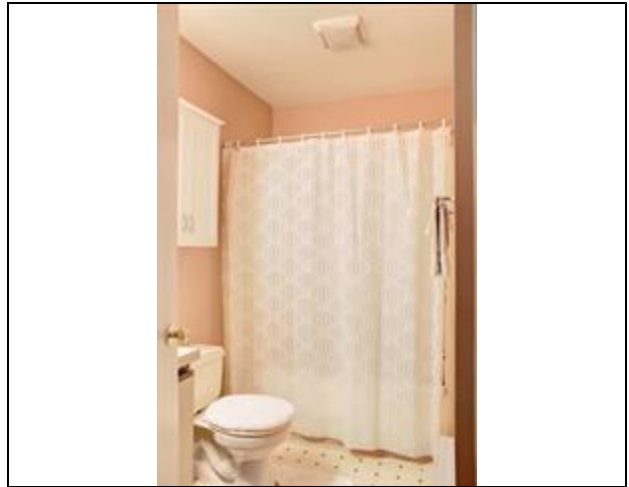
**Condominium - Condo**  
**Sale Price: \$203,000**





**MLS # 72147737 - Sold**  
**132 Highwood Drive U:132, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$203,000**



**93 Highwood Drive - Unit 93**  
**Franklin, MA 02038-2975**  
**Condo**

MLS #: **72158140** Status: **Sold**  
List Price: **\$199,900** Sale Price: **\$203,000**  
List Date: **5/3/2017** Sale Date: **6/23/2017**  
Area: Off Market Date: **5/25/2017**  
List\$/Sq. Ft.: **\$202.94** Sold \$/Sq. Ft. **\$206.09**  
Days on Market (Total): Days on Market (Office): **23**

**Property Features**

Rooms: **5** Style: **Other (See Remarks)**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **3**  
Master Bath: Placement: **Upper**  
Fireplaces: **0** Approx. Living Area: **985 Sq. Ft.**  
Year Built: **1981** Outdoor Space Avail: **Yes - Common**  
# Units: **56** Garage: **0**  
Elevator: **No** Parking: **1 Off-Street, Assigned, Paved Driveway**

Handicap Access/Features:

Association: **Yes** Fee: **\$303**

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



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>14X16</b>	<b>Balcony / Deck, Balcony - Exterior, Main Level, Deck - Exterior, Slider Closet, Main Level</b>
Dining Room:	<b>1</b>	<b>10X14</b>	<b>Flooring - Stone/Ceramic</b>
Kitchen:	<b>1</b>	<b>10X11</b>	<b>Tile, Window(s) - Picture, Pantry, Main Level, Stainless Steel Appliances Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Balcony / Deck, Balcony - Exterior, Main Level, Deck - Exterior, Slider Closet, Main Level Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Main Level Main Level, Dryer Hookup - Electric, Washer Hookup</b>
Master Bedroom:	<b>1</b>	<b>14X12</b>	
Bedroom 2:	<b>1</b>	<b>12X12</b>	
Bath 1:	<b>1</b>		
Laundry:	<b>1</b>		

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal**  
Basement: **No**  
Cooling: **Wall AC**  
Exclusions: **Refrigerator, Washer, Dryer, Shelving in Living Room and Bedroom**  
Exterior: **Wood**  
Exterior Features: **Deck, Storage Shed**  
Facing Direction:  
Heating: **Electric Baseboard, Electric, Wall Unit**  
Hot Water: **Electric, Tank**  
Interior Features: **Cable Available, Intercom**  
Lead Paint: **None, Unknown**  
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**

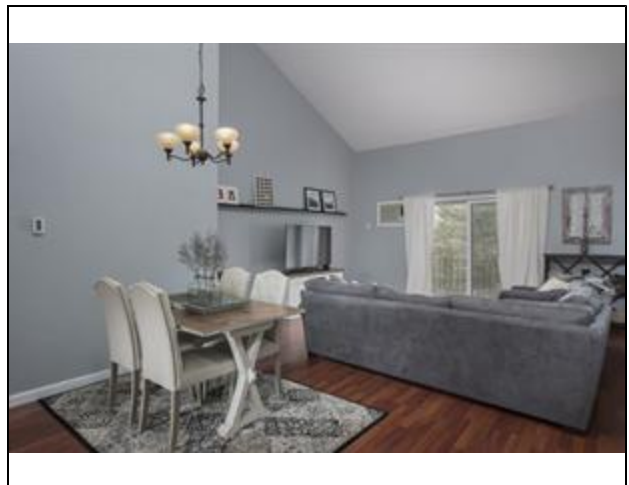
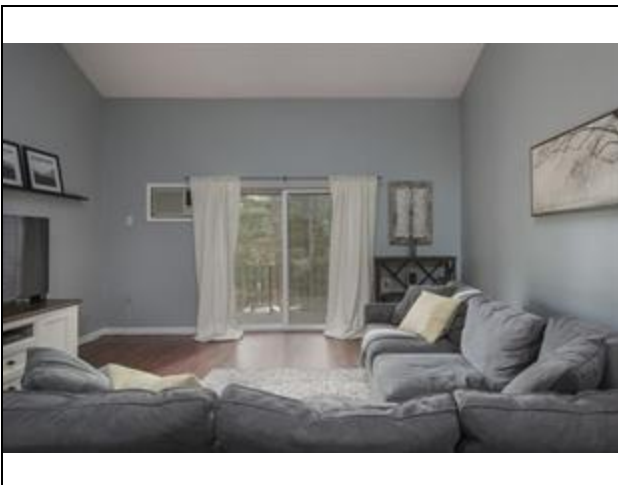
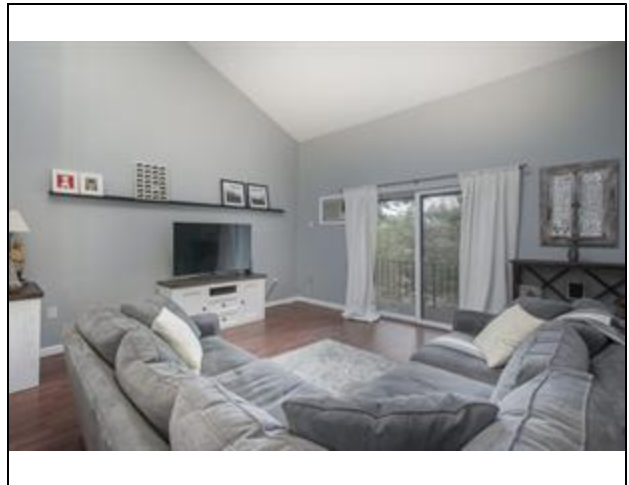
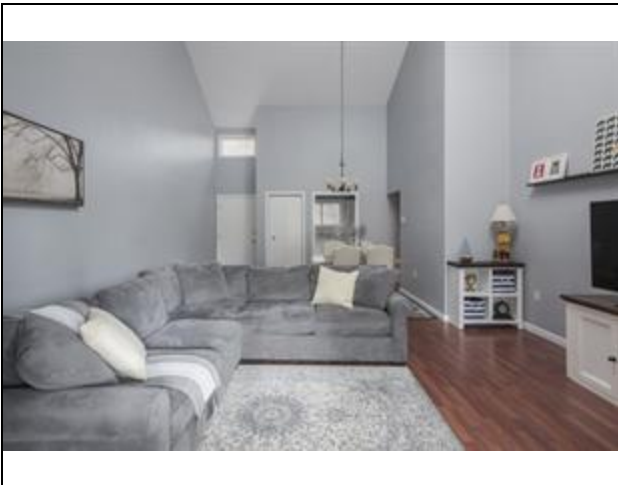
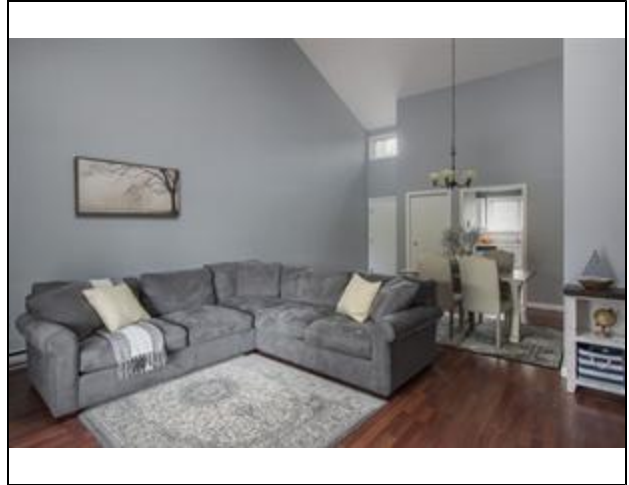
**Opportunity to Own this Beautiful Move-In Ready Two Bedroom Condo at Highwood in the Desirable Town of Franklin! Featuring an Open Floor Plan with a Soaring Vaulted Ceiling in the Spacious Living Room which is open to the Dining Area. Bright Kitchen adorned with Stainless Steel Appliances and a Pantry. Retreat to the Generous Sized Master Bedroom with Hollywood Access to the Bath, Two Closets, Ceiling Fan and Slider to the Balcony/Deck. The Second Bedroom is also a Generous Size and features a Double Closet. The Balcony/Deck is a perfect spot for Relaxing. Additional Slider from the Living Room leads to the Balcony/Deck as well and the Deck has an Exterior Storage Closet. Other Highlights include: Updated desirable paint colors throughout, Convenient In-Unit Laundry Room with Shelving, Pull Down Attic and Close to Shops, Restaurants, Commuter Rail, Rt 495 & 140! Call Today for a Private Showing.**

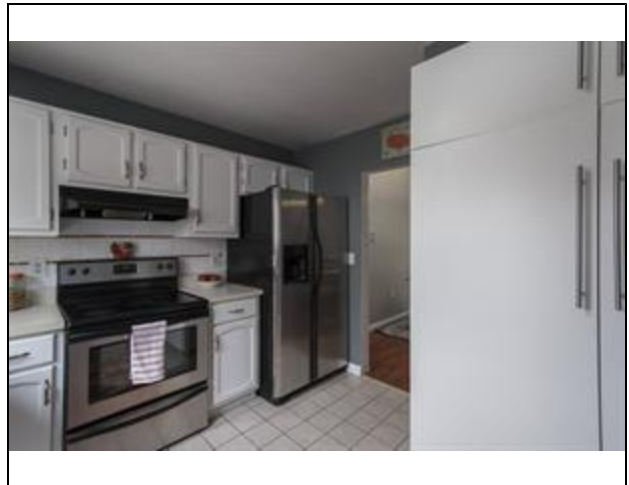
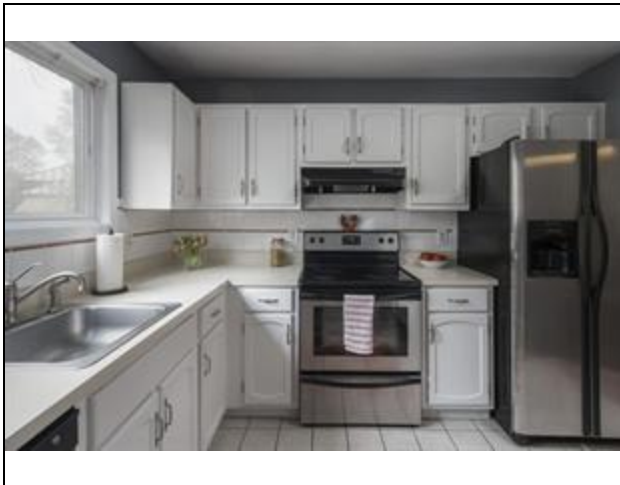
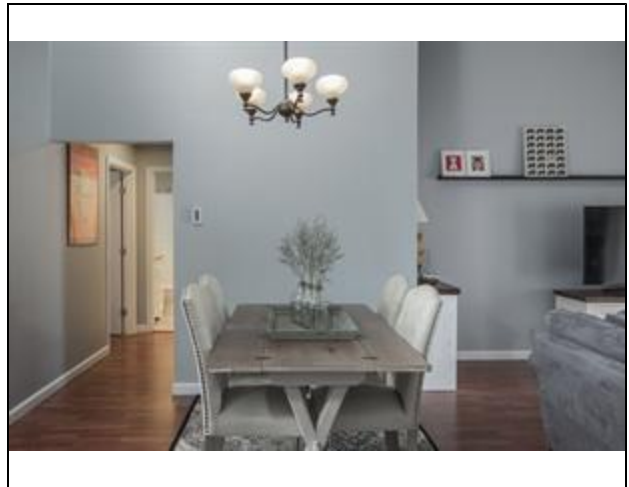
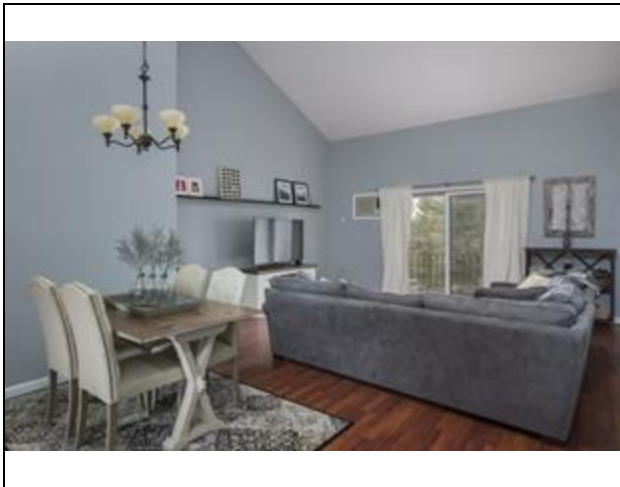
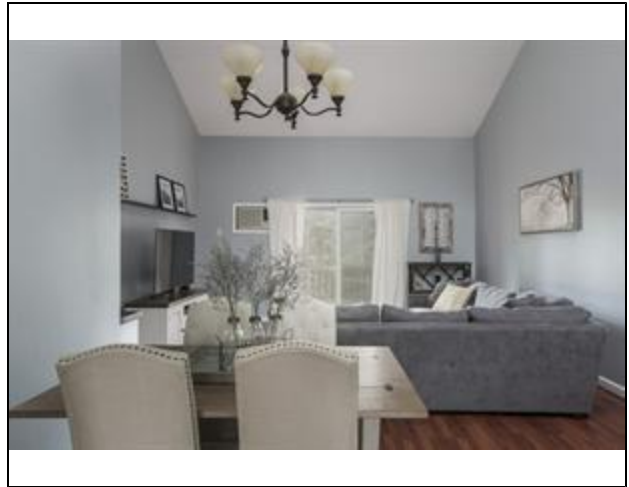
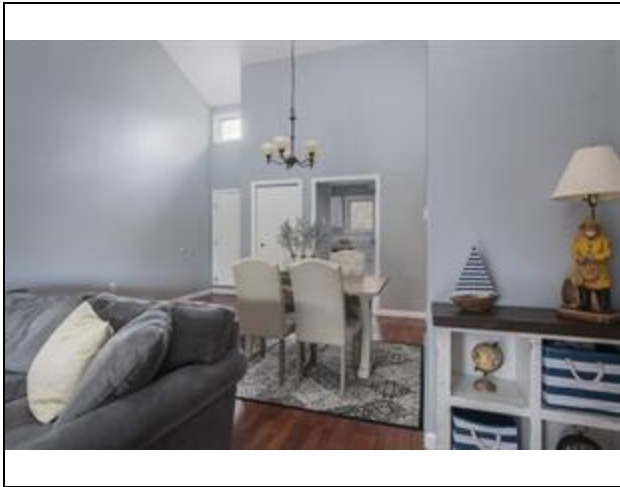
**Tax Information**

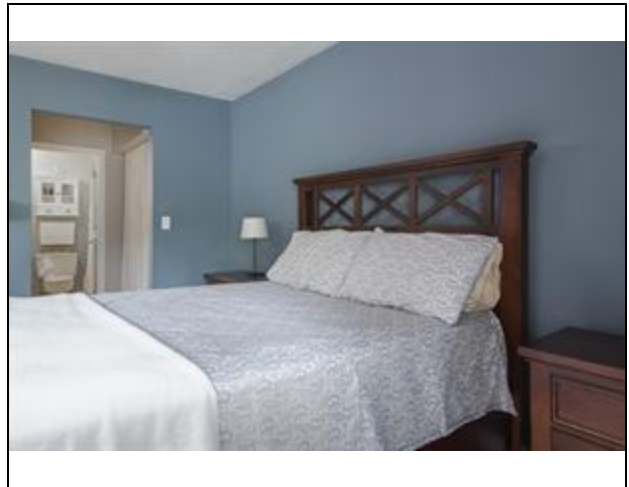
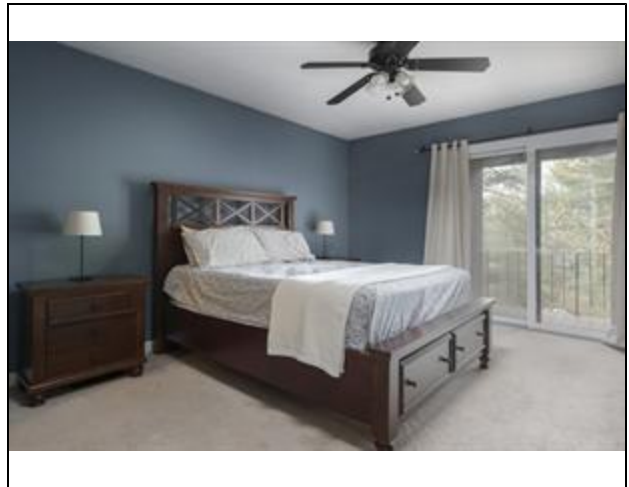
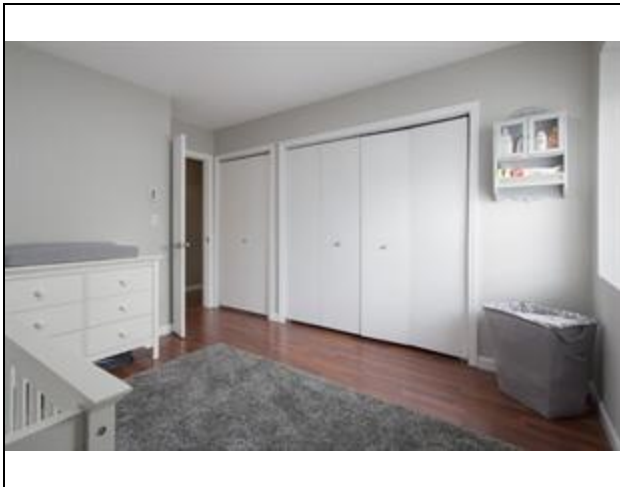
**2017 Taxes: \$2,264 Assessment: \$155,300 Cert: 000000050993 Zoning Code: Res Condo**  
Pin #: **M:270 L:041-004** Map: **270** Block: **041** Lot: **004** Book: **32346** Page: **485**

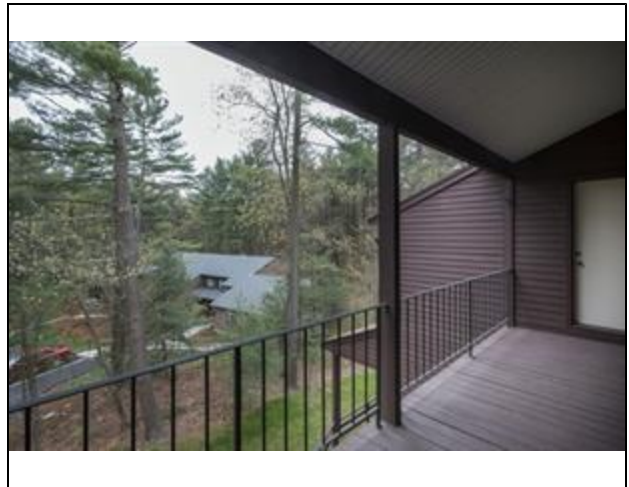
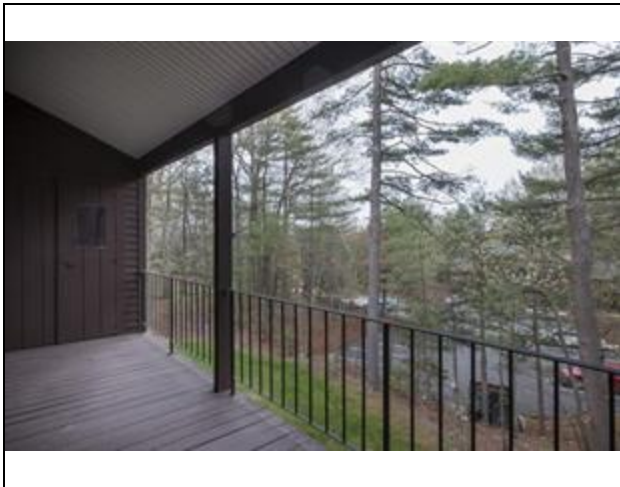
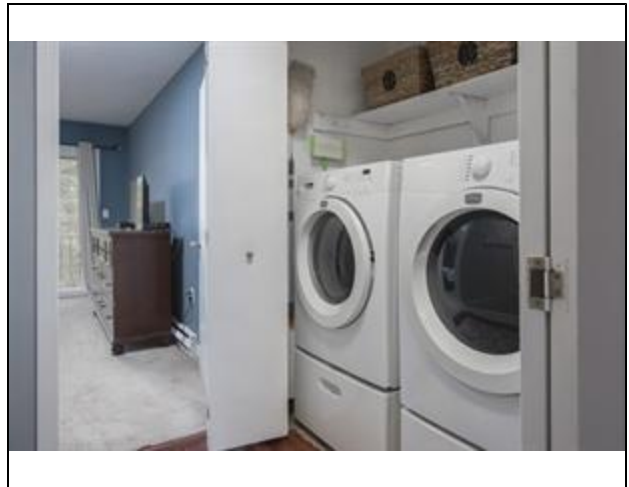
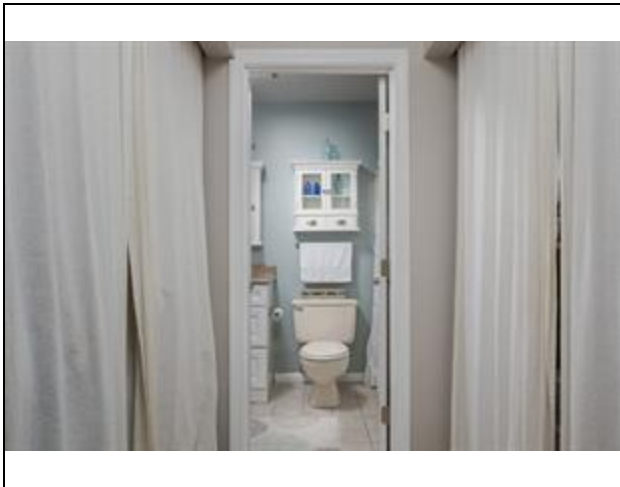
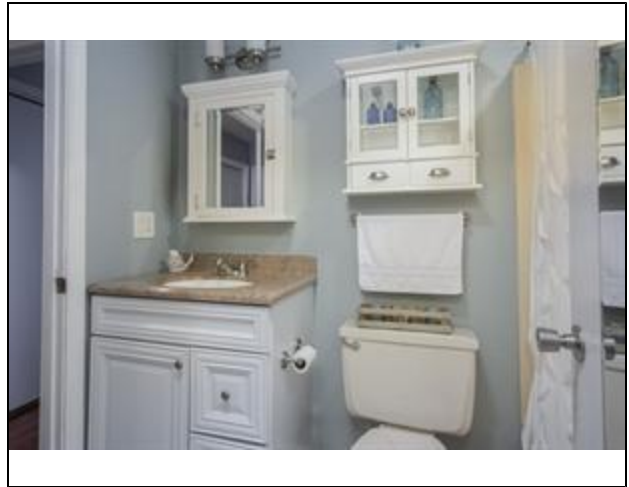
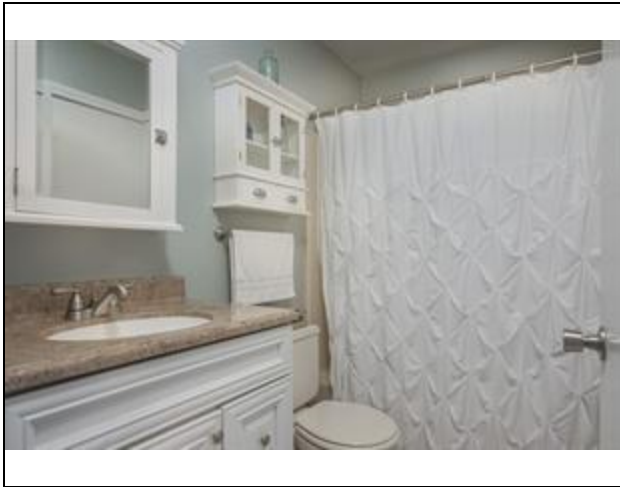
## Market History for 93 Highwood Drive U:93, Franklin, MA 02038-2975

MLS #	Date		DOM	DTO	Price
72158140	5/3/2017	Listed for <b>\$199,900</b>			\$199,900
CTG	5/12/2017	Status Changed to: <b>Contingent</b>			
UAG	5/26/2017	Status Changed to: <b>Under Agreement</b>			
SLD	6/24/2017	Status Changed to: <b>Sold</b>			
	6/23/2017	Sold for <b>\$203,000</b>	23	8	<b>\$203,000</b>
Market History for Office Id: NB4344			<b>23</b>	<b>8</b>	<b>\$203,000</b>
Market History for this property			<b>23</b>	<b>8</b>	<b>\$203,000</b>



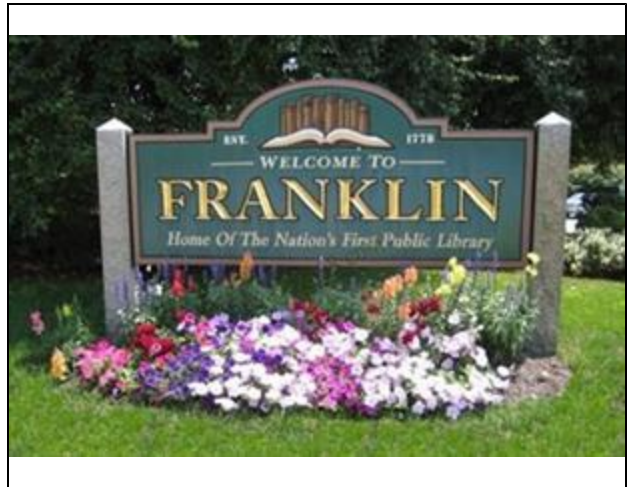






MLS # 72158140 - Sold  
93 Highwood Drive U:93, Franklin, MA 02038-2975

Condominium - Condo  
Sale Price: \$203,000



**17 Highwood Dr - Unit 17**  
**Franklin, MA 02038-2959**  
**Condo**

MLS #: **72130199** Status: **Sold**  
List Price: **\$207,500** Sale Price: **\$210,000**  
List Date: **3/13/2017** Sale Date: **5/3/2017**  
Area: Off Market Date: **3/21/2017**  
List\$/Sq. Ft.: **\$184.77** Sold \$/Sq. Ft. **\$187**  
Days on Market (Total): **8** Days on Market (Office): **8**

**Property Features**

Rooms: **4** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **1**  
Master Bath: **Yes** Placement: **Middle**  
Fireplaces: **1** Approx. Living Area: **1,123 Sq. Ft.**  
Year Built: **1979** Outdoor Space Avail: **Yes - Common**  
# Units: **59** Garage: **0**  
Elevator: Parking: **1 Off-Street, Assigned, Paved Driveway**

Handicap Access/Features:

Association: **Yes** Fee: **\$285**

Fee Includes: **Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**



**Living/Dining Room Combo**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Wood, Main Level, Cable Hookup, Recessed Lighting</b>
Dining Room:	<b>1</b>		<b>Flooring - Wood, Main Level</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Main Level, Breakfast Bar / Nook</b>
Master Bedroom:	<b>2</b>		<b>Closet, Flooring - Wall to Wall Carpet, Cable Hookup</b>
Bedroom 2:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - Tiled With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>Flooring - Wall to Wall Carpet, Attic Access, Dryer Hookup - Electric, Washer Hookup</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Brick**  
Exterior Features: **Porch - Screened, Screens, Gutters**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available, Walk-up Attic**  
Lead Paint: **Unknown**  
Living Area Disclosures: **Does not include three season room**  
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! Move in Ready!! Relax in your fireside family room with a view of your private 3-season room! Roof replaced in October 2016, and windows re-sealed in December 2016. Two large bedrooms upstairs with ample closet space in each and second floor laundry. CENTRAL AIR! All with easy access to major highways, the commuter rail, also within walking distance to many amenities including schools, shops, and restaurants. Only 40 minutes driving from Boston and 40 minutes from Providence, the ideal location! This home offers great value in a highly desirable town...Don't Miss Out! Open house March 19th from 11-1pm.**

**Tax Information**

**2016 Taxes: \$2,716 Assessment: \$187,300**

Cert: **000048513** Zoning Code: **R**

Pin #: **M:270 L:040-017**

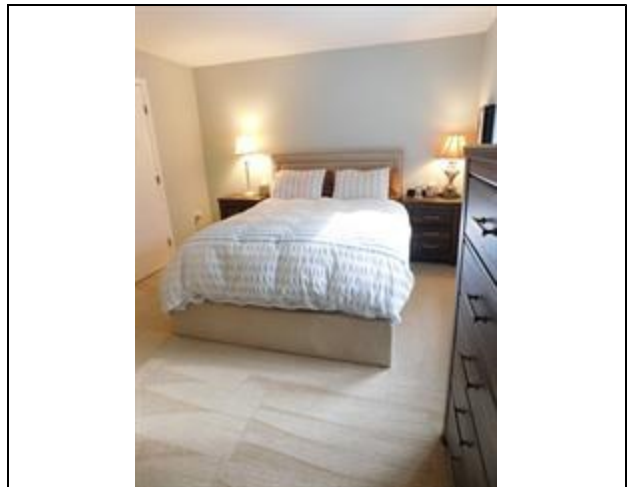
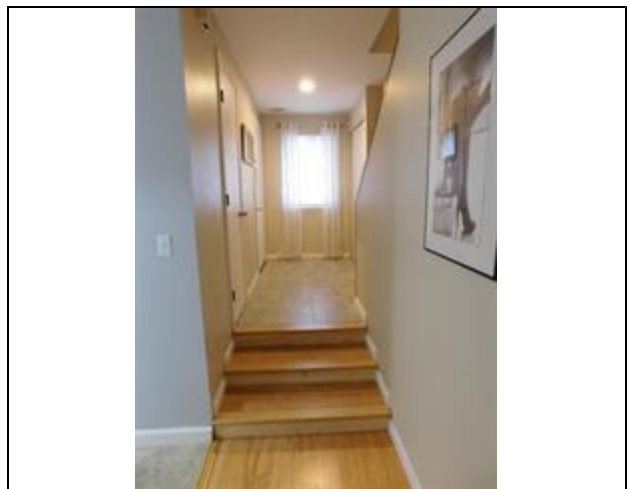
Map: Block: Lot: Book: **32329** Page: **367**

## Market History for 17 Highwood Dr U:17, Franklin, MA 02038-2959

MLS #	Date		DOM	DTO	Price
72130199	3/13/2017	Listed for <b>\$207,500</b>			\$207,500
UAG	3/21/2017	Status Changed to: <b>Under Agreement</b>			
SLD	5/4/2017	Status Changed to: <b>Sold</b>			
	5/3/2017	Sold for <b>\$210,000</b>	8	8	<b>\$210,000</b>
Market History for Office Id: BB5993			<b>8</b>	<b>8</b>	<b>\$210,000</b>
Market History for this property			<b>8</b>	<b>8</b>	<b>\$210,000</b>

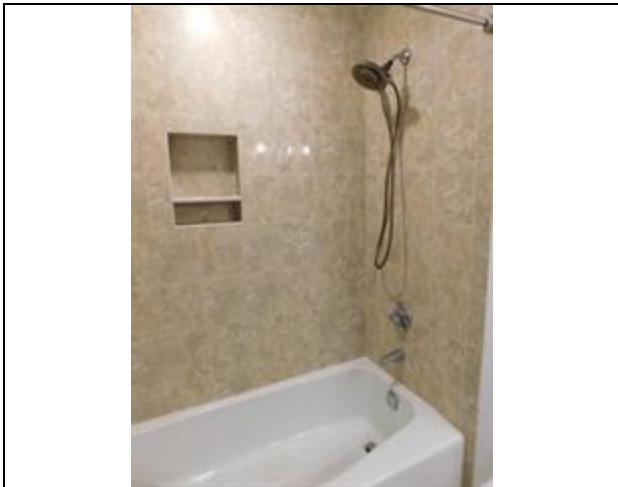
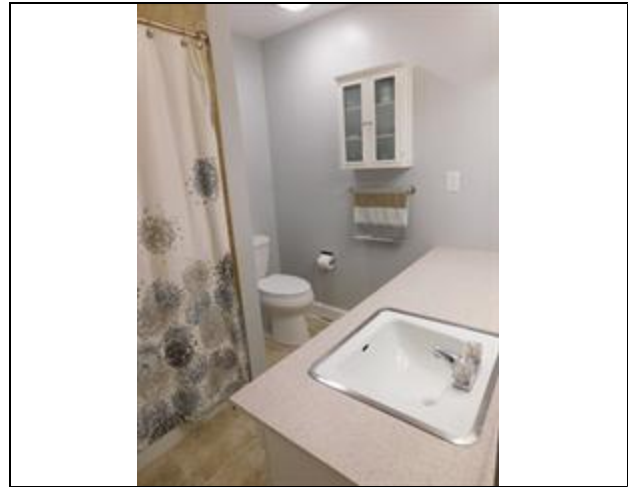


Living/Dining Room Combo



**MLS # 72130199 - Sold**  
**17 Highwood Dr U:17, Franklin, MA 02038-2959**

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



**126 Highwood Dr - Unit 126**  
**Franklin, MA 02038-2978**  
**Condo**

MLS #: **72089078** Status: **Sold**  
List Price: **\$215,000** Sale Price: **\$211,000**  
List Date: **11/2/2016** Sale Date: **3/1/2017**  
Area: Off Market Date: **2/12/2017**  
List\$/Sq. Ft.: **\$191.28** Sold \$/Sq. Ft. **\$187.72**  
Days on Market (Total): Days on Market (Office): **102**

**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: **1,124 Sq. Ft.**  
Year Built: **1985** Outdoor Space Avail: **Yes - Common**  
# Units: **69** Garage: **0**  
Elevator: **No** Parking: **2 Off-Street, Assigned**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$241**  
Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Reserve Funds**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Main Level, Deck Exterior, Exterior Access, Open Floor Plan</b>
Dining Room:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet, Main Level</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Pantry</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Balcony - Exterior, 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, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>Flooring - Laminate</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Deck, Balcony, Storage Shed**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric, Tank**  
Lead Paint: **None**  
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 major routes, the commuter rail, also within walking distance to many amenities including schools, shops, and restaurants. This spacious 2 bedroom 1.5 bath town home is made for easy living. The property has a nice open floor plan with living room/dining area which features a beautiful brick fireplace and sliding door that lead out to your private patio with storage shed and nice backyard. Upstairs you will find 2 nice size bedrooms & 1 full bath, ample closets & laundry hookups. Master bedroom has its own private deck. This home offers Great value in a very desirable, pet friendly complex. Welcome home!**

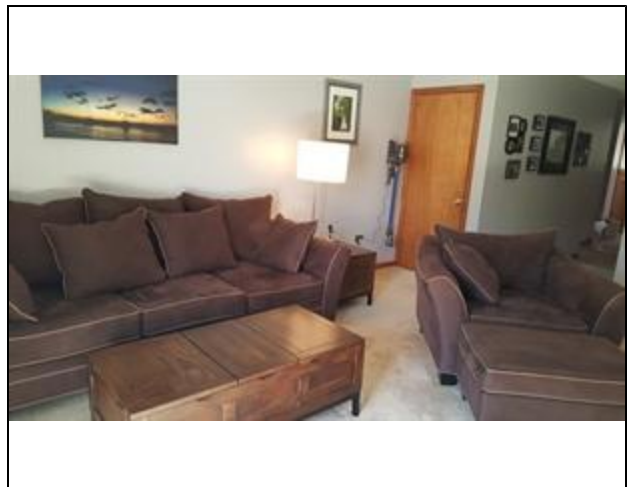
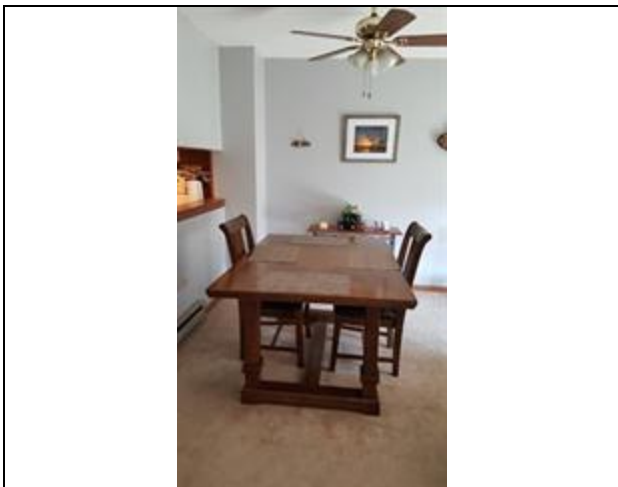
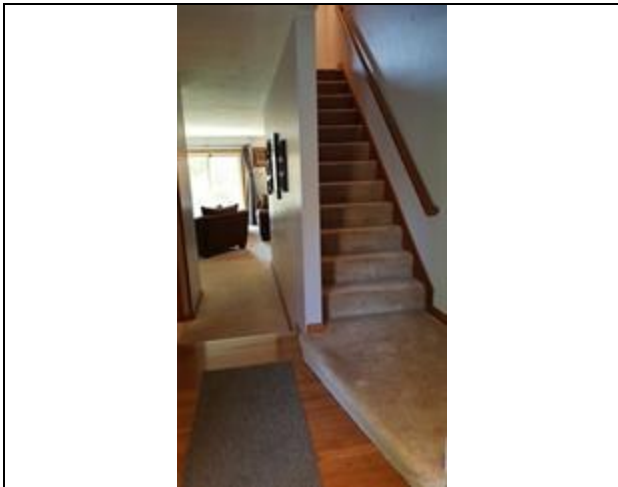
**Tax Information**

**2016 Taxes: \$2,754** Assessment: **\$189,900**  
Pin #: **M:270 L:043-011**

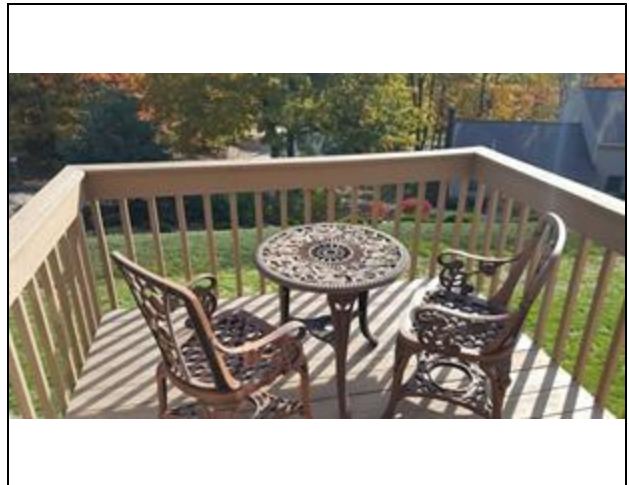
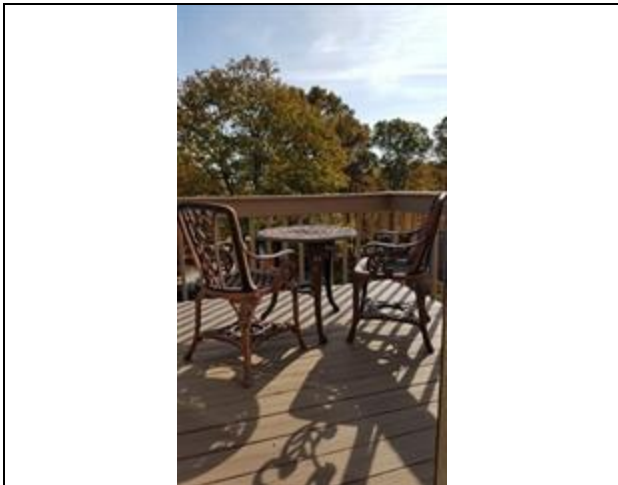
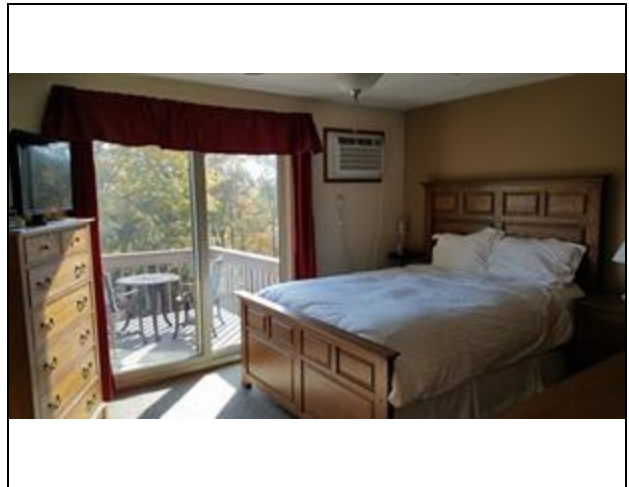
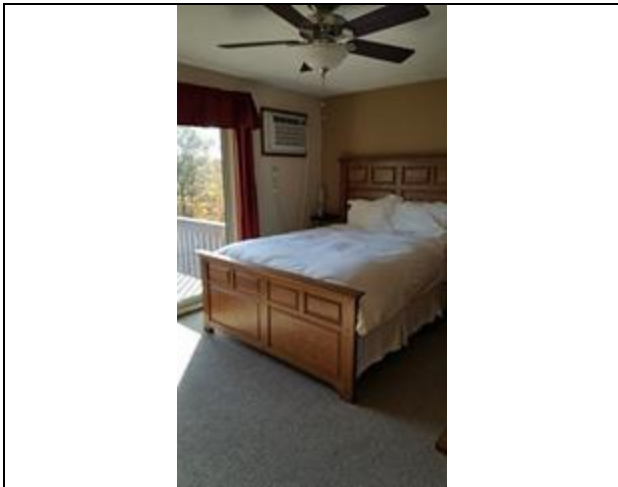
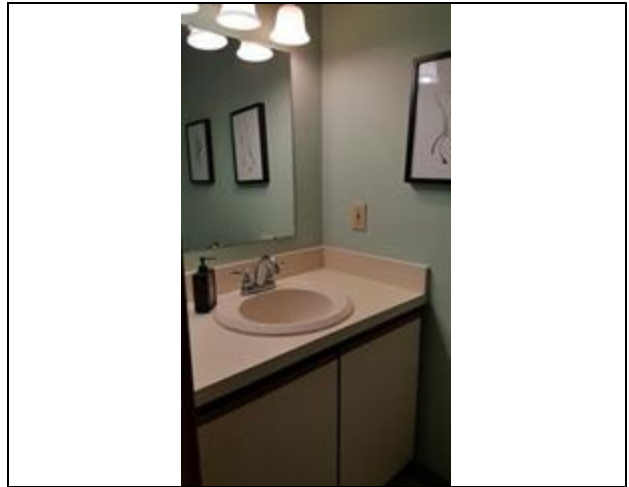
Cert: **24040** Zoning Code: **RES**  
Map: Block: Lot: Book: **25595** Page: **2**

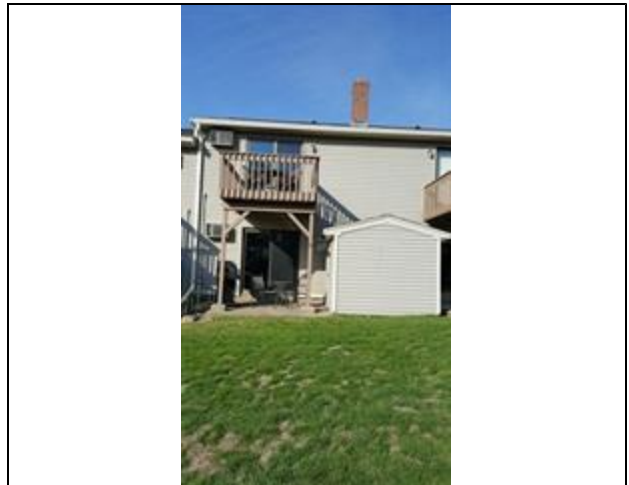
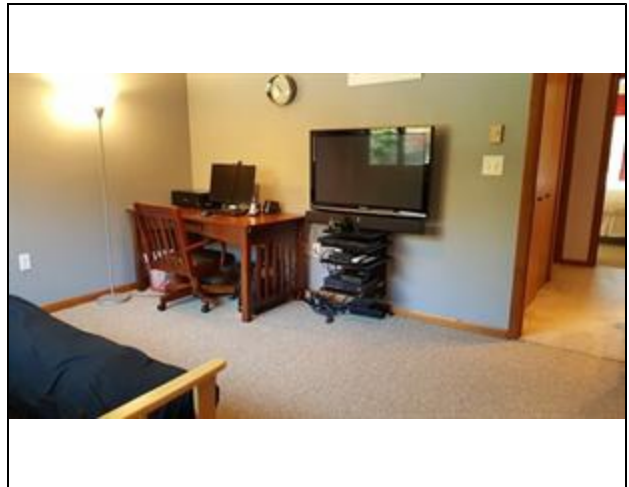
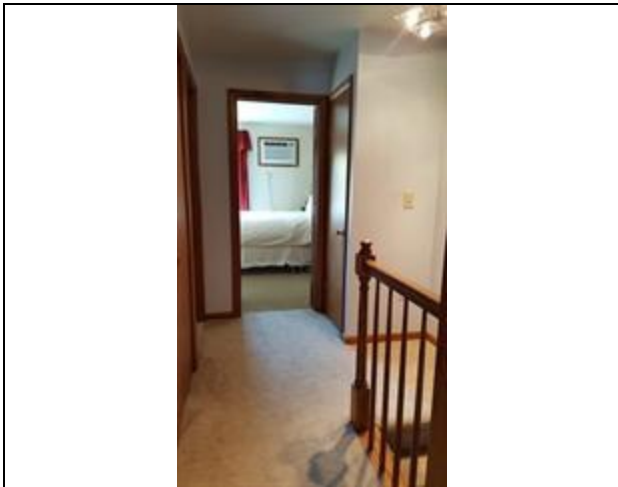
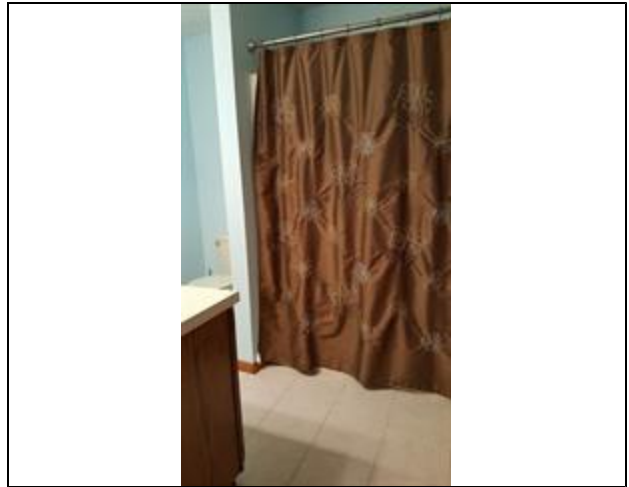
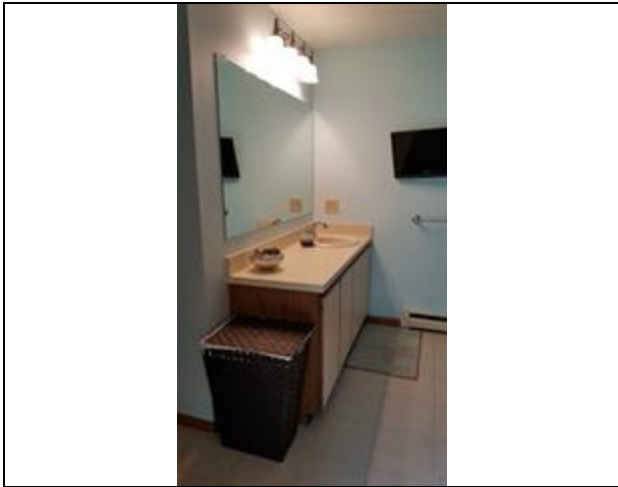
## Market History for 126 Highwood Dr U:126, Franklin, MA 02038-2978

MLS #	Date		DOM	DTO	Price
72089078	11/2/2016	Listed for <b>\$218,000</b>			\$218,000
	12/1/2016	Price Changed to: <b>\$21,500</b>			\$21,500
	12/1/2016	Price Changed to: <b>\$215,000</b>			\$215,000
CTG	1/17/2017	Status Changed to: <b>Contingent</b>			
BOM	1/27/2017	Status Changed to: <b>Back on Market</b>			
EXT	2/2/2017	Status Changed to: <b>Extended</b>			
UAG	2/12/2017	Status Changed to: <b>Under Agreement</b>			
SLD	3/1/2017	Status Changed to: <b>Sold</b>			
	3/1/2017	Sold for <b>\$211,000</b>	102	102	<b>\$211,000</b>
Market History for Office Id: BB1510			<b>102</b>	<b>102</b>	<b>\$211,000</b>
Market History for this property			<b>102</b>	<b>102</b>	<b>\$211,000</b>









**MLS # 72089078 - Sold**  
**126 Highwood Dr U:126, Franklin, MA 02038-2978**

**Condominium - Condo**  
**Sale Price: \$211,000**



**129 Highwood Dr - Unit 129**  
**Franklin, MA 02038-2978**  
**Condo**

MLS #: **72076170** Status: **Sold**  
List Price: **\$220,000** Sale Price: **\$213,000**  
List Date: **10/3/2016** Sale Date: **2/28/2017**  
Area: Off Market Date: **1/15/2017**  
List\$/Sq. Ft.: **\$196.78** Sold \$/Sq. Ft. **\$190.52**  
Days on Market (Total): Days on Market (Office): **119**

**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: **1,118 Sq. Ft.**  
Year Built: **1985** Outdoor Space Avail: **Yes - Common**  
# Units: **68** Garage: **0**  
Elevator: **No** Parking: **2 Off-Street, Assigned, Guest**

Handicap Access/Features:

Association: **Yes** Fee: **\$241**

Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Reserve Funds**



**Living/Dining Room Combo**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		-
Dining Room:	<b>1</b>		-
Kitchen:	<b>1</b>		-
Master Bedroom:	<b>2</b>		-
Bedroom 2:	<b>2</b>		-
Bath 1:	<b>2</b>		<b>Bathroom - Full</b>
Bath 2:	<b>1</b>		<b>Bathroom - Half</b>
Laundry:	<b>2</b>		-

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Deck, Balcony, Storage Shed**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric**  
Interior Features: **Walk-up Attic**  
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**

Welcome to 129 Highwood Drive, located in the highly desirable Highwood III Condominiums! This townhouse has 1.5 bathrooms, sliders both upstairs and downstairs, a patio area outside and a shed outside for extra storage. Enjoy your coffee from your bedroom balcony. Professionally managed by a local management company (in town). Need to move fast? This unit is perfect. Currently vacant to accommodate a quick sale. Come see this beauty today!

**Tax Information**

2016 Taxes: **\$2,706** Assessment: **\$186,600**  
Pin #: **M:270 L:043-014**

Cert: **151038** Zoning Code: **RES**  
Map: Block: Lot: Book: **23805** Page: **458**

## Market History for 129 Highwood Dr U:129, Franklin, MA 02038-2978

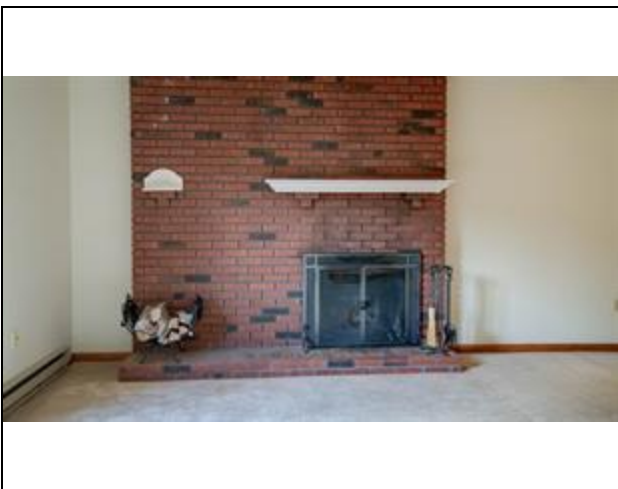
MLS #	Date		DOM	DTO	Price
72076170	10/3/2016	Listed for <b>\$225,000</b>			\$225,000
	10/31/2016	Price Changed to: <b>\$224,000</b>			\$224,000
	11/2/2016	Price Changed to: <b>\$220,000</b>			\$220,000
EXP	12/25/2016	Status Changed to: <b>Expired</b>			
RAC	12/26/2016	Status Changed to: <b>Reactivated</b>			
CTG	1/23/2017	Status Changed to: <b>Contingent</b>			
EXP	1/31/2017	Status Changed to: <b>Expired</b>			
RAC	1/31/2017	Status Changed to: <b>Reactivated</b>			
UAG	1/31/2017	Status Changed to: <b>Under Agreement</b>			
SLD	3/1/2017	Status Changed to: <b>Sold</b>			
	2/28/2017	Sold for <b>\$213,000</b>	119	103	<b>\$213,000</b>
Market History for Office Id: AC0244			<b>119</b>	<b>103</b>	<b>\$213,000</b>
Market History for this property			<b>119</b>	<b>103</b>	<b>\$213,000</b>



**Living/Dining Room Combo**



**Living/Dining Room Combo**



**Living/Dining Room Combo**



**Kitchen**



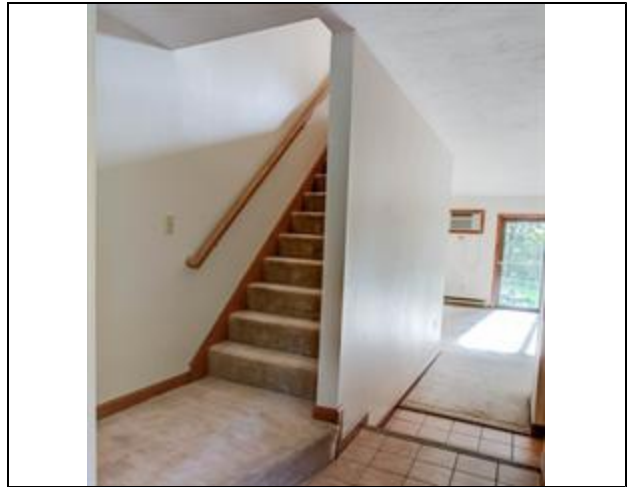
**Kitchen**



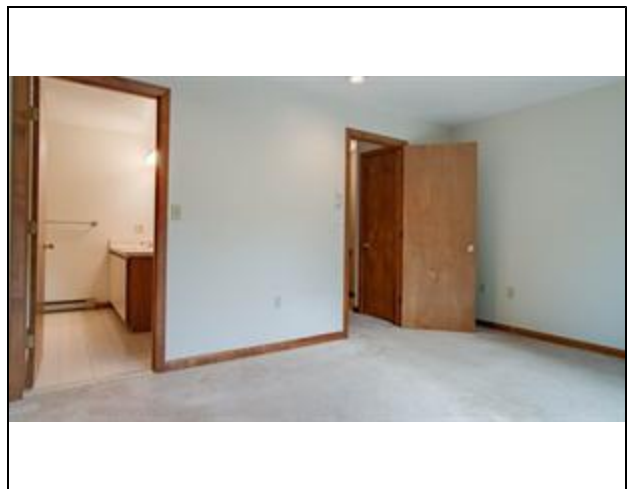
**Kitchen**



**Entry Hall**



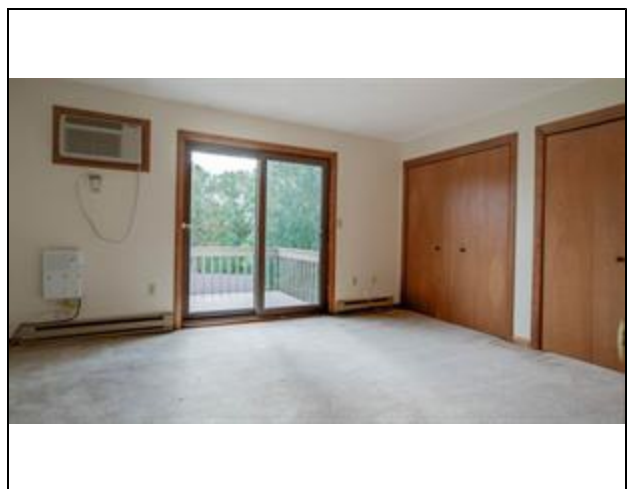
**Bedroom 2**



**Master Bedroom**



**Master Bedroom**



**Master Bedroom**



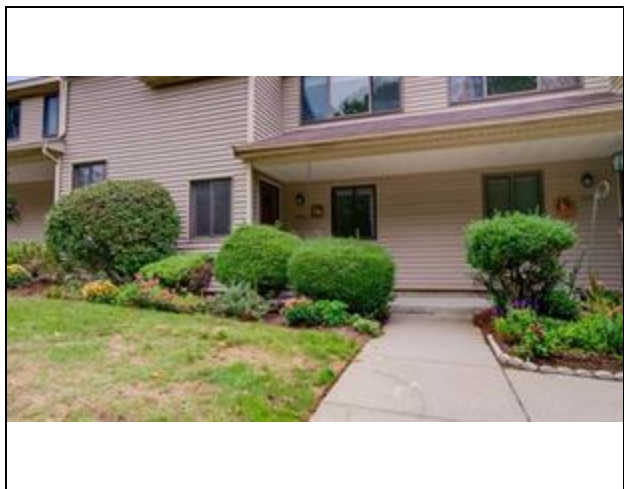
**Balcony**



**Bathroom - Full**



**Bathroom - Full**



**Exterior - Front**



**Exterior - Back**



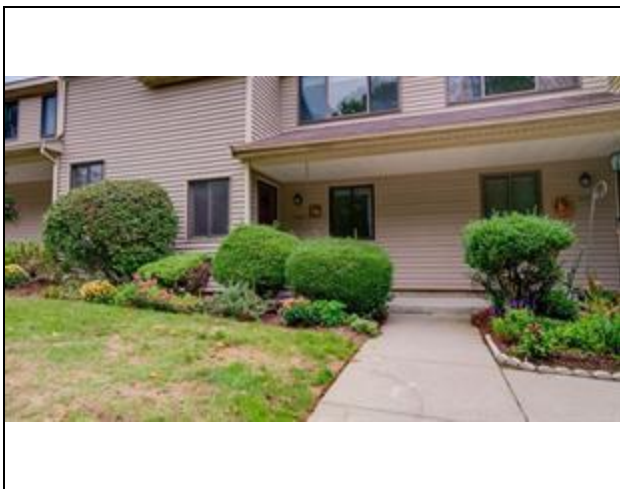
**Exterior - Back**



**Exterior - Back**



**Exterior - Back**



**Exterior - Front**



**Exterior - Front**

**98 Highwood Drive - Unit 98**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72119999** Status: **Sold**  
List Price: **\$217,000** Sale Price: **\$213,000**  
List Date: **2/16/2017** Sale Date: **5/19/2017**  
Area: Off Market Date: **4/22/2017**  
List\$/Sq. Ft.: **\$200.18** Sold \$/Sq. Ft. **\$196.49**  
Days on Market (Total): Days on Market (Office): **52**

**Property Features**

Rooms: **4** Style: **Other (See Remarks)**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **1**  
Master Bath: **No** Placement: **Street, End**  
Fireplaces: **1** Approx. Living Area: **1,084 Sq. Ft.**  
Year Built: **1981** Outdoor Space Avail:  
# Units: **56** Garage: **0**  
Elevator: Parking: **1 Assigned, Guest, Paved Driveway**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$305**  
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, Skylight, Ceiling Fan(s), Ceiling</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		<b>Countertops - Stone/Granite/Solid, Cabinets - Upgraded</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 - Full, Bathroom - Tiled With Tub &amp; Shower, Skylight, Remodeled</b>
Laundry:	<b>1</b>		<b>-</b>
Loft:	<b>2</b>		<b>Flooring - Wall to Wall Carpet, Balcony - Interior</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Basement: **No**  
Cooling: **Wall AC**  
Electric: **Circuit Breakers, 200 Amps**  
Exclusions:  
Exterior: **Wood**  
Exterior Features: **Patio, Storage Shed**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
Lead Paint: **Unknown**  
Living Area Disclosures: **Includes 84 sf of Loft area, buyer/buyer agents to verify**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

**\*\* Why RENT when you can OWN \*\* Don't miss out on this great Ranch style End unit that has been well maintained. Open floor plan and very spacious!! Lots of updates within the last few years. New patio SLIDER and all the WINDOWS (except the kitchen) have been replaced ( 9/2016). Come HOME and sit by your wood burning FP and enjoy a nice glass of wine/beverage or just to relax. Living/Din Room with cathedral ceiling, loft, skylights, recessed lighting and a ceiling fan. Kitchen with granite counter-tops, updated cabinets and a newer flat-top electric stove. Large Master bedroom with plenty of closet space. Full bathroom has been totally remodeled over a year ago with new floors, new shower/tub, new cabinets and lights. 2 Wall AC units 2-3 years old. 2 storage sheds, one on the left side & the 2nd in the back for easy access. All the Carpets are newer. Seller will leave the W & D as gifts to the buyer. Easy accessible to the T commuter rail, major highways, shopping and restaurants.**

**Tax Information**

2016 Taxes: **\$2,478.05** Assessment: **\$170,900** Cert: Zoning Code: **Res**  
Pin #: Map: **270** Block: **041** Lot: **009** Book: **33806** Page: **380**

## Market History for 98 Highwood Drive U:98, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72119999	2/16/2017	Listed for <b>\$217,000</b>			\$217,000
CTG	2/22/2017	Status Changed to: <b>Contingent</b>			
UAG	3/8/2017	Status Changed to: <b>Under Agreement</b>			
BOM	3/21/2017	Status Changed to: <b>Back on Market</b>			
CTG	4/10/2017	Status Changed to: <b>Contingent</b>			
UAG	4/22/2017	Status Changed to: <b>Under Agreement</b>			
SLD	5/23/2017	Status Changed to: <b>Sold</b>			
	5/19/2017	Sold for <b>\$213,000</b>	52	34	<b>\$213,000</b>
Market History for Office Id: BB5857			<b>52</b>	<b>34</b>	<b>\$213,000</b>
Market History for this property			<b>52</b>	<b>34</b>	<b>\$213,000</b>

**MLS # 72119999 - Sold**  
**98 Highwood Drive U:98, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$213,000**



MLS # 72119999 - Sold  
98 Highwood Drive U:98, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$213,000



MLS # 72119999 - Sold  
98 Highwood Drive U:98, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$213,000



**156 Highwood Dr - Unit 156**  
**Franklin, MA 02038-2923**  
**Condo**

MLS #: **72127246** Status: **Sold**  
List Price: **\$215,000** Sale Price: **\$215,000**  
List Date: **3/6/2017** Sale Date: **5/3/2017**  
Area: Off Market Date: **3/24/2017**  
List\$/Sq. Ft.: **\$191.62** Sold \$/Sq. Ft. **\$191.62**  
Days on Market (Total): **48** Days on Market (Office): **19**

**Property Features**

Rooms: **4** 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: **1986** Outdoor Space Avail: **Yes - Common**  
# Units: **60** Garage: **0**  
Elevator: **No** Parking: **2 Assigned, Paved Driveway**

Handicap Access/Features:

Association: **Yes** Fee: **\$241**

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



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Deck - Exterior, Exterior Access</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		<b>Flooring - Vinyl, Pantry, Main Level</b>
Master Bedroom:	<b>2</b>		<b>Ceiling Fan(s), Closet, Balcony / Deck, Balcony - Exterior</b>
Bedroom 2:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Vinyl</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full</b>
Laundry:	<b>B</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
Basement: **Yes Full, Interior Access, Bulkhead**  
Construction: **Frame**  
Cooling: **Wall AC**  
Electric: **110 Volts**  
Exclusions: **Renters' personal property.**  
Exterior: **Vinyl**  
Exterior Features: **Deck, Balcony**  
Facing Direction: **Southeast**  
Green Certified: **No**  
Heating: **Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
Lead Paint: **None**  
Living Area Disclosures: **does not include 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**

**Welcome to Franklin! Close to everything, yet off the beaten path, is the Highwood Condominium complex. This unit is nestled far in the part of the development called Highwood III. This is a two bedroom townhouse style condominium with a full, unfinished basement. The open concept family room and dining room is open to a deck that is surrounded by woods. The master bedroom has its own balcony overlooking them, as well. Master has a double closet, the second bedroom has an over-sized walk-in closet and both are serviced by a large Hollywood bath. There is a full kitchen with appliances that stay as gifts and a half bath. Laundry service is in the basement. Come visit and see your new home! Rated #5 on the 50 Safest Towns in Massachusetts!**

**Tax Information**


**2016 Taxes: \$2,662 Assessment: \$183,600**

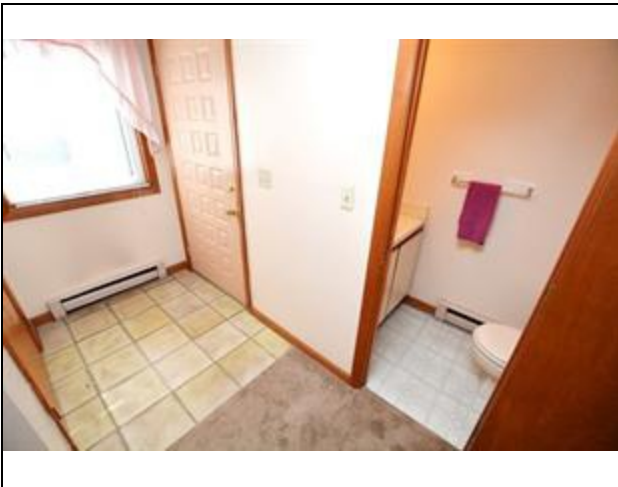
Pin #: **M:259 L:005-019**

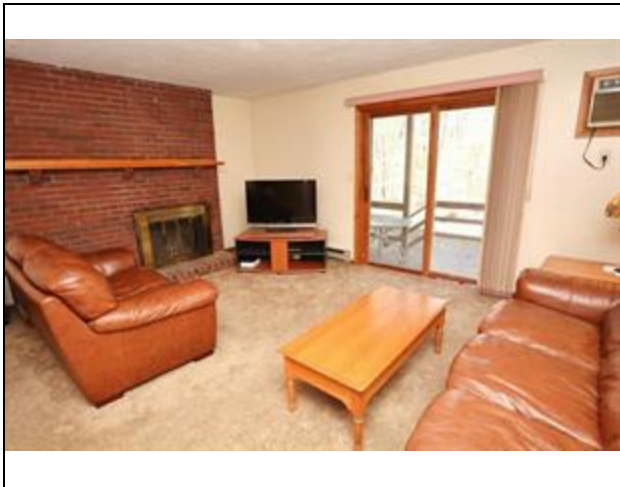
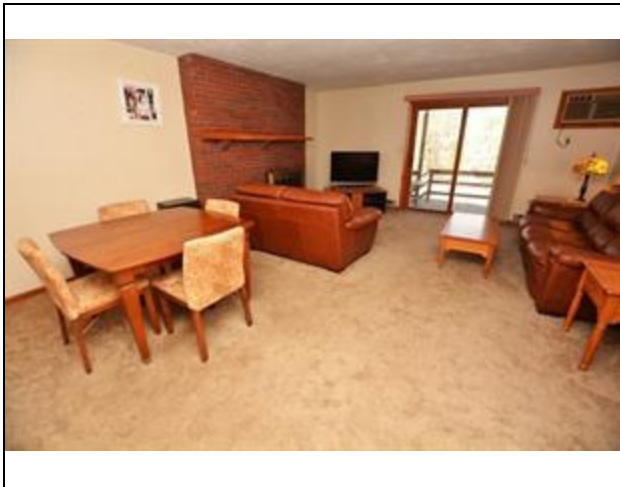
Cert: Zoning Code: **R10**

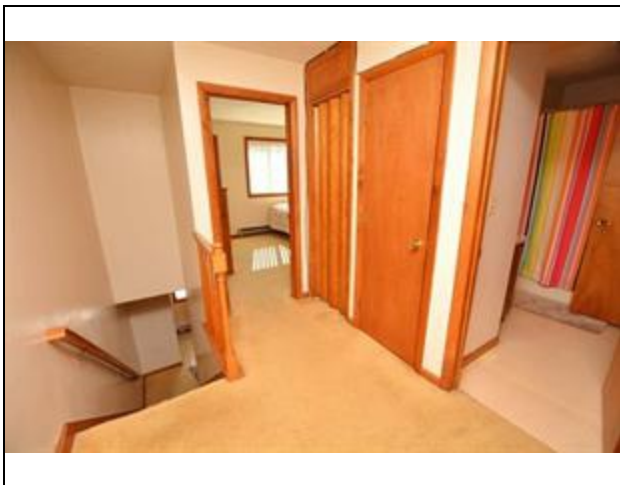
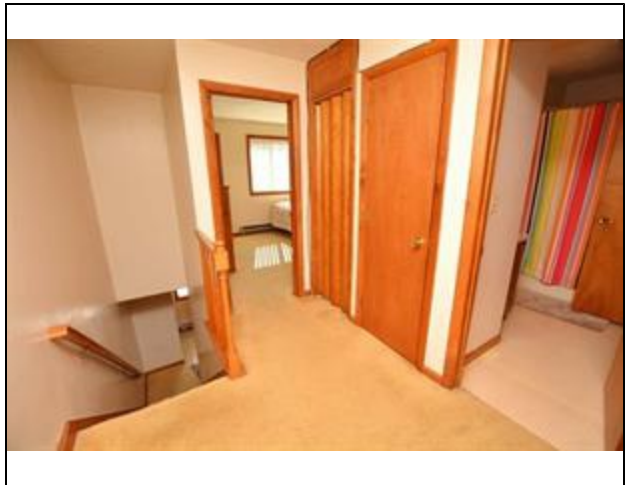
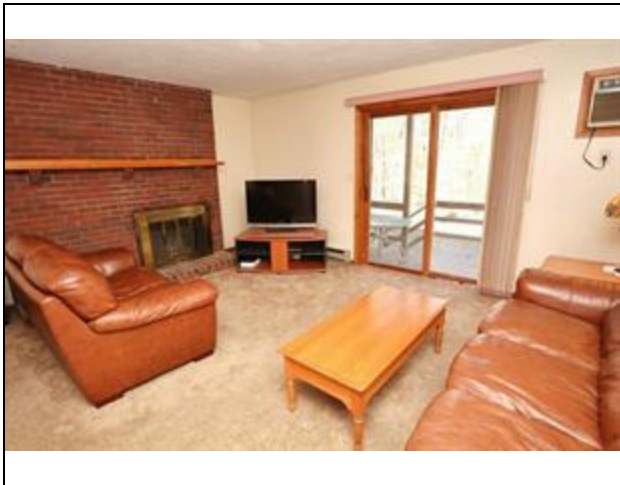
Map: Block: Lot: Book: **7900** Page: **667**

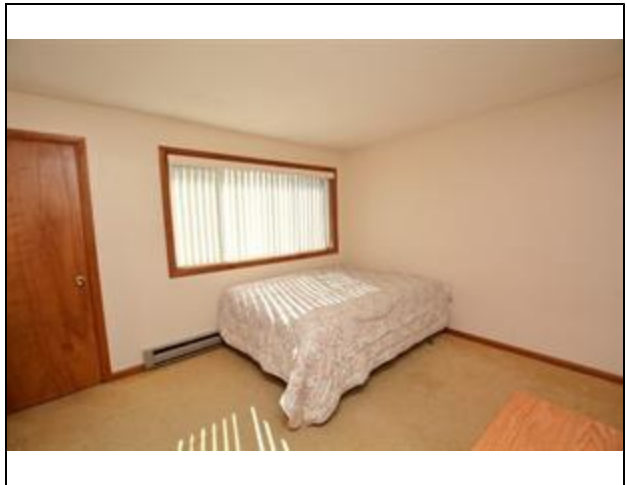
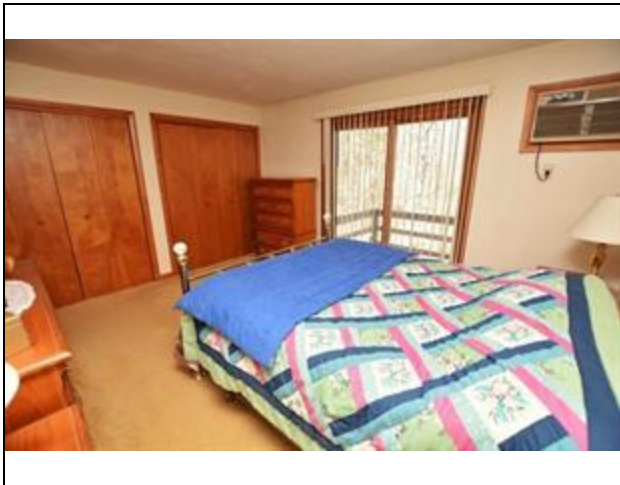
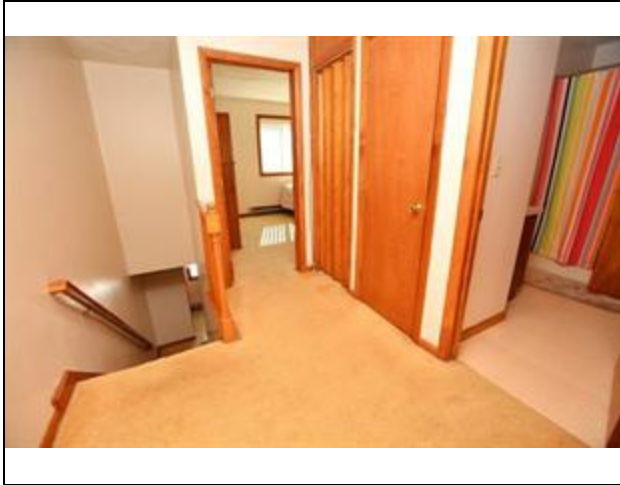
## Market History for 156 Highwood Dr U:156, Franklin, MA 02038-2923

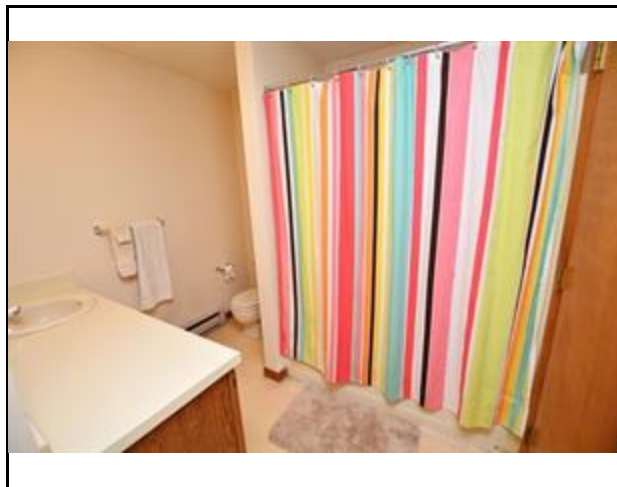
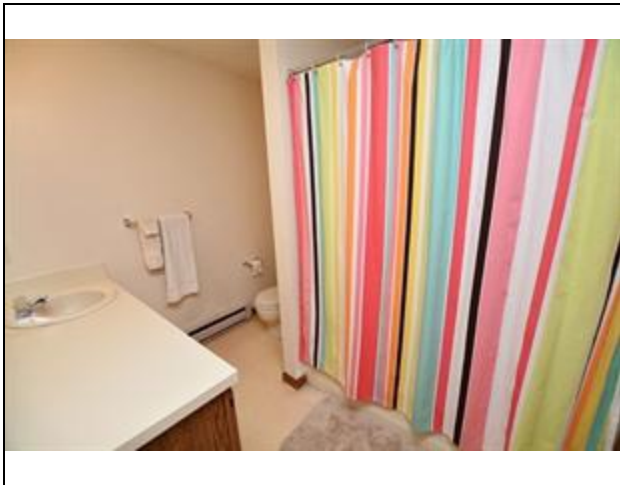
MLS #	Date		DOM	DTO	Price
72114362	1/31/2017	Listed for <b>\$217,500</b>			\$217,500
CAN	3/1/2017	Status Changed to: <b>Canceled</b>	29		
Market History for Office Id: BB1315			29		<b>\$215,000</b>
 <b>72127246</b>	3/6/2017	Listed for <b>\$215,000</b>			\$215,000
CTG	3/11/2017	Status Changed to: <b>Contingent</b>			
UAG	3/25/2017	Status Changed to: <b>Under Agreement</b>			
SLD	5/3/2017	Status Changed to: <b>Sold</b>			
	5/3/2017	Sold for <b>\$215,000</b>	19	4	<b>\$215,000</b>
Market History for Office Id: BB9924			19	4	<b>\$215,000</b>
Market History for this property			48	4	<b>\$215,000</b>











**143 Highwood Dr - Unit 143**  
**Franklin, MA 02038-2979**  
**Condo**

MLS #: <b>72139789</b>	Status: <b>Sold</b>
List Price: <b>\$220,000</b>	Sale Price: <b>\$215,000</b>
List Date: <b>4/3/2017</b>	Sale Date: <b>5/31/2017</b>
Area:	Off Market Date: <b>4/25/2017</b>
List\$/Sq. Ft.: <b>\$196.08</b>	Sold \$/Sq. Ft. <b>\$191.62</b>
Days on Market (Total): <b>23</b>	Days on Market (Office): <b>23</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:
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,122 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>68</b>	Garage: <b>0</b>
Elevator:	Parking: <b>2 Assigned</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$241</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		-
Dining Room:	<b>1</b>		-
Kitchen:	<b>1</b>		-
Master Bedroom:	<b>2</b>		-
Bedroom 2:	<b>2</b>		-
Bath 1:	<b>1</b>		<b>Bathroom - Half</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full</b>
Laundry:	<b>B</b>		-

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer**  
 Basement: **Yes**  
 Cooling: **Window AC**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Deck - Wood, Gutters**  
 Facing Direction:  
 Heating: **Electric**  
 Hot Water: **Tank**  
 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**

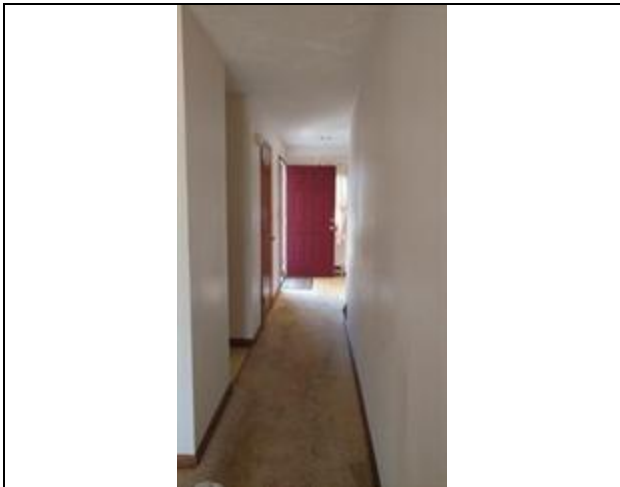
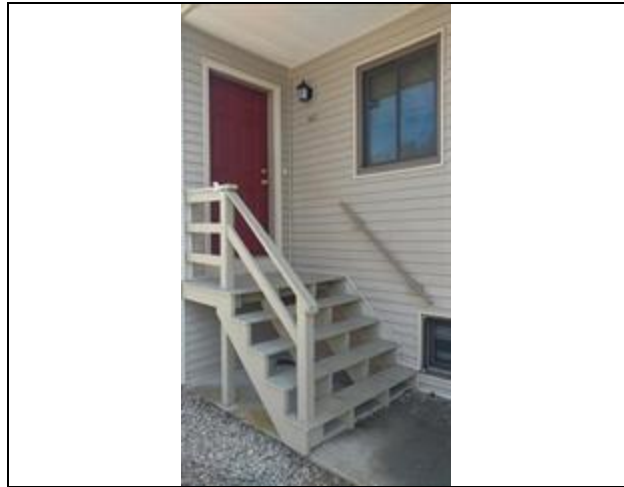
**Welcome to 143 Highwood Drive located in desirable Highwood III Condominiums! This unit features a spacious , sunny living/dining combination room. Sliding glass door leads out to your deck to enjoy outdoor meals this summer. Unit also features 2 bedrooms with ample closet space. Enjoy your morning coffee on the deck off the master bedroom. Large basement allows for plenty of extra storage. The vinyl siding and professional landscaping add to the curb appeal to this property. This condo is sure to go quickly! Showings begin immediately.**

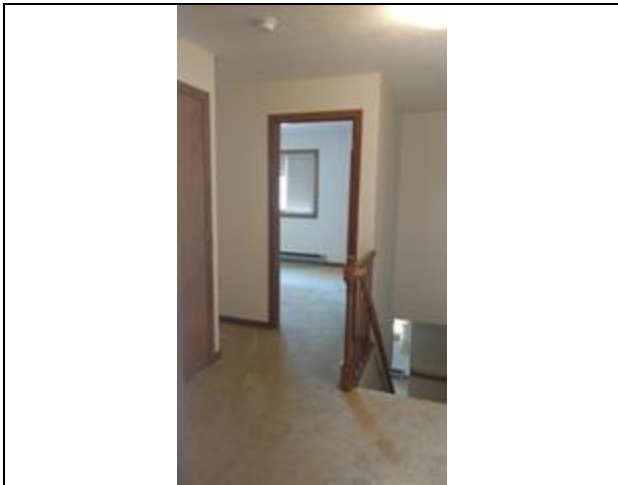
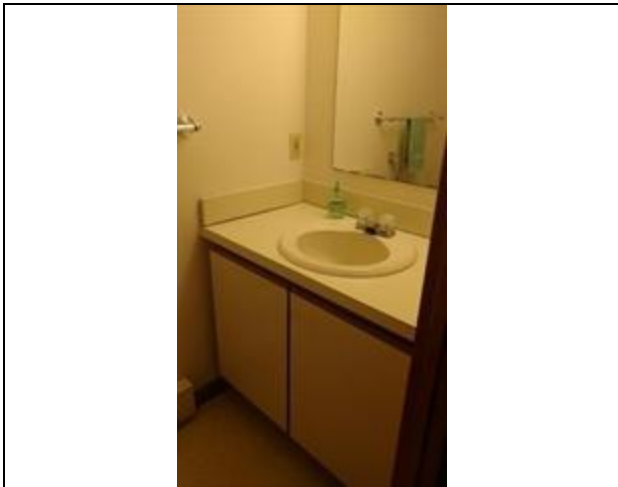
**Tax Information**

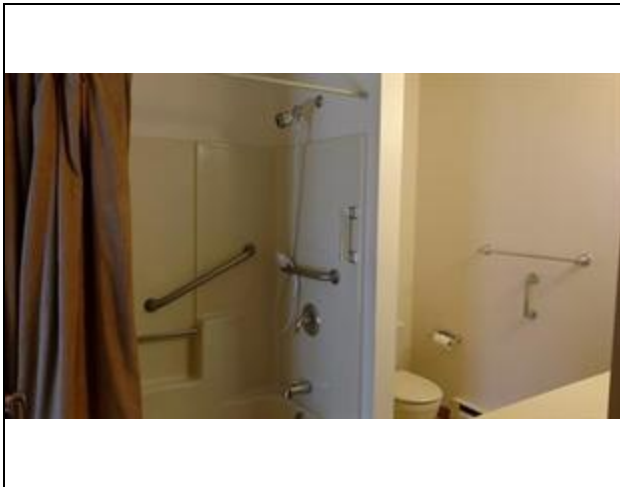
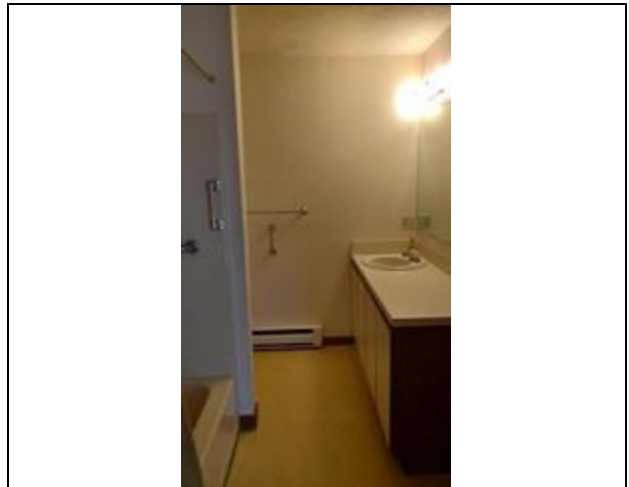
<b>2017 Taxes: \$2,901</b>	<b>Assessment: \$199,000</b>	Cert:	Zoning Code: <b>RES</b>
Pin #: <b>M:259 L:005-006</b>		Map:	Block: Lot: Book: <b>7150</b> Page: <b>272</b>

## Market History for 143 Highwood Dr U:143, Franklin, MA 02038-2979

MLS #	Date		DOM	DTO	Price
72139789	4/3/2017	Listed for <b>\$220,000</b>			\$220,000
CTG	4/12/2017	Status Changed to: <b>Contingent</b>			
UAG	4/26/2017	Status Changed to: <b>Under Agreement</b>			
SLD	5/31/2017	Status Changed to: <b>Sold</b>			
	5/31/2017	Sold for <b>\$215,000</b>	23	7	<b>\$215,000</b>
Market History for Office Id: AC0244			<b>23</b>	<b>7</b>	<b>\$215,000</b>
Market History for this property			<b>23</b>	<b>7</b>	<b>\$215,000</b>







**MLS # 72139789 - Sold**  
**143 Highwood Dr U:143, Franklin, MA 02038-2979**

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

