

**10 Stone Ridge Rd - Unit 10  
Franklin, MA 02038-3103  
Condo**

MLS #: **72265939** Status: **Sold**  
**Auction: \$182,000 min bid** Sale Price: **\$240,335**  
List Date: **12/26/2017** Sale Date: **4/20/2018**  
Area: Off Market Date: **3/28/2018**  
List\$/Sq. Ft.: **\$122.15** Sold \$/Sq. Ft. **\$161.30**  
Days on Market (Total): Days on Market (Office): **64**  
**64**

**Property Features**

Rooms: **6** Style: **Townhouse, Other (See Remarks)**  
Bedrooms: **2** Type: **Condo**  
Baths: **2f 0h** Unit Level: **1**  
Master Bath: Placement:  
Fireplaces: **1** Approx. Living Area: **1,490 Sq. Ft.**  
Year Built: **1986** Outdoor Space Avail:  
# Units: **1** Garage: **1 Attached**  
Elevator: Parking: **2 Off-Street**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$319**  
Fee Includes: **Snow Removal, N/A, Reserve Funds**



**Room Descriptions**

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

Basement: **Yes Unfinished Basement**  
Cooling: **Other (See Remarks)**  
Exclusions:  
Exterior: **Wood**  
Facing Direction:  
Heating: **Forced Air, Gas, Other (See Remarks)**  
Lead Paint: **Unknown**  
Sewer Utilities: **Other (See Remarks)**  
Water Utilities: **Other (See Remarks)**  
Waterfront: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **Yes**

**Remarks**

**Listing price is \$ 252,100. This Condo features 2 bedrooms and 2 baths. Home feature open floor plan with hardwood floor Kitchen, Dining, and Living Room with Partial Basement and Garage. This home was built in 1986. Home is convenient to restaurants and shopping area.**

**Tax Information**

**2017 Taxes: \$3,706** Assessment: **\$254,200** Cert: **000001384541** Zoning Code: **CONDO**  
Pin #: **M:276 L:017-083** Map: Block: Lot: Book: **0** Page: **0**

**Auction Information**

Deposit Required:  
Buyer's Premium: **5%**  
Seller's Confirmation/Reserve: **Yes**  
Abbreviated Terms: **Reserve must be met.**

## Market History for 10 Stone Ridge Rd U:10, Franklin, MA 02038-3103

MLS #	Date		DOM	DTO	Price
72265939	12/26/2017	Listed for <b>\$211,000</b> min. bid Auction			\$211,000
EXP	1/3/2018	Status Changed to: <b>Expired</b>			
RAC	1/3/2018	Status Changed to: <b>Reactivated</b>			
EXP	1/4/2018	Status Changed to: <b>Expired</b>			
RAC	1/4/2018	Status Changed to: <b>Reactivated</b>			
WDN	1/4/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	1/5/2018	Status Changed to: <b>Back on Market</b>			
	1/5/2018	Minimum bid Changed to: <b>\$226,000</b>			\$226,000
EXT	1/5/2018	Status Changed to: <b>Extended</b>			
EXP	1/11/2018	Status Changed to: <b>Expired</b>			
RAC	1/11/2018	Status Changed to: <b>Reactivated</b>			
	1/11/2018	Minimum bid Changed to: <b>\$211,000</b>			\$211,000
	1/13/2018	Minimum bid Changed to: <b>\$192,000</b>			\$192,000
EXT	1/13/2018	Status Changed to: <b>Extended</b>			
EXP	1/19/2018	Status Changed to: <b>Expired</b>			
RAC	1/19/2018	Status Changed to: <b>Reactivated</b>			
WDN	1/19/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	1/22/2018	Status Changed to: <b>Back on Market</b>			
UAG	1/22/2018	Status Changed to: <b>Under Agreement</b>			
BOM	1/31/2018	Status Changed to: <b>Back on Market</b>			
WDN	1/31/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
EXP	2/1/2018	Status Changed to: <b>Expired</b>			
RAC	2/1/2018	Status Changed to: <b>Reactivated</b>			
	2/1/2018	Minimum bid Changed to: <b>\$197,000</b>			\$197,000
EXP	2/9/2018	Status Changed to: <b>Expired</b>			
RAC	2/9/2018	Status Changed to: <b>Reactivated</b>			
WDN	2/9/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	2/12/2018	Status Changed to: <b>Back on Market</b>			
	2/12/2018	Minimum bid Changed to: <b>\$207,000</b>			\$207,000
EXT	2/12/2018	Status Changed to: <b>Extended</b>			
EXP	2/16/2018	Status Changed to: <b>Expired</b>			
RAC	2/19/2018	Status Changed to: <b>Reactivated</b>			
	2/19/2018	Minimum bid Changed to: <b>\$186,000</b>			\$186,000
WDN	2/20/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	2/21/2018	Status Changed to: <b>Back on Market</b>			
	2/21/2018	Minimum bid Changed to: <b>\$179,000</b>			\$179,000
EXT	2/21/2018	Status Changed to: <b>Extended</b>			
EXP	2/27/2018	Status Changed to: <b>Expired</b>			
RAC	2/27/2018	Status Changed to: <b>Reactivated</b>			
WDN	2/27/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	2/28/2018	Status Changed to: <b>Back on Market</b>			
	2/28/2018	Minimum bid Changed to: <b>\$173,000</b>			\$173,000
EXT	2/28/2018	Status Changed to: <b>Extended</b>			
	3/1/2018	Minimum bid Changed to: <b>\$195,000</b>			\$195,000
EXT	3/1/2018	Status Changed to: <b>Extended</b>			
EXP	3/8/2018	Status Changed to: <b>Expired</b>			
RAC	3/8/2018	Status Changed to: <b>Reactivated</b>			
WDN	3/8/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
	3/9/2018	Minimum bid Changed to: <b>\$186,000</b>			\$186,000

EXT	3/9/2018	Status Changed to: <b>Extended</b>			
BOM	3/9/2018	Status Changed to: <b>Back on Market</b>			
EXP	3/15/2018	Status Changed to: <b>Expired</b>			
RAC	3/15/2018	Status Changed to: <b>Reactivated</b>			
WDN	3/15/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	3/16/2018	Status Changed to: <b>Back on Market</b>			
	3/20/2018	Minimum bid Changed to: <b>\$182,000</b>			\$182,000
EXT	3/20/2018	Status Changed to: <b>Extended</b>			
EXP	3/24/2018	Status Changed to: <b>Expired</b>			
RAC	3/26/2018	Status Changed to: <b>Reactivated</b>			
WDN	3/26/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	3/28/2018	Status Changed to: <b>Back on Market</b>			
UAG	3/28/2018	Status Changed to: <b>Under Agreement</b>			
SLD	4/25/2018	Status Changed to: <b>Sold</b>			
	4/20/2018	Sold for <b>\$240,335</b>	64	64	<b>\$240,335</b>
<b>Market History for Office Id: AN1889</b>			<b>64</b>	<b>64</b>	<b>\$240,335</b>
<b>Market History for this property</b>			<b>64</b>	<b>64</b>	<b>\$240,335</b>

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