

**11 Magnolia Dr - Unit 11
Franklin, MA 02038-3914
Condo**

MLS #: **72266261** Status: **Sold**
 List Price: **\$334,900** Sale Price: **\$335,000**
 List Date: **12/28/2017** Sale Date: **2/1/2018**
 Area: Off Market Date: **1/14/2018**
 List\$/Sq. Ft.: **\$178.61** Sold \$/Sq. Ft. **\$178.67**
 Days on Market (Total): **18** Days on Market (Office): **18**

Property Features

Rooms: **5** Style: **Townhouse**
 Bedrooms: **2** Type: **Condo**
 Baths: **2f 1h** Unit Level: **1**
 Master Bath: Placement: **Street**
 Fireplaces: **1** Approx. Living Area: **1,875 Sq. Ft.**
 Year Built: **1987** Outdoor Space Avail: **Yes - Private**
 # Units: **56** Garage: **1 Attached**
 Elevator: Parking: **2 Off-Street**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$398**
 Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet, Cable Hookup, Deck - Exterior, Open Floor Plan, Recessed Lighting, Sunken
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Skylight, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Kitchen Island
Master Bedroom:	2		Bathroom - Full, Ceiling - Cathedral, Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 2:	2		Bathroom - Full, Bathroom - 3/4, Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup
Bath 1:	1		Bathroom - Half, 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:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	B		-

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck, Garden Area, Professional Landscaping**
 Facing Direction:
 Heating: **Hot Water Baseboard, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Central Vacuum, Cable Available, Wetbar, Intercom**
 Lead Paint: **None**
 Pets Allowed: **No**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

The wait is over! Prime location, move in ready, End Unit at Chestnut Ridge! A Privately situated unit that backs up to woods. Clean and fresh w/ ALL NEW CARPETS being installed 12/28! Pictures Do Not show new carpets! NEW HW Tank, NEW A/C, and NEW Washer/Dryer- last 2yrs. NEWER Kitchen appliances. Huge bright eat in kitchen w/ island. Nice formal dining room with hardwoods. Wet bar. Large step down living room with brick fireplace opens to double sliders that lead to huge entertaining deck. Upstairs you will find a Spacious master with cathedral ceiling, walk in closet and master bath. Large second bedroom with walk in closet and private bath. Huge, dry unfinished basement w/ laundry. Attached one car garage. This gem is ready for you to put in some personal touches and make it your own! Lovely well run complex with inground pool. Fantastic Franklin Schools. Just minutes to many shops, commute routes and 3 train stations. Enjoy maintenance free living. Showings begin Saturday 12/30/1

Tax Information

2017 Taxes: **\$4,069** Assessment: **\$279,100** Cert: Zoning Code: **res**
 Pin #: **M:281 L:001-011** Map: Block: Lot: Book: **7835** Page: **715**

Market History for 11 Magnolia Dr U:11, Franklin, MA 02038-3914

MLS #	Date		DOM	DTO	Price
72266261	12/28/2017	Listed for \$334,900			\$334,900
CTG	1/1/2018	Status Changed to: Contingent			
UAG	1/15/2018	Status Changed to: Under Agreement			
SLD	2/2/2018	Status Changed to: Sold			
	2/1/2018	Sold for \$335,000	18	3	\$335,000
Market History for Office Id: BB1175			18	3	\$335,000
Market History for this property			18	3	\$335,000









