

**1 Beechwood Lane - Unit 1
Franklin, MA 02038
Condo**

MLS #: **72276727** Status: **Sold**
List Price: **\$500,000** Sale Price: **\$500,000**
List Date: **2/1/2018** Sale Date: **5/11/2018**
Area: Off Market Date: **3/20/2018**
List\$/Sq. Ft.: **\$229.99** Sold \$/Sq. Ft. **\$229.99**
Days on Market (Total): Days on Market (Office): **47**
47

Property Features

Rooms: **7** Style: **Townhouse**
Bedrooms: **3** Type: **Condo**
Baths: **2f 1h** Unit Level: **1**
Master Bath: **Yes** Placement:
Fireplaces: **1** Approx. Living Area: **2,174 Sq. Ft.**
Year Built: **2001** Outdoor Space Avail: **Yes - Common**
Units: **75** Garage: **2 Attached**
Elevator: **No** Parking: **2 Off-Street**
Handicap Access/Features: **No**
Association: **Yes** Fee: **\$466**
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	16X14	Recessed Lighting
Dining Room:	1	12X11	Closet/Cabinets - Custom Built, Flooring - Hardwood
Family Room:	1	19X12	Fireplace, Ceiling Fan(s), Deck - Exterior, Slider
Kitchen:	1	17X12	Countertops - Upgraded
Master Bedroom:	1	13X15	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	13X14	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2	19X12	Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	1		Bathroom - Full, Bathroom - Double Vanity/Sink
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink
Laundry:	1	6X6	-
Foyer:	1	4X11	-

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes Full**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions: **Personal Property**
Exterior: **Shingles, Wood**
Exterior Features: **Porch, Deck**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas**
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

VALUE RANGE PRICING - SELLER TO ENTERTAIN OFFERS \$ 500K- \$ 550K -SHOWINGS START IMMEDIATELY - HARD TO FIND DETACHED CONDO UNIT with 2 Car Attached Garage located in the desirable Chestnut Ridge II Complex. This fantastic home features Beautiful hardwood flooring in the foyer, dining room, hall and kitchen - Oak Stairs - Formal dining room includes custom built in hutch, spacious living room offers detailed trim package, Lovely wood kitchen cabinets, tiled back splash, stainless appliances - Family Room has Brick Fireplace with Gas Insert - BONUS - First Floor Master Bedroom, Walk in Closet - Larger Master Bathroom - Double Vanity - SECOND FLOOR OFFER 2 additional spacious bedrooms , Walk in Closets - Second Bathroom with Double Vanity and direct access from Bedrooms - WONDERFUL FLOOR PLAN - EASY TO SHOW - QUICK CLOSING POSSIBLE - Town Water, Town Sewer - Natural gas - Irrigation System -

Tax Information

2017 Taxes: \$5,285.25 Assessment: **\$362,500** Cert: Zoning Code: **CONDO**
Pin #: Map: **281** Block: Lot: Book: **15705** Page: **129**

Market History for 1 Beechwood Lane U:1, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72276727	2/1/2018	Listed for \$500,000			\$500,000
CTG	2/7/2018	Status Changed to: Contingent			
BOM	2/15/2018	Status Changed to: Back on Market			
CTG	3/10/2018	Status Changed to: Contingent			
UAG	3/20/2018	Status Changed to: Under Agreement			
SLD	5/11/2018	Status Changed to: Sold			
	5/11/2018	Sold for \$500,000	47	36	\$500,000
Market History for Office Id: BB1510			47	36	\$500,000
Market History for this property			47	36	\$500,000

MLS # 72276727 - Sold
1 Beechwood Lane U:1, Franklin, MA 02038

Condominium - Condo
Sale Price: \$500,000

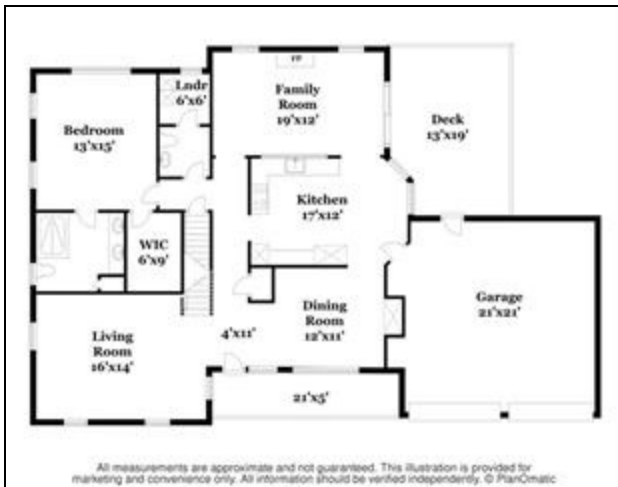






MLS # 72276727 - Sold
1 Beechwood Lane U:1, Franklin, MA 02038

Condominium - Condo
Sale Price: \$500,000



4 Mountain Ash Lane - Unit 4
Franklin, MA 02038
Condo

MLS #: **72332694** Status: **Sold**
List Price: **\$519,900** Sale Price: **\$519,000**
List Date: **5/23/2018** Sale Date: **6/25/2018**
Area: Off Market Date: **6/9/2018**
List\$/Sq. Ft.: **\$233.24** Sold \$/Sq. Ft. **\$232.84**
Days on Market (Total): **18** Days on Market (Office): **18**

Property Features

Rooms: **7** Style: **Detached, Townhouse**
Bedrooms: **3** Type: **Condo**
Baths: **2f 1h** Unit Level: **1**
Master Bath: **Yes** Placement: **Street, Ground**
Fireplaces: **1** Approx. Living Area: **2,229 Sq. Ft.**
Year Built: **1998** Outdoor Space Avail:
Units: **29** Garage: **1 Attached, Garage Door Opener, Side Entry**
Elevator: Parking: **2 Off-Street, Paved Driveway**

Handicap Access/Features:

Association: **Yes** Fee: **\$465**

Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court**

Room Descriptions

Room	Level	Size	Features
Living Room:	1	19X14	Flooring - Wall to Wall Carpet, Balcony / Deck, Main Level
Dining Room:	1	15X11	Flooring - Hardwood, Main Level
Family Room:	1	20X12	Fireplace, Flooring - Wall to Wall Carpet
Kitchen:	1	18X13	Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Master Bedroom:	1	16X13	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	20X14	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2	15X14	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - 3/4, Bathroom - With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 3:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Laundry:	1	6X6	Bathroom - Full
Other:	2		Closet - Walk-in
Foyer:	1	10X7	Flooring - Hardwood



Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes Full, Concrete Floor, Unfinished Basement**
Construction: **Frame, Brick**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions: **Washer/Dryer**
Exterior: **Clapboard, Wood, Brick**
Exterior Features: **Deck, Screens, Gutters, Tennis Court**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas, Tank**
Interior Features: **Central Vacuum, Security System, Cable Available**
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

Immaculate well maintained spacious unit in much sought after Chestnut Ridge II. You will fall in love with this well kept unit, light and bright. A large updated kitchen with granite, ceramic tile and plenty of room for your kitchen table. A formal dining room is off the kitchen, as well as a formal living room. A great family room off the kitchen, and a first floor master bedroom for your convenience and comfort. A slider off the family room to the deck, with a gas fireplace completes the downstairs. The second floor hosts two spacious bedrooms with a jack and jill bath, complemented with a large walk in storage area. A full unfinished basement with plenty of storage. A very private yard wonderfully manicured. Enjoy the summer with the swimming pool and tennis at this well run community. Convenient to shopping, trains and 495.

Tax Information

2018 Taxes: \$5,199.29 Assessment: **\$354,900**
Pin #:

Cert: Zoning Code: **Res**
Map: Block: Lot: Book: **11628** Page: **371**

Market History for 4 Mountain Ash Lane U:4, Franklin, MA 02038

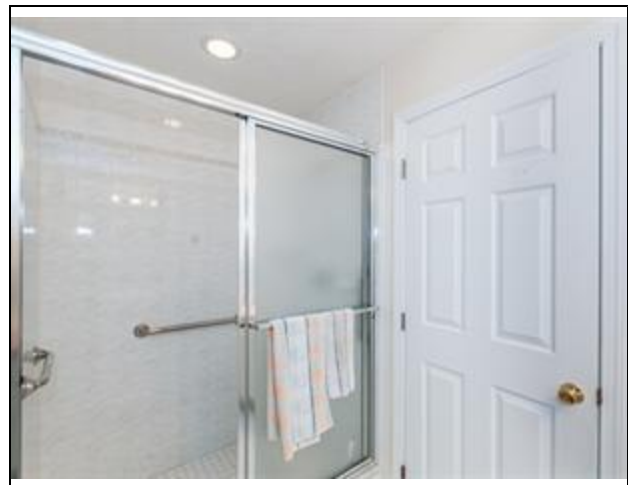
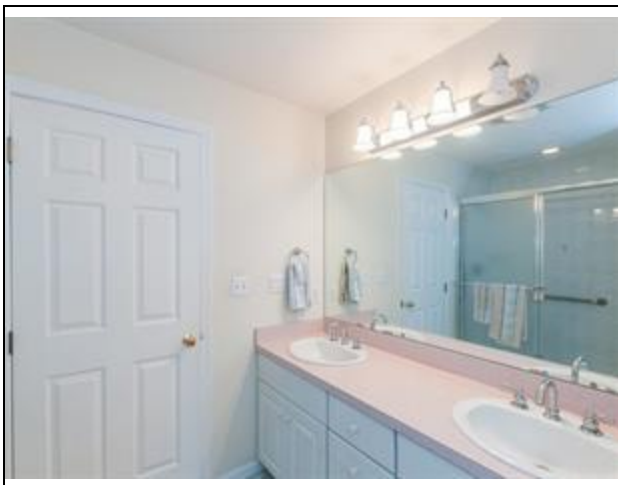
MLS #	Date		DOM	DTO	Price
72332694	5/23/2018	Listed for \$519,900			\$519,900
CTG	5/27/2018	Status Changed to: Contingent			
UAG	6/10/2018	Status Changed to: Under Agreement			
SLD	6/26/2018	Status Changed to: Sold			
	6/25/2018	Sold for \$519,000	18	3	\$519,000
Market History for Office Id: BB5993			18	3	\$519,000
Market History for this property			18	3	\$519,000

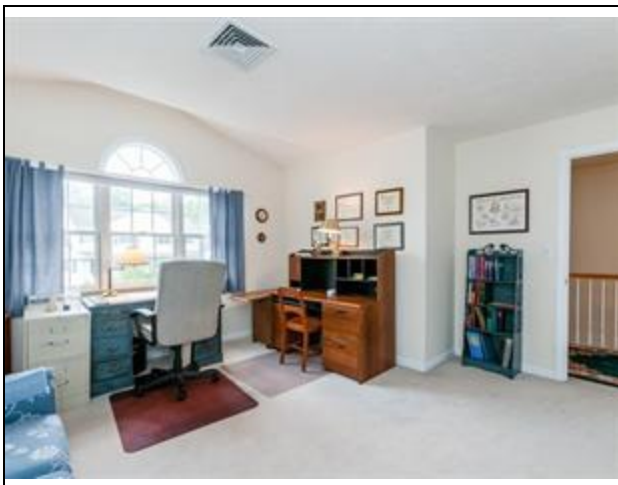
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4 Mountain Ash Lane U:4, Franklin, MA 02038

Condominium - Condo
Sale Price: \$519,000









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Condominium - Condo
Sale Price: \$519,000

