

**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): Days on Market (Office): **22**  
**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>		-

**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**

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

## 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>
<b>Market History for Office Id: BB2447</b>			<b>22</b>	<b>8</b>	<b>\$180,000</b>
<b>Market History for this property</b>			<b>22</b>	<b>8</b>	<b>\$180,000</b>

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**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**

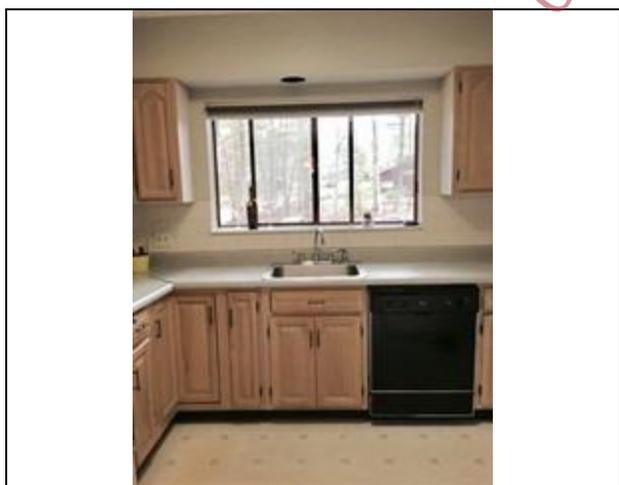
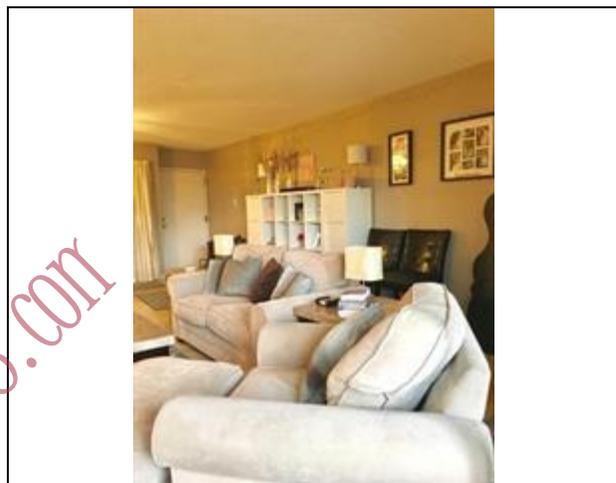
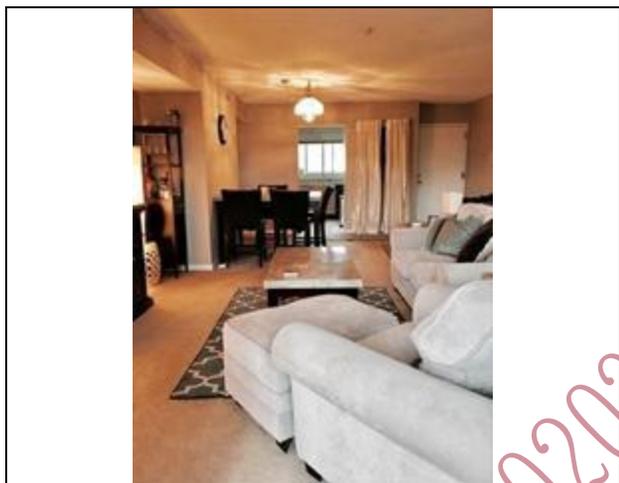
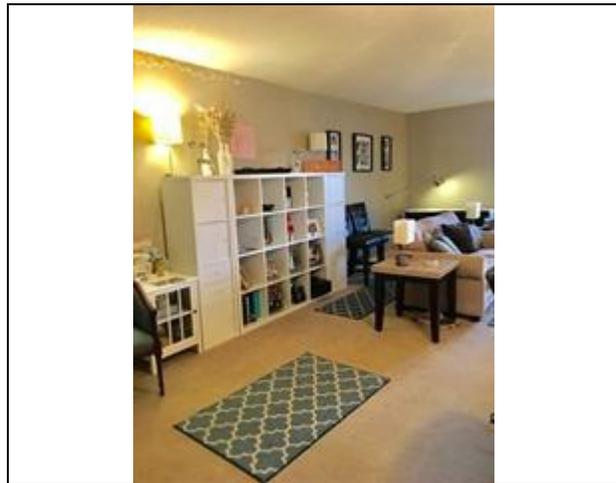
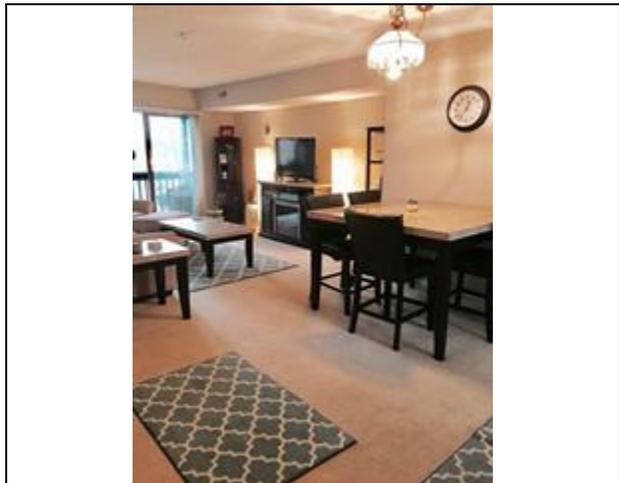
Pin #: **M:270 L:046-014**

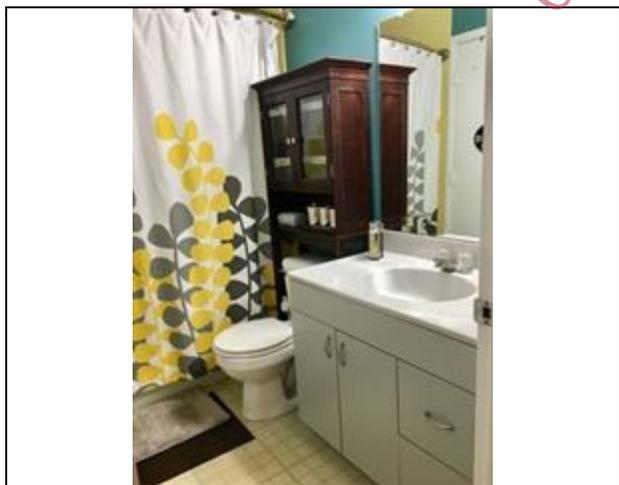
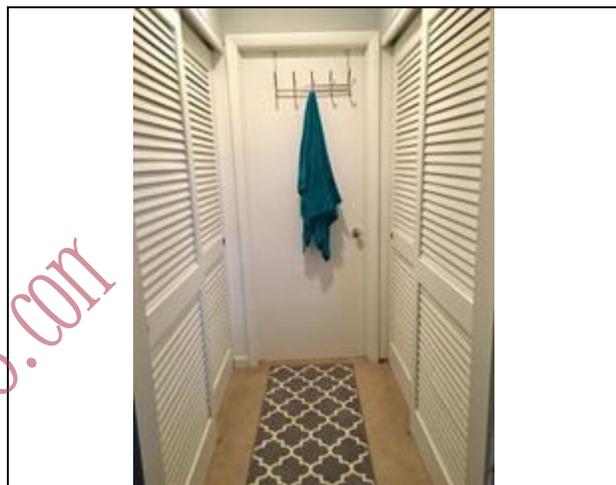
Map: Block: Lot: Book: **26061** Page: **538**

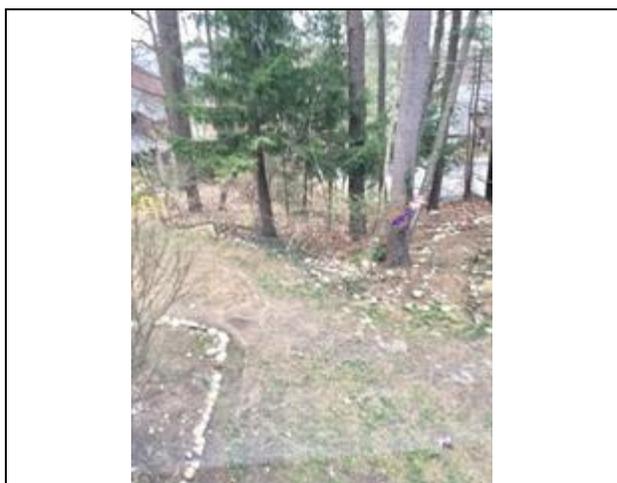
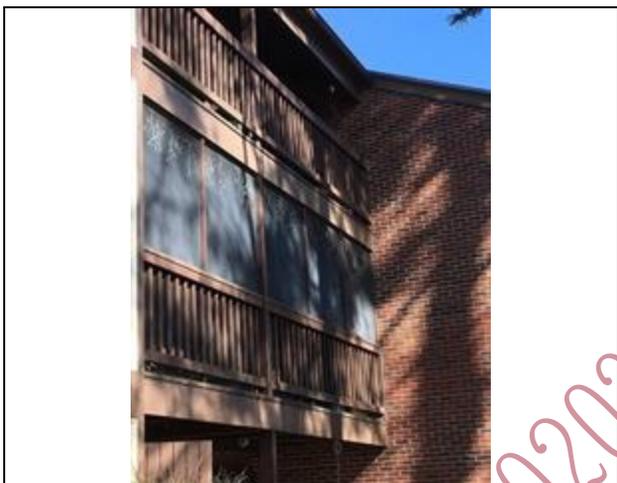
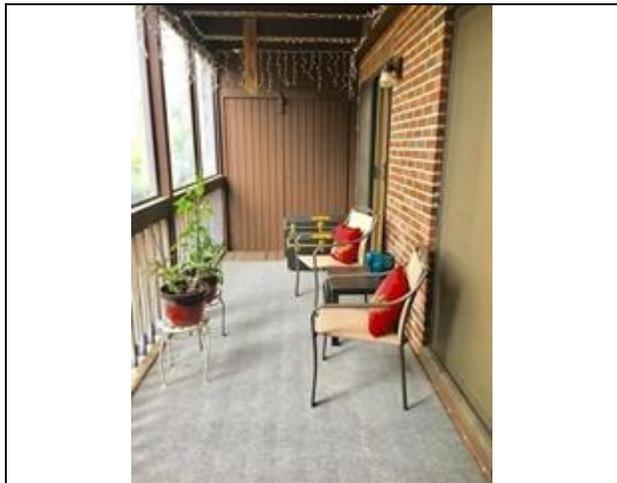
### Market History for 43 Highwood Dr U:43, Franklin, MA 02038-2963

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>
<b>Market History for Office Id: K01136</b>			<b>15</b>	<b>15</b>	<b>\$186,400</b>
<b>Market History for this property</b>			<b>15</b>	<b>15</b>	<b>\$186,400</b>

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

Condominium - Condo  
Sale Price: \$186,400



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**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**  
**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! 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**

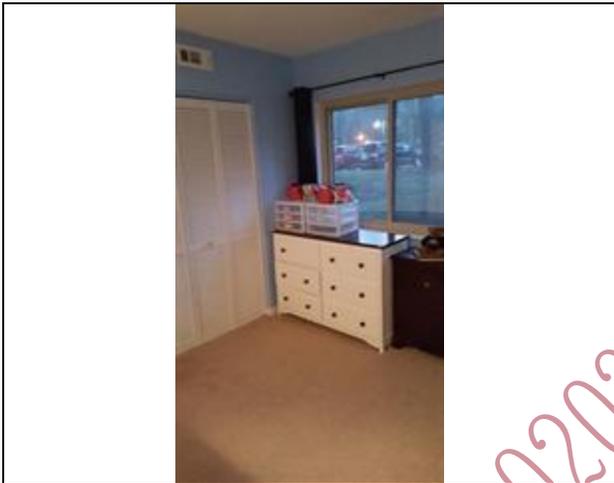
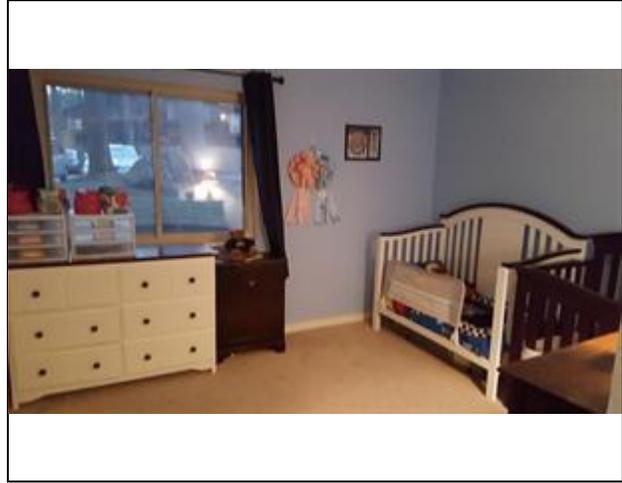
Cert: **25682** Zoning Code: **TBD**  
 Map: Block: Lot: Book: **27536** Page: **416**

## 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>
<b>Market History for Office Id: NB3211</b>			<b>23</b>	<b>7</b>	<b>\$190,000</b>
<b>Market History for this property</b>			<b>23</b>	<b>7</b>	<b>\$190,000</b>

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**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): **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:  
 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 either the train or route 495.**

**Tax Information**

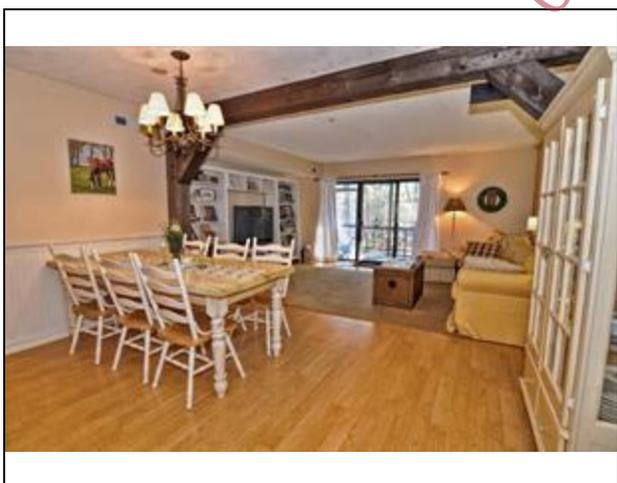
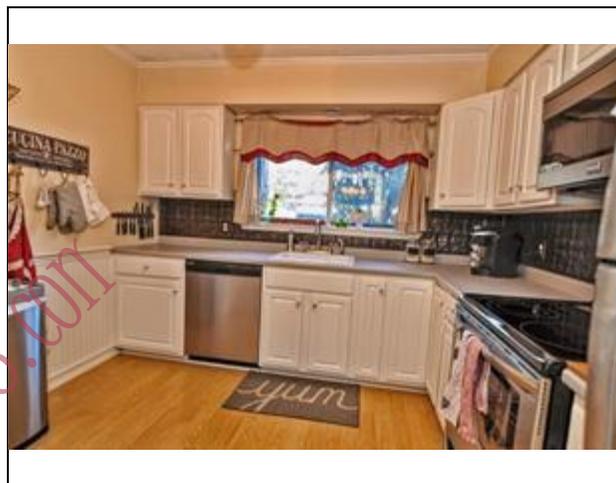
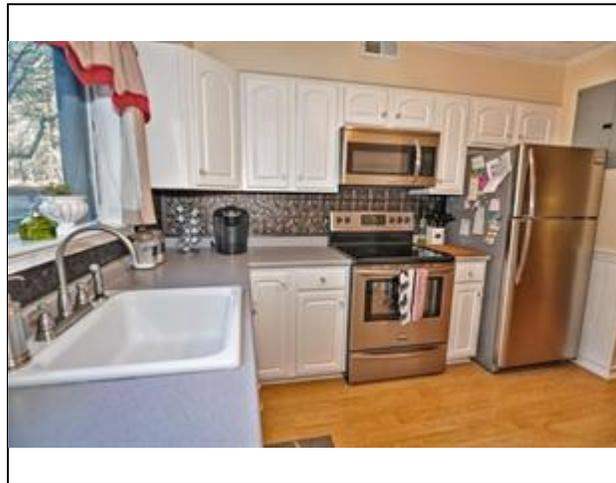
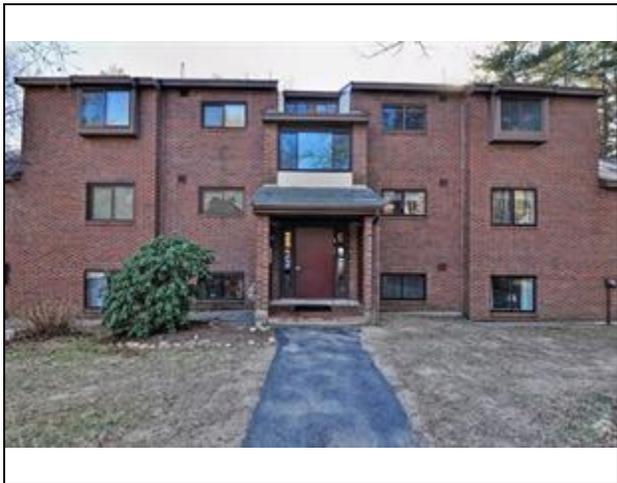
2016 Taxes: **\$2,371** Assessment: **\$163,500**  
 Pin #: **M:270 L:040-009**

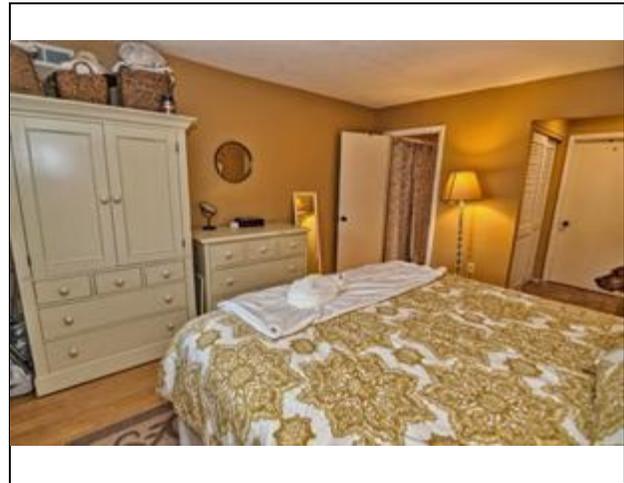
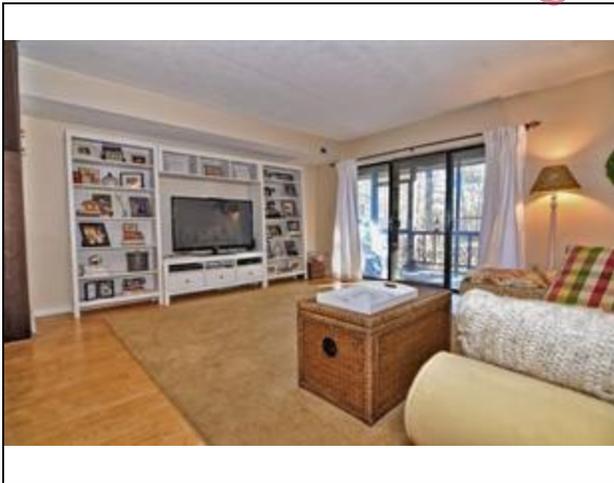
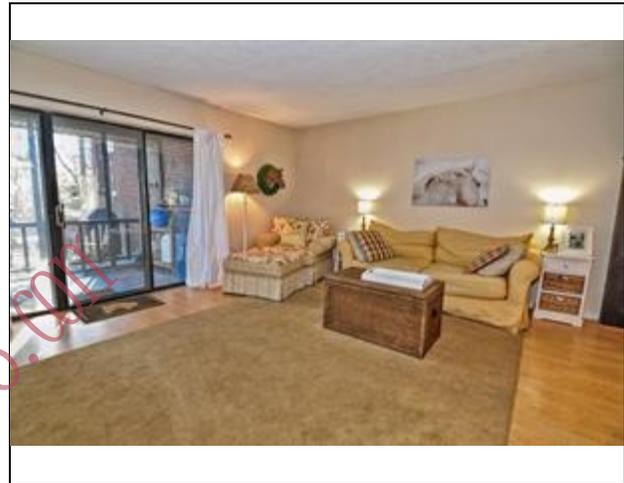
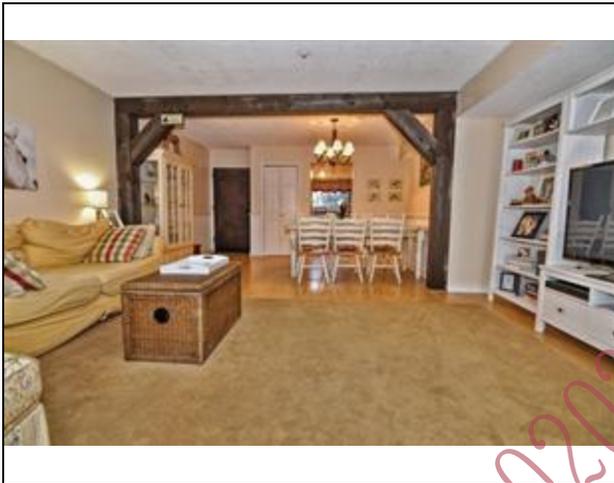
Cert: **4922** Zoning Code: **res**  
 Map: Block: Lot: Book: **27388** Page: **271**

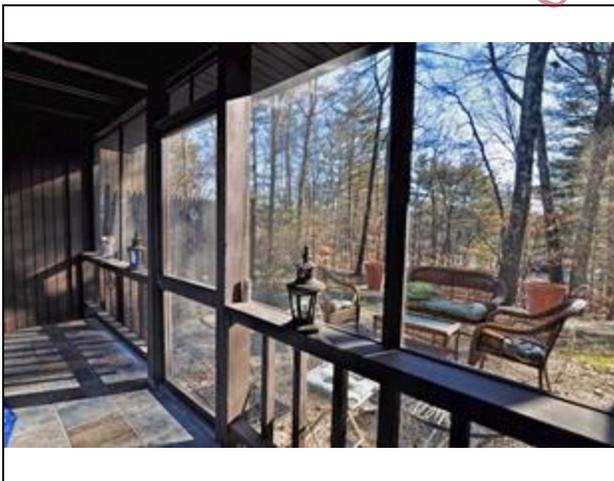
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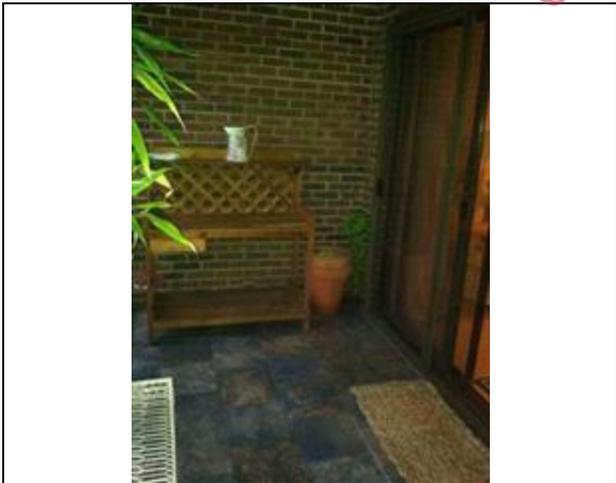
MLS #	Date		DOM	DTO	Price
72109550	1/17/2017	Listed for <b>\$189,900</b>			\$189,900
CTG	1/25/2017	Status Changed to: <b>Contingent</b>			
UAG	2/8/2017	Status Changed to: <b>Under Agreement</b>			
SLD	4/28/2017	Status Changed to: <b>Sold</b>			
	4/28/2017	Sold for <b>\$190,000</b>	22	6	<b>\$190,000</b>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

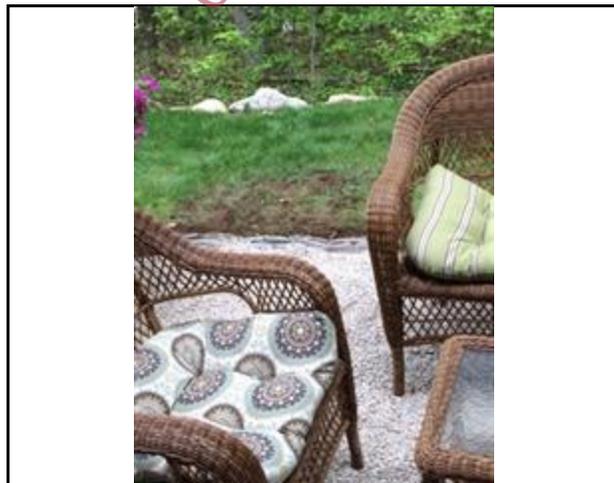
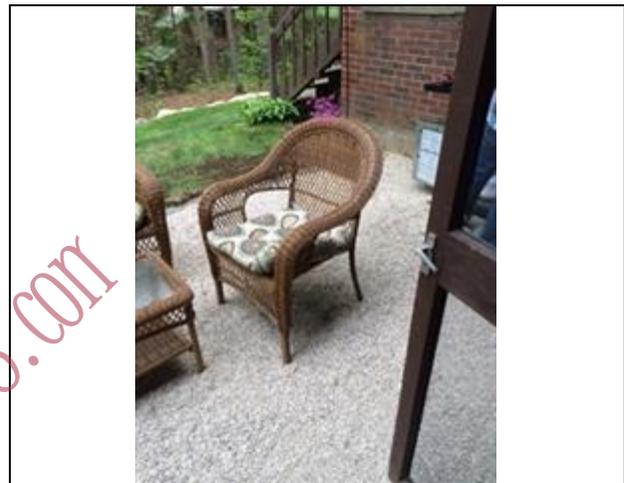
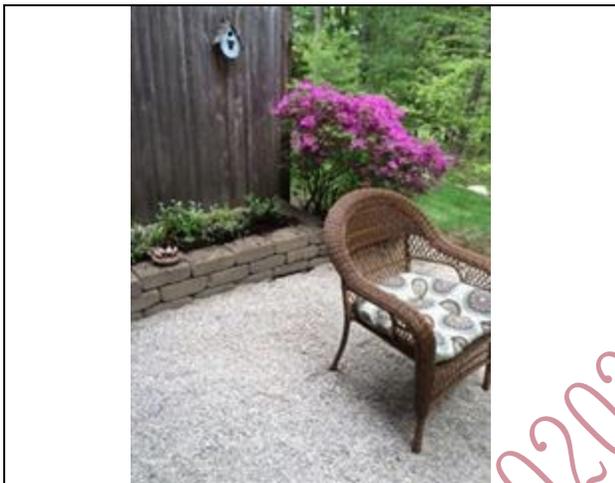
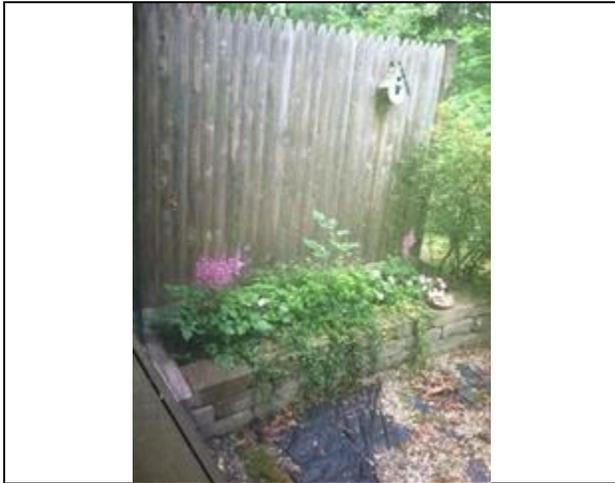
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**92 Highwood Dr - Unit 92**  
**Franklin, MA 02038-2975**  
**Condo**

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**

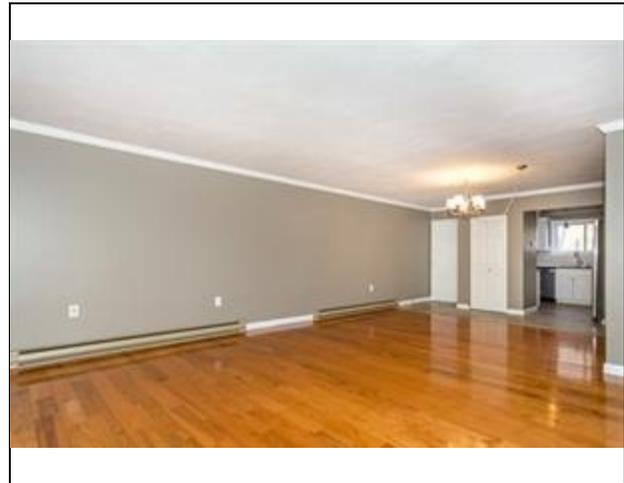
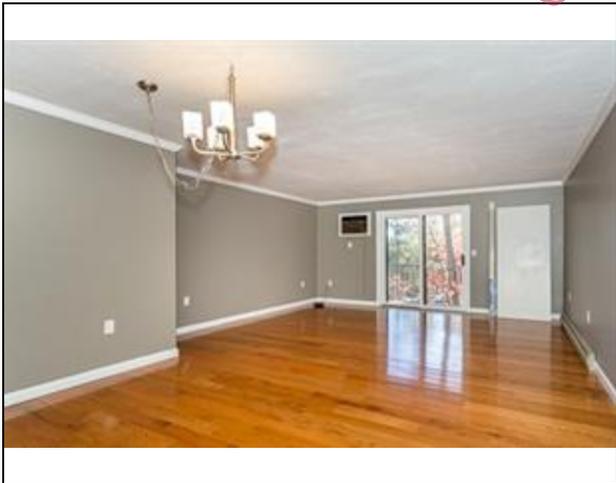
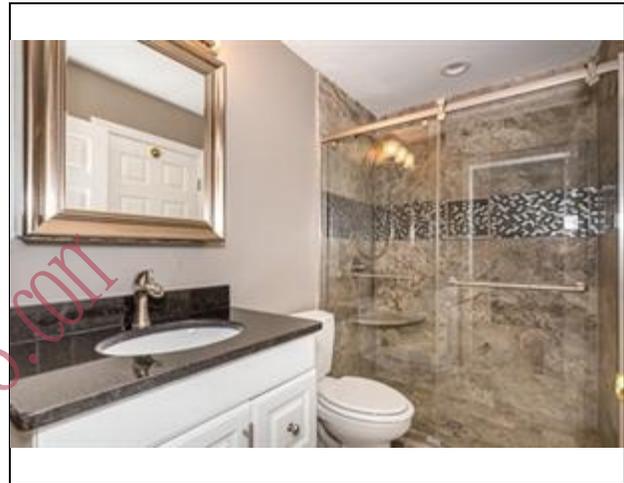
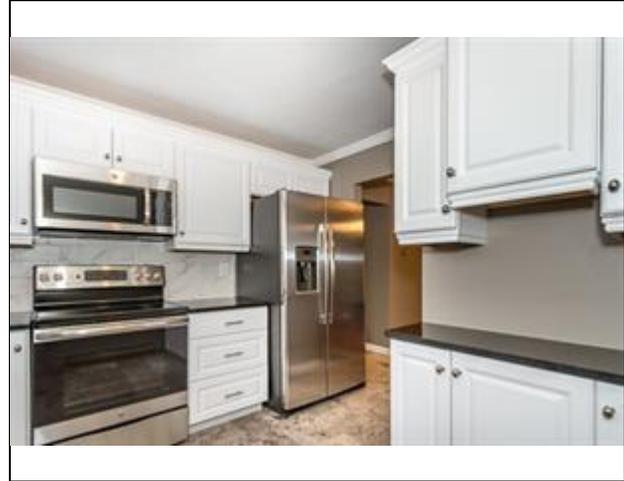
2016 Taxes: **\$2,330** Assessment: **\$160,700**  
Pin #: **M:270 L:041-003**

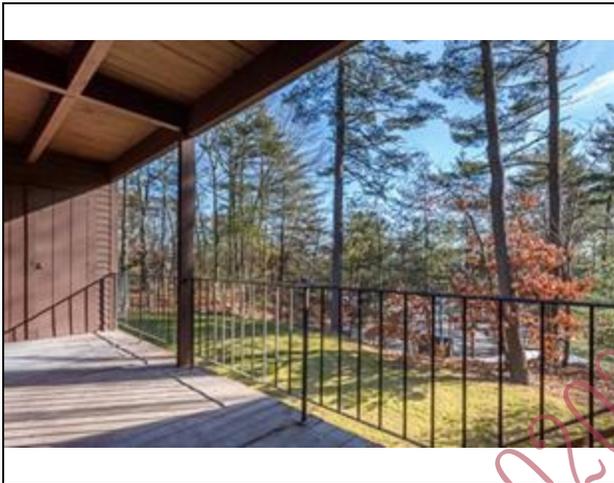
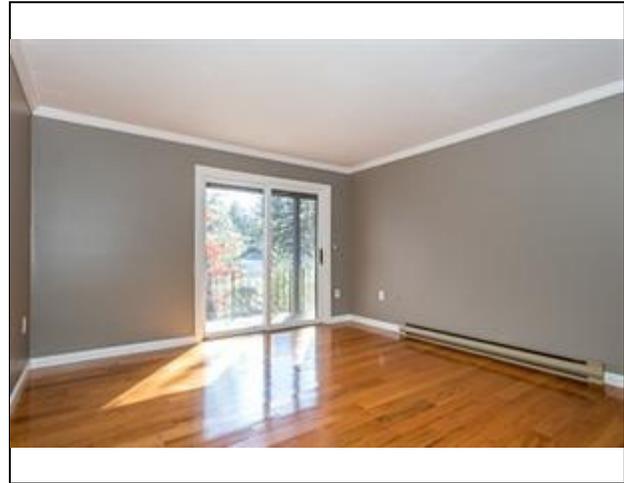
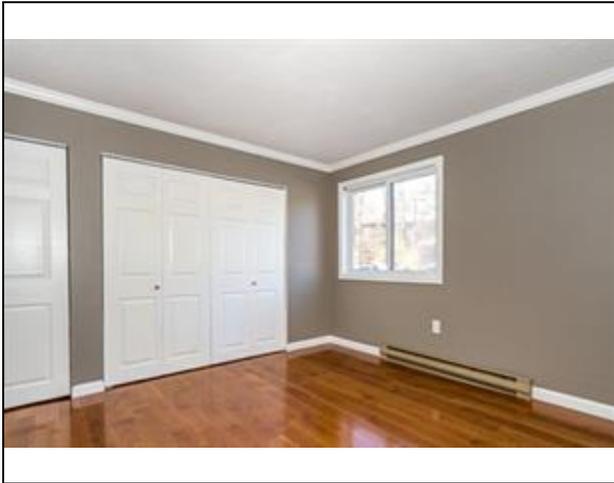
Cert: Zoning Code: **TBD**  
Map: Block: Lot: Book: **10744** Page: **55**

### 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>
<b>Market History for Office Id: BB2685</b>			<b>21</b>	<b>6</b>	<b>\$190,000</b>
<b>Market History for this property</b>			<b>21</b>	<b>6</b>	<b>\$190,000</b>

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**41 HIGHWOOD DRIVE - Unit 41**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72210268** Status: **Sold**  
 List Price: **\$194,900** Sale Price: **\$192,000**  
 List Date: **8/8/2017** Sale Date: **10/20/2017**  
 Area: Off Market Date: **8/29/2017**  
 List\$/Sq. Ft.: **\$197.87** Sold \$/Sq. Ft. **\$194.92**  
 Days on Market (Total): Days on Market (Office): **22**



**Property Features**

Rooms: **4** Style: **Garden**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **1f 0h** Unit Level: **0**  
 Master Bath: **No** Placement: **Front, Walkout**  
 Fireplaces: **0** Approx. Living Area: **985 Sq. Ft.**  
 Year Built: **1979** Outdoor Space Avail: **Yes - Common**  
 # Units: **59** Garage: **0**  
 Elevator: **No** Parking: **1 Off-Street, Deeded, Common, Guest**  
 Handicap Access/Features: **No**  
 Association: **Yes** Fee: **\$235**  
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Closet, Flooring - Laminate, Main Level, Exterior Access, Open Floor Plan, Remodeled, Slider</b>
Dining Room:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Laminate, Main Level, Exterior Access, Open Floor Plan, Remodeled</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Pantry, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Exterior Access, Remodeled</b>
Master Bedroom:	<b>1</b>		<b>Flooring - Laminate, Main Level, Remodeled</b>
Bedroom 2:	<b>1</b>		<b>Flooring - Laminate, Main Level, Remodeled</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave**  
 Basement: **No**  
 Cooling: **Central Air**  
 Exclusions: **refrigerator, washer and dryer. Some shelving**  
 Exterior Features: **Patio**  
 Facing Direction:  
 Green Certified: **Unknown**  
 Heating: **Forced Air**  
 Interior Features: **Cable Available, Intercom**  
 Lead Paint: **None**  
 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**

**Beautiful first floor condo in desirable Highwood at Franklin. Two bedroom , one bath condo features a spacious great room with sliders that lead out to a private patio. Outside of sliders is a wooded area as well as a storage shed. Livingroom offers open floor plan, chair rail, newer flooring and ceiling fan. Dining area accomodates large table. Kitchen has been totally remodeled within the last 5 years. Kitchen offers granite counters, tile floor, all appliances are under 5 years old, extra cabinets and a full size pantry. Enjoy the convenience of washer/dryer hookups right in your own home. Home was totally gutted right down to the studs 5 years ago and repainted two weeks ago. Convenient to all major highways, shops, restaurants, MBTA. First Showings at Open House Sunday August 13, 2017 from 11-12.**

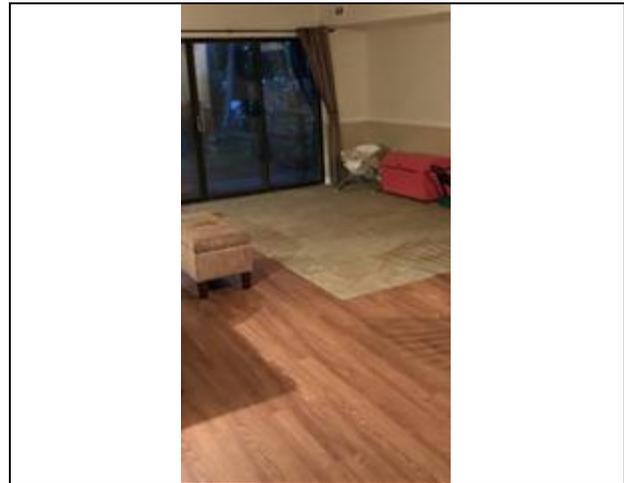
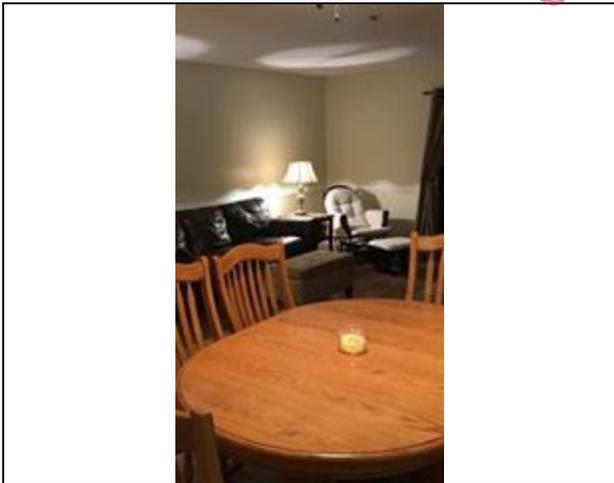
**Tax Information**

**2017 Taxes: \$2,449.44** Assessment: **\$0** Cert: Zoning Code: **res**  
 Pin #: Map: Block: Lot: Book: **30055** Page: **103**

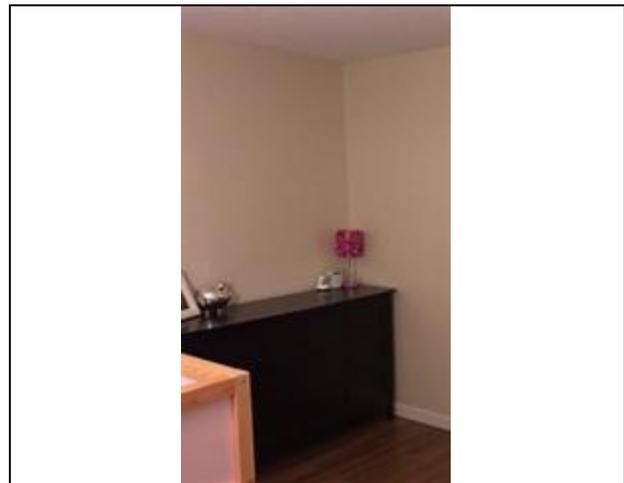
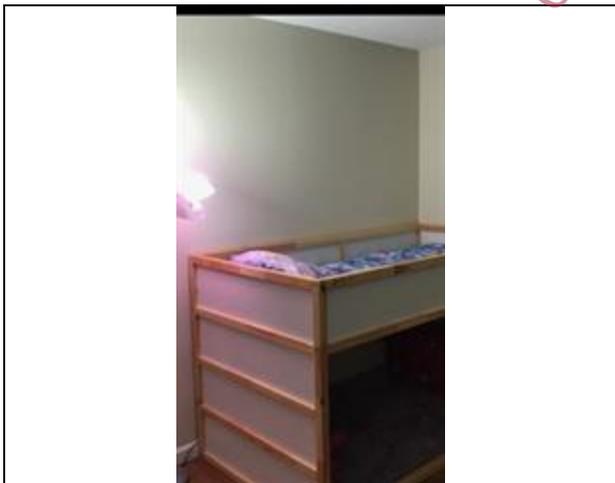
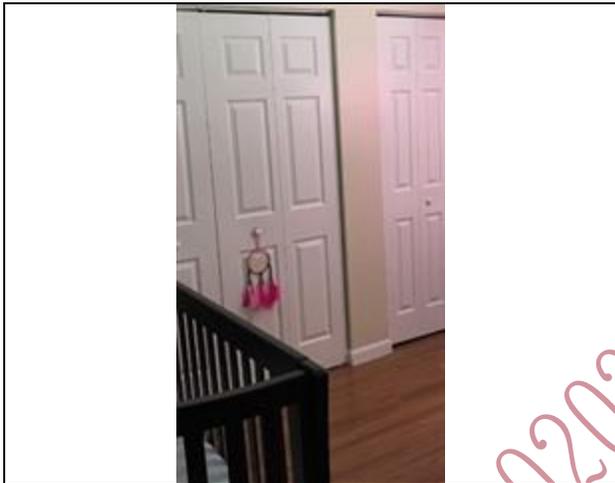
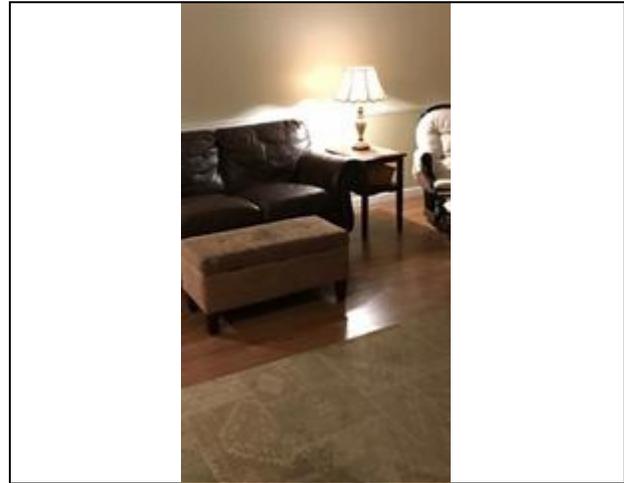
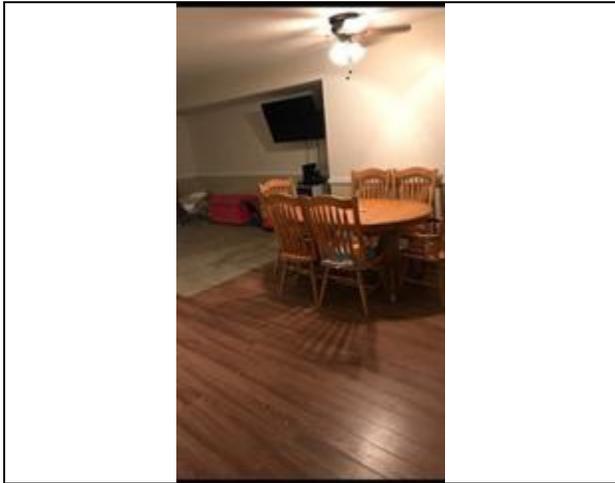
### Market History for 41 HIGHWOOD DRIVE U:41, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72210268	8/8/2017	Listed for <b>\$194,900</b>			\$194,900
CTG	8/16/2017	Status Changed to: <b>Contingent</b>			
UAG	8/30/2017	Status Changed to: <b>Under Agreement</b>			
SLD	10/23/2017	Status Changed to: <b>Sold</b>			
	10/20/2017	Sold for <b>\$192,000</b>	22	8	<b>\$192,000</b>
<b>Market History for Office Id: BB1175</b>			<b>22</b>	<b>8</b>	<b>\$192,000</b>
<b>Market History for this property</b>			<b>22</b>	<b>8</b>	<b>\$192,000</b>

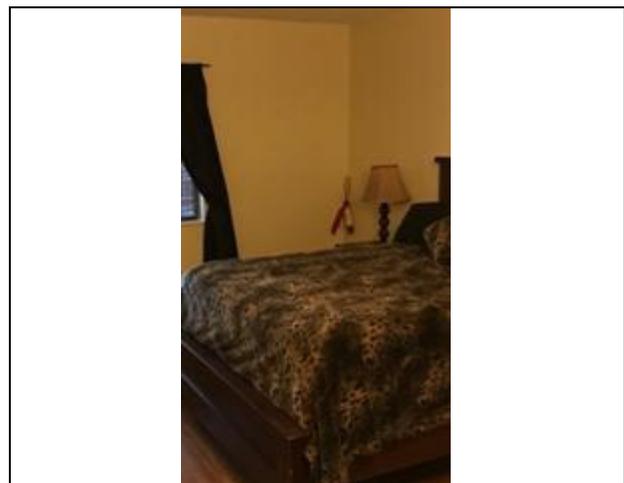
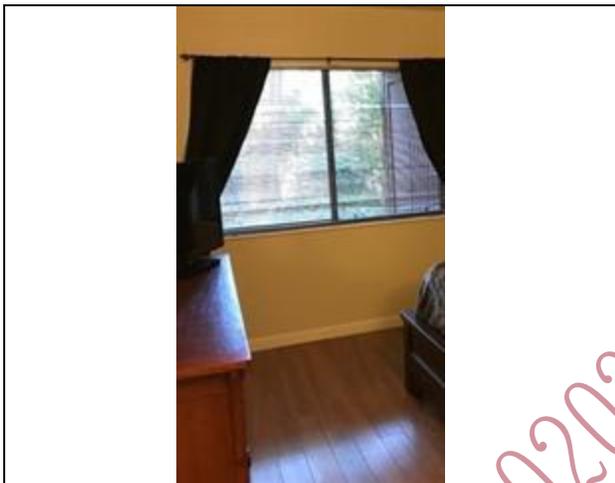
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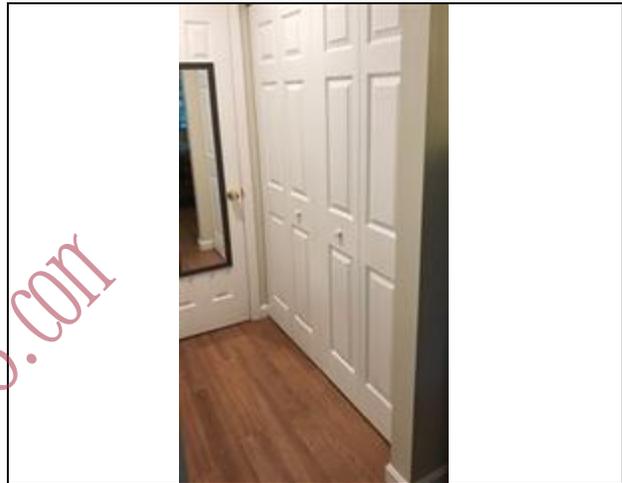
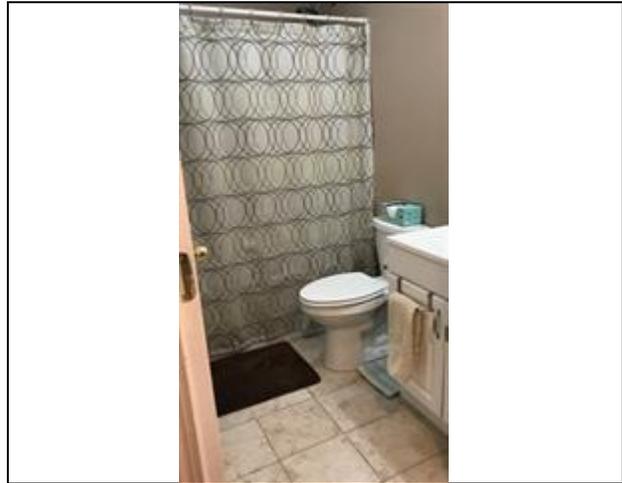
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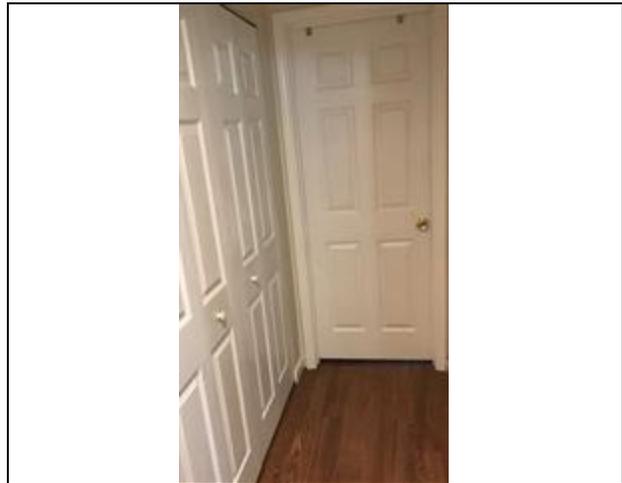
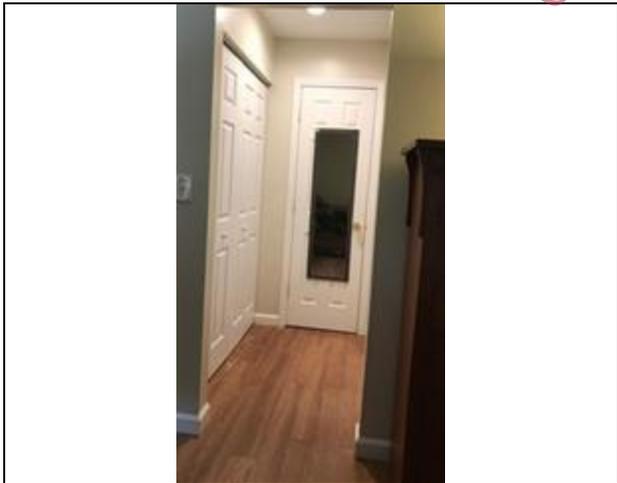
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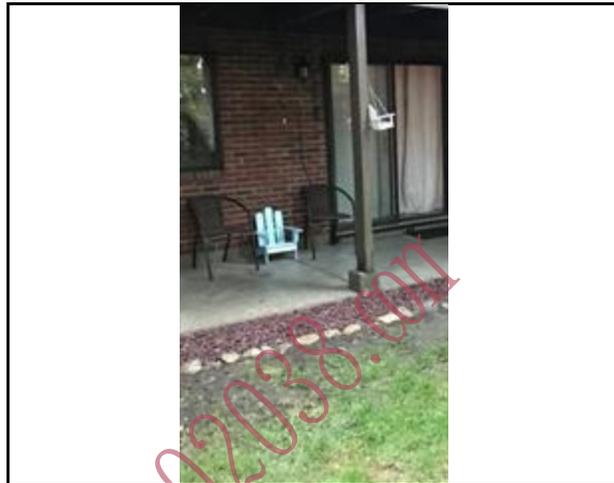


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MLS # 72210268 - Sold  
41 HIGHWOOD DRIVE U:41, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$192,000



**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): **23** 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</b>
Master Bedroom:	<b>1</b>	<b>14X12</b>	<b>Closet, Main Level Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Main Level</b>
Bedroom 2:	<b>1</b>	<b>12X12</b>	<b>Main Level, Dryer Hookup - Electric, Washer Hookup</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: **00000050993** Zoning Code: **Res Condo**  
 Pin #: **M:270 L:041-004** Map: **270** Block: **041** Lot: **004** Book: **32346** Page: **485**

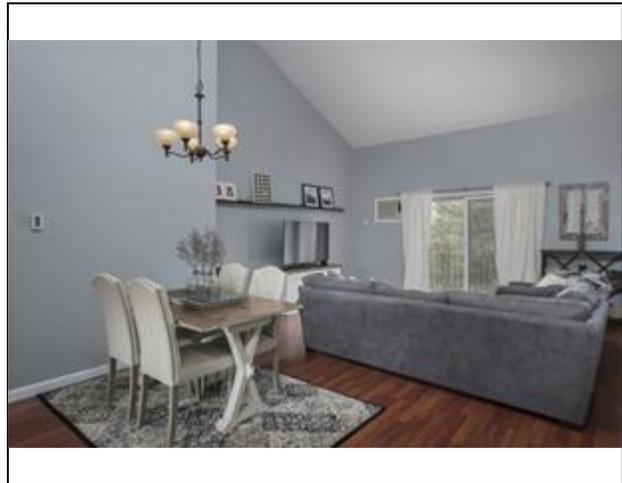
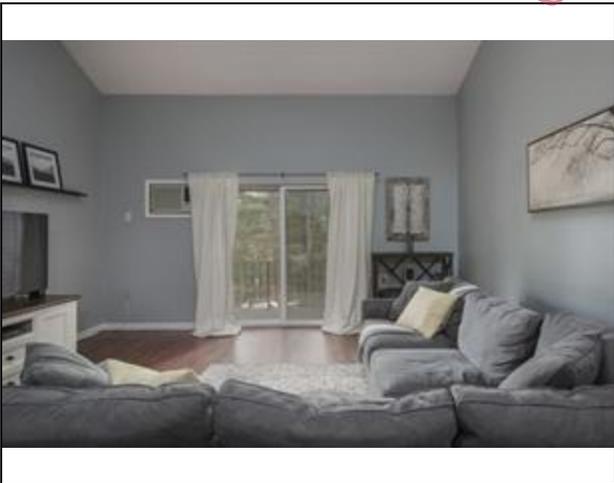
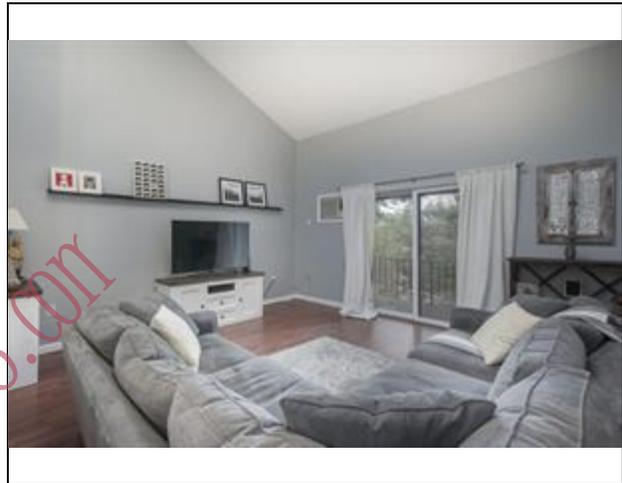
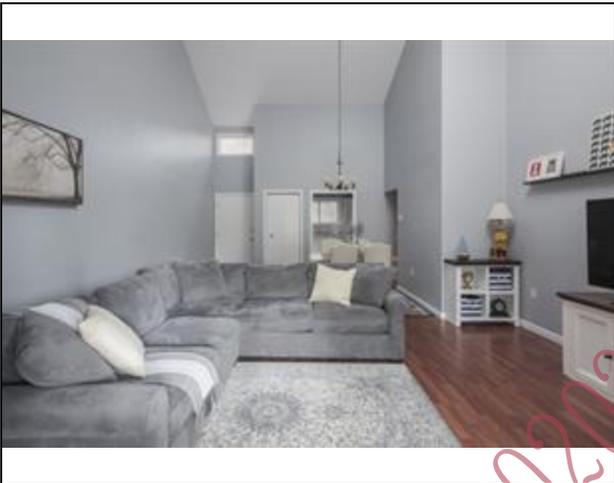
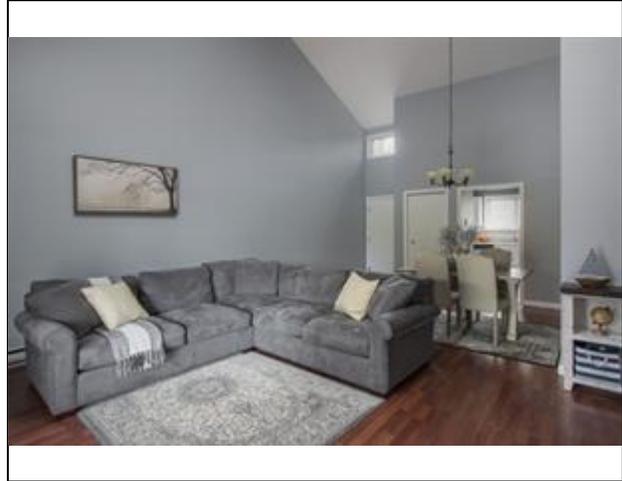
## Market History for 93 Highwood Drive U:93, Franklin, MA 02038-2975

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>
		<b>Market History for Office Id: NB4344</b>	<b>23</b>	<b>8</b>	<b>\$203,000</b>
		<b>Market History for this property</b>	<b>23</b>	<b>8</b>	<b>\$203,000</b>

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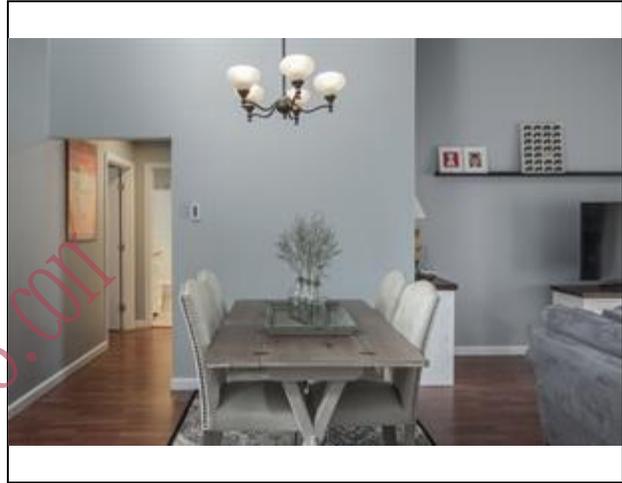
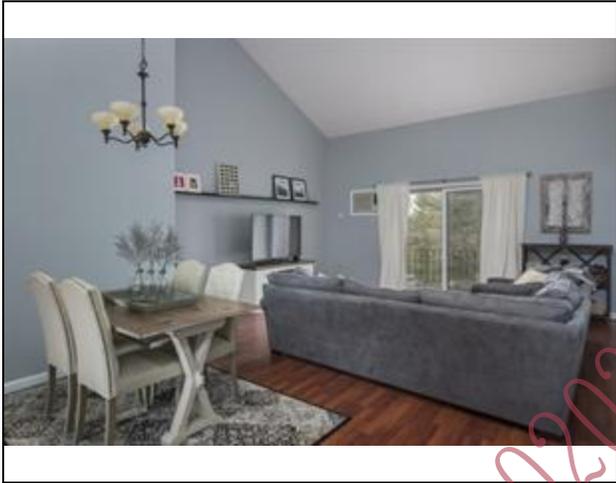
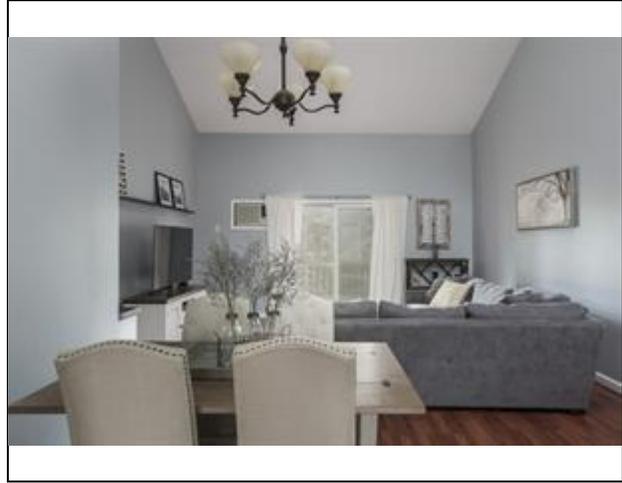
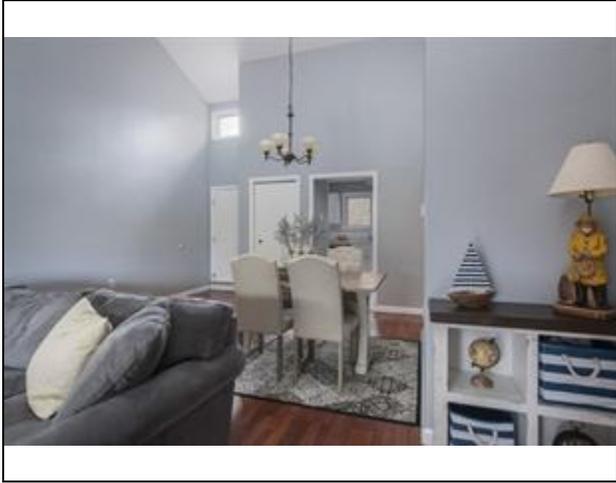
MLS # 72158140 - Sold  
93 Highwood Drive U:93, Franklin, MA 02038-2975

Condominium - Condo  
Sale Price: \$203,000



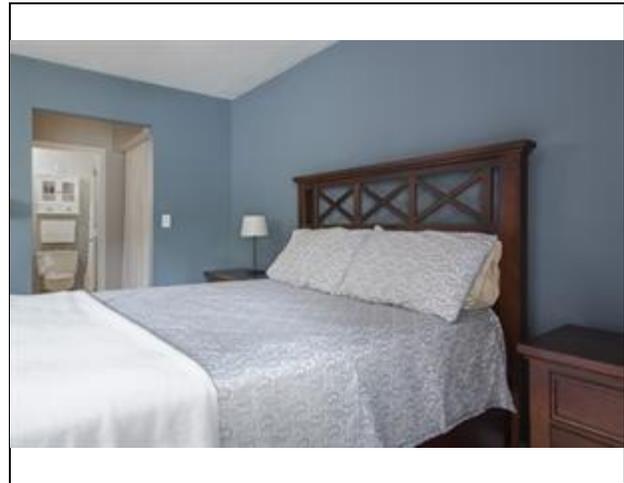
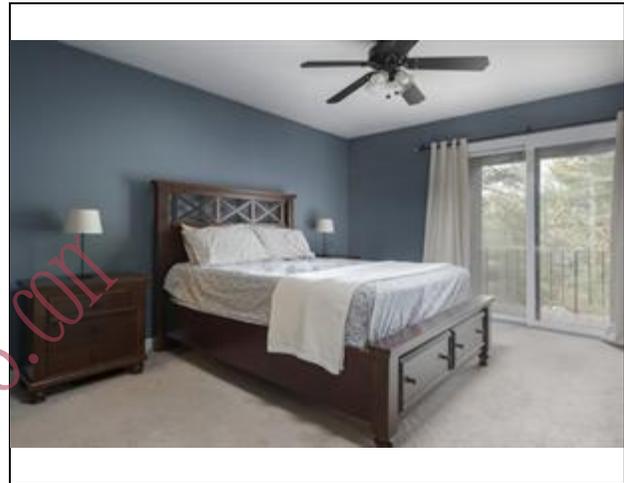
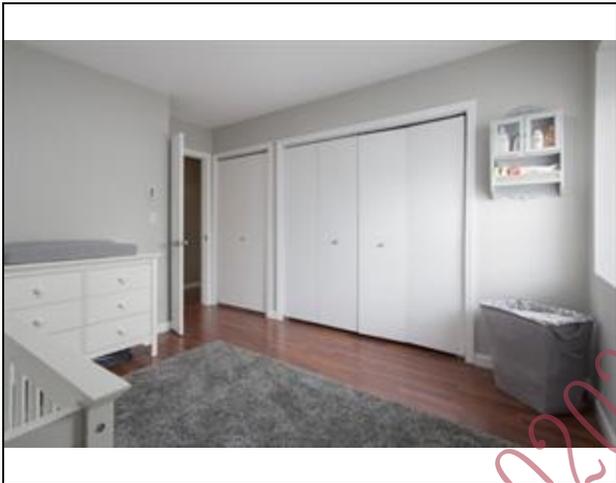
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93 Highwood Drive U:93, Franklin, MA 02038-2975

Condominium - Condo  
Sale Price: \$203,000



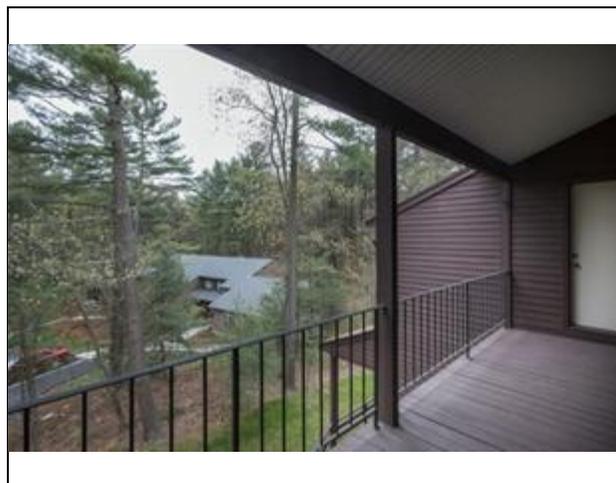
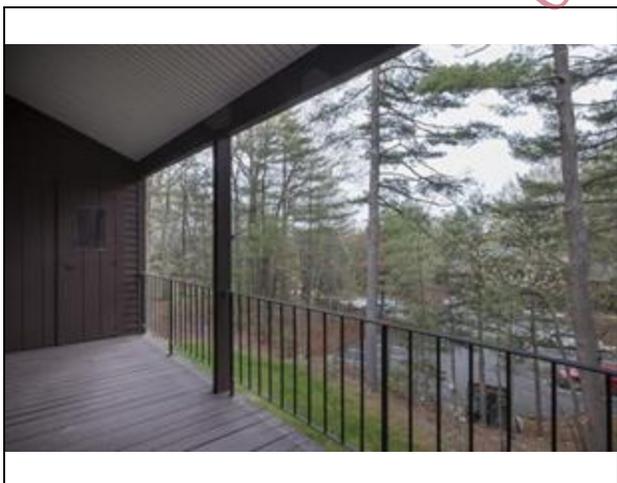
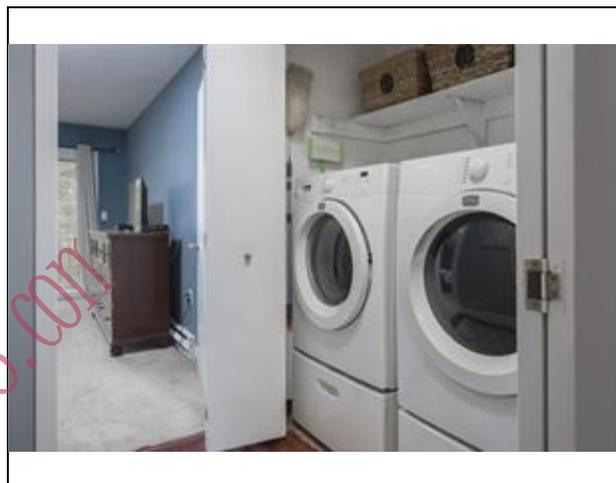
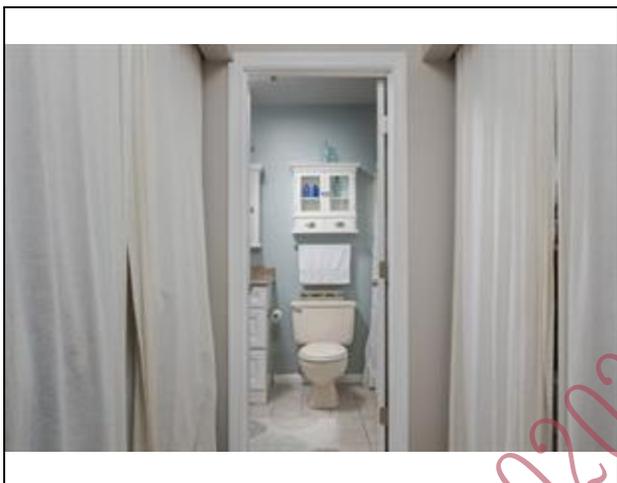
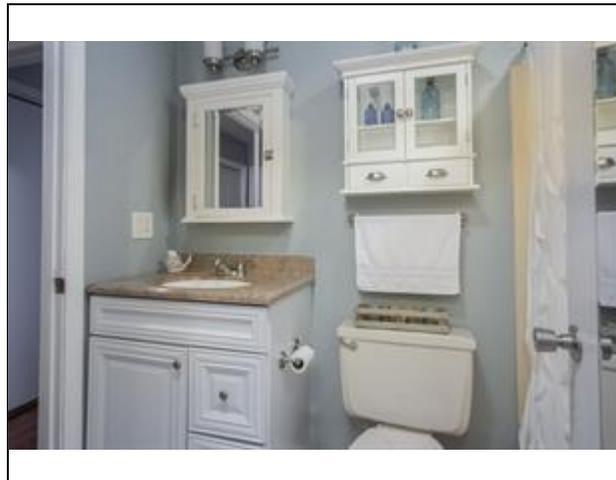
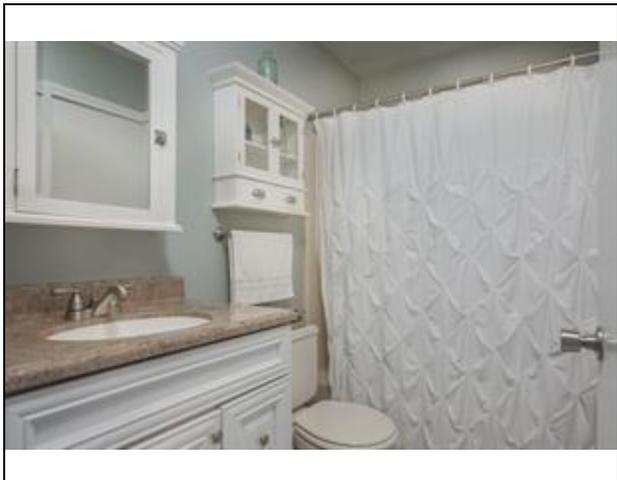
MLS # 72158140 - Sold  
93 Highwood Drive U:93, Franklin, MA 02038-2975

Condominium - Condo  
Sale Price: \$203,000



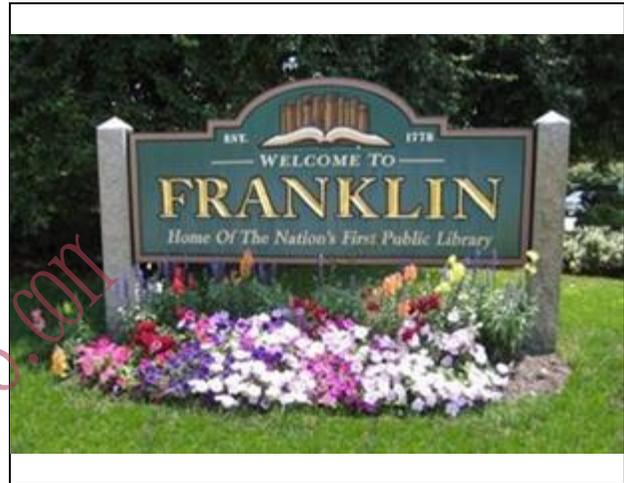
MLS # 72158140 - Sold  
93 Highwood Drive U:93, Franklin, MA 02038-2975

Condominium - Condo  
Sale Price: \$203,000



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

Condominium - Condo  
Sale Price: \$203,000



**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**

**2017 Taxes: \$2,491.72 Assessment: \$170,900**

Pin #:

Cert: Zoning Code: **RES**

Map: Block: Lot: Book: **33164** Page: **095**

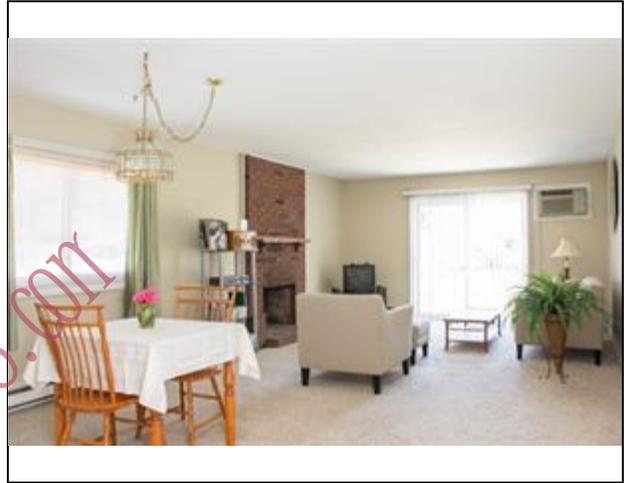
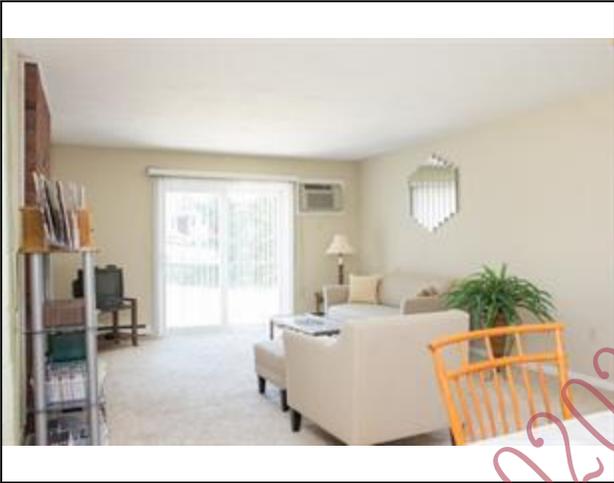
## Market History for 132 Highwood Drive U:132, Franklin, MA 02038

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>
<b>Market History for Office Id: AN1503</b>			<b>23</b>	<b>9</b>	<b>\$203,000</b>
<b>Market History for this property</b>			<b>23</b>	<b>9</b>	<b>\$203,000</b>

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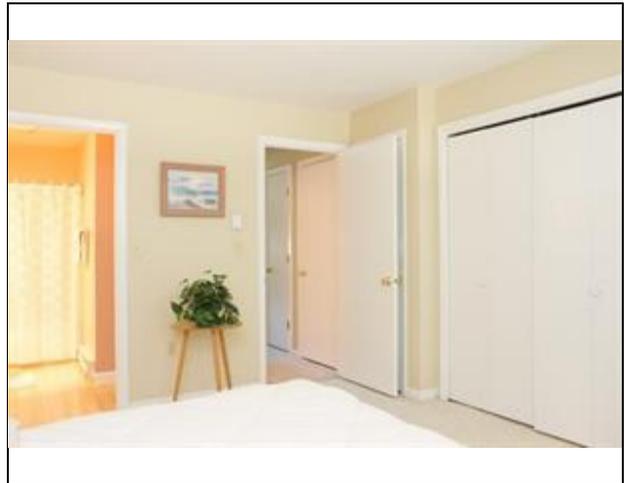
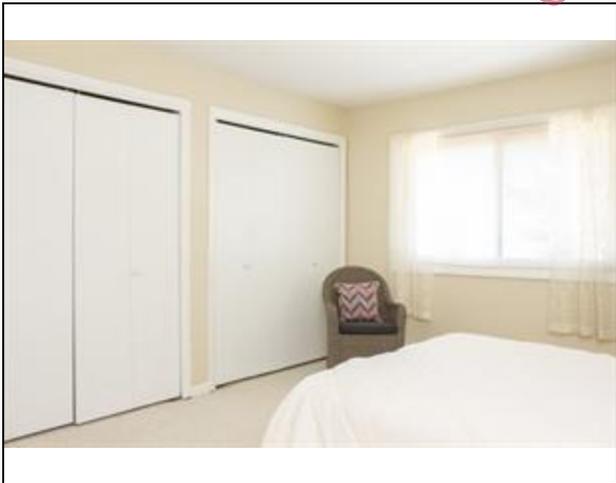
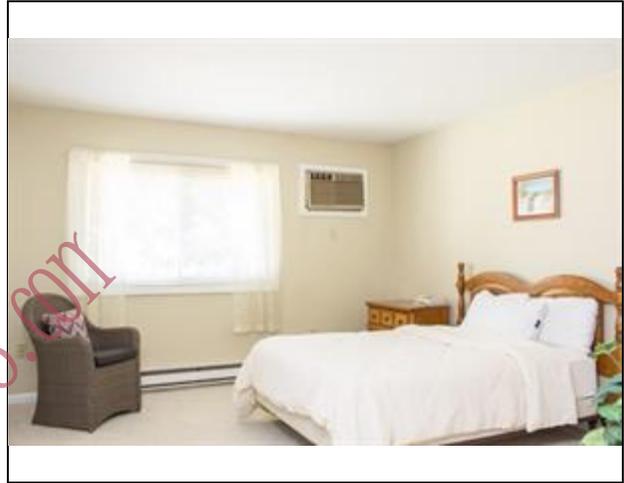
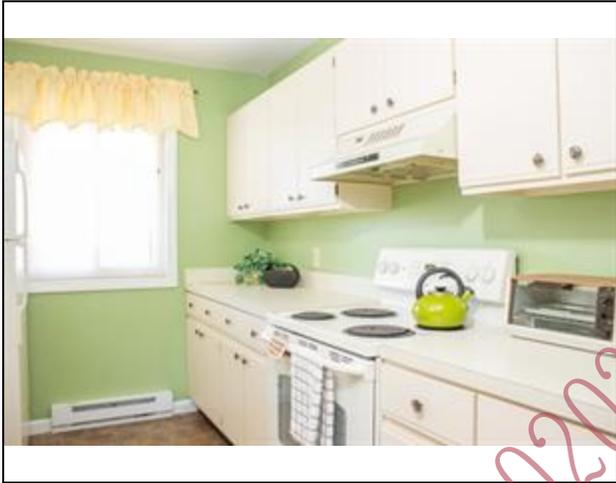
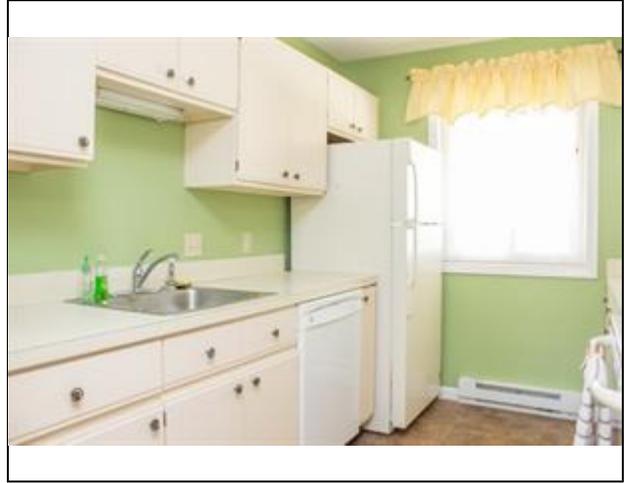
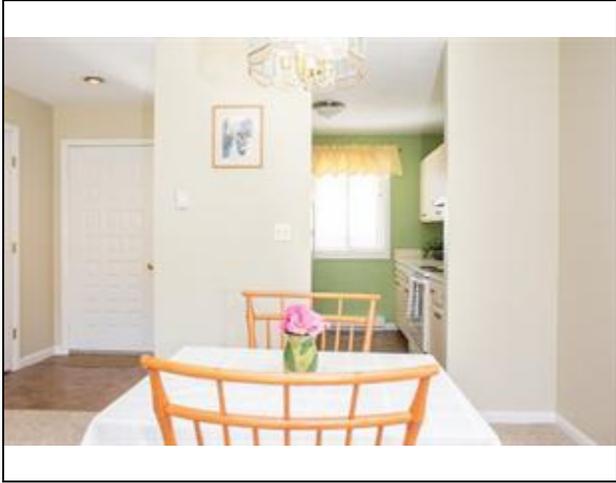
MLS # 72147737 - Sold  
132 Highwood Drive U:132, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$203,000



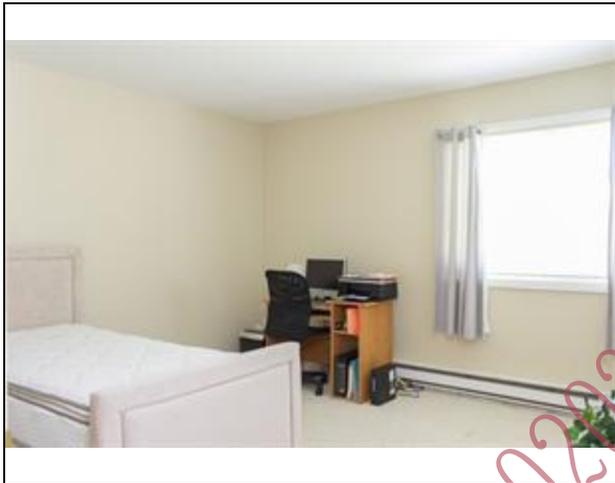
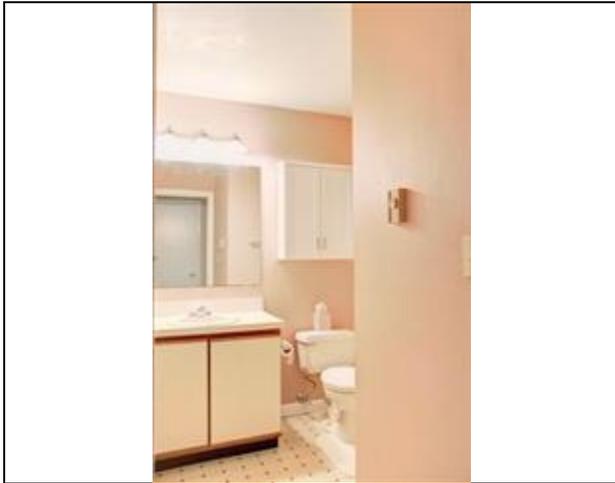
MLS # 72147737 - Sold  
132 Highwood Drive U:132, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$203,000



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

Condominium - Condo  
Sale Price: \$203,000



**102 Highwood Dr - Unit 102  
Franklin, MA 02038-2975  
Condo**

MLS #: **72237511** Status: **Sold**  
 List Price: **\$209,000** Sale Price: **\$206,000**  
 List Date: **10/3/2017** Sale Date: **11/30/2017**  
 Area: Off Market Date: **11/9/2017**  
 List\$/Sq. Ft.: **\$186.27** Sold \$/Sq. Ft. **\$183.60**  
 Days on Market (Total): Days on Market (Office): **38**

**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: **1,122 Sq. Ft.**  
 Year Built: **1981** Outdoor Space Avail: **Yes - Private**  
 # Units: **58** Garage: **0**  
 Elevator: Parking: **1 Off-Street, Deeded, Common, Paved Driveway**



Handicap Access/Features: **No**

Association: **Yes** Fee: **\$340**

Fee Includes: **Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Laminate, Exterior Access
Dining Room:	1		Flooring - Laminate, Open Floor Plan
Kitchen:	1		Flooring - Laminate, Pantry, Peninsula
Master Bedroom:	2		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet, Remodeled
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bath 1:	1		Bathroom - Half, Flooring - Laminate
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Laminate
Laundry:	2		Dryer Hookup - Electric, Washer Hookup

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Vent Hood**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Electric: **110 Volts, Circuit Breakers**  
 Exclusions: **Personal items and window treatments.**  
 Exterior: **Wood**  
 Exterior Features: **Patio**  
 Facing Direction: **Northeast**  
 Heating: **Electric**  
 Hot Water: **Electric, Tank**  
 Interior Features: **Cable Available**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **No basement, slab foundation, PR is incorrect**  
 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**

**Great opportunity to live in a bright, well maintained and updated townhouse in Franklin! Backup up to the woods for backyard and patio privacy. Many updates in the last 8 years including new slider, carpets, pergo flooring, dishwasher, hot water tank, updated bathrooms and painting. Excellent move in condition. Easy access to commuter rail to Boston and 495/95 for Boston or Providence commuting. 1 Deed parking space, visitor spaces available for additional parking.**

**Tax Information**

2017 Taxes: **\$2,483** Assessment: **\$170,300**

Cert: **70830** Zoning Code: **Res**

Pin #: **M:270 L:041-013**

Map: **270** Block: Lot: **41-013** Book: **26821** Page: **378**

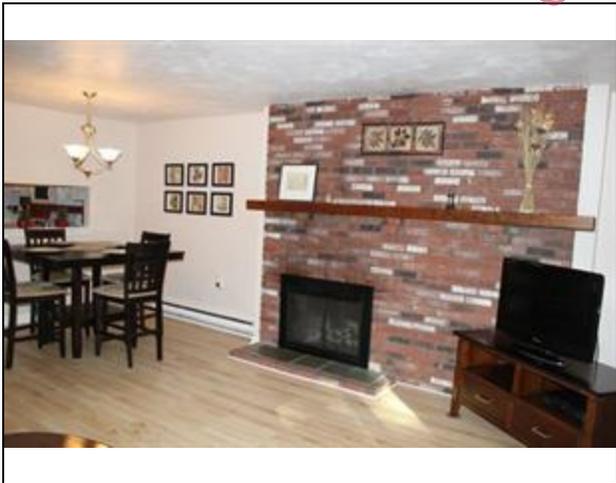
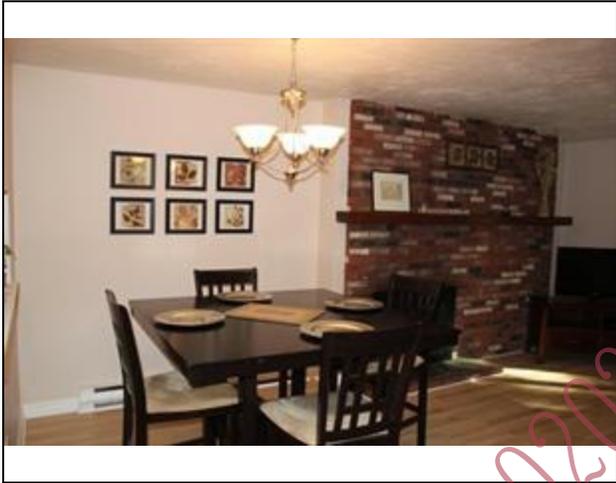
## Market History for 102 Highwood Dr U:102, Franklin, MA 02038-2975

MLS #	Date		DOM	DTO	Price
72237511	10/3/2017	Listed for <b>\$209,000</b>			\$209,000
CTG	10/27/2017	Status Changed to: <b>Contingent</b>			
UAG	11/10/2017	Status Changed to: <b>Under Agreement</b>			
SLD	12/1/2017	Status Changed to: <b>Sold</b>			
	11/30/2017	Sold for <b>\$206,000</b>	38	24	<b>\$206,000</b>
		<b>Market History for Office Id: BB1175</b>	<b>38</b>	<b>24</b>	<b>\$206,000</b>
		<b>Market History for this property</b>	<b>38</b>	<b>24</b>	<b>\$206,000</b>

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MLS # 72237511 - Sold  
102 Highwood Dr U:102, Franklin, MA 02038-2975

Condominium - Condo  
Sale Price: \$206,000



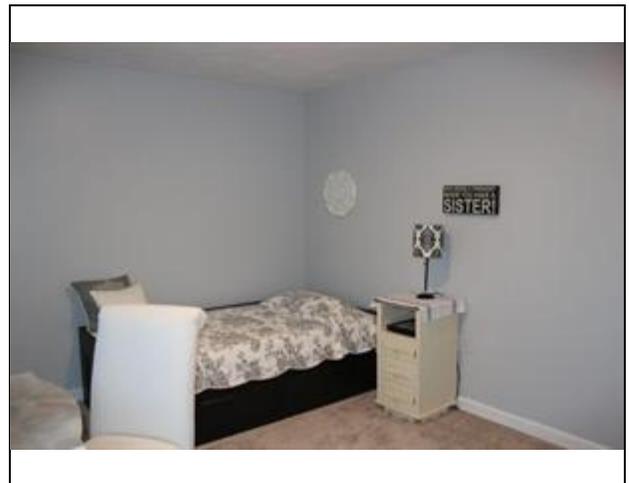
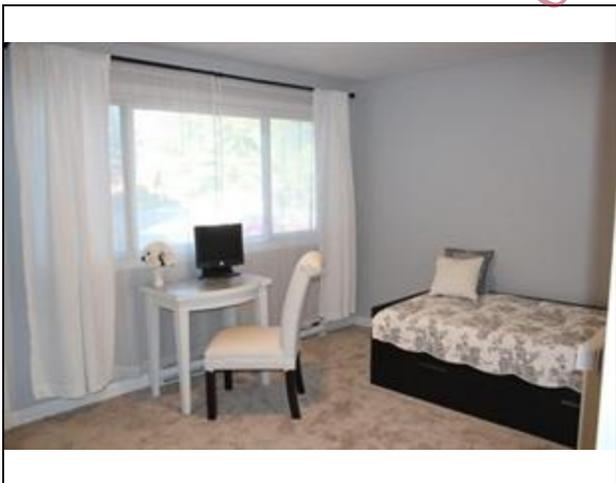
MLS # 72237511 - Sold  
102 Highwood Dr U:102, Franklin, MA 02038-2975

Condominium - Condo  
Sale Price: \$206,000



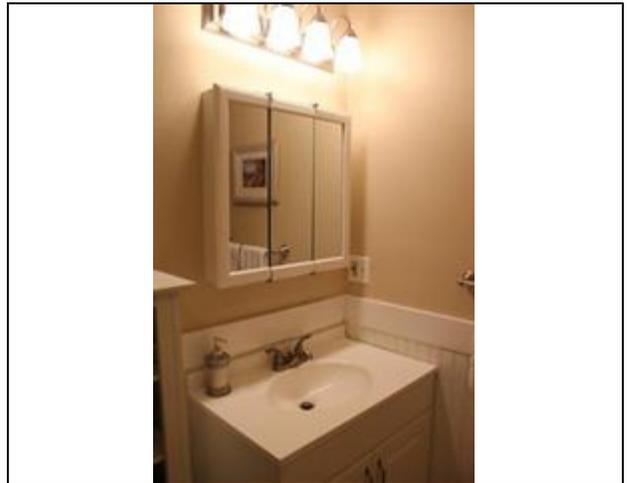
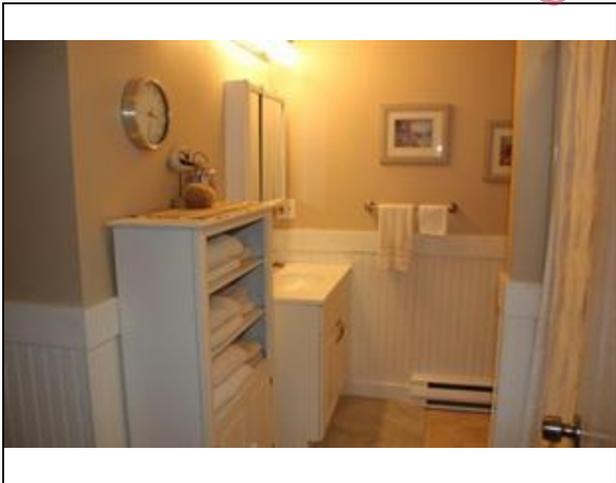
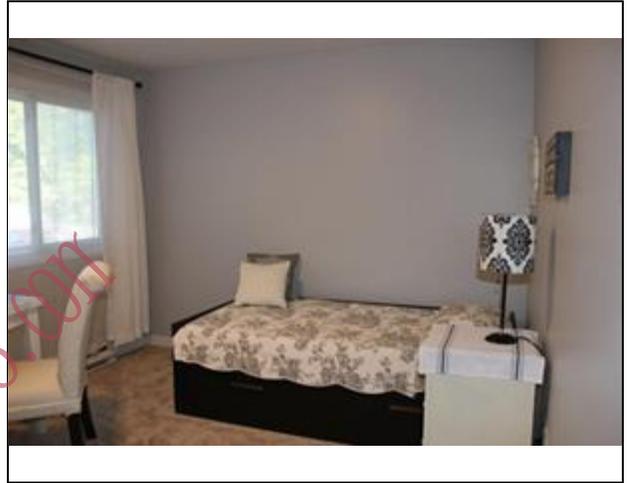
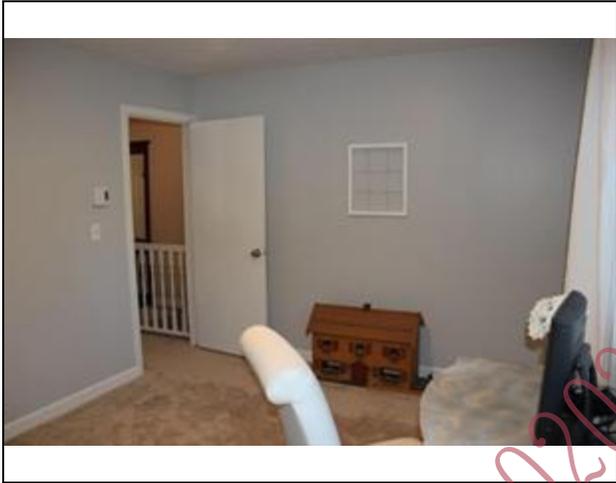
MLS # 72237511 - Sold  
102 Highwood Dr U:102, Franklin, MA 02038-2975

Condominium - Condo  
Sale Price: \$206,000



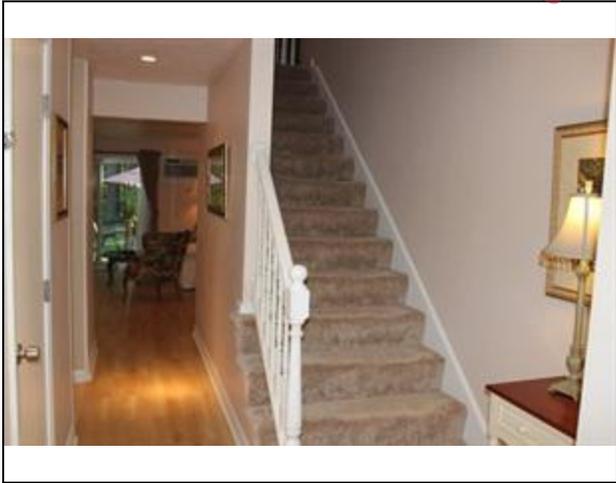
MLS # 72237511 - Sold  
102 Highwood Dr U:102, Franklin, MA 02038-2975

Condominium - Condo  
Sale Price: \$206,000



MLS # 72237511 - Sold  
102 Highwood Dr U:102, Franklin, MA 02038-2975

Condominium - Condo  
Sale Price: \$206,000



**29 Highwood Dr - Unit 29  
Franklin, MA 02038-2962  
Condo**

MLS #: **72181695** Status: **Sold**  
 List Price: **\$207,000** Sale Price: **\$206,540**  
 List Date: **6/14/2017** Sale Date: **8/28/2017**  
 Area: Off Market Date: **7/18/2017**  
 List\$/Sq. Ft.: **\$205.36** Sold \$/Sq. Ft. **\$204.90**  
 Days on Market (Total): **34** Days on Market (Office): **34**



**Property Features**

Rooms: **4** Style: **Attached**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **1f 0h** Unit Level: **1**  
 Master Bath: **No** Placement: **Street, End**  
 Fireplaces: **1** Approx. Living Area: **1,008 Sq. Ft.**  
 Year Built: **1978** Outdoor Space Avail:  
 # Units: **59** Garage: **0 Assigned**  
 Elevator: Parking: **2**

Handicap Access/Features:

Association: **Yes** Fee: **\$286**

Fee Includes: **Sewer, 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 - Hardwood</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</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, Bathroom - Tiled With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>

**Features & Other Information**

Appliances: **Disposal, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer, Dishwasher - ENERGY STAR**  
 Basement: **No**  
 Construction: **Brick**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Brick**  
 Facing Direction:  
 Heating: **Forced Air, Electric**  
 Hot Water: **Electric**  
 Interior Features: **Cable Available, Walk-up Attic**  
 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**

Welcome to this beautiful attached condo! With brick exterior and a welcoming front path to the home, it is hard to turn away. When entering the home you find yourself within the open floor plan consisting of the foyer, living room and dining space. Hardwood floors spread throughout the open concept plan and lead your eyes straight to the lovely brick fireplace in the living room. Beyond the designated dining space is the kitchen which allots for easy movement throughout the main living areas! Two very generous sized bedrooms are located on the opposite side of the home along with the Jack & Jill bathroom that has dual entry from the hallway and master bedroom. This home won't last long; come see for yourself!

**Tax Information**

2017 Taxes: **\$2,358** Assessment: **\$161,700**  
 Pin #: **M:270 L:047-006**

Cert: **00000087093** Zoning Code: **R**  
 Map: Block: Lot: Book: **31567** Page: **451**

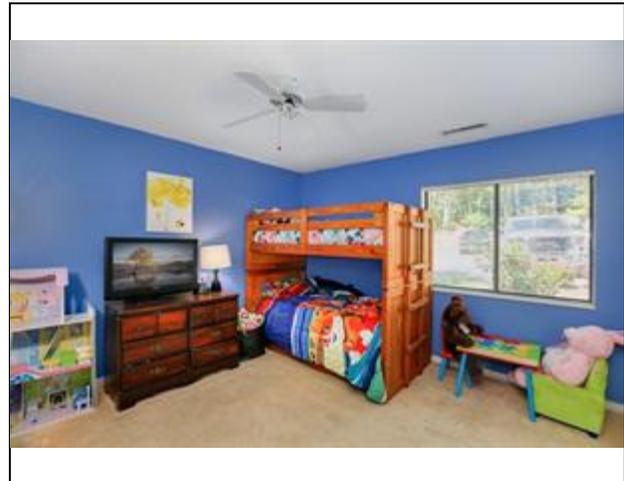
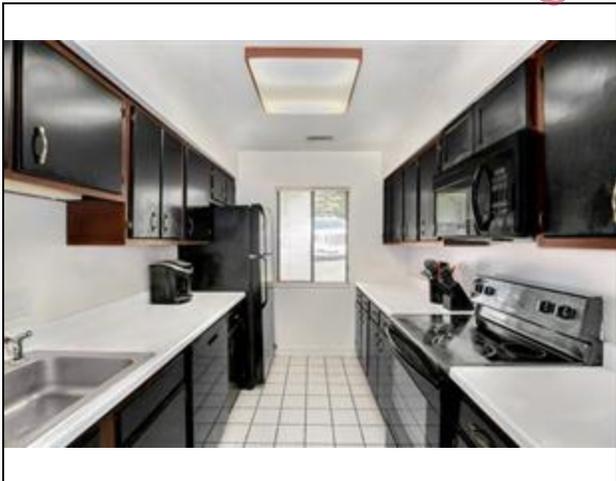
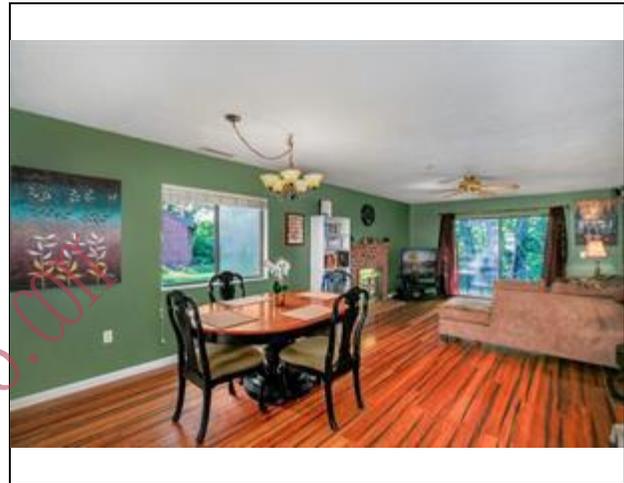
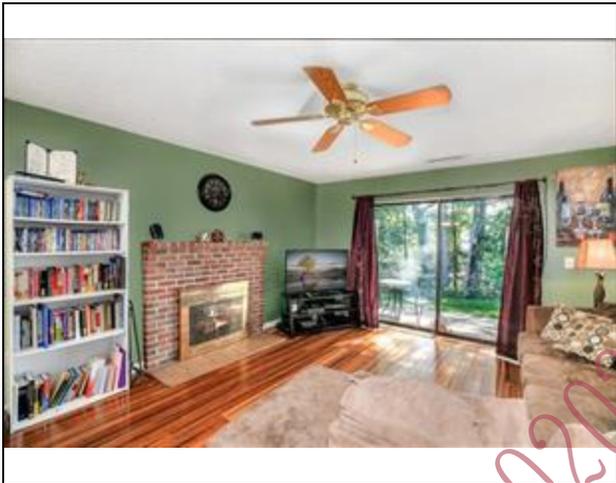
## Market History for 29 Highwood Dr U:29, Franklin, MA 02038-2962

MLS #	Date		DOM	DTO	Price
72181695	6/14/2017	Listed for <b>\$215,000</b>			\$215,000
CTG	6/19/2017	Status Changed to: <b>Contingent</b>			
BOM	6/26/2017	Status Changed to: <b>Back on Market</b>			
	6/29/2017	Price Changed to: <b>\$210,000</b>			\$210,000
	7/10/2017	Price Changed to: <b>\$207,000</b>			\$207,000
CTG	7/16/2017	Status Changed to: <b>Contingent</b>			
UAG	7/18/2017	Status Changed to: <b>Under Agreement</b>			
SLD	8/29/2017	Status Changed to: <b>Sold</b>			
	8/28/2017	Sold for <b>\$206,540</b>	34	31	<b>\$206,540</b>
<b>Market History for Office Id: NB3534</b>			<b>34</b>	<b>31</b>	<b>\$206,540</b>
<b>Market History for this property</b>			<b>34</b>	<b>31</b>	<b>\$206,540</b>

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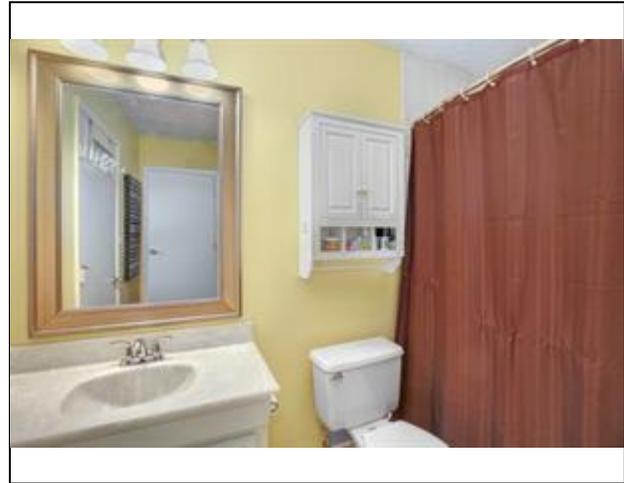
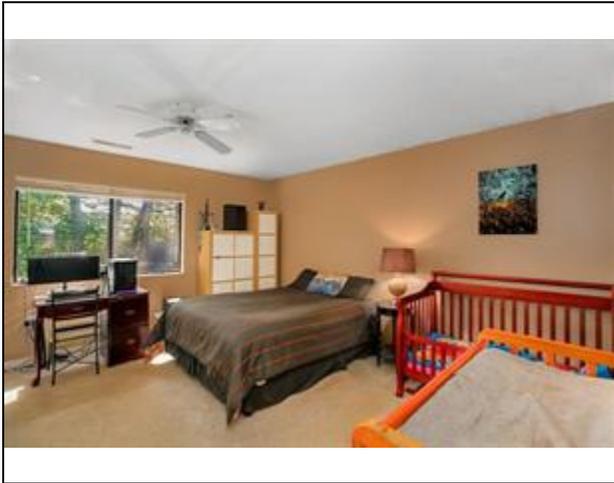
MLS # 72181695 - Sold  
29 Highwood Dr U:29, Franklin, MA 02038-2962

Condominium - Condo  
Sale Price: \$206,540



MLS # 72181695 - Sold  
29 Highwood Dr U:29, Franklin, MA 02038-2962

Condominium - Condo  
Sale Price: \$206,540



**108 Highwood Dr - Unit 108  
Franklin, MA 02038-2976  
Condo**

MLS #: **72211855** Status: **Sold**  
 List Price: **\$212,000** Sale Price: **\$209,000**  
 List Date: **8/10/2017** Sale Date: **10/20/2017**  
 Area: Off Market Date: **9/16/2017**  
 List\$/Sq. Ft.: **\$188.61** Sold \$/Sq. Ft. **\$185.94**  
 Days on Market (Total): **38** Days on Market (Office): **38**



**Property Features**

Rooms: **4** Style: **Townhouse**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **1f 1h** Unit Level: **1**  
 Master Bath: **Yes** Placement:  
 Fireplaces: **1** Approx. Living Area: **1,124 Sq. Ft.**  
 Year Built: **1984** Outdoor Space Avail: **Yes - Common**  
 # Units: **56** Garage: **0**  
 Elevator: Parking: **1 Deeded**  
 Handicap Access/Features:  
 Association: **Yes** Fee: **\$321**  
 Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Laminate, Exterior Access, Slider</b>
Kitchen:	<b>1</b>		<b>Flooring - Laminate, Pantry</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Closet, Flooring - Laminate</b>
Bedroom 2:	<b>2</b>		<b>Closet, Flooring - Laminate</b>
Bath 1:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Closet - Linen, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Cooling: **Wall AC**  
 Exclusions:  
 Exterior Features: **Porch, Patio**  
 Facing Direction:  
 Heating: **Electric**  
 Interior Features: **Security System**  
 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**

**Beautiful home! Live in the heart of Franklin with easy access to all major routes, the commuter rail, also within walking distance to many amenities including schools, shops, and restaurants\* This home offers great value in a highly desirable town\* Enter in to this spacious townhouse with first floor open floor plan and find all NEW flooring throughout. Tiled entry foyer that leads into a beautifully bright open living room with a brick fireplace+mantle -providing warm ambiance\* French doors lead to your back patio with wooded views and oversized shed-great for storage\* Kitchen includes all appliances, an over-sized pantry closet and a butlers window into the living room. Upstairs enjoy two large bedrooms also with NEW flooring and ample closet space in each\* Second floor laundry room complete with washer/dryer\* Full bath with tub/shower combo and tiled flooring\* Interior recently painted. This condo is priced to sell and is in move-in condition!**

**Tax Information**

**2017 Taxes: \$2,761.45** Assessment: **\$189,400**  
 Pin #:

Cert: Zoning Code: **RES**  
 Map: Block: Lot: Book: **34123** Page: **535**

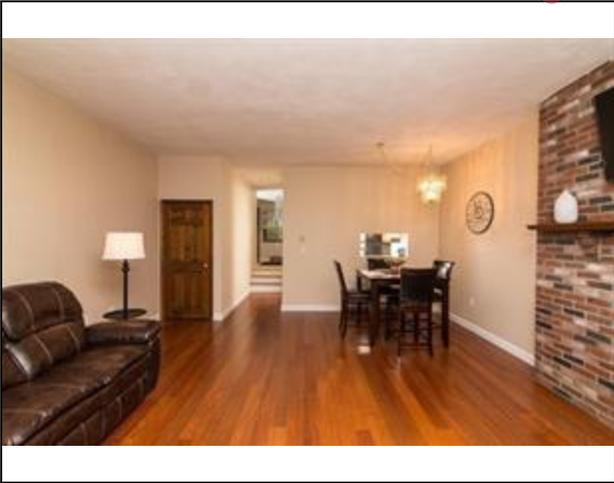
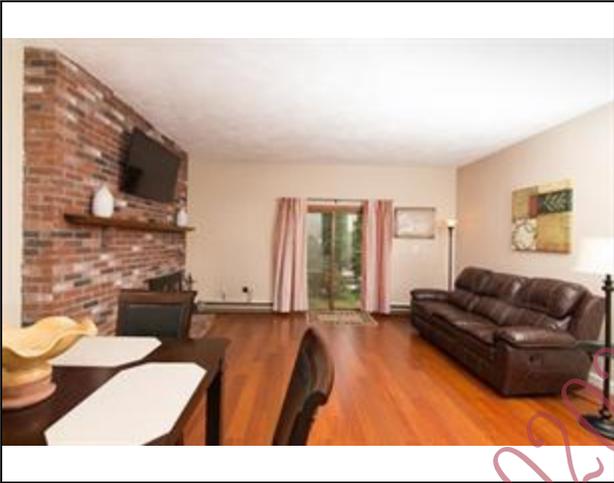
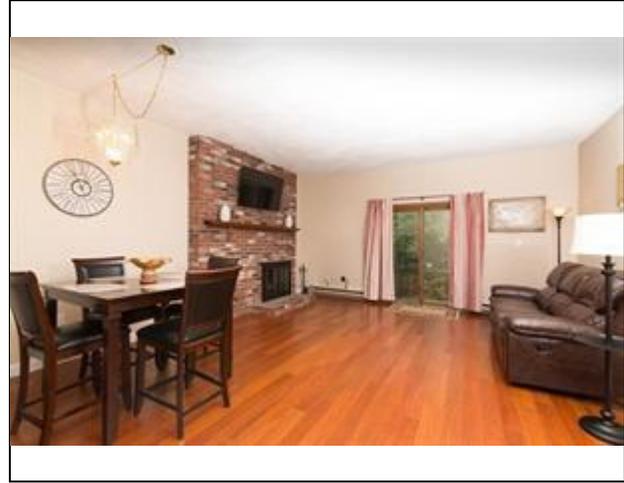
**Market History for 108 Highwood Dr U:108, Franklin, MA 02038-2976**

MLS #	Date		DOM	DTO	Price
72211855	8/10/2017	Listed for <b>\$212,000</b>			\$212,000
CTG	9/3/2017	Status Changed to: <b>Contingent</b>			
UAG	9/17/2017	Status Changed to: <b>Under Agreement</b>			
SLD	10/23/2017	Status Changed to: <b>Sold</b>			
	10/20/2017	Sold for <b>\$209,000</b>	38	23	<b>\$209,000</b>
<b>Market History for Office Id: AN0149</b>			<b>38</b>	<b>23</b>	<b>\$209,000</b>
<b>Market History for this property</b>			<b>38</b>	<b>23</b>	<b>\$209,000</b>

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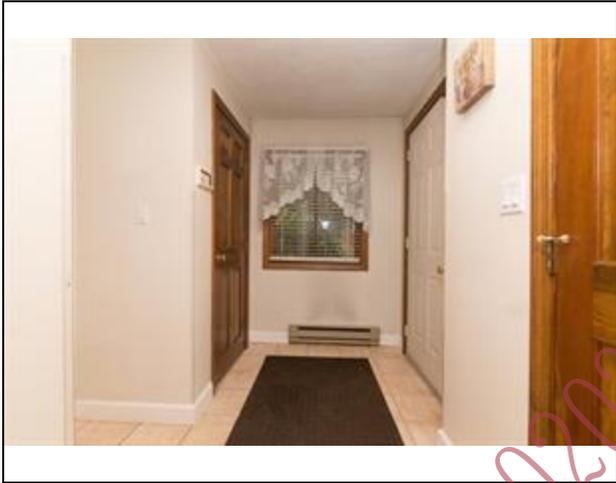
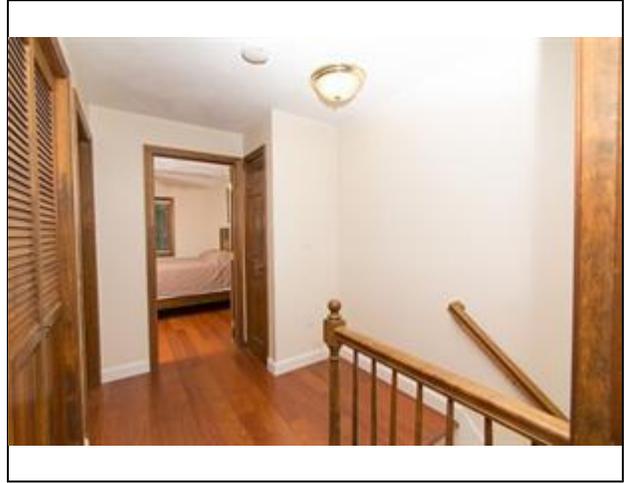
MLS # 72211855 - Sold  
108 Highwood Dr U:108, Franklin, MA 02038-2976

Condominium - Condo  
Sale Price: \$209,000



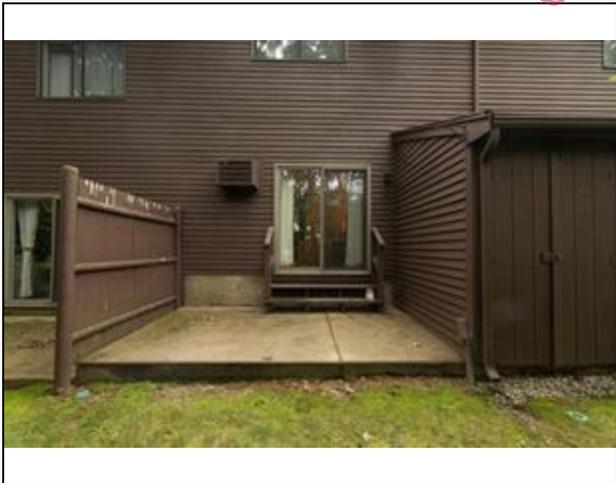
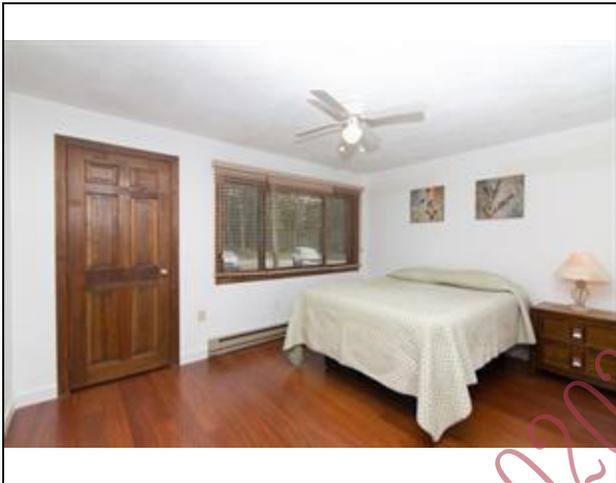
MLS # 7221855 - Sold  
108 Highwood Dr U:108, Franklin, MA 02038-2976

Condominium - Condo  
Sale Price: \$209,000



MLS # 72211855 - Sold  
108 Highwood Dr U:108, Franklin, MA 02038-2976

Condominium - Condo  
Sale Price: \$209,000



**MLS # 72211855 - Sold**  
**108 Highwood Dr U:108, Franklin, MA 02038-2976**

**Condominium - Condo**  
**Sale Price: \$209,000**



*02038.com*

**172 Highwood Dr - Unit 172  
Franklin, MA 02038-2980  
Condo**

MLS #: **72249007** Status: **Sold**  
 List Price: **\$202,500** Sale Price: **\$210,000**  
 List Date: **10/28/2017** Sale Date: **12/15/2017**  
 Area: Off Market Date: **10/31/2017**  
 List\$/Sq. Ft.: **\$187.50** Sold \$/Sq. Ft. **\$194.44**  
 Days on Market (Total): **3** Days on Market (Office): **3**

**Property Features**

Rooms: **4** Style: **Townhouse**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **1f 0h** Unit Level: **1**  
 Master Bath: **Yes** Placement: **End**  
 Fireplaces: **1** Approx. Living Area: **1,080 Sq. Ft.**  
 Year Built: **1985** Outdoor Space Avail: **Yes - Common**  
 # Units: **68** Garage: **0**  
 Elevator: Parking: **2 Off-Street, Assigned**  
 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 - Laminate, Exterior Access, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Laminate</b>
Kitchen:	<b>1</b>		<b>Flooring - Laminate</b>
Master Bedroom:	<b>1</b>		<b>Closet - Linen, Closet, Flooring - Laminate</b>
Bedroom 2:	<b>1</b>		<b>Closet, Flooring - Laminate</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Vinyl</b>
Laundry:	<b>1</b>		<b>Flooring - Vinyl, Dryer Hookup - Electric, Washer Hookup</b>

**Features & Other Information**

Appliances: **Range, Disposal, Refrigerator**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Patio, Storage Shed**  
 Facing Direction:  
 Heating: **Electric Baseboard, Electric**  
 Hot Water: **Electric, Tank**  
 Lead Paint: **None**  
 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**

Welcome to this much sought after one level ranch style end unit in desirable Highwood III. Its open floor plan provides a clear view through the unit to the peaceful rear yard. Beautiful wood laminate floors throughout add to the appeal of this lovely unit. Enjoy cool winter evenings in front of the floor-to-ceiling raised hearth brick fireplace. Two wall air conditioners w/remote controls are perfect for hot summer days. The large master bedroom has a full wall of closets, & access to the full bath. The second bedroom would also make a great office or guest room. Laundry hookups are conveniently located outside the bedroom areas. The rear slider and windows (except kitchen) have been replaced, as well as the water heater & air conditioners. Relax on the large patio and enjoy the serene view. The rear shed has plenty of room for all your storage needs. With some kitchen and bath updates you can make this great condo the home of your dreams. Hurry and you can be in for the holidays!

**Tax Information**

2017 Taxes: **\$2,388** Assessment: **\$163,800**  
 Pin #: **M:259 L:006-009**

Cert: **060324** Zoning Code: **Condo**  
 Map: Block: Lot: Book: **11861** Page: **630**

## Market History for 172 Highwood Dr U:172, Franklin, MA 02038-2980

MLS #	Date		DOM	DTO	Price
72249007	10/28/2017	Listed for <b>\$202,500</b>			\$202,500
UAG	10/31/2017	Status Changed to: <b>Under Agreement</b>			
SLD	12/18/2017	Status Changed to: <b>Sold</b>			
	12/15/2017	Sold for <b>\$210,000</b>	3	3	<b>\$210,000</b>
<b>Market History for Office Id: BB1650</b>			<b>3</b>	<b>3</b>	<b>\$210,000</b>
<b>Market History for this property</b>			<b>3</b>	<b>3</b>	<b>\$210,000</b>

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MLS # 72249007 - Sold  
172 Highwood Dr U:172, Franklin, MA 02038-2980

Condominium - Condo  
Sale Price: \$210,000



MLS # 72249007 - Sold  
172 Highwood Dr U:172, Franklin, MA 02038-2980

Condominium - Condo  
Sale Price: \$210,000



**MLS # 72249007 - Sold**  
**172 Highwood Dr U:172, Franklin, MA 02038-2980**

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



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**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**



**Living/Dining Room Combo**

Handicap Access/Features:

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

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

**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**

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

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

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>
<b>Market History for Office Id: BB5993</b>			<b>8</b>	<b>8</b>	<b>\$210,000</b>
<b>Market History for this property</b>			<b>8</b>	<b>8</b>	<b>\$210,000</b>

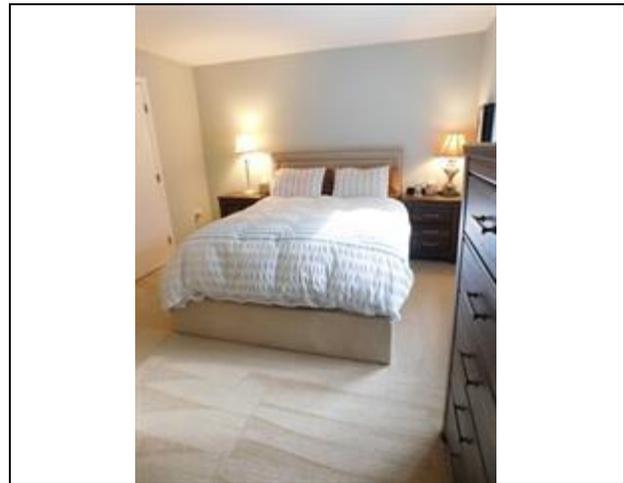
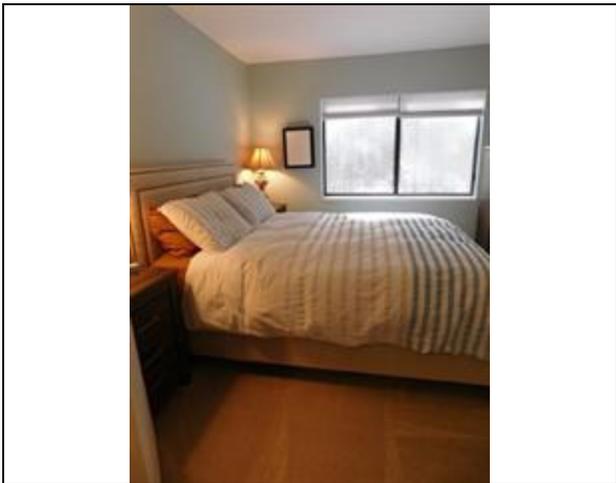
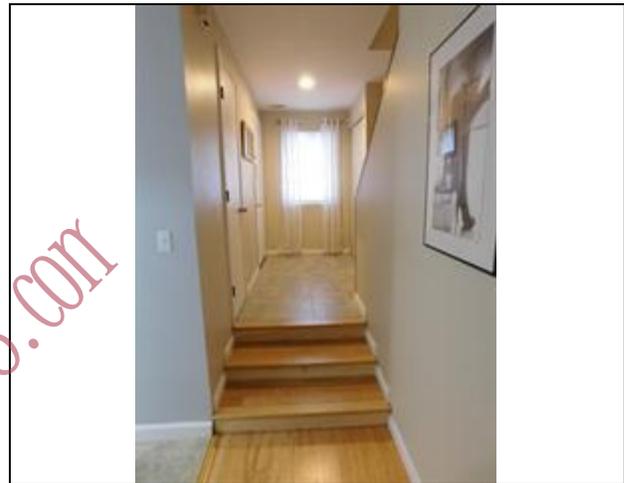
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MLS # 72130199 - Sold  
17 Highwood Dr U:17, Franklin, MA 02038-2959

Condominium - Condo  
Sale Price: \$210,000

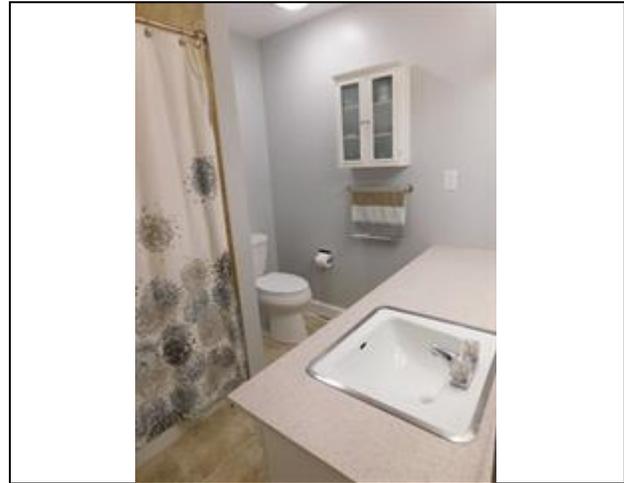


Living/Dining Room Combo



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

Condominium - Condo  
Sale Price: \$210,000



**180 Highwood Dr - Unit 180**  
**Franklin, MA 02038-2981**  
**Condo**

MLS #: **72197753** Status: **Sold**  
 List Price: **\$210,000** Sale Price: **\$210,000**  
 List Date: **7/13/2017** Sale Date: **8/24/2017**  
 Area: Off Market Date: **7/24/2017**  
 List\$/Sq. Ft.: **\$187.50** Sold \$/Sq. Ft. **\$187.50**  
 Days on Market (Total): Days on Market (Office): **11**



**Property Features**

Rooms: **4** Style: **Townhouse**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **1f 1h** Unit Level: **1**  
 Master Bath: Placement: **Middle, Ground**  
 Fireplaces: **1** Approx. Living Area: **1,120 Sq. Ft.**  
 Year Built: **1985** Outdoor Space Avail:  
 # Units: **68** Garage: **0**  
 Elevator: Parking: **2 Assigned**

Handicap Access/Features:

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

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

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Wall to Wall Carpet, Exterior Access, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		<b>Flooring - Vinyl, Pantry Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Master Bedroom:	<b>2</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Bathroom - Half, Flooring - Vinyl</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower</b>
Bath 2:	<b>2</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: **Patio, Storage Shed**  
 Facing Direction:  
 Heating: **Electric**  
 Hot Water: **Electric**  
 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 Home to this uniquely placed condo in Highwood 3 Condominiums. Located in a smaller section with only 6 units in total, this condo will afford you the privacy you're looking for while still belonging to a larger community. Large Fireside family room has the flexibility and space to combine a comfortable living area with a dining area for family gatherings. Kitchen is original yet well thought out with a large pantry for storage and view of the outside on both ends. Upstairs are 2 spacious bedrooms, one with a large walk in closet and the other offers 2 large oversize double closets. Either would make a great master. Full Size Washer and Dryer are conveniently located on the second floor tucked away in a closet and included with the sale. Outdoor living is private and backs up to woods. Close to shopping, restaurants, skating rink, public safety, and major routes.**

**Tax Information**

**2017 Taxes: \$2,684.18** Assessment: **\$184,100**

Pin #: **M:270 L:044-003**

Cert: Zoning Code: **Res**

Map: Block: Lot: Book: **7451** Page: **656**

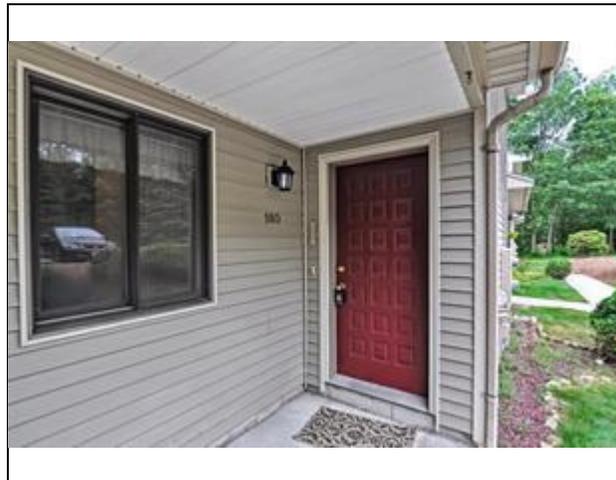
## Market History for 180 Highwood Dr U:180, Franklin, MA 02038-2981

MLS #	Date		DOM	DTO	Price
72197753	7/13/2017	Listed for <b>\$210,000</b>			\$210,000
CTG	7/17/2017	Status Changed to: <b>Contingent</b>			
UAG	7/24/2017	Status Changed to: <b>Under Agreement</b>			
SLD	8/24/2017	Status Changed to: <b>Sold</b>			
	8/24/2017	Sold for <b>\$210,000</b>	11	3	<b>\$210,000</b>
<b>Market History for Office Id: BB1305</b>			<b>11</b>	<b>3</b>	<b>\$210,000</b>
<b>Market History for this property</b>			<b>11</b>	<b>3</b>	<b>\$210,000</b>

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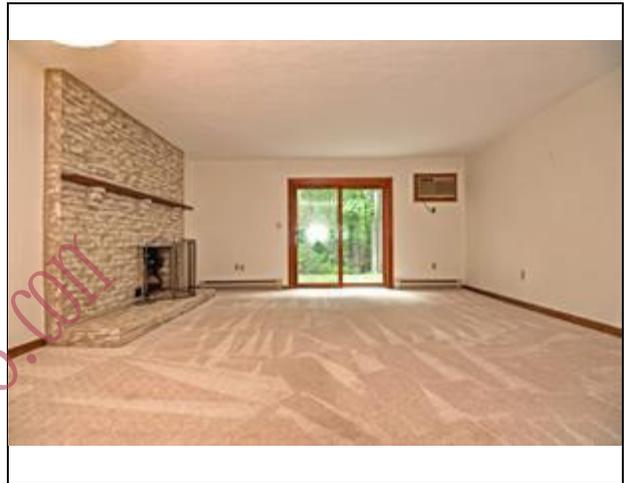
MLS # 72197753 - Sold  
180 Highwood Dr U:180, Franklin, MA 02038-2981

Condominium - Condo  
Sale Price: \$210,000



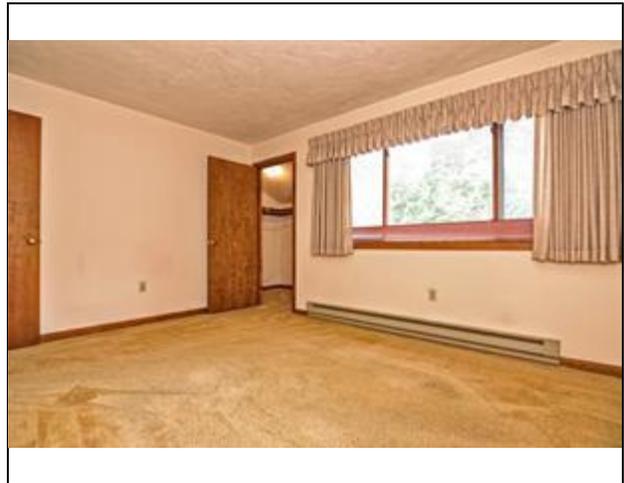
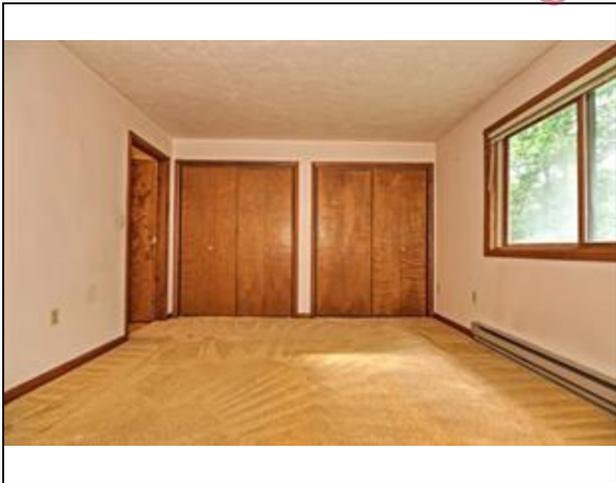
MLS # 72197753 - Sold  
180 Highwood Dr U:180, Franklin, MA 02038-2981

Condominium - Condo  
Sale Price: \$210,000



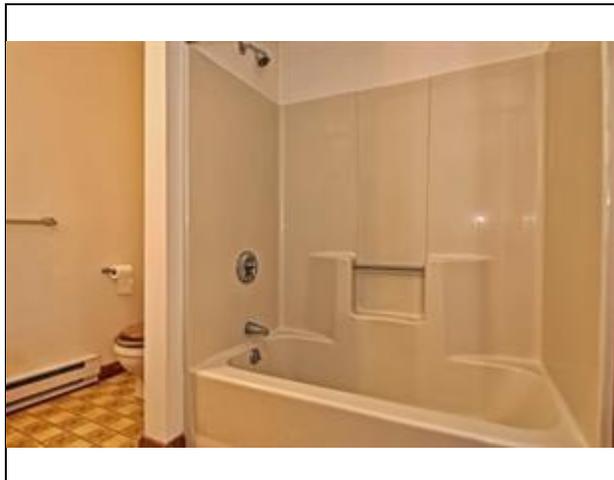
MLS # 72197753 - Sold  
180 Highwood Dr U:180, Franklin, MA 02038-2981

Condominium - Condo  
Sale Price: \$210,000



**MLS # 72197753 - Sold**  
**180 Highwood Dr U:180, Franklin, MA 02038-2981**

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



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**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:	1		Flooring - Wall to Wall Carpet, Main Level, Deck Exterior, Exterior Access, Open Floor Plan
Dining Room:	1		Ceiling Fan(s), Flooring - Wall to Wall Carpet, Main Level
Kitchen:	1		Flooring - Stone/Ceramic Tile, Pantry
Master Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Balcony - Exterior, Slider
Bedroom 2:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub, Flooring - Stone/Ceramic Tile
Laundry:	2		Flooring - Laminate

**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**

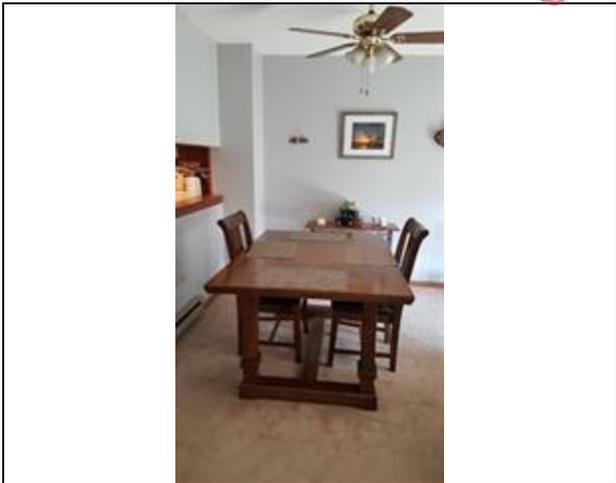
## Market History for 126 Highwood Dr U:126, Franklin, MA 02038-2978

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>
<b>Market History for Office Id: BB1510</b>			<b>102</b>	<b>102</b>	<b>\$211,000</b>
<b>Market History for this property</b>			<b>102</b>	<b>102</b>	<b>\$211,000</b>

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

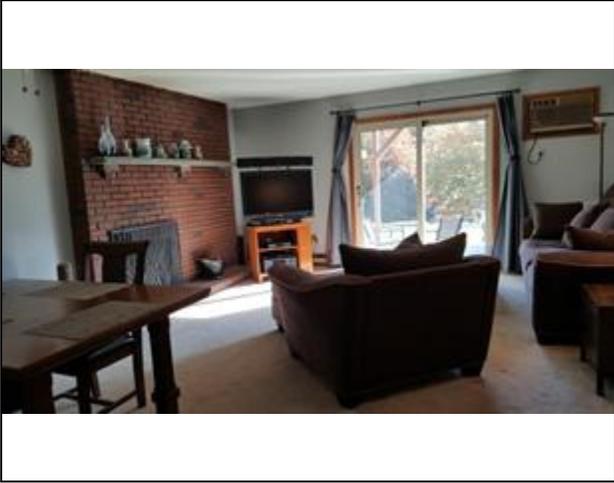
Condominium - Condo  
Sale Price: \$211,000



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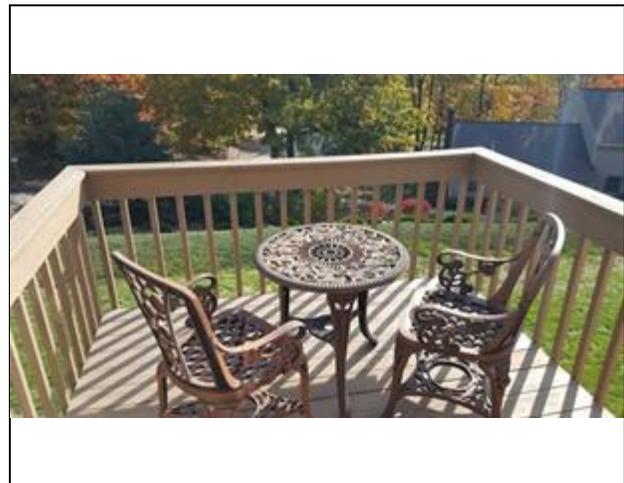
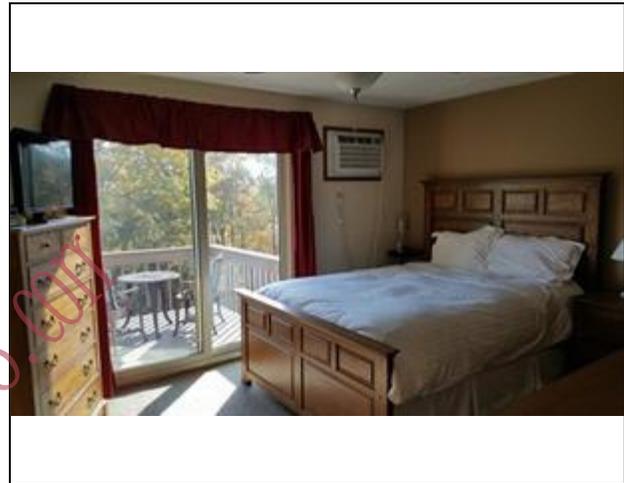
MLS # 72089078 - Sold  
126 Highwood Dr U:126, Franklin, MA 02038-2978

Condominium - Condo  
Sale Price: \$211,000



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

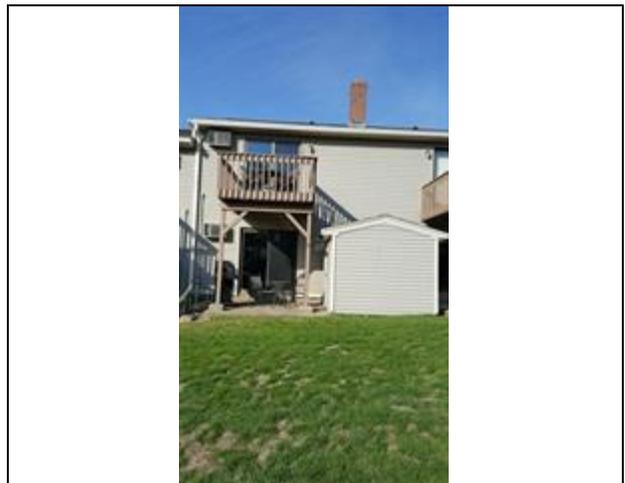
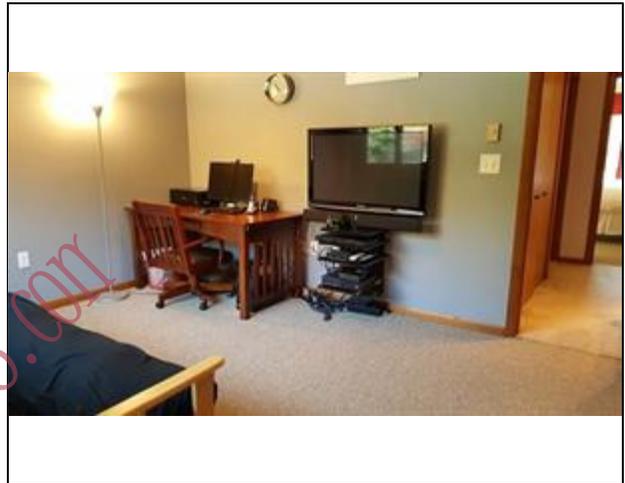
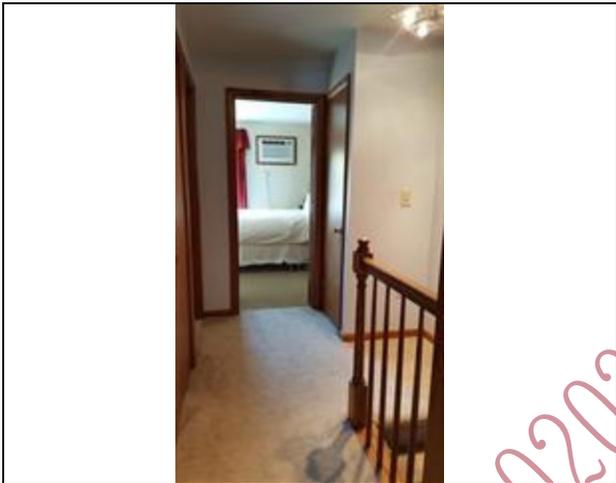
Condominium - Condo  
Sale Price: \$211,000



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

Condominium - Condo  
Sale Price: \$211,000



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

Condominium - Condo  
Sale Price: \$211,000



02038.com

**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:	1		Fireplace, Skylight, Ceiling Fan(s), Ceiling - Beamed, Flooring - Wall to Wall Carpet, Recessed Lighting, Slider
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Countertops - Stone/Granite/Solid, Cabinets - Upgraded
Master Bedroom:	1		Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Skylight, Remodeled
Laundry:	1		-
Loft:	2		Flooring - Wall to Wall Carpet, Balcony - Interior

**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>
<b>Market History for Office Id: BB5857</b>			<b>52</b>	<b>34</b>	<b>\$213,000</b>
<b>Market History for this property</b>			<b>52</b>	<b>34</b>	<b>\$213,000</b>

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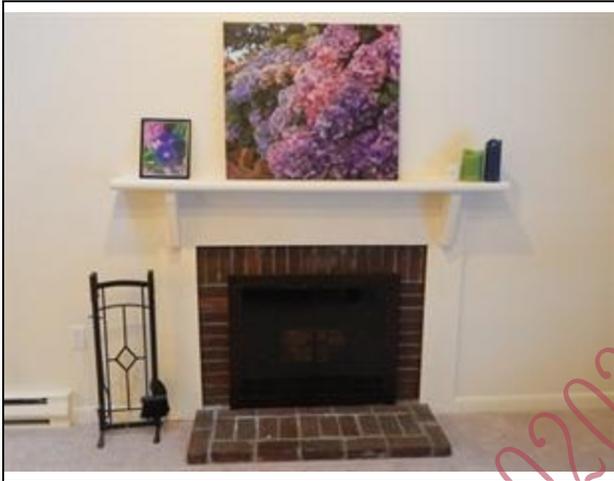
MLS # 72119999 - Sold  
98 Highwood Drive U:98, Franklin, MA 02038

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



**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): **119** 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**



**Living/Dining Room Combo**

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>	-	-
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>
<b>Market History for Office Id: AC0244</b>			<b>119</b>	<b>103</b>	<b>\$213,000</b>
<b>Market History for this property</b>			<b>119</b>	<b>103</b>	<b>\$213,000</b>

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MLS # 72076170 - Sold  
129 Highwood Dr U:129, Franklin, MA 02038-2978

Condominium - Condo  
Sale Price: \$213,000



Living/Dining Room Combo



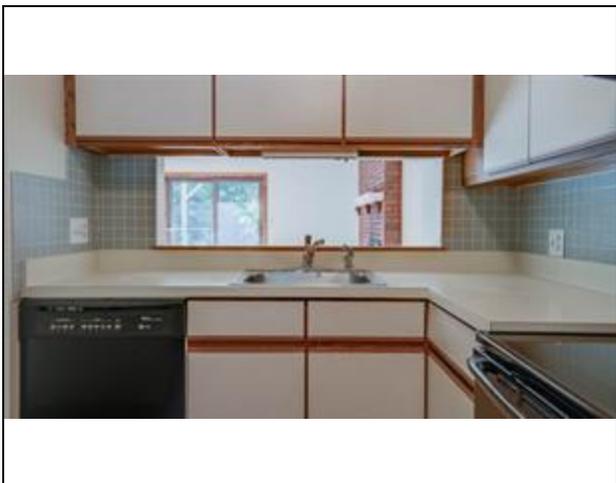
Living/Dining Room Combo



Living/Dining Room Combo



Kitchen



Kitchen



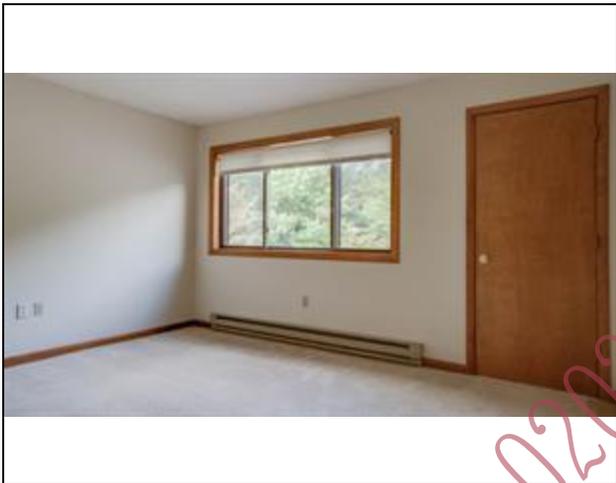
Kitchen

MLS # 72076170 - Sold  
129 Highwood Dr U:129, Franklin, MA 02038-2978

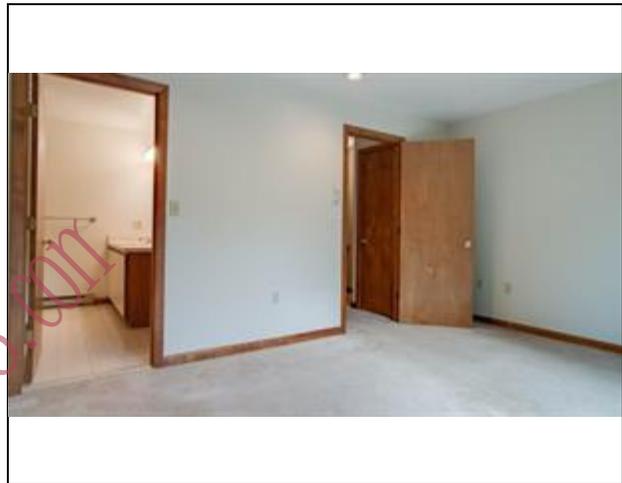
Condominium - Condo  
Sale Price: \$213,000



**Entry Hall**



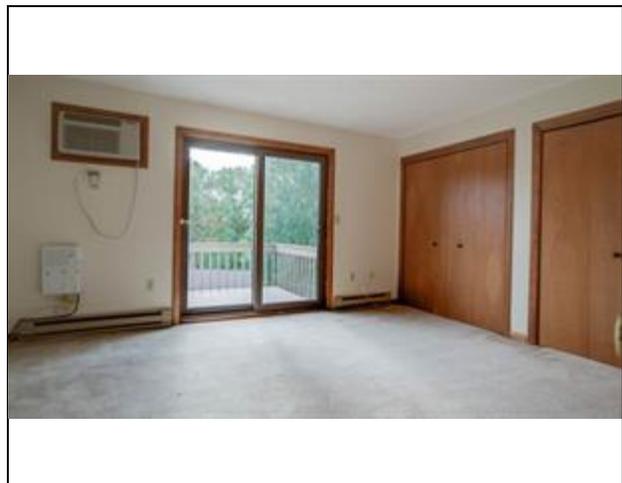
**Bedroom 2**



**Master Bedroom**



**Master Bedroom**



**Master Bedroom**

MLS # 72076170 - Sold  
129 Highwood Dr U:129, Franklin, MA 02038-2978

Condominium - Condo  
Sale Price: \$213,000



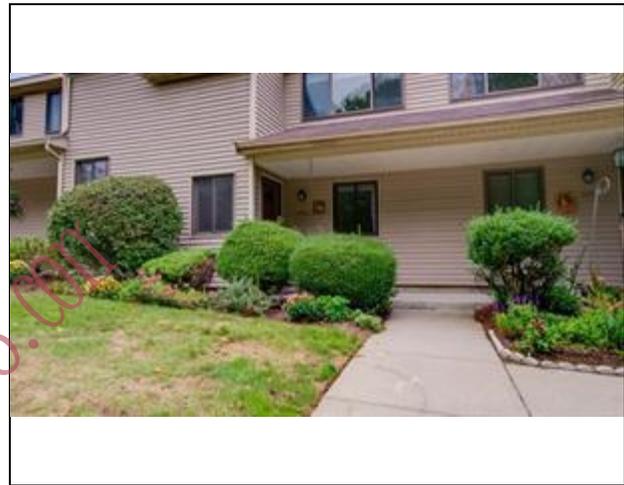
**Balcony**



**Bathroom - Full**



**Bathroom - Full**



**Exterior - Front**



**Exterior - Back**



**Exterior - Back**

MLS # 72076170 - Sold  
129 Highwood Dr U:129, Franklin, MA 02038-2978

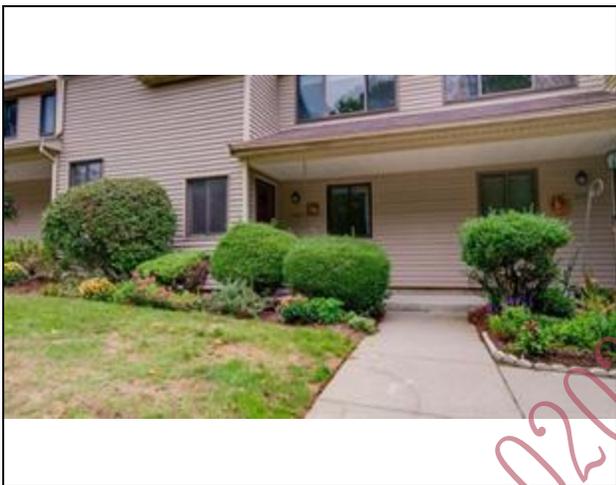
Condominium - Condo  
Sale Price: \$213,000



Exterior - Back



Exterior - Back



Exterior - Front



Exterior - Front

**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>		-

**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**

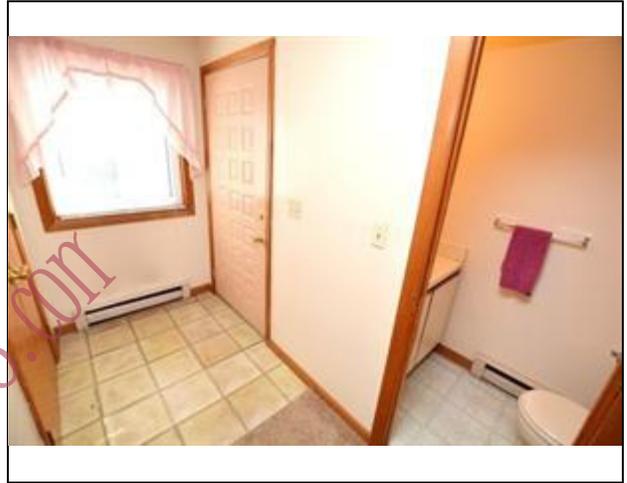
## Market History for 156 Highwood Dr U:156, Franklin, MA 02038-2923

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		
<b>Market History for Office Id: BB1315</b>			<b>29</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>
<b>Market History for Office Id: BB9924</b>			<b>19</b>	<b>4</b>	<b>\$215,000</b>
<b>Market History for this property</b>			<b>48</b>	<b>4</b>	<b>\$215,000</b>

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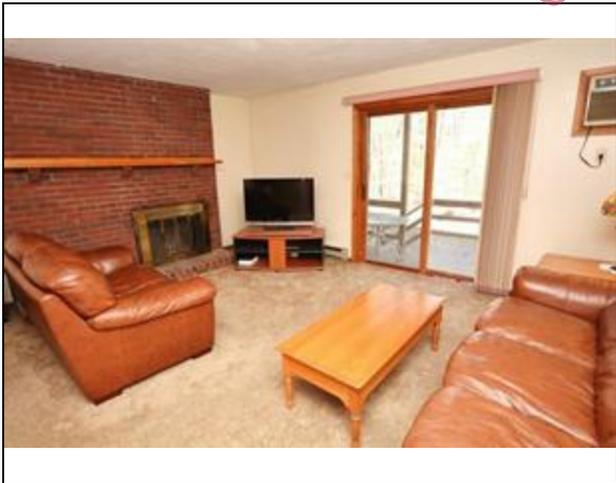
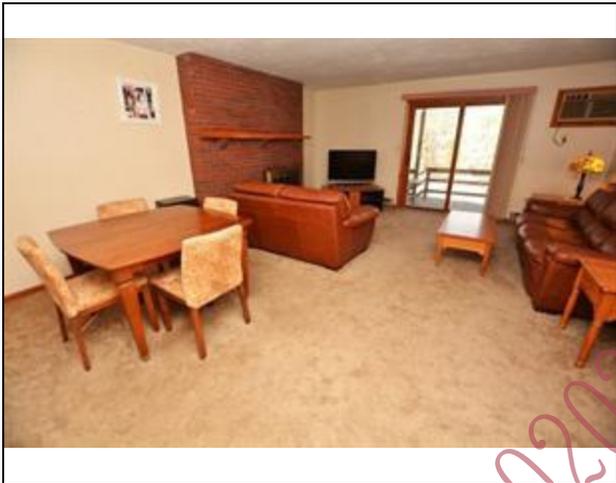
MLS # 72127246 - Sold  
156 Highwood Dr U:156, Franklin, MA 02038-2923

Condominium - Condo  
Sale Price: \$215,000



MLS # 72127246 - Sold  
156 Highwood Dr U:156, Franklin, MA 02038-2923

Condominium - Condo  
Sale Price: \$215,000



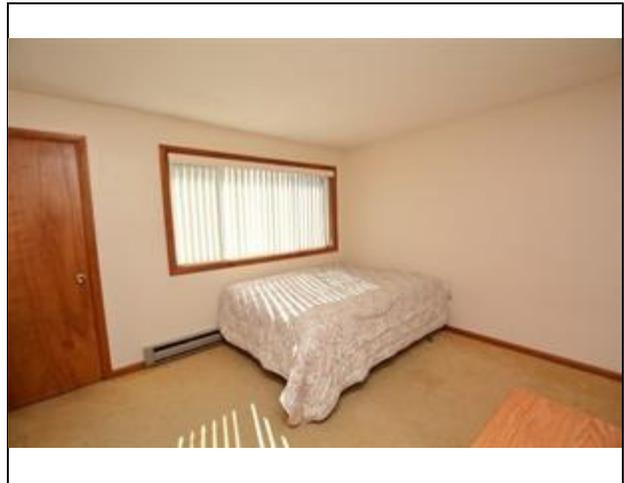
MLS # 72127246 - Sold  
156 Highwood Dr U:156, Franklin, MA 02038-2923

Condominium - Condo  
Sale Price: \$215,000



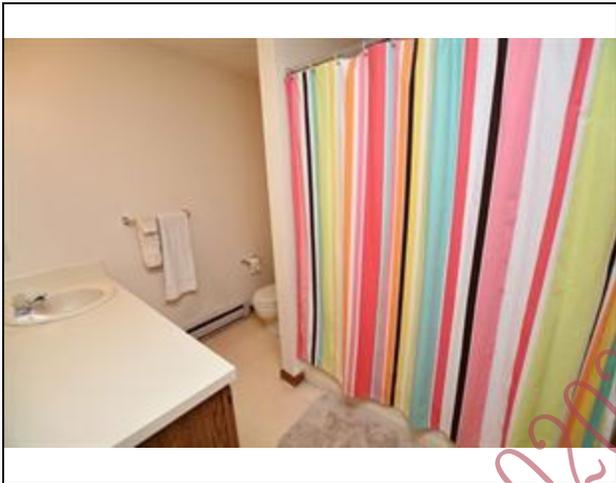
MLS # 72127246 - Sold  
156 Highwood Dr U:156, Franklin, MA 02038-2923

Condominium - Condo  
Sale Price: \$215,000



MLS # 72127246 - Sold  
156 Highwood Dr U:156, Franklin, MA 02038-2923

Condominium - Condo  
Sale Price: \$215,000



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

MLS #: **72139789** Status: **Sold**  
List Price: **\$220,000** Sale Price: **\$215,000**  
List Date: **4/3/2017** Sale Date: **5/31/2017**  
Area: Off Market Date: **4/25/2017**  
List\$/Sq. Ft.: **\$196.08** Sold \$/Sq. Ft. **\$191.62**  
Days on Market (Total): Days on Market (Office): **23**  
**23**

**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: **68** Garage: **0**  
Elevator: Parking: **2 Assigned**  
Handicap Access/Features: **No**  
Association: **Yes** Fee: **\$241**  
Fee Includes: **Master Insurance, Exterior 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>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**

**2017 Taxes: \$2,901** Assessment: **\$199,000**  
Pin #: **M:259 L:005-006**

Cert: Zoning Code: **RES**  
Map: Block: Lot: Book: **7150** Page: **272**

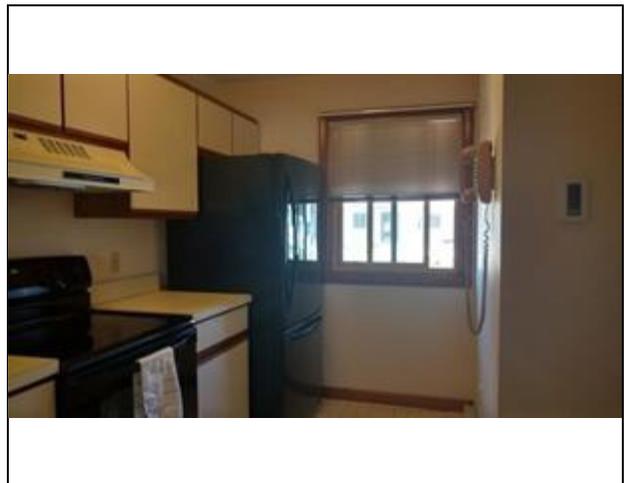
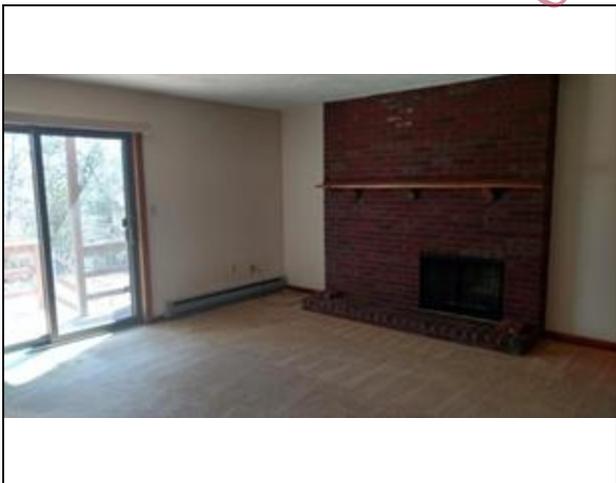
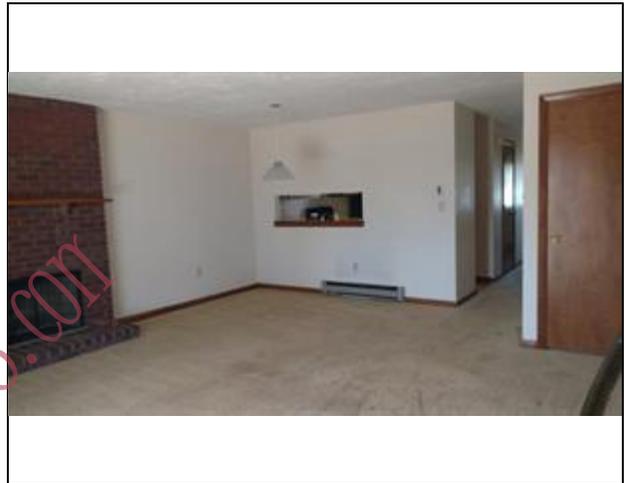
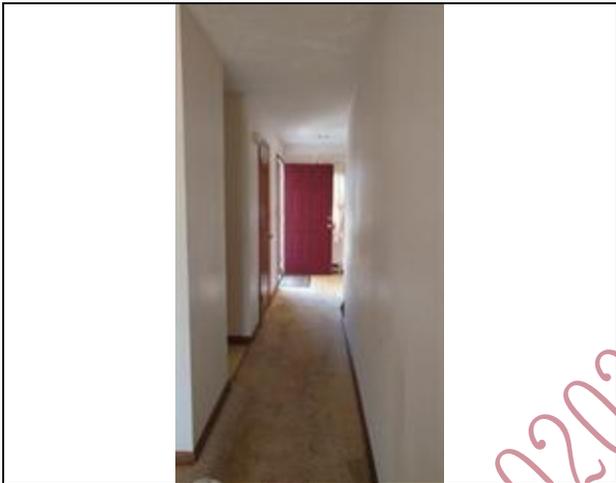
**Market History for 143 Highwood Dr U:143, Franklin, MA 02038-2979**

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>
<b>Market History for Office Id: AC0244</b>			<b>23</b>	<b>7</b>	<b>\$215,000</b>
<b>Market History for this property</b>			<b>23</b>	<b>7</b>	<b>\$215,000</b>

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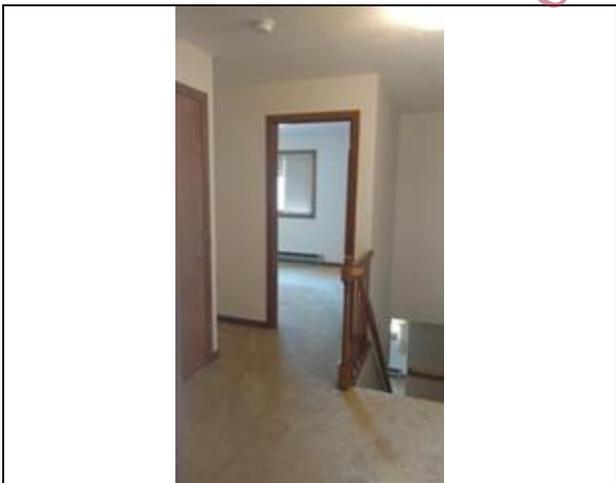
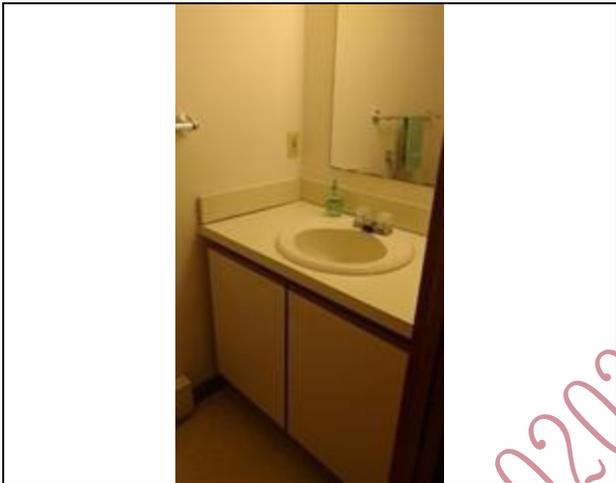
MLS # 72139789 - Sold  
143 Highwood Dr U:143, Franklin, MA 02038-2979

Condominium - Condo  
Sale Price: \$215,000



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

Condominium - Condo  
Sale Price: \$215,000



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

Condominium - Condo  
Sale Price: \$215,000



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

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



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**59 Highwood Dr - Unit 59  
Franklin, MA 02038-2973  
Condo**

MLS #: **72174239** Status: **Sold**  
List Price: **\$205,000** Sale Price: **\$216,000**  
List Date: **6/1/2017** Sale Date: **7/28/2017**  
Area: Off Market Date: **6/16/2017**  
List\$/Sq. Ft.: **\$203.37** Sold \$/Sq. Ft. **\$214.29**  
Days on Market (Total): **15** Days on Market (Office): **15**

**Property Features**

Rooms: **5** Style: **Garden, Attached**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **1**  
Master Bath: **No** Placement: **End**  
Fireplaces: **1** Approx. Living Area: **1,008 Sq. Ft.**  
Year Built: **1977** Outdoor Space Avail:  
# Units: **59** Garage: **0**  
Elevator: Parking: **1 Off-Street, Assigned,  
Guest, Paved Driveway**



**Exterior - Front**

Handicap Access/Features:

Association: **Yes** Fee: **\$279**

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>14X15</b>	-
Dining Room:	<b>1</b>	<b>14X10</b>	-
Kitchen:	<b>1</b>	<b>8X10</b>	-
Master Bedroom:	<b>1</b>	<b>12X14</b>	-
Bedroom 2:	<b>1</b>	<b>12X12</b>	-
Laundry:	<b>1</b>		-
Sun Room:	<b>1</b>	<b>15X9</b>	-

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator,  
Washer, Dryer**  
Basement: **No**  
Construction: **Brick**  
Cooling: **Central Air**  
Exclusions: **Personal property**  
Exterior: **Brick**  
Exterior Features: **Porch - Screened, Storage Shed,  
Professional Landscaping**  
Facing Direction:  
Heating: **Forced Air, Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
Lead Paint: **Unknown**  
Living Area Disclosures: **approximate**  
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**

**Don't miss out on this beautifully maintained 2 bedroom, 1 bathroom END UNIT condo in highly desirable Highwood I at Franklin! This move in ready condo offers one level living featuring an open space living room/dining area complete with a wood burning fireplace and sliders out to a private 3-season sunroom where you can enjoy the peaceful wooded surroundings. Recent updates include new roof in 2016 and new electric water heater in 2015. In unit laundry, ample closet space, central air, and a private storage shed are all added bonuses in addition to the easy access to major highways, the commuter rail, restaurants, and shopping. All appliances to remain in the unit so there's nothing left to do but move in!**

**Tax Information**

2017 Taxes: **\$2,594** Assessment: **\$177,900**

Pin #: **M:270 L:046-010**

Cert: **00000063219** Zoning Code: **res**

Map: Block: Lot: Book: **28929** Page: **56**

### Market History for 59 Highwood Dr U:59, Franklin, MA 02038-2973

MLS #	Date		DOM	DTO	Price
72174239	6/1/2017	Listed for <b>\$205,000</b>			\$205,000
CTG	6/7/2017	Status Changed to: <b>Contingent</b>			
UAG	6/16/2017	Status Changed to: <b>Under Agreement</b>			
SLD	7/29/2017	Status Changed to: <b>Sold</b>			
	7/28/2017	Sold for <b>\$216,000</b>	15	5	<b>\$216,000</b>
<b>Market History for Office Id: BB5301</b>			<b>15</b>	<b>5</b>	<b>\$216,000</b>
<b>Market History for this property</b>			<b>15</b>	<b>5</b>	<b>\$216,000</b>

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MLS # 72174239 - Sold  
59 Highwood Dr U:59, Franklin, MA 02038-2973

Condominium - Condo  
Sale Price: \$216,000



Exterior - Front



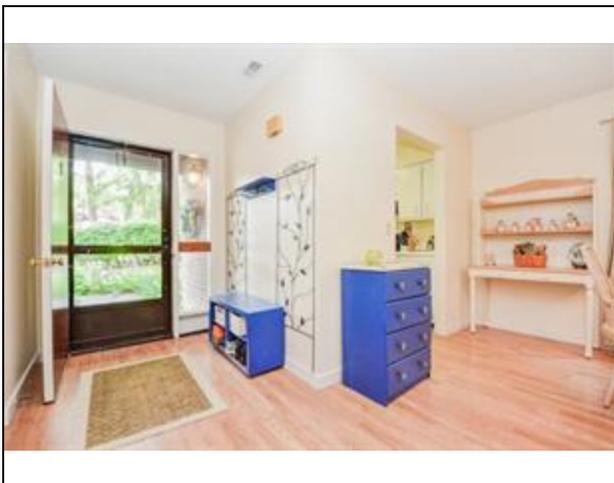
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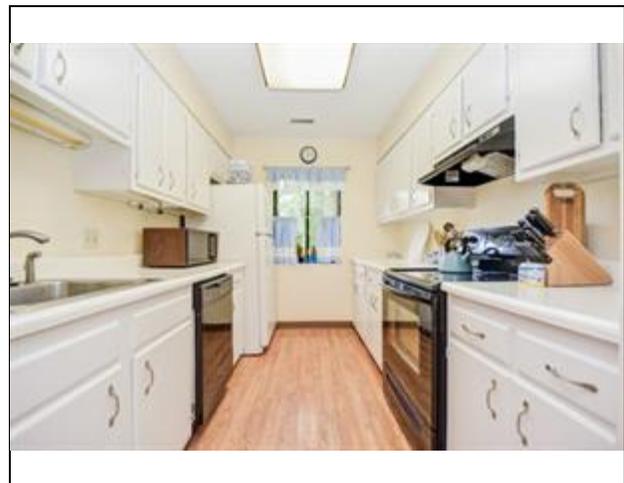
Exterior - Front



Exterior - Front



Entry Hall



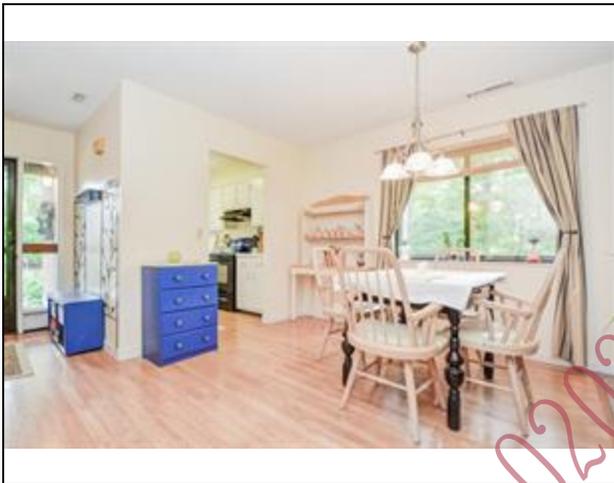
Kitchen



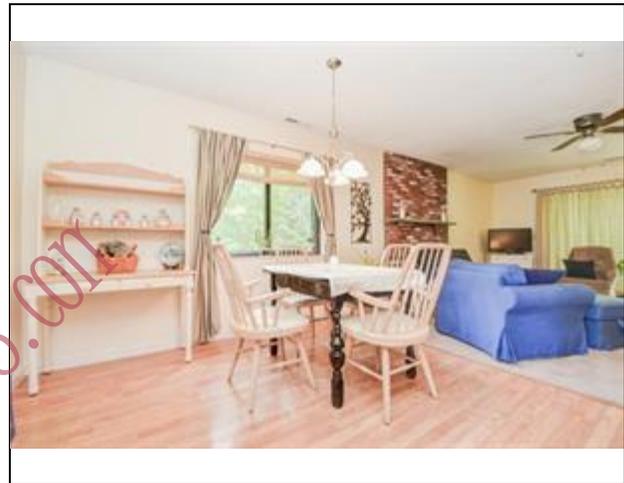
**Kitchen**



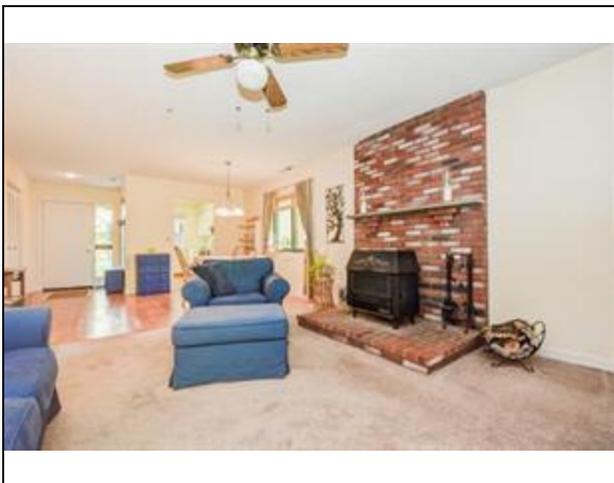
**Kitchen**



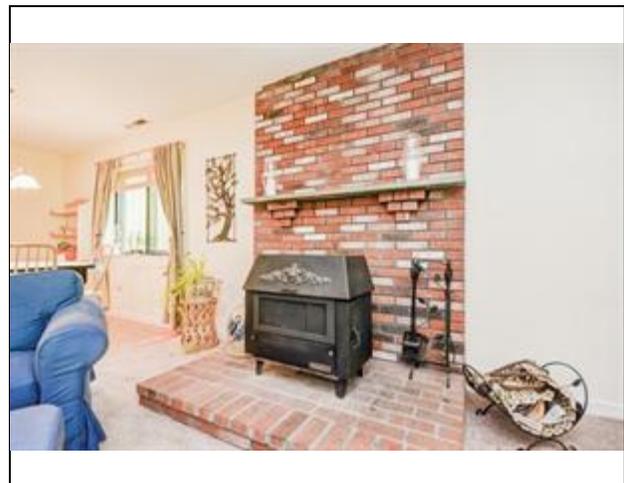
**Dining Room**



**Dining Room**



**Living Room**



**Living Room**

MLS # 72174239 - Sold  
59 Highwood Dr U:59, Franklin, MA 02038-2973

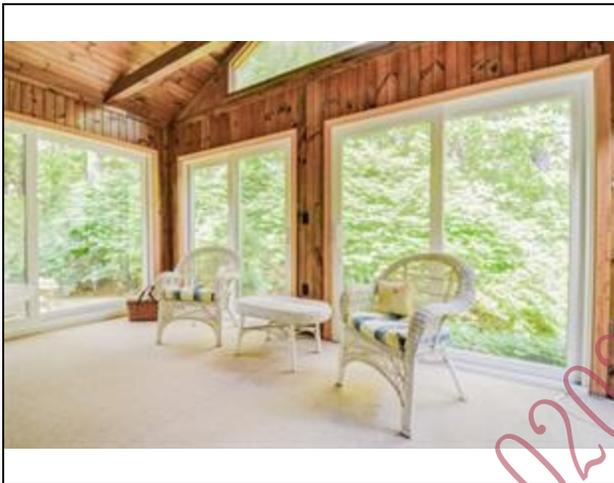
Condominium - Condo  
Sale Price: \$216,000



Living Room



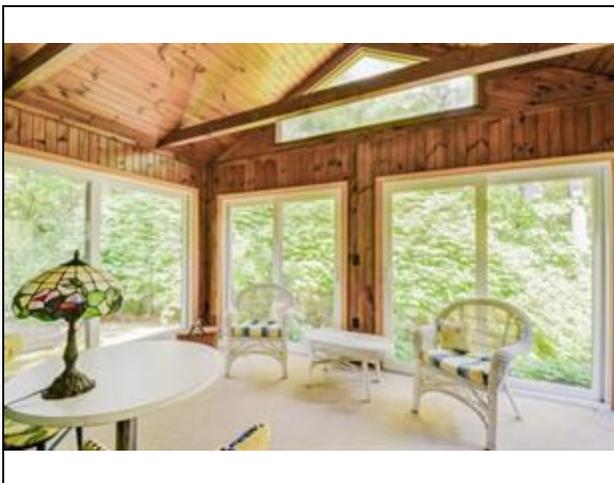
Living Room



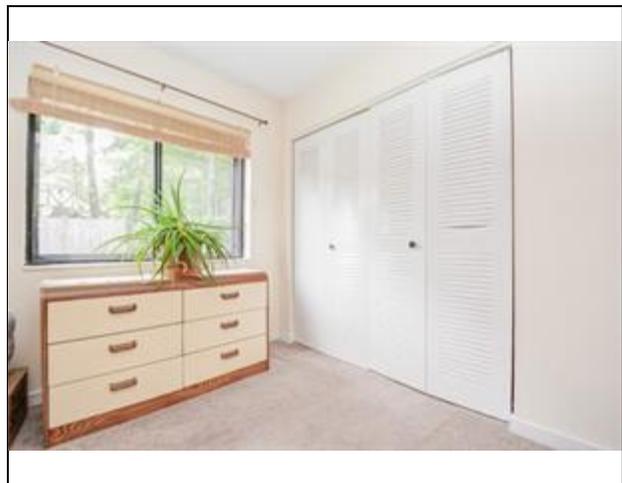
Sun Room



Sun Room



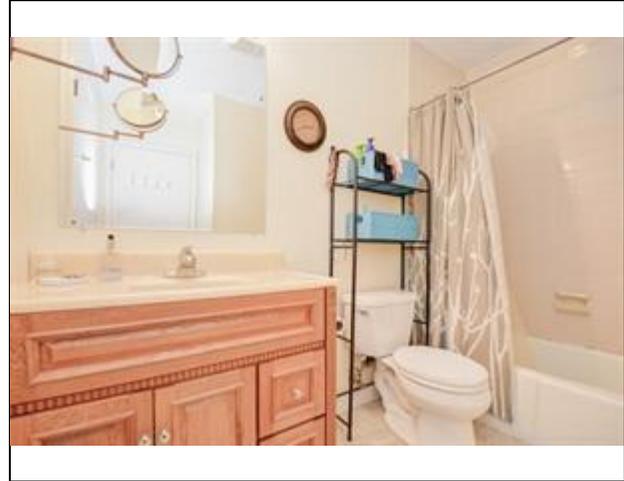
Sun Room



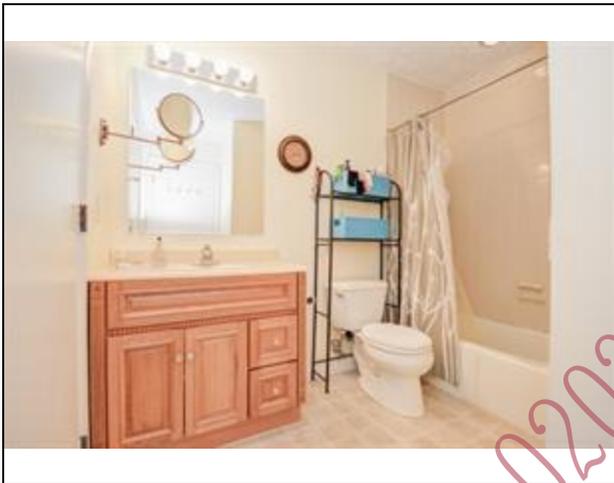
Bathroom 2



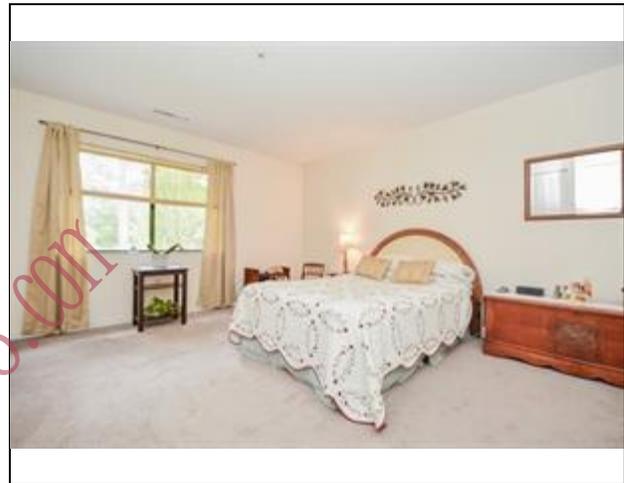
**Laundry Room/Area**



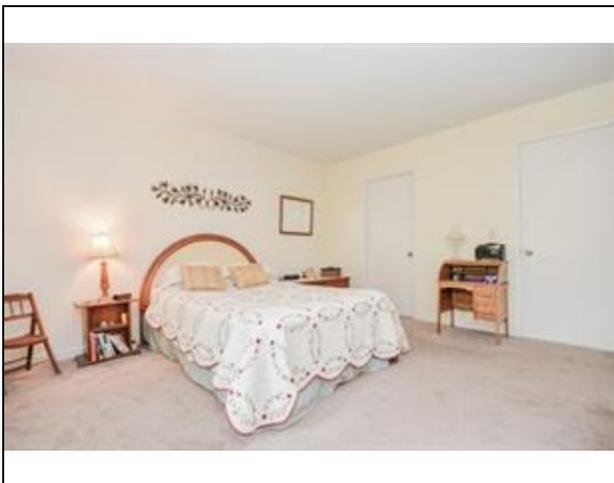
**Bathroom - Full**



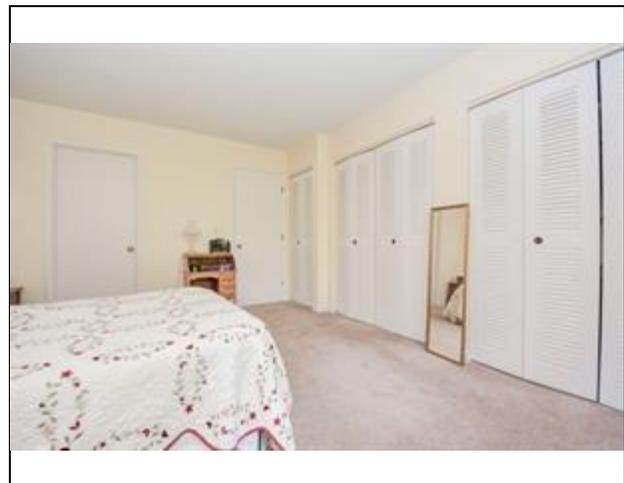
**Bathroom - Full**



**Bathroom - Master**



**Master Bedroom**



**Master Bedroom**

MLS # 72174239 - Sold  
59 Highwood Dr U:59, Franklin, MA 02038-2973

Condominium - Condo  
Sale Price: \$216,000



**Master Bedroom**



**Exterior - Side**



**Exterior - Side**



**Exterior - Back**



**Exterior - Side**



**Exterior - Side**

**182 Highwood Dr. - Unit 182  
Franklin, MA 02038  
Condo**

MLS #: **72244631** Status: **Sold**  
 List Price: **\$218,500** Sale Price: **\$221,000**  
 List Date: **10/18/2017** Sale Date: **12/18/2017**  
 Area: Off Market Date: **11/3/2017**  
 List\$/Sq. Ft.: **\$195.26** Sold \$/Sq. Ft. **\$197.50**  
 Days on Market (Total): **16** Days on Market (Office): **16**

**Property Features**

Rooms: **4** Style: **Townhouse**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **1f 1h** Unit Level: **1**  
 Master Bath: **Yes** Placement: **Street**  
 Fireplaces: **1** Approx. Living Area: **1,119 Sq. Ft.**  
 Year Built: **1985** Outdoor Space Avail: **Yes - Common**  
 # Units: **68** Garage: **0**  
 Elevator: Parking: **2 Off-Street, Assigned**  
 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:	1		Fireplace, Flooring - Wall to Wall Carpet, Cable Hookup, Exterior Access, Slider
Dining Room:	1		Ceiling Fan(s), Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Vinyl, Countertops - Upgraded
Master Bedroom:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Vinyl, Countertops - Upgraded
Bath 2:	1		Bathroom - Half, Flooring - Vinyl, Countertops - Upgraded
Laundry:	2		Dryer Hookup - Electric, Washer Hookup

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Electric: **100 Amps**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Patio, Gutters, Professional Landscaping**  
 Facing Direction:  
 Heating: **Electric Baseboard**  
 Hot Water: **Electric, Tank**  
 Interior Features: **Cable Available**  
 Lead Paint: **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**

Care of ownership is evident in this lovingly maintained townhouse in desirable Highwood III. As you step in from the welcoming entrance, you'll have a perfect view through the open floor plan, to the serene back yard. The stylish living room has lovely neutral carpeting and newer slider leading to the private patio retreat. Enjoy cool evenings in front of the floor-to-ceiling wood burning fireplace w/raised hearth & striking brick facade. The fully-applianced kitchen offers a convenient pass-thru to the DR. Two lovely 2nd floor bedrooms provide ceiling fans, an abundance of closet space, & plenty of light through the large windows. The full bath is accessible from the MBR & the laundry is conveniently located on the 2nd floor. This fabulous condo has been enhanced w/custom refinished countertops, window treatments, closet organizers & beautifully refinished woodwork. Newer windows, slider, water heater, microwave & carpeting are nice improvement. Hurry and be in for the holidays!

**Tax Information**

2017 Taxes: **\$2,671** Assessment: **\$183,200** Cert: Zoning Code: **Condo**  
 Pin #: Map: **270** Block: **44** Lot: **5** Book: **12778** Page: **195**

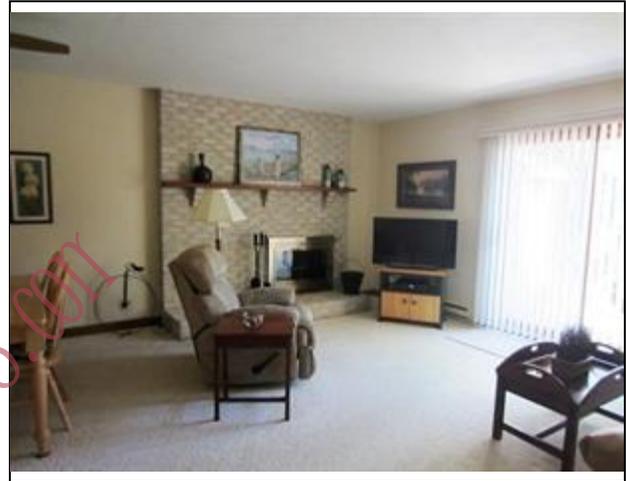
## Market History for 182 Highwood Dr. U:182, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72244631	10/18/2017	Listed for <b>\$218,500</b>			\$218,500
CTG	10/31/2017	Status Changed to: <b>Contingent</b>			
UAG	11/3/2017	Status Changed to: <b>Under Agreement</b>			
SLD	12/20/2017	Status Changed to: <b>Sold</b>			
	12/18/2017	Sold for <b>\$221,000</b>	16	12	<b>\$221,000</b>
<b>Market History for Office Id: BB1650</b>			<b>16</b>	<b>12</b>	<b>\$221,000</b>
<b>Market History for this property</b>			<b>16</b>	<b>12</b>	<b>\$221,000</b>

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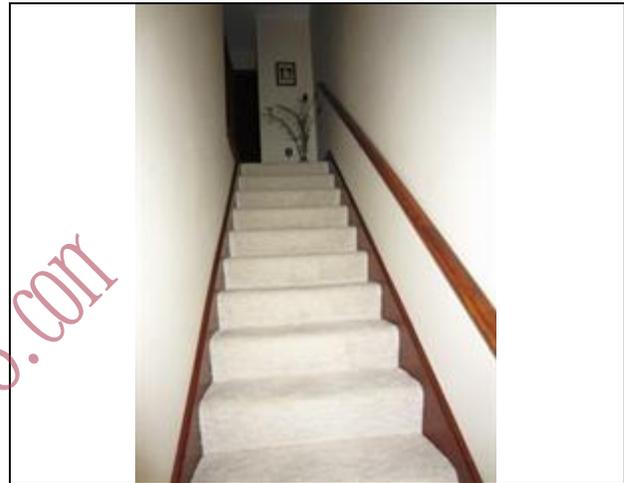
MLS # 72244631 - Sold  
182 Highwood Dr. U:182, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$221,000



MLS # 72244631 - Sold  
182 Highwood Dr. U:182, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$221,000



MLS # 72244631 - Sold  
182 Highwood Dr. U:182, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$221,000



**157 Highwood Drive - Unit 157  
Franklin, MA 02038  
Condo**

MLS #: **72178390** Status: **Sold**  
 List Price: **\$226,900** Sale Price: **\$230,000**  
 List Date: **6/8/2017** Sale Date: **8/7/2017**  
 Area: Off Market Date: **6/26/2017**  
 List\$/Sq. Ft.: **\$202.23** Sold \$/Sq. Ft. **\$204.99**  
 Days on Market (Total): **23** Days on Market (Office): **23**



**Property Features**

Rooms: **5** Style: **Townhouse**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **1f 1h** Unit Level: **1**  
 Master Bath: **Yes** Placement: **Front, Ground, Walkout**  
 Fireplaces: **1** Approx. Living Area: **1,122 Sq. Ft.**  
 Year Built: **1986** Outdoor Space Avail: **Yes - Common**  
 # Units: **183** Garage: **0**  
 Elevator: **No** Parking: **2 Deeded, Guest**

Handicap Access/Features:

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

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

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Main Level, Cable Hookup, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Recessed Lighting</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Dining Area, Pantry, Main Level, Recessed Lighting</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Balcony - Exterior, Cable Hookup, Slider</b>
Bedroom 2:	<b>2</b>		<b>Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>B</b>		<b>Dryer Hookup - Electric, Washer Hookup</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Basement: **Yes Full, Finished, Walk Out, Interior Access, Radon Remediation System**  
 Construction: **Frame**  
 Cooling: **Window AC**  
 Electric: **150 Amps**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Deck - Wood, Balcony, Professional Landscaping**  
 Facing Direction:  
 Heating: **Electric Baseboard, Electric**  
 Hot Water: **Electric, Tank**  
 Interior Features: **Cable Available, Wired for Surround Sound**  
 Lead Paint: **None**  
 Living Area Disclosures: **Square footage does not include finished 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**

**Come see this move-in ready townhome in the Highwood Condominiums complex. This property is located in a quiet neighborhood setting, close to Franklin's best restaurants and shopping with easy highway access. Spacious and open living and dining area overlook a private deck with yard space perfect for letting the kids play. This unit includes two sunlit bedrooms, 1.5 bathrooms, and is freshly painted with recessed lighting and ceiling fans throughout. Enjoy the private Juliette balcony and double closets in the master bedroom. The second bedroom has an oversized, L-shaped walk-in closet perfect for all of your storage needs. The fully finished basement includes storage space and two separate rooms that can be used as a guest room, office, play space and workout area. Showings begin at open house this Sunday 2:00-3:30.**

**Tax Information**

**2017 Taxes: \$2,716.25 Assessment: \$186,300**

Pin #:

Cert: Zoning Code: **RES**

Map: Block: Lot: Book: **25854** Page: **123**

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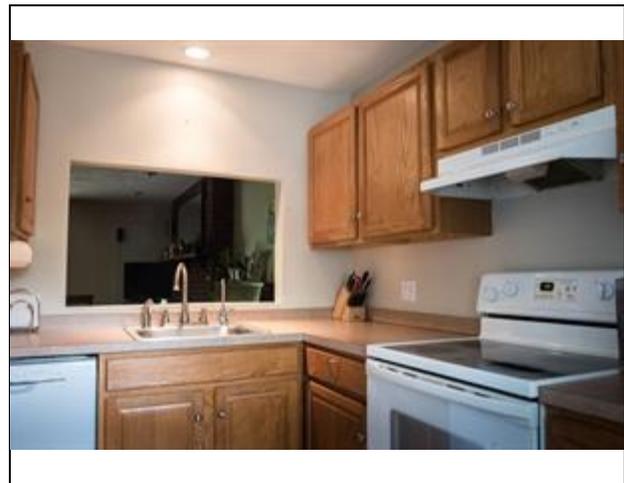
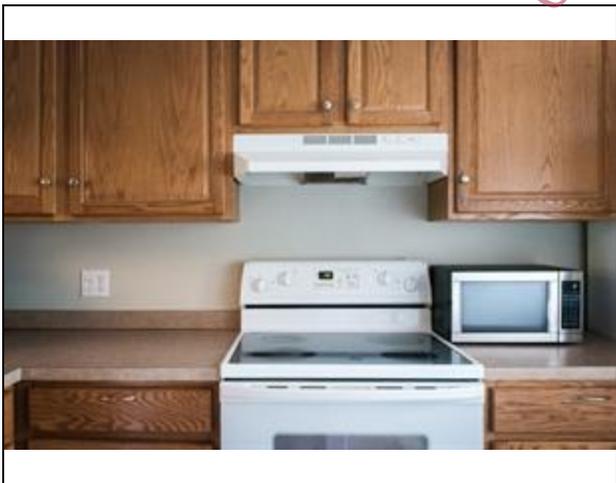
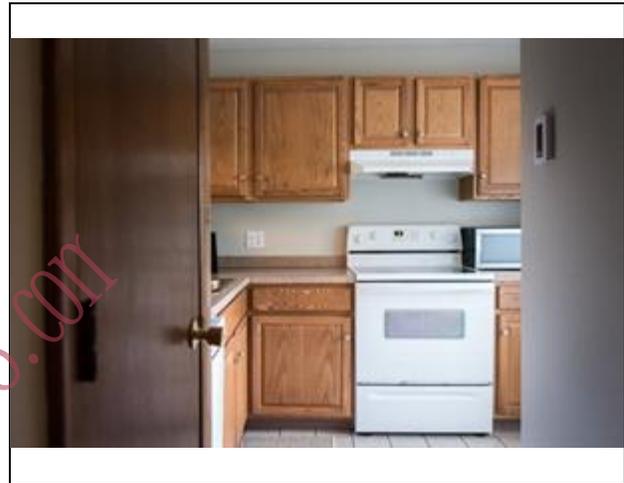
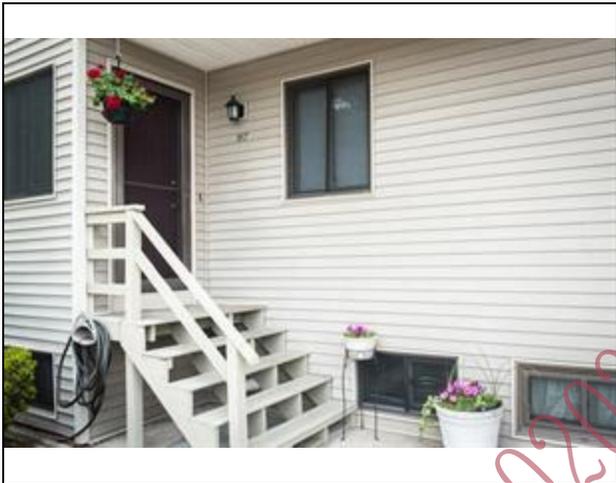
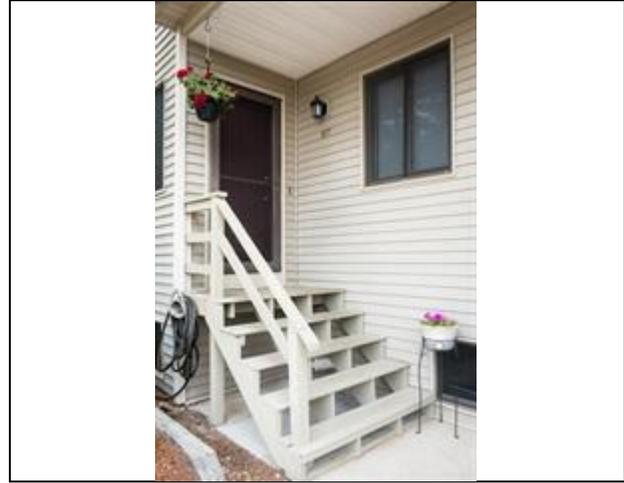
## Market History for 157 Highwood Drive U:157, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
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CTG	6/17/2017	Status Changed to: <b>Contingent</b>			
UAG	7/1/2017	Status Changed to: <b>Under Agreement</b>			
SLD	8/10/2017	Status Changed to: <b>Sold</b>			
	8/7/2017	Sold for <b>\$230,000</b>	23	8	<b>\$230,000</b>
<b>Market History for Office Id: BB5301</b>			<b>23</b>	<b>8</b>	<b>\$230,000</b>
<b>Market History for this property</b>			<b>23</b>	<b>8</b>	<b>\$230,000</b>

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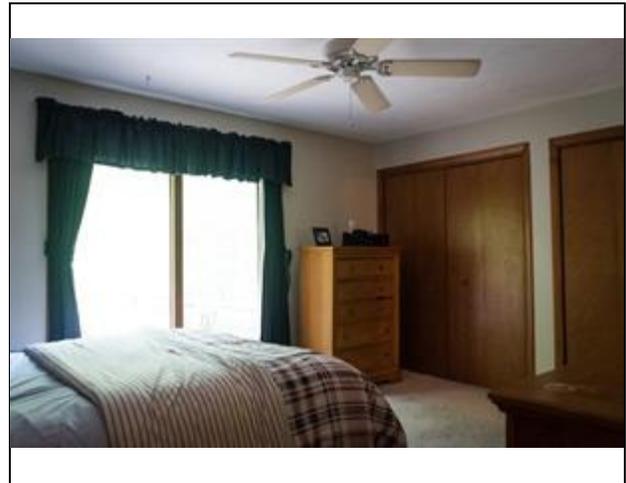
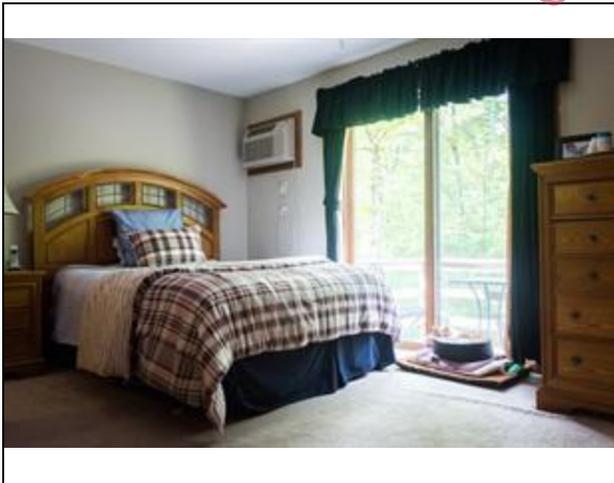
MLS # 72178390 - Sold  
157 Highwood Drive U:157, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$230,000



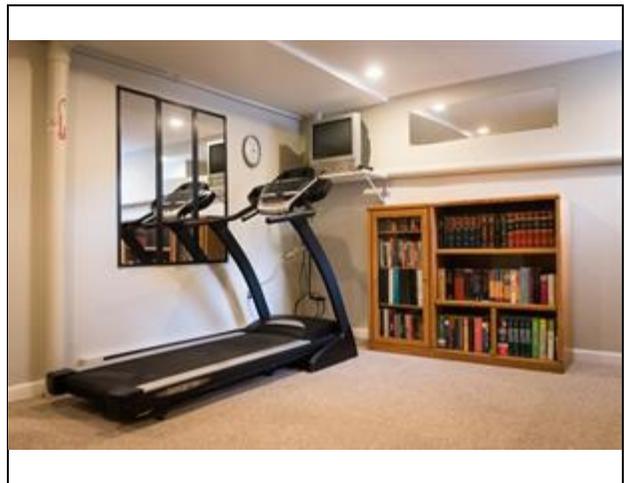
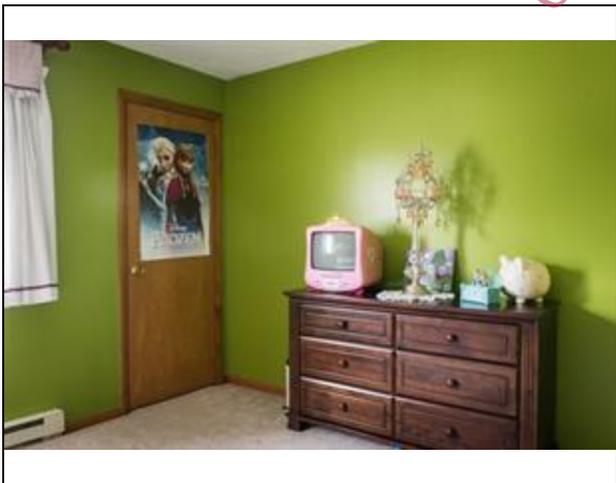
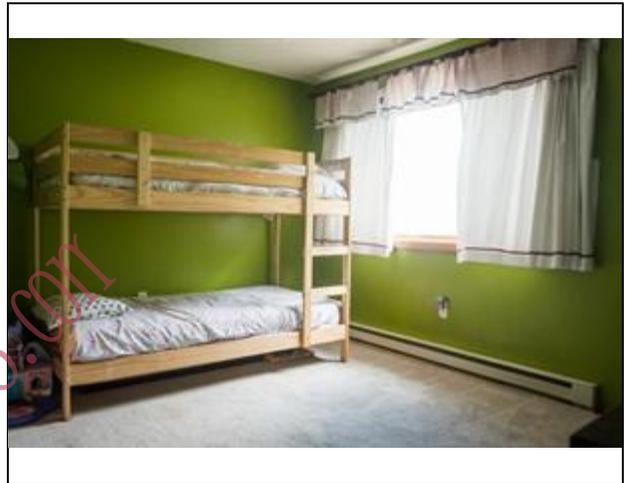
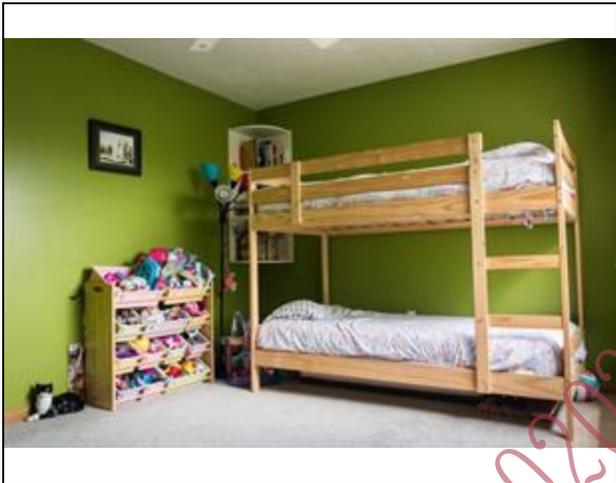
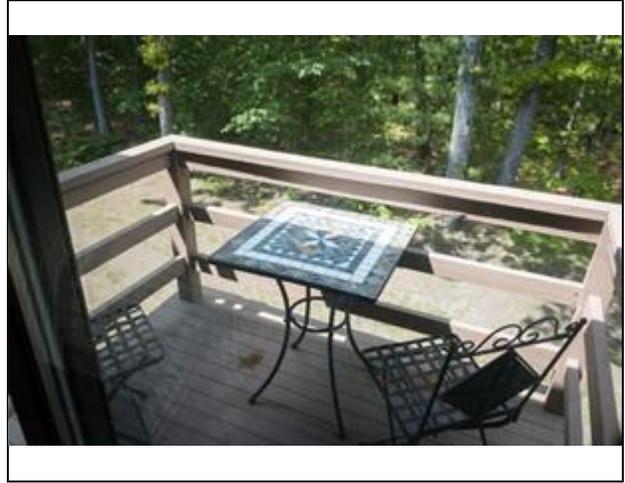
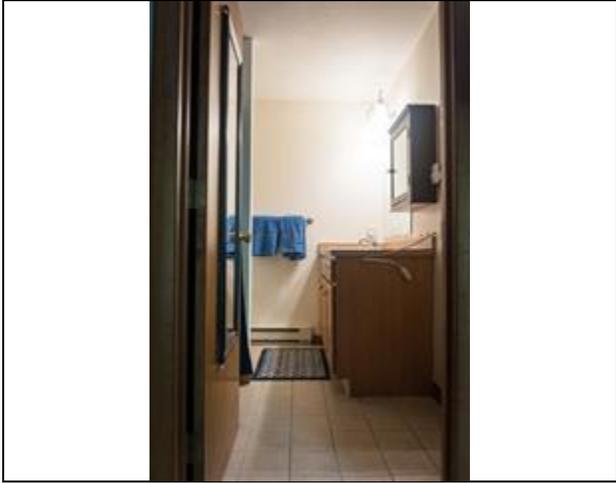
MLS # 72178390 - Sold  
157 Highwood Drive U:157, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$230,000



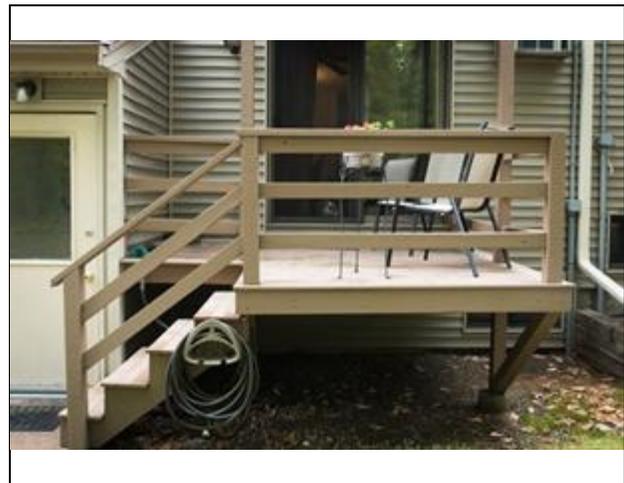
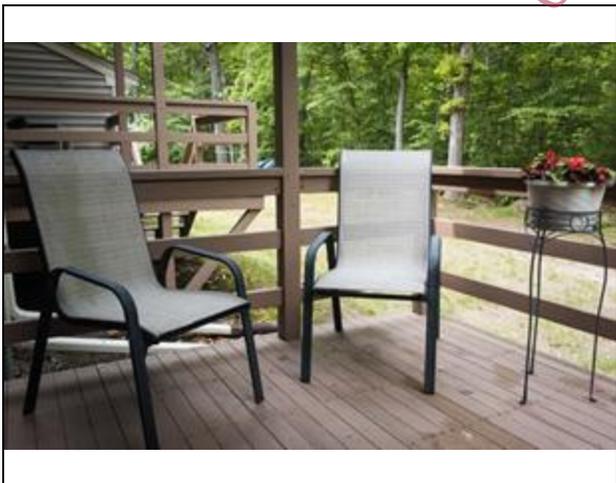
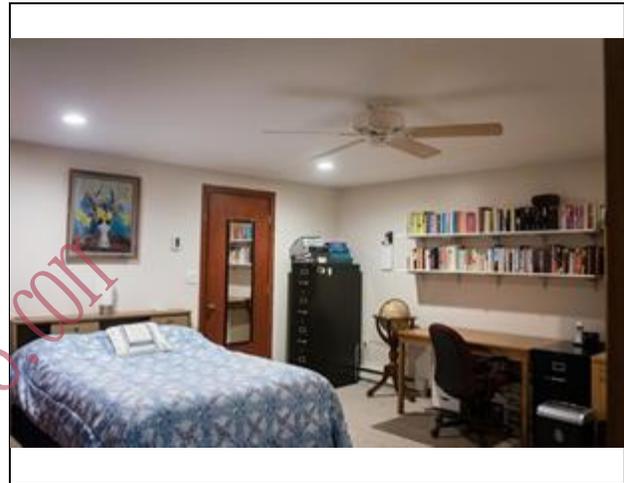
MLS # 72178390 - Sold  
157 Highwood Drive U:157, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$230,000



MLS # 72178390 - Sold  
157 Highwood Drive U:157, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$230,000



**MLS # 72178390 - Sold**  
**157 Highwood Drive U:157, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$230,000**



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**69 HIGHWOOD DRIVE - Unit 69**  
**Franklin, MA 02038-2921**  
**Condo**

MLS #: **72180621** Status: **Sold**  
List Price: **\$229,900** Sale Price: **\$230,000**  
List Date: **6/12/2017** Sale Date: **8/22/2017**  
Area: Off Market Date: **7/15/2017**  
List\$/Sq. Ft.: **\$161.56** Sold \$/Sq. Ft. **\$161.63**  
Days on Market (Total): **34** Days on Market (Office): **34**

**Property Features**

Rooms: **6** Style: **Townhouse**  
Bedrooms: **3** Type: **Condo**  
Baths: **2f 0h** Unit Level: **1**  
Master Bath: **Yes** Placement: **End**  
Fireplaces: **0** Approx. Living Area: **1,423 Sq. Ft.**  
Year Built: **1982** Outdoor Space Avail:  
# Units: **56** Garage: **0 Assigned**  
Elevator: Parking: **2**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$397**

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

**Room Descriptions**

Room	Level	Size	Features
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**Kitchen**

**Features & Other Information**

Basement: **No**  
Cooling: **Wall AC**  
Exclusions:  
Exterior: **Wood**  
Facing Direction:  
Heating: **Forced Air, Electric**  
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**

**Nestled away in a premier end unit location on a quiet street in Franklin is the updated townhouse with so many possibilities! Bright paint, flowing floor plan and the opportunity for either a first or second floor master make this 2 FULL bathroom home appealing for a variety of buyers! Updated kitchen complete with granite counters and cabinetry, creates a cosmetic "sparkle" that simply enhances the logical upgrades of windows, flooring and lighting. Spacious bedrooms and a flex area for dining and living create a floor plan that will accommodate a variety of set ups while providing ample space. Private back yard can be easily enjoyed in this "single family" feel unit, close to shopping and major routes! Come turn the key in this well maintained complex!!**

**Tax Information**

2017 Taxes: **\$2,939** Assessment: **\$201,600**  
Pin #: **M:259 L:007-010**

Cert: **00000068036** Zoning Code: **R**  
Map: Block: Lot: Book: **31420** Page: **313**

## Market History for 69 HIGHWOOD DRIVE U:69, Franklin, MA 02038-2921

MLS #	Date		DOM	DTO	Price
72180621	6/12/2017	Listed for <b>\$229,900</b>			\$229,900
CTG	6/15/2017	Status Changed to: <b>Contingent</b>			
UAG	6/29/2017	Status Changed to: <b>Under Agreement</b>			
BOM	6/29/2017	Status Changed to: <b>Back on Market</b>			
CTG	7/2/2017	Status Changed to: <b>Contingent</b>			
UAG	7/16/2017	Status Changed to: <b>Under Agreement</b>			
SLD	8/24/2017	Status Changed to: <b>Sold</b>			
	8/22/2017	Sold for <b>\$230,000</b>	34	19	<b>\$230,000</b>
<b>Market History for Office Id: AN1503</b>			<b>34</b>	<b>19</b>	<b>\$230,000</b>
<b>Market History for this property</b>			<b>34</b>	<b>19</b>	<b>\$230,000</b>

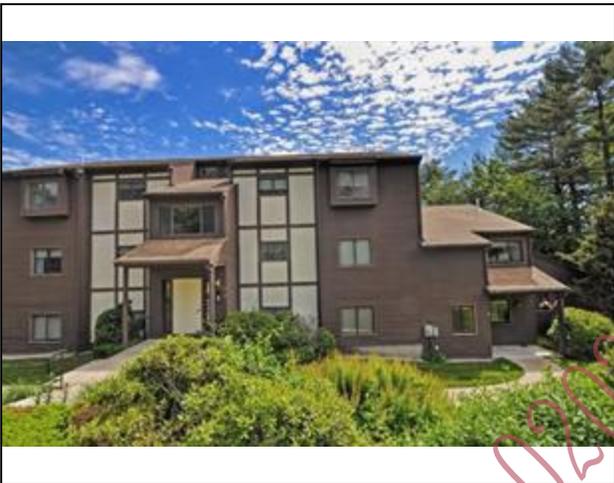
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**Kitchen**



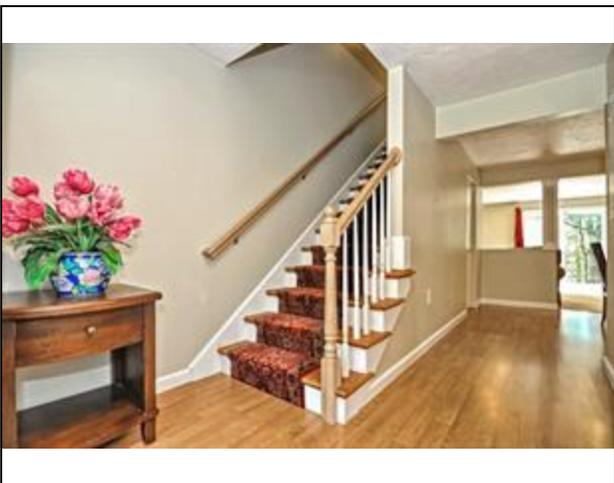
**Exterior - Front**



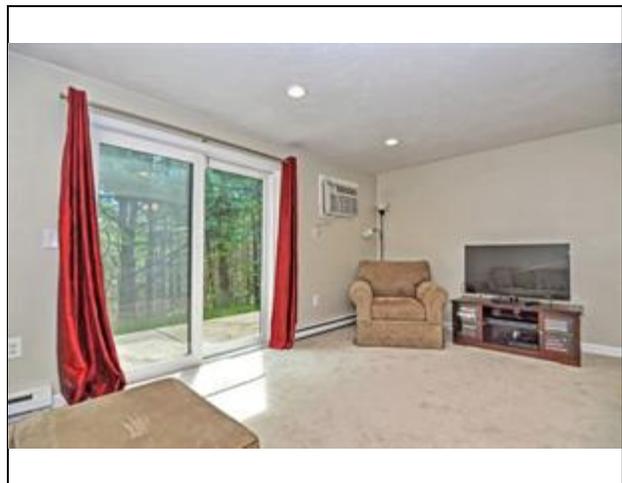
**Exterior - Front**



**Exterior - Front**



**Entry Hall**



**Family Room**



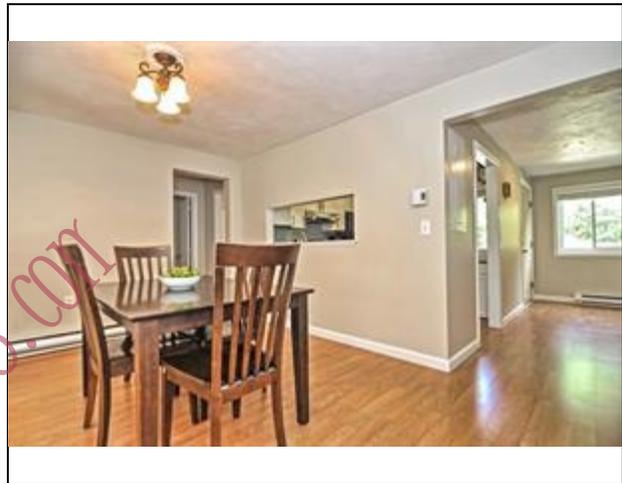
**Family Room**



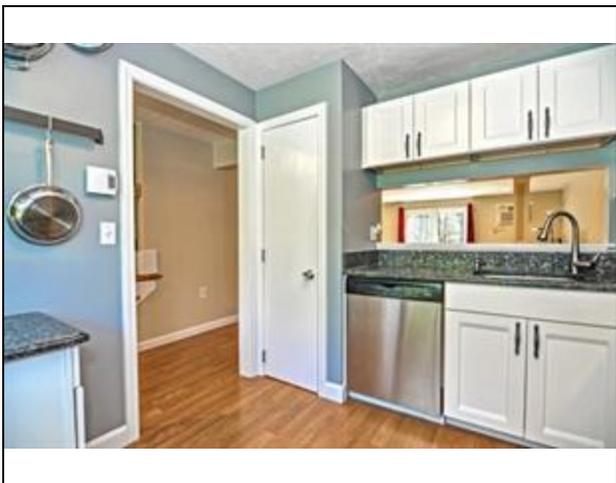
**Exercise Room**



**Dining Room**



**Dining Room**



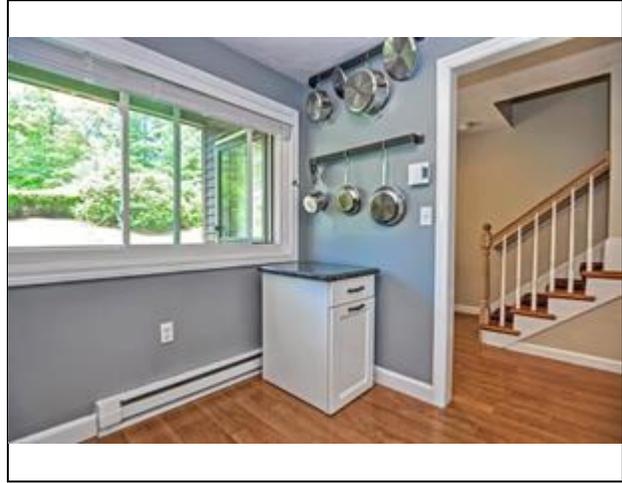
**Kitchen**



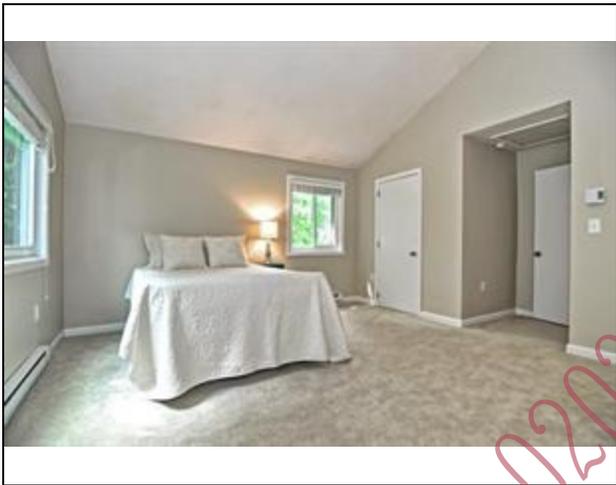
**Kitchen**



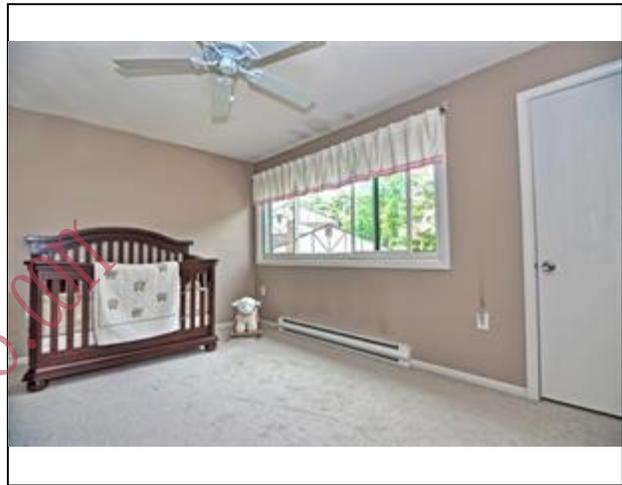
**Kitchen**



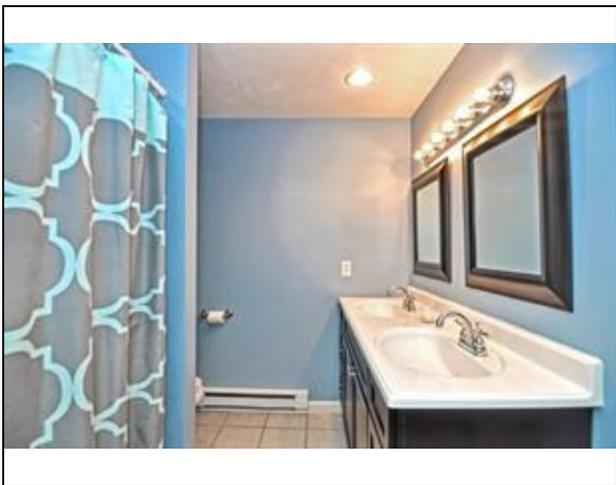
**Kitchen**



**Bedroom 2**



**Bedroom 3**



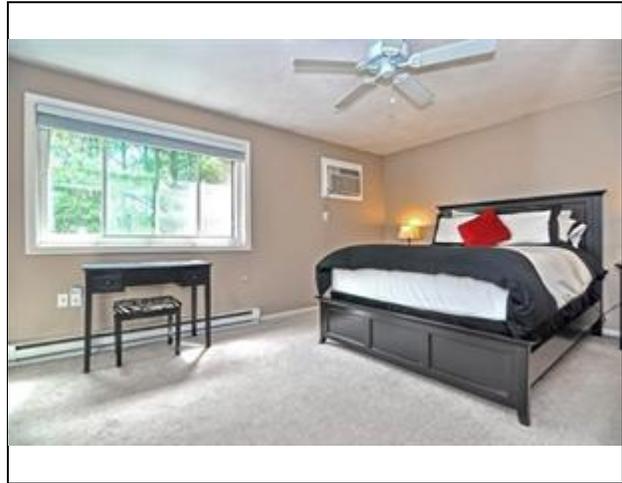
**Bathroom - Full**



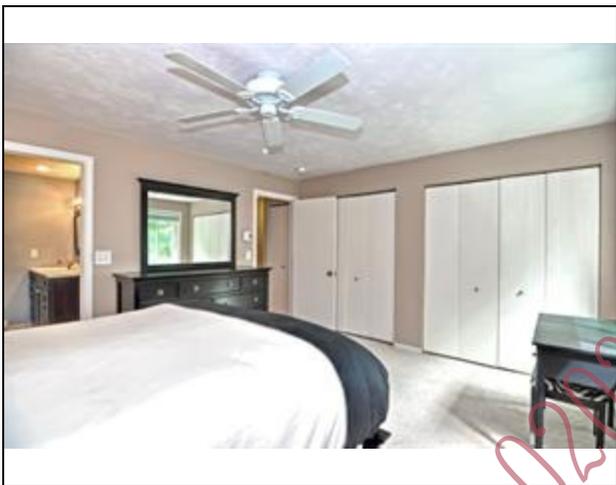
**Bedroom 3**



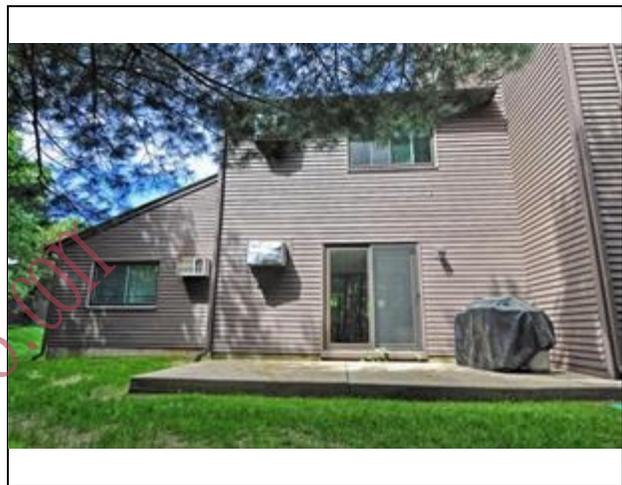
Master Bedroom



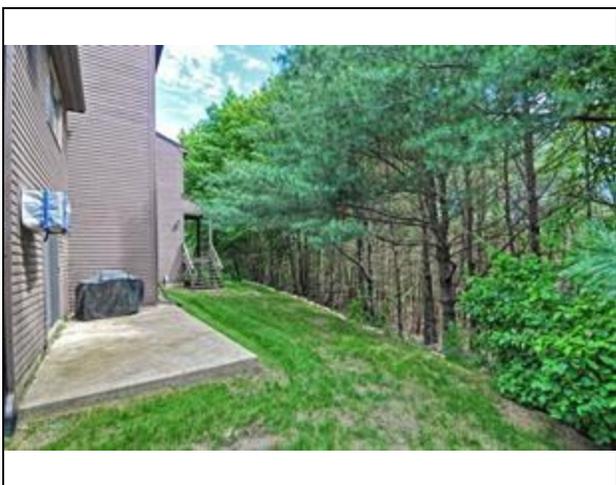
Master Bedroom



Master Bedroom



Exterior - Back



Exterior - Back



Parking