

**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**

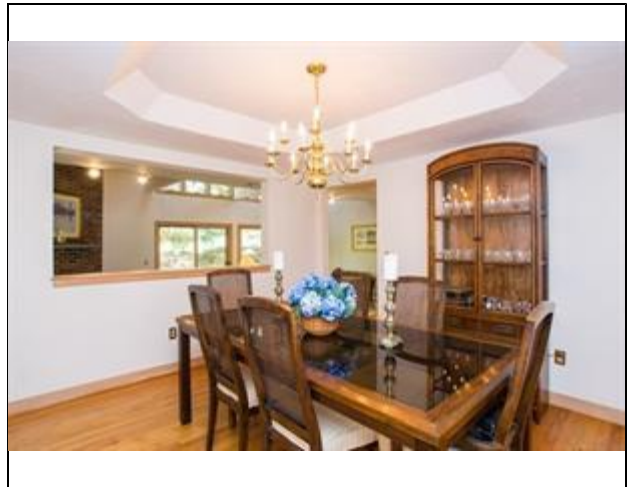
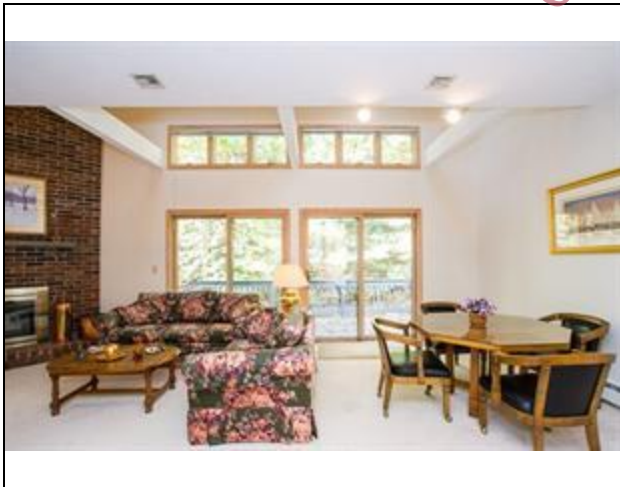
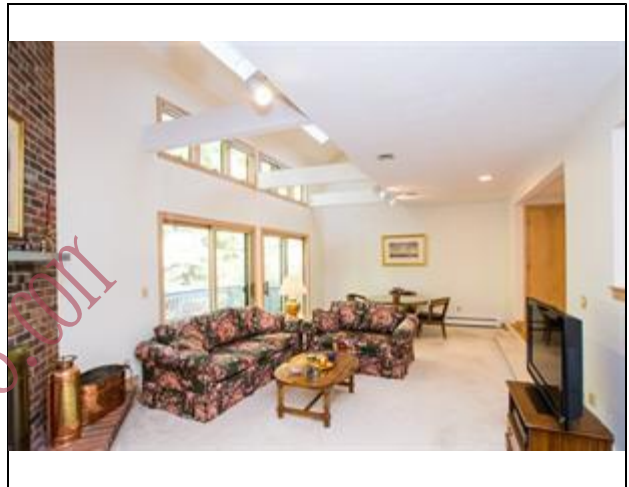
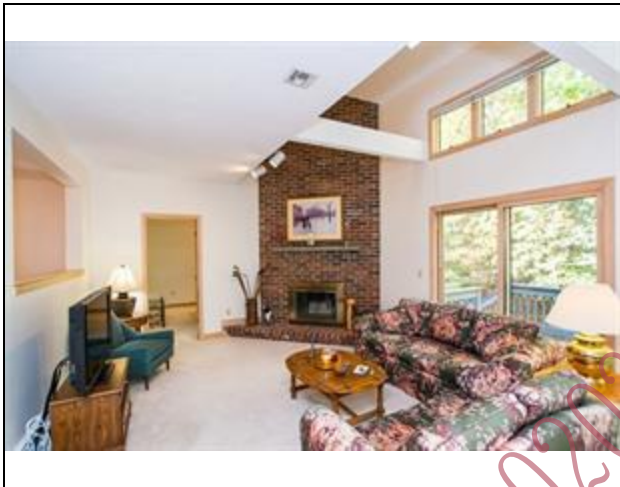
## Market History for 3 Cherrywood Ln U:3, Franklin, MA 02038-3917

MLS #	Date		DOM	DTO	Price
72088590	11/2/2016	Listed for <b>\$334,900</b>			\$334,900
	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>

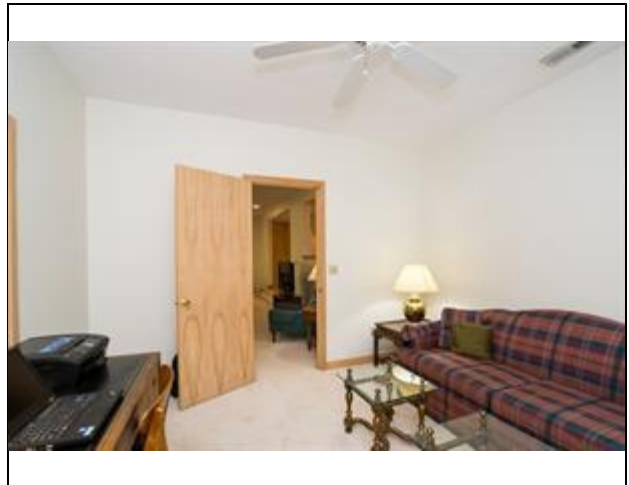
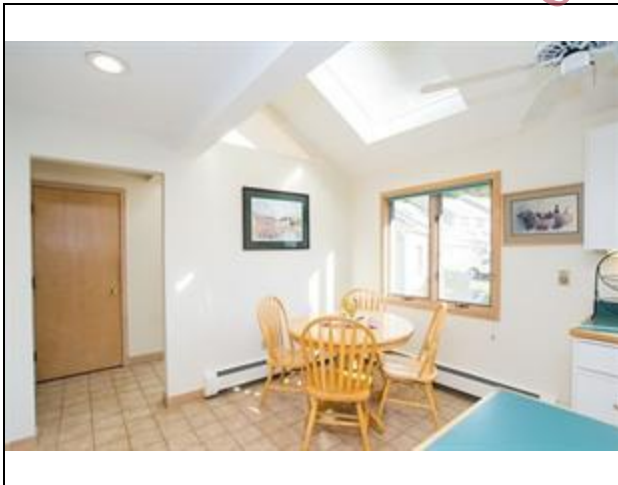
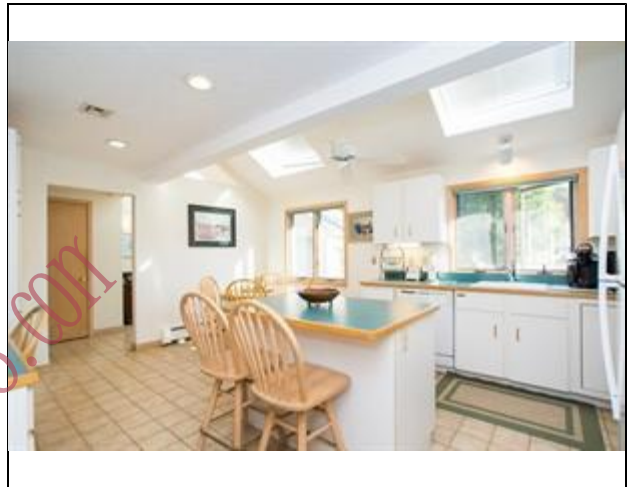
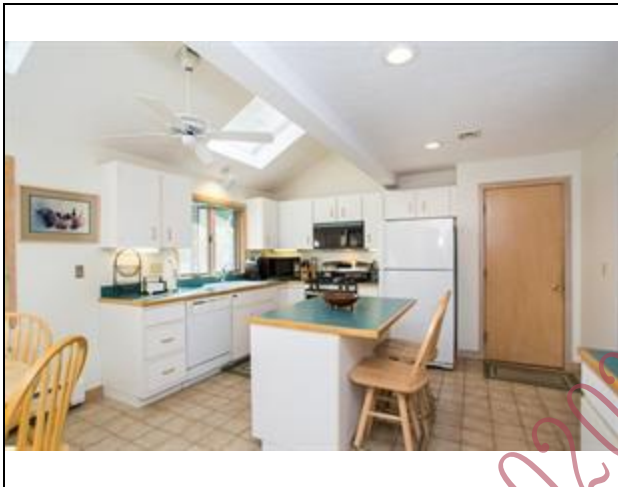
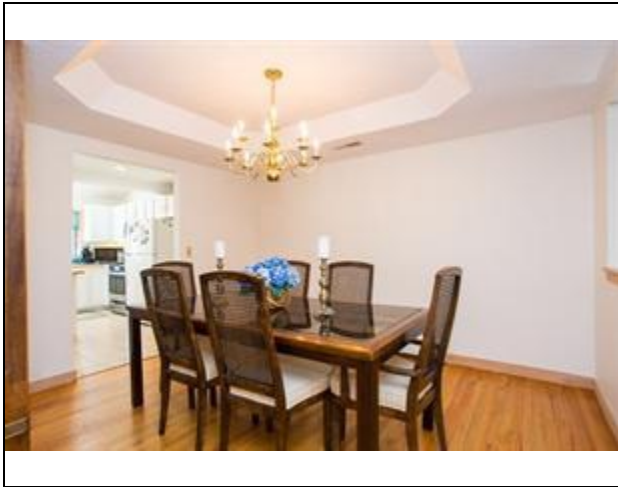
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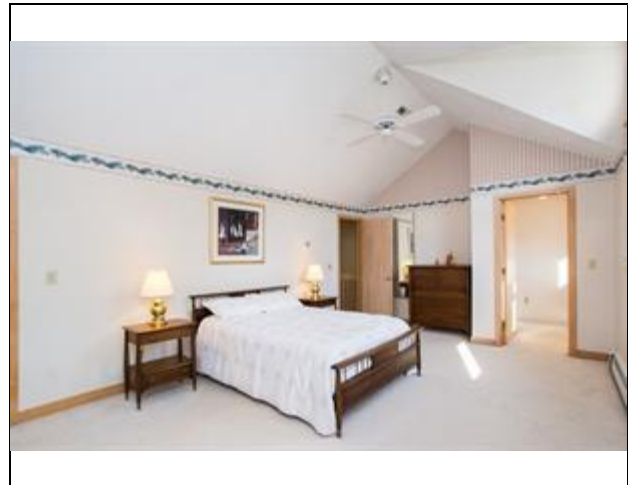
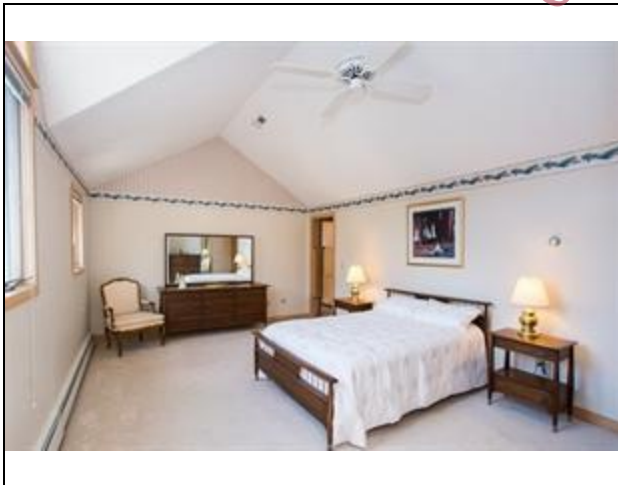
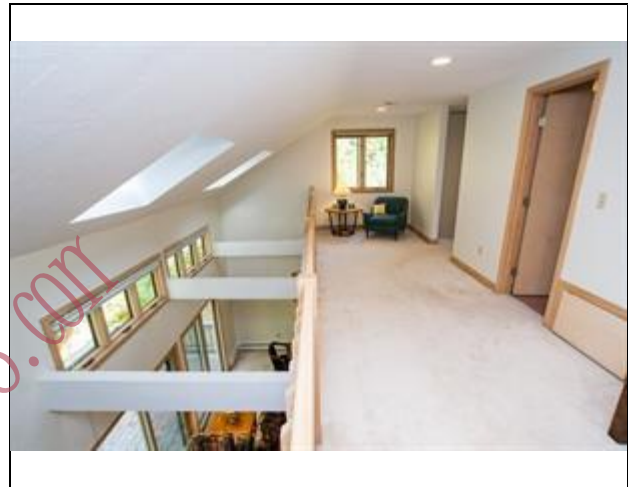
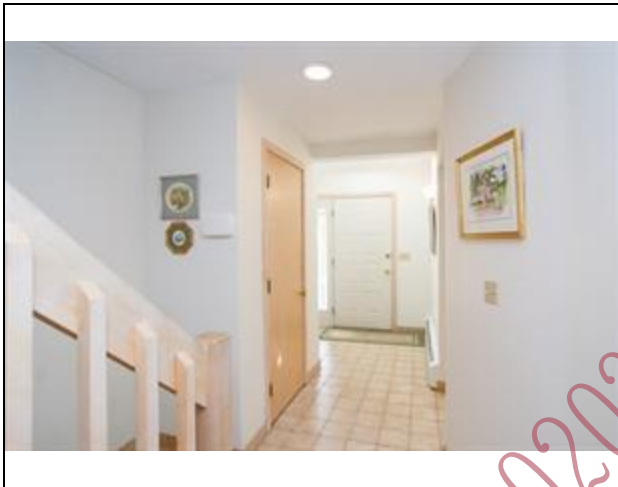
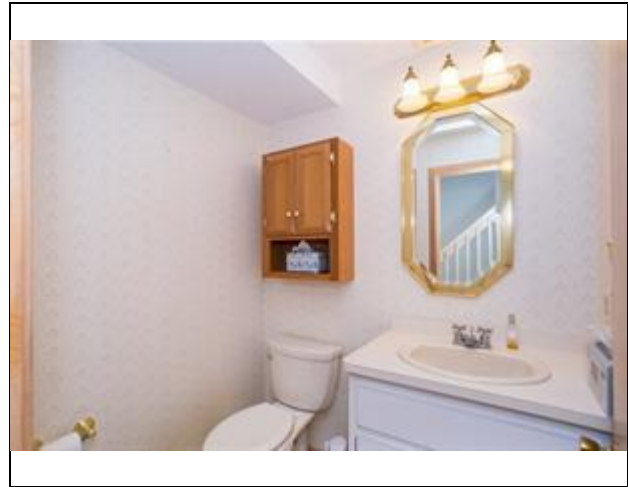
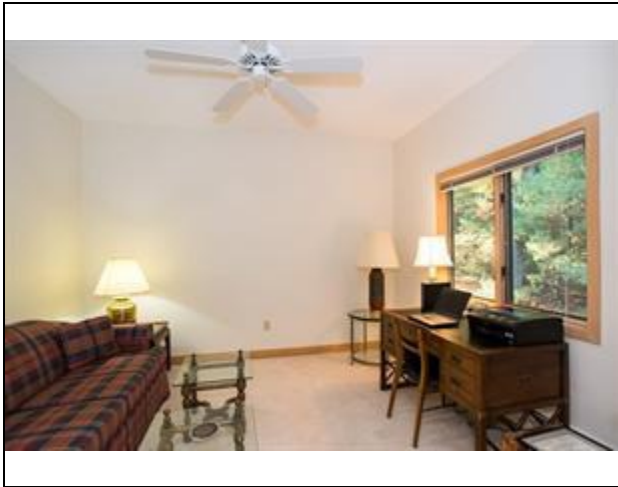
MLS # 72088590 - Sold  
3 Cherrywood Ln U:3, Franklin, MA 02038-3917

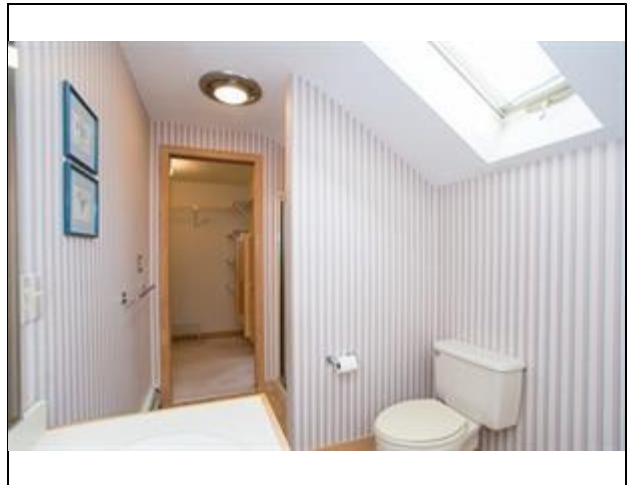
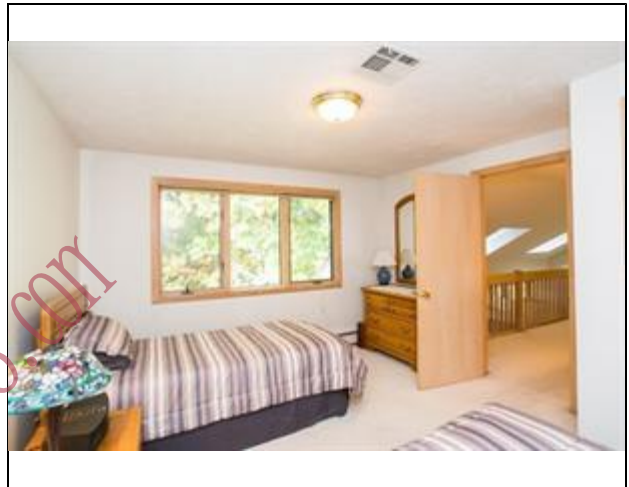
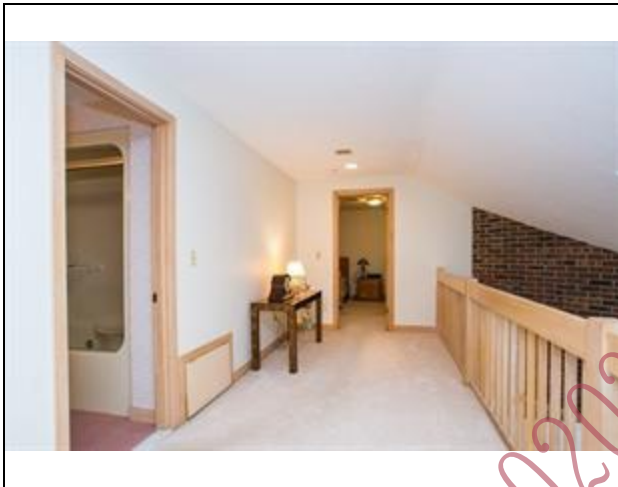
Condominium - Condo  
Sale Price: \$325,000







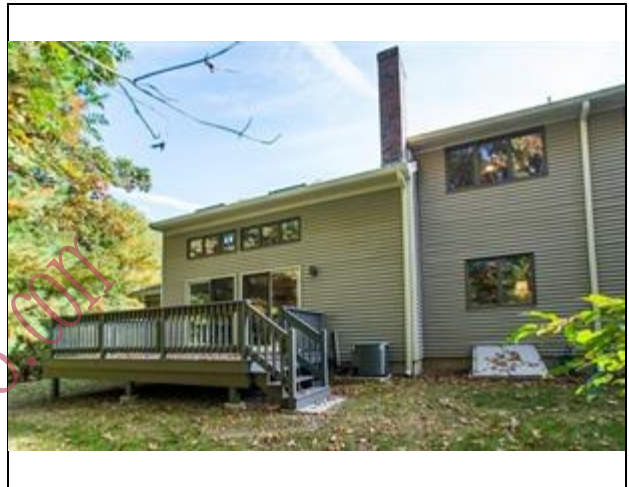
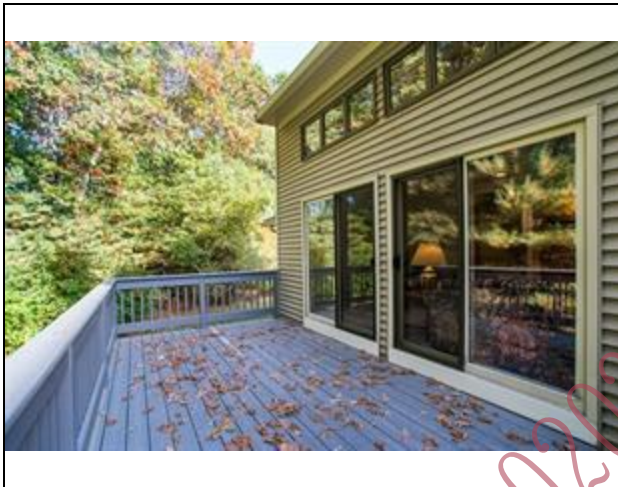
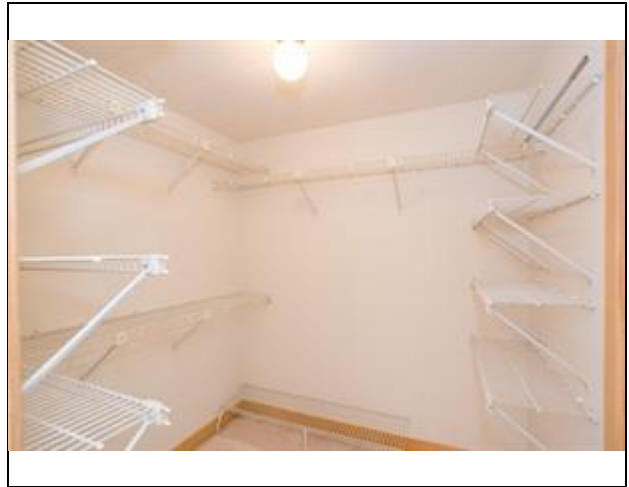






MLS # 72088590 - Sold  
3 Cherrywood Ln U:3, Franklin, MA 02038-3917

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**



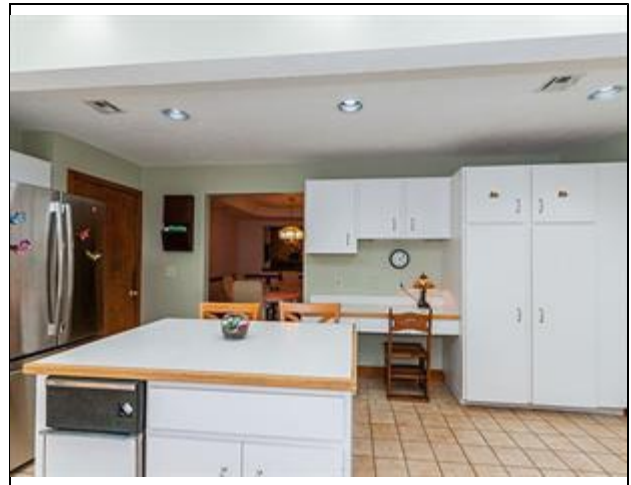
## Market History for 1 Applewood Ln U:1, Franklin, MA 02038-3918

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

