

**89 Stone Ridge Rd - Unit 89**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72073490** Status: **Sold**  
List Price: **\$249,900** Sale Price: **\$247,200**  
List Date: **9/27/2016** Sale Date: **1/30/2017**  
Area: Off Market Date: **12/28/2016**  
List\$/Sq. Ft.: **\$141.75** Sold \$/Sq. Ft. **\$140.22**  
Days on Market (Total): Days on Market (Office): **92**

**Property Features**

Rooms: **6** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1**  
Master Bath: Placement:  
Fireplaces: **1** Approx. Living Area: **1,763 Sq. Ft.**  
Year Built: **1986** Outdoor Space Avail:  
# Units: **57** Garage: **1 Attached**  
Elevator: Parking: **2 Off-Street**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$395**  
Fee Includes: **Master Insurance, Snow Removal, Refuse Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>12X14</b>	-
Dining Room:	<b>1</b>	<b>8X10</b>	-
Kitchen:	<b>1</b>	<b>10X10</b>	-
Master Bedroom:	<b>2</b>	<b>12X13</b>	-
Bedroom 2:	<b>2</b>	<b>12X12</b>	-
Loft:	<b>3</b>	<b>14X16</b>	-

**Features & Other Information**

Basement: **Yes Full**  
Cooling: **Central Air**  
Electric: **Circuit Breakers, 100 Amps**  
Exclusions:  
Facing Direction:  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas, Tank**  
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: **Yes**

**Remarks**

**Please ask agent about the "Ready Buyer Program". outstanding townhouse condominium features 2-3 beds, 2.5 baths, fireplaced living room, hardwood floors, central air, full unfinished basement, garage and much more. Nicely run complex. Fantastic highway access. Great opportunity.**

**Tax Information**

<b>2016 Taxes: \$3,747</b>	<b>Assessment: \$258,400</b>	Cert:	Zoning Code: <b>RES</b>
Pin #:		Map:	Block: Lot: Book: <b>0</b> Page: <b>0</b>

## Market History for 89 Stone Ridge Rd U:89, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72073490	9/27/2016	Listed for <b>\$299,900</b>			\$299,900
	10/26/2016	Price Changed to: <b>\$269,900</b>			\$269,900
EXT	10/26/2016	Status Changed to: <b>Extended</b>			
	11/28/2016	Price Changed to: <b>\$249,900</b>			\$249,900
EXT	11/28/2016	Status Changed to: <b>Extended</b>			
UAG	12/28/2016	Status Changed to: <b>Under Agreement</b>			
SLD	1/31/2017	Status Changed to: <b>Sold</b>			
	1/30/2017	Sold for <b>\$247,200</b>	92	92	<b>\$247,200</b>
Market History for Office Id: BB7010			92	92	<b>\$247,200</b>
Market History for this property			92	92	<b>\$247,200</b>

**MLS # 72073490 - Sold**  
**89 Stone Ridge Rd U:89, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$247,200**



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**89 Stone Ridge Rd U:89, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$247,200**

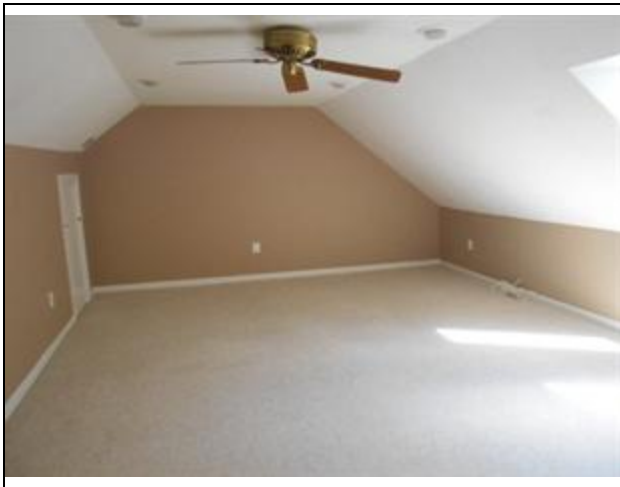






**MLS # 72073490 - Sold**  
**89 Stone Ridge Rd U:89, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$247,200**



**9 Stone Ridge Rd - Unit 9  
Franklin, MA 02038-3103  
Condo**

MLS #: **72116930** Status: **Sold**  
List Price: **\$250,000** Sale Price: **\$280,000**  
List Date: **2/8/2017** Sale Date: **5/15/2017**  
Area: Off Market Date: **2/28/2017**  
List\$/Sq. Ft.: **\$155.76** Sold \$/Sq. Ft. **\$174.45**  
Days on Market (Total): Days on Market (Office): **21**

**Property Features**

Rooms: **6** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1**  
Master Bath: **Yes** Placement: **End, Walkout**  
Fireplaces: **1** Approx. Living Area: **1,605 Sq. Ft.**  
Year Built: **1986** Outdoor Space Avail: **Yes - Private**  
# Units: **163** Garage: **1 Attached, Garage Door Opener**  
Elevator: Parking: **2 Assigned, Paved Driveway**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$373**  
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Deck - Exterior, Open Floor Plan, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Deck - Exterior, Open Floor Plan, Slider</b>
Kitchen:	<b>1</b>	<b>12X16</b>	<b>Flooring - Laminate, Dining Area, Open Floor Plan</b>
Master Bedroom:	<b>2</b>	<b>14X14</b>	<b>Bathroom - Full, Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>	<b>12X10</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>	<b>7X7</b>	<b>-</b>
Play Room:	<b>B</b>	<b>19X18</b>	<b>Flooring - Wall to Wall Carpet, Exterior Access, Recessed Lighting, Slider</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
Basement: **Yes Full, Finished, Walk Out, Interior Access**  
Construction: **Frame**  
Cooling: **Central Air**  
Electric: **Circuit Breakers**  
Exclusions:  
Exterior: **Wood**  
Exterior Features: **Deck, Gutters, Professional Landscaping**  
Facing Direction:  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas**  
Interior Features: **Cable Available, Wired for Surround Sound**  
Lead Paint: **Unknown**  
Living Area Disclosures: **ADDITIONAL SPACE IN FINISHED WALK-OUT LOWER LEVEL**  
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**

**\*\*\*All OFFERS DUE Monday, 2/13 @ 7PM\*\*\* Bright & Beautiful END UNIT in sought after Stone Ridge! Spacious OPEN FLOOR PLAN boasts an eat-in Kitchen w/laminate flooring, plenty of cabinets/counter space & all appliances included; Living Room/Dining Room w/slider to a huge private Deck & a wood burning fireplace w/lovely custom mantel. Upstairs you'll find a Master Bedroom w/two large closets, vanity area & private bath as well as a 2nd Bedroom, Full Bath & Laundry Room. The finished WALK-OUT LOWER LEVEL offers more room to spread out & lots of storage. Added bonuses: 1-car ATTACHED Garage...UPDATED windows & slider, kitchen appliances, heating & central AC systems, water heater...newer carpet on 1st/2nd floors...custom window blinds...great location - minutes to commuter rail, Rte.495, YMCA, tons of restaurants & shopping...convenient condo living w/no exterior maintenance...community pool for those hot Summer days. WELCOME HOME! \*Sellers will entertain offers between \$250K and \$275K\***

**Tax Information**

2016 Taxes: **\$3,364** Assessment: **\$232,000** Cert: Zoning Code: **Res**  
Pin #: **M:276 L:017-084** Map: **276** Block: Lot: **017084** Book: **0** Page: **0**

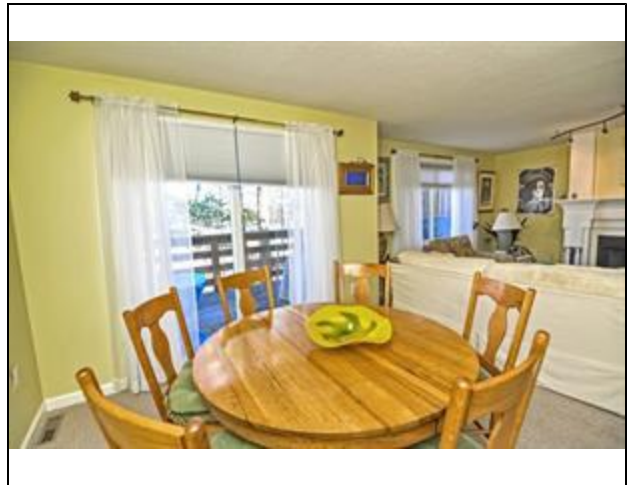
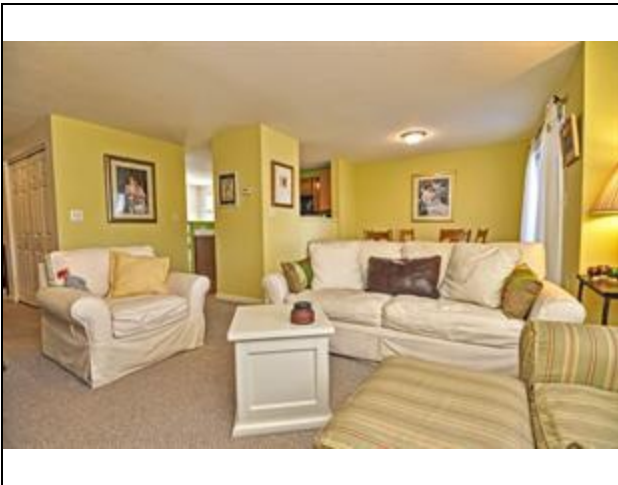
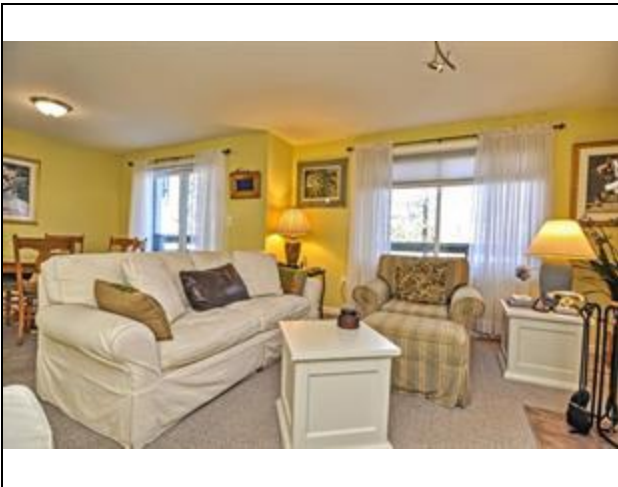
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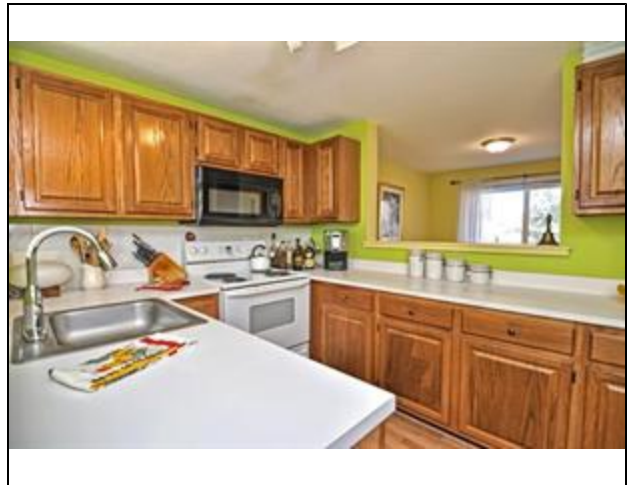
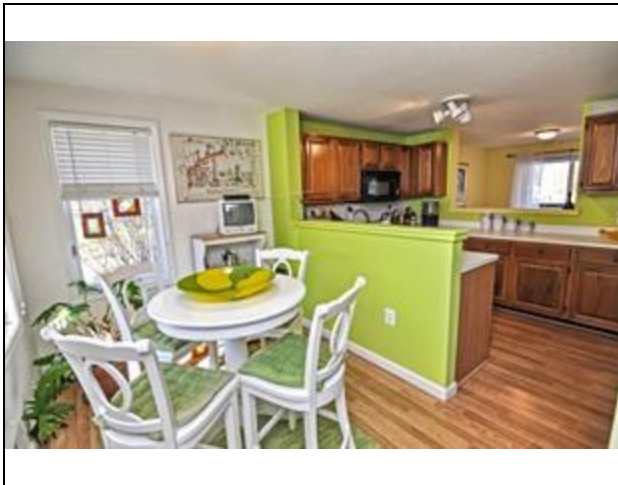
MLS #	Date		DOM	DTO	Price
72116930	2/8/2017	Listed for <b>\$250,000</b>			\$250,000
CTG	2/15/2017	Status Changed to: <b>Contingent</b>			
UAG	3/1/2017	Status Changed to: <b>Under Agreement</b>			
SLD	5/16/2017	Status Changed to: <b>Sold</b>			
	5/15/2017	Sold for <b>\$280,000</b>	21	5	<b>\$280,000</b>
Market History for Office Id: AC1630			<b>21</b>	<b>5</b>	<b>\$280,000</b>
Market History for this property			<b>21</b>	<b>5</b>	<b>\$280,000</b>



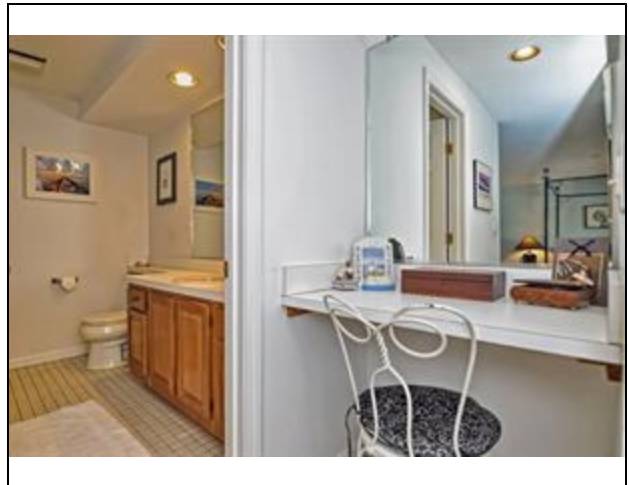
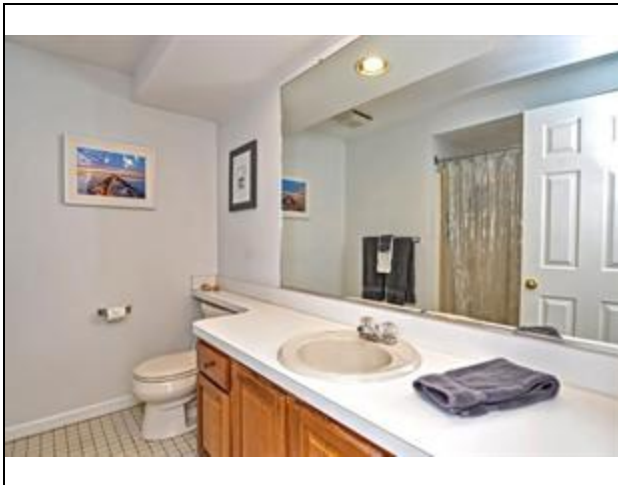
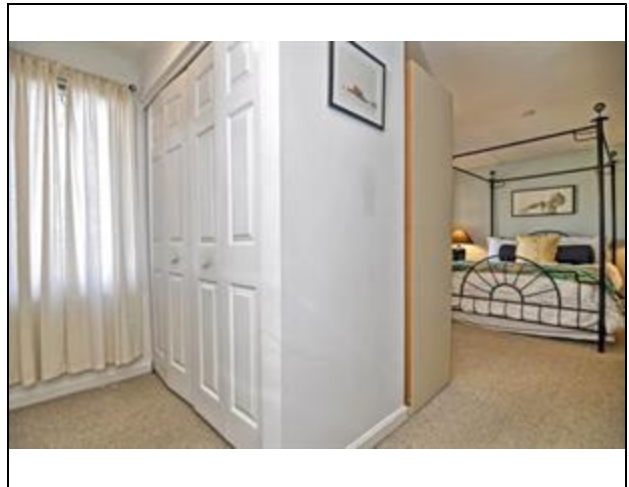
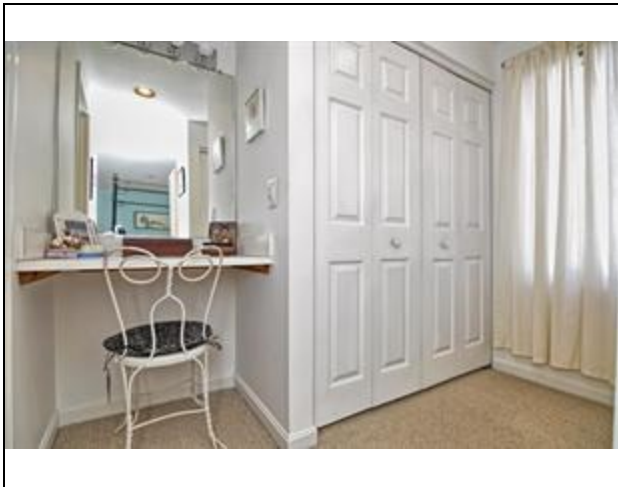
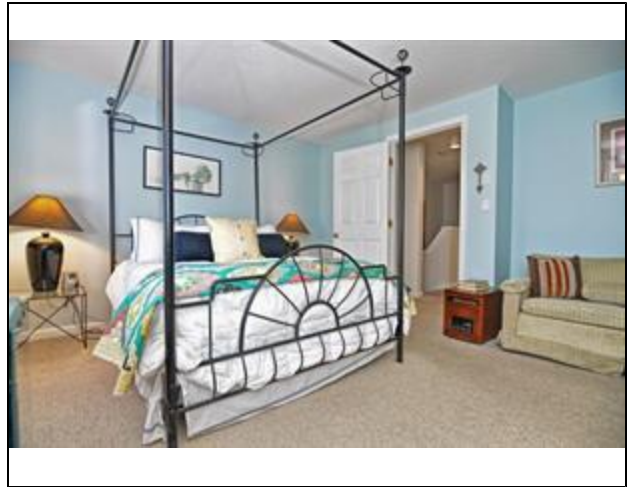
**MLS # 72116930 - Sold**  
**9 Stone Ridge Rd U:9, Franklin, MA 02038-3103**

**Condominium - Condo**  
**Sale Price: \$280,000**



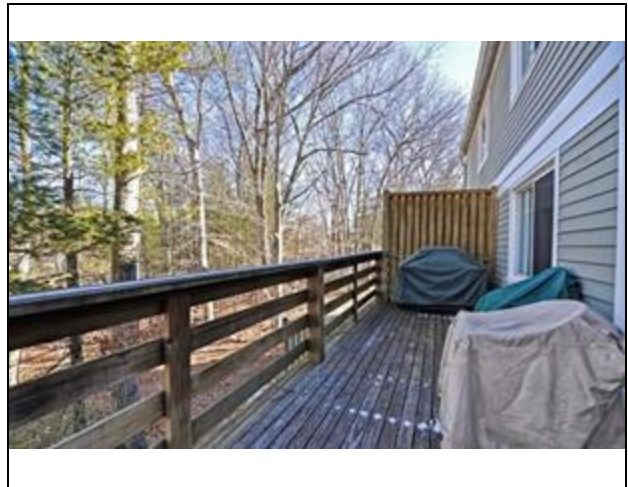
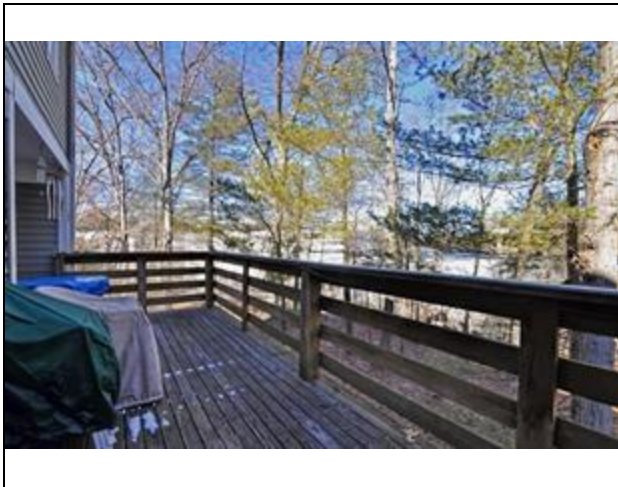
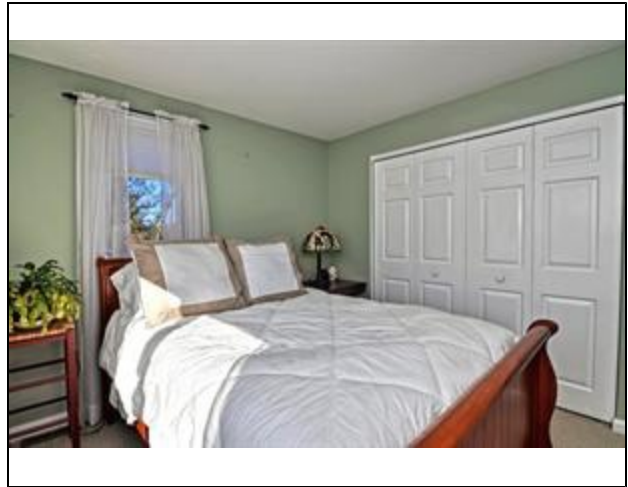
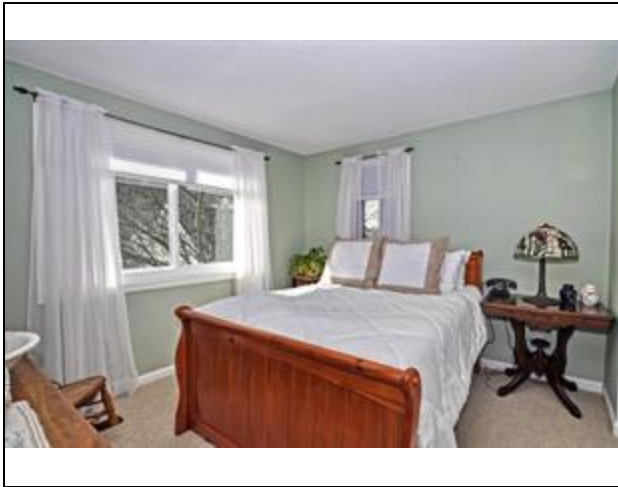






**MLS # 72116930 - Sold**  
**9 Stone Ridge Rd U:9, Franklin, MA 02038-3103**

**Condominium - Condo**  
**Sale Price: \$280,000**





**109 Stone Ridge Rd - Unit 109**  
**Franklin, MA 02038-3145**  
**Condo**

MLS #: <b>72112579</b>	Status: <b>Sold</b>
List Price: <b>\$299,000</b>	Sale Price: <b>\$295,000</b>
List Date: <b>1/26/2017</b>	Sale Date: <b>5/22/2017</b>
Area:	Off Market Date: <b>4/24/2017</b>
List\$/Sq. Ft.: <b>\$241.13</b>	Sold \$/Sq. Ft. <b>\$237.90</b>
Days on Market (Total): <b>88</b>	Days on Market (Office): <b>88</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level: <b>1</b>
Master Bath:	Placement:
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,240 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>163</b>	Garage: <b>1</b>
Elevator:	Parking: <b>1</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$348</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom</b>	



**Room Descriptions**

Room	Level	Size	Features
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**Features & Other Information**

Basement: **Yes**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Wood**  
Facing Direction:  
Heating: **Forced Air, Gas**  
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**

**WOW!! Priced to sell! This is the one you've been waiting for, nothing to do, just unpack and move in ! Entire interior freshly painted! Gorgeous kitchen with Granite and SS appliances, new floors, pantry & breakfast bar, This 2 bedroom townhouse in sought after Stone Ridge Estates. Eat-in Kitchen,Dining Room/Living Room. Central Air and a stunning inground swimming pool to beat the humid summer heat. The Master Bed has a Master Bath & Lg. Walk-in closet. There is also a 2nd Full Bath next to the 2nd Bedroom. The grounds are meticulous and you won't have to worry about mowing the lawn, trash pickup, or dealing with shoveling in the frigid winter. It has a One Car Garage. New carpeting in bedrms, high efficiency gas heating system with AC. wood burning fireplace in spacious family rm w/2 sliders to private deck, overlooking prof landscaped yard.**

**Tax Information**

<b>2016 Taxes: \$3,396</b>	<b>Assessment: \$234,200</b>	<b>Cert: 000001367492</b>	<b>Zoning Code: res</b>
<b>Pin #: M:276 L:016-040</b>		<b>Map: Block: Lot:</b>	<b>Book: 0 Page: 0</b>

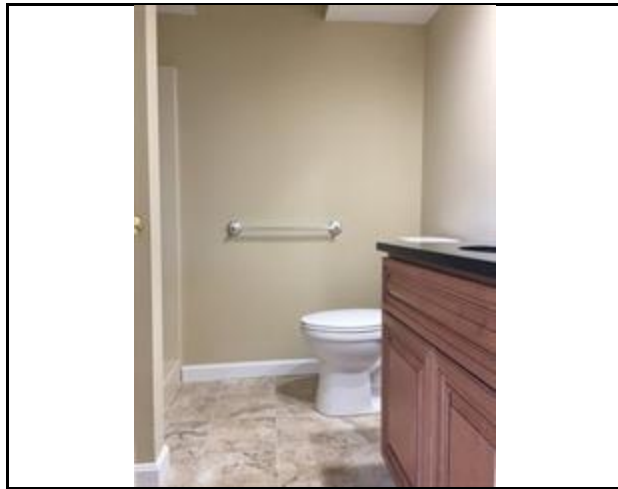
## Market History for 109 Stone Ridge Rd U:109, Franklin, MA 02038-3145

MLS #	Date		DOM	DTO	Price
72112579	1/26/2017	Listed for <b>\$299,000</b>			\$299,000
CTG	4/12/2017	Status Changed to: <b>Contingent</b>			
UAG	4/24/2017	Status Changed to: <b>Under Agreement</b>			
SLD	5/25/2017	Status Changed to: <b>Sold</b>			
	5/22/2017	Sold for <b>\$295,000</b>	88	69	<b>\$295,000</b>
Market History for Office Id: E95047			<b>88</b>	<b>69</b>	<b>\$295,000</b>
Market History for this property			<b>88</b>	<b>69</b>	<b>\$295,000</b>



**MLS # 72112579 - Sold**  
**109 Stone Ridge Rd U:109, Franklin, MA 02038-3145**

**Condominium - Condo**  
**Sale Price: \$295,000**





**124 Stone Ridge Rd - Unit 124**  
**Franklin, MA 02038-3146**  
**Condo**

MLS #: <b>72142502</b>	Status: <b>Sold</b>
List Price: <b>\$275,000</b>	Sale Price: <b>\$298,000</b>
List Date: <b>4/6/2017</b>	Sale Date: <b>5/17/2017</b>
Area:	Off Market Date: <b>4/24/2017</b>
List\$/Sq. Ft.: <b>\$200</b>	Sold \$/Sq. Ft. <b>\$216.73</b>
Days on Market (Total): <b>19</b>	Days on Market (Office): <b>19</b>

**Property Features**

Rooms: <b>6</b>	Style: <b>Townhouse, Other (See Remarks)</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 0h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Street, End, Corner</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,375 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Private</b>
# Units: <b>163</b>	Garage: <b>1 Garage Door Opener, Deeded</b>
Elevator:	Parking: <b>1 Off-Street, Paved Driveway</b>

Handicap Access/Features:

Association: **Yes** Fee: **\$383**

Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal, Reserve Funds**



**Room Descriptions**

Room	Level	Size	Features
Dining Room:	<b>1</b>	<b>10X11</b>	<b>Flooring - Hardwood, Exterior Access, Open Floor Plan, Slider</b>
Family Room:	<b>1</b>	<b>16X15</b>	<b>Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Deck - Exterior, Open Floor Plan, Slider</b>
Kitchen:	<b>1</b>	<b>10X12</b>	<b>Flooring - Hardwood</b>
Master Bedroom:	<b>1</b>	<b>14X12</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>1</b>	<b>14X12</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>
Bath 2:	<b>1</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>
Loft:	<b>2</b>	<b>15X17</b>	<b>Flooring - Wall to Wall Carpet</b>
Bonus Room:	<b>B</b>	<b>25X22</b>	<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Basement: **Yes Full, Partially Finished, Interior Access, Sump Pump, Concrete Floor**

Construction: **Frame**

Cooling: **Central Air**

Electric: **Circuit Breakers**

Exclusions:

Exterior: **Vinyl**

Exterior Features: **Deck, Gutters, Professional Landscaping**

Facing Direction:

Heating: **Forced Air, Gas**

Hot Water: **Tank**

Interior Features: **Cable Available**

Lead Paint: **Unknown**

Living Area Disclosures: **Includes 2nd floor FINISHED LOFT - makes a great office or could be a 3rd bedroom!**

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**

**RARE OPPORTUNITY! Check out this elegant RANCH STYLE townhome with BONUS LOFT in sought after Stone Ridge! UPDATED...FRESHLY PAINTED...ABSOLUTELY PRISTINE...this is SINGLE-LEVEL LIVING at its finest! The OPEN FLOOR PLAN is perfect for entertaining & boasts a good sized kitchen w/plenty of cabinets/counter space w/pass-through opening to Dining Room w/slider, spacious Living Room w/vaulted ceiling, fireplace & double sliders to private Deck. Also featuring: 2 oversized Bedrooms w/great closet space; 2 full Baths both w/GRANITE countertops; 1st floor Laundry; HARDWOOD FLOORS; Windows, Furnace, Central AC HAVE ALL BEEN REPLACED; partially finished Lower Level w/lots of storage, walk-in cedar closet & great expansion potential. FANTASTIC LOCATION - minutes to commuter rail, Rte.495, YMCA, restaurants & shopping. Convenient condo living with no exterior maintenance. Move in time for Summer and enjoy the community Pool. This is THE ONE! \*Seller will entertain offers between \$275K and \$300K\***

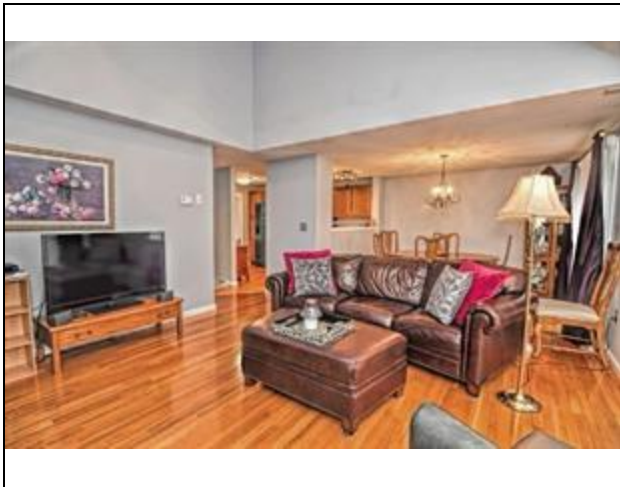
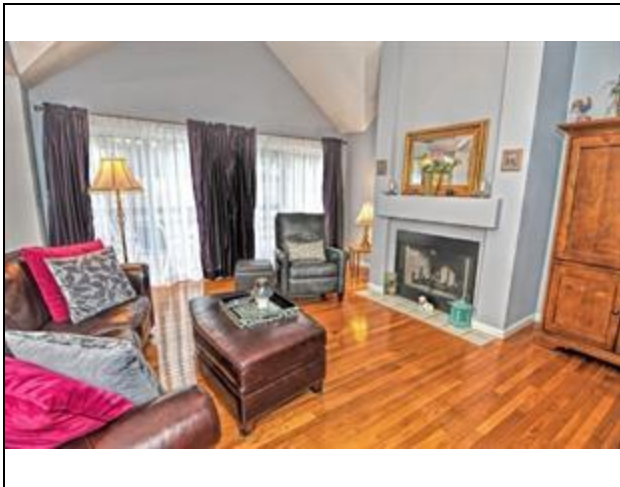
**Tax Information**

<b>2017 Taxes: \$3,495</b>	<b>Assessment: \$239,700</b>	Cert:	Zoning Code: <b>Res</b>
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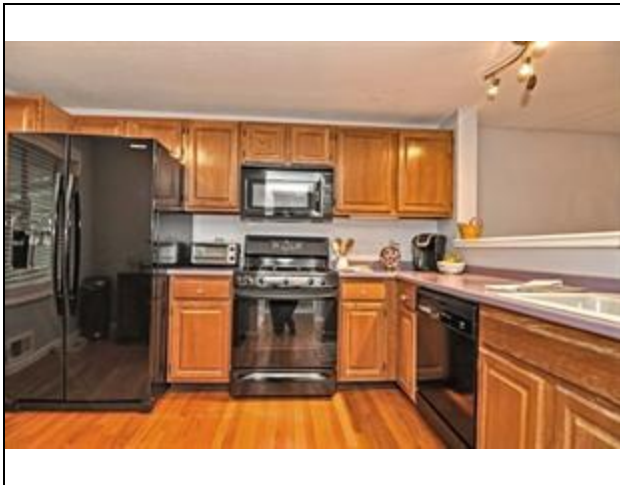
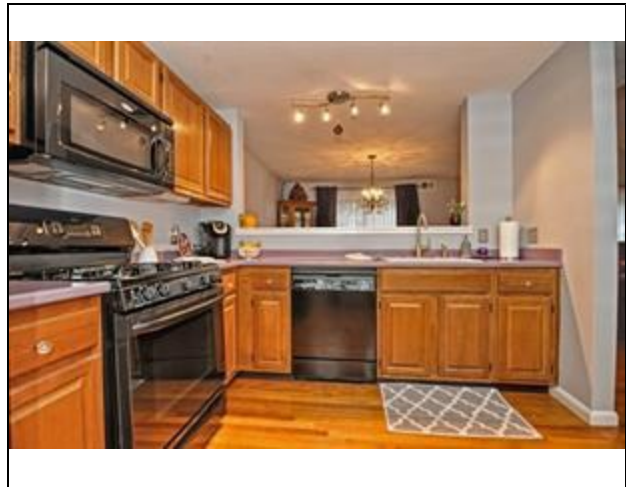
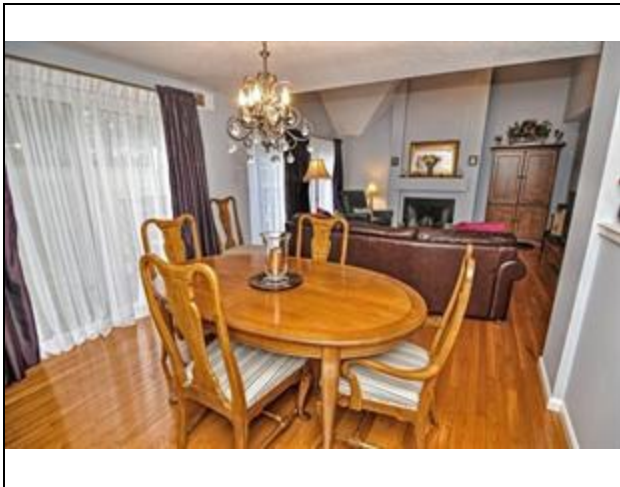


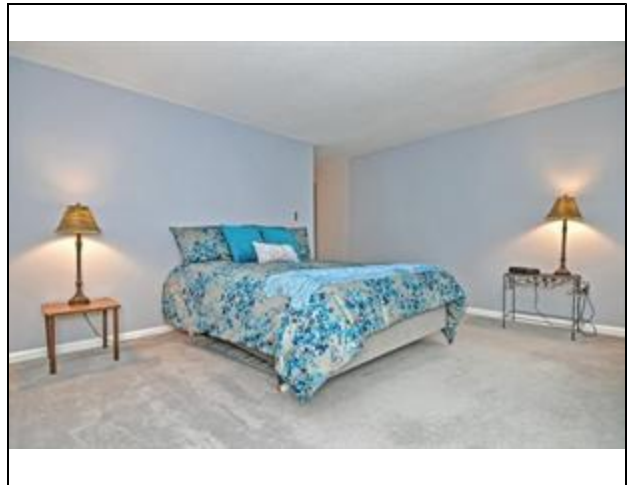
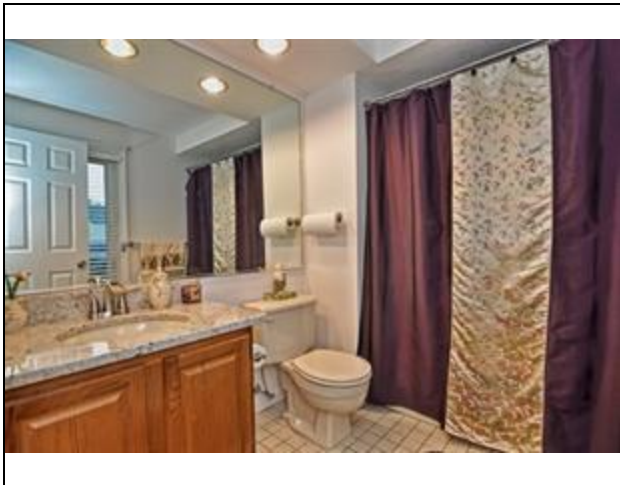
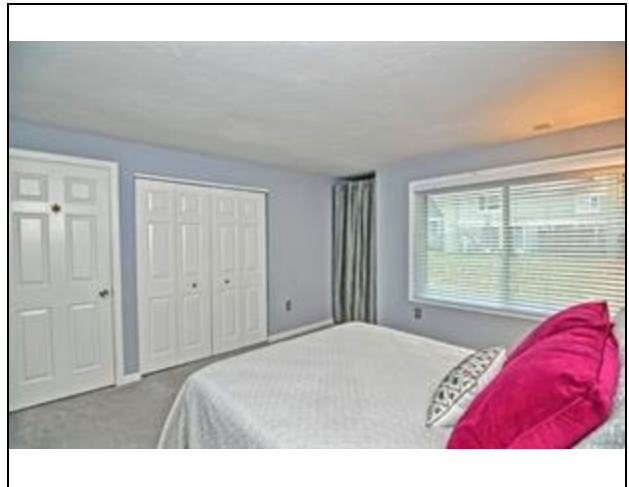
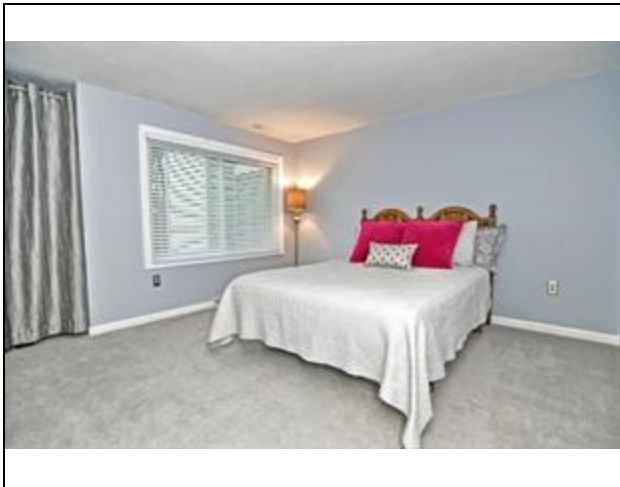
## Market History for 124 Stone Ridge Rd U:124, Franklin, MA 02038-3146

MLS #	Date		DOM	DTO	Price
72142502	4/6/2017	Listed for <b>\$275,000</b>			\$275,000
CTG	4/11/2017	Status Changed to: <b>Contingent</b>			
UAG	4/25/2017	Status Changed to: <b>Under Agreement</b>			
SLD	5/18/2017	Status Changed to: <b>Sold</b>			
	5/17/2017	Sold for <b>\$298,000</b>	19	3	<b>\$298,000</b>
Market History for Office Id: AC1630			<b>19</b>	<b>3</b>	<b>\$298,000</b>
Market History for this property			<b>19</b>	<b>3</b>	<b>\$298,000</b>

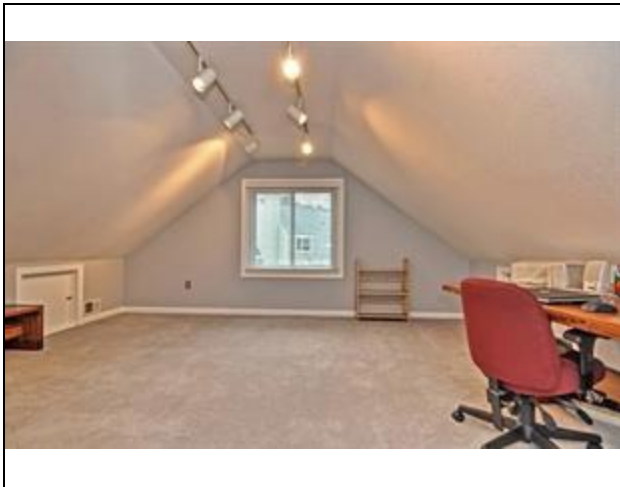
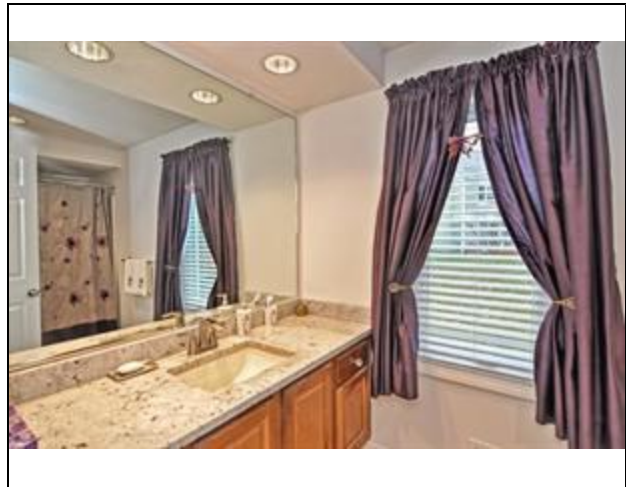
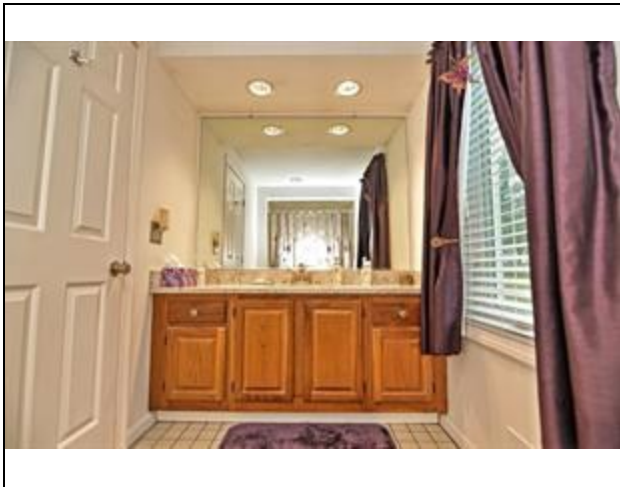
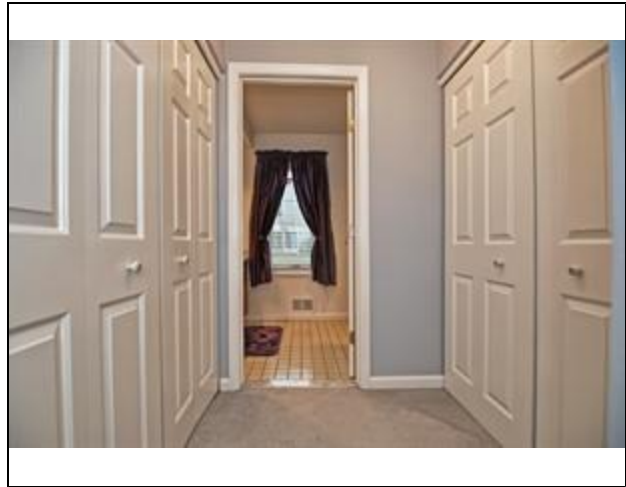
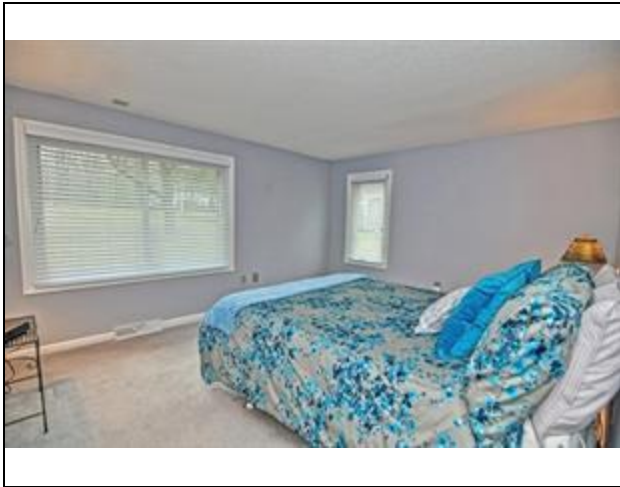


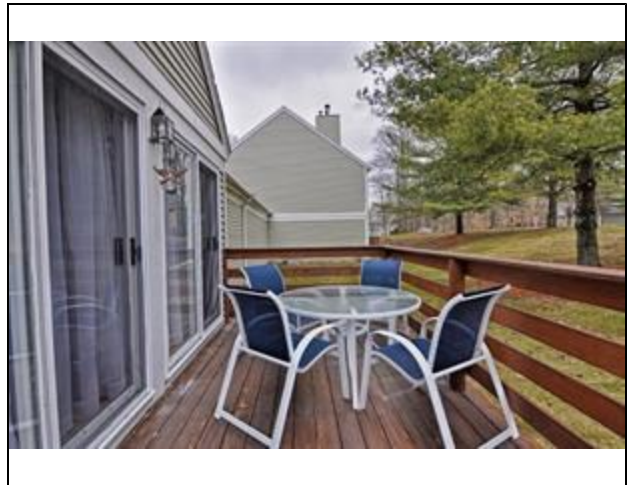














**67 Stone Ridge Rd - Unit 67**  
**Franklin, MA 02038-3144**  
**Condo**

MLS #: **72117049** Status: **Sold**  
List Price: **\$319,900** Sale Price: **\$317,680**  
List Date: **2/8/2017** Sale Date: **3/30/2017**  
Area: Off Market Date: **2/26/2017**  
List\$/Sq. Ft.: **\$197.35** Sold \$/Sq. Ft. **\$195.98**  
Days on Market (Total): Days on Market (Office): **19**

**Property Features**

Rooms: **6** Style: **Townhouse**  
Bedrooms: **3** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1**  
Master Bath: **Yes** Placement: **Street**  
Fireplaces: **1** Approx. Living Area: **1,621 Sq. Ft.**  
Year Built: **1986** Outdoor Space Avail: **Yes - Common**  
# Units: **92** Garage: **1 Attached**  
Elevator: **No** Parking: **2 Off-Street, Tandem, Assigned**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$399**  
Fee Includes: **Swimming Pool, Snow Removal, Clubroom**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Deck - Exterior</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood</b>
Kitchen:	<b>1</b>		<b>Flooring - Hardwood, Dining Area, Countertops - Upgraded, Cabinets - Upgraded</b>
Master Bedroom:	<b>1</b>		<b>Bathroom - Full, Closet - Walk-in, Flooring - Hardwood</b>
Bedroom 2:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>1</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Basement: **Yes Full, Interior Access, Unfinished Basement**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Deck - Wood**  
Facing Direction: **West**  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas**  
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**

**First floor master suite with full bath in a beautifully renovated end unit townhome at a pet friendly association with no age restrictions is ready for you at sought after Stone Ridge in Franklin! Brand new granite and hardwood kitchen with eat in area opens to substantial 27 ft X 18 ft hardwood living/dining room with fireplace, vaulted ceiling and slider to 14 ft X 13 ft deck. Second floor adds two additional bedrooms, full bath and bonus loft area. Brand new hardwoods, new carpet and fresh paint throughout! Convenient direct-entry attached garage, 1st floor laundry and full basement for storage. Town water and sewer, natural gas heat and central air! Nothing needs to be done, this home is in move in condition. Marvelous location near YMCA, state forest with walking trails, Forge Hill commuter rail station, Exit 17 on I-495 and loads of shopping, services and eateries.**

**Tax Information**

2016 Taxes: **\$3,310** Assessment: **\$228,300** Cert: **C184-401** Zoning Code: **res**  
Pin #: **M:276 L:017-050** Map: Block: Lot: Book: **0** Page: **0**

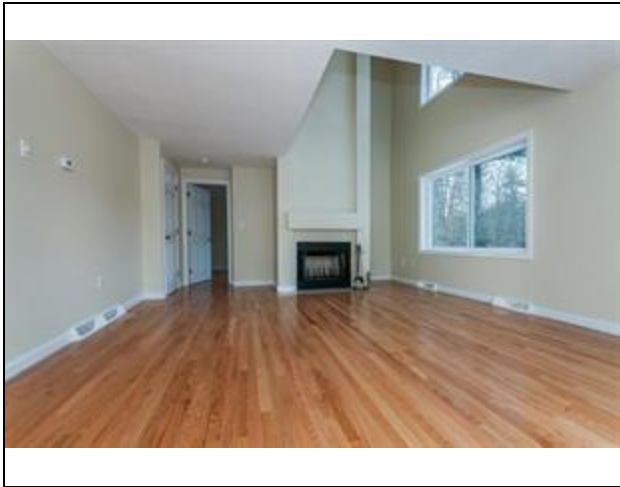
## Market History for 67 Stone Ridge Rd U:67, Franklin, MA 02038-3144

MLS #	Date		DOM	DTO	Price
72117049	2/8/2017	Listed for <b>\$319,900</b>			\$319,900
CTG	2/13/2017	Status Changed to: <b>Contingent</b>			
UAG	2/27/2017	Status Changed to: <b>Under Agreement</b>			
SLD	3/30/2017	Status Changed to: <b>Sold</b>			
	3/30/2017	Sold for <b>\$317,680</b>	19	5	<b>\$317,680</b>
Market History for Office Id: BB5993			<b>19</b>	<b>5</b>	<b>\$317,680</b>
Market History for this property			<b>19</b>	<b>5</b>	<b>\$317,680</b>

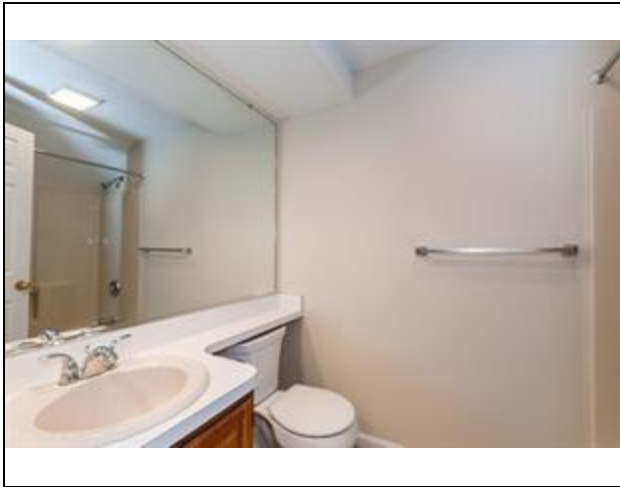
MLS # 72117049 - Sold  
67 Stone Ridge Rd U:67, Franklin, MA 02038-3144

Condominium - Condo  
Sale Price: \$317,680











**MLS # 72117049 - Sold**  
**67 Stone Ridge Rd U:67, Franklin, MA 02038-3144**

**Condominium - Condo**  
**Sale Price: \$317,680**



**39 Stone Ridge Rd - Unit 39**  
**Franklin, MA 02038-3166**  
**Condo**

MLS #: **72156553** Status: **Sold**  
List Price: **\$325,000** Sale Price: **\$325,000**  
List Date: **5/2/2017** Sale Date: **6/9/2017**  
Area: Off Market Date: **5/18/2017**  
List\$/Sq. Ft.: **\$135.42** Sold \$/Sq. Ft. **\$135.42**  
Days on Market (Total): **17** Days on Market (Office): **17**

**Property Features**

Rooms: **8** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1**  
Master Bath: **Yes** Placement: **End, Corner**  
Fireplaces: **1** Approx. Living Area: **2,400 Sq. Ft.**  
Year Built: **1986** Outdoor Space Avail: **Yes - Private**  
# Units: **163** Garage: **1 Detached, Garage Door Opener, Deeded, Assigned**  
Elevator: **No** Parking: **2 Off-Street, Guest, Improved Driveway, Paved Driveway**

Handicap Access/Features:

Association: **Yes** Fee: **\$361**

Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom, Refuse Removal, Reserve Funds**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		Fireplace, Flooring - Wall to Wall Carpet, Exterior Access, Open Floor Plan
Dining Room:	<b>1</b>		Flooring - Wall to Wall Carpet, Window(s) - Picture, Main Level, Open Floor Plan
Family Room:	<b>B</b>		Flooring - Wall to Wall Carpet, Cable Hookup, High Speed Internet Hookup, Recessed Lighting
Kitchen:	<b>1</b>		Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Breakfast Bar / Nook, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Remodeled, Stainless Steel Appliances, Gas Stove
Master Bedroom:	<b>1</b>		Bathroom - Full, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	<b>1</b>		Flooring - Wall to Wall Carpet, Main Level
Bath 1:	<b>1</b>		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level
Bath 2:	<b>1</b>		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level
Bath 3:	<b>B</b>		Bathroom - Half, Cabinets - Upgraded
Laundry:	<b>B</b>		Bathroom - Half, Dryer Hookup - Electric, Washer Hookup
Bonus Room:	<b>B</b>		Closet, Flooring - Wall to Wall Carpet
Bonus Room:	<b>B</b>		Flooring - Wall to Wall Carpet, High Speed Internet Hookup

**Features & Other Information**

Appliances: **Dishwasher, Disposal, Microwave, Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Range - ENERGY STAR, Oven - ENERGY STAR**  
Basement: **Yes Full, Finished, Concrete Floor**  
Cooling: **Central Air**  
Electric: **Circuit Breakers**  
Exclusions: **Exclusions: Freezer, MBed TV, TV/Sound bar over Fpl but universal bracket to stay.**  
Exterior: **Clapboard, Wood**  
Exterior Features: **Deck - Wood, Patio, Decorative Lighting, Screens, Gutters, Professional Landscaping, Stone Wall, Tennis Court**  
Facing Direction:  
Heating: **Forced Air, Electric Baseboard, Gas**  
Hot Water: **Tank**  
Interior Features: **Cable Available, Wired for Surround Sound**  
Lead Paint: **Unknown**  
Living Area Includes: **Finished Basement**  
Pets Allowed: **Yes w/ Restrictions**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water, Individual Meter**  
Waterfront: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

**This chic ranch style condo has been freshly painted, thoughtfully designed and upgraded with quality finishes. This home presents a casual sophistication as soon as you open the front door. If you love to cook and entertain you will appreciate this tastefully appointed kitchen that offers an abundance of counter space that flows easily to the sun filled dining and living spaces. Sliders and large window not only let in light and air but showcase the private, natural setting. Master bedroom offers updated bath and wonderful closet space. Second bedroom and full updated bath on main level. Finished lower level offers family room, guest bedroom, half bath and bonus room. You will appreciate upgraded Trane heating, A/C, Air Bear dehumidifier, windows and doors, designer lighting. Conveniently located with easy access to Boston commuter rail, highways and shopping. Comfortable living at it's finest. Make your appointment today!**

**Tax Information**

2017 Taxes: **\$3,616** Assessment: **\$248,000**  
Pin #: **M:276 L:016-019**

Cert: **C188-63** Zoning Code: **res**  
Map: Block: Lot: Book: **0** Page: **0**

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## Market History for 39 Stone Ridge Rd U:39, Franklin, MA 02038-3166

MLS #	Date		DOM	DTO	Price
72156553	5/2/2017	Listed for <b>\$325,000</b>			\$325,000
CTG	5/5/2017	Status Changed to: <b>Contingent</b>			
UAG	5/19/2017	Status Changed to: <b>Under Agreement</b>			
SLD	6/10/2017	Status Changed to: <b>Sold</b>			
	6/9/2017	Sold for <b>\$325,000</b>	17	1	<b>\$325,000</b>
Market History for Office Id: BB1175			<b>17</b>	<b>1</b>	<b>\$325,000</b>
Market History for this property			<b>17</b>	<b>1</b>	<b>\$325,000</b>



