

**159 Stone Ridge Rd - Unit 159
Franklin, MA 02038
Condo**

MLS #: **72325812** Status: **Under Agreement**
 List Price: **\$326,000**
 List Date: **5/12/2018** Ant. Sale Date: **8/10/2018**
 Area: Off Market Date: **6/8/2018**
 List\$/Sq. Ft.: **\$201.11**
 Days on Market (Total): Days on Market (Office): **27**
27

Property Features

Rooms: **6** Style: **Townhouse, Attached**
 Bedrooms: **3** Type: **Condo**
 Baths: **2f 1h** Unit Level: **1**
 Master Bath: **Yes** Placement: **End**
 Fireplaces: **1** Approx. Living Area: **1,621 Sq. Ft.**
 Year Built: **1986** Outdoor Space Avail: **Yes - Common**
 # Units: **163** Garage: **1 Attached, Garage Door Opener, Storage**
 Elevator: **No** Parking: **1 Deeded**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$439**
 Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom, Refuse Removal, Reserve Funds**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral Slider
Dining Room:	1		Dining Area
Kitchen:	1		Bathroom - Full
Master Bedroom:	1		Closet - Walk-in
Bedroom 2:	2		Closet - Walk-in
Bedroom 3:	2		Bathroom - Half
Bath 1:	1		Bathroom - Full
Bath 2:	1		Bathroom - Full
Bath 3:	2		Dryer Hookup - Electric, Washer Hookup
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Other:	1		

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **Yes Full, Interior Access, Sump Pump, Concrete Floor, Unfinished Basement**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **100 Amps**
 Exclusions: **Washer & Dryer & all personal property.**
 Exterior: **Wood, Vinyl**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 Living Area Disclosures: **Town of Franklin Assessors**
 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

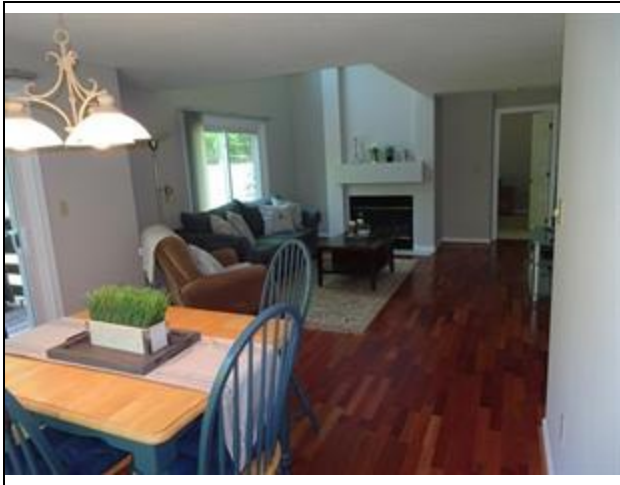
Much Sought after 3 bedroom, 2.5 bath PRIVATE END unit at Stone Ridge. The "Dalton" model is the largest unit featuring Open Living Room/Dining room, grand 2 story fireplace, Large kitchen with dining area. 1st floor Master Suite w/ large Walk-in Closet, 2nd closet & private bath. 2nd floor features 2 Large Bedrooms w/ huge closets, Full Bath and loft study area w/ balcony. Laundry hook-ups available on first floor*& basement. Beautifully maintained with updates including Kitchen & bathroom cabinets, Gas Heating System/AC -New Windows with lifetime factory warranty (including glass), Gas Water Heater, Stainless Steel Bosch Dishwasher, and Freshly Painted. 1 Car Attached Gar. Stone Ridge offers a Strong Association, swimming pool, tennis/basketball courts, clubhouse, and is pet friendly! Convenient to Commuter rail, YMCA, shopping and great restaurants! All kitchen appliances, large wall organizer in bedroom are included!

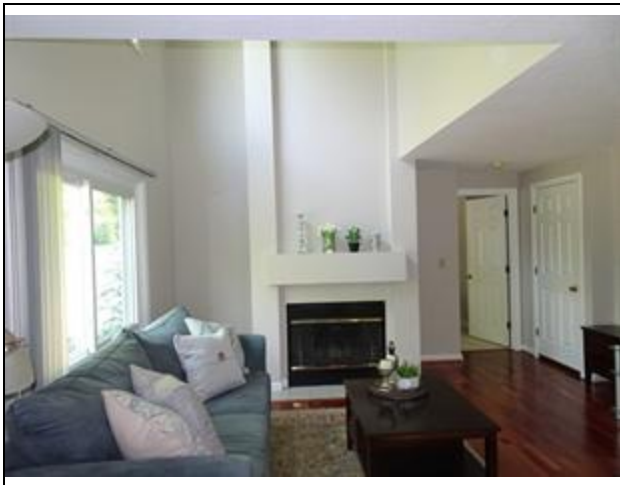
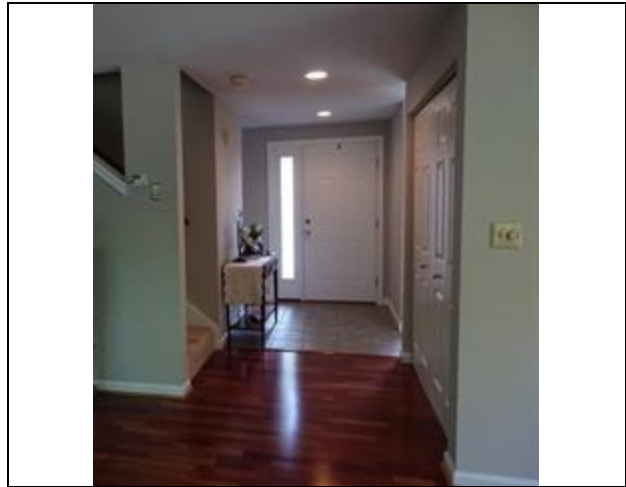
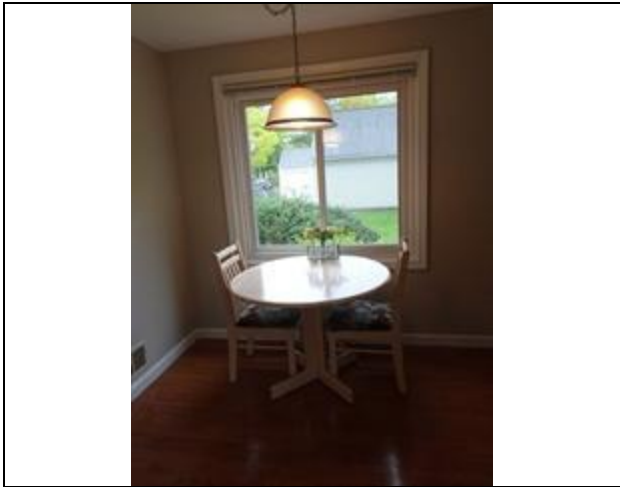
Tax Information

2018 Taxes: **\$4,046.33** Assessment: **\$276,200** Cert: **C188-180** Zoning Code: **Res-Condo**
 Pin #: **276-016-000-060** Map: Block: Lot: Book: **N/A** Page: **N/A**

Market History for 159 Stone Ridge Rd U:159, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72325812	5/12/2018	Listed for \$326,000			\$326,000
	5/15/2018	Compensation Based On Changed To: Net Sale Price			
CTG	5/25/2018	Status Changed to: Contingent			
UAG	6/8/2018	Status Changed to: Under Agreement	27	13	
Market History for Office Id: K01549			27	13	
Market History for this property			27	13	









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

MLS #: **72344540** Status: **Under Agreement**
 List Price: **\$339,900**
 List Date: **6/12/2018** Ant. Sale Date: **8/13/2018**
 Area: Off Market Date: **6/27/2018**
 List\$/Sq. Ft.: **\$228.12**
 Days on Market (Total): **16** Days on Market (Office): **16**

Property Features

Rooms: **6** Style: **Townhouse**
 Bedrooms: **2** Type: **Condo**
 Baths: **2f 0h** Unit Level: **3**
 Master Bath: **Yes** Placement:
 Fireplaces: **1** Approx. Living Area: **1,490 Sq. Ft.**
 Year Built: **1986** Outdoor Space Avail:
 # Units: **162** Garage: **1 Detached**
 Elevator: **No** Parking: **1 Off-Street, Assigned**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$390**
 Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Slider
Dining Room:	1		Flooring - Hardwood, Slider
Family Room:	2		Flooring - Hardwood
Kitchen:	1		Flooring - Wood, Countertops - Stone/Granite/Solid, Stainless Steel Appliances
Master Bedroom:	1		Bathroom - Full, Closet, Flooring - Hardwood, Flooring - Marble
Bedroom 2:	1		Closet, Flooring - Hardwood
Laundry:	1		Flooring - Hardwood, Dryer Hookup - Electric, Laundry Chute, Washer Hookup
Office:	B		Flooring - Stone/Ceramic Tile

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **Yes Partial, Finished, Walk Out, Interior Access, Concrete Floor**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **110 Volts, 220 Volts**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Deck - Wood**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Laundry Chute**
 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

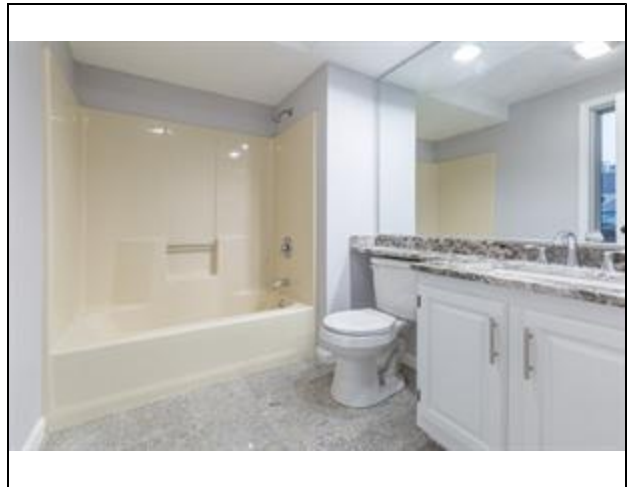
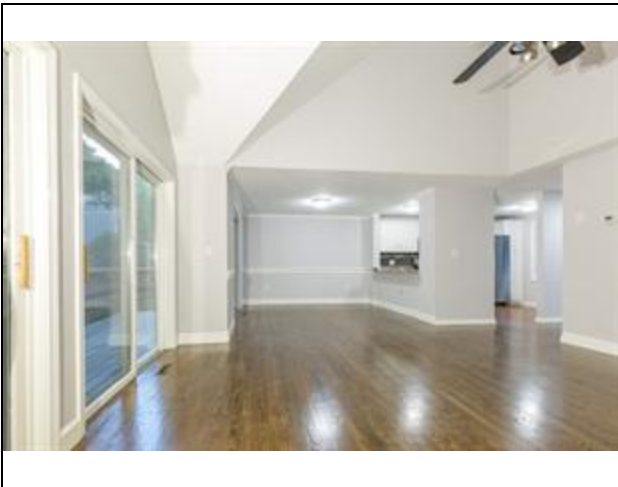
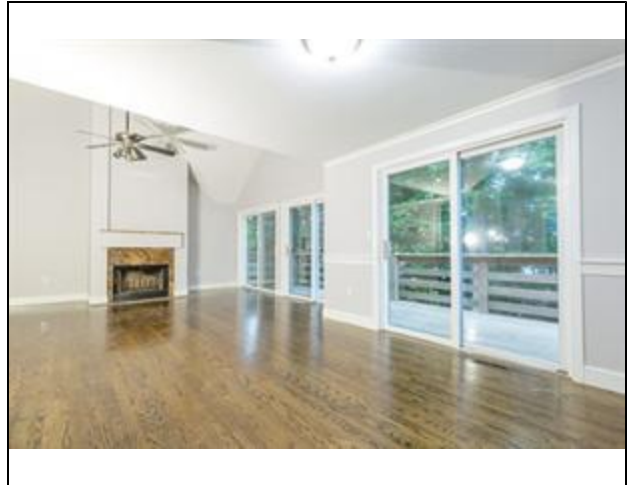
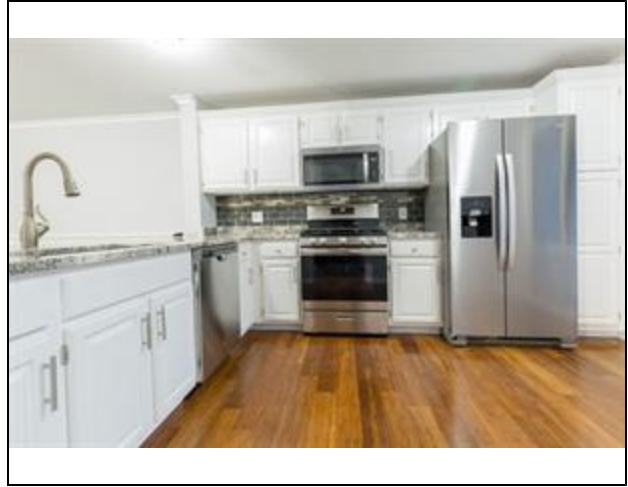
This lovely Ranch style condo has been newly renovated to feature convenience, with both bedrooms and the kitchen all on the first floor. This particular layout is very rare in this complex. The brand new kitchen offers granite counter top, stainless steel appliances, and tile back splash. Second floor is a blank canvas for the new owner to play with, one big room with endless options. The basement is partially finished with an additional office, that is not included in the square footage. There is a walkout from the basement to a private backyard for hosting gatherings with friends and family. This home is close to most amenities, minutes to the highway, and includes two parking spots, 1 garaged and 1 outdoors. ***Open house Wednesday June-13 between 6-8pm*******

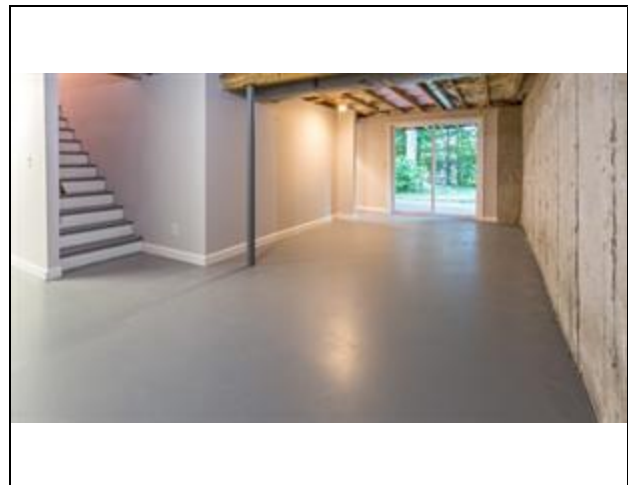
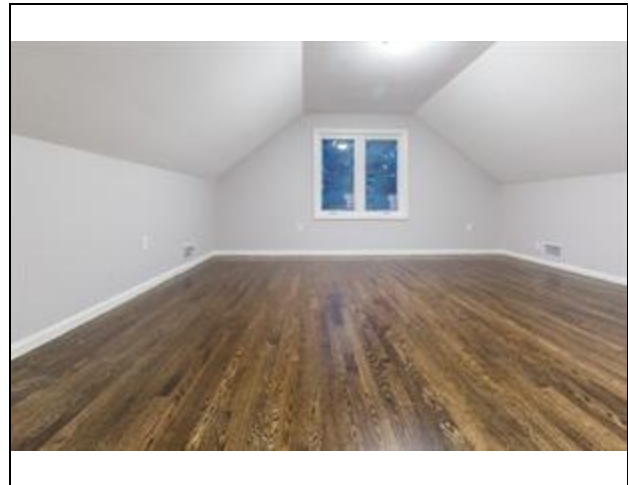
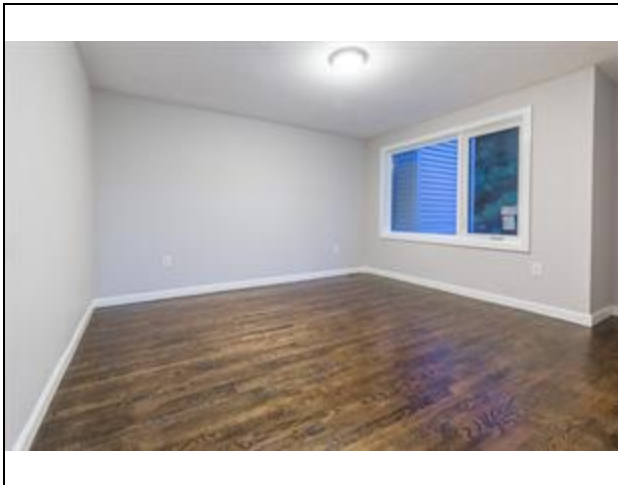
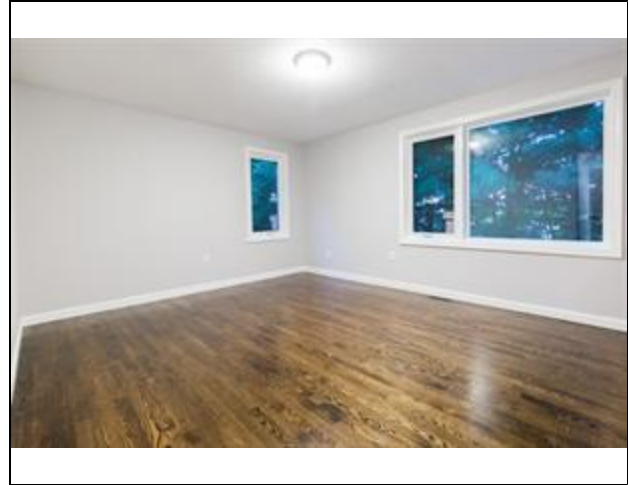
Tax Information

2018 Taxes: \$4,039 Assessment: **\$275,700** Cert: **000001399067** Zoning Code: **Res**
 Pin #: **M:276 L:017-083** Map: Block: Lot: Book: **0** Page: **0**

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

MLS #	Date		DOM	DTO	Price
72344540	6/12/2018	Listed for \$339,900			\$339,900
	6/14/2018	Listing Alert Flag set to: Yes - Kick-out/Right 1st Refusal			
CTG	6/14/2018	Status Changed to: Contingent			
UAG	6/28/2018	Status Changed to: Under Agreement	16	1	
Market History for Office Id: BB6013			16	1	
Market History for this property			16	1	





MLS # 72344540 - Under Agreement
10 Stone Ridge Rd U:10, Franklin, MA 02038-3103

Condominium - Condo
List Price: \$339,900



**54 Stone Ridge Road - Unit 54
Franklin, MA 02038-3166
Condo**

MLS #: **72343010** Status: **Under Agreement**
 List Price: **\$350,000**
 List Date: **6/9/2018** Ant. Sale Date: **7/19/2018**
 Area: Off Market Date: **6/13/2018**
 List\$/Sq. Ft.: **\$163.25**
 Days on Market (Total): **4** Days on Market (Office): **4**

Property Features

Rooms: **8** Style: **Townhouse**
 Bedrooms: **3** Type: **Condo**
 Baths: **2f 1h** Unit Level: **3**
 Master Bath: **Yes** Placement: **End**
 Fireplaces: **0** Approx. Living Area: **2,144 Sq. Ft.**
 Year Built: **1986** Outdoor Space Avail: **Yes - Private**
 # Units: **162** Garage: **1 Attached, Garage Door Opener, Assigned**
 Elevator: **No** Parking: **1 Off-Street, Assigned, Paved Driveway**
 Handicap Access/Features: **No**
 Association: **Yes** Fee: **\$439**
 Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Slider
Dining Room:	1		Flooring - Hardwood
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Remodeled, Stainless Steel Appliances, Gas Stove
Master Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Laminate, Countertops - Stone/Granite/Solid
Bath 2:	1		Bathroom - Full, Flooring - Laminate, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Flooring - Laminate, Countertops - Stone/Granite/Solid
Laundry:	1		Flooring - Stone/Ceramic Tile
Office:	2		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Finished, Interior Access**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions: **Grill and Easy Chair in Office**
 Exterior: **Clapboard**
 Exterior Features: **Deck - Wood**
 Facing Direction:
 Green Certified: **No**
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 Living Area Includes: **Finished Basement**
 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 town house offers first floor living AND rooms for guests or family to spread out. This is one of the largest units in the complex complete with plenty of extra storage space. Updated kitchen has lots of beautiful cabinetry, granite counter tops, tiled back splash and stainless appliances. All appliances including washer and dryer stay with the condo. First floor master bedroom boasts two large closets and master bath. Laundry is located on the first floor as well. The sunny and spacious dining area and seating area open to a double sized deck which was freshly painted. Plenty of space to grill and entertain. Lower level is nicely finished but also has an unfinished area for crafts, hobbies or storage. End unit with one car attached garage and an additional deeded parking space. Newly renovated clubhouse, pool and tennis court just in time for the summer months. Close to the highway and shopping. OPEN HOUSE SUN 1 to 2! Welcome Home to Stone Ridge!

Tax Information

2018 Taxes: **\$4,039.01** Assessment: **\$275,700** Cert: Zoning Code: **Res**
 Pin #: Map: **276** Block: Lot: **016-04** Book: **00** Page: **00**

Market History for 54 Stone Ridge Road U:54, Franklin, MA 02038-3166

MLS #	Date		DOM	DTO	Price
72343010	6/9/2018	Listed for \$350,000			\$350,000
UAG	6/13/2018	Status Changed to: Under Agreement	4	4	
Market History for Office Id: BB2447			4	4	
Market History for this property			4	4	



