

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**
 Pin #: **M:281 L:001-011**

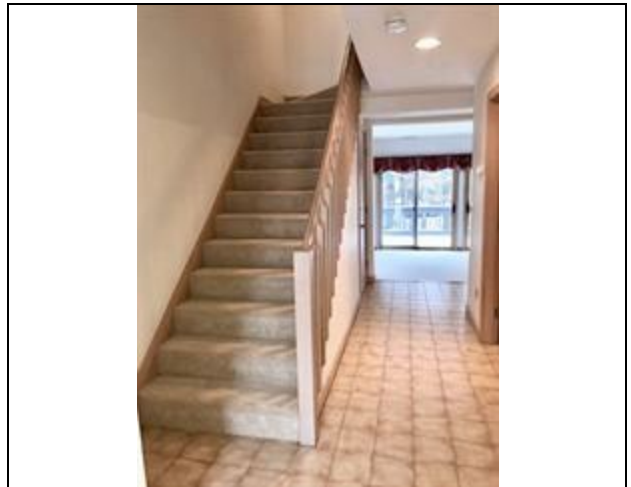
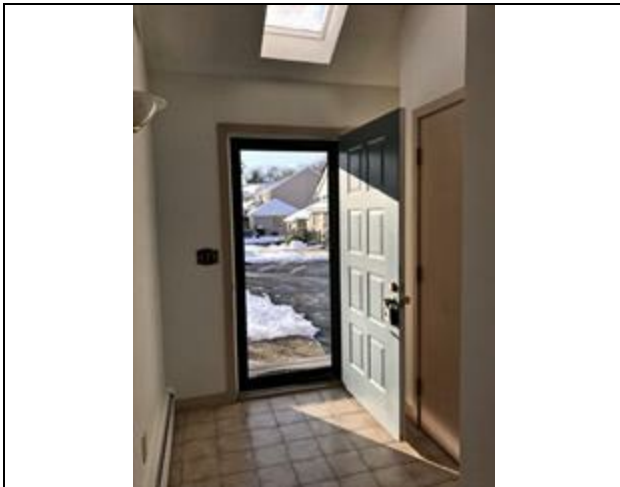
Cert: Zoning Code: **res**
 Map: Block: Lot: Book: **7835** Page: **715**

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

MLS # 72266261 - Sold
11 Magnolia Dr U:11, Franklin, MA 02038-3914

Condominium - Condo
Sale Price: \$335,000









MLS # 72266261 - Sold
11 Magnolia Dr U:11, Franklin, MA 02038-3914

Condominium - Condo
Sale Price: \$335,000



10 Applewood Ln - Unit 10
Franklin, MA 02038-3918
Condo

MLS #: 72289616	Status: Sold
List Price: \$389,900	Sale Price: \$373,000
List Date: 3/6/2018	Sale Date: 4/27/2018
Area:	Off Market Date: 3/12/2018
List\$/Sq. Ft.: \$155.96	Sold \$/Sq. Ft. \$149.20
Days on Market (Total): 6	Days on Market (Office): 6

Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement: End
Fireplaces: 1	Approx. Living Area: 2,500 Sq. Ft.
Year Built: 1988	Outdoor Space Avail:
# Units: 56	Garage: 1 Attached
Elevator:	Parking: 2 Off-Street, Guest, Paved Driveway

Handicap Access/Features:

Association: **Yes** Fee: **\$457**

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



Exterior - Front

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Sunken
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Window(s) - Bay/Bow/Box, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Stainless Steel Appliances, Wine Chiller
Master Bedroom:	1		Bathroom - Full, Skylight, Flooring - Wall to Wall Carpet, Balcony - Exterior
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Linen, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	B		Closet/Cabinets - Custom Built, Flooring - Vinyl
Game Room:	B		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Disposal**
 Basement: **Yes Full, Partially Finished**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions: **Refrigerator, washer and dryer excluded**
 Exterior: **Vinyl**
 Exterior Features: **Deck - Wood**
 Facing Direction:
 Heating: **Hot Water Baseboard, Gas**
 Hot Water: **Natural Gas**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Includes finished rooms in lower level**
 Living Area Includes: **Finished Basement**
 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

Rare semi-detached 3 bedroom townhome in Chestnut Ridge I. Enjoy the function and privacy of a single family home with all the benefits of 1 level living - exterior maintenance, yard care and snow removal are done for you! 1st floor master offers double closets, skylight and slider to its own deck. Master bath has double sinks, jetted tub/shower, . Tile and granite center isle kitchen offers large eat-in area, SS appliances and built-in wine cooler. 1st floor family room boasts gas fireplace, built-in bookcases and slider to 20 ft X 10 ft deck overlooking secluded common area with mature greenery and trees – idyllic! Step down living room off hardwood entry makes fine home office or study. Hardwood dining room with tray ceiling. Two additional 2nd floor bedrooms enjoy jack-and-jill tile bath. Lower level has 23 ft X 21 ft game room, 2 large storage areas with workshop, and laundry room with utility sink and built-in cabinets. 1 car attached garage!

Tax Information

2017 Taxes: \$4,483.35 Assessment: **\$307,500**
 Pin #: **M:281 L:005-010**

Cert: Zoning Code: **res**
 Map: Block: Lot: Book: **34565** Page: **68**

Market History for 10 Applewood Ln U:10, Franklin, MA 02038-3918

MLS #	Date		DOM	DTO	Price
72289616	3/6/2018	Listed for \$389,900			\$389,900
UAG	3/12/2018	Status Changed to: Under Agreement			
SLD	4/27/2018	Status Changed to: Sold			
	4/27/2018	Sold for \$373,000	6	6	\$373,000
Market History for Office Id: BB5993			6	6	\$373,000
Market History for this property			6	6	\$373,000



Exterior - Front



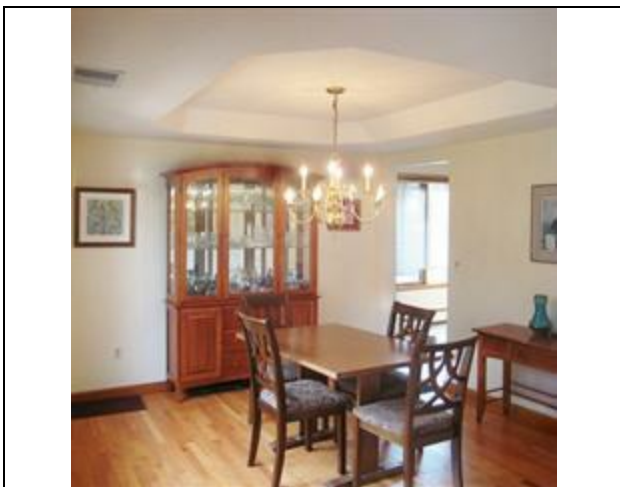
Kitchen



Kitchen



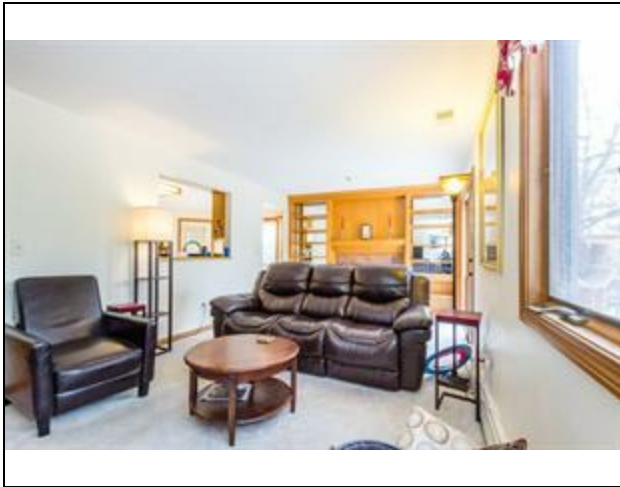
Kitchen



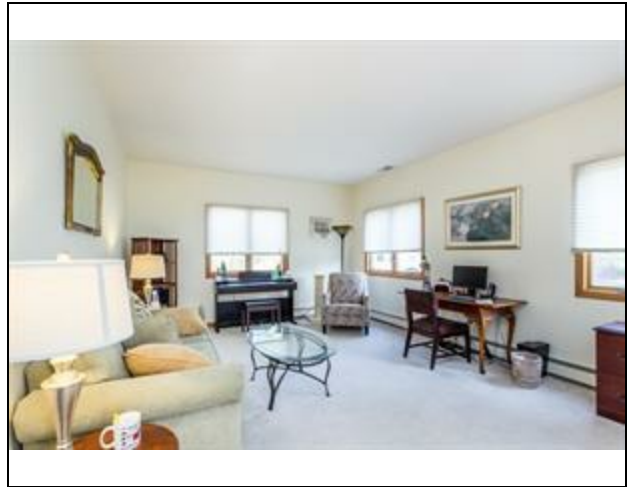
Dining Room



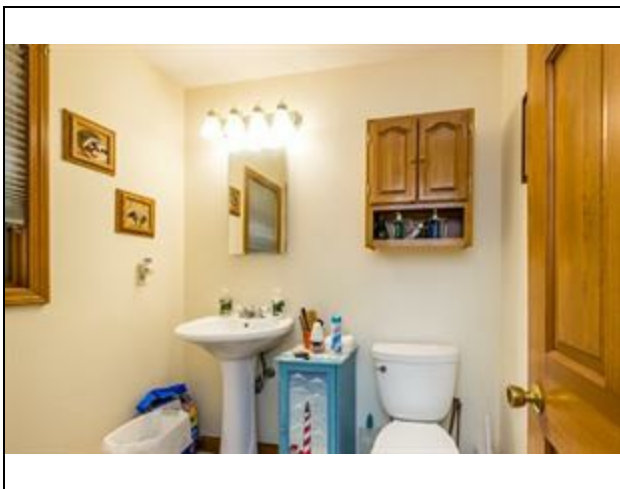
Dining Room



Living Room



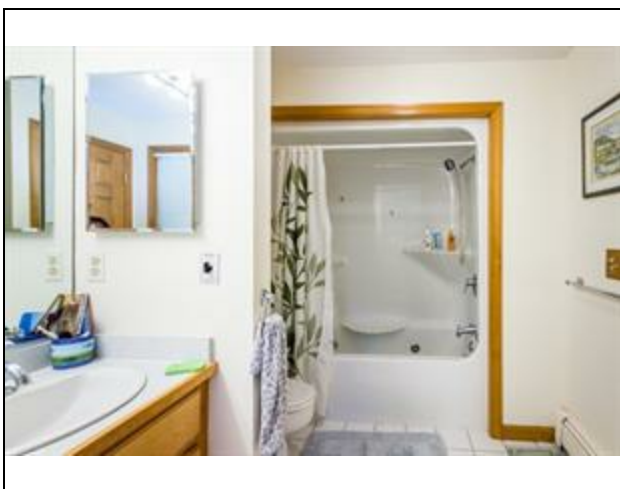
Living Room



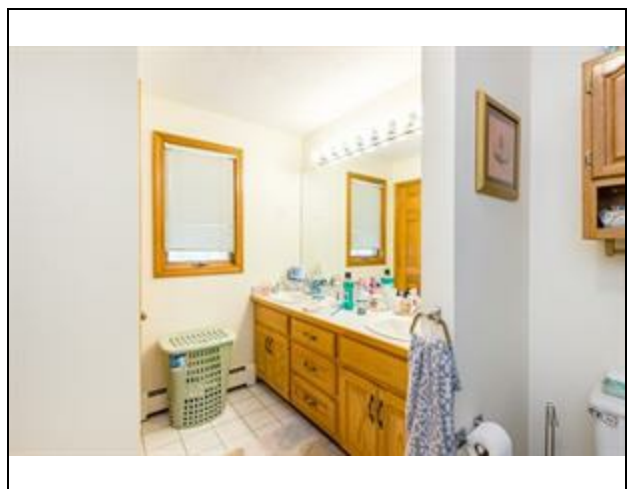
Bathroom - Half



Master Bedroom



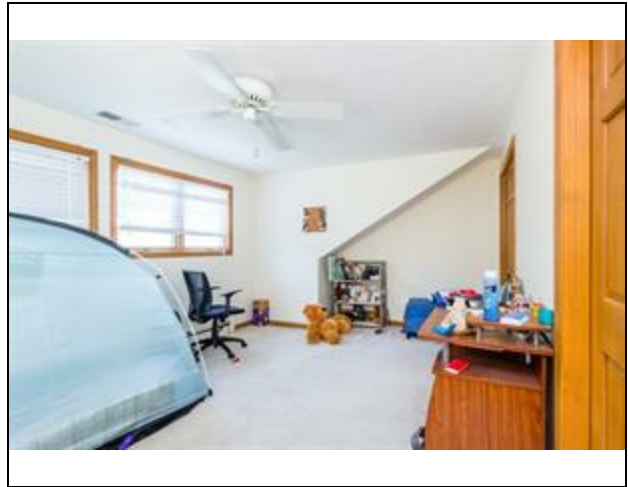
Bathroom - Master



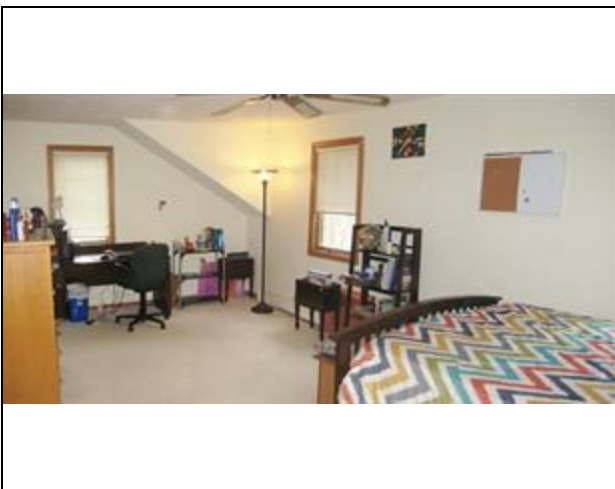
Bathroom - Master



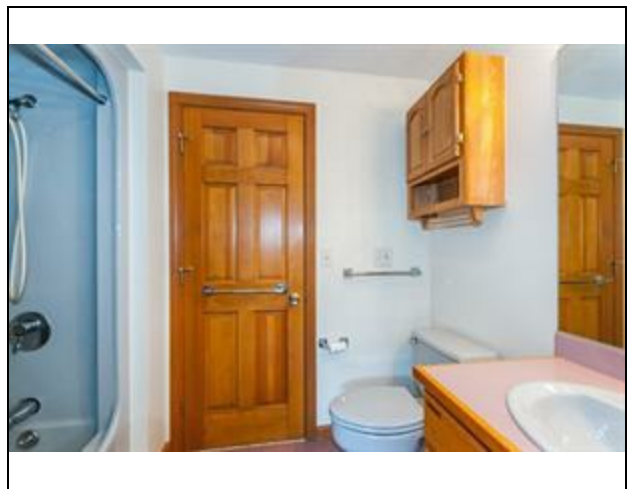
Foyer



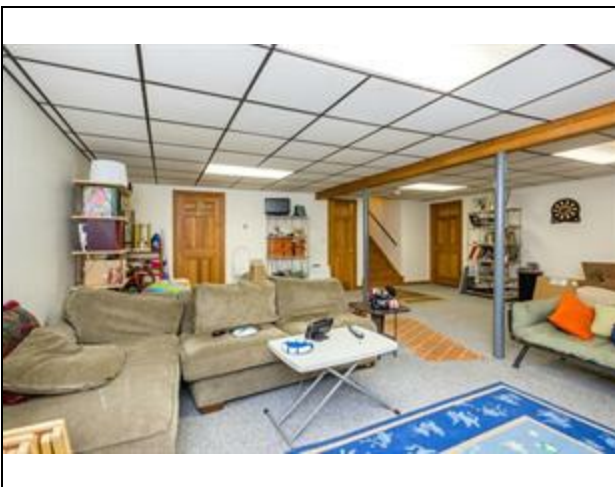
Bedroom 2



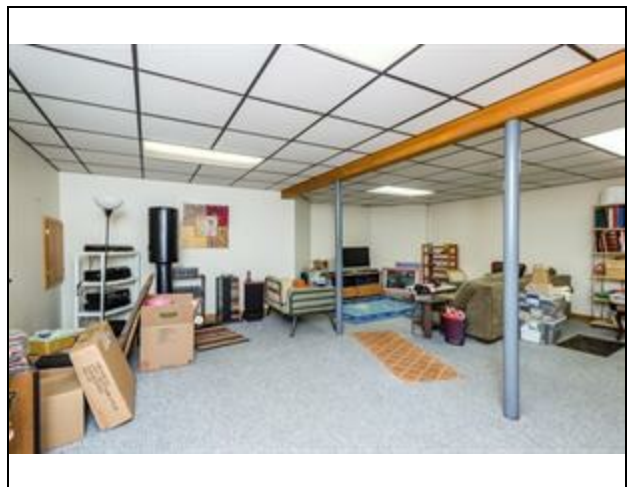
Bedroom 3



Bathroom - Full



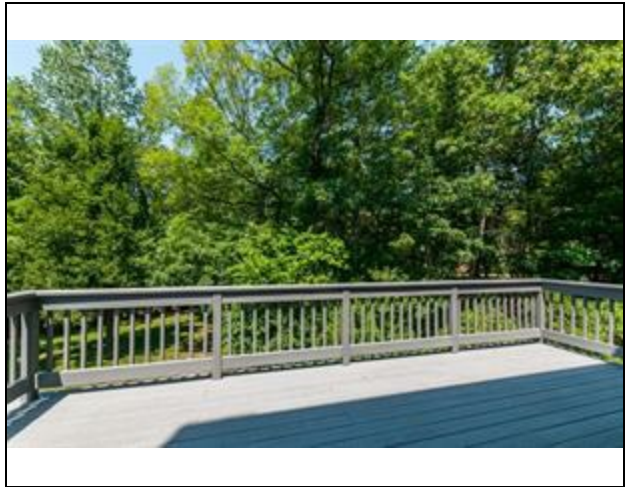
Game Room



Game Room



Laundry Room/Area



Deck



Common Area



Common Area



Common Area



Exterior - Side

MLS # 72289616 - Sold
10 Applewood Ln U:10, Franklin, MA 02038-3918

Condominium - Condo
Sale Price: \$373,000



Exterior - Back



Exterior - Front

4 APPLEWOOD LN - Unit 4
Franklin, MA 02038-3918
Condo

MLS #: 72318532	Status: Sold
List Price: \$389,900	Sale Price: \$385,900
List Date: 5/1/2018	Sale Date: 7/5/2018
Area:	Off Market Date: 5/29/2018
List\$/Sq. Ft.: \$162.46	Sold \$/Sq. Ft. \$160.79
Days on Market (Total): 28	Days on Market (Office): 28

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement: End
Fireplaces: 1	Approx. Living Area: 2,400 Sq. Ft.
Year Built: 1988	Outdoor Space Avail:
# Units: 56	Garage: 1 Attached
Elevator:	Parking: 3 Off-Street

Handicap Access/Features:

Association: **Yes** Fee: **\$446**

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



Exterior - Front

Room Descriptions

Room	Level	Size	Features
Living Room:	1	14X24	Ceiling Fan(s), Flooring - Wall to Wall Carpet
Dining Room:	1	13X12	Flooring - Hardwood
Family Room:	1	14X24	Fireplace, Flooring - Hardwood
Kitchen:	1	14X18	Skylight, Flooring - Hardwood, Countertops - Stone/Granite/Solid
Master Bedroom:	2	14X20	Bathroom - Full, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 2:	2	13X16	Bathroom - Full, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Laundry:	B	13X23	-
Other:	B	26X19	Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**

Basement: **Yes Partially Finished**

Cooling: **Central Air**

Exclusions:

Exterior: **Clapboard**

Exterior Features: **Deck**

Facing Direction:

Heating: **Hot Water Baseboard, Gas**

Interior Features: **Central Vacuum**

Lead Paint: **Unknown**

Living Area Includes: **Finished Basement**

Pets Allowed: **No**

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

Wow! Supremely maintained, sun drenched condo ready for someone new to continue the pride of ownership! With a dramatically and gorgeously updated kitchen and shiny hard wood floors centering your living area, you will find the first floor bedroom capability and finished basement to be among many appreciated "extras." Two bedrooms upstairs, both with their own full bath creates the ultimate in privacy and guest accommodations! Rear deck with privacy fencing ensures your ability to feel like you are in a single family as you enjoy your summer overlooking the serene back drop of wooded privacy! Picturesque cul-de-sac creates a quiet setting while still allowing for your own private driveway and garage! With a well maintained unit, very strong association and quiet, one entrance neighborhood, the close proximity to downtown Franklin, major routes and the commuter rail merely continue to reinforce the value and amazing opportunity this unit presents!

Tax Information

2018 Taxes: \$4,928	Assessment: \$336,400	Cert: 000000042313	Zoning Code: R
Pin #: M:281 L:005-004		Map: Block: Lot: Book: 31216	Page: 243

Market History for 4 APPLEWOOD LN U:4, Franklin, MA 02038-3918

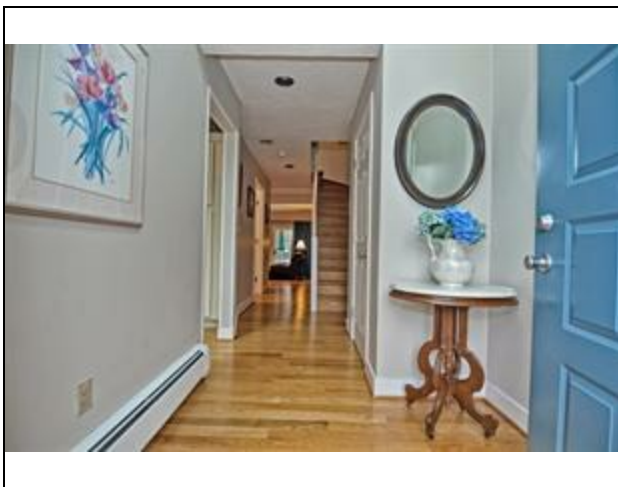
MLS #	Date		DOM	DTO	Price
72318532	5/1/2018	Listed for \$399,900			\$399,900
	5/7/2018	Price Changed to: \$389,900			\$389,900
CTG	5/19/2018	Status Changed to: Contingent			
	5/26/2018	Listing Alert Flag set to: Yes - Kick-out/Right 1st Refusal			
BOM	5/26/2018	Status Changed to: Back on Market			
UAG	5/29/2018	Status Changed to: Under Agreement			
SLD	7/6/2018	Status Changed to: Sold			
	7/5/2018	Sold for \$385,900	28	28	\$385,900
Market History for Office Id: AN1503			28	28	\$385,900
Market History for this property			28	28	\$385,900



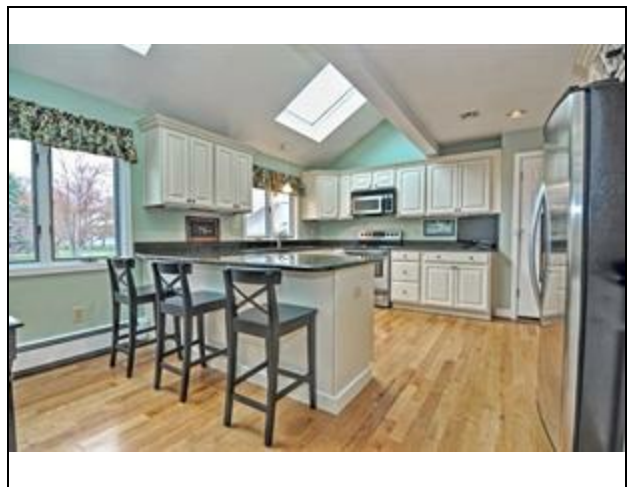
Exterior - Front



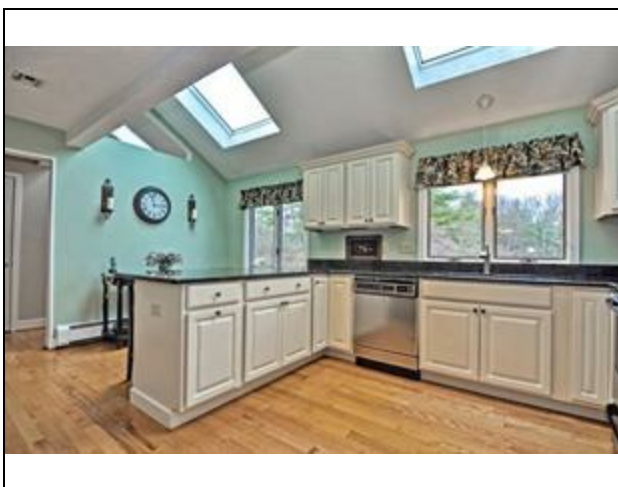
Exterior - Front



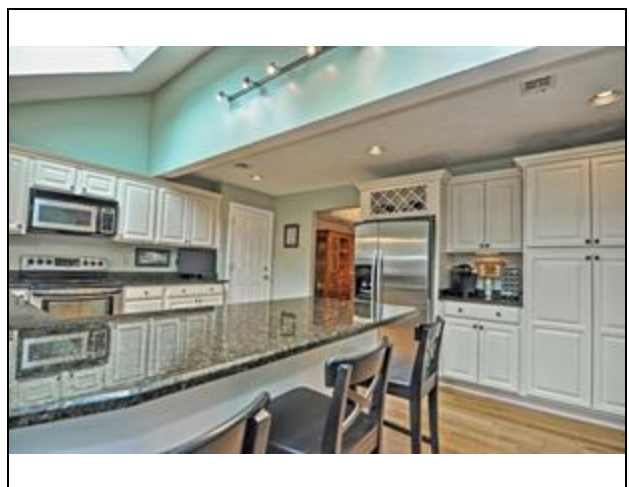
Main Entry



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining Room



Dining Room



Hallway



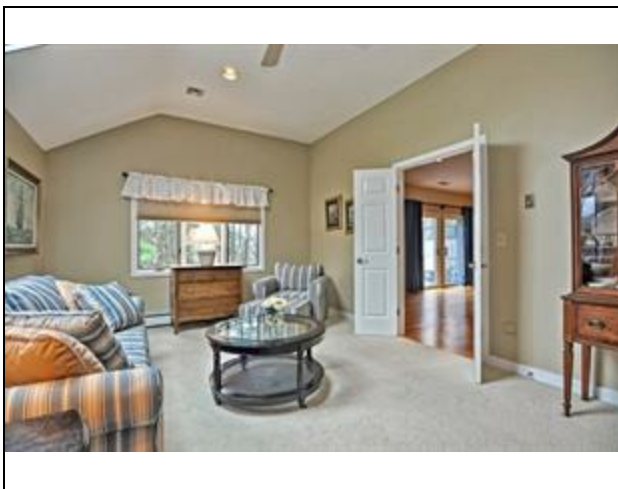
Family Room



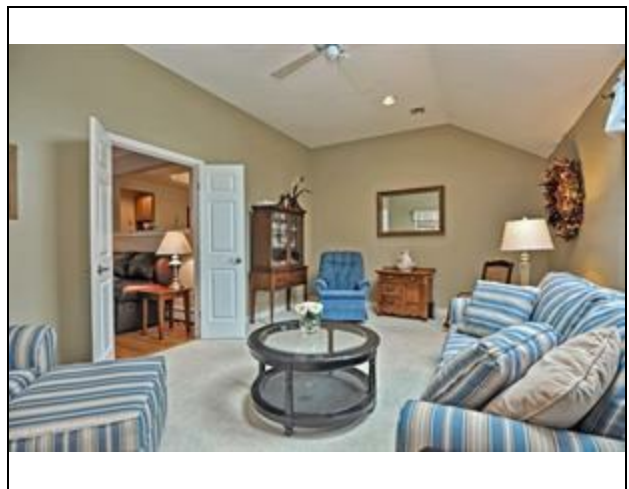
Fireplace



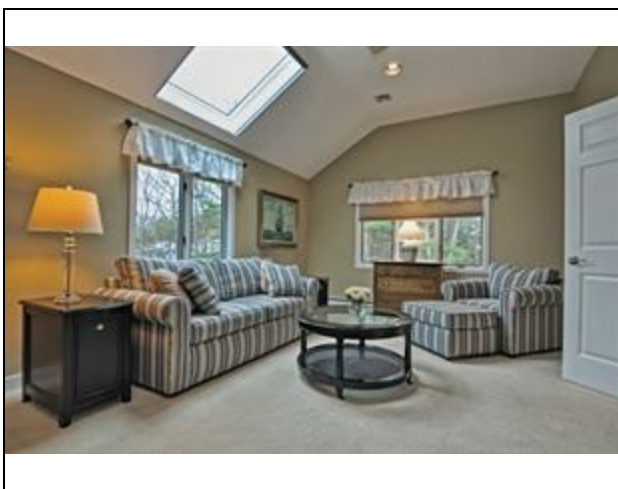
Family Room



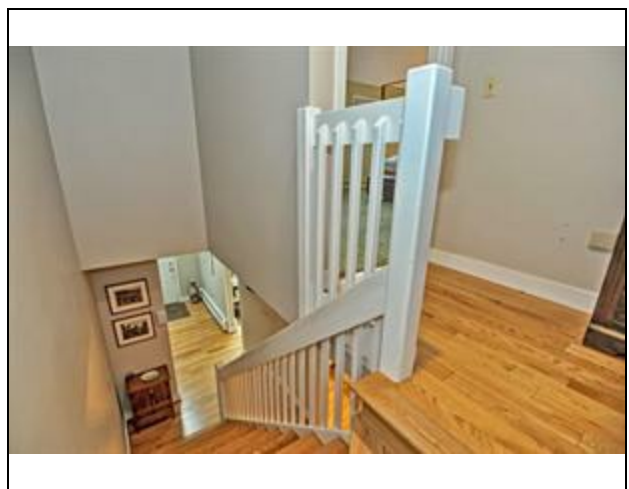
Living Room



Living Room



Living Room



Hallway



Bedroom 2



Bedroom 2



Master Bedroom



Master Bedroom



Master Bedroom



Deck



Basement - Finished



Basement - Finished



Basement - Finished



Exterior - Back

2 Oak View Ter - Unit 2
Franklin, MA 02038-3933
Condo

MLS #: 72310998	Status: Sold
List Price: \$390,000	Sale Price: \$390,000
List Date: 4/18/2018	Sale Date: 9/14/2018
Area:	Off Market Date: 7/1/2018
List\$/Sq. Ft.: \$143.38	Sold \$/Sq. Ft. \$143.38
Days on Market (Total): 74	Days on Market (Office): 74

Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement: End
Fireplaces: 1	Approx. Living Area: 2,720 Sq. Ft.
Year Built: 2000	Outdoor Space Avail:
# Units: 75	Garage: 1 Attached
Elevator:	Parking: 2

Handicap Access/Features:

Association: **Yes** Fee: **\$437**

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



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Balcony - Interior, Open Floor Plan, Slider
Dining Room:	1		Flooring - Hardwood, Open Floor Plan
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting
Master Bedroom:	1		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Foyer:	1		Flooring - Hardwood
Loft:	1		Flooring - Wall to Wall Carpet, Balcony - Interior

Features & Other Information

Appliances: **Range**
 Basement: **Yes**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Interior Features: **Central Vacuum, Security System**
 Lead Paint: **Unknown**
 Living Area Includes: **Finished Basement**
 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

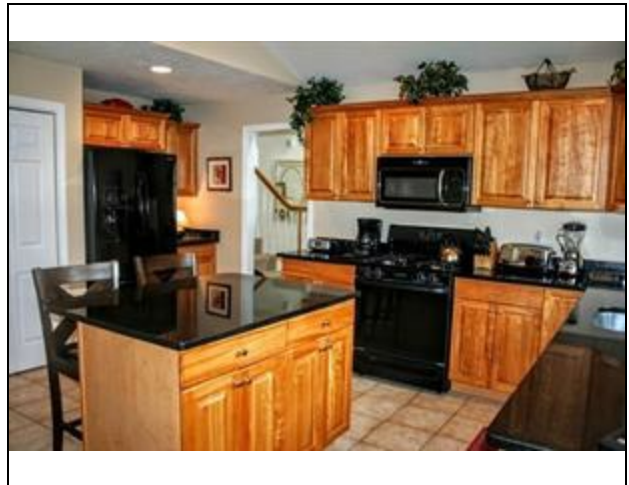
Lovely Well Appointed Spacious Unit in the Desirable Chestnut Ridge Complex *Spacious Vaulted Eat in Kitchen with Granite Counters, Center island, Recessed Lighting and Pantry *Second Floor Loft Overlooks Bright Fireplaced Living Room with Sliders to Large deck Overlooking Beautiful Yard. *Generous First Floor Master Suite with Walk in Closet *Two Generous Sized Second Floor Bedrooms and Tiled Bath *Elegant Two Story Foyer *Central air *Gleaming Hardwood, Tile and The Amenities You Deserve ! *Large Finished Basement *Attached Oversized Garage *Great Location In Close Proximity to Shopping, Restaurants, Major Highways, and Commuter Rail *Come fall in love today! Seller Will Entertain Offers Between \$390,000 and \$415,000

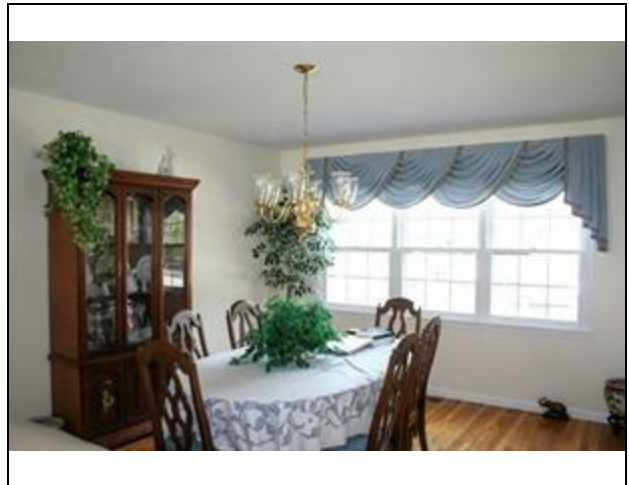
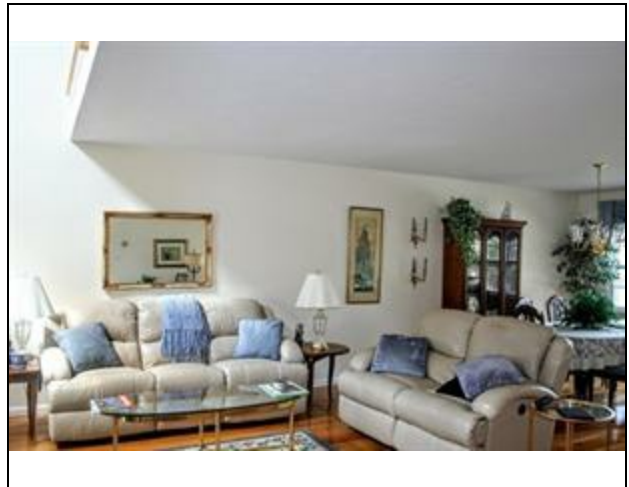
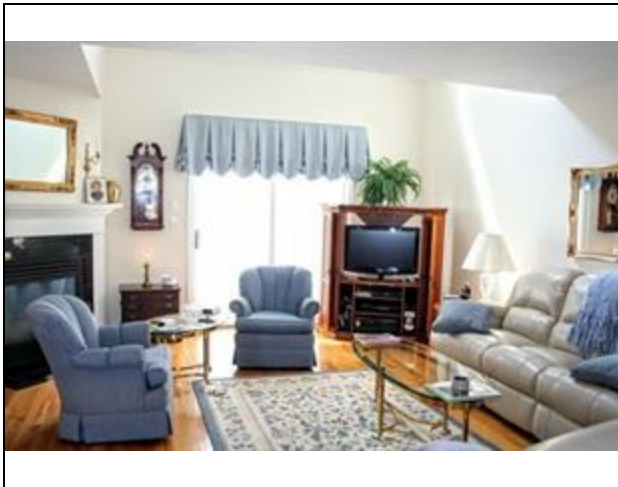
Tax Information

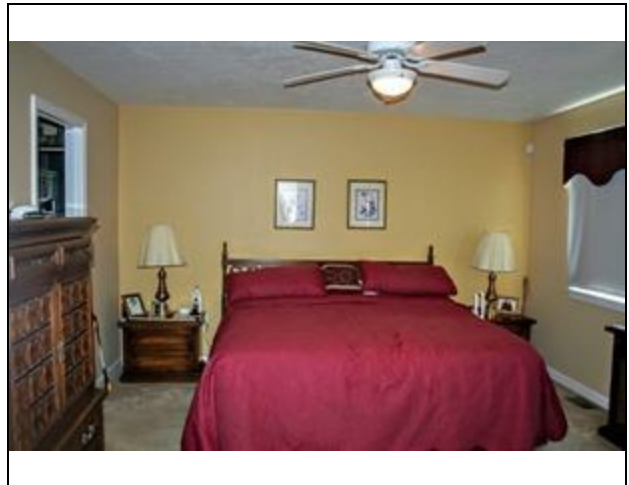
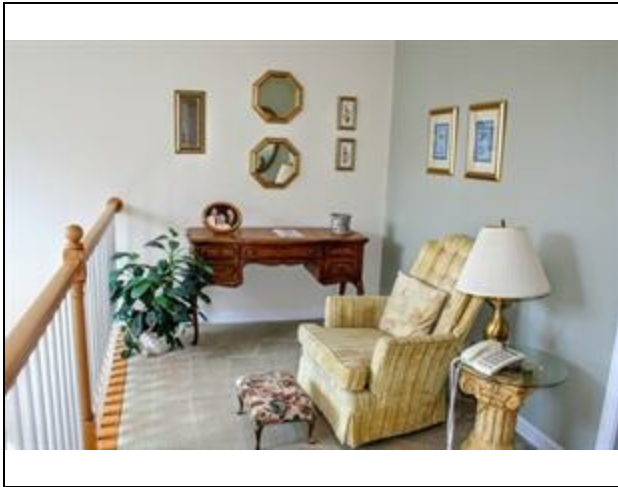
2018 Taxes: \$5,305	Assessment: \$362,100	Cert:	Zoning Code: 0
Pin #: M:281 L:003-021		Map:	Block: Lot: Book: 24311 Page: 556

Market History for 2 Oak View Ter U:2, Franklin, MA 02038-3933

MLS #	Date		DOM	DTO	Price
72310998	4/18/2018	Listed for \$410,000			\$410,000
	5/5/2018	Price Changed to: \$400,000			\$400,000
	6/14/2018	Price Changed to: \$390,000			\$390,000
UAG	7/1/2018	Status Changed to: Under Agreement			
SLD	9/15/2018	Status Changed to: Sold			
	9/14/2018	Sold for \$390,000	74	74	\$390,000
Market History for Office Id: BB5993			74	74	\$390,000
Market History for this property			74	74	\$390,000







MLS # 72310998 - Sold
2 Oak View Ter U:2, Franklin, MA 02038-3933

Condominium - Condo
Sale Price: \$390,000



84 Chestnut Ridge Cir - Unit 84
Franklin, MA 02038-3907
Condo

MLS #: 72383772	Status: Sold
List Price: \$408,000	Sale Price: \$405,000
List Date: 8/23/2018	Sale Date: 11/30/2018
Area:	Off Market Date: 10/14/2018
List\$/Sq. Ft.: \$209.45	Sold \$/Sq. Ft. \$207.91
Days on Market (Total): 52	Days on Market (Office): 52

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement: End
Fireplaces: 1	Approx. Living Area: 1,948 Sq. Ft.
Year Built: 2005	Outdoor Space Avail:
# Units: 75	Garage: 2 Attached
Elevator:	Parking: 2 Off-Street

Handicap Access/Features:

Association: **Yes** Fee: **\$430**

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



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Main Level, Chair Rail, Exterior Access, Slider
Dining Room:	1		Flooring - Hardwood, Window(s) - Picture, Main Level, Wainscoting
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Main Level, Cabinets - Upgraded, Recessed Lighting, Gas Stove
Master Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile, Main Level
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		Main Level
Foyer:	1		Flooring - Hardwood
Loft:	2		Flooring - Wall to Wall Carpet, Balcony - Interior

Features & Other Information

Appliances: **Range**
 Basement: **Yes**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Lead Paint: **Unknown**
 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

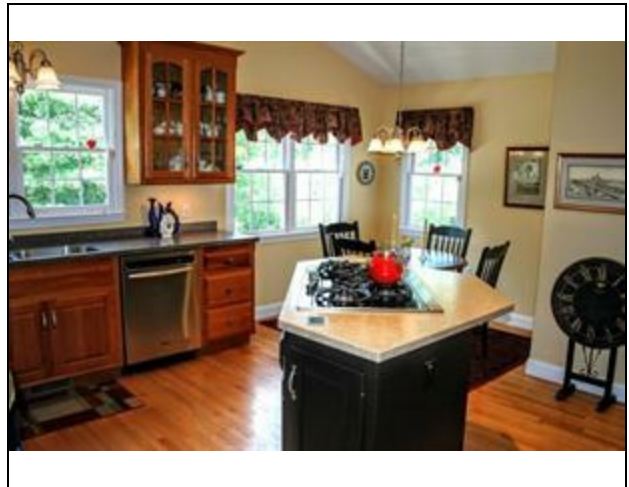
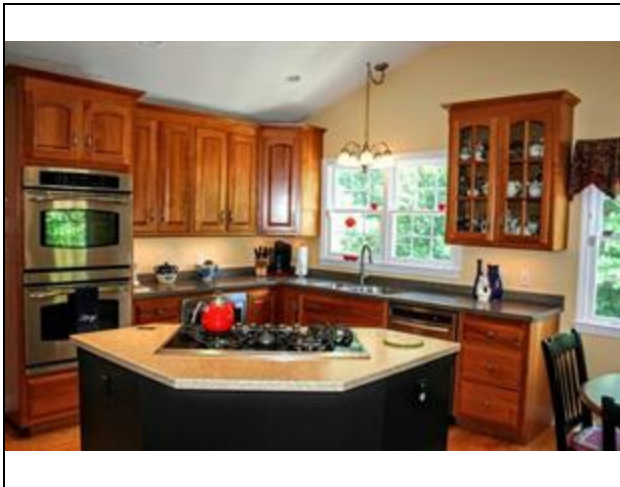
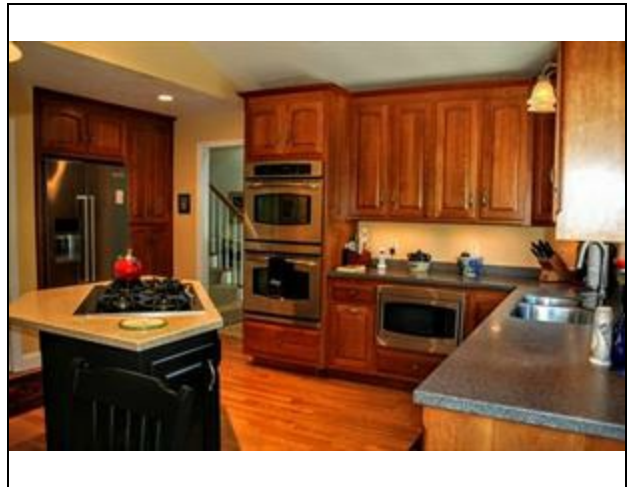
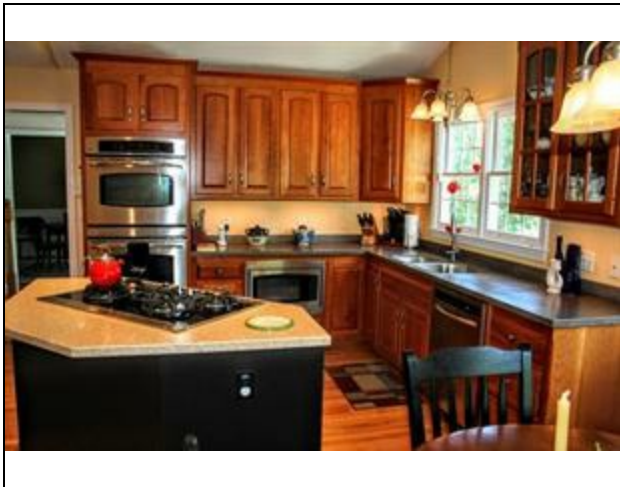
Absolutely Beautiful Chestnut Ridge II Unit. Thoughtfully Situated to Provide Maximum Privacy and Wooded Views. The Spectacular Gourmet Kitchen Boasts a Vaulted Ceiling, an Oversized Working Island, and Upgraded Appliances to Compliment the Workmanship of the Custom Cabinetry! Detailed Quality is Showcased Throughout the Home with Crown Moldings, Hardwood Flooring, and Wainscoting. An Elegant Formal Dining Room, and Spacious Living Room With Interior Balcony, Gas Fireplace, and New Slider to Your Private Deck is Ideal for Relaxing Casual Times. The First Floor Master Bedroom is Currently Being Used as a Den, and Offers Flexibility. A Custom Hardwood Stairway Leads to Two Additional Bedrooms and a Loft Area for Additional Living Space. The Two Car Garage Offers Great Parking Convenience. In a Great Location in Close Proximity to the Train, Town, Restaurants, Shopping and Major Routes. Don't Miss this Truly Unique Unit!

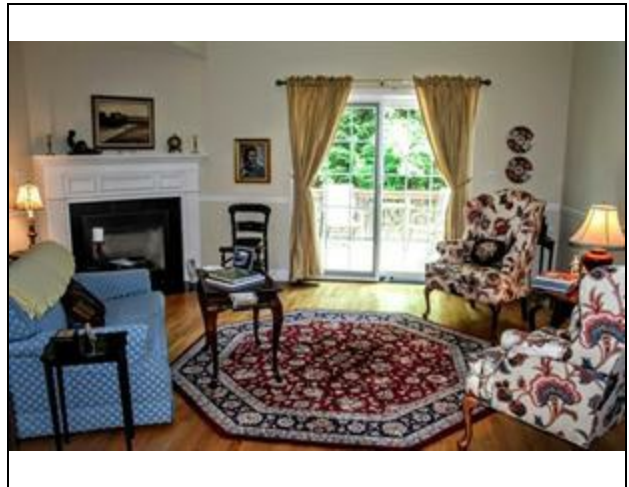
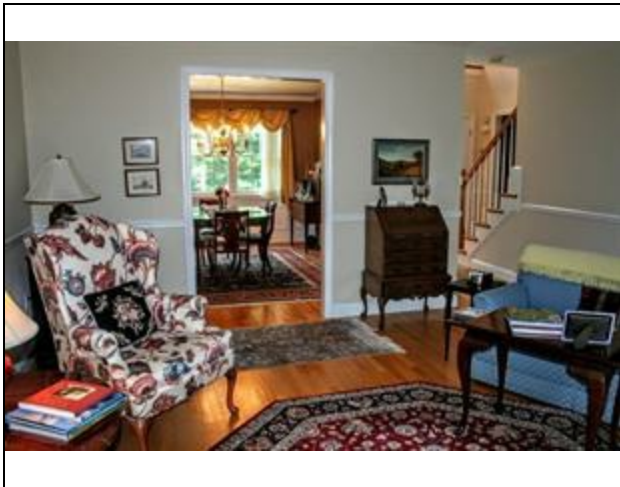
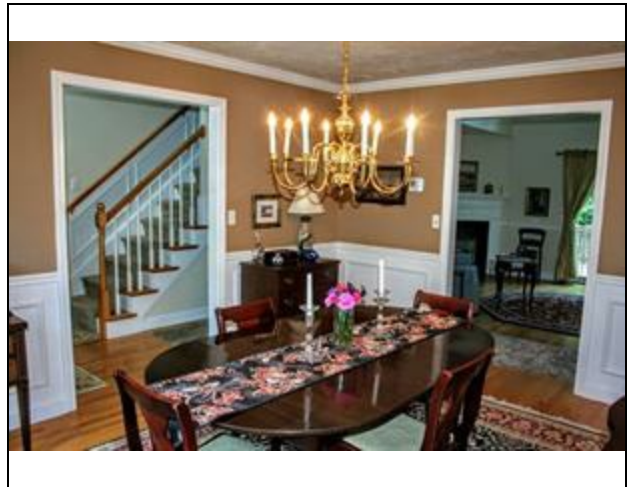
Tax Information

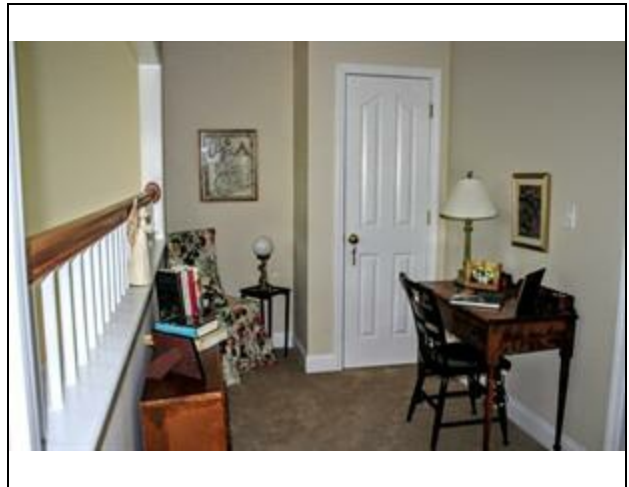
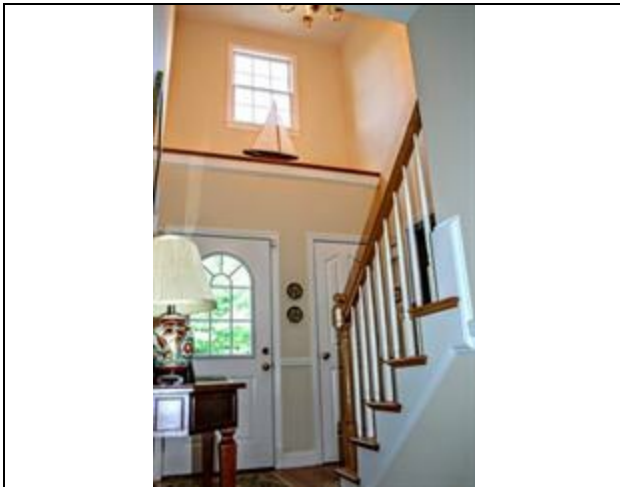
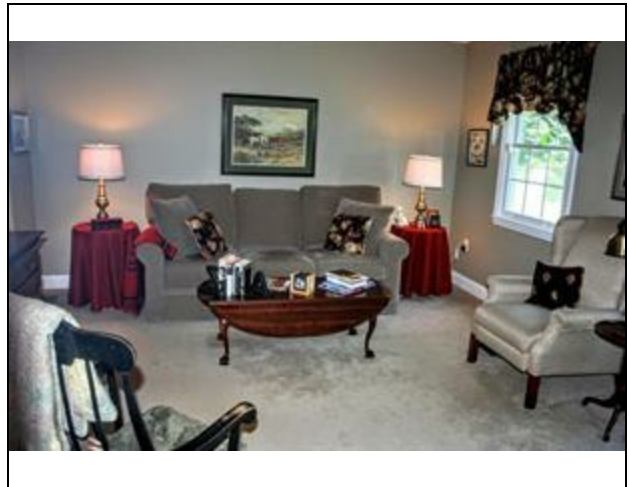
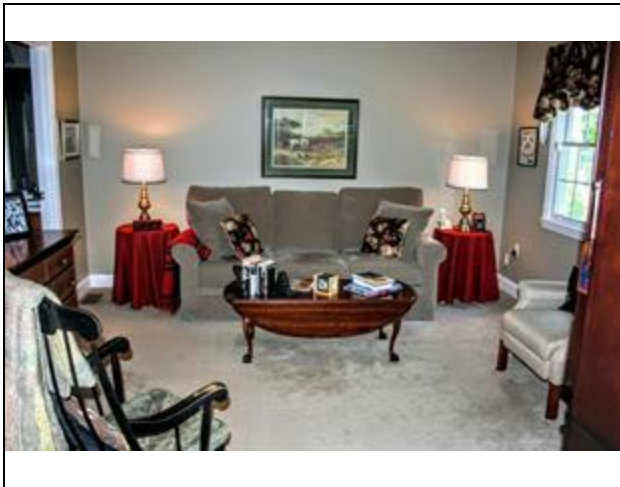
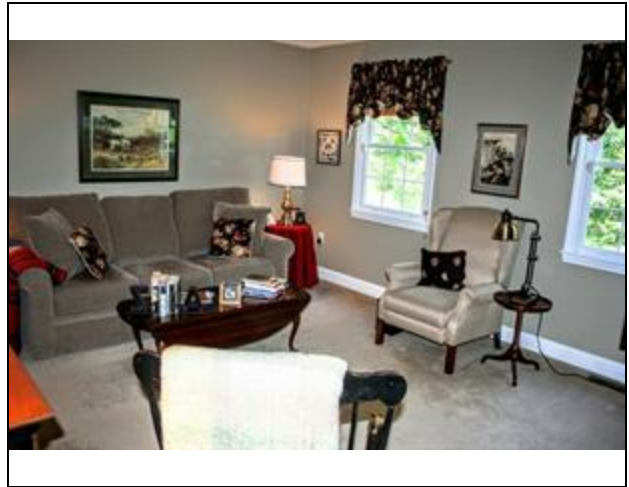
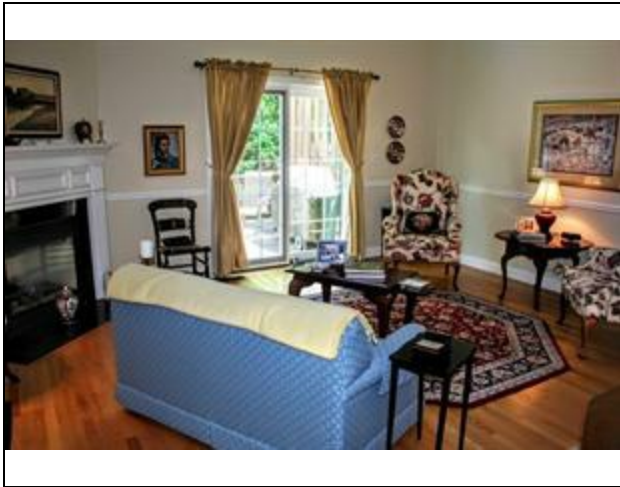
2018 Taxes: \$5,765	Assessment: \$393,500	Cert: 130727	Zoning Code: 0
Pin #: M:281 L:003-042		Map: Block: Lot: Book: 24588	Page: 311

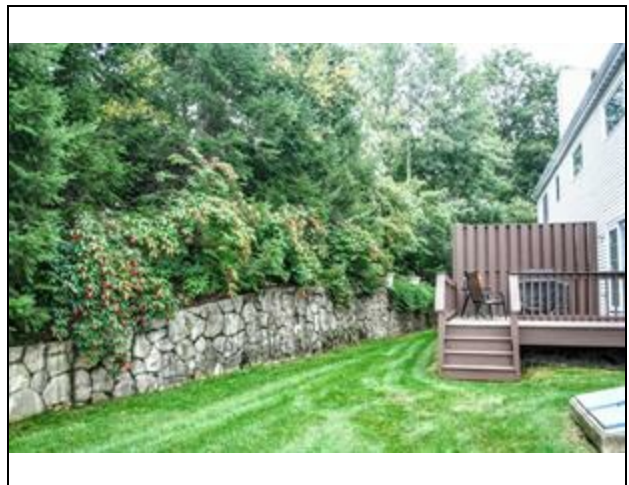
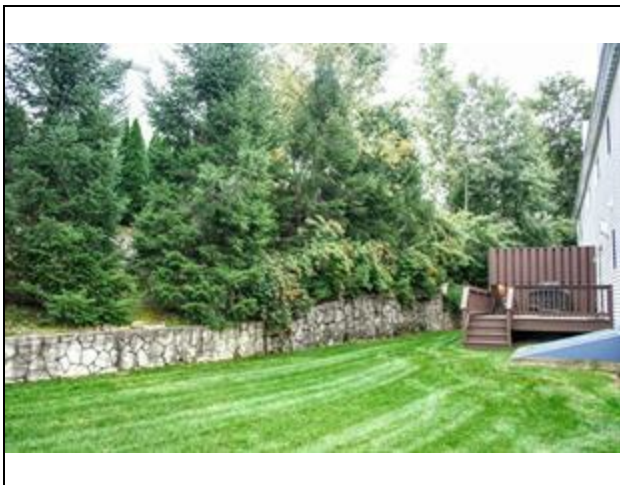
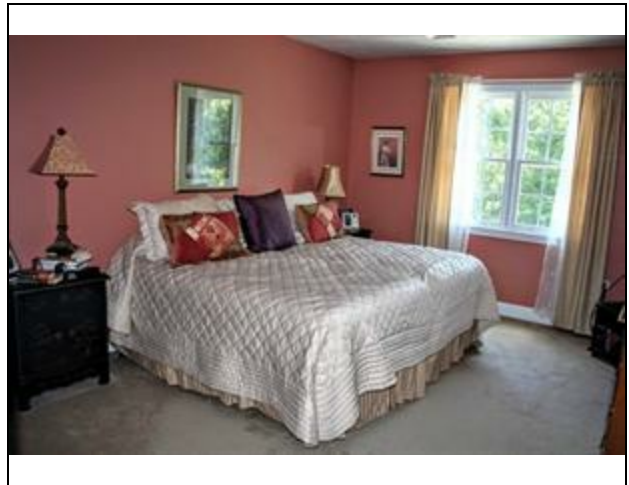
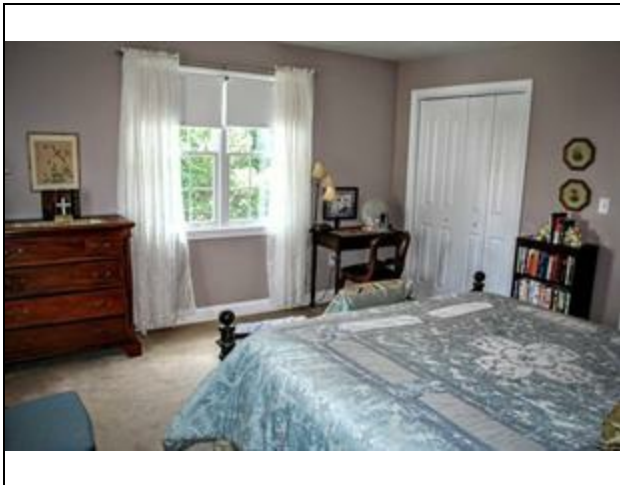
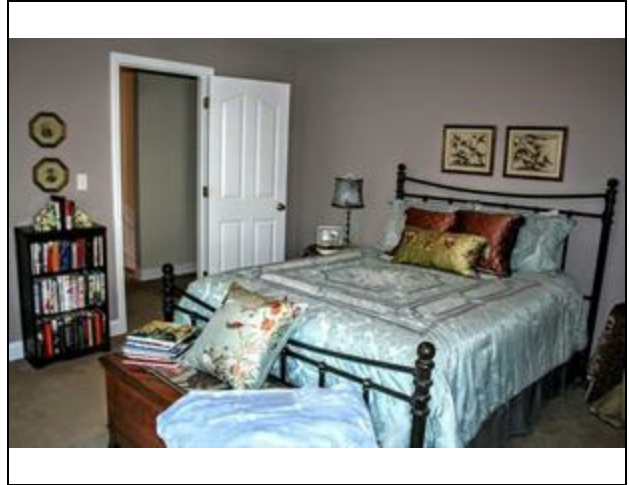
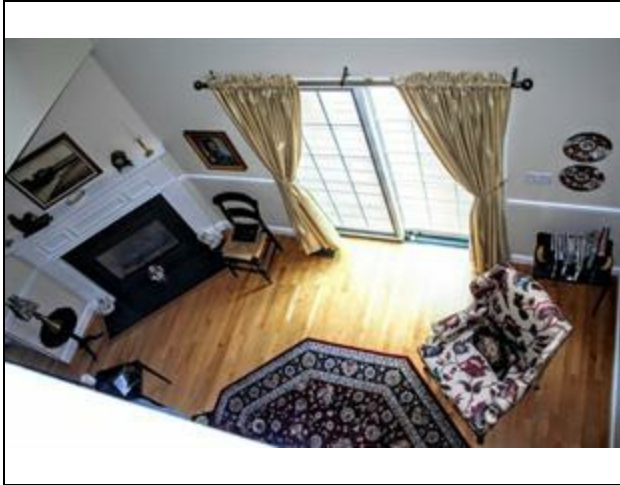
Market History for 84 Chestnut Ridge Cir U:84, Franklin, MA 02038-3907

MLS #	Date		DOM	DTO	Price
72383772	8/23/2018	Listed for \$450,000			\$450,000
	9/10/2018	Price Changed to: \$430,000			\$430,000
	9/30/2018	Price Changed to: \$420,000			\$420,000
	10/12/2018	Price Changed to: \$408,000			\$408,000
UAG	10/14/2018	Status Changed to: Under Agreement			
SLD	11/30/2018	Status Changed to: Sold			
	11/30/2018	Sold for \$405,000	52	52	\$405,000
Market History for Office Id: AN4875			52	52	\$405,000
Market History for this property			52	52	\$405,000











5 Crab Apple Ln - Unit 5
Franklin, MA 02038
Condo

MLS #: 72279107	Status: Sold
List Price: \$435,750	Sale Price: \$435,750
List Date: 2/8/2018	Sale Date: 6/8/2018
Area:	Off Market Date: 5/3/2018
List\$/Sq. Ft.: \$177.35	Sold \$/Sq. Ft. \$177.35
Days on Market (Total): 83	Days on Market (Office): 83

Property Features

Rooms: 8	Style: Townhouse, Duplex
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement: End
Fireplaces: 1	Approx. Living Area: 2,457 Sq. Ft.
Year Built: 2000	Outdoor Space Avail:
# Units: 75	Garage: 1 Attached, Garage Door Opener
Elevator:	Parking: 2 Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$430	
Fee Includes: Master Insurance, Swimming Pool, Road Maintenance, Landscaping, Snow Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Cable Hookup, Exterior Access, Open Floor Plan, Slider
Dining Room:	1		Flooring - Hardwood
Family Room:	B		Closet, Flooring - Wall to Wall Carpet, Cable Hookup, Exterior Access, Recessed Lighting
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Kitchen Island, Recessed Lighting, Stainless Steel Appliances
Master Bedroom:	1		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup, Recessed Lighting
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded
Bath 3:	2		Bathroom - With Tub & Shower, Closet - Linen
Laundry:	B		Flooring - Stone/Ceramic Tile
Loft:	2		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **200 Amps**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Deck, Covered Patio/Deck, Gutters, Tennis Court**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Tank**
 Interior Features: **Central Vacuum, Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Approx. 504 sqft is finished lower level according to floor plan company measurements.**
 Living Area Includes: **Finished Basement**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

BEAUTIFUL 3 Bed 2.5 Bath duplex unit in desirable Chestnut Ridge II | Neutral tones throughout | Gleaming hardwoods | Attached Garage with Side Entry to Spacious & Updated Kitchen - maple cabinets, informal dining area, center island, stunning quartz counters, stone back-splash, stainless appliances & under-cabinet lighting | Living Room - gas fireplace, cathedral ceiling & slider to an over-sized deck | Elegant Formal Dining Room | 1st Floor master Suite - updated granite counters & over-sized tiled shower | 2nd floor - 2 generously sized bedrooms, loft, full guest bath & HUGE knee wall storage area | Lower Level - +-500 additional sqft of finished living space with Family Room, Laundry Room and a Full Walk-Out to deck covered patio area | Forced Hot Air/Gas | Central AC | Enjoy the community pool & tennis court in the warmer seasons | Town water/sewer | Conveniently located to 495, shopping, public transportation | Franklin Ranked Safest City in MA & #3 Safest City in Nation (2018)

Tax Information

2017 Taxes: \$5,002.4 **Assessment: \$343,100**

Cert: Zoning Code: **Res**

Pin #:

Map: Block: Lot: Book: **17835** Page: **11**

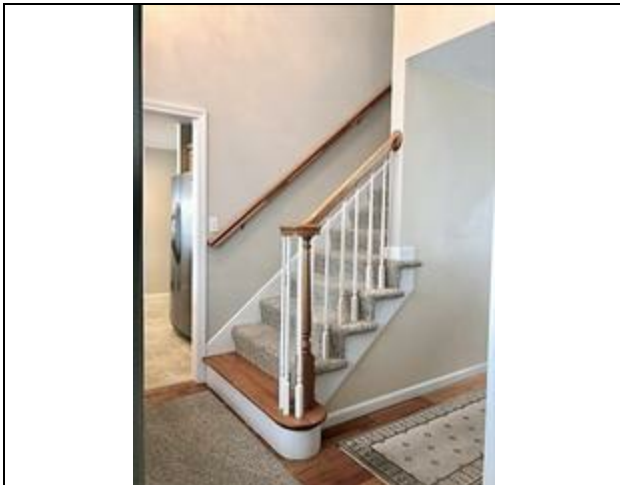
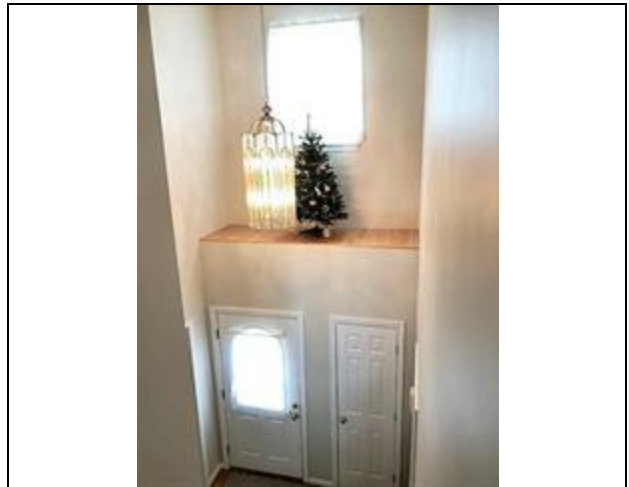
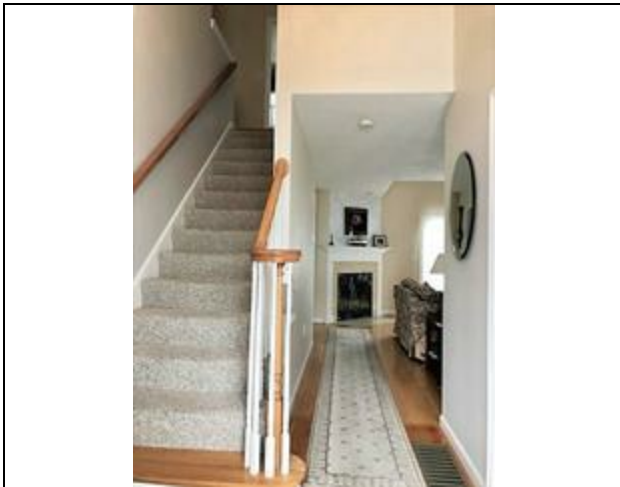
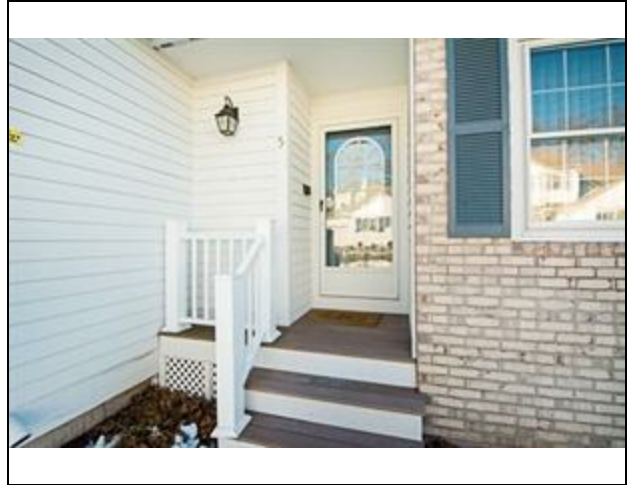
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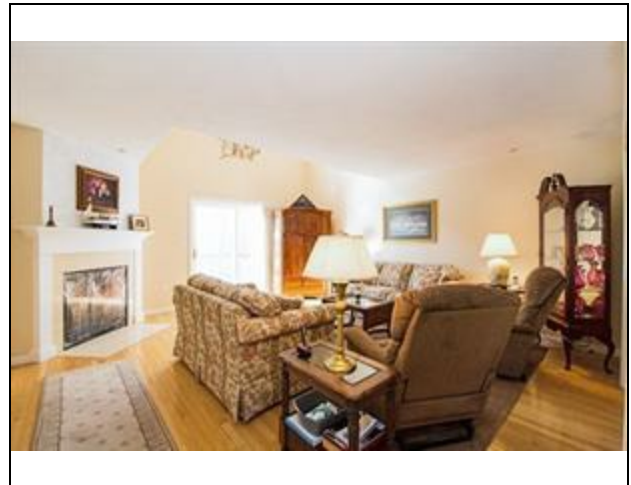
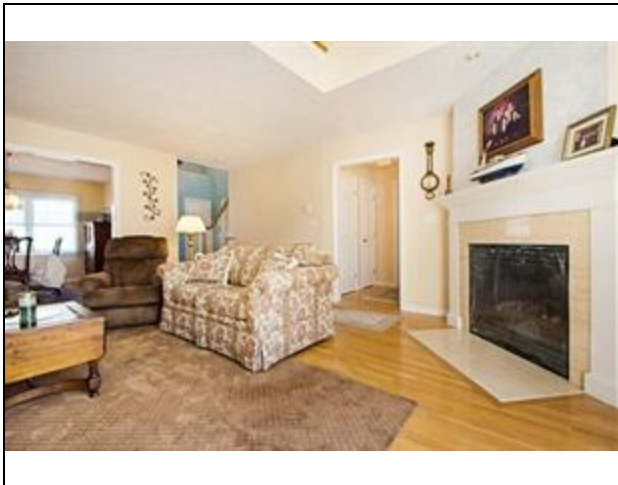
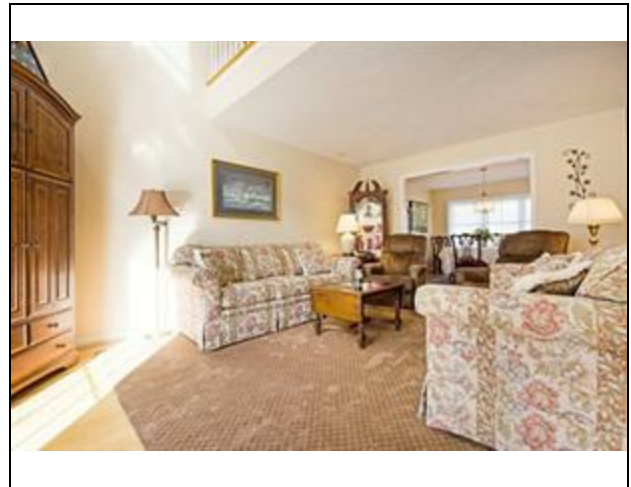
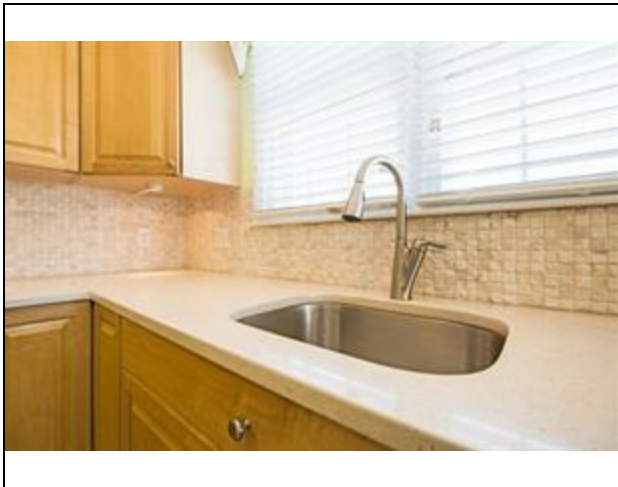
Market History for 5 Crab Apple Ln U:5, Franklin, MA 02038

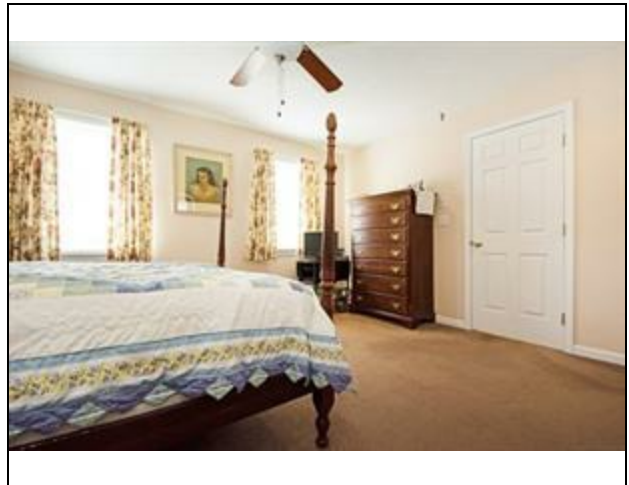
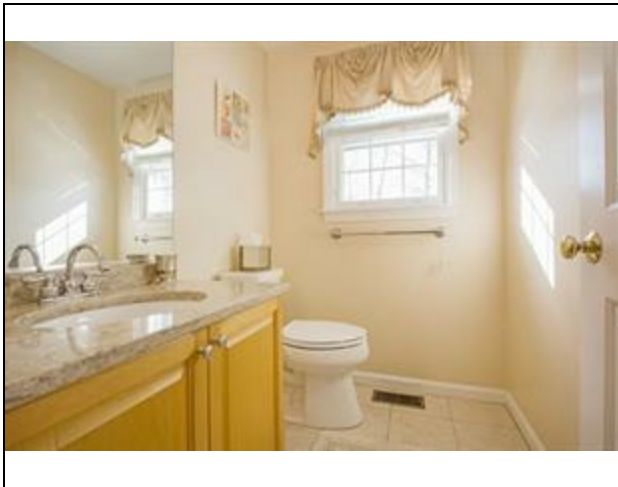
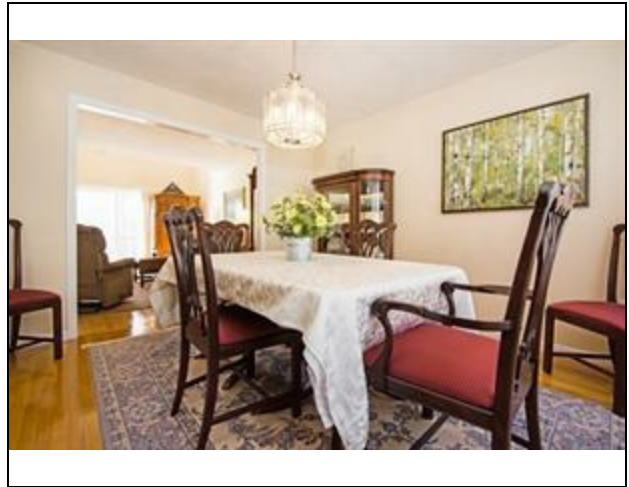
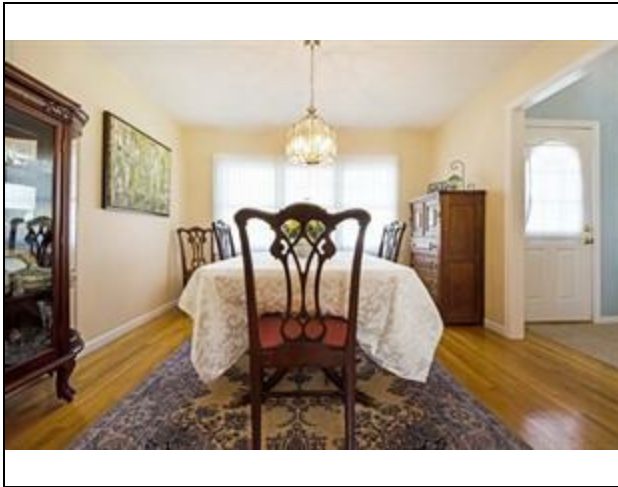
MLS #	Date		DOM	DTO	Price
72279107	2/8/2018	Listed for \$459,900			\$459,900
	2/20/2018	Price Changed to: \$449,900			\$449,900
	3/11/2018	Price Changed to: \$435,750			\$435,750
WDN	4/1/2018	Status Changed to: Temporarily Withdrawn			
BOM	4/2/2018	Status Changed to: Back on Market			
CTG	4/5/2018	Status Changed to: Contingent			
UAG	4/19/2018	Status Changed to: Under Agreement			
BOM	4/20/2018	Status Changed to: Back on Market			
CTG	4/20/2018	Status Changed to: Contingent			
UAG	5/4/2018	Status Changed to: Under Agreement			
SLD	6/9/2018	Status Changed to: Sold			
	6/8/2018	Sold for \$435,750	83	69	\$435,750
Market History for Office Id: BB1175			83	69	\$435,750
Market History for this property			83	69	\$435,750

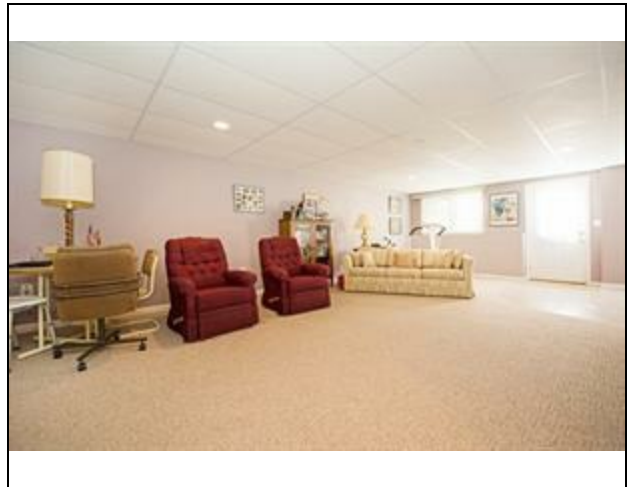
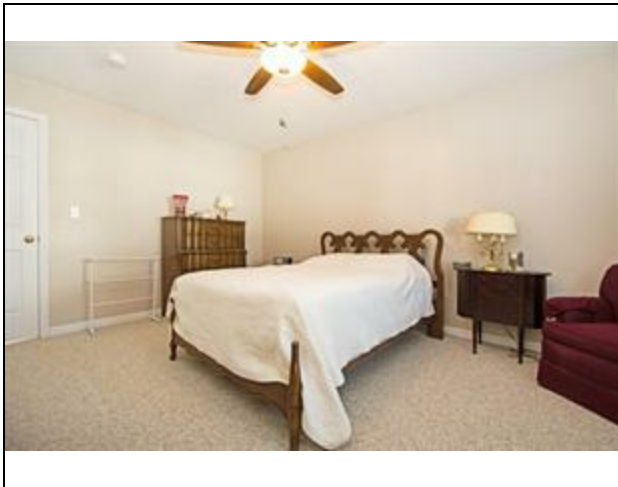
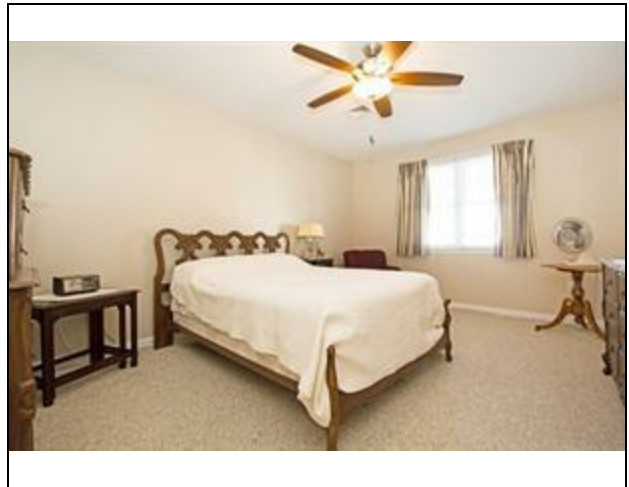
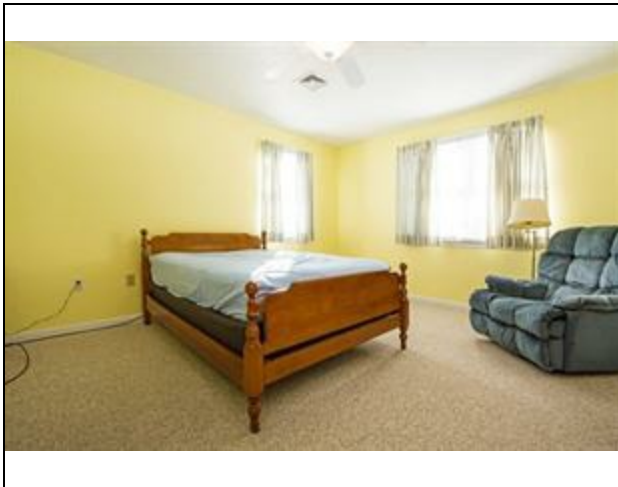
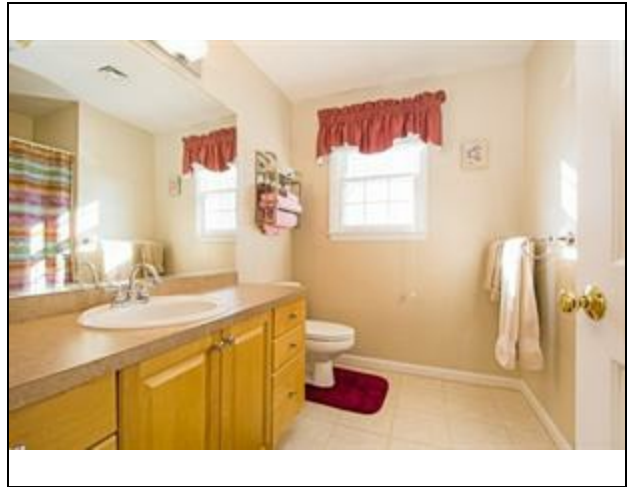
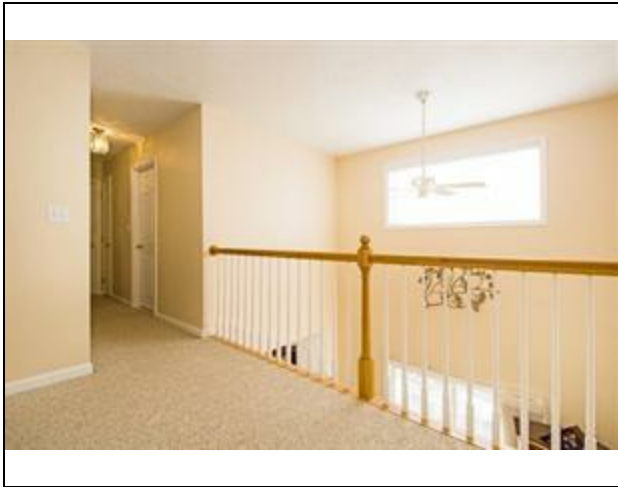
MLS # 72279107 - Sold
5 Crab Apple Ln U:5, Franklin, MA 02038

Condominium - Condo
Sale Price: \$435,750



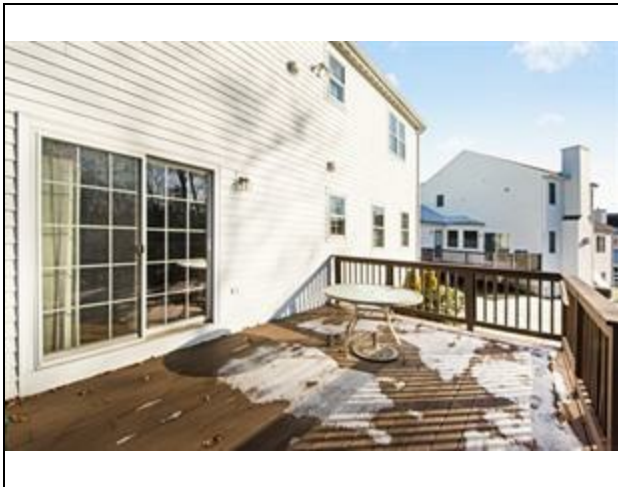
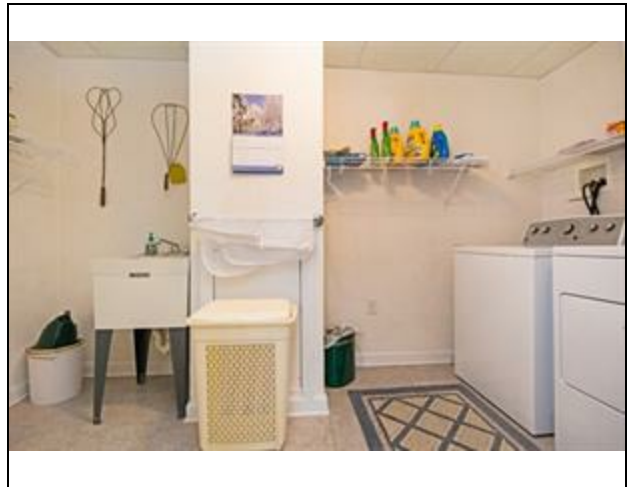
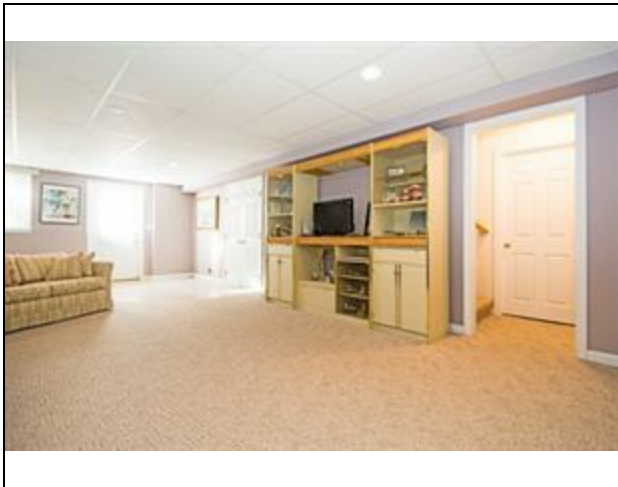
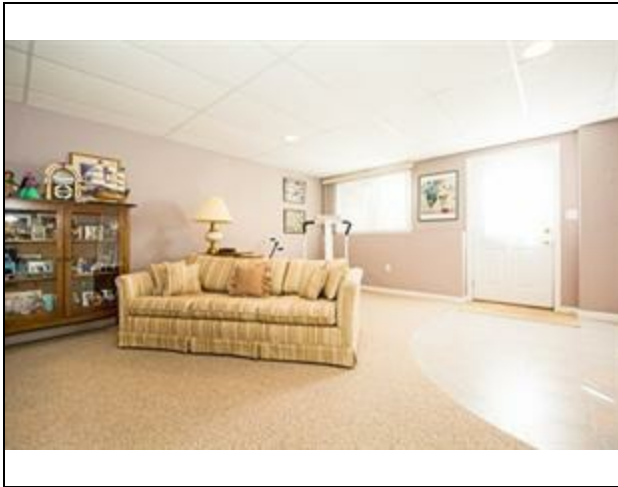






MLS # 72279107 - Sold
5 Crab Apple Ln U:5, Franklin, MA 02038

Condominium - Condo
Sale Price: \$435,750



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): 47	Days on Market (Office): 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

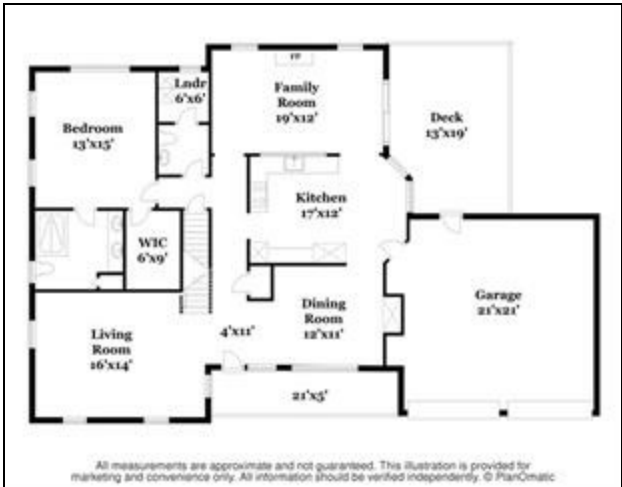






MLS # 72276727 - Sold
1 Beechwood Lane U:1, Franklin, MA 02038

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	Cert:	Zoning Code: Res
Pin #:		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

MLS # 72332694 - Sold
4 Mountain Ash Lane U:4, Franklin, MA 02038

Condominium - Condo
Sale Price: \$519,000









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

Condominium - Condo
Sale Price: \$519,000

