

**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** Cert: Zoning Code: **RES**  
Pin #: Map: Block: Lot: Book: **33164** Page: **095**

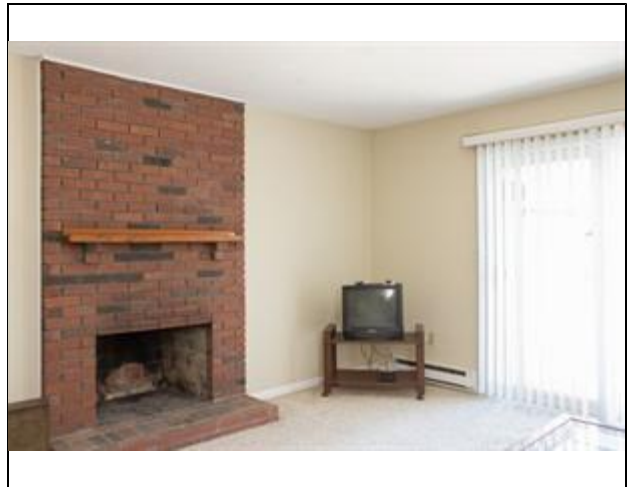
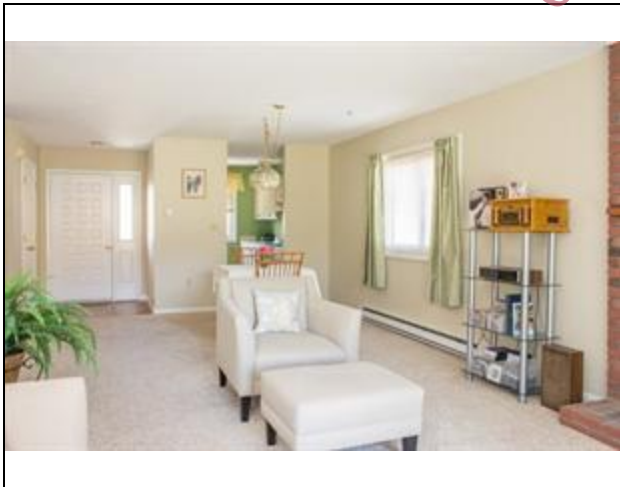
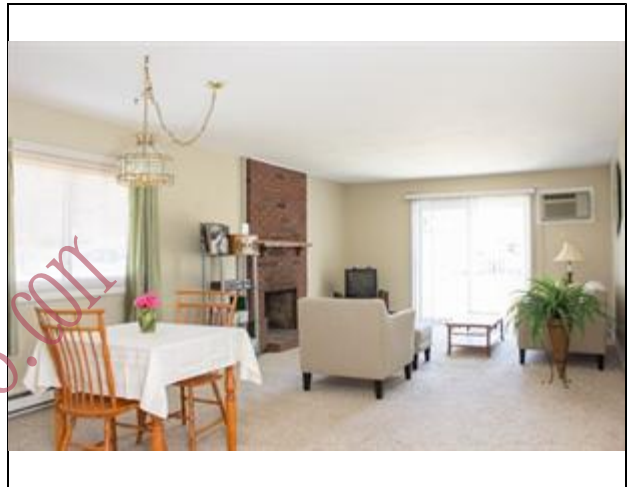
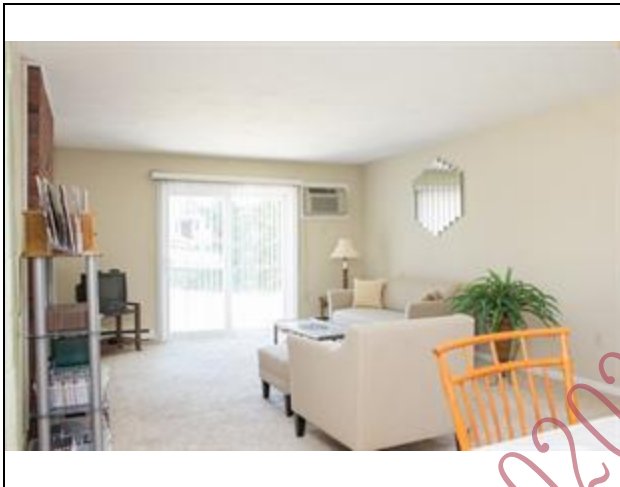
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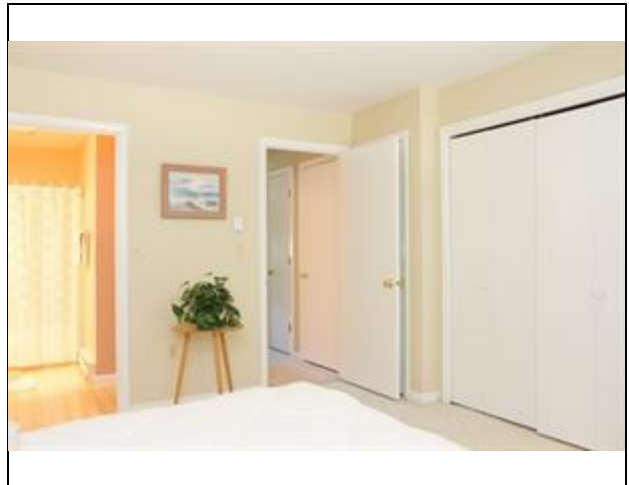
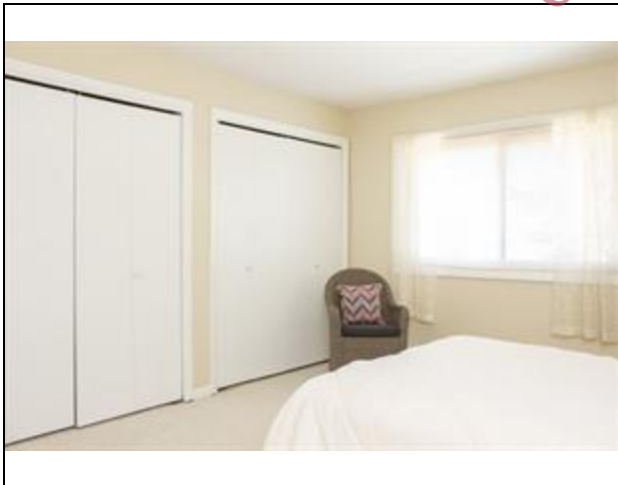
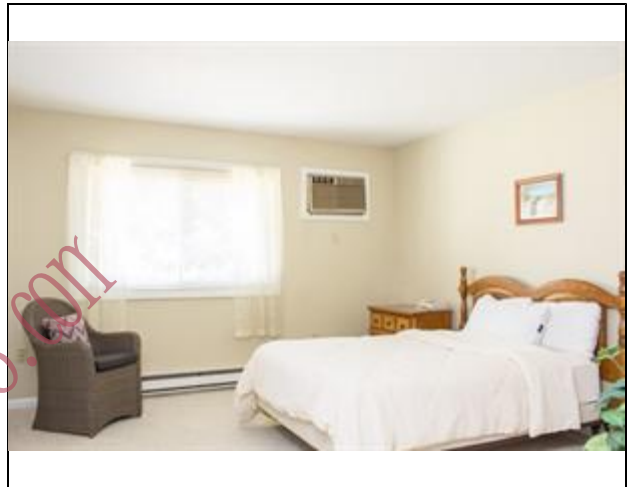
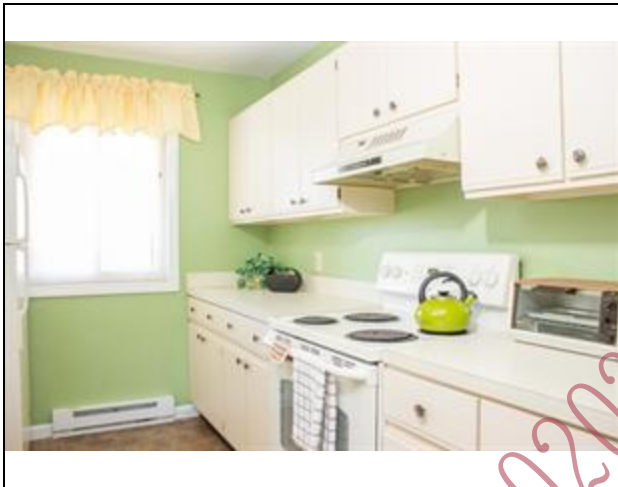
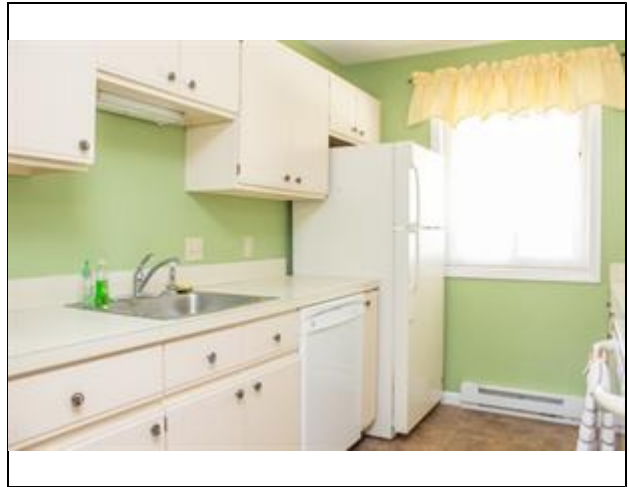
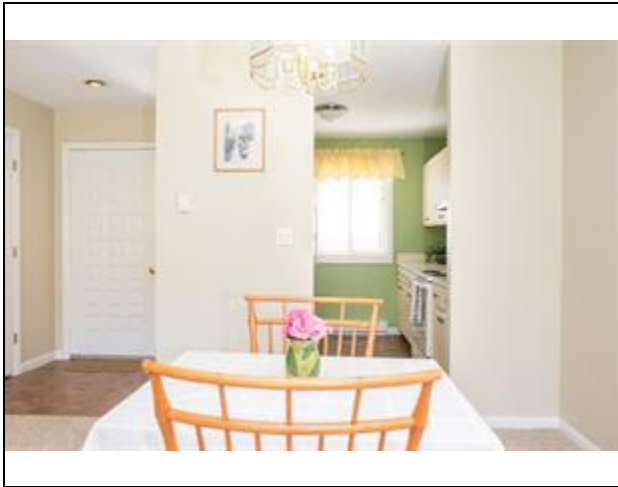
MLS #	Date		DOM	DTO	Price
72147737	4/15/2017	Listed for <b>\$202,750</b>			\$202,750
CTG	4/24/2017	Status Changed to: <b>Contingent</b>			
UAG	5/8/2017	Status Changed to: <b>Under Agreement</b>			
SLD	6/9/2017	Status Changed to: <b>Sold</b>			
	6/9/2017	Sold for <b>\$203,000</b>	23	9	<b>\$203,000</b>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

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

Condominium - Condo  
Sale Price: \$203,000

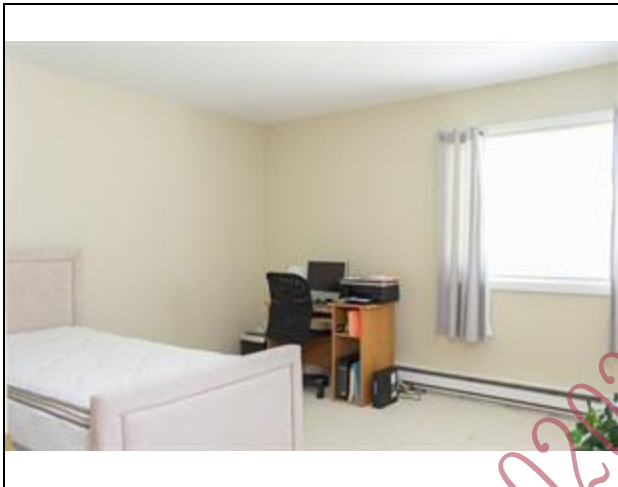






**MLS # 72147737 - Sold**  
**132 Highwood Drive U:132, Franklin, MA 02038**

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



**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** Cert: Zoning Code: **Res**  
Pin #: **M:270 L:044-003** Map: Block: Lot: Book: **7451** Page: **656**

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

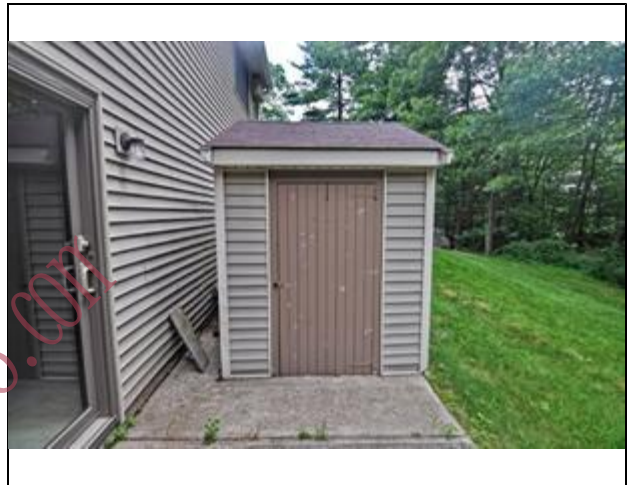
MLS #	Date		DOM	DTO	Price
72197753	7/13/2017	Listed for <b>\$210,000</b>			\$210,000
CTG	7/17/2017	Status Changed to: <b>Contingent</b>			
UAG	7/24/2017	Status Changed to: <b>Under Agreement</b>			
SLD	8/24/2017	Status Changed to: <b>Sold</b>			
	8/24/2017	Sold for <b>\$210,000</b>	11	3	<b>\$210,000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

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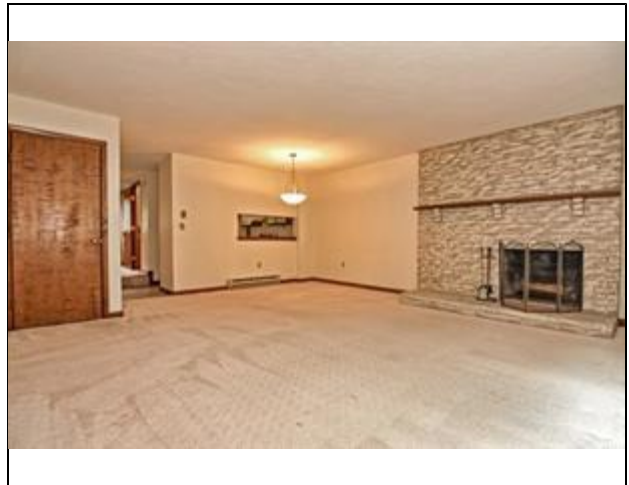
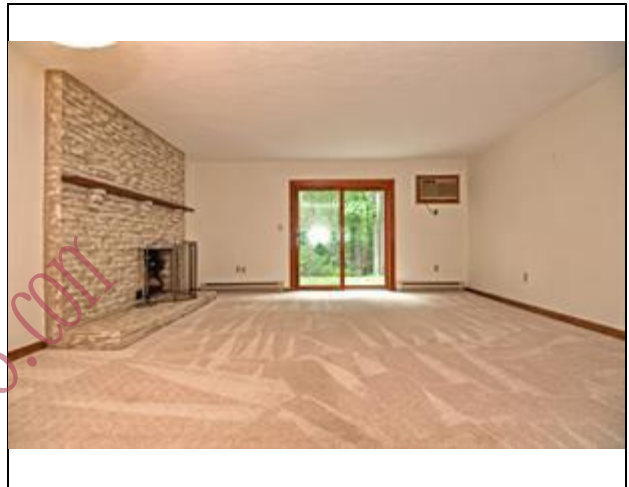


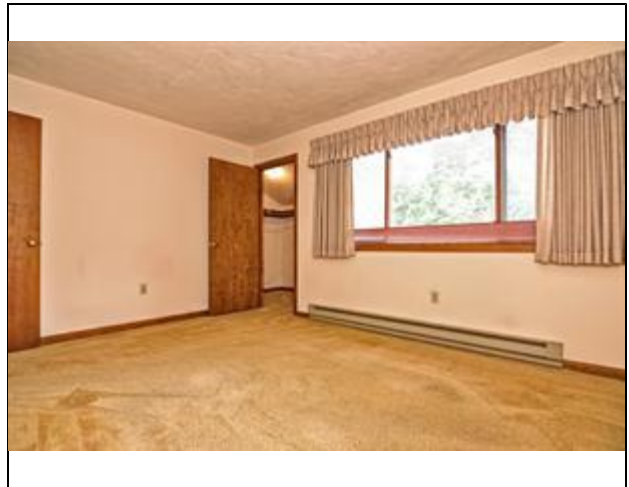
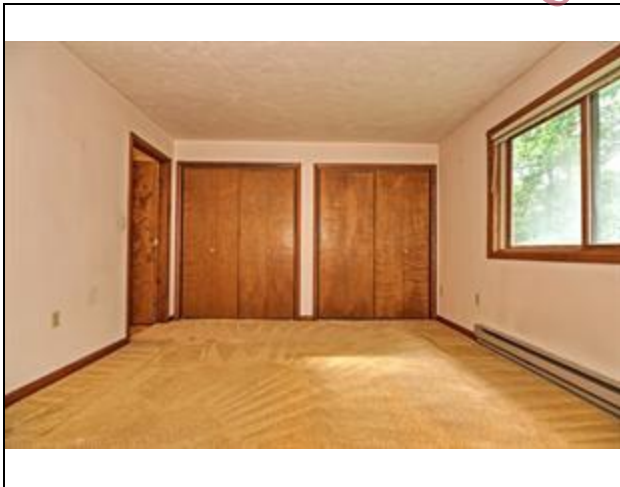
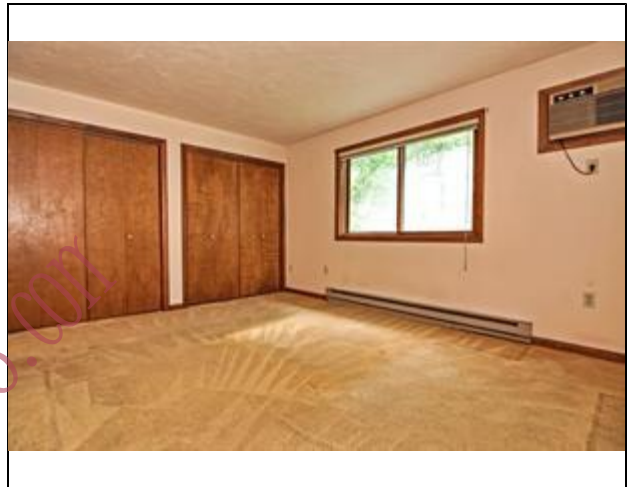
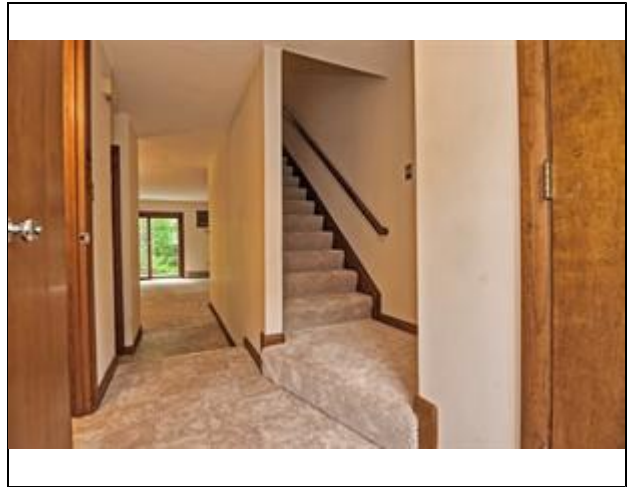
MLS # 72197753 - Sold  
180 Highwood Dr U:180, Franklin, MA 02038-2981

Condominium - Condo  
Sale Price: \$210,000



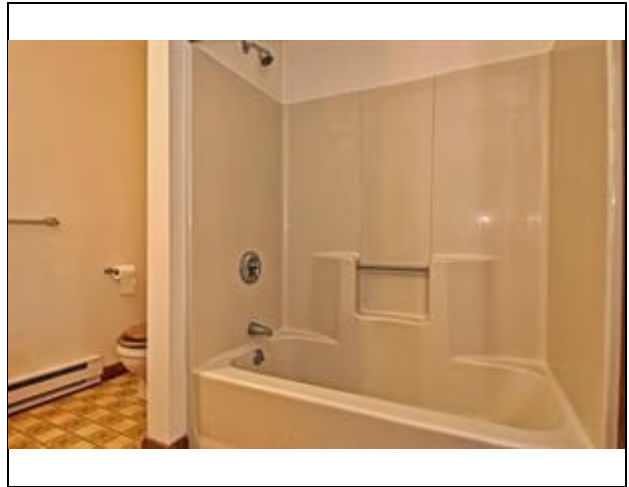






**MLS # 72197753 - Sold**  
**180 Highwood Dr U:180, Franklin, MA 02038-2981**

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



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**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** Cert: **060324** Zoning Code: **Condo**  
Pin #: **M:259 L:006-009** 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>
Market History for Office Id: BB1650			<b>3</b>	<b>3</b>	<b>\$210,000</b>
Market History for this property			<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**



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

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Deck, Balcony, Storage Shed**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric, Tank**  
Lead Paint: **None**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

**Live in the heart of Franklin with easy access to major routes, the commuter rail, also within walking distance to many amenities including schools, shops, and restaurants. This spacious 2 bedroom 1.5 bath town home is made for easy living. The property has a nice open floor plan with living room/dining area which features a beautiful brick fireplace and sliding door that lead out to your private patio with storage shed and nice backyard. Upstairs you will find 2 nice size bedrooms & 1 full bath, ample closets & laundry hookups. Master bedroom has its own private deck. This home offers Great value in a very desirable, pet friendly complex. Welcome home!**

**Tax Information**

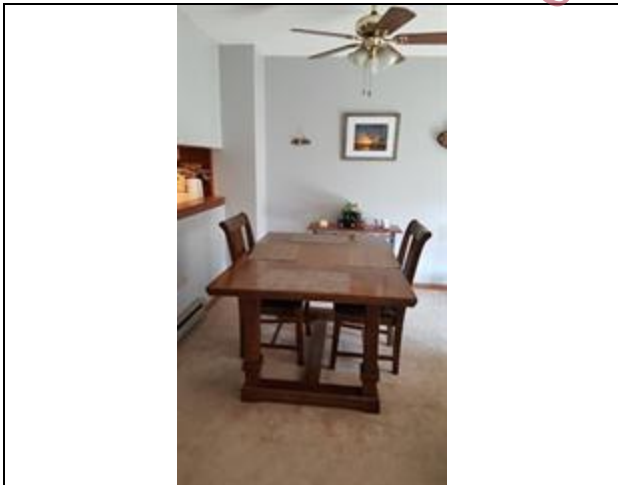
**2016 Taxes: \$2,754** Assessment: **\$189,900**  
Pin #: **M:270 L:043-011**

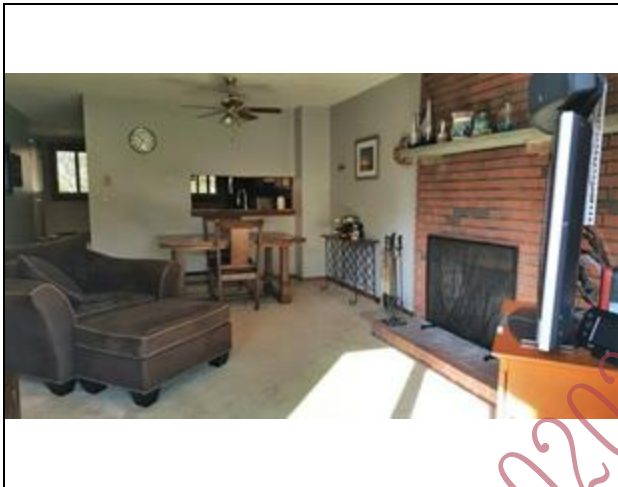
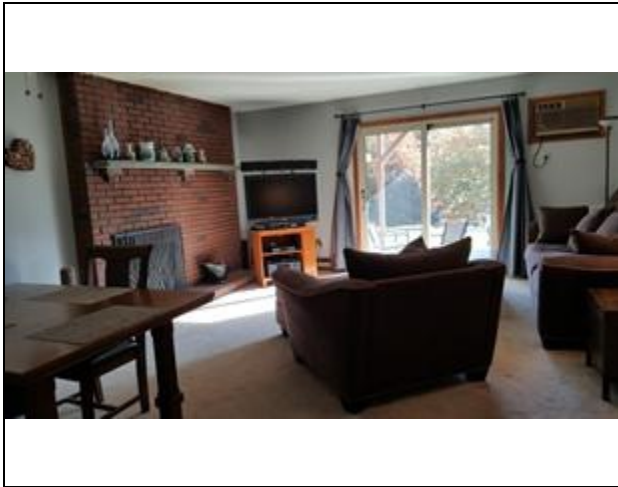
Cert: **24040** Zoning Code: **RES**  
Map: Block: Lot: Book: **25595** Page: **2**

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

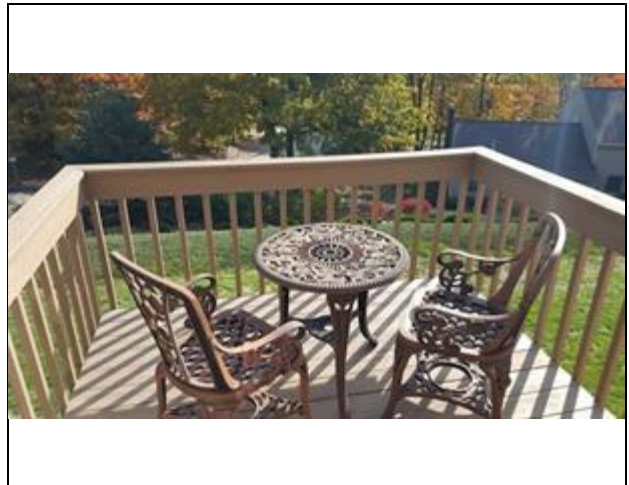
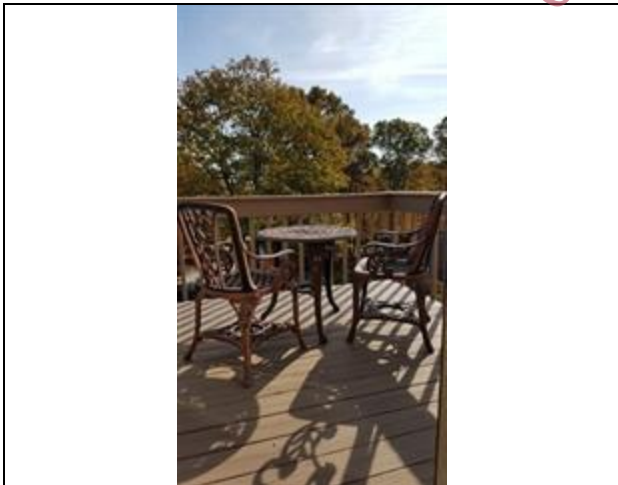
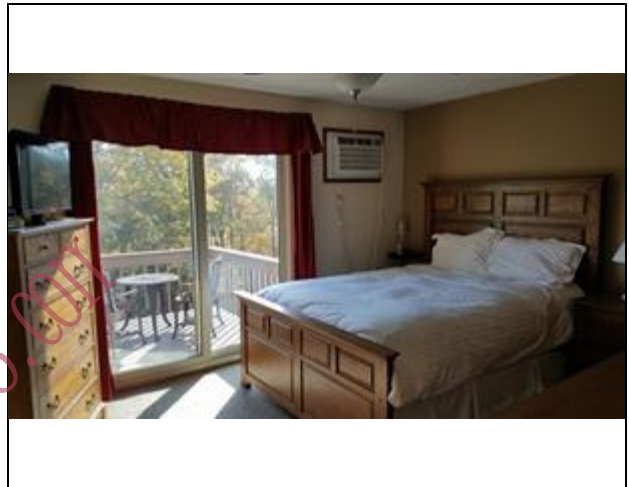
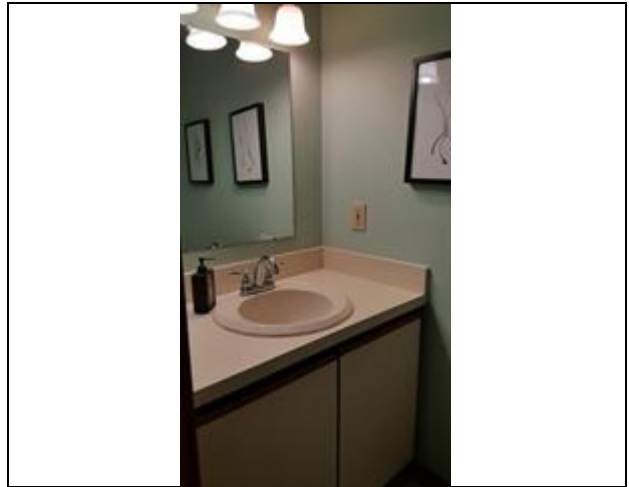
MLS #	Date		DOM	DTO	Price
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	12/1/2016	Price Changed to: <b>\$21,500</b>			\$21,500
	12/1/2016	Price Changed to: <b>\$215,000</b>			\$215,000
CTG	1/17/2017	Status Changed to: <b>Contingent</b>			
BOM	1/27/2017	Status Changed to: <b>Back on Market</b>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

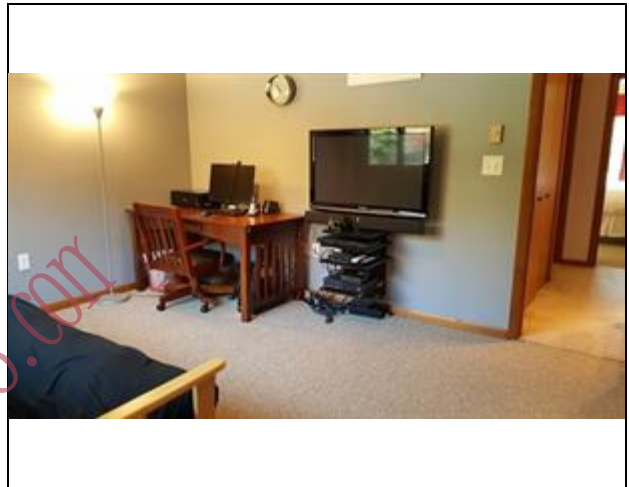
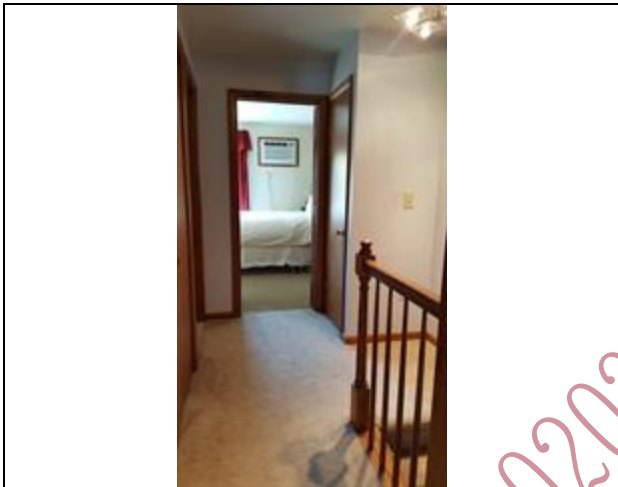
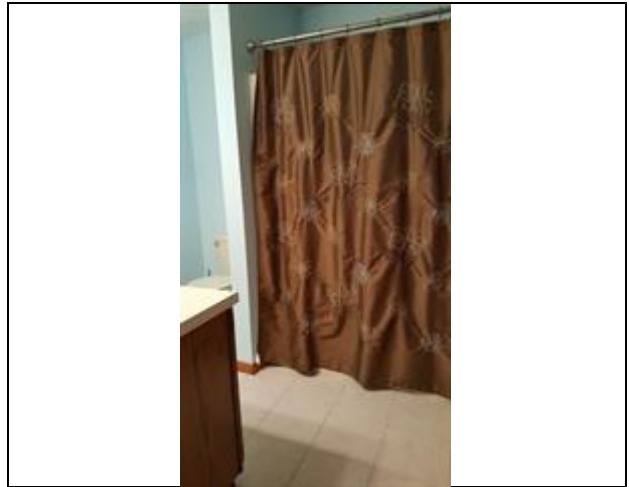
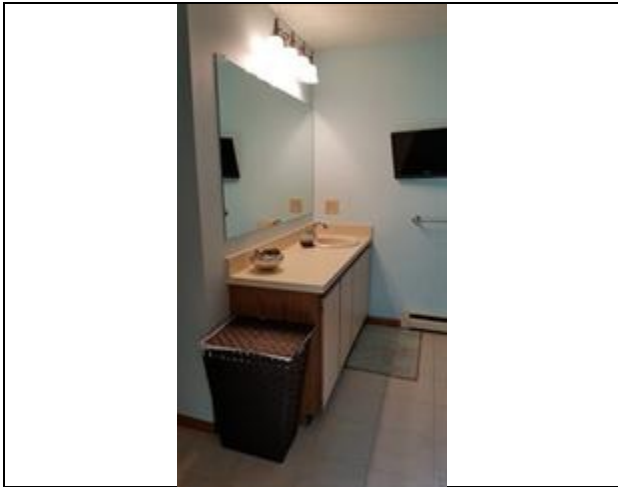
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**MLS # 72089078 - Sold**  
**126 Highwood Dr U:126, Franklin, MA 02038-2978**

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



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

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

**Property Features**

Rooms: **4** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **1**  
Master Bath: Placement: **Middle**  
Fireplaces: **1** Approx. Living Area: **1,118 Sq. Ft.**  
Year Built: **1985** Outdoor Space Avail: **Yes - Common**  
# Units: **68** Garage: **0**  
Elevator: **No** Parking: **2 Off-Street, Assigned, Guest**

Handicap Access/Features:

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

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



**Living/Dining Room Combo**

**Room Descriptions**

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

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Deck, Balcony, Storage Shed**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric**  
Interior Features: **Walk-up Attic**  
Lead Paint: **Unknown**  
Pets Allowed: **Yes w/ Restrictions**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No** Water View: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

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

**Tax Information**

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

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



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

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

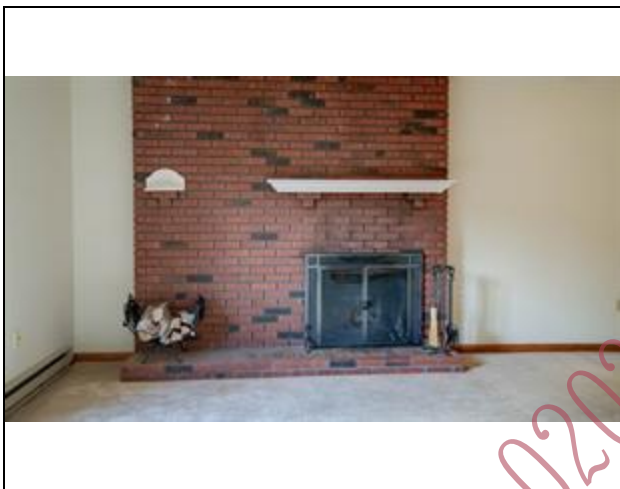
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**Living/Dining Room Combo**



**Living/Dining Room Combo**



**Living/Dining Room Combo**



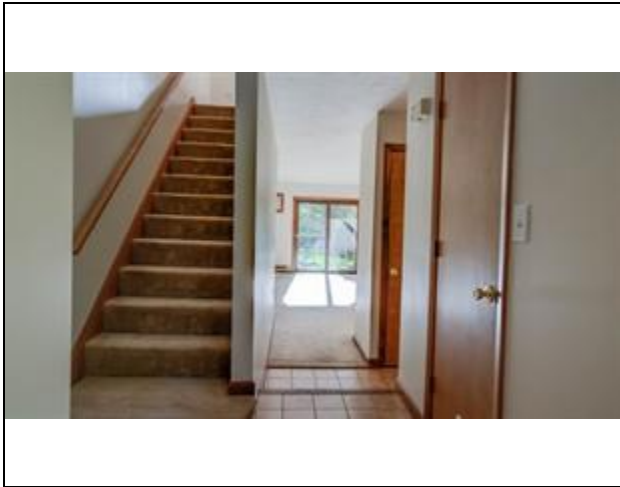
**Kitchen**



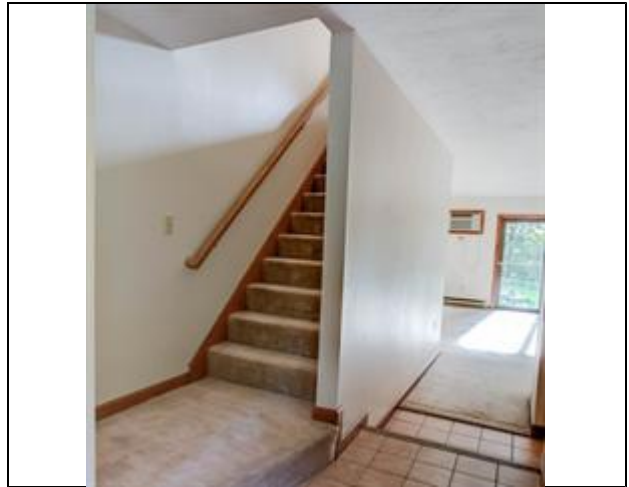
**Kitchen**



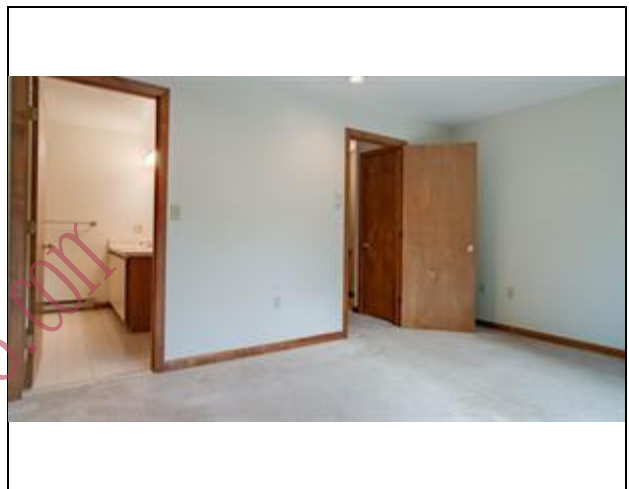
**Kitchen**



**Entry Hall**



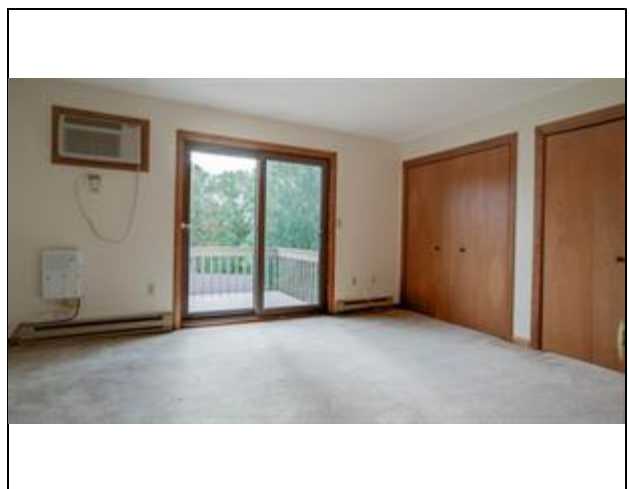
**Bedroom 2**



**Master Bedroom**



**Master Bedroom**



**Master Bedroom**



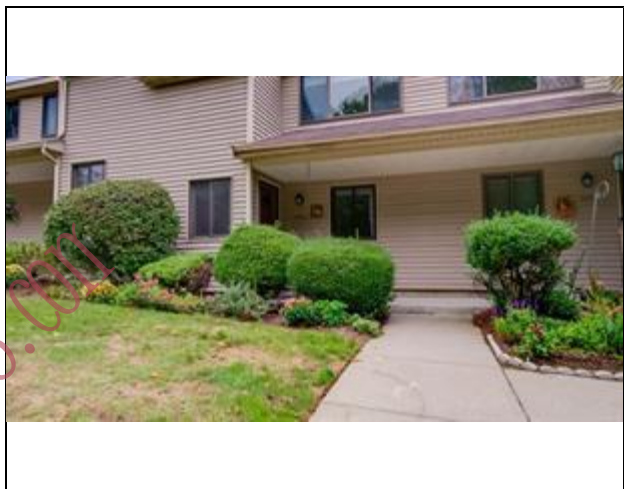
**Balcony**



**Bathroom - Full**



**Bathroom - Full**



**Exterior - Front**



**Exterior - Back**



**Exterior - Back**

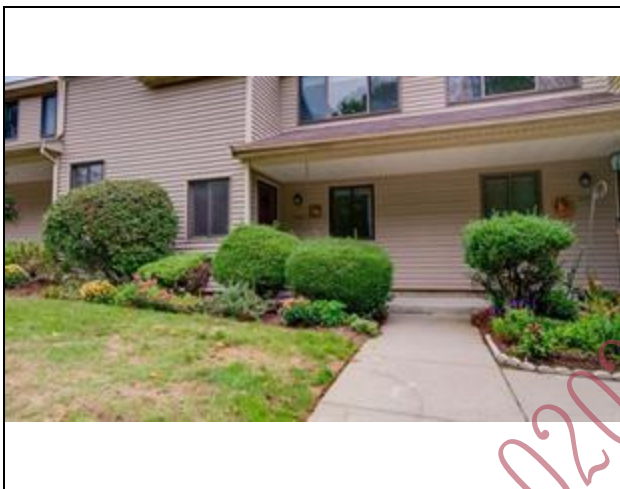




**Exterior - Back**



**Exterior - Back**



**Exterior - Front**



**Exterior - Front**

**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): Days on Market (Office): **19**  
**48**

**Property Features**

Rooms: **4** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **1**  
Master Bath: Placement:  
Fireplaces: **1** Approx. Living Area: **1,122 Sq. Ft.**  
Year Built: **1986** Outdoor Space Avail: **Yes - Common**  
# Units: **60** Garage: **0**  
Elevator: **No** Parking: **2 Assigned, Paved Driveway**

Handicap Access/Features:

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

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



**Room Descriptions**

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

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
Basement: **Yes Full, Interior Access, Bulkhead**  
Construction: **Frame**  
Cooling: **Wall AC**  
Electric: **110 Volts**  
Exclusions: **Renters' personal property.**  
Exterior: **Vinyl**  
Exterior Features: **Deck, Balcony**  
Facing Direction: **Southeast**  
Green Certified: **No**  
Heating: **Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
Lead Paint: **None**  
Living Area Disclosures: **does not include basement**  
Pets Allowed: **Yes w/ Restrictions**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No** Water View: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

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

**Tax Information**

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

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

Cert: Zoning Code: **R10**

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

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

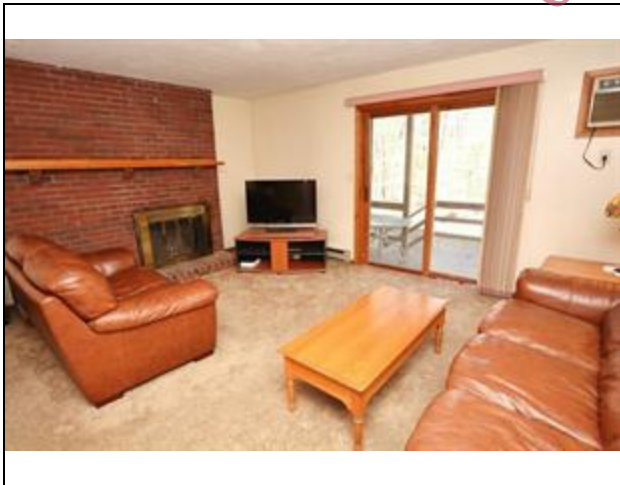
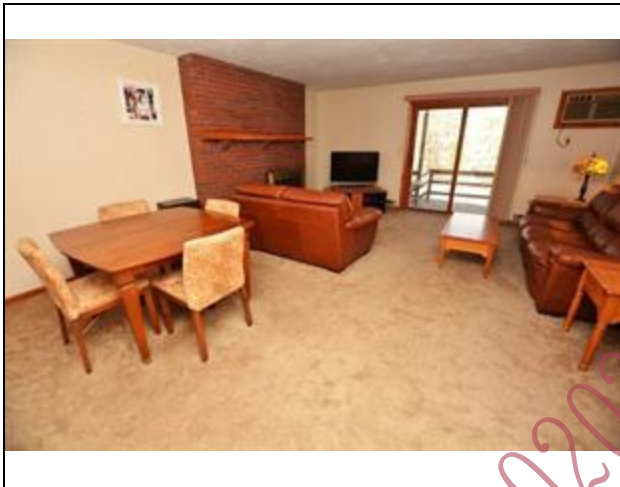
MLS #	Date		DOM	DTO	Price
72114362	1/31/2017	Listed for <b>\$217,500</b>			\$217,500
CAN	3/1/2017	Status Changed to: <b>Canceled</b>	29		
Market History for Office Id: BB1315			29		
➔ 72127246	3/6/2017	Listed for <b>\$215,000</b>			\$215,000
CTG	3/11/2017	Status Changed to: <b>Contingent</b>			
UAG	3/25/2017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

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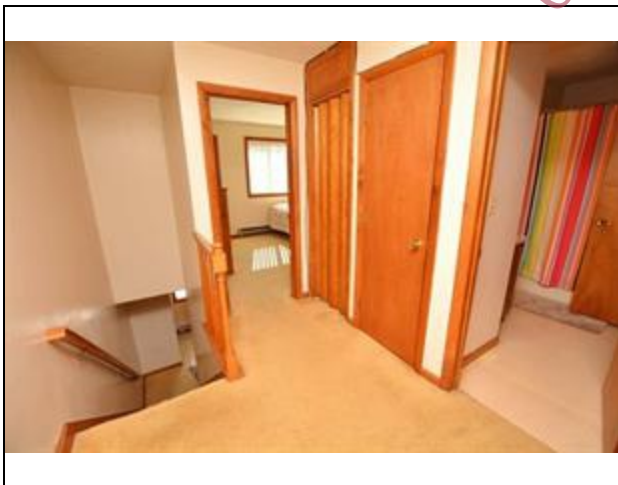
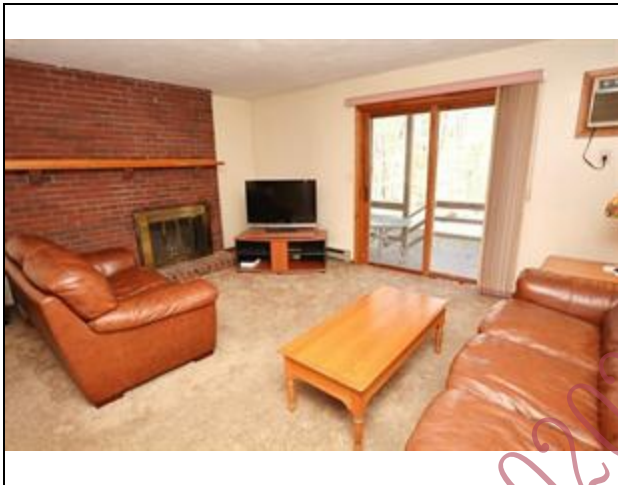






**MLS # 72127246 - Sold**  
**156 Highwood Dr U:156, Franklin, MA 02038-2923**

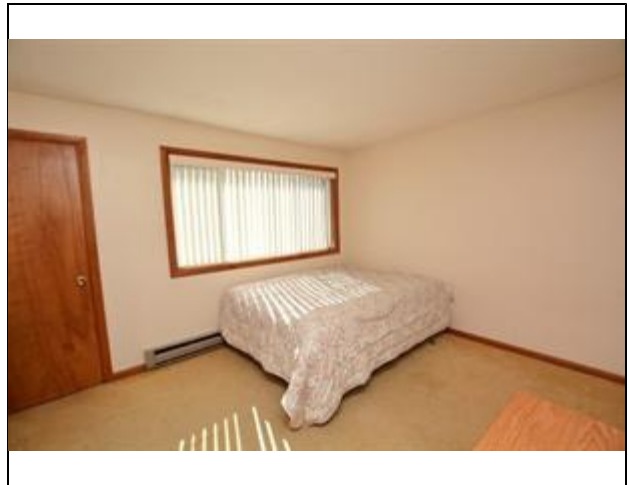
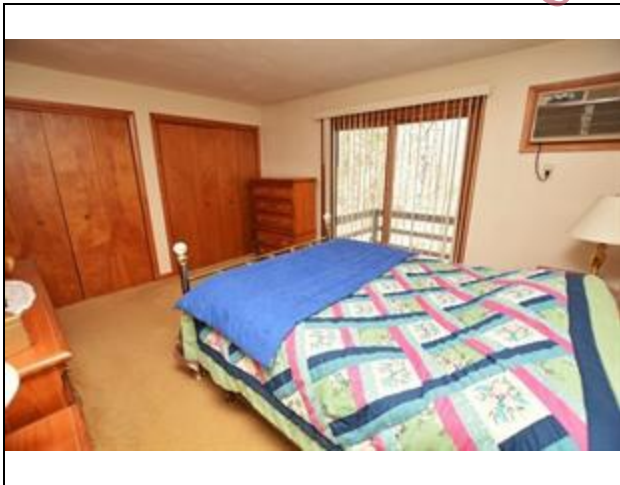
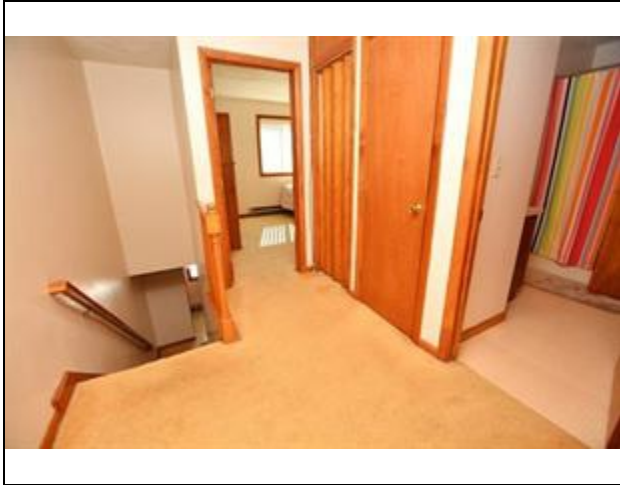
**Condominium - Condo**  
**Sale Price: \$215,000**





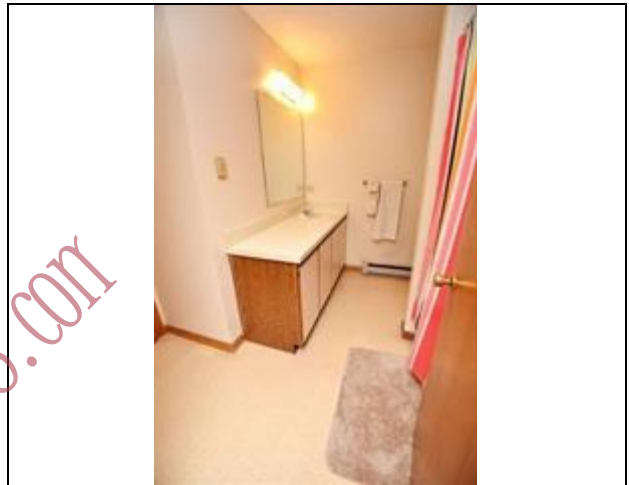
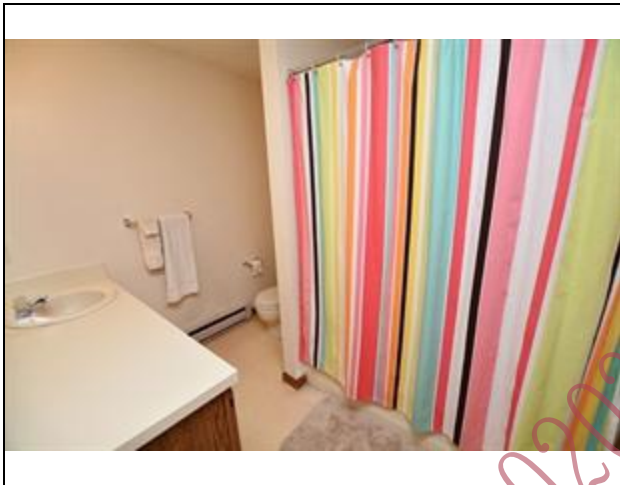
MLS # 72127246 - Sold  
156 Highwood Dr U:156, Franklin, MA 02038-2923

Condominium - Condo  
Sale Price: \$215,000



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

Condominium - Condo  
Sale Price: \$215,000





**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**

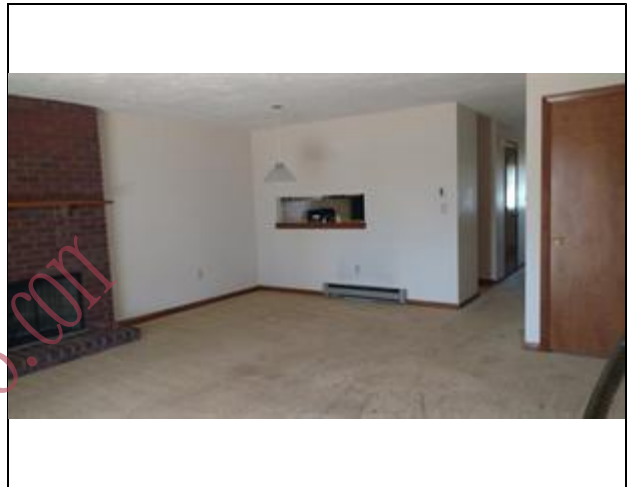
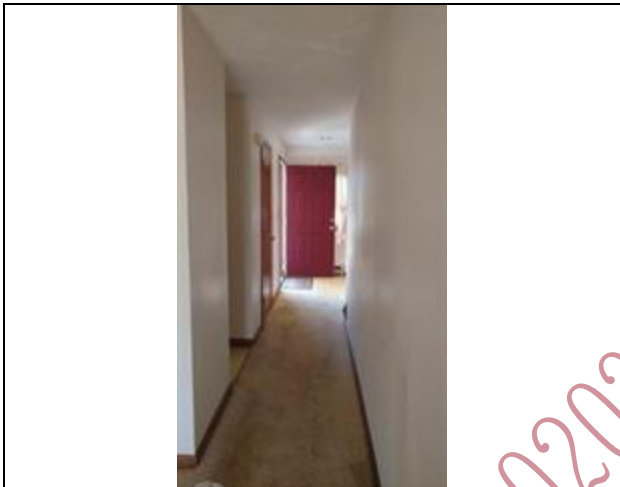
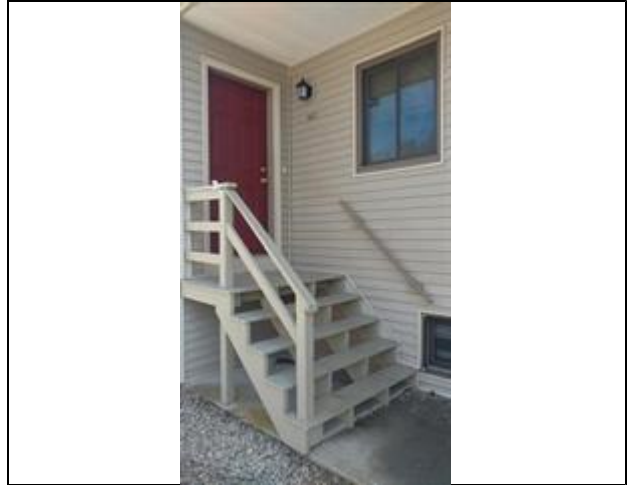
## Market History for 143 Highwood Dr U:143, Franklin, MA 02038-2979

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

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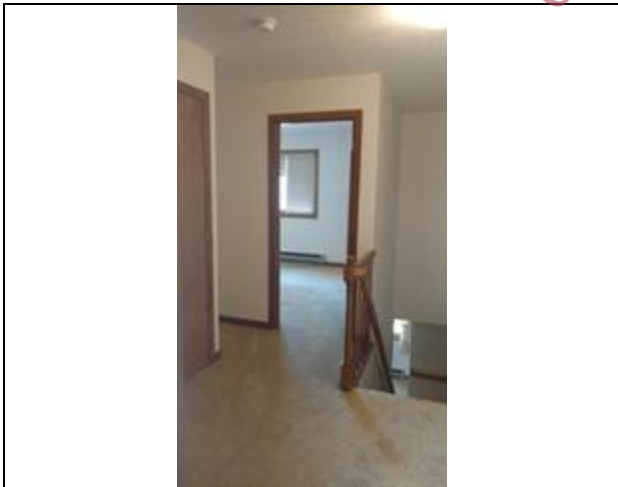
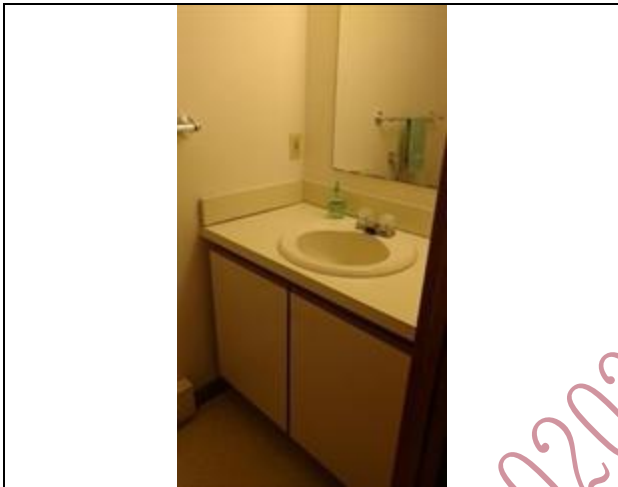
**MLS # 72139789 - Sold**  
**143 Highwood Dr U:143, Franklin, MA 02038-2979**

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



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

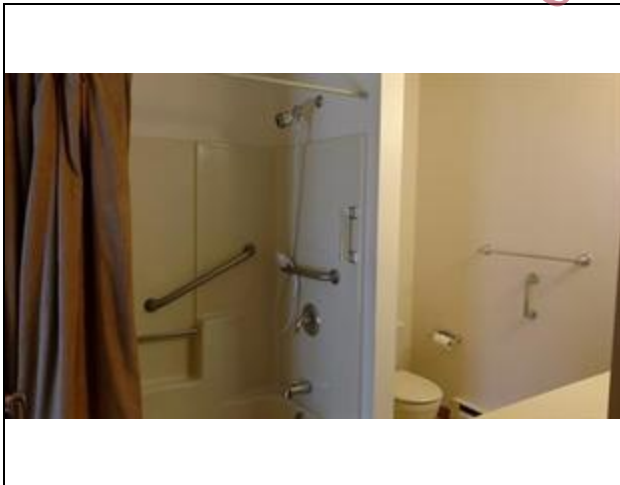
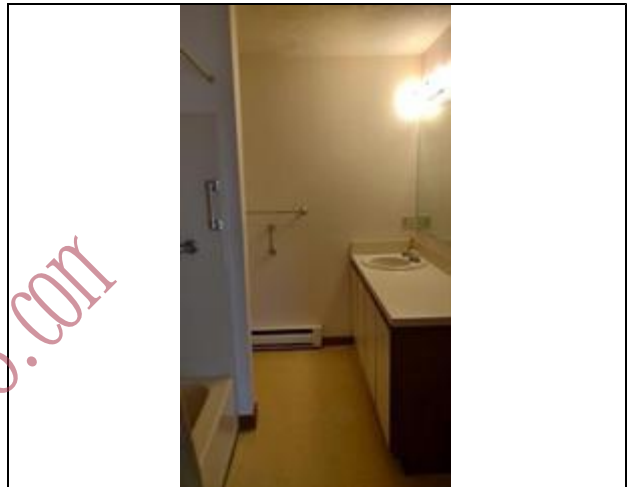
**Condominium - Condo**  
**Sale Price: \$215,000**





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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**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**  
Pin #:

Cert: Zoning Code: **Condo**  
Map: **270** Block: **44** Lot: **5** Book: **12778** Page: **195**

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

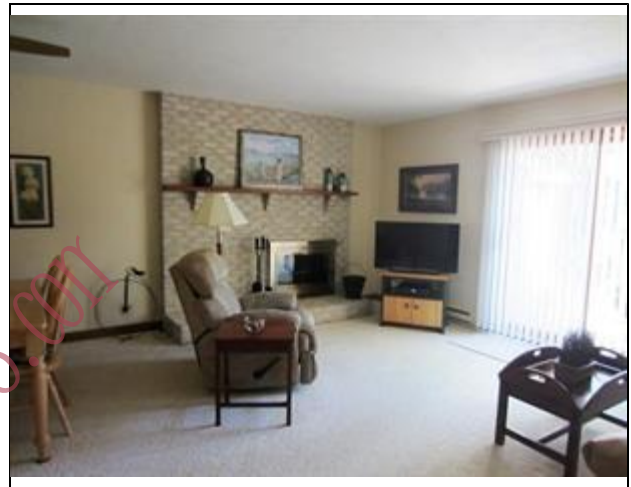
MLS #	Date		DOM	DTO	Price
72244631	10/18/2017	Listed for <b>\$218,500</b>			\$218,500
CTG	10/31/2017	Status Changed to: <b>Contingent</b>			
UAG	11/3/2017	Status Changed to: <b>Under Agreement</b>			
SLD	12/20/2017	Status Changed to: <b>Sold</b>			
	12/18/2017	Sold for <b>\$221,000</b>	16	12	<b>\$221,000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

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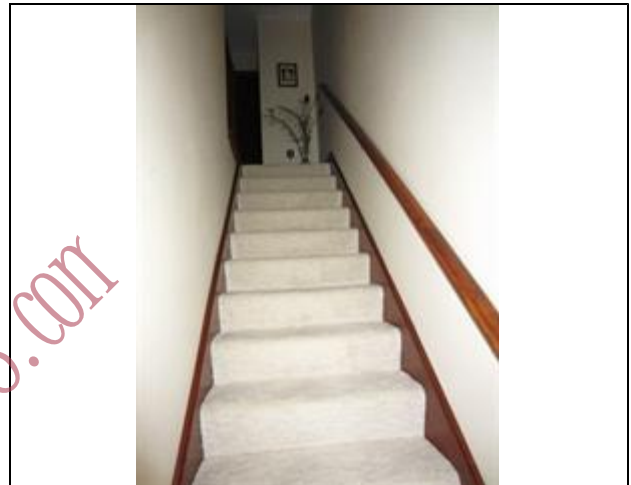
MLS # 72244631 - Sold  
182 Highwood Dr. U:182, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$221,000



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

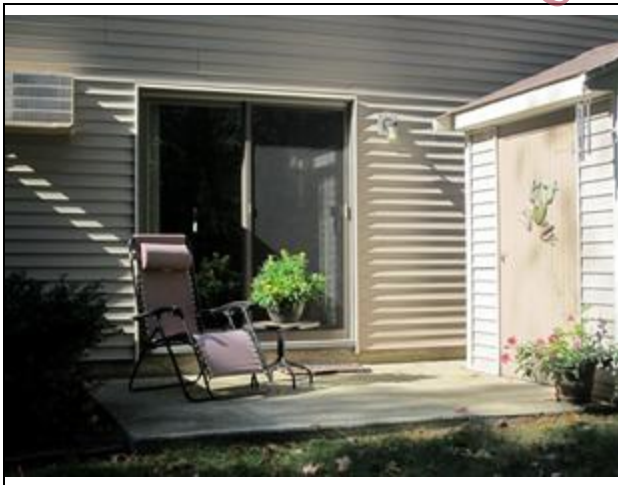
Condominium - Condo  
Sale Price: \$221,000





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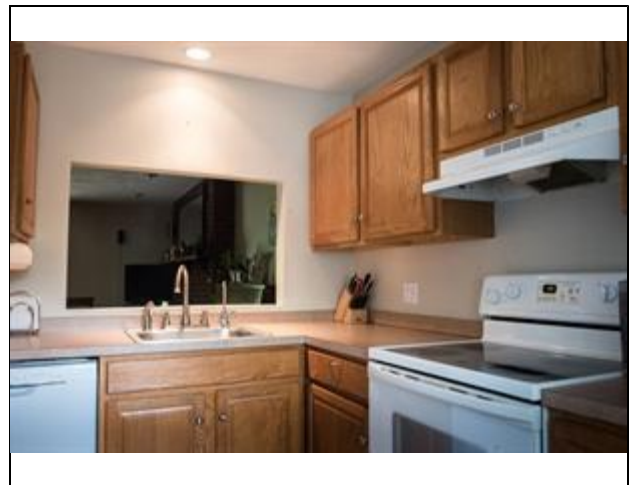
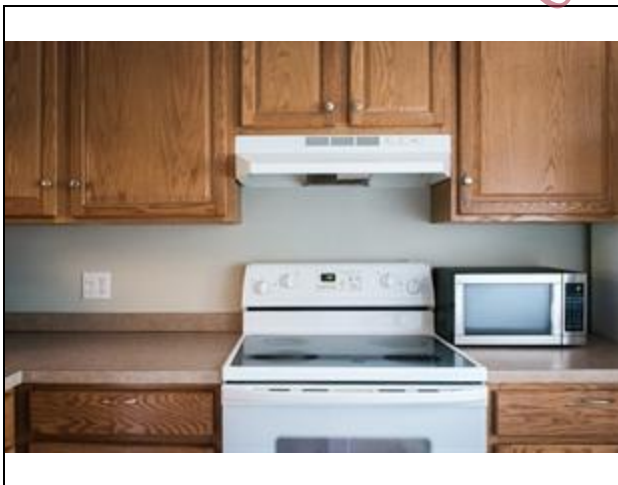
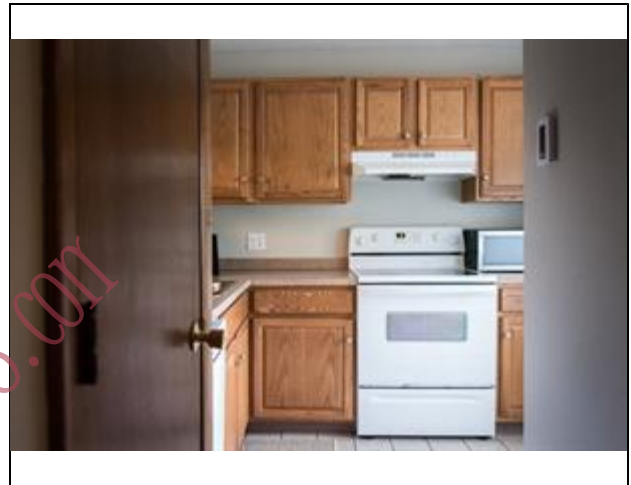
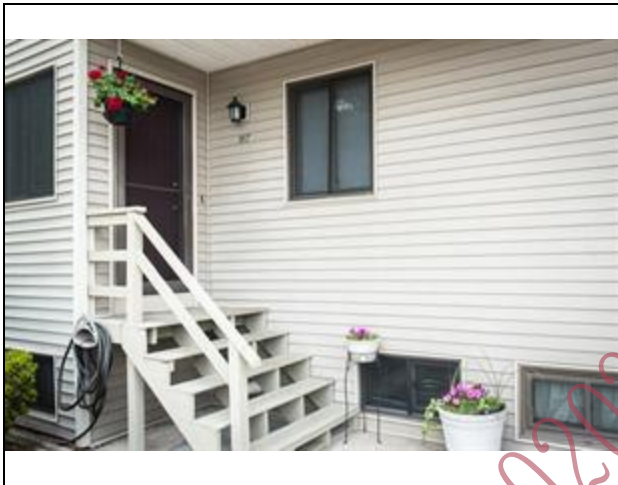
## Market History for 157 Highwood Drive U:157, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72178390	6/8/2017	Listed for <b>\$226,900</b>			\$226,900
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>
Market History for Office Id: BB5301			<b>23</b>	<b>8</b>	<b>\$230,000</b>
Market History for this property			<b>23</b>	<b>8</b>	<b>\$230,000</b>

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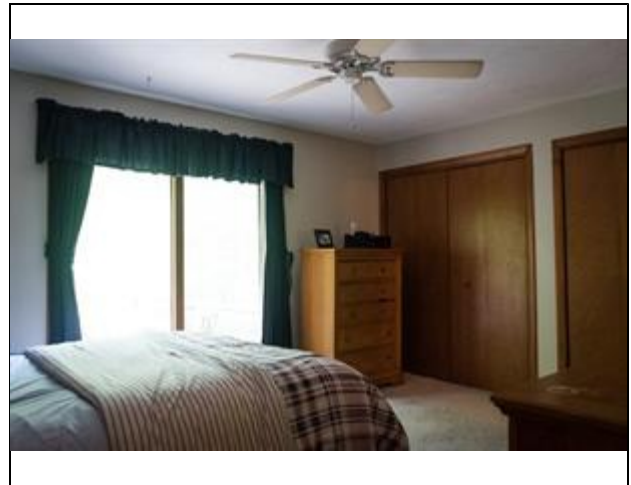
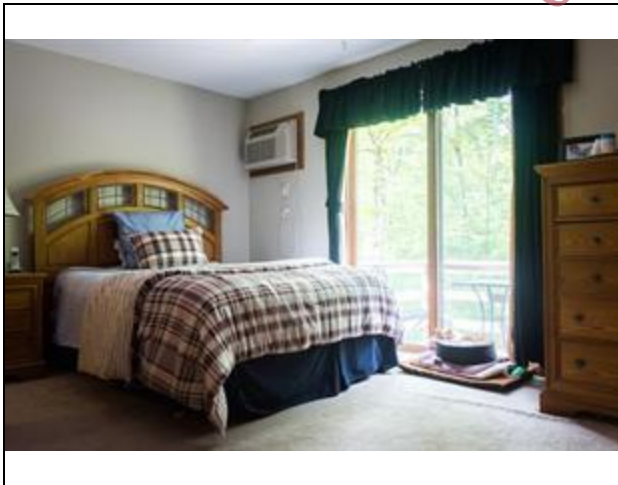
MLS # 72178390 - Sold  
157 Highwood Drive U:157, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$230,000



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

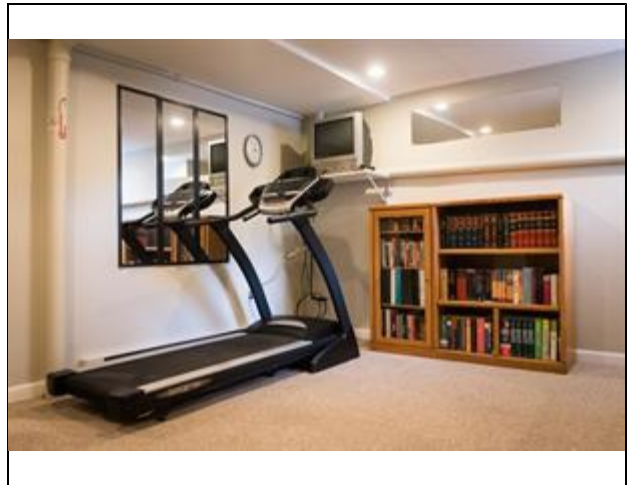
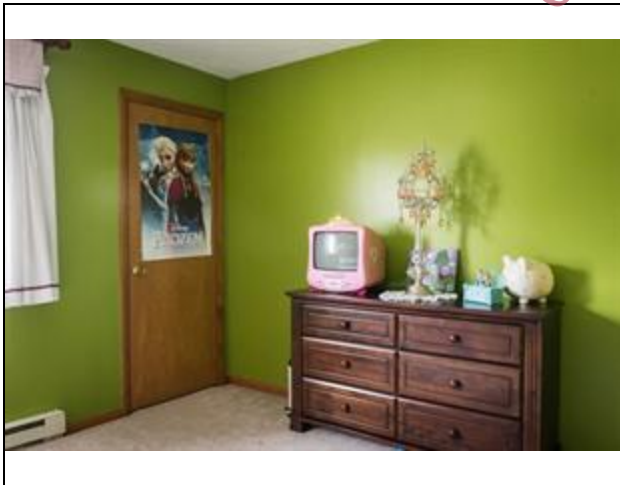
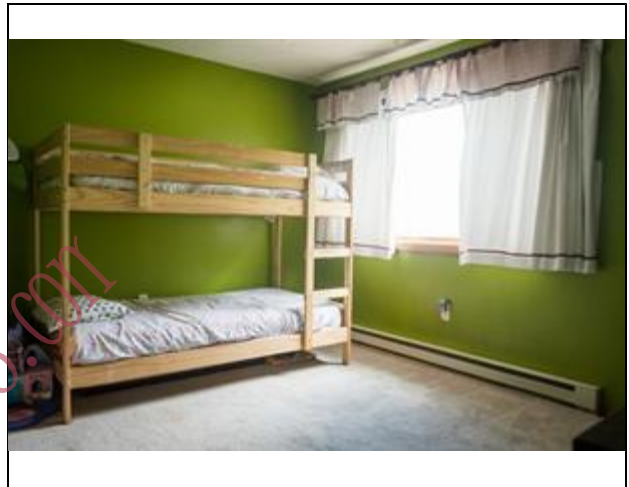
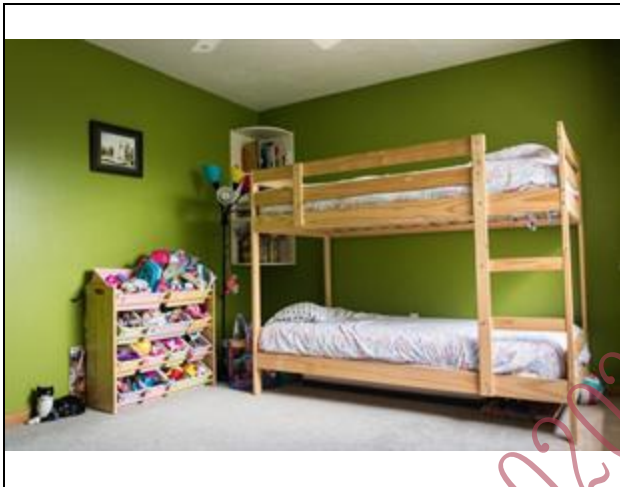
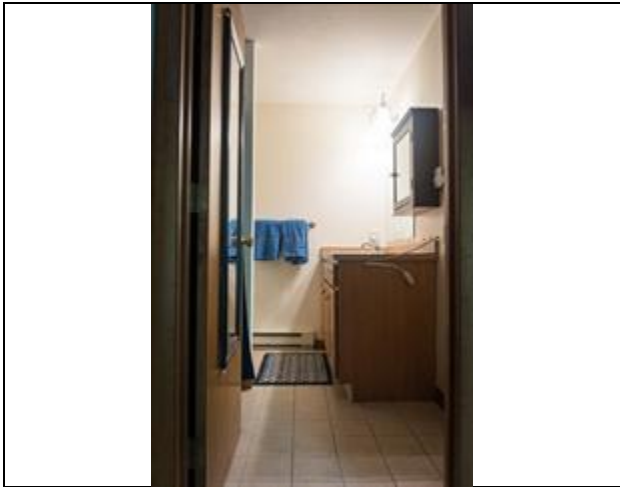
Condominium - Condo  
Sale Price: \$230,000





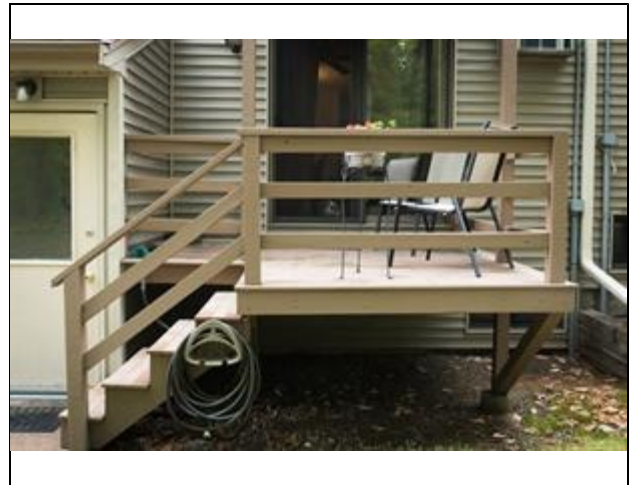
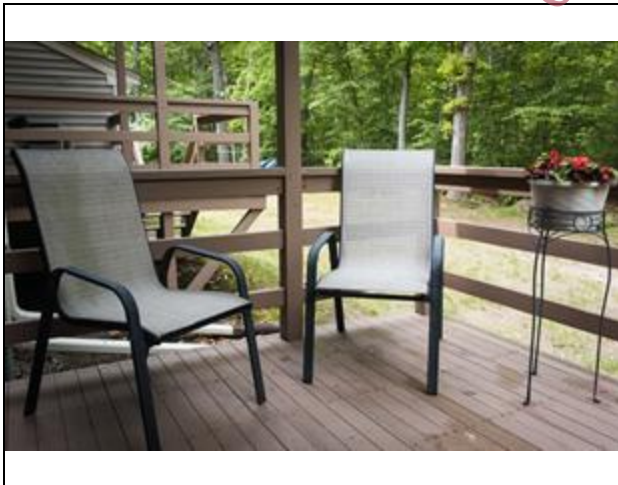
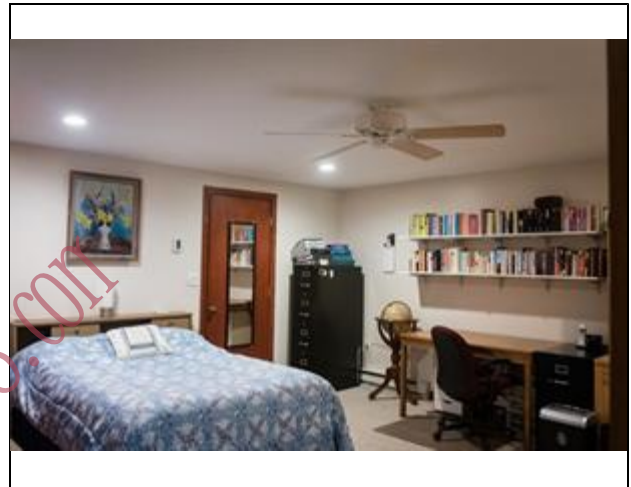
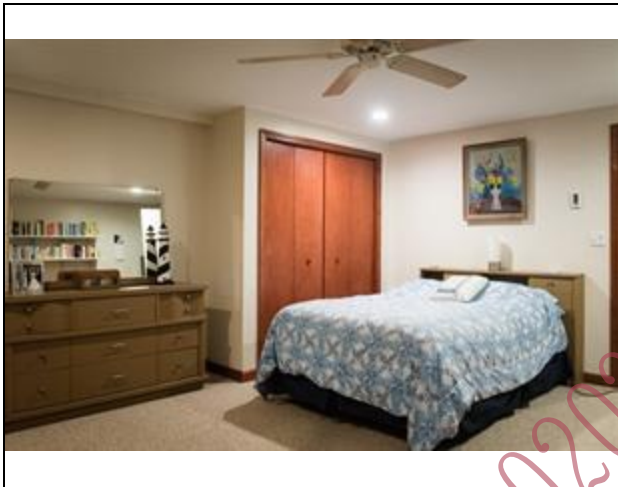
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157 Highwood Drive U:157, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$230,000



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