

**22 Spruce Pond Road - Unit 22  
Franklin, MA 02038  
Condo**

MLS #: **72164260** Status: **Sold**  
 List Price: **\$319,900** Sale Price: **\$305,000**  
 List Date: **5/15/2017** Sale Date: **9/15/2017**  
 Area: Off Market Date: **8/24/2017**  
 List\$/Sq. Ft.: **\$174.62** Sold \$/Sq. Ft. **\$166.48**  
 Days on Market (Total): Days on Market (Office): **101**

**Property Features**

Rooms: **6** Style: **Townhouse**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **2f 1h** Unit Level: **1**  
 Master Bath: **Yes** Placement:  
 Fireplaces: **1** Approx. Living Area: **1,832 Sq. Ft.**  
 Year Built: **1986** Outdoor Space Avail:  
 # Units: **199** Garage: **1**  
 Elevator: Parking: **2**  
 Handicap Access/Features:  
 Association: **Yes** Fee: **\$329**  
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds**



**Room Descriptions**

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

Appliances: **Range, Dishwasher, Microwave, Washer, Dryer**  
 Basement: **Yes**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Shingles, Wood**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Interior Features: **Central Vacuum, Security System, Cable Available**  
 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**

**Highly desirable Spruce Pond Village 2 bedroom, 2.5 bath Townhouse with lots of privacy in a quiet, secluded area. Very bright and sunny condo with 2 very large size bedrooms, and loft area with built in desk included. Walk-in closets with extra storage and space. Updated windows, central vac, updated furnace, wired for alarm, and cable ready. Condo includes 42" tv set, window treatments, washer and dryer, and two couches if desired. Walk-out basement with workshop area and lots of storage.**

**Tax Information**

2017 Taxes: **\$3,763.1** Assessment: **\$258,100** Cert: Zoning Code: **Res**  
 Pin #: Map: Block: Lot: Book: **27940** Page: **208**

## Market History for 22 Spruce Pond Road U:22, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72164260	5/15/2017	Listed for <b>\$319,900</b>			\$319,900
CTG	8/18/2017	Status Changed to: <b>Contingent</b>			
UAG	8/24/2017	Status Changed to: <b>Under Agreement</b>			
SLD	9/18/2017	Status Changed to: <b>Sold</b>			
	9/15/2017	Sold for <b>\$305,000</b>	101	85	<b>\$305,000</b>
<b>Market History for Office Id: AN2185</b>			<b>101</b>	<b>85</b>	<b>\$305,000</b>
<b>Market History for this property</b>			<b>101</b>	<b>85</b>	<b>\$305,000</b>

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MLS # 72164260 - Sold  
22 Spruce Pond Road U:22, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$305,000





**39 Quince Landing - Unit 39**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72130668** Status: **Sold**  
 List Price: **\$325,000** Sale Price: **\$345,000**  
 List Date: **3/14/2017** Sale Date: **5/30/2017**  
 Area: Off Market Date: **4/2/2017**  
 List\$/Sq. Ft.: **\$123.01** Sold \$/Sq. Ft. **\$130.58**  
 Days on Market (Total): **20** Days on Market (Office): **20**

**Property Features**

Rooms: **10** Style: **Townhouse**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **2f 1h** Unit Level: **1**  
 Master Bath: **Yes** Placement: **Street, Middle, Walkout**  
 Fireplaces: **1** Approx. Living Area: **2,642 Sq. Ft.**  
 Year Built: **1986** Outdoor Space Avail: **Yes - Common**  
 # Units: **100** Garage: **1 Attached, Garage Door Opener**  
 Elevator: Parking: **2 Off-Street, Paved Driveway**  
 Handicap Access/Features:  
 Association: **Yes** Fee: **\$329**  
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Balcony Deck, Main Level, Open Floor Plan, Slider
Dining Room:	1		Flooring - Hardwood, Open Floor Plan
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile
Master Bedroom:	2		Ceiling Fan(s), Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bath 1:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Laundry:	2		Dryer Hookup - Electric, Washer Hookup
Office:	1		Flooring - Hardwood
Other:	1		Ceiling - Cathedral, Flooring - Hardwood, Dining Area
Loft:	2		Skylight, Flooring - Wall to Wall Carpet
Exercise Room:	B		Flooring - Wall to Wall Carpet
Media Room:	B		Flooring - Wall to Wall Carpet

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Basement: **Yes Full, Finished, Walk Out**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **220 Volts, Circuit Breakers, 200 Amps**  
 Exclusions: **Exclude Washer & Dryer**  
 Exterior: **Clapboard**  
 Exterior Features: **Deck - Composite, Professional Landscaping, Sprinkler System**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tank**  
 Interior Features: **Cable Available**  
 Lead Paint: **Unknown**  
 Living Area Includes: **Finished Basement**  
 Pets Allowed: **Yes**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **Yes** Water View: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

Enjoy serene waterviews and carefree lifestyle in this spacious and updated 3 level townhome. 2nd floor features 2 kingsize bedrooms (each with walk-in closets), 2 full baths, convenient laundry and open airy loft. Hardwood floors throughout the open floor plan on the first floor bring you from eat-in kitchen to dining room, living room and office to sliders opening to large waterview deck. Grill and relax on your private deck. Access the level backyard overlooking the pond from the finished walkout lower level which has a multiuse media room, office space and exercise room. Option for 1st floor bedroom. Town water, sewer and gas heat. Updated kitchen stainless steel appliances. Incredibly well managed association even shovels your front stairs and walkway! Come embrace life in your new neighborhood close to shopping, commuter train and highways.

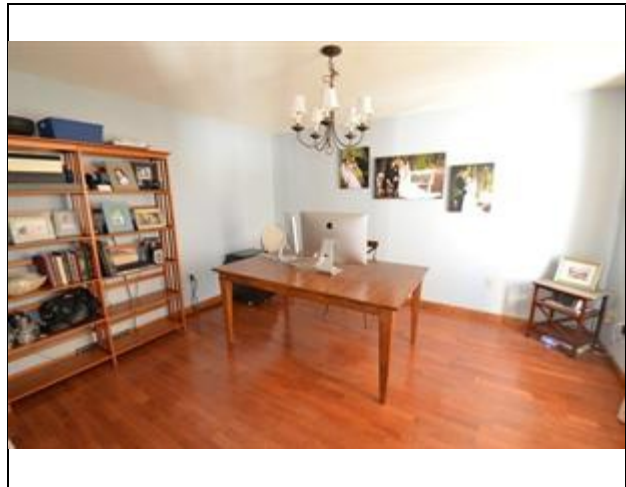
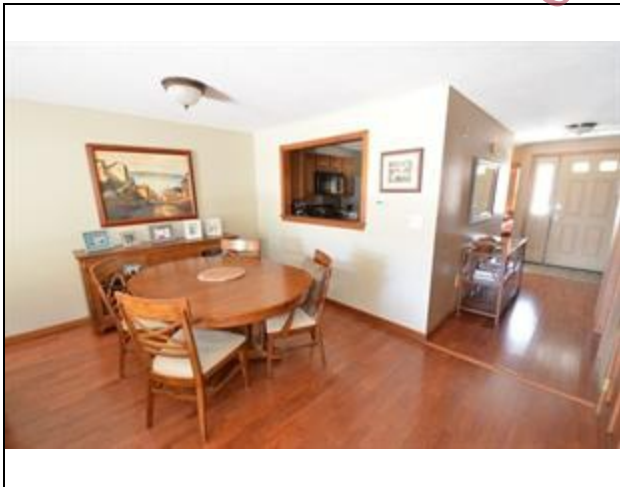
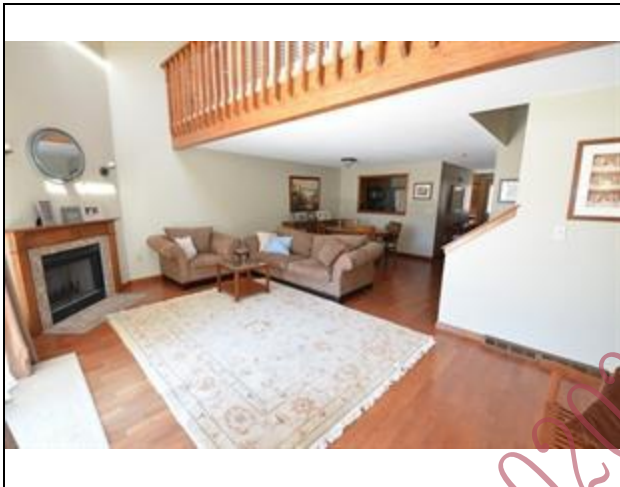
**Tax Information**

2016 Taxes: **\$4,222** Assessment: **\$291,200** Cert: Zoning Code: **Res**  
 Pin #: Map: Block: Lot: Book: **22527** Page: **572**

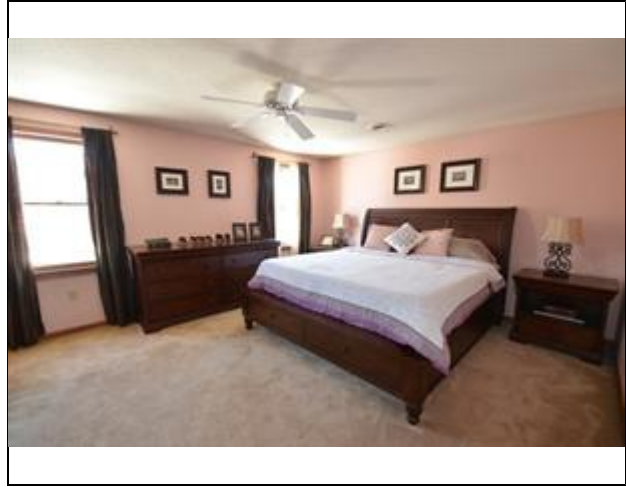
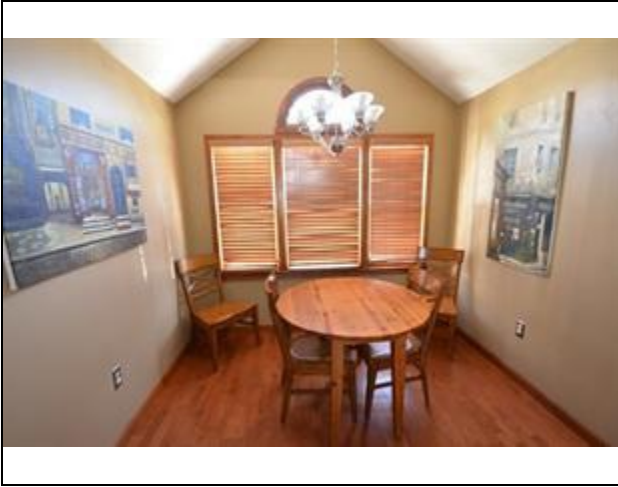
### Market History for 39 Quince Landing U:39, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72130668	3/14/2017	Listed for <b>\$325,000</b>			\$325,000
CTG	3/20/2017	Status Changed to: <b>Contingent</b>			
UAG	4/3/2017	Status Changed to: <b>Under Agreement</b>			
SLD	5/30/2017	Status Changed to: <b>Sold</b>			
	5/30/2017	Sold for <b>\$345,000</b>	20	6	<b>\$345,000</b>
<b>Market History for Office Id: BB5301</b>			<b>20</b>	<b>6</b>	<b>\$345,000</b>
<b>Market History for this property</b>			<b>20</b>	<b>6</b>	<b>\$345,000</b>

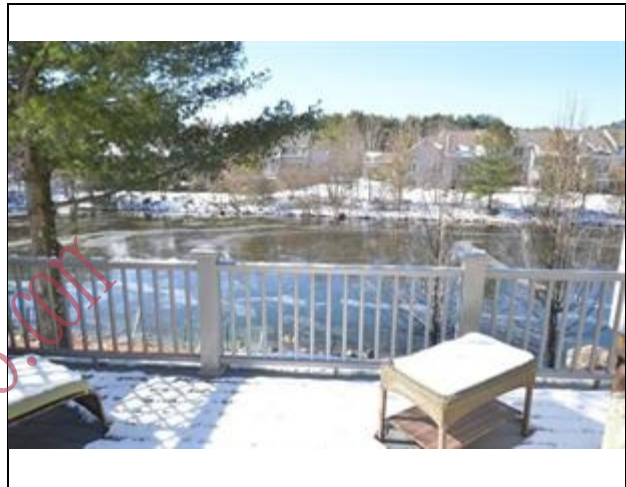
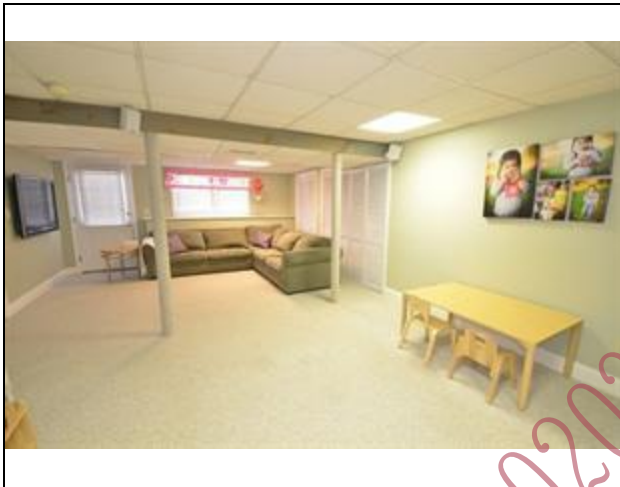
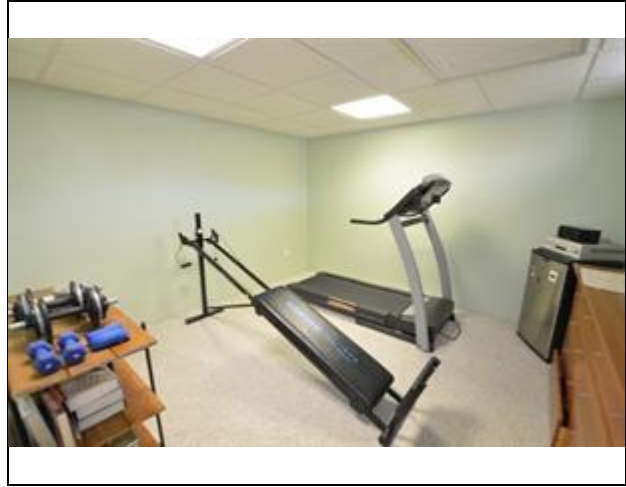
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**17 Spruce Pond Rd - Unit 17**  
**Franklin, MA 02038-2500**  
**Condo**

MLS #: **72170791** Status: **Sold**  
 List Price: **\$369,900** Sale Price: **\$364,900**  
 List Date: **5/24/2017** Sale Date: **7/10/2017**  
 Area: Off Market Date: **6/13/2017**  
 List\$/Sq. Ft.: **\$190.38** Sold \$/Sq. Ft. **\$187.80**  
 Days on Market (Total): **20** Days on Market (Office): **20**

**Property Features**

Rooms: **7** Style: **Townhouse**  
 Bedrooms: **3** Type: **Condo**  
 Baths: **2f 1h** Unit Level: **1**  
 Master Bath: **Yes** Placement: **End**  
 Fireplaces: **1** Approx. Living Area: **1,943 Sq. Ft.**  
 Year Built: **1986** Outdoor Space Avail: **Yes - Common**  
 # Units: **100** Garage: **2 Attached, Deeded**  
 Elevator: Parking: **6**  
 Handicap Access/Features:  
 Association: **Yes** Fee: **\$359**  
 Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Remodeled, Stainless Steel Appliances
Master Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Balcony - Exterior
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Remodeled
Bath 2:	2		Bathroom - Full, Bathroom - With Tub, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Tub, Flooring - Stone/Ceramic Tile
Laundry:	2		Flooring - Stone/Ceramic Tile
Den:	1		Flooring - Wall to Wall Carpet
Loft:	2		Skylight, Flooring - Wall to Wall Carpet

**Features & Other Information**

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator**  
 Basement: **Yes Full, Walk Out, Unfinished Basement**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Clapboard, Wood**  
 Exterior Features: **Porch, Deck - Composite, Balcony**  
 Facing Direction: **West**  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **Public records**  
 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**

**This is a rare find of Spruce Pond end unit with 2 car garage. This unit backs up to woods for great privacy. Updated kitchen features custom cabinets, granite, stainless, gas cook top and double wall oven with convection. First floor den could be used for office or guest bedroom. large loft area makes great TV/reading room or office. Living room offers wood burning fireplace, skylights, vaulted ceiling and sliders leading to private deck. Master bedroom has slider for access to second floor balcony over looking nature filled woods. Closets in both second floor bedrooms are walkin with custom shelving. Washer and dryer connections are conveniently located on the second floor. Full unfinished walkout basement is available for possible feature finishing. Natural gas, central air and so convenient to everything-highway, stores, restaurants and train to Boston.**

**Tax Information**

2017 Taxes: **\$3,960** Assessment: **\$271,600** Cert: **121258** Zoning Code: **Res**  
 Pin #: **M:303 L:045-089** Map: Block: Lot: Book: **25068** Page: **576**

## Market History for 17 Spruce Pond Rd U:17, Franklin, MA 02038-2500

MLS #	Date		DOM	DTO	Price
72170791	5/24/2017	Listed for <b>\$369,900</b>			\$369,900
CTG	5/31/2017	Status Changed to: <b>Contingent</b>			
UAG	6/13/2017	Status Changed to: <b>Under Agreement</b>			
SLD	7/11/2017	Status Changed to: <b>Sold</b>			
	7/10/2017	Sold for <b>\$364,900</b>	20	6	<b>\$364,900</b>
<b>Market History for Office Id: BB5688</b>			<b>20</b>	<b>6</b>	<b>\$364,900</b>
<b>Market History for this property</b>			<b>20</b>	<b>6</b>	<b>\$364,900</b>

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