

51 Stone Ridge Rd - Unit 51
Franklin, MA 02038-3166
Condo

MLS #: **72291377** Status: **Sold**
 List Price: **\$269,900** Sale Price: **\$265,000**
 List Date: **3/7/2018** Sale Date: **6/15/2018**
 Area: Off Market Date: **5/16/2018**
 List\$/Sq. Ft.: **\$222.51** Sold \$/Sq. Ft. **\$218.47**
 Days on Market (Total): Days on Market (Office): **50**
50

Property Features

Rooms: **5** Style: **Townhouse**
 Bedrooms: **2** Type: **Condo**
 Baths: **2f 1h** Unit Level: **1**
 Master Bath: Placement: **Middle**
 Fireplaces: **1** Approx. Living Area: **1,213 Sq. Ft.**
 Year Built: **1986** Outdoor Space Avail: **Yes - Private**
 # Units: **163** Garage: **1 Detached, Deeded, Assigned**
 Elevator: Parking: **1 Off-Street, Assigned, Deeded, Paved Driveway**
 Handicap Access/Features: **No**
 Association: **Yes** Fee: **\$354**
 Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wood
Kitchen:	1		Flooring - Wood, Countertops - Stone/Granite/Solid, Remodeled, Stainless Steel Appliances
Master Bedroom:	2		Bathroom - Full, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Bathroom - Full, Flooring - Wall to Wall Carpet
Bath 1:	1		-
Bath 2:	2		-
Bath 3:	2		-
Laundry:	2		-

Features & Other Information

Appliances: **Range, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Interior Access, Concrete Floor, Unfinished Basement**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Porch, Deck**
 -Facing Direction:
 Heating: **Forced Air, Gas**
 -Lead Paint: **Unknown**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Buyers loss is your gain! You'll feel right at home in this well maintained 2 bedroom condo in desirable Stone Ridge. Updated kitchen and stainless steel appliances with hardwood throughout the first floor. All windows replaced within the last year! Open concept living with fireplace and slider to large private deck. Plenty of storage in the basement and deeded garage. Each bedroom has its own full private bath. Enjoy all the association amenities: swimming pool, tennis courts, clubhouse. Extremely convenient to Forge Park Commuter Rail line and Rte 495. Close to shopping and area restaurants. All appliances and washer/dryer included!

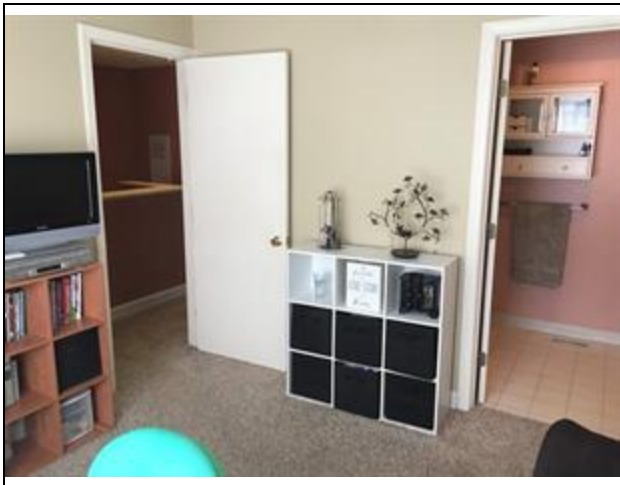
Tax Information

2018 Taxes: \$3,702 Assessment: **\$252,700** Cert: **000001256697** Zoning Code: **Res**
 Pin #: **M:276 L:016-007** Map: Block: Lot: Book: **0** Page: **0**

Market History for 51 Stone Ridge Rd U:51, Franklin, MA 02038-3166

MLS #	Date		DOM	DTO	Price
72291377	3/7/2018	Listed for \$269,900			\$269,900
CTG	3/21/2018	Status Changed to: Contingent			
UAG	4/4/2018	Status Changed to: Under Agreement			
BOM	4/25/2018	Status Changed to: Back on Market			
CTG	5/3/2018	Status Changed to: Contingent			
UAG	5/17/2018	Status Changed to: Under Agreement			
SLD	6/18/2018	Status Changed to: Sold			
	6/15/2018	Sold for \$265,000	50	35	\$265,000
Market History for Office Id: BB0125			50	35	\$265,000
Market History for this property			50	35	\$265,000





MLS # 72291377 - Sold
51 Stone Ridge Rd U:51, Franklin, MA 02038-3166

Condominium - Condo
Sale Price: \$265,000



**77 Stone Ridge Road - Unit 77
Franklin, MA 02038
Condo**

MLS #: **72263730** Status: **Sold**
 List Price: **\$279,900** Sale Price: **\$267,500**
 List Date: **12/13/2017** Sale Date: **6/14/2018**
 Area: Off Market Date: **4/24/2018**
 List\$/Sq. Ft.: **\$225.73** Sold \$/Sq. Ft. **\$215.73**
 Days on Market (Total): Days on Market (Office): **130**



Property Features

Rooms: **4** Style: **Townhouse**
 Bedrooms: **2** Type: **Condo**
 Baths: **2f 1h** Unit Level: **77**
 Master Bath: Placement: **Middle**
 Fireplaces: **1** Approx. Living Area: **1,240 Sq. Ft.**
 Year Built: **1986** Outdoor Space Avail: **Yes - Private**
 # Units: **163** Garage: **1 Detached**
 Elevator: **No** Parking: **1 Assigned, Paved Driveway**

Handicap Access/Features: **No**
 Association: **Yes** Fee: **\$344**
 Fee Includes: **Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Recreational Facilities, Clubroom**

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Cable Hookup, Exterior Access
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile, Remodeled, Gas Stove
Master Bedroom:	2		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall
Laundry:	2		-

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Washer, Dryer**
 Basement: **Yes Full, Concrete Floor**
 Cooling: **Central Air**
 Electric: **110 Volts, Circuit Breakers**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Patio**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Lead Paint: **None**
 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

Move in ready, unit 77 Stone Ridge Condominium, with one car Garage. Freshly painted throughout and newly remodeled granite in kitchen and all 2.5 baths. Living room boasts 2 sliding glass doors and built-in shelving with a cozy fireplace. Sliders lead to a private patio with new fencing. Community Swimming Pool/Clubhouse and Tennis/Basketball court. This unit offers Gas Heating and Central A/C. Easy access to YMCA, Commuter trains, rt. 495 and shopping. Don't miss out on this well cared for home!

Tax Information

2017 Taxes: \$3,029.72 Assessment: **\$216,000** Cert: Zoning Code: **Res**
 Pin #: Map: Block: Lot: Book: **xxx** Page: **xxx**

Market History for 77 Stone Ridge Road U:77, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72263730	12/13/2017	Listed for \$314,999			\$314,999
	12/13/2017	Facilitator/Other Agent Compensation Changed From: 2.0 To: 2.5			
	2/19/2018	Price Changed to: \$299,999			\$299,999
	3/23/2018	Price Changed to: \$285,000			\$285,000
	4/9/2018	Price Changed to: \$279,900			\$279,900
UAG	4/18/2018	Status Changed to: Under Agreement			
BOM	4/20/2018	Status Changed to: Back on Market			
UAG	4/24/2018	Status Changed to: Under Agreement			
SLD	6/18/2018	Status Changed to: Sold			
	6/14/2018	Sold for \$267,500	130	130	\$267,500
Market History for Office Id: BB5990			130	130	\$267,500
Market History for this property			130	130	\$267,500



