

**3 Cherrywood Ln - Unit 3  
Franklin, MA 02038-3917  
Condo**

MLS #: **72088590** Status: **Sold**  
List Price: **\$329,900** Sale Price: **\$325,000**  
List Date: **11/2/2016** Sale Date: **1/26/2017**  
Area: Off Market Date: **12/13/2016**  
List\$/Sq. Ft.: **\$166.62** Sold \$/Sq. Ft. **\$164.14**  
Days on Market (Total): Days on Market (Office): **41**  
**41**

**Property Features**

Rooms: **6** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1**  
Master Bath: Placement: **End**  
Fireplaces: **1** Approx. Living Area: **1,980 Sq. Ft.**  
Year Built: **1987** Outdoor Space Avail:  
# Units: **56** Garage: **1 Attached**  
Elevator: Parking: **2 Guest, Paved Driveway**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$437**  
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	-	-
Dining Room:	<b>1</b>	-	-
Family 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>	-	-
Bath 3:	<b>2</b>	-	-
Loft:	<b>2</b>	-	-

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Basement: **Yes**  
Cooling: **Central Air**  
Exclusions: **Sale to include ref.-, 2nd fl. stackable washer dryer and basement washer and dryer.**  
Exterior Features: **Deck**  
Facing Direction:  
Heating: **Hot Water Baseboard, Gas**  
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**

**Perfectly located desirable end unit at Chestnut Ridge 1! You will walk in and know you are home! This unit is open, bright, sunny and wonderfully inviting,- yet offers truly private wooded views from the double sliders and welcoming deck! Beautiful open Kitchen with center island and vaulted Ceiling. The Dining Room offers a Hardwood Floor and tray Ceiling,- and is just right for those family and friend gatherings! Incredibly spacious step down Living Room with absolutely beautiful Floor to Ceiling Brick Fireplace. The first floor also offers a comfortable Den or Home Office! The Master Bedroom is very spacious and offers lots of closet space.. Everything you want and deserve is in this immaculate, pristine Home,- Neutral décor with freshly painted interior , One Car Garage, 2.5 Baths, Central Air, Central Vac, Gas Heat, Town Water and Sewer. Come see this Home today....it's a Franklin Best Buy!**

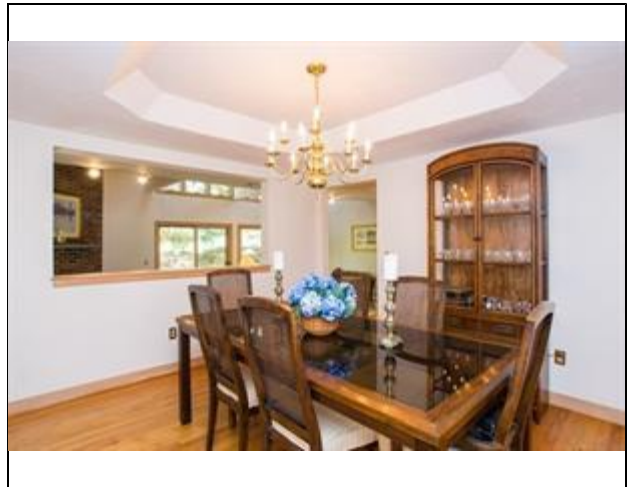
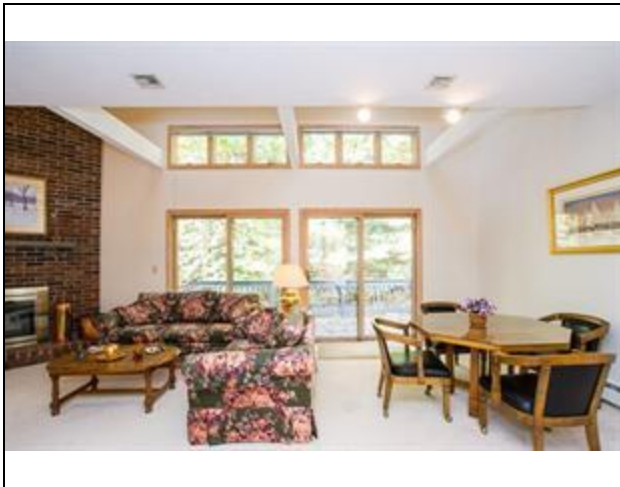
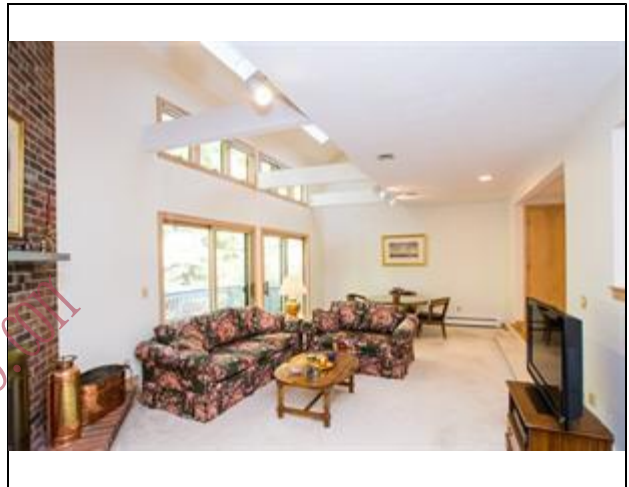
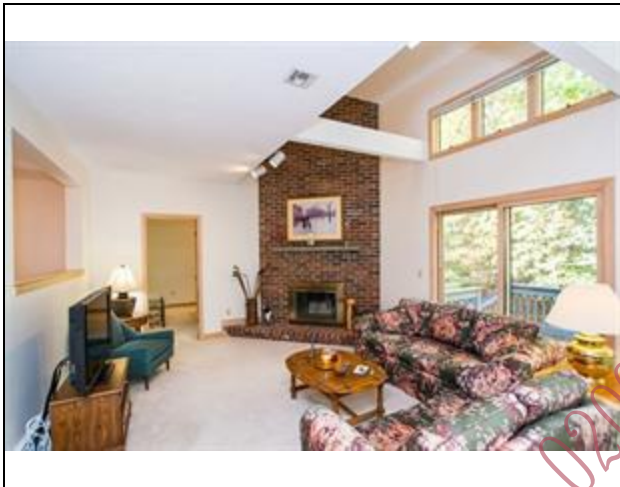
**Tax Information**

2016 Taxes: **\$3,912** Assessment: **\$269,800** Cert: **127891** Zoning Code: **Res**  
Pin #: **M:281 L:001-016** Map: Block: Lot: Book: **14577** Page: **572**

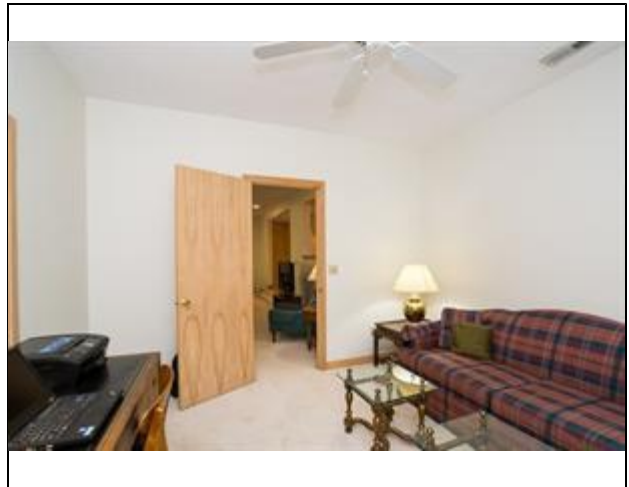
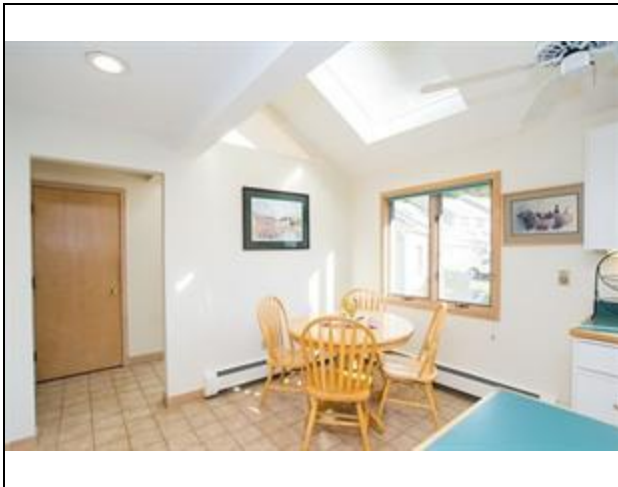
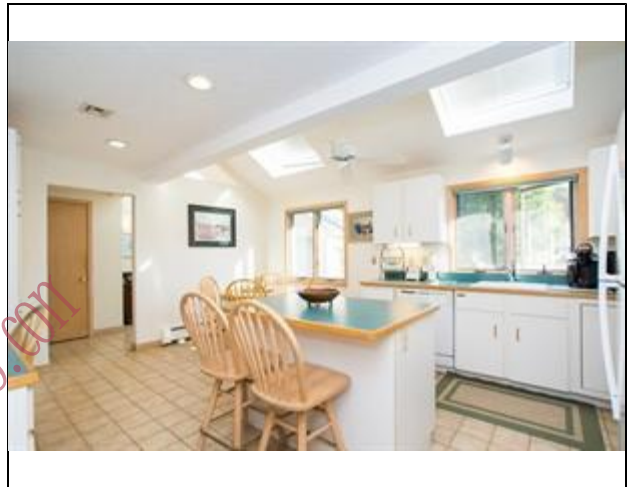
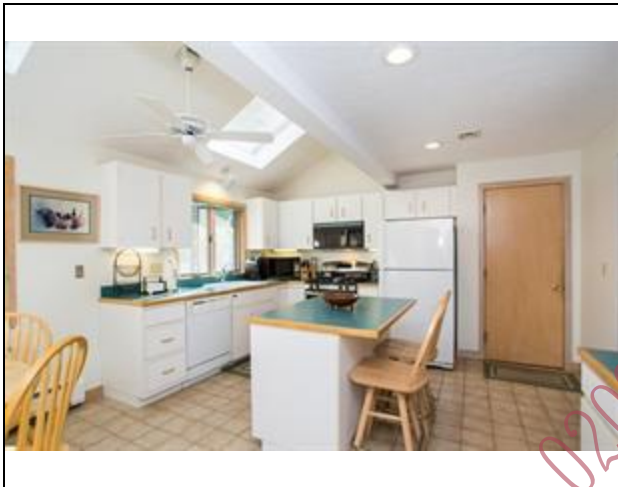
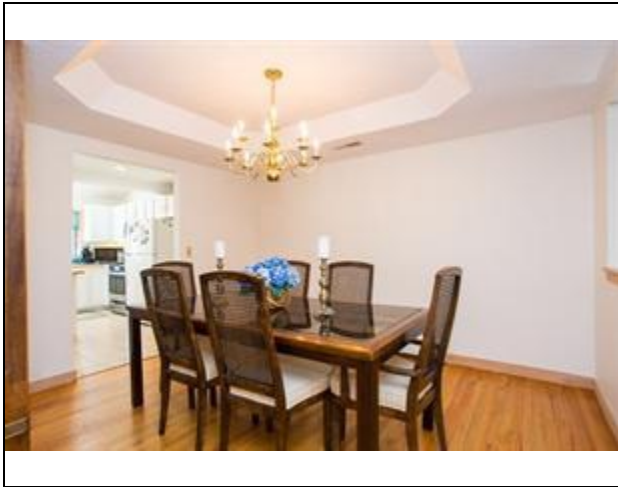
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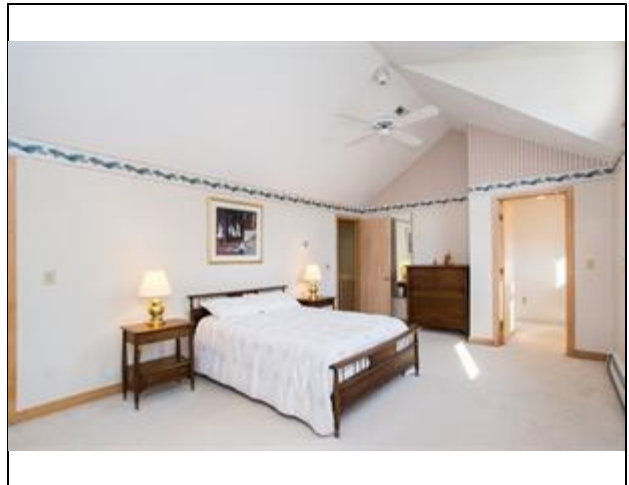
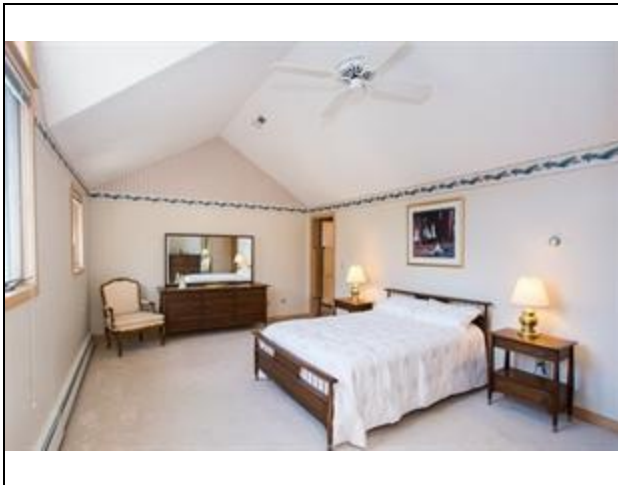
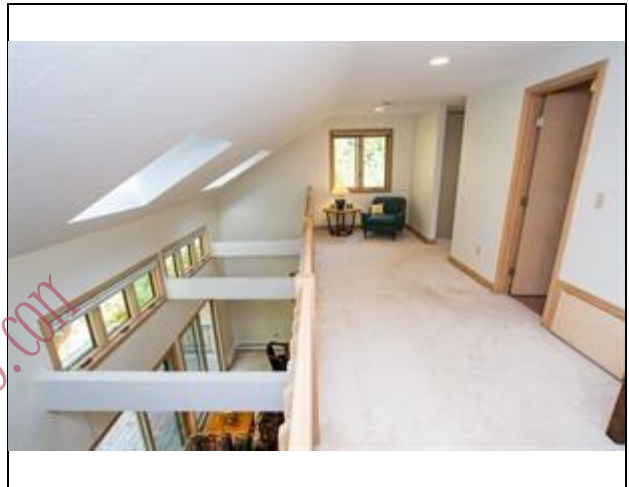
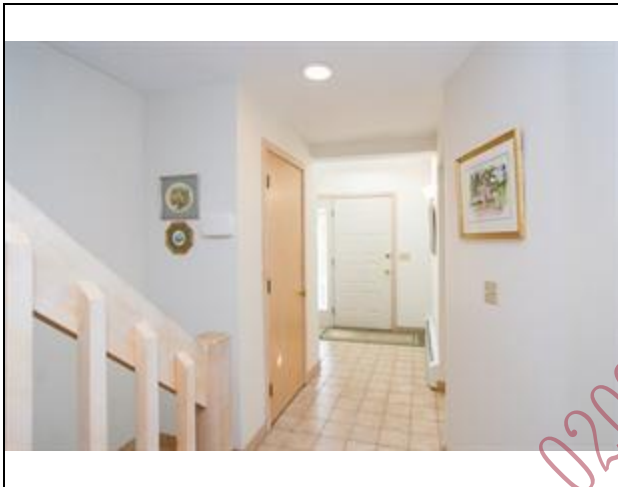
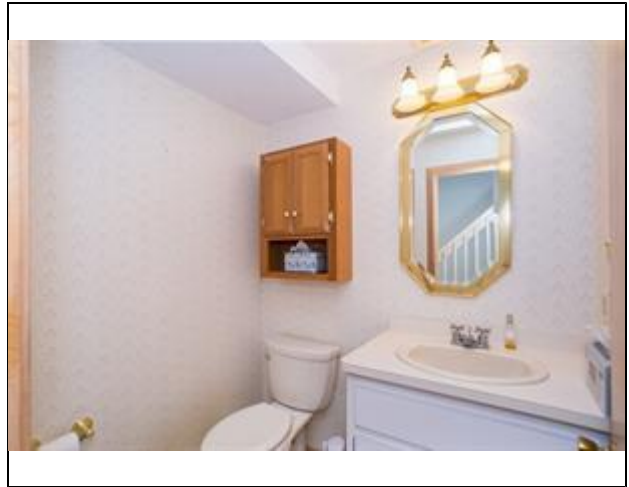
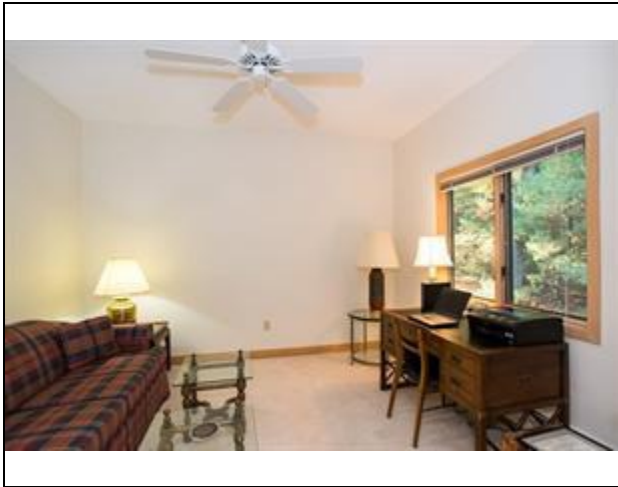
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	11/27/2016	Price Changed to: <b>\$329,900</b>			\$329,900
UAG	12/13/2016	Status Changed to: <b>Under Agreement</b>			
SLD	1/26/2017	Status Changed to: <b>Sold</b>			
	1/26/2017	Sold for <b>\$325,000</b>	41	41	<b>\$325,000</b>
Market History for Office Id: BB5993			<b>41</b>	<b>41</b>	<b>\$325,000</b>
Market History for this property			<b>41</b>	<b>41</b>	<b>\$325,000</b>

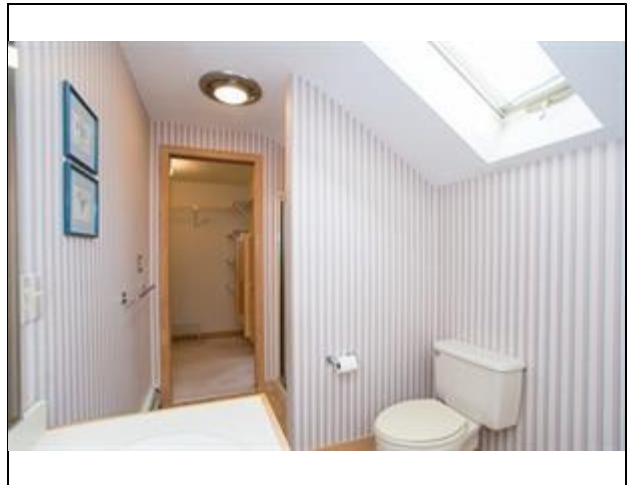
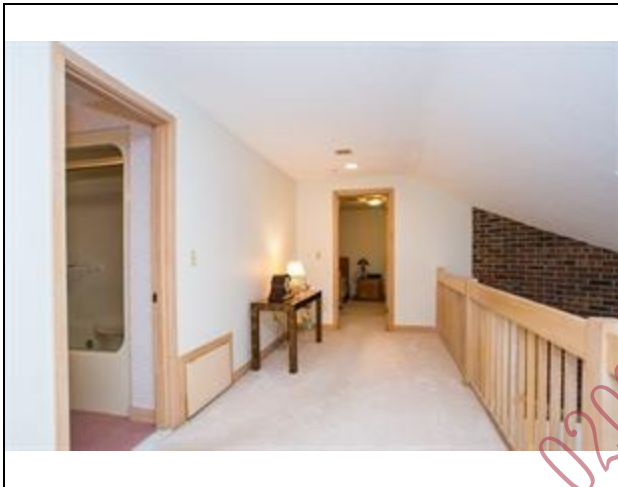
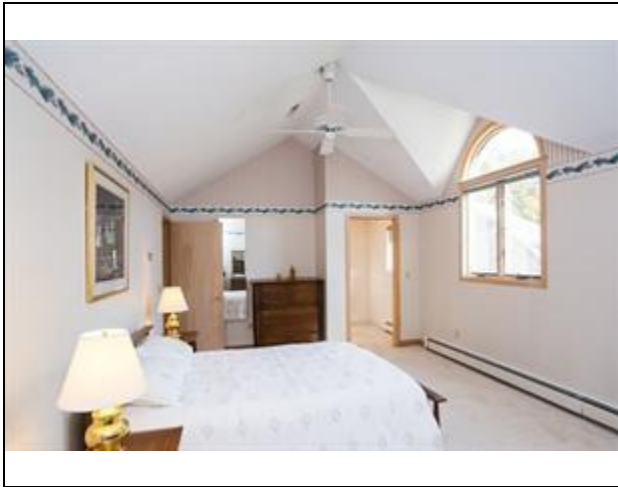
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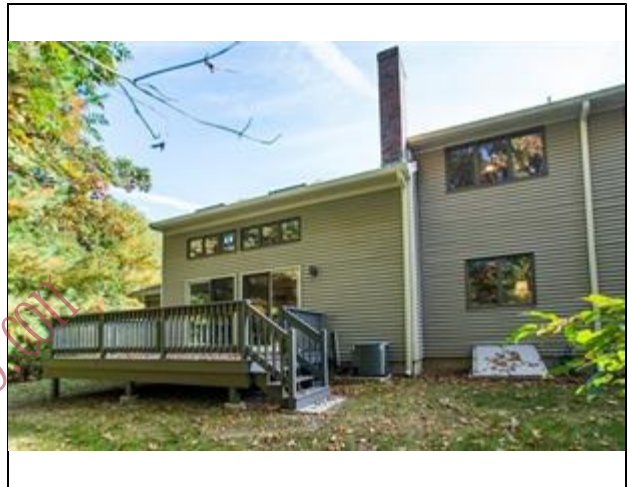
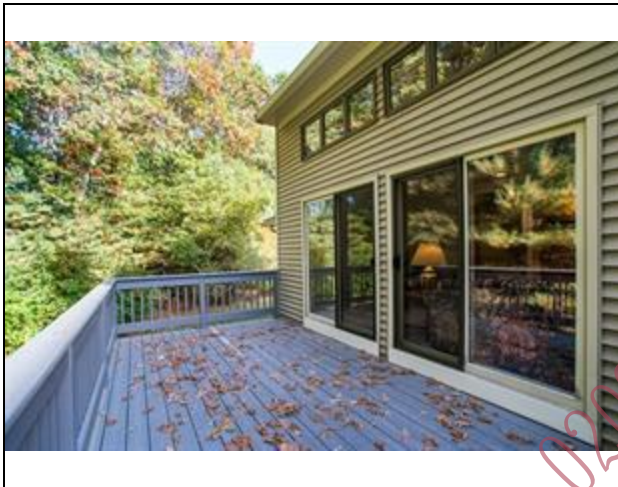
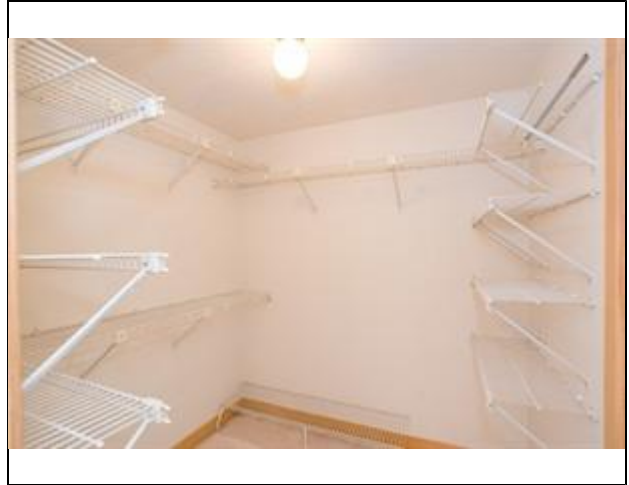






MLS # 72088590 - Sold  
3 Cherrywood Ln U:3, Franklin, MA 02038-3917

Condominium - Condo  
Sale Price: \$325,000



**1 Applewood Ln - Unit 1  
Franklin, MA 02038-3918  
Condo**

MLS #: **72074021** Status: **Sold**  
List Price: **\$339,900** Sale Price: **\$328,000**  
List Date: **9/28/2016** Sale Date: **2/24/2017**  
Area: Off Market Date: **2/5/2017**  
List\$/Sq. Ft.: **\$164.28** Sold \$/Sq. Ft. **\$158.53**  
Days on Market (Total): Days on Market (Office): **114**

**Property Features**

Rooms: **6** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1**  
Master Bath: **Yes** Placement: **Street, End**  
Fireplaces: **1** Approx. Living Area: **2,069 Sq. Ft.**  
Year Built: **1988** Outdoor Space Avail: **Yes - Common**  
# Units: **56** Garage: **1 Attached, Garage Door Opener**  
Elevator: Parking: **3 Off-Street, Assigned, Guest**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$433**  
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>24X14</b>	<b>Fireplace, Flooring - Wall to Wall Carpet, Wet bar, Deck - Exterior</b>
Dining Room:	<b>1</b>	<b>13X12</b>	<b>Flooring - Hardwood</b>
Family Room:	<b>1</b>	<b>21X13</b>	<b>Ceiling - Cathedral, Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>	<b>18X13</b>	<b>Skylight, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Dining Area, Kitchen Island</b>
Master Bedroom:	<b>2</b>	<b>20X15</b>	<b>Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>	<b>16X13</b>	<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full</b>
Laundry:	<b>B</b>		-
Bonus Room:	<b>B</b>	<b>38X24</b>	-
Workshop:	<b>B</b>	<b>17X13</b>	-

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Washer, Dryer**  
Basement: **Yes Full, Bulkhead, Concrete Floor**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions: **Refrigerator**  
Exterior: **Vinyl**  
Exterior Features: **Deck - Wood**  
Facing Direction:  
Heating: **Hot Water Baseboard, Gas**  
Hot Water: **Natural Gas, Tank**  
Interior Features: **Central Vacuum**  
Lead Paint: **Unknown**  
Living Area Disclosures: **Assessor records incorrect on SFLA; Pinewood Model has 2,069 sf per developer**  
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**

**Inviting end unit at desirable Chestnut Ridge I is available to all; no age 55+ restriction! Sunny and bright tile kitchen with center isle, vaulted ceiling, skylights, and dining area opens to hardwood dining room with tray ceiling. Attractive wet bar with wine rack and glass holder overlooks sunken living room with grand floor-to-ceiling brick fireplace and double sliders to deck offering privacy and wooded views. 21 ft X 13 ft family room on first floor offers many uses. Oversized master bedroom features cathedral ceiling, two large closets (1 walk in), and tile bath with jetted tub and built in dressing table. 2nd bedroom has own tile bath. Spacious basement has workshop, separate storage room and large open area – great space for exercise equipment, rec room. Attached garage, recent roof, vinyl siding, town sewer and water, central air & vac. Chestnut Ridge enjoys a prime location near shopping (including Big Y, Shaws, Walgreens) and services, commuter rail and I-495.**

**Tax Information**

**2016 Taxes: \$4,056** Assessment: **\$279,700** Cert: **143588** Zoning Code: **res**  
Pin #: **M:281 L:005-001** Map: Block: Lot: Book: **27353** Page: **6**



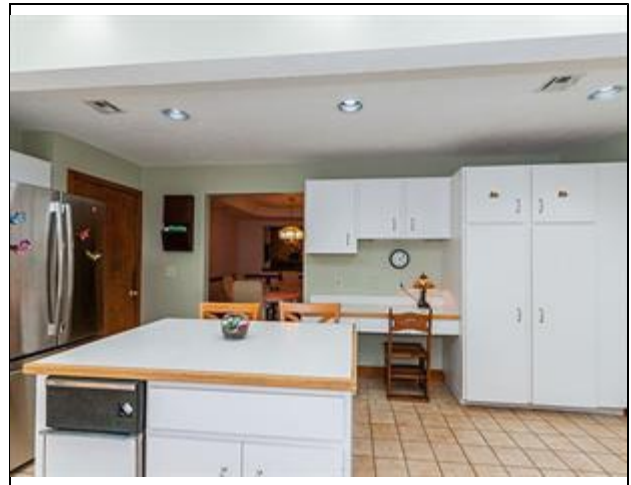
## Market History for 1 Applewood Ln U:1, Franklin, MA 02038-3918

MLS #	Date		DOM	DTO	Price
72074021	9/28/2016	Listed for <b>\$339,900</b>			\$339,900
UAG	10/18/2016	Status Changed to: <b>Under Agreement</b>			
BOM	11/3/2016	Status Changed to: <b>Back on Market</b>			
CTG	1/24/2017	Status Changed to: <b>Contingent</b>			
UAG	2/5/2017	Status Changed to: <b>Under Agreement</b>			
SLD	2/25/2017	Status Changed to: <b>Sold</b>			
	2/24/2017	Sold for <b>\$328,000</b>	114	102	<b>\$328,000</b>
Market History for Office Id: BB5993			<b>114</b>	<b>102</b>	<b>\$328,000</b>
Market History for this property			<b>114</b>	<b>102</b>	<b>\$328,000</b>

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MLS # 72074021 - Sold  
1 Applewood Ln U:1, Franklin, MA 02038-3918

Condominium - Condo  
Sale Price: \$328,000













MLS # 72074021 - Sold  
1 Applewood Ln U:1, Franklin, MA 02038-3918

Condominium - Condo  
Sale Price: \$328,000





**10 Crab Apple Lane - Unit 10**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72087872** Status: **Sold**  
List Price: **\$379,900** Sale Price: **\$376,000**  
List Date: **10/31/2016** Sale Date: **1/24/2017**  
Area: Off Market Date: **12/16/2016**  
List\$/Sq. Ft.: **\$192.74** Sold \$/Sq. Ft. **\$190.77**  
Days on Market (Total): Days on Market (Office): **47**

**Property Features**

Rooms: **7** Style: **Townhouse**  
Bedrooms: **3** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1**  
Master Bath: **Yes** Placement: **End**  
Fireplaces: **1** Approx. Living Area: **1,971 Sq. Ft.**  
Year Built: **2000** Outdoor Space Avail:  
# Units: **75** Garage: **1 Attached, Garage Door Opener**  
Elevator: Parking: **2 Off-Street**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$392**  
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>16X16</b>	<b>Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony - Interior, Main Level, Exterior Access, Slider</b>
Dining Room:	<b>1</b>	<b>14X12</b>	<b>Flooring - Wood, Main Level</b>
Kitchen:	<b>1</b>	<b>17X17</b>	<b>Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Dining Area, Main Level, Kitchen Island, Breakfast Bar / Nook, Recessed Lighting</b>
Master Bedroom:	<b>1</b>	<b>15X12</b>	<b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level</b>
Bedroom 2:	<b>2</b>	<b>14X12</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>	<b>15X12</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>
Laundry:	<b>1</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave**  
Basement: **Yes Full, Unfinished Basement**  
Cooling: **Central Air**  
Electric: **Circuit Breakers**  
Exclusions: **Washer, Dryer, and Refrigerator**  
Exterior: **Clapboard, Brick**  
Exterior Features: **Deck**  
Facing Direction:  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas**  
Interior Features: **Security System, Cable Available**  
Lead Paint: **Unknown**  
Pets Allowed: **Yes**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No** Water View: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

**Care-free living at its very best! This meticulously maintained, 3 bedroom 2 1/2 bath home offers a large, first floor master bedroom with master bath and walk in closet. Also on the first floor is a cathedral ceiling living room with a gas log fireplace. This opens to the formal dining room with gleaming hardwood floors. The bright and spacious, eat-in kitchen offers a center island as well as great cabinet and counter space. Glass sliders lead from the living room to a large deck with a privacy wall, which is great for entertaining. For your comfort and convenience there is 1st floor laundry, central a/c, intercom system, garage and large basement useful for storage or can be finished as additional space. located in the very desirable Chestnut Ridge II.**

**Tax Information**

2017 Taxes: **\$4,898** Assessment: **\$337,800** Cert: Zoning Code: **res**  
Pin #: Map: Block: Lot: Book: **14100** Page: **346**

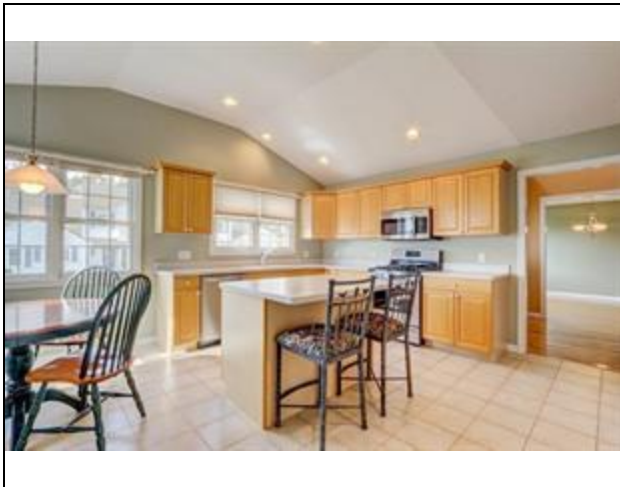
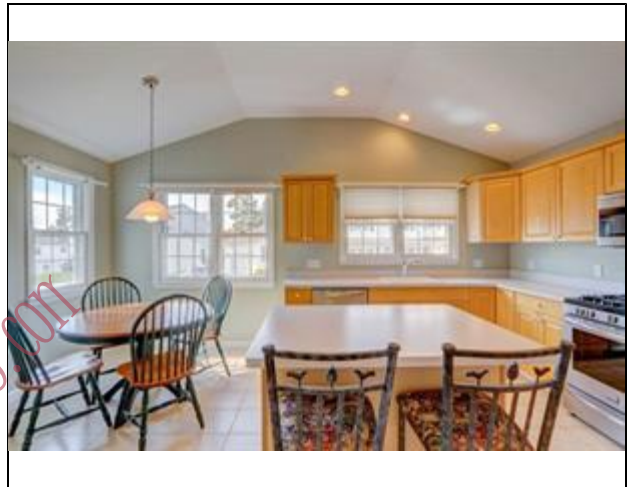
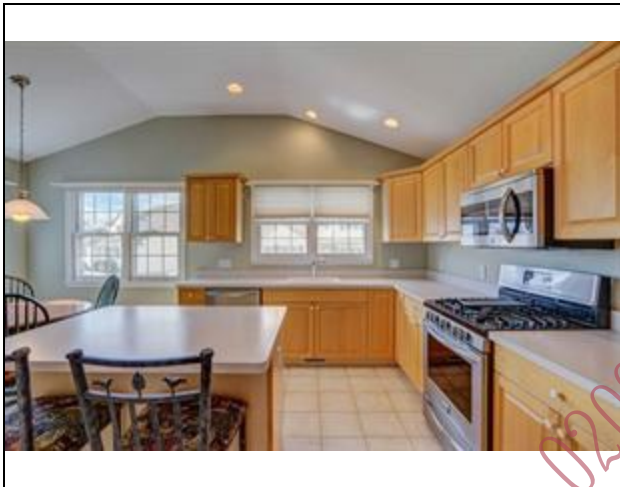
## Market History for 10 Crab Apple Lane U:10, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
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	11/28/2016	Price Changed to: <b>\$379,900</b>			\$379,900
CTG	12/9/2016	Status Changed to: <b>Contingent</b>			
UAG	12/17/2016	Status Changed to: <b>Under Agreement</b>			
SLD	1/25/2017	Status Changed to: <b>Sold</b>			
	1/24/2017	Sold for <b>\$376,000</b>	47	38	<b>\$376,000</b>
Market History for Office Id: BB9804			<b>47</b>	<b>38</b>	<b>\$376,000</b>
Market History for this property			<b>47</b>	<b>38</b>	<b>\$376,000</b>

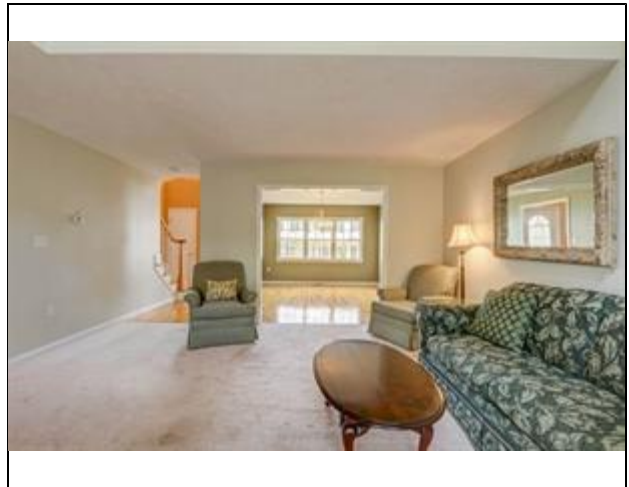
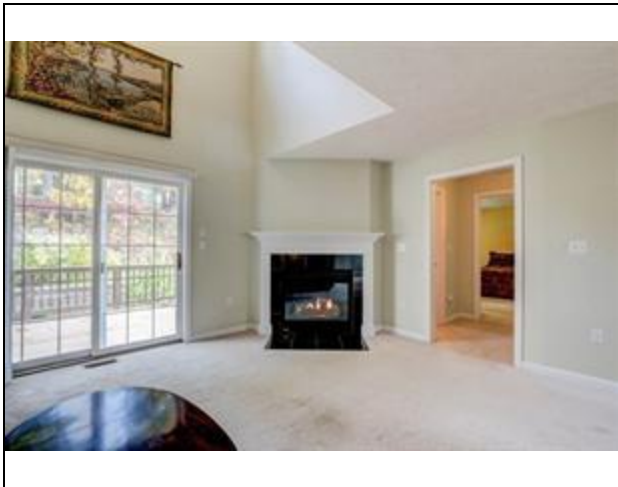
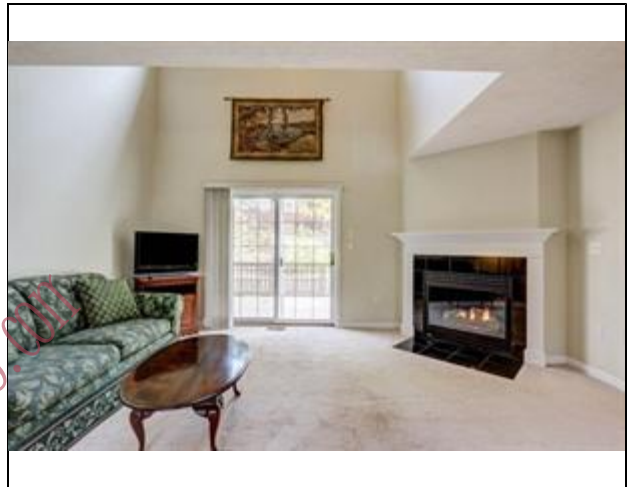
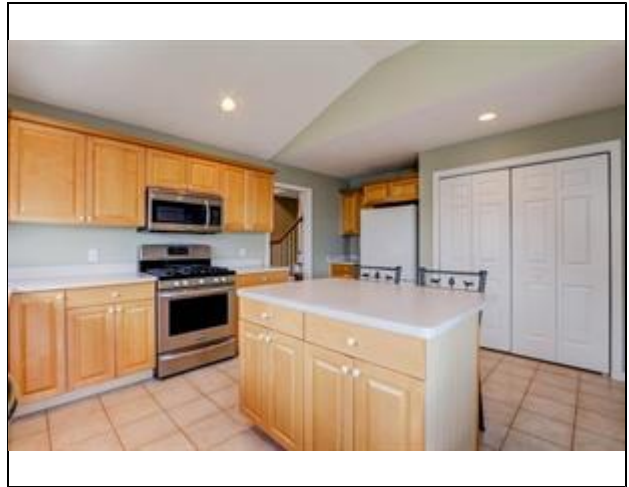
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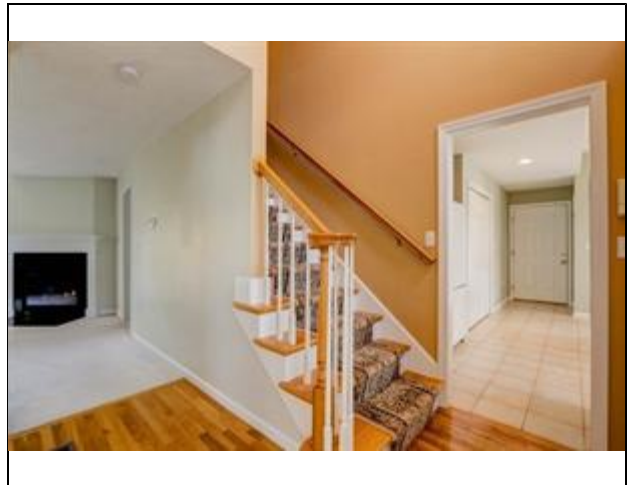
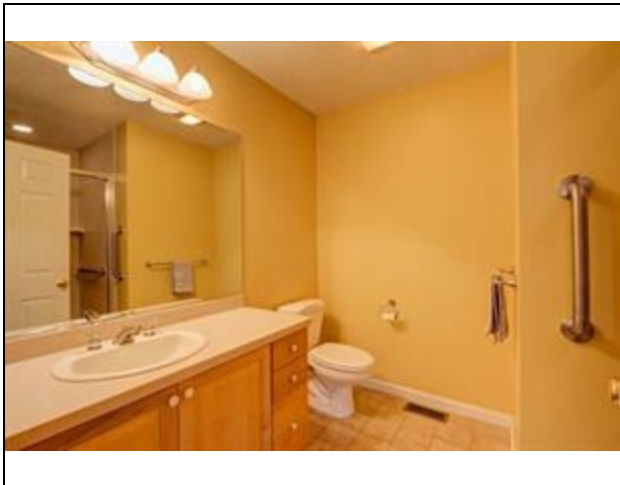
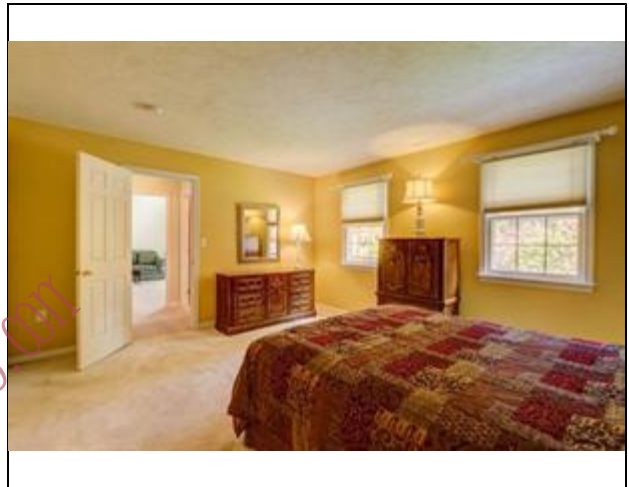
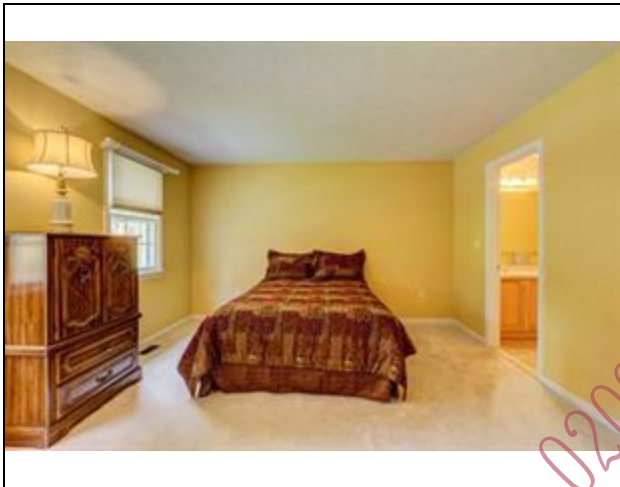
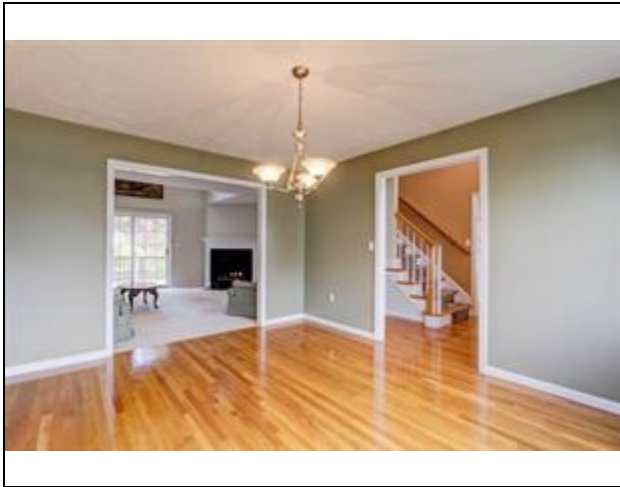
MLS # 72087872 - Sold  
10 Crab Apple Lane U:10, Franklin, MA 02038

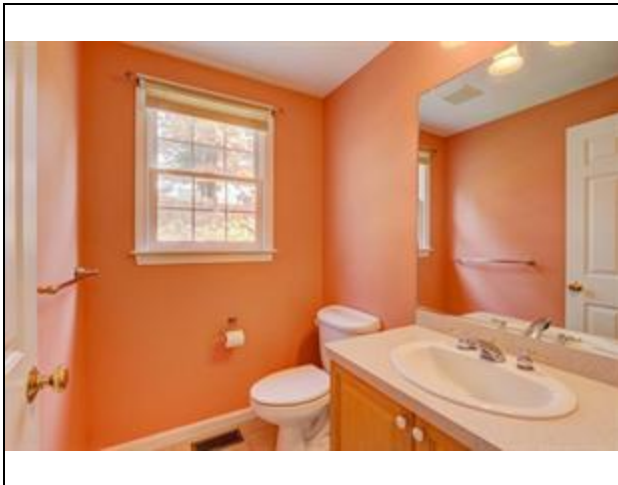
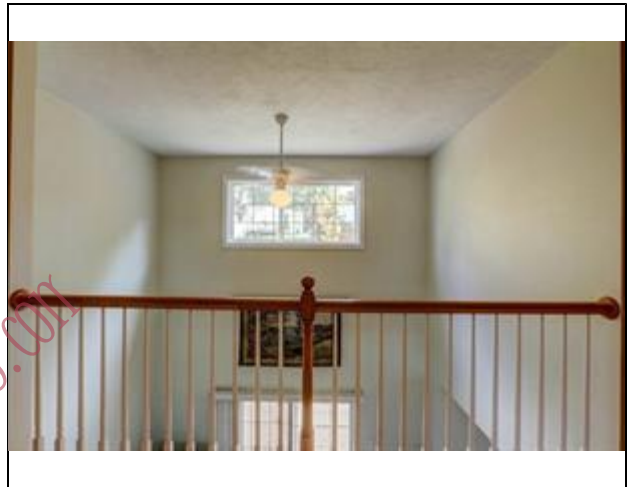
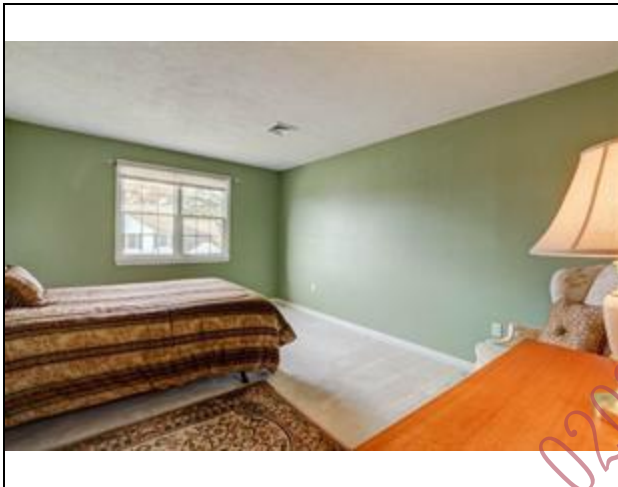
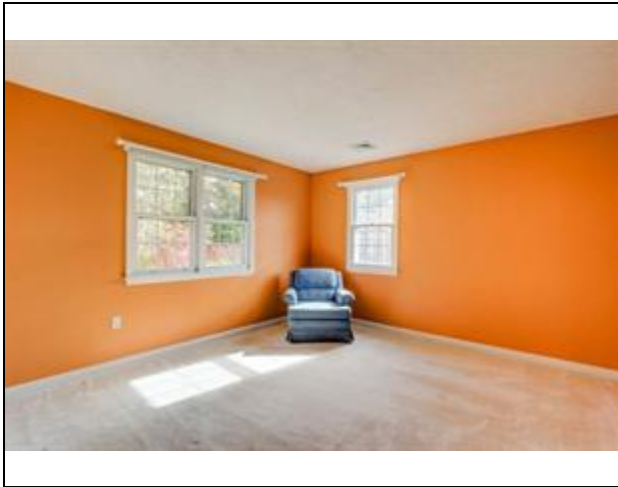
Condominium - Condo  
Sale Price: \$376,000













### 3 Pear Tree Lane - Unit 3 Franklin, MA 02038 Condo

MLS #: **72157486** Status: **Sold**  
List Price: **\$399,000** Sale Price: **\$395,000**  
List Date: **5/3/2017** Sale Date: **6/9/2017**  
Area: Off Market Date: **5/17/2017**  
List\$/Sq. Ft.: **\$198.21** Sold \$/Sq. Ft. **\$196.22**  
Days on Market (Total): Days on Market (Office): **15**

#### Property Features

Rooms: **6** Style: **Townhouse**  
Bedrooms: **3** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1**  
Master Bath: **Yes** Placement: **End**  
Fireplaces: **1** Approx. Living Area: **2,013 Sq. Ft.**  
Year Built: **1998** Outdoor Space Avail: **Yes - Private**  
# Units: **75** Garage: **1 Attached, Garage Door Opener, Side Entry**  
Elevator: **No** Parking: **1 Off-Street, Guest, Paved Driveway**  
Handicap Access/Features: **No**  
Association: **Yes** Fee: **\$392**  
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



#### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>16X16</b>	<b>Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony / Deck, Main Level, Cable Hookup</b>
Dining Room:	<b>1</b>	<b>12X19</b>	<b>Flooring - Hardwood, Main Level, Chair Rail</b>
Family Room:	<b>1</b>	<b>14X17</b>	<b>Ceiling - Cathedral, Closet, Flooring - Hardwood, Dining Area, Kitchen Island, Open Floor Plan</b>
Kitchen:	<b>1</b>	<b>14X17</b>	<b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level</b>
Master Bedroom:	<b>1</b>	<b>13X15</b>	<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>	<b>12X15</b>	<b>Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>	<b>11X14</b>	<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>1</b>	<b>7X7</b>	<b>Bathroom - Double Vanity/Sink, Closet - Linen, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>2</b>	<b>8X9</b>	<b>Flooring - Hardwood</b>
Laundry:	<b>1</b>		<b>Flooring - Hardwood</b>
Foyer:	<b>2</b>	<b>6X22</b>	

#### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Washer, Dryer**  
Basement: **Yes Full, Interior Access, Radon Remediation System, Concrete Floor**  
Construction: **Frame**  
Cooling: **Central Air**  
Electric: **Circuit Breakers**  
Exclusions:  
Exterior: **Clapboard**  
Exterior Features: **Deck - Wood**  
Facing Direction:  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas, Tank**  
Interior Features: **Central Vacuum, 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

**Welcome home to this immaculate end unit in Chestnut Ridge II. Spacious white cabineted kitchen with center island, cathedral ceilings & hwd flrs .LR with corner gas frpl with marble surround, neutral berber carpet, 1/2 cathedral ceiling and sliders to deck overlooking very private wooded grounds. Laundry is off kitchen behind closed doors. 1st flr MBR with full bath. Two spacious bdrms up with full bath with double sinks. 2nd flr foyer with hwdws & built-in shelves. Walk out unfinished bsmt with great ceiling height and full sized windows, easily finished! Don't miss this one! Open House Sunday 1-3pm.**

#### Tax Information

**2017 Taxes: \$4,633** Assessment: **\$317,800** Cert: Zoning Code: **Res**  
Pin #: Map: **281** Block: **006** Lot: **019** Book: **25048** Page: **450**

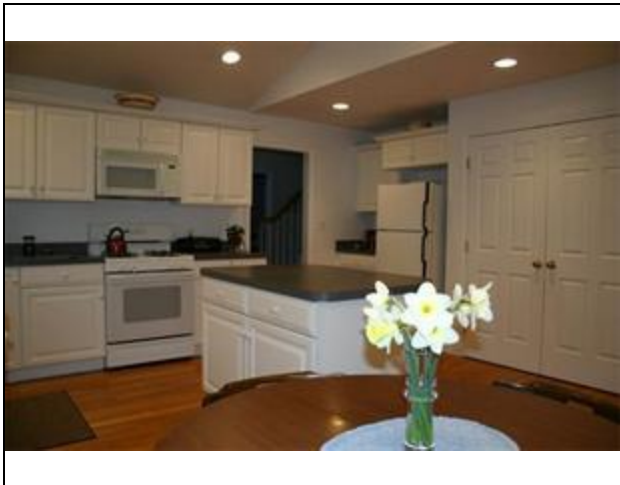
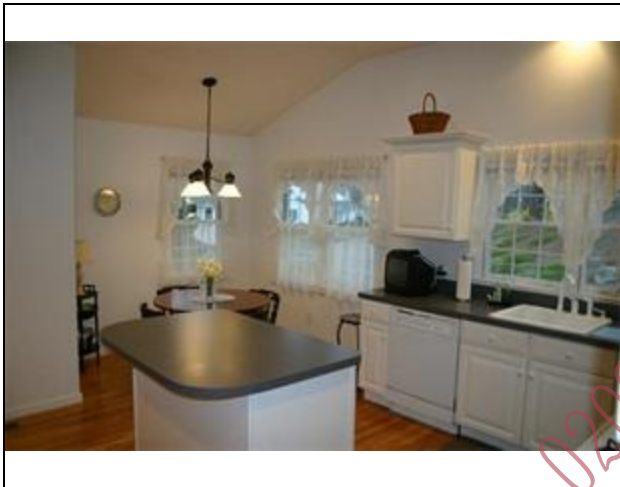
## Market History for 3 Pear Tree Lane U:3, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72157486	5/3/2017	Listed for <b>\$399,000</b>			\$399,000
CTG	5/4/2017	Status Changed to: <b>Contingent</b>			
UAG	5/18/2017	Status Changed to: <b>Under Agreement</b>			
SLD	6/9/2017	Status Changed to: <b>Sold</b>			
	6/9/2017	Sold for <b>\$395,000</b>	15	0	<b>\$395,000</b>
Market History for Office Id: BB3351			<b>15</b>	<b>0</b>	<b>\$395,000</b>
Market History for this property			<b>15</b>	<b>0</b>	<b>\$395,000</b>

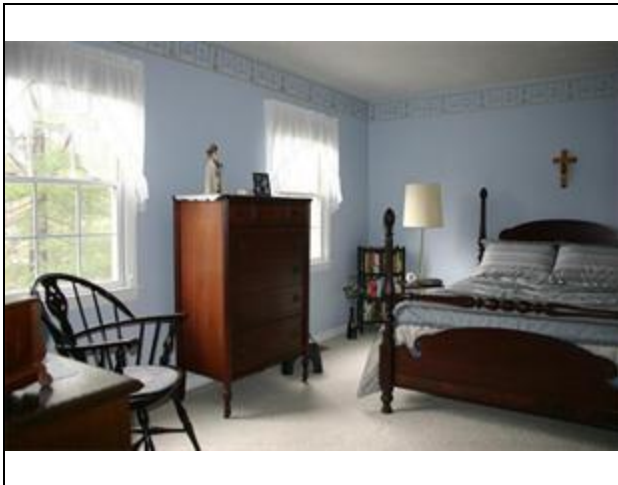
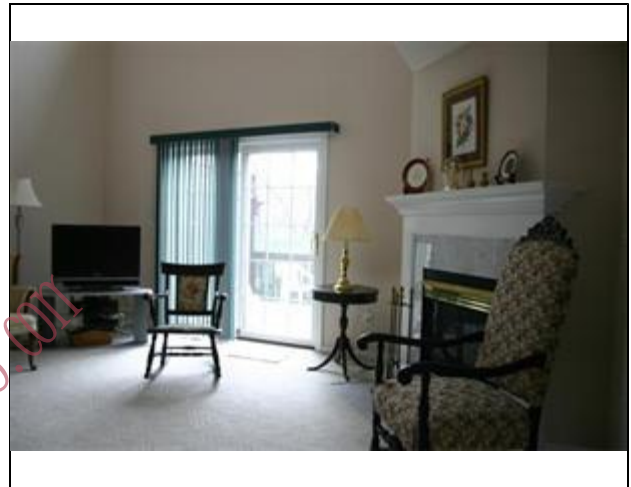
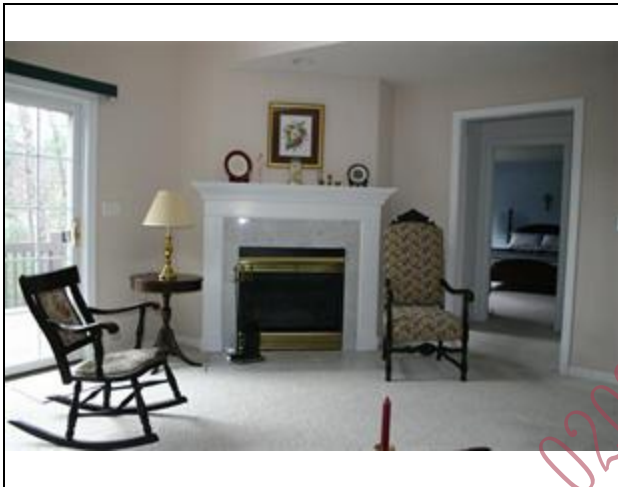
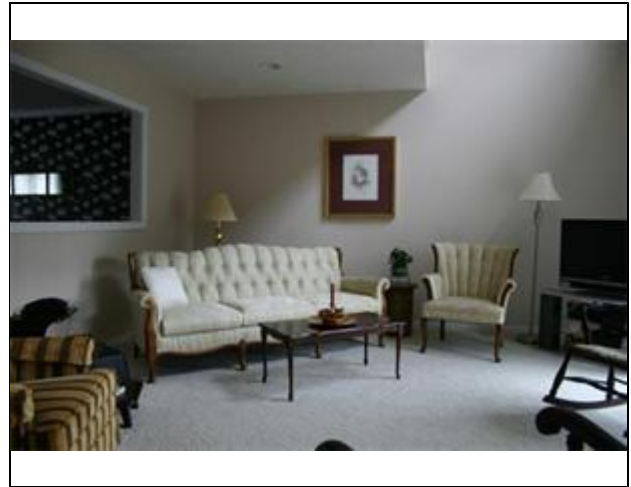
02038.com

MLS # 72157486 - Sold  
3 Pear Tree Lane U:3, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$395,000

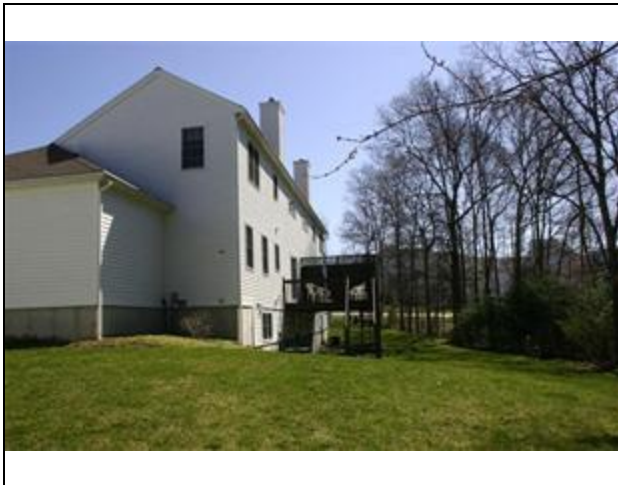
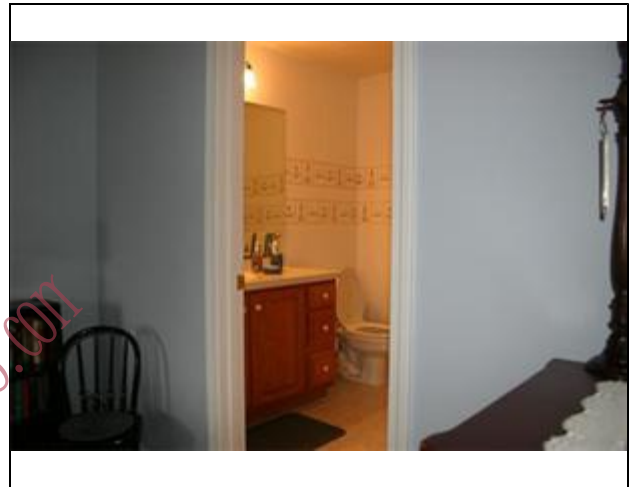
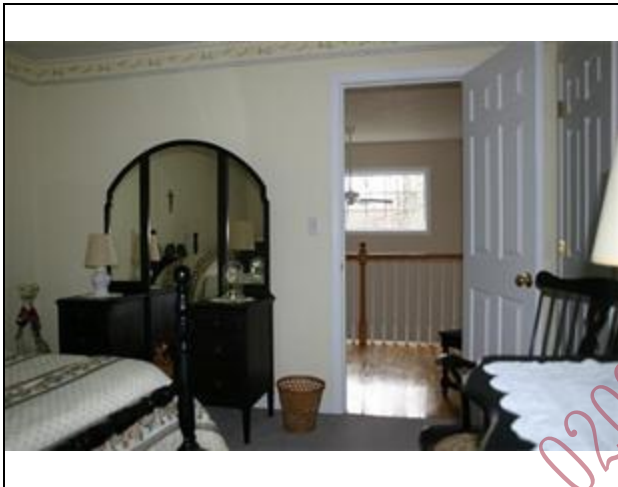
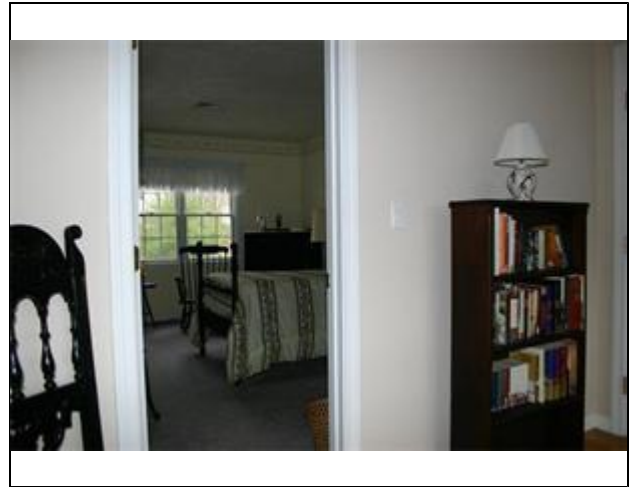






MLS # 72157486 - Sold  
3 Pear Tree Lane U:3, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$395,000



**MLS # 72157486 - Sold**  
**3 Pear Tree Lane U:3, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$395,000**



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**10 Pear Tree Lane - Unit 10**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72153923** Status: **Sold**  
List Price: **\$499,000** Sale Price: **\$500,000**  
List Date: **4/27/2017** Sale Date: **7/20/2017**  
Area: Off Market Date: **5/26/2017**  
List\$/Sq. Ft.: **\$219.82** Sold \$/Sq. Ft. **\$220.26**  
Days on Market (Total): **30** Days on Market (Office): **30**

**Property Features**

Rooms: **7** Style: **Detached**  
Bedrooms: **3** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1**  
Master Bath: **Yes** Placement:  
Fireplaces: **1** Approx. Living Area: **2,270 Sq. Ft.**  
Year Built: **1998** Outdoor Space Avail: **Yes - Common**  
# Units: **75** Garage: **2 Attached**  
Elevator: **No** Parking: **2 Paved Driveway**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$422**  
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>19X14</b>	<b>Flooring - Hardwood</b>
Dining Room:	<b>1</b>	<b>13X11</b>	<b>Flooring - Hardwood</b>
Family Room:	<b>1</b>	<b>19X11</b>	<b>Fireplace, Flooring - Hardwood, Cable Hookup, Deck - Exterior, Exterior Access, Recessed Lighting, Slider</b>
Kitchen:	<b>1</b>	<b>17X12</b>	<b>Flooring - Stone/Ceramic Tile, Breakfast Bar / Nook, Exterior Access, Recessed Lighting, Gas Stove</b>
Master Bedroom:	<b>1</b>	<b>13X15</b>	<b>Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Cable Hookup</b>
Bedroom 2:	<b>2</b>	<b>13X14</b>	<b>Bathroom - Full, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, High Speed Internet Hookup</b>
Bedroom 3:	<b>2</b>	<b>19X12</b>	<b>Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup</b>
Bath 1:	<b>1</b>		<b>Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub &amp; Shower, Closet - Linen, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>1</b>		<b>Dryer Hookup - Electric, Washer Hookup</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave**  
Basement: **Yes Full, Unfinished Basement**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Clapboard, Brick**  
Exterior Features: **Porch, Deck - Wood**  
Facing Direction:  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas**  
Interior Features: **Security System, 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**

**A must see, this elegant DETACHED condo in beautiful Chestnut Ridge II. This stunning, well maintained condo is in impeccable condition! Enjoy a large white kitchen that has a gas stove and breakfast nook. The kitchen flows into your family room with a custom rug, hardwood floors and a beautifully mantled gas fireplace. Sliders from the family room lead to a large deck for a cookout! The sun filled living room and dining room, both with hardwood floors, are amply big to entertain large family gatherings. The perfectly sized FIRST FLOOR MASTER SUITE has an enormous walking closet and walk in shower. Also on the first floor is the laundry room and half bathroom. The second floor has two sizable bedrooms that have high ceilings, ceiling fans and a connecting large bathroom. There is also a heated storage room on the second floor. The large basement has natural light and high ceilings, perfect for finishing into a bonus room. The house is beautifully set on well maintained grounds.**

**Tax Information**

**2017 Taxes: \$5,071** Assessment: **\$347,800** Cert: Zoning Code: **RES**  
Pin #: Map: Block: Lot: Book: **23251** Page: **331**

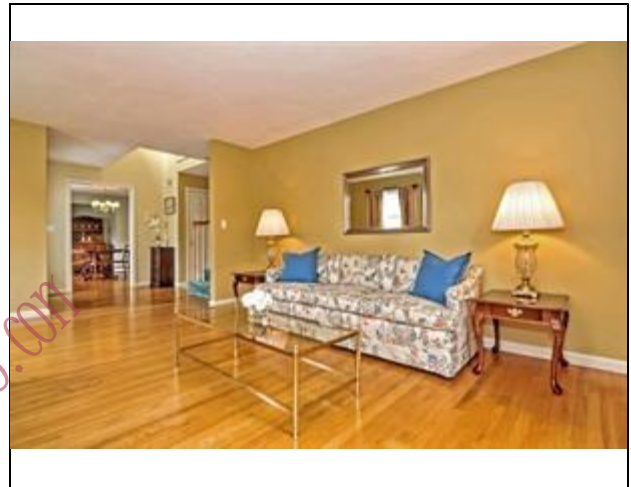
## Market History for 10 Pear Tree Lane U:10, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72153923	4/27/2017	Listed for <b>\$499,000</b>			\$499,000
CTG	4/28/2017	Status Changed to: <b>Contingent</b>			
BOM	5/6/2017	Status Changed to: <b>Back on Market</b>			
CTG	5/13/2017	Status Changed to: <b>Contingent</b>			
UAG	5/27/2017	Status Changed to: <b>Under Agreement</b>			
SLD	7/20/2017	Status Changed to: <b>Sold</b>			
	7/20/2017	Sold for <b>\$500,000</b>	30	16	<b>\$500,000</b>
Market History for Office Id: AN2008			<b>30</b>	<b>16</b>	<b>\$500,000</b>
Market History for this property			<b>30</b>	<b>16</b>	<b>\$500,000</b>

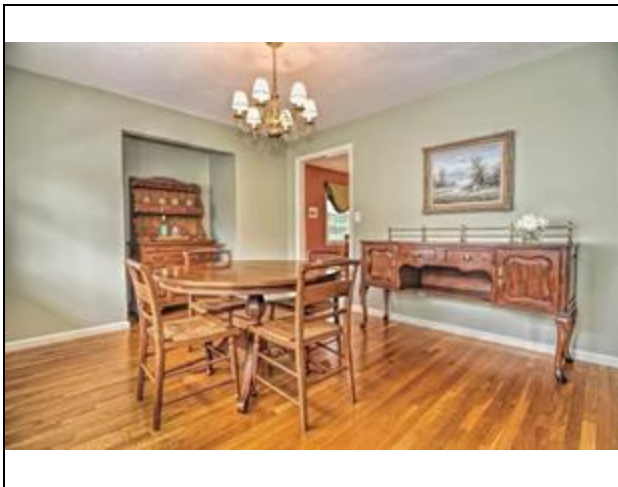
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**Living Room**



**Living Room**



**Dining Room**

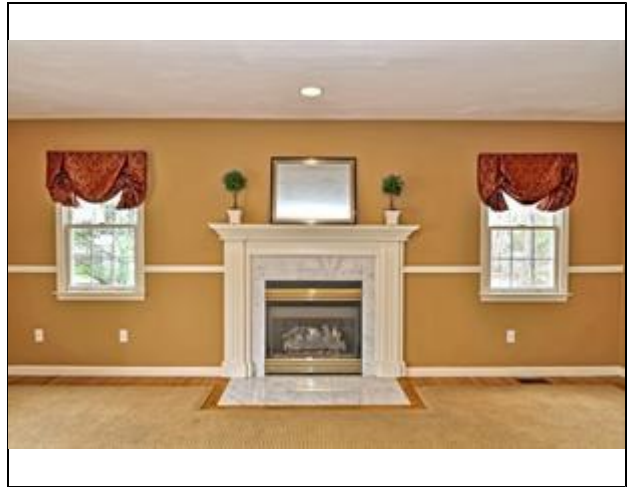


**Dining Room**

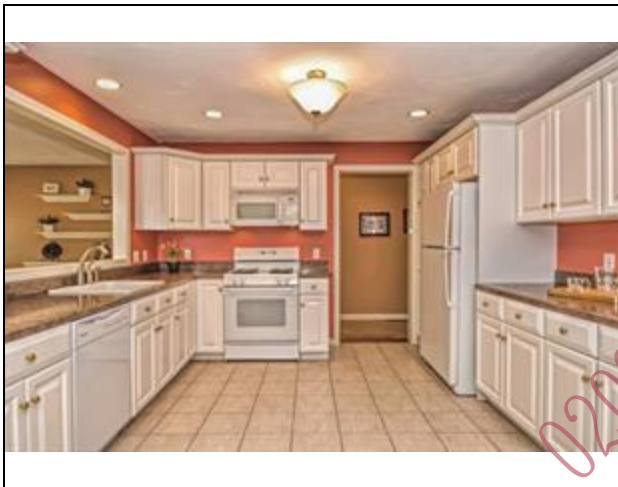




**Family Room**



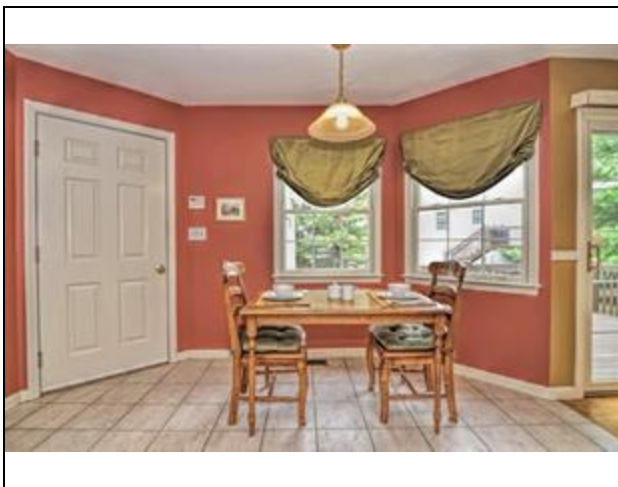
**Family Room**



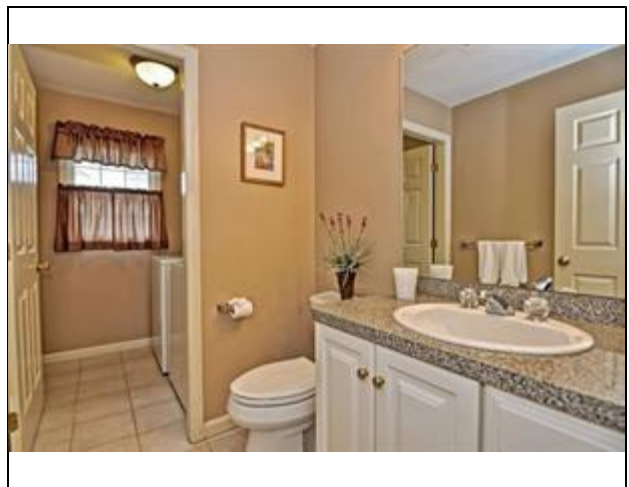
**Kitchen**



**Kitchen**



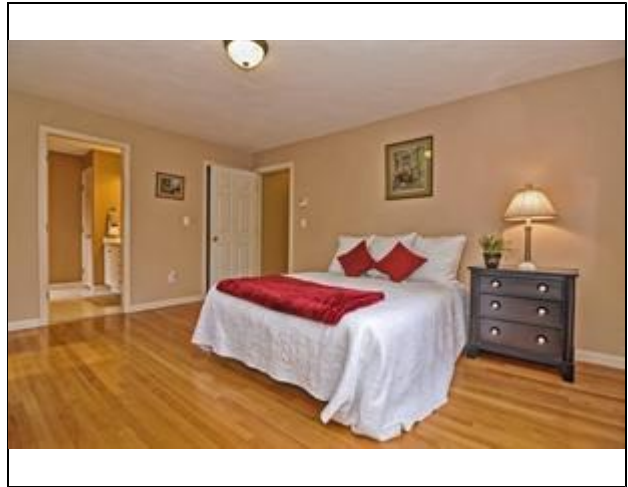
**Kitchen**



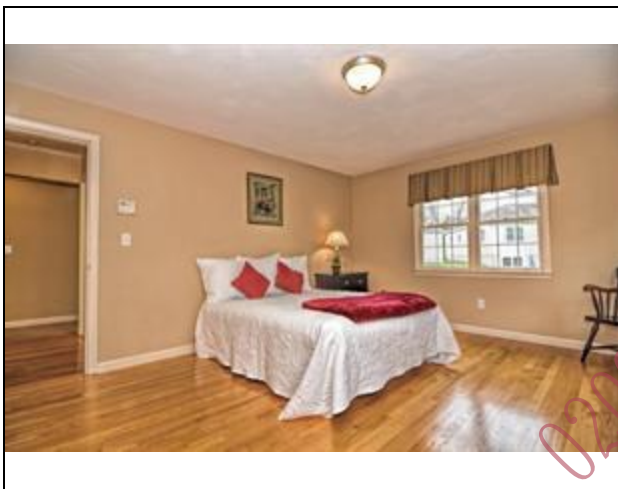
**Bathroom - Half**



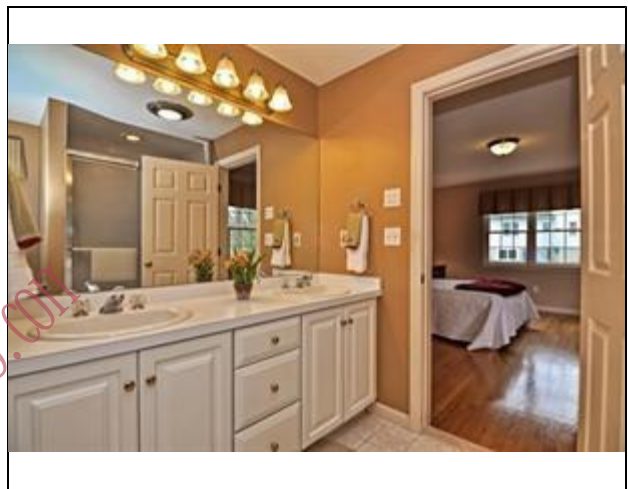
**Laundry Room/Area**



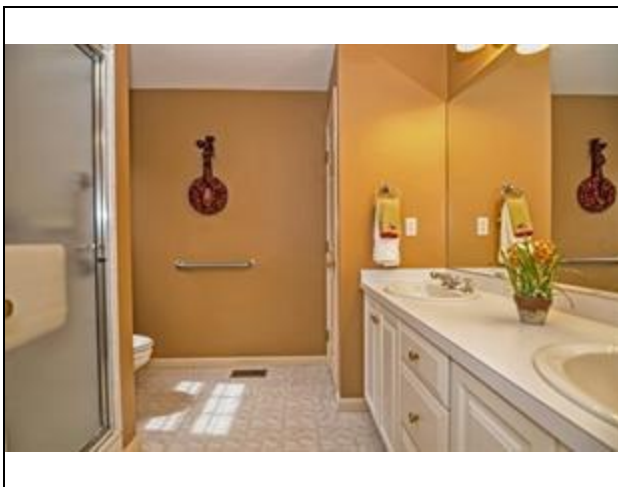
**Master Bedroom**



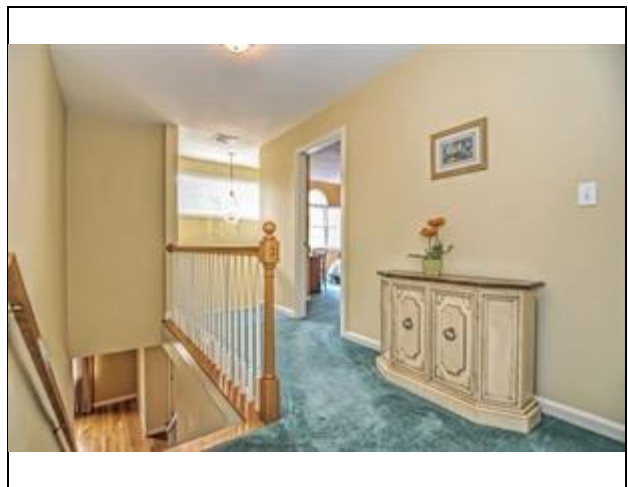
**Master Bedroom**



**Bathroom - Master**



**Bathroom - Master**

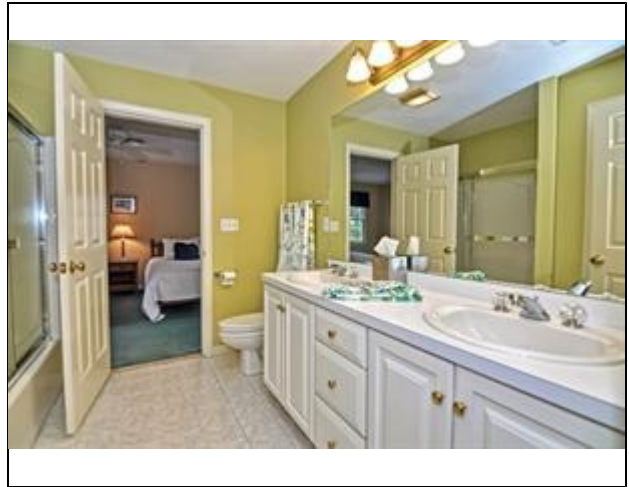


**Hallway**

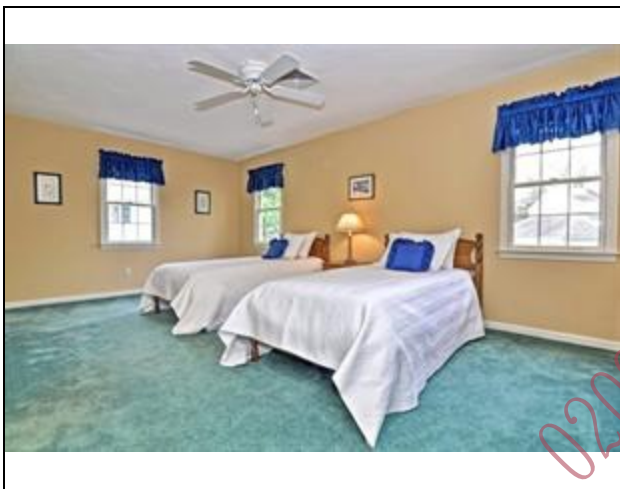




**Bedroom 2**



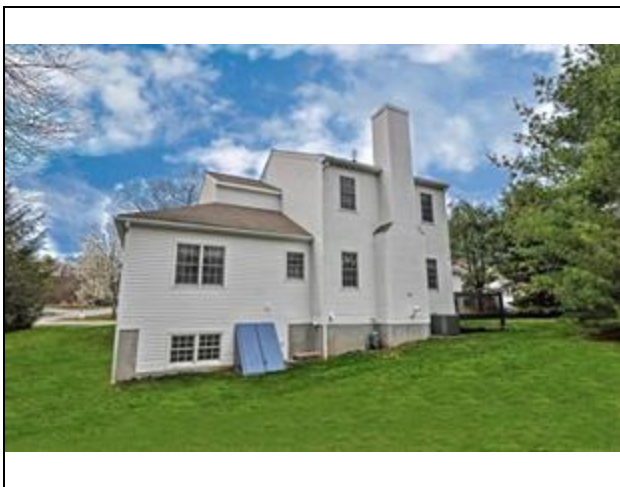
**Bathroom - Full**



**Bedroom 3**



**Deck**



**Yard - Back**





**11 Pear Tree Lane - Unit 11**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72231511** Status: **Sold**  
List Price: **\$525,000** Sale Price: **\$536,000**  
List Date: **9/20/2017** Sale Date: **11/29/2017**  
Area: Off Market Date: **10/10/2017**  
List\$/Sq. Ft.: **\$194.44** Sold \$/Sq. Ft. **\$198.52**  
Days on Market (Total): **21** Days on Market (Office): **21**

**Property Features**

Rooms: **8** Style: **Detached, Townhouse**  
Bedrooms: **3** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1**  
Master Bath: **Yes** Placement:  
Fireplaces: **1** Approx. Living Area: **2,700 Sq. Ft.**  
Year Built: **1998** Outdoor Space Avail:  
# Units: **75** Garage: **2 Attached, Garage Door Opener**  
Elevator: Parking: **4 Off-Street**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$422**

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



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Closet/Cabinets - Custom Built, Flooring - Hardwood</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood, Window(s) - Picture</b>
Family Room:	<b>1</b>		<b>Fireplace, Flooring - Wall to Wall Carpet, Exterior Access, Recessed Lighting, Slider</b>
Kitchen:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Stainless Steel Appliances</b>
Master Bedroom:	<b>1</b>		<b>Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</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>1</b>		<b>Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>2</b>		<b>Bathroom - Double Vanity/Sink, Closet - Linen, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub</b>
Laundry:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric</b>
Bonus Room:	<b>B</b>		<b>Flooring - Wall to Wall Carpet, Recessed Lighting</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
Basement: **Yes Full, Partially Finished, Bulkhead**  
Cooling: **Central Air**  
Electric: **Circuit Breakers**  
Exclusions: **\*\*LL bookcases in finished room are negotiable\*\***  
Exterior: **Wood**  
Exterior Features: **Porch, Deck, Patio**  
Facing Direction:  
Heating: **Forced Air, Electric Baseboard, Gas**  
Hot Water: **Tank**  
Lead Paint: **Unknown**  
Living Area Disclosures: **Approximate - includes finished room in LL**  
Living Area Includes: **Finished Basement**  
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**

**One of Chestnut Ridge II's finest....These stand alone units are limited & don't come on the market too often. Enjoy the feel of a single family home without all the hassle of exterior care. Situated on a private corner lot, this one is unique because it has a deck & patio overlooking the woods. Current owners have taken great pride in ownership. Upgraded eat-in kitchen w/ beautiful birch cabinets, granite, SS appliance (all stay -see rmks) & custom backsplash. Cozy family room w/ gas fireplace and slider out to the deck. LR has full wall of custom book shelves & window bench. DR faces front and has bright triple window. 1st floor master w/ full bath - step in shower. 2 large bdrms up; one used as office - custom built in desks included. Great finished room in LL perfect for play, exercise or office space. Added bonuses: Ample storage including 2nd flr walk in closet & cedar closet, New central air (09), New carpet (15), New furnace (04), Pets welcome w/ restrictions...Hurry!**

**Tax Information**

**2017 Taxes: \$5,146.74** Assessment: **\$353,000**  
Pin #:

Cert: Zoning Code: **res**  
Map: Block: Lot: Book: **14779** Page: **143**

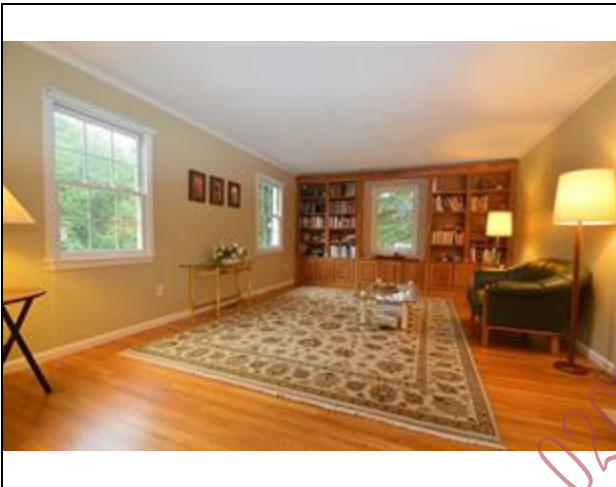
## Market History for 11 Pear Tree Lane U:11, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72231511	9/20/2017	Listed for <b>\$525,000</b>			\$525,000
CTG	9/27/2017	Status Changed to: <b>Contingent</b>			
UAG	10/11/2017	Status Changed to: <b>Under Agreement</b>			
SLD	11/29/2017	Status Changed to: <b>Sold</b>			
	11/29/2017	Sold for <b>\$536,000</b>	21	5	<b>\$536,000</b>
Market History for Office Id: BB1175			<b>21</b>	<b>5</b>	<b>\$536,000</b>
Market History for this property			<b>21</b>	<b>5</b>	<b>\$536,000</b>

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MLS # 72231511 - Sold  
11 Pear Tree Lane U:11, Franklin, MA 02038

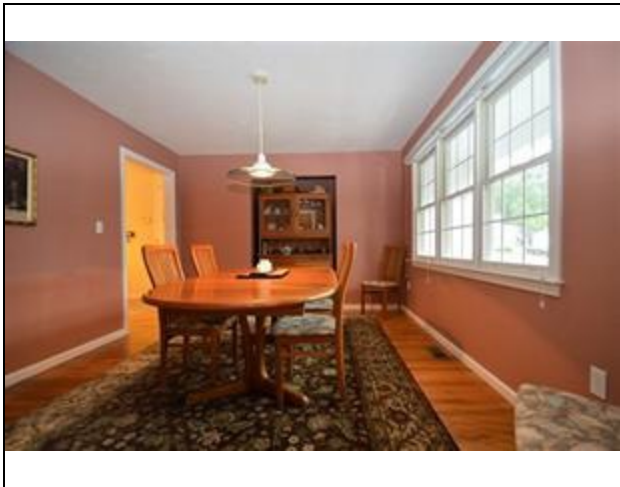
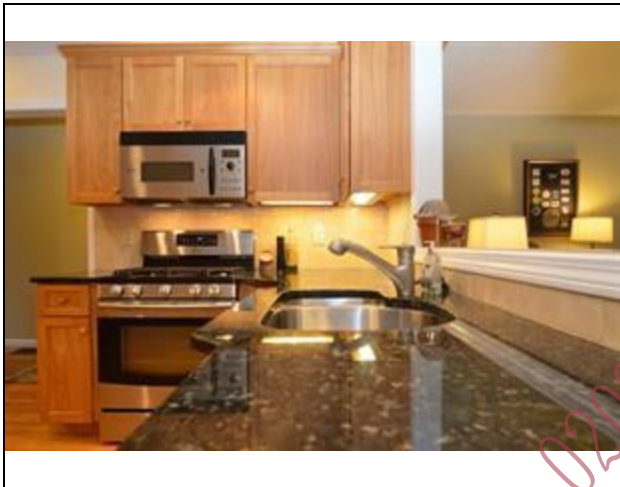
Condominium - Condo  
Sale Price: \$536,000





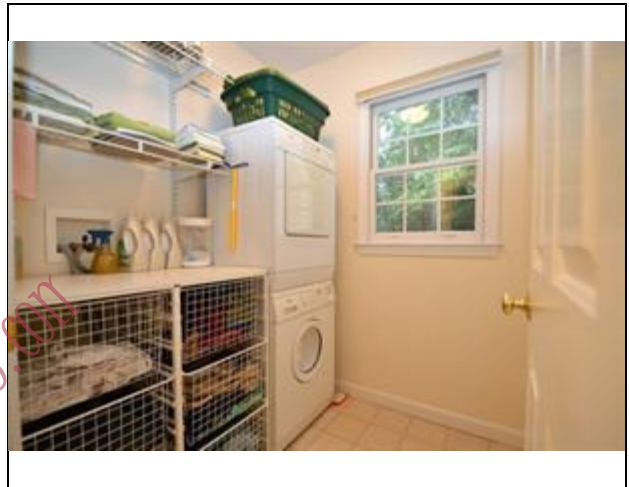
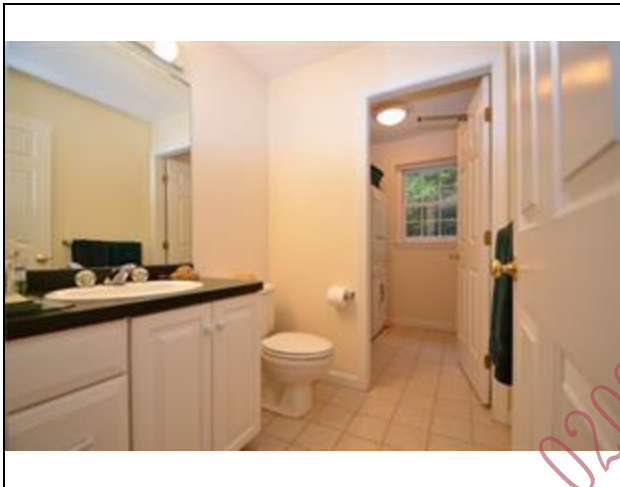
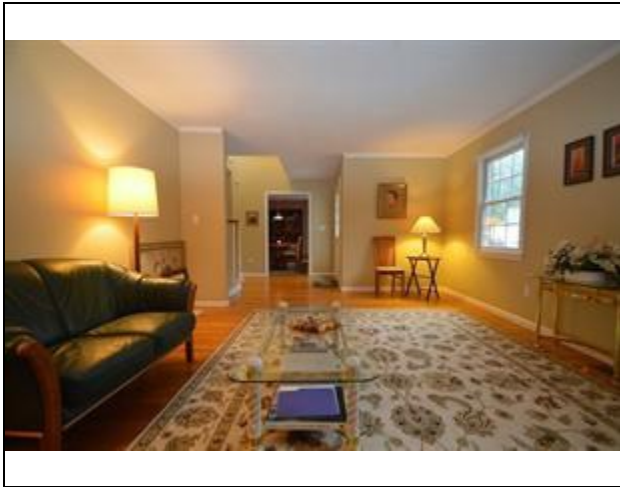
MLS # 72231511 - Sold  
11 Pear Tree Lane U:11, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$536,000



MLS # 72231511 - Sold  
11 Pear Tree Lane U:11, Franklin, MA 02038

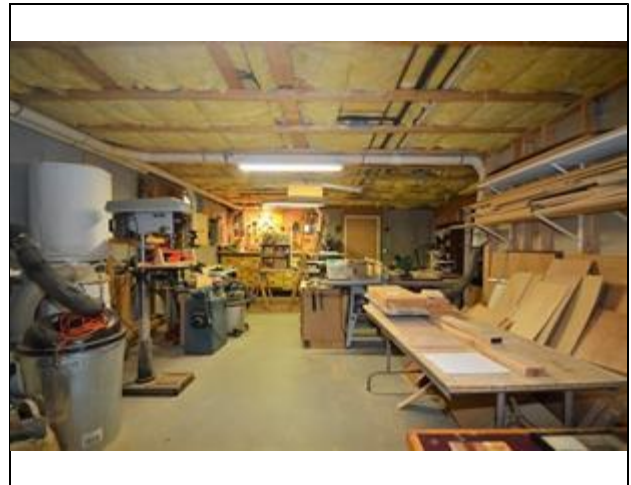
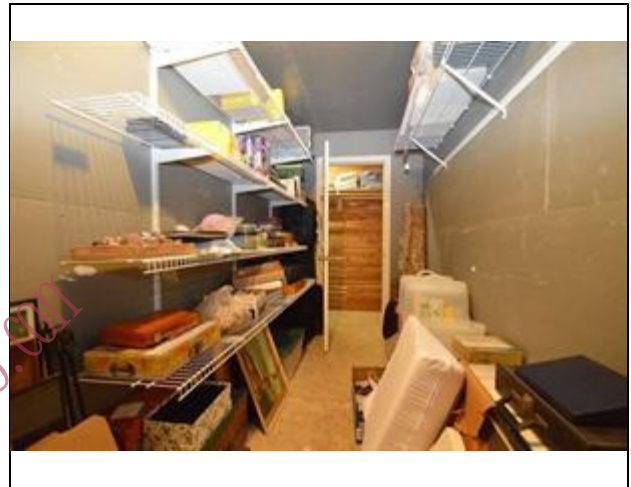
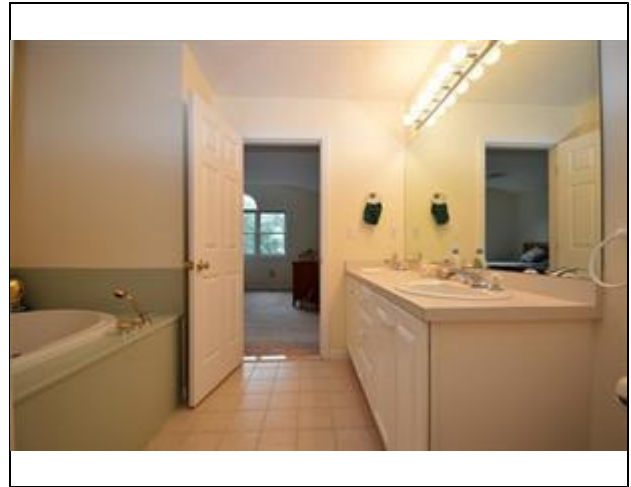
Condominium - Condo  
Sale Price: \$536,000





**MLS # 72231511 - Sold**  
**11 Pear Tree Lane U:11, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$536,000**





**MLS # 72231511 - Sold**  
**11 Pear Tree Lane U:11, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$536,000**

