

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

MLS #: **72265939** Status: **Sold**  
**Auction: \$182,000 min. bid** Sale Price: **\$240,335**  
List Date: **12/26/2017** Sale Date: **4/20/2018**  
Area: Off Market Date: **3/28/2018**  
List\$/Sq. Ft.: **\$122.15** Sold \$/Sq. Ft. **\$161.30**  
Days on Market (Total): **64** Days on Market (Office): **64**

**Property Features**

Rooms: **6** Style: **Townhouse, Other (See Remarks)**  
Bedrooms: **2** Type: **Condo**  
Baths: **2f 0h** Unit Level: **1**  
Master Bath: Placement:  
Fireplaces: **1** Approx. Living Area: **1,490 Sq. Ft.**  
Year Built: **1986** Outdoor Space Avail:  
# Units: **1** Garage: **1 Attached**  
Elevator: Parking: **2 Off-Street**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$319**  
Fee Includes: **Snow Removal, N/A, Reserve Funds**



**Room Descriptions**

Room	Level	Size	Features
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**Features & Other Information**

Basement: **Yes Unfinished Basement**  
Cooling: **Other (See Remarks)**  
Exclusions:  
Exterior: **Wood**  
Facing Direction:  
Heating: **Forced Air, Gas, Other (See Remarks)**  
Lead Paint: **Unknown**  
Sewer Utilities: **Other (See Remarks)**  
Water Utilities: **Other (See Remarks)**  
Waterfront: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **Yes**

**Remarks**

**Listing price is \$ 252,100. This Condo features 2 bedrooms and 2 baths. Home feature open floor plan with hardwood floor Kitchen, Dining, and Living Room with Partial Basement and Garage. This home was built in 1986. Home is convenient to restaurants and shopping area.**

**Tax Information**

**2017 Taxes: \$3,706** Assessment: **\$254,200** Cert: **00001384541** Zoning Code: **CONDO**  
Pin #: **M:276 L:017-083** Map: Block: Lot: Book: **0** Page: **0**

**Auction Information**

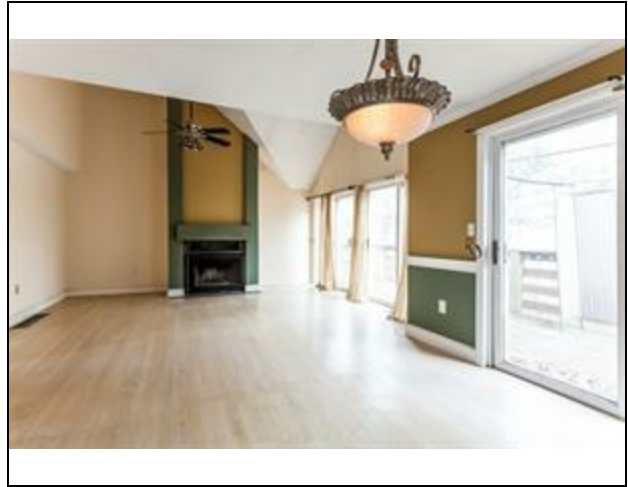
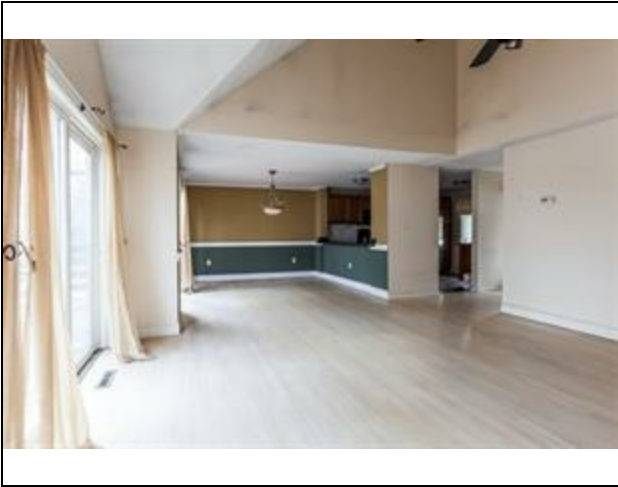
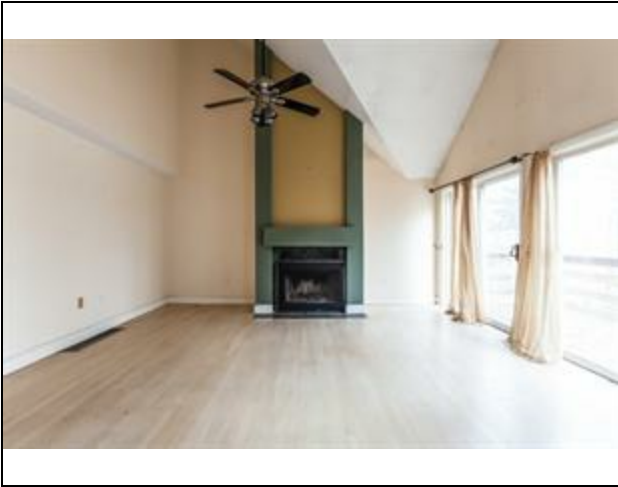
Deposit Required:  
Buyer's Premium: **5%**  
Seller's Confirmation/Reserve: **Yes**  
Abbreviated Terms: **Reserve must be met.**

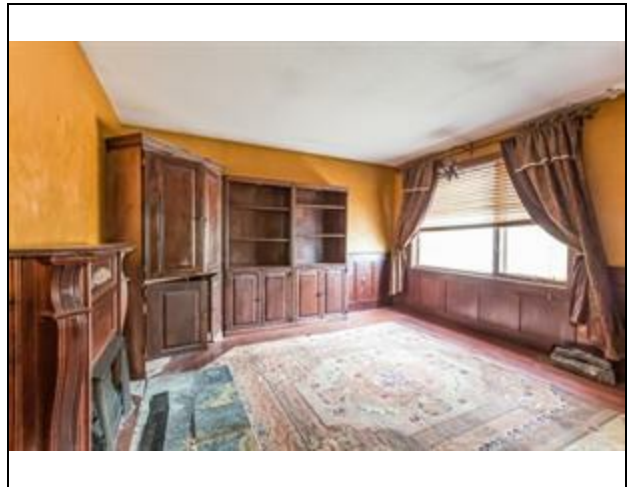
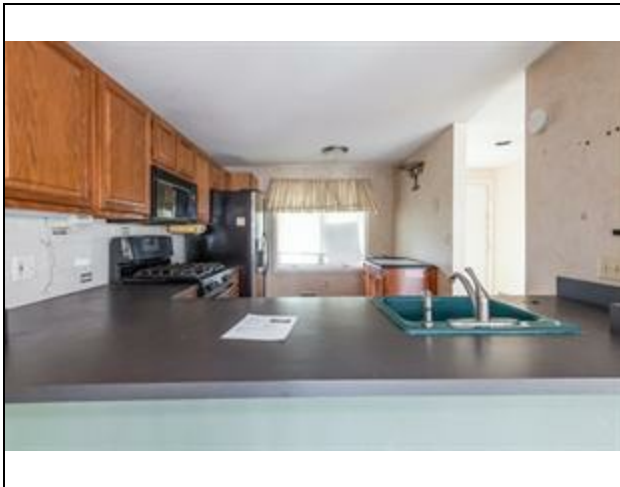
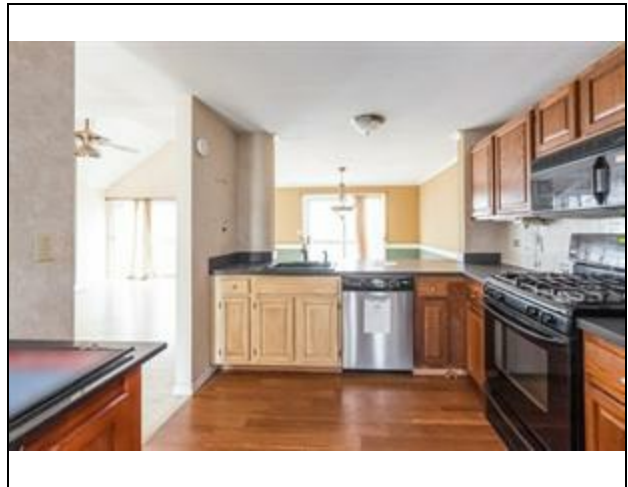
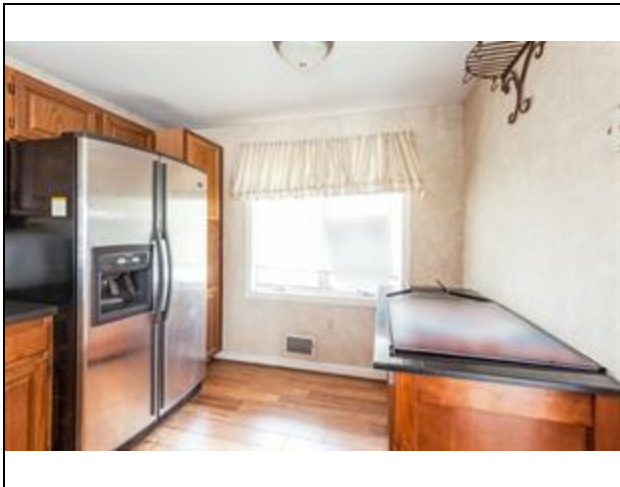
## Market History for 10 Stone Ridge Rd U:10, Franklin, MA 02038-3103

MLS #	Date		DOM	DTO	Price
72265939	12/26/2017	Listed for <b>\$211,000</b> min. bid Auction			\$211,000
EXP	1/3/2018	Status Changed to: <b>Expired</b>			
RAC	1/3/2018	Status Changed to: <b>Reactivated</b>			
EXP	1/4/2018	Status Changed to: <b>Expired</b>			
RAC	1/4/2018	Status Changed to: <b>Reactivated</b>			
WDN	1/4/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	1/5/2018	Status Changed to: <b>Back on Market</b>			
	1/5/2018	Minimum bid Changed to: <b>\$226,000</b>			\$226,000
EXT	1/5/2018	Status Changed to: <b>Extended</b>			
EXP	1/11/2018	Status Changed to: <b>Expired</b>			
RAC	1/11/2018	Status Changed to: <b>Reactivated</b>			
	1/11/2018	Minimum bid Changed to: <b>\$211,000</b>			\$211,000
	1/13/2018	Minimum bid Changed to: <b>\$192,000</b>			\$192,000
EXT	1/13/2018	Status Changed to: <b>Extended</b>			
EXP	1/19/2018	Status Changed to: <b>Expired</b>			
RAC	1/19/2018	Status Changed to: <b>Reactivated</b>			
WDN	1/19/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	1/22/2018	Status Changed to: <b>Back on Market</b>			
UAG	1/22/2018	Status Changed to: <b>Under Agreement</b>			
BOM	1/31/2018	Status Changed to: <b>Back on Market</b>			
WDN	1/31/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
EXP	2/1/2018	Status Changed to: <b>Expired</b>			
RAC	2/1/2018	Status Changed to: <b>Reactivated</b>			
	2/1/2018	Minimum bid Changed to: <b>\$197,000</b>			\$197,000
EXP	2/9/2018	Status Changed to: <b>Expired</b>			
RAC	2/9/2018	Status Changed to: <b>Reactivated</b>			
WDN	2/9/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	2/12/2018	Status Changed to: <b>Back on Market</b>			
	2/12/2018	Minimum bid Changed to: <b>\$207,000</b>			\$207,000
EXT	2/12/2018	Status Changed to: <b>Extended</b>			
EXP	2/16/2018	Status Changed to: <b>Expired</b>			
RAC	2/19/2018	Status Changed to: <b>Reactivated</b>			
	2/19/2018	Minimum bid Changed to: <b>\$186,000</b>			\$186,000
WDN	2/20/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	2/21/2018	Status Changed to: <b>Back on Market</b>			
	2/21/2018	Minimum bid Changed to: <b>\$179,000</b>			\$179,000
EXT	2/21/2018	Status Changed to: <b>Extended</b>			
EXP	2/27/2018	Status Changed to: <b>Expired</b>			
RAC	2/27/2018	Status Changed to: <b>Reactivated</b>			
WDN	2/27/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	2/28/2018	Status Changed to: <b>Back on Market</b>			
	2/28/2018	Minimum bid Changed to: <b>\$173,000</b>			\$173,000
EXT	2/28/2018	Status Changed to: <b>Extended</b>			
	3/1/2018	Minimum bid Changed to: <b>\$195,000</b>			\$195,000
EXT	3/1/2018	Status Changed to: <b>Extended</b>			
EXP	3/8/2018	Status Changed to: <b>Expired</b>			
RAC	3/8/2018	Status Changed to: <b>Reactivated</b>			
WDN	3/8/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
	3/9/2018	Minimum bid Changed to: <b>\$186,000</b>			\$186,000

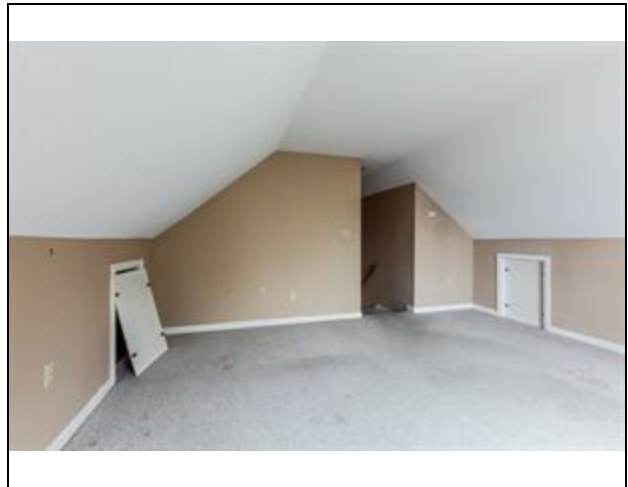
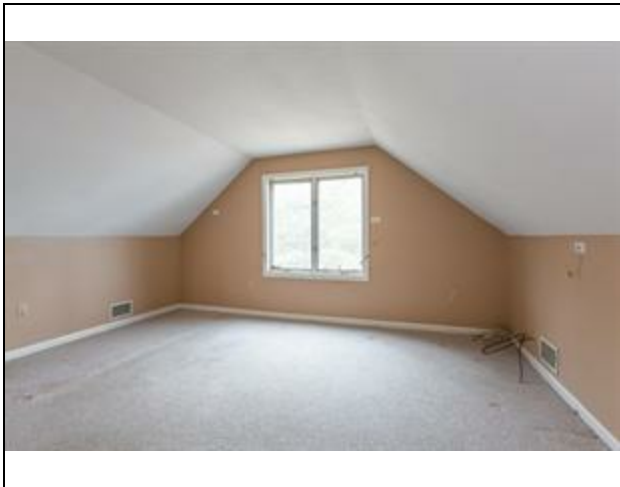
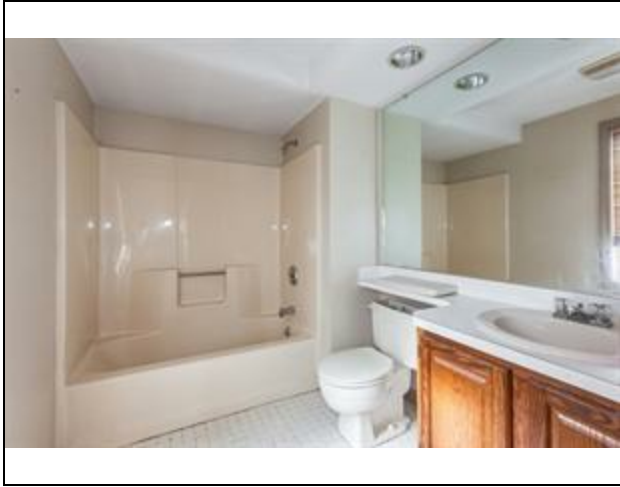
EXT	3/9/2018	Status Changed to: <b>Extended</b>			
BOM	3/9/2018	Status Changed to: <b>Back on Market</b>			
EXP	3/15/2018	Status Changed to: <b>Expired</b>			
RAC	3/15/2018	Status Changed to: <b>Reactivated</b>			
WDN	3/15/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	3/16/2018	Status Changed to: <b>Back on Market</b>			
	3/20/2018	Minimum bid Changed to: <b>\$182,000</b>			\$182,000
EXT	3/20/2018	Status Changed to: <b>Extended</b>			
EXP	3/24/2018	Status Changed to: <b>Expired</b>			
RAC	3/26/2018	Status Changed to: <b>Reactivated</b>			
WDN	3/26/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	3/28/2018	Status Changed to: <b>Back on Market</b>			
UAG	3/28/2018	Status Changed to: <b>Under Agreement</b>			
SLD	4/25/2018	Status Changed to: <b>Sold</b>			
	4/20/2018	Sold for <b>\$240,335</b>	64	64	<b>\$240,335</b>
<b>Market History for Office Id: AN1889</b>			<b>64</b>	<b>64</b>	<b>\$240,335</b>
<b>Market History for this property</b>			<b>64</b>	<b>64</b>	<b>\$240,335</b>

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

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

**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level: <b>1</b>
Master Bath:	Placement: <b>Middle</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,213 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Private</b>
# Units: <b>163</b>	Garage: <b>1 Detached, Deeded, Assigned</b>
Elevator:	Parking: <b>1 Off-Street, Assigned, Deeded, Paved Driveway</b>

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:	<b>1</b>		<b>Fireplace, Flooring - Wood</b>
Kitchen:	<b>1</b>		<b>Flooring - Wood, Countertops - Stone/Granite/Solid, Remodeled, Stainless Steel Appliances</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Bathroom - Full, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		-
Bath 2:	<b>2</b>		-
Bath 3:	<b>2</b>		-
Laundry:	<b>2</b>		-

**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**

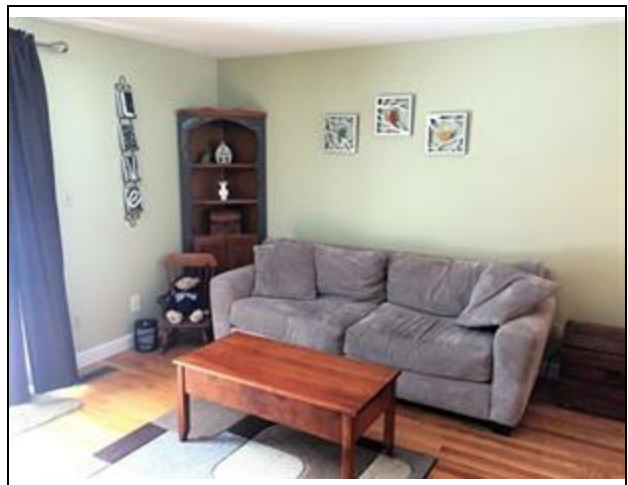
**2018 Taxes: \$3,702** Assessment: **\$252,700**  
Pin #: **M:276 L:016-007**

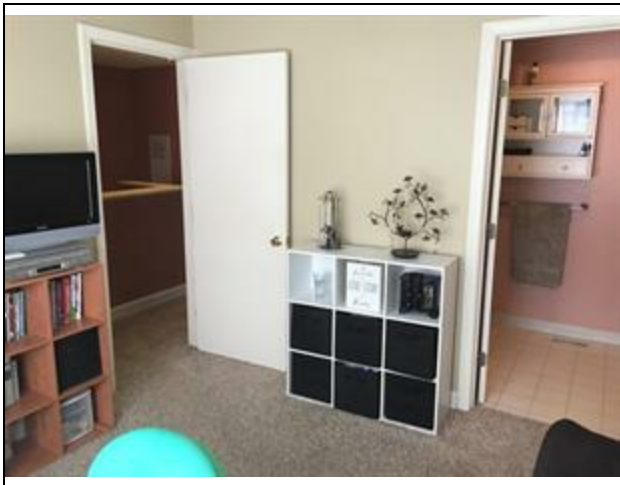
Cert: **000001256697** Zoning Code: **Res**  
Map: Block: Lot: Book: **0** Page: **0**



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

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





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): **130** 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**

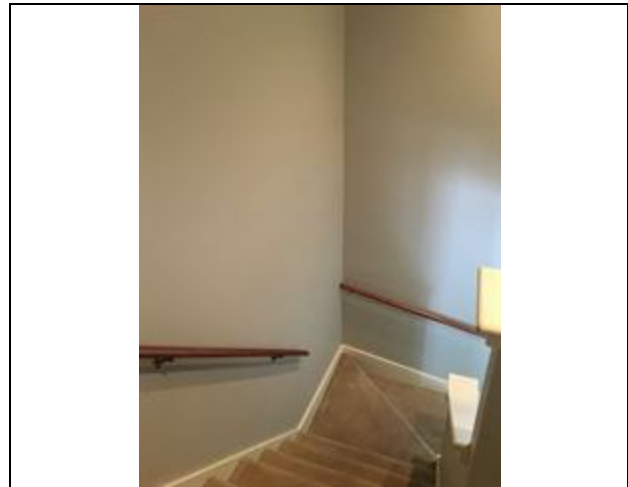
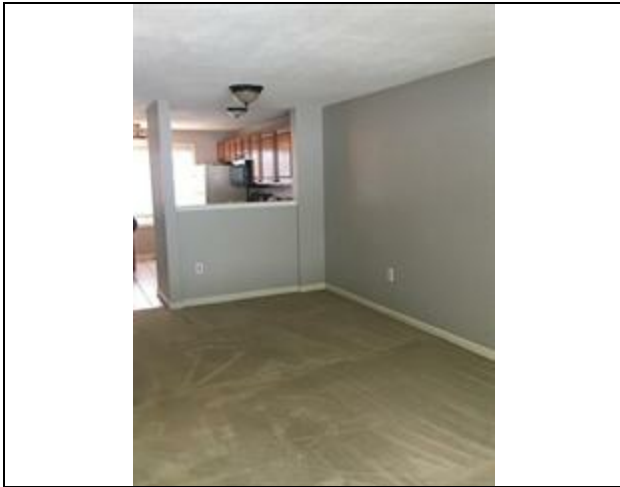
2017 Taxes: **\$3,029.72** Assessment: **\$216,000**  
 Pin #:

Cert: Zoning Code: **Res**  
 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 <b>\$314,999</b>			\$314,999
	12/13/2017	Facilitator/Other Agent Compensation Changed From: <b>2.0</b> To: <b>2.5</b>			
	2/19/2018	Price Changed to: <b>\$299,999</b>			\$299,999
	3/23/2018	Price Changed to: <b>\$285,000</b>			\$285,000
	4/9/2018	Price Changed to: <b>\$279,900</b>			\$279,900
UAG	4/18/2018	Status Changed to: <b>Under Agreement</b>			
BOM	4/20/2018	Status Changed to: <b>Back on Market</b>			
UAG	4/24/2018	Status Changed to: <b>Under Agreement</b>			
SLD	6/18/2018	Status Changed to: <b>Sold</b>			
	6/14/2018	Sold for <b>\$267,500</b>	130	130	<b>\$267,500</b>
<b>Market History for Office Id: BB5990</b>			<b>130</b>	<b>130</b>	<b>\$267,500</b>
<b>Market History for this property</b>			<b>130</b>	<b>130</b>	<b>\$267,500</b>







**104 STONE RIDGE ROAD - Unit 104**  
**Franklin, MA 02038-3145**  
**Condo**

MLS #: **72293623** Status: **Sold**  
 List Price: **\$250,000** Sale Price: **\$271,000**  
 List Date: **3/15/2018** Sale Date: **5/14/2018**  
 Area: Off Market Date: **4/1/2018**  
 List\$/Sq. Ft.: **\$143.68** Sold \$/Sq. Ft. **\$155.75**  
 Days on Market (Total): **18** Days on Market (Office): **18**

**Property Features**

Rooms: **4** Style: **Townhouse**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **2f 1h** Unit Level: **1**  
 Master Bath: **Yes** Placement: **Middle**  
 Fireplaces: **1** Approx. Living Area: **1,740 Sq. Ft.**  
 Year Built: **1986** Outdoor Space Avail:  
 # Units: **163** Garage: **1 Detached, Deeded, Assigned**  
 Elevator: Parking: **1**  
 Handicap Access/Features:  
 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:	<b>1</b>		<b>Fireplace, Flooring - Wall to Wall Carpet</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Dining Area</b>
Master Bedroom:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		-
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		-
Bonus Room:	<b>B</b>		<b>Flooring - Wall to Wall Carpet</b>

**Features & Other Information**

Basement: **Yes Full, Finished**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior Features: **Deck**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Lead Paint: **None**  
 Living Area Includes: **Finished Basement**  
 Pets Allowed: **Yes**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**A Spacious Townhouse Awaits In Sought-After Stone Ridge Community. A Charming Home With Open Floor Plan Features A Wood Burning Fireplace In Large Family Room, Double Sliders To Private Deck Overlooking Professionally Landscaped Grounds\* Dining Area Open To A Bright Cabinet Packed Kitchen With Eat In Area And Tile Flooring. Entryway W/ Large Closet. 1 Car Detached Garage\* 2nd Level Includes Laundry, A Master BR W/Walk In Closet & Full Bath. An Additional Good Sized BR W/ Generous Closet & Another Full Bath. This Home Offers Fantastic Closet, Storage & Living Space W/The Added Bonus Of A Full Finished Basement. New Furnace/AC (2012) All Appliances, Windows, Double Slider And Roof (ALL Under 10 Years Old) Pet Friendly Complex W/Strong Assoc, In-ground Pool, Tennis/Basketball Courts & Clubhouse. Great Commuter Location Close To 495 & 95, MBTA, Shops & Restaurants. First Showing At Open House Saturday March 17th 12:00-1:30!!\*\*\*Seller To Entertain All Offers Between 250,000-275,000!!!!**

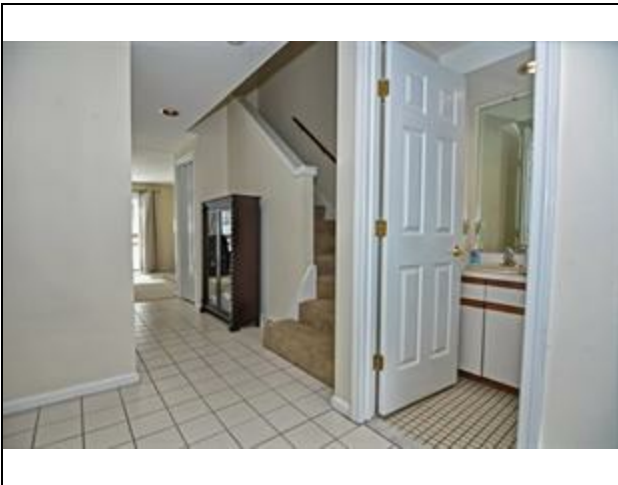
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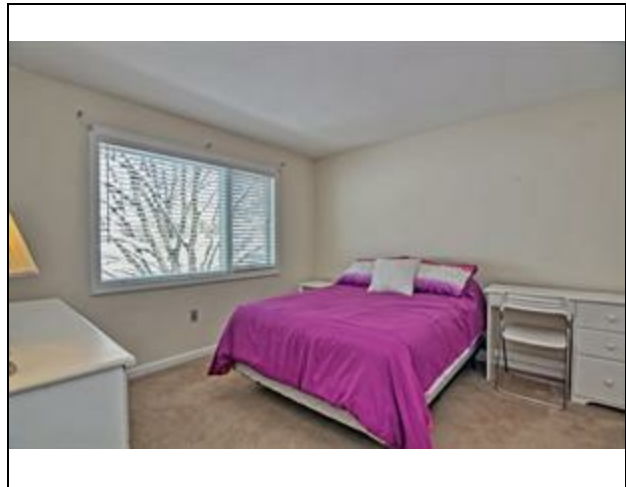
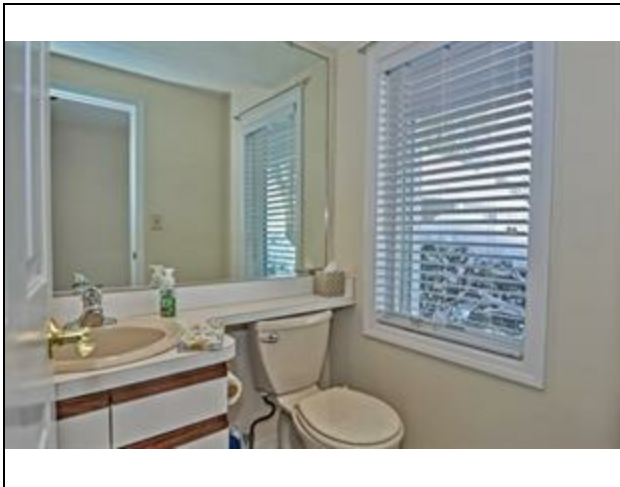
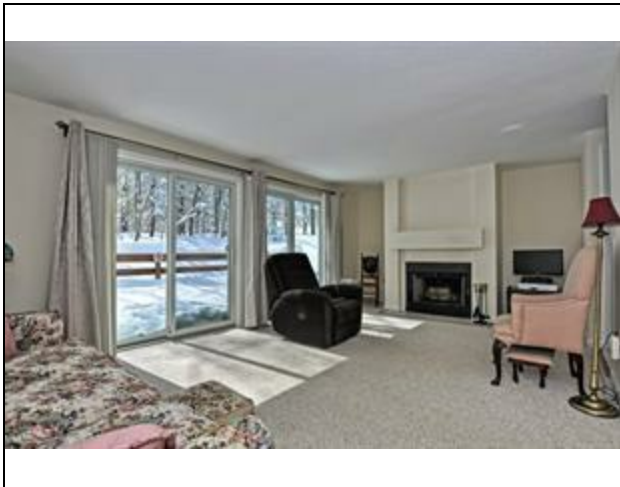
2018 Taxes: **\$3,463** Assessment: **\$236,400**  
 Pin #: **M:276 L:016-045**

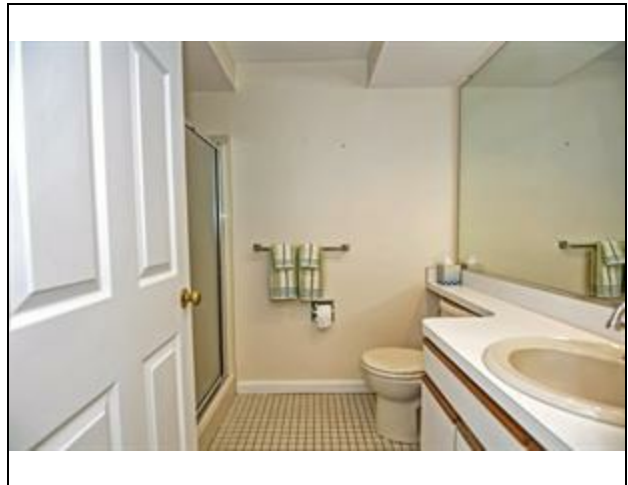
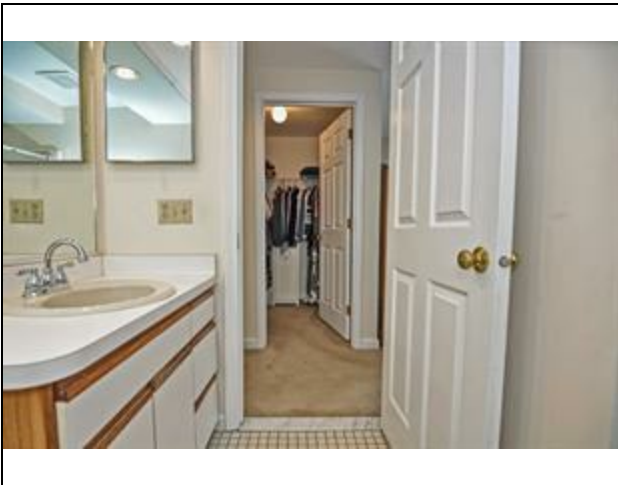
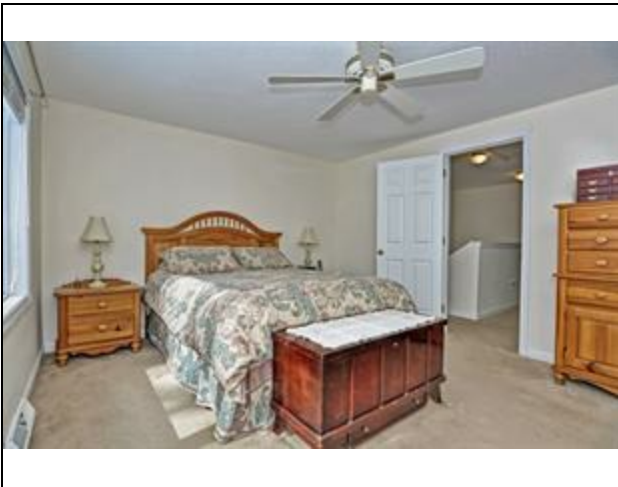
Cert: **691139** Zoning Code: **Res**  
 Map: Block: Lot: Book: **0** Page: **0**

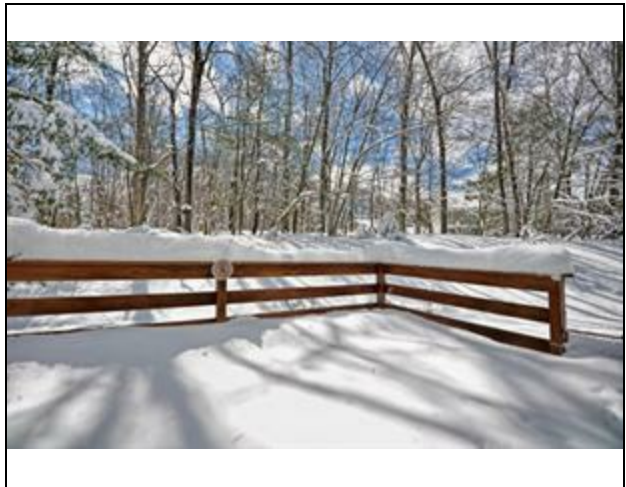
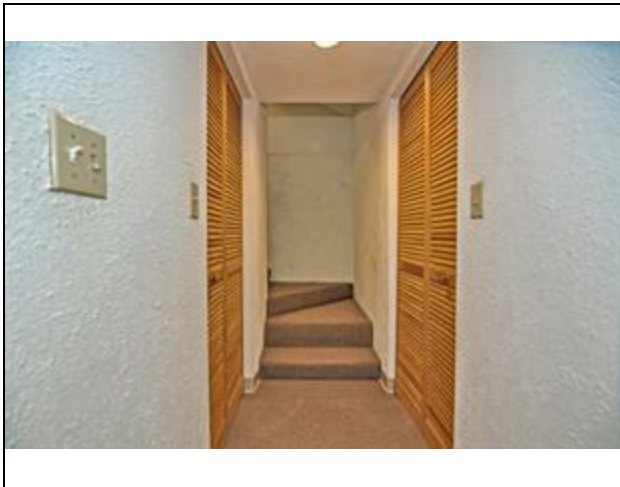
### Market History for 104 STONE RIDGE ROAD U:104, Franklin, MA 02038-3145

MLS #	Date		DOM	DTO	Price
72293623	3/15/2018	Listed for <b>\$250,000</b>			\$250,000
CTG	3/19/2018	Status Changed to: <b>Contingent</b>			
UAG	4/2/2018	Status Changed to: <b>Under Agreement</b>			
SLD	5/14/2018	Status Changed to: <b>Sold</b>			
	5/14/2018	Sold for <b>\$271,000</b>	18	4	<b>\$271,000</b>
<b>Market History for Office Id: BB2447</b>			<b>18</b>	<b>4</b>	<b>\$271,000</b>
<b>Market History for this property</b>			<b>18</b>	<b>4</b>	<b>\$271,000</b>









**36 Stone Ridge Rd - Unit 36**  
**Franklin, MA 02038-3166**  
**Condo**

MLS #: <b>72299093</b>	Status: <b>Sold</b>
List Price: <b>\$275,000</b>	Sale Price: <b>\$275,000</b>
List Date: <b>3/27/2018</b>	Sale Date: <b>5/3/2018</b>
Area:	Off Market Date: <b>4/2/2018</b>
List\$/Sq. Ft.: <b>\$147.22</b>	Sold \$/Sq. Ft. <b>\$147.22</b>
Days on Market (Total): <b>6</b>	Days on Market (Office): <b>6</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Ground</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>1,868 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>71</b>	Garage: <b>1 Attached, Garage Door Opener, Heated, Storage</b>
Elevator:	Parking: <b>1</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$391</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom</b>	



**Exterior - Front**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Recessed Lighting, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Family Room:	<b>B</b>		<b>Flooring - Stone/Ceramic Tile, Recessed Lighting</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Laundry:	<b>2</b>		-

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes Full, Partially Finished, Interior Access**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Wood**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **incudes approx 500 sq ft in finished lower level area**  
 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**

**Turnkey townhome at desirable, pet friendly Stone Ridge offers finished basement, HEATED attached garage and all new carpeting and fresh paint throughout. Tile entry leads to eat-in tile kitchen enhanced by new granite counters, new sink, new glass tile backsplash. Sunny living/dining rooms have four new recessed lights; slider to rear common grounds. Tile half bath with new vanity and sink. Up the newly carpeted stairs you'll find two spacious bedrooms, each with its own full baths and walk-in closets. Enjoy the convenience of the 2nd floor laundry – washer and dryer included! The lower level is nicely finished featuring tile floor, drywall ceiling and 8 recessed lights. Central air, gas heat, town sewer and water. 2nd designated parking space (no need to park 2nd car in tandem in front of garage). Inground pool, club house, tennis ct. Superbly convenient location w/easy access to commuter rail, shopping, restaurants, walking trails and YMCA w/many programs and daycare.**

**Tax Information**

**2018 Taxes: \$3,750** Assessment: **\$256,000**  
 Pin #: **M:276 L:016-022**

Cert: **C188-299** Zoning Code: **res**  
 Map: Block: Lot: Book: **0** Page: **0**

### Market History for 36 Stone Ridge Rd U:36, Franklin, MA 02038-3166

MLS #	Date		DOM	DTO	Price
72299093	3/27/2018	Listed for <b>\$275,000</b>			\$275,000
UAG	4/2/2018	Status Changed to: <b>Under Agreement</b>			
SLD	5/3/2018	Status Changed to: <b>Sold</b>			
	5/3/2018	Sold for <b>\$275,000</b>	6	6	<b>\$275,000</b>
<b>Market History for Office Id: BB5993</b>			<b>6</b>	<b>6</b>	<b>\$275,000</b>
<b>Market History for this property</b>			<b>6</b>	<b>6</b>	<b>\$275,000</b>

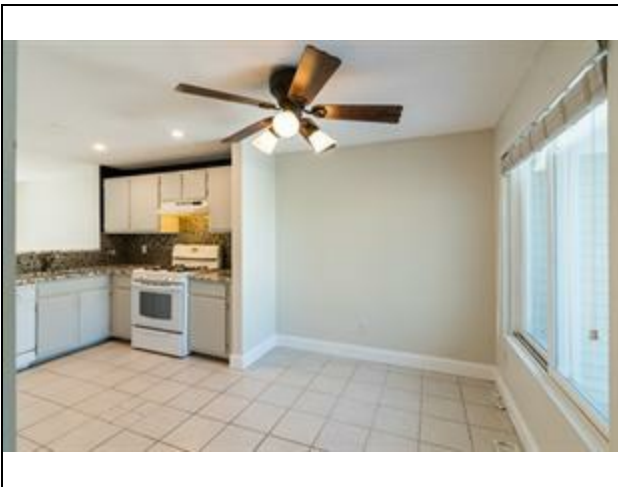




**Exterior - Front**



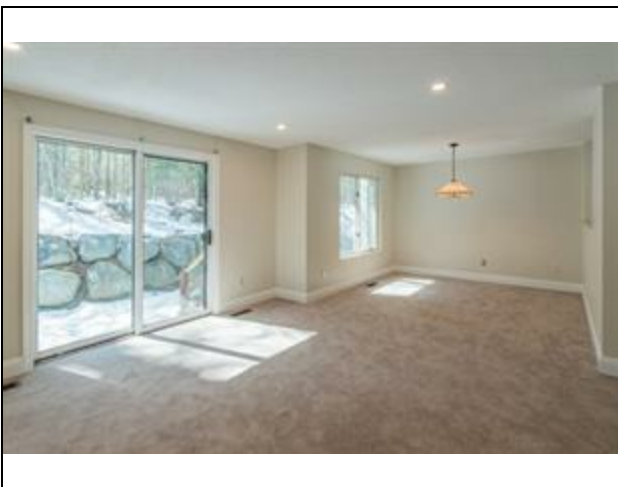
**Kitchen**



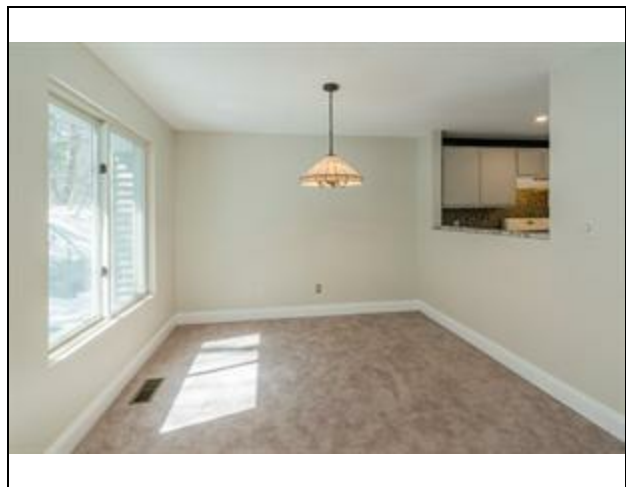
**Kitchen**



**Kitchen**



**Living/Dining Room Combo**



**Dining Room**



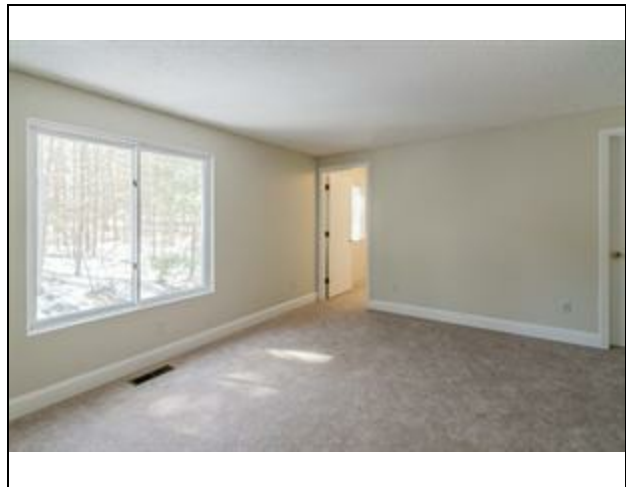
**Living/Dining Room Combo**



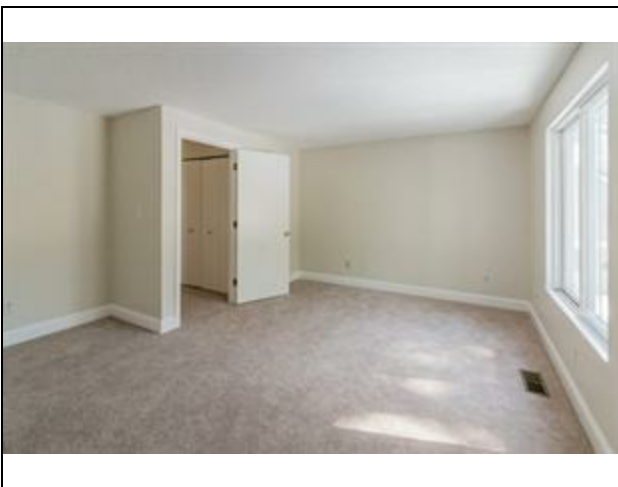
**Living/Dining Room Combo**



**Bathroom - Half**



**Bathroom - Master**



**Bathroom - Master**



**Bathroom - Master**



**Bedroom 2**



**Bathroom - Full**



**Family Room**



**Family Room**



**Exterior - Back**



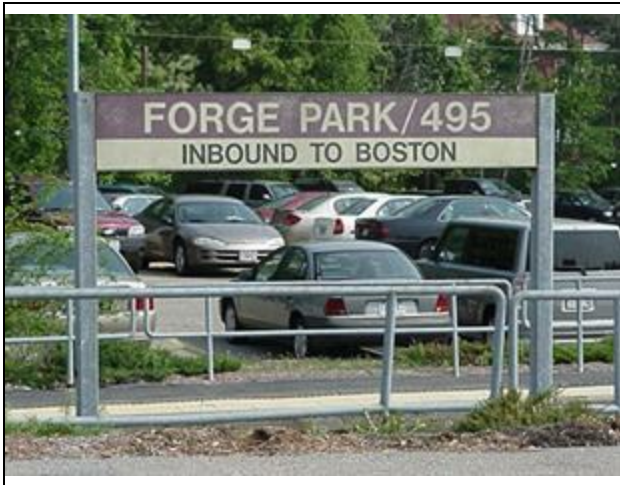
**Exterior - Front**



Parking



Garage



MLS # 72299093 - Sold  
36 Stone Ridge Rd U:36, Franklin, MA 02038-3166

Condominium - Condo  
Sale Price: \$275,000



**29 Stone Ridge Rd - Unit 29**  
**Franklin, MA 02038-3105**  
**Condo**

MLS #: <b>72383608</b>	Status: <b>Sold</b>
List Price: <b>\$295,000</b>	Sale Price: <b>\$275,000</b>
List Date: <b>8/23/2018</b>	Sale Date: <b>11/16/2018</b>
Area:	Off Market Date: <b>10/10/2018</b>
List\$/Sq. Ft.: <b>\$143.55</b>	Sold \$/Sq. Ft. <b>\$133.82</b>
Days on Market (Total): <b>31</b>	Days on Market (Office): <b>31</b>



**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Street, Upper</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>2,055 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>163</b>	Garage: <b>1 Attached</b>
Elevator:	Parking: <b>1 Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$380</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom</b>	

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>22X17</b>	<b>Fireplace, Flooring - Hardwood, Open Floor Plan, Slider</b>
Kitchen:	<b>1</b>	<b>9X15</b>	<b>Dining Area, Gas Stove</b>
Master Bedroom:	<b>2</b>	<b>14X12</b>	<b>Bathroom - Full, Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>	<b>14X10</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>3</b>	<b>11X13</b>	<b>Skylight, Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>	<b>5X5</b>	<b>Bathroom - Half</b>
Bath 2:	<b>2</b>	<b>9X5</b>	<b>Bathroom - Full</b>
Bath 3:	<b>2</b>	<b>8X8</b>	<b>Bathroom - Full</b>
Laundry:	<b>2</b>		<b>-</b>
Foyer:	<b>1</b>		<b>-</b>
Office:	<b>2</b>	<b>11X17</b>	<b>Skylight, Flooring - Wall to Wall Carpet, Open Floor Plan</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Basement: **Yes Full**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Patio, Professional Landscaping, Tennis Court**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Lead Paint: **Unknown**  
 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**

**Fabulous 3 bedroom 2 and one half bath Townhouse style condominium. Located in Stone Ridge with easy access to 495, shopping and restaurants. First floor features an open floor plan with gorgeous hardwood floors with sliders exiting to the private wooded patio. Second level features two generous sized bedrooms and two full baths. The Master includes a private bath with TWO separate closets. New carpet in both bedrooms. Laundry located on the second level as well. The third level offers a third bedroom with a generous size closet and an open space, perfect for a den or office. This unit is pet friendly, includes central air, swimming pool, clubhouse, tennis courts, basketball courts and is a commuters dream as you can walk to the train! All showings to begin at OH 9/16 12-1:30.**

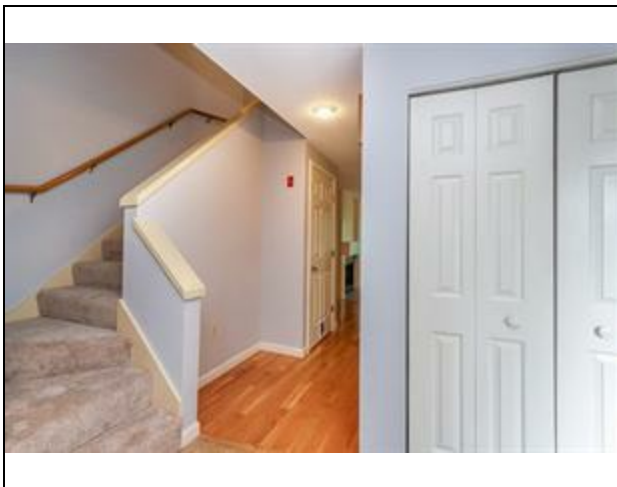
**Tax Information**

**2018 Taxes: \$4,083** Assessment: **\$278,700**  
 Pin #: **M:276 L:017-065**

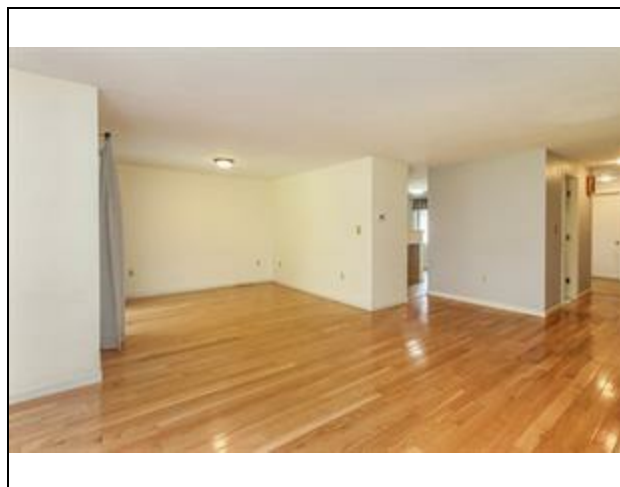
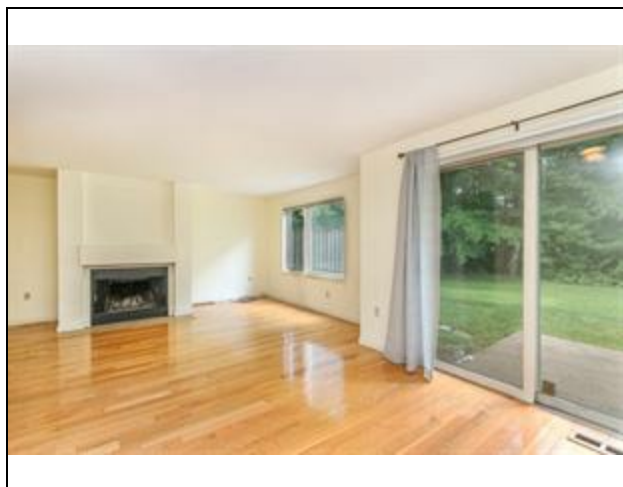
Cert: **000001333351** Zoning Code: **RR1**  
 Map: Block: Lot: Book: **C184** Page: **15**

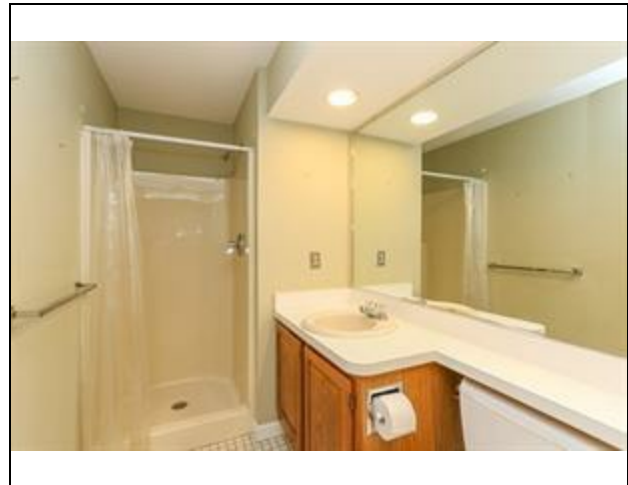
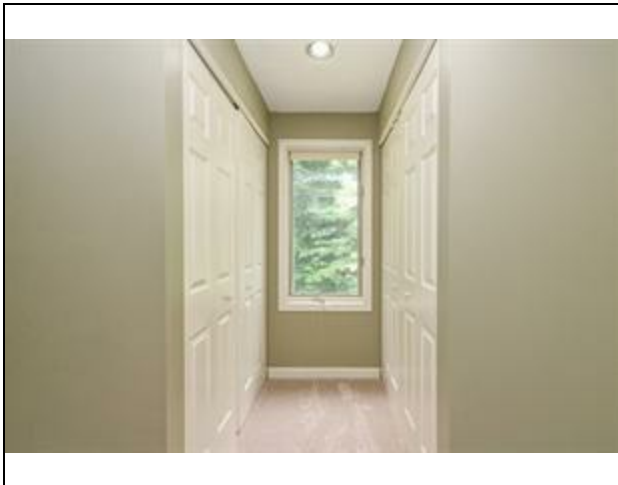
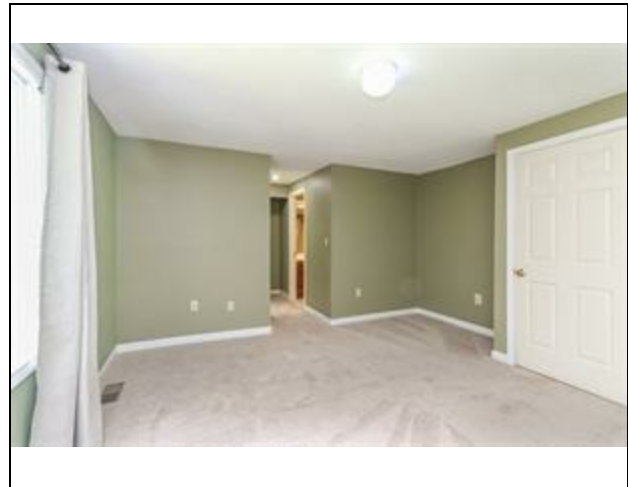
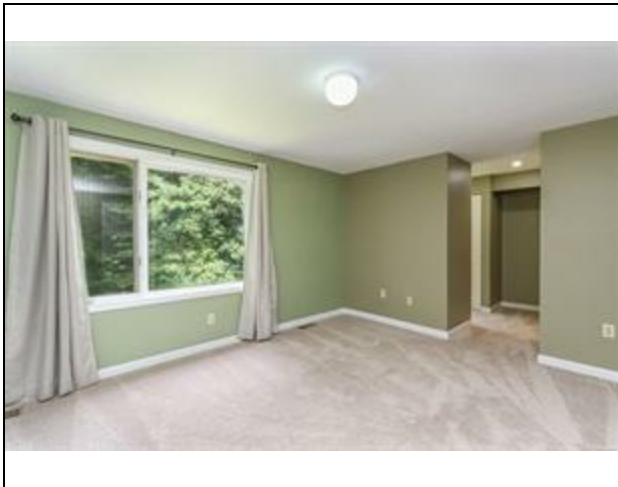
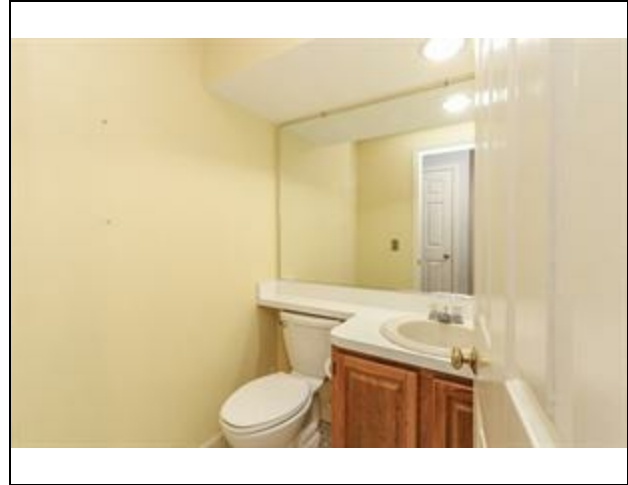
## Market History for 29 Stone Ridge Rd U:29, Franklin, MA 02038-3105

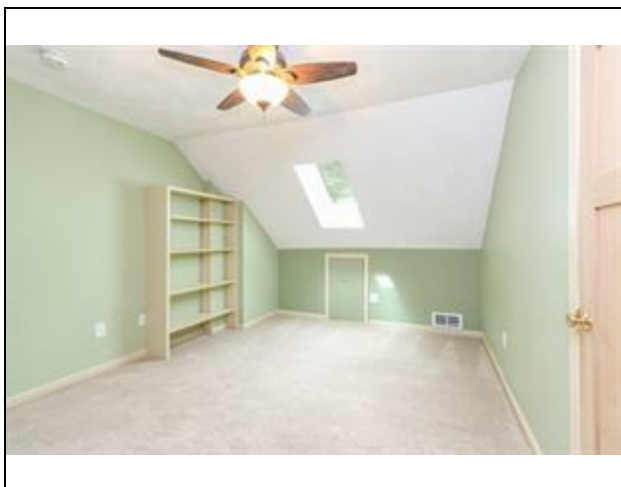
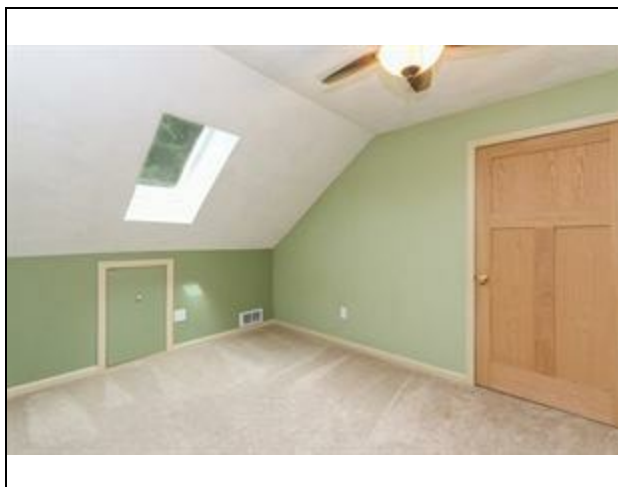
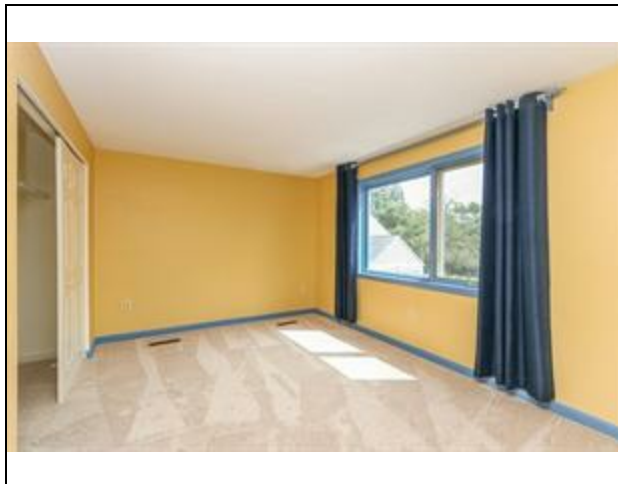
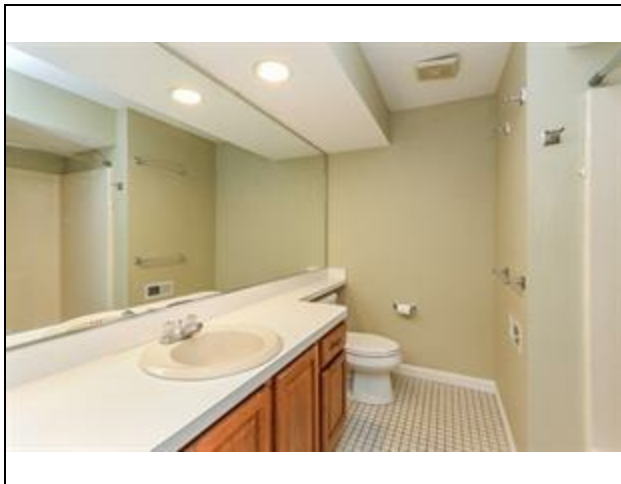
MLS #	Date		DOM	DTO	Price
72383608	8/23/2018	Listed for <b>\$295,000</b>			\$295,000
WDN	8/26/2018	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	9/13/2018	Status Changed to: <b>Back on Market</b>			
CTG	9/27/2018	Status Changed to: <b>Contingent</b>			
UAG	10/11/2018	Status Changed to: <b>Under Agreement</b>			
SLD	11/19/2018	Status Changed to: <b>Sold</b>			
	11/16/2018	Sold for <b>\$275,000</b>	31	14	<b>\$275,000</b>
<b>Market History for Office Id: AN1946</b>			<b>31</b>	<b>14</b>	<b>\$275,000</b>
<b>Market History for this property</b>			<b>31</b>	<b>14</b>	<b>\$275,000</b>

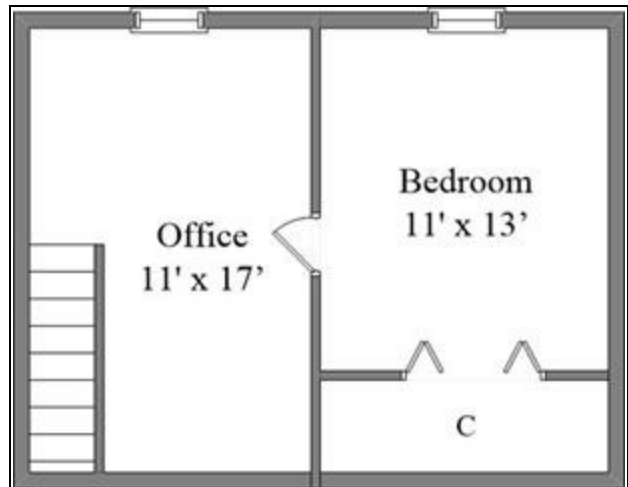
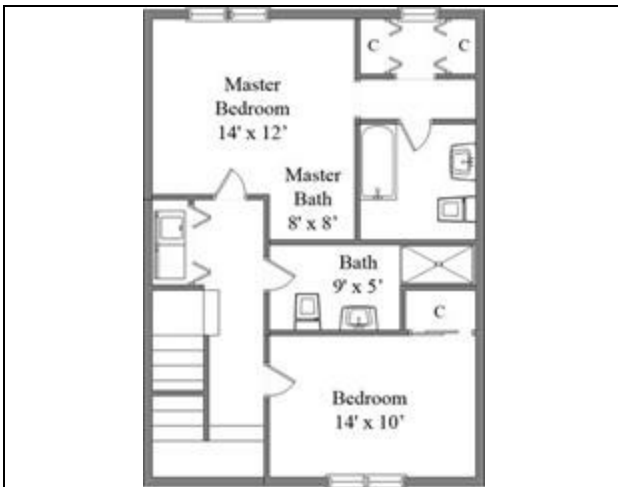
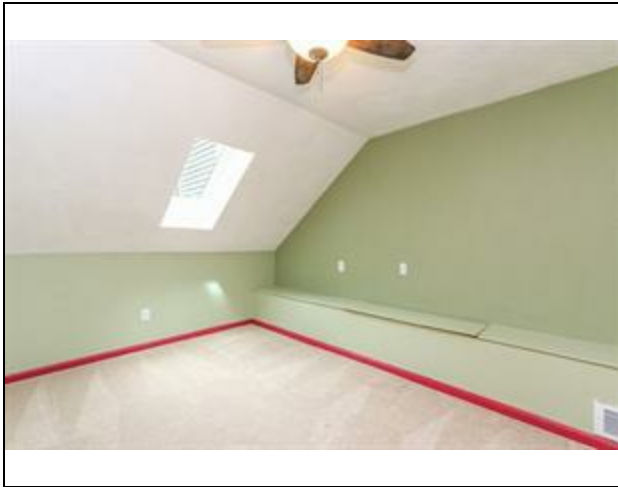












**92 Stone Ridge Rd - Unit 92**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72413851</b>	Status: <b>Sold</b>
List Price: <b>\$294,900</b>	Sale Price: <b>\$280,000</b>
List Date: <b>10/22/2018</b>	Sale Date: <b>12/17/2018</b>
Area:	Off Market Date: <b>11/20/2018</b>
List\$/Sq. Ft.: <b>\$169.48</b>	Sold \$/Sq. Ft. <b>\$160.92</b>
Days on Market (Total): <b>29</b>	Days on Market (Office): <b>29</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Middle</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,740 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>163</b>	Garage: <b>1 Detached, Garage Door Opener</b>
Elevator: <b>No</b>	Parking: <b>1 Off-Street, Assigned</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$395</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom, Refuse Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>13X17</b>	<b>Fireplace, Flooring - Hardwood, Exterior Access, Slider</b>
Dining Room:	<b>1</b>	<b>8X9</b>	<b>Flooring - Hardwood</b>
Kitchen:	<b>1</b>	<b>10X12</b>	<b>Flooring - Hardwood, Pantry, Recessed Lighting, Gas Stove</b>
Master Bedroom:	<b>2</b>	<b>12X15</b>	<b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Window(s) - Picture</b>
Bedroom 2:	<b>2</b>	<b>11X11</b>	<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Tiled With Shower Stall</b>
Bath 3:	<b>2</b>		<b>Bathroom - Tiled With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Recessed Lighting</b>
Laundry:	<b>B</b>	<b>10X18</b>	<b>Flooring - Vinyl</b>
Foyer:	<b>1</b>		<b>Closet, Flooring - Stone/Ceramic Tile</b>
Workshop:	<b>B</b>	<b>9X15</b>	<b>Flooring - Vinyl</b>
Home Office:	<b>B</b>	<b>9X11</b>	<b>Flooring - Vinyl</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes Full, Finished, Interior Access, Concrete Floor**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions: **Workbench and bookshelves in the basement can stay**  
 Exterior: **Clapboard, Vinyl**  
 Exterior Features: **Patio, Screens, Gutters**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Tank**  
 Interior Features: **Cable Available**  
 Lead Paint: **None**  
 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**

**Don't miss this opportunity to own this 2 bedroom townhouse. Custom cherry cabinets in kitchen, hardwoods throughout the first floor, Dining room open to the fireplaced living room. Double sliders lead to private back patio area. 2 generous sized bedrooms. Master bedroom with walk-in closet and master bath. Lots of storage. Finished basement and 1 car garage. Enjoy the pool, tennis, basketball court and clubhouse. You'll love the easy access to the highway, trains and shopping. Great value!**

**Tax Information**

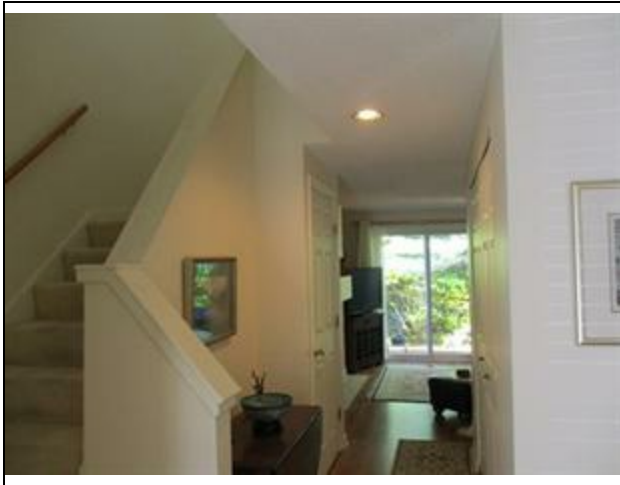
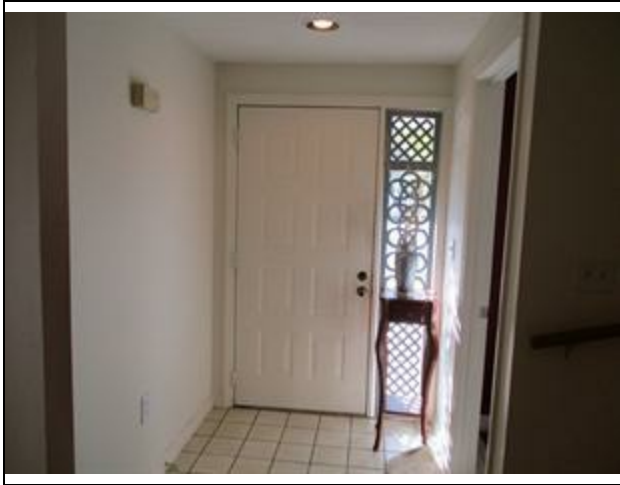
**2018 Taxes: \$3,444.22** Assessment: **\$235,100**  
 Pin #:

Cert: Zoning Code: **res**  
 Map: Block: Lot: Book: **0** Page: **0**

## Market History for 92 Stone Ridge Rd U:92, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72413851	10/22/2018	Listed for <b>\$294,900</b>			\$294,900
CTG	11/8/2018	Status Changed to: <b>Contingent</b>			
UAG	11/20/2018	Status Changed to: <b>Under Agreement</b>			
SLD	12/18/2018	Status Changed to: <b>Sold</b>			
	12/17/2018	Sold for <b>\$280,000</b>	29	15	<b>\$280,000</b>
<b>Market History for Office Id: AN2148</b>			<b>29</b>	<b>15</b>	<b>\$280,000</b>
<b>Market History for this property</b>			<b>29</b>	<b>15</b>	<b>\$280,000</b>









**20 Stone Ridge Rd - Unit 20**  
**Franklin, MA 02038-3103**  
**Condo**

MLS #: <b>72376821</b>	Status: <b>Sold</b>
List Price: <b>\$299,900</b>	Sale Price: <b>\$295,000</b>
List Date: <b>8/9/2018</b>	Sale Date: <b>9/27/2018</b>
Area:	Off Market Date: <b>8/30/2018</b>
List\$/Sq. Ft.: <b>\$126.11</b>	Sold \$/Sq. Ft. <b>\$124.05</b>
Days on Market (Total): <b>21</b>	Days on Market (Office): <b>21</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>3f 1h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>End, Corner, Ground</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>2,378 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>163</b>	Garage: <b>1 Attached, Garage Door Opener, Assigned</b>
Elevator: <b>No</b>	Parking: <b>1 Off-Street, Assigned, Guest, Paved Driveway</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$413</b>	
Fee Includes: <b>Exterior Maintenance, Road Maintenance, Landscaping, Refuse Removal</b>	



Yard - Side

**Room Descriptions**

Room	Level	Size	Features
Living Room:	1	15X12	Fireplace, Flooring - Wall to Wall Carpet
Dining Room:	1	9X10	Flooring - Wall to Wall Carpet, Exterior Access, Slider
Family Room:	B	20X15	Closet, Flooring - Stone/Ceramic Tile, Cable Hookup
Kitchen:	1	12X9	Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Stainless Steel Appliances
Master Bedroom:	2	14X14	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2	14X10	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - 3/4, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	2		Dryer Hookup - Electric, Washer Hookup
3/4 Bath:	B		Bathroom - 3/4, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Workshop:	B		Closet
Other:	B		Dryer Hookup - Electric, Washer Hookup
Loft:	3	20X22	Skylight, Flooring - Wall to Wall Carpet

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes Full, Finished, Interior Access, Concrete Floor**  
 Construction: **Frame**  
 Cooling: **Central Air, Unit Control**  
 Electric: **Circuit Breakers, 200 Amps**  
 Exclusions: **None.**  
 Exterior: **Wood**  
 Exterior Features: **Deck - Wood**  
 Facing Direction: **Northwest**  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tank**  
 Interior Features: **Cable Available**  
 Lead Paint: **None**  
 Living Area Disclosures: **333SF in finished basement, 440SF in finished loft**  
 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**

Beautiful, end unit Townhouse in desirable Stone Ridge. Excellent opportunity to own in Franklin and enjoy a short commute to 495 or the MBTA. Move in ready townhouse with updated eat-in kitchen, granite counter tops and hardwood flooring. Large open concept living/dining room opens up to sliders to the private deck outside. Two spacious bedrooms with a master suite on the 2nd floor, 2nd floor laundry closet with equipment, and a finished loft on the third level with skylights. New carpeting on the first floor and staircase. Finished basement includes another washer/dryer, upgraded FHA/Gas furnace, 2015 Hot Water Tank, 3/4 tiled bathroom and a finished area for a family room or office with builtin cabinets. Association has an in-ground pool and tennis courts for your enjoyment.

**Tax Information**

2018 Taxes: **\$3,964** Assessment: **\$270,600**  
 Pin #: **M:276 L:017-074**

Cert: **C184-319** Zoning Code: **Res**  
 Map: **276** Block: **017** Lot: **074** Book: **0** Page: **0**

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## Market History for 20 Stone Ridge Rd U:20, Franklin, MA 02038-3103

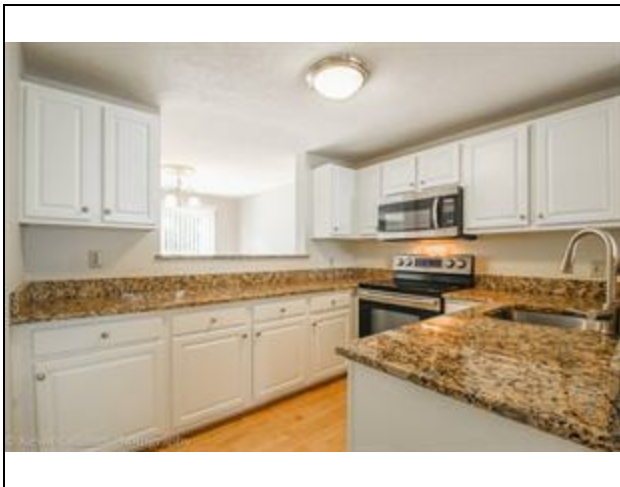
MLS #	Date		DOM	DTO	Price
72376821	8/9/2018	Listed for <b>\$299,900</b>			\$299,900
CTG	8/15/2018	Status Changed to: <b>Contingent</b>			
BOM	8/17/2018	Status Changed to: <b>Back on Market</b>			
CTG	8/21/2018	Status Changed to: <b>Contingent</b>			
UAG	8/30/2018	Status Changed to: <b>Under Agreement</b>			
SLD	10/6/2018	Status Changed to: <b>Sold</b>			
	9/27/2018	Sold for <b>\$295,000</b>	21	11	<b>\$295,000</b>
<b>Market History for Office Id: BB1175</b>			<b>21</b>	<b>11</b>	<b>\$295,000</b>
<b>Market History for this property</b>			<b>21</b>	<b>11</b>	<b>\$295,000</b>



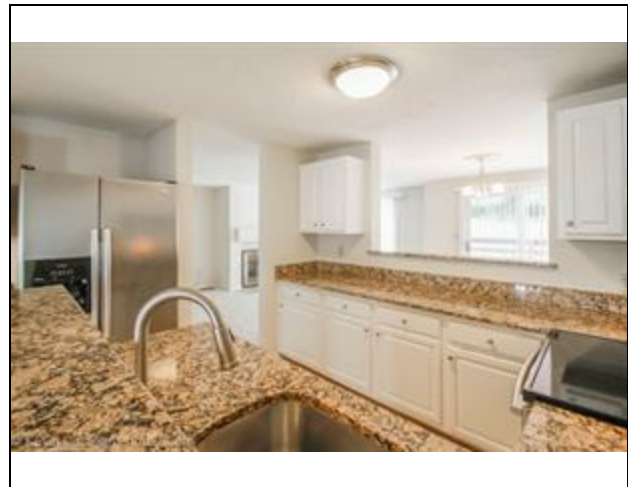
**Yard - Side**



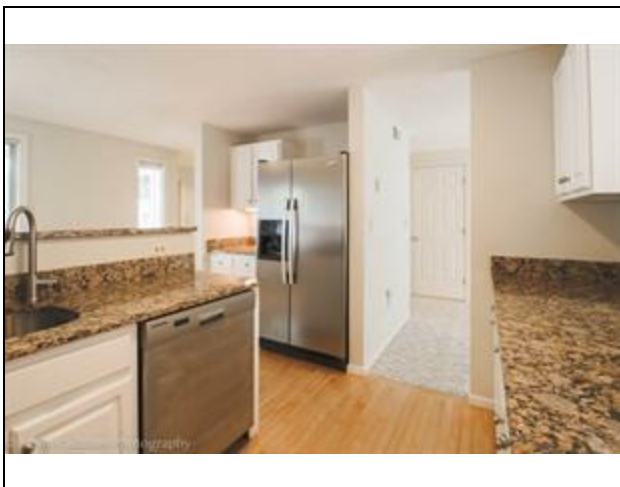
**Kitchen/Dining Combo**



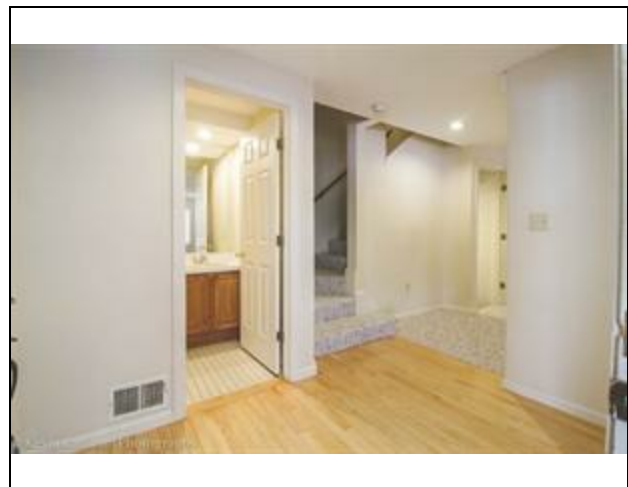
**Kitchen**



**Kitchen**



**Kitchen**



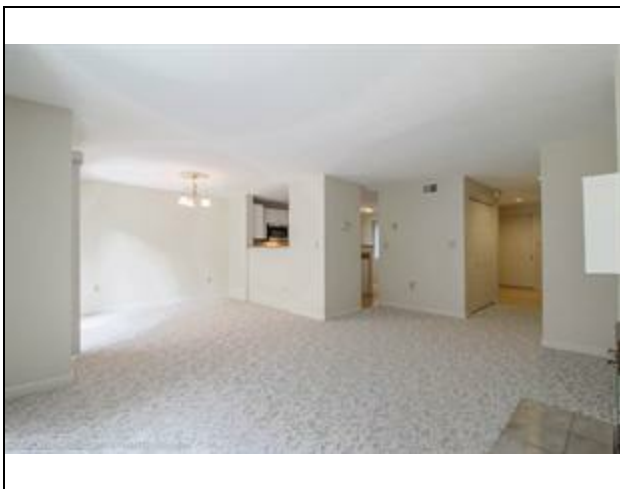
**Entry Hall**



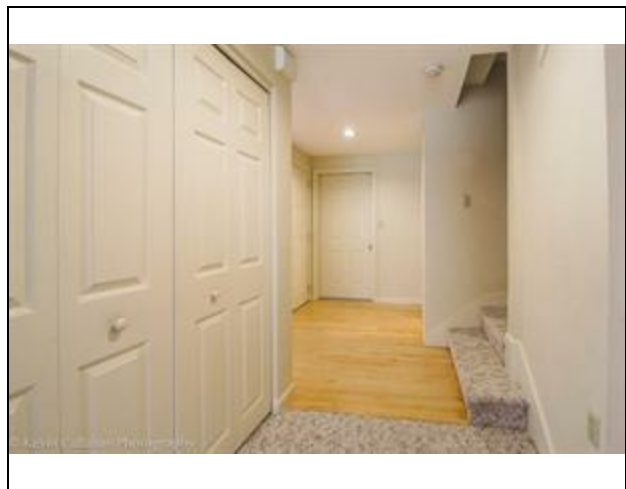
**Living Room**



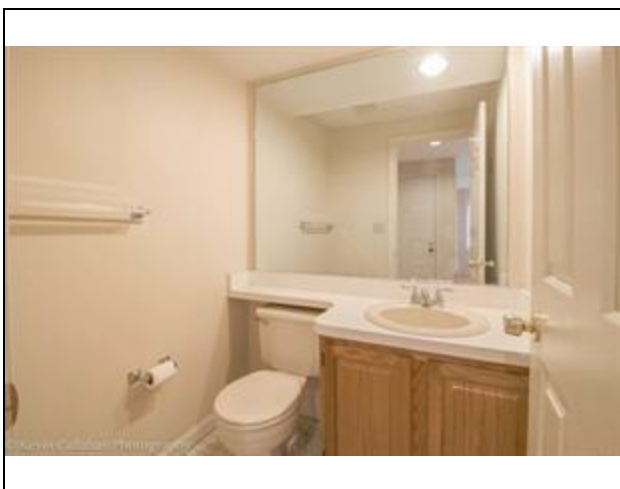
**Living/Dining Room Combo**



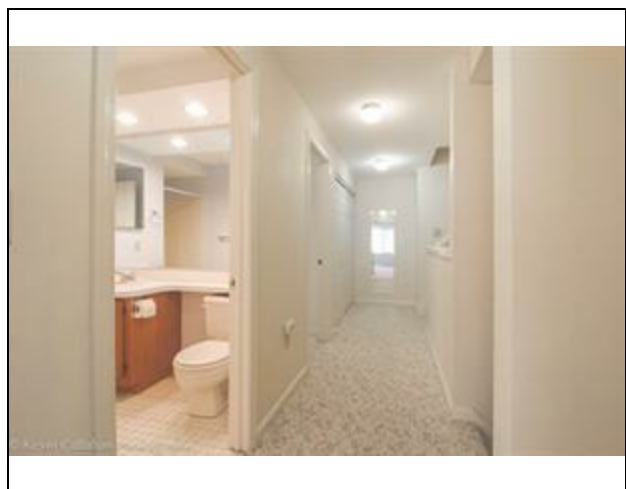
**Living/Dining Room Combo**



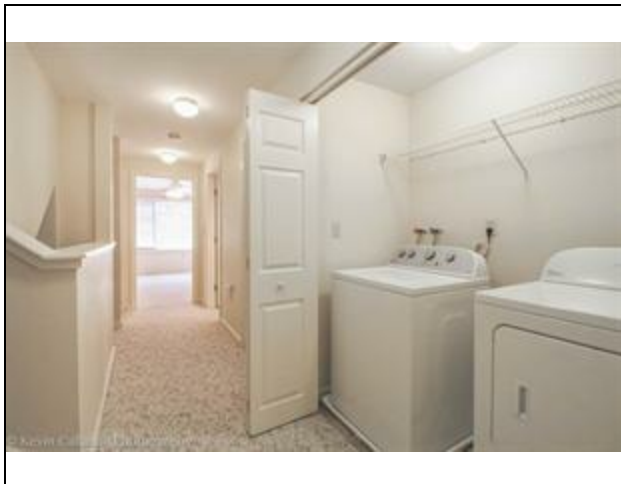
**Entry Hall**



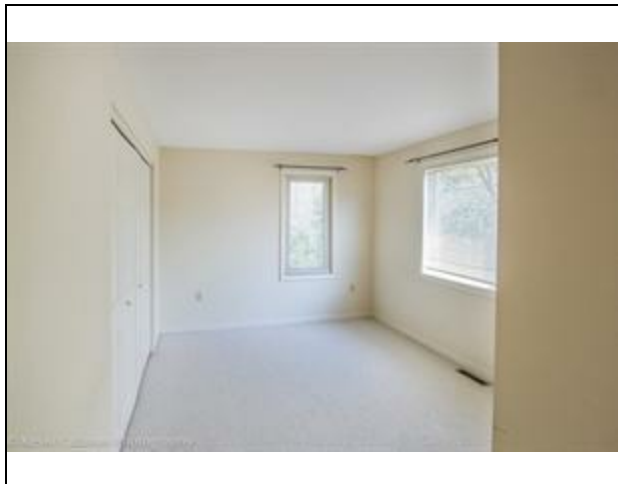
**Bathroom - Half**



**Hallway**



**Laundry Room/Area**



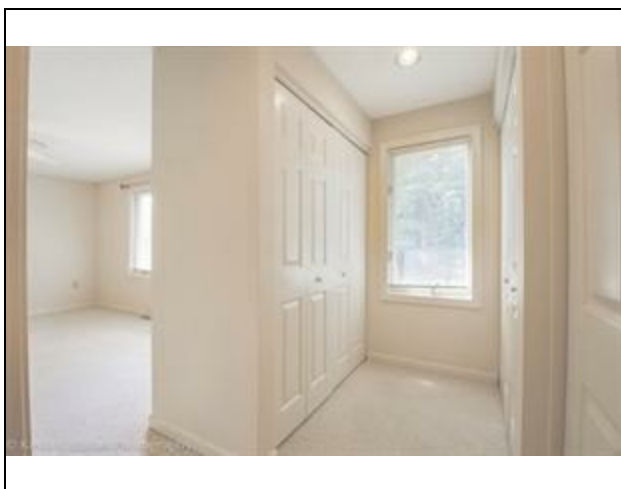
**Bedroom 2**



**Bathroom - 3/4**



**Master Bedroom**



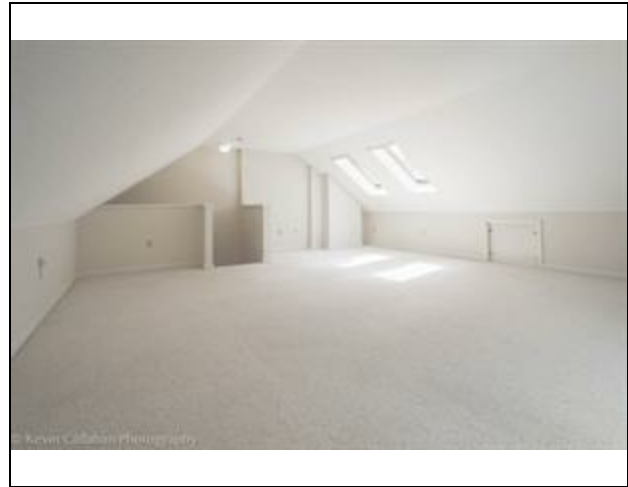
**Master Bedroom**



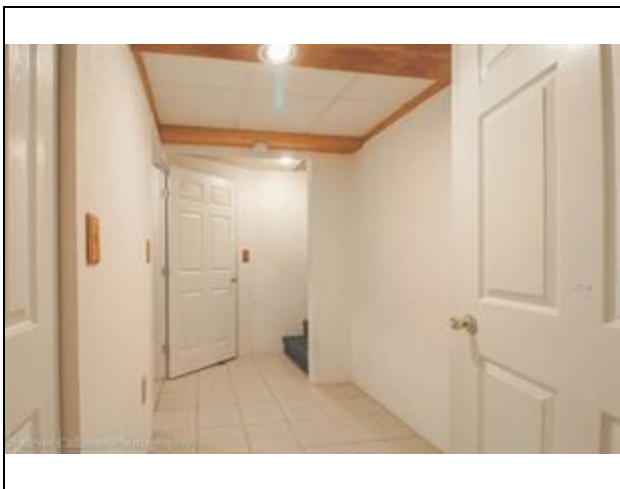
**Bathroom - Master**



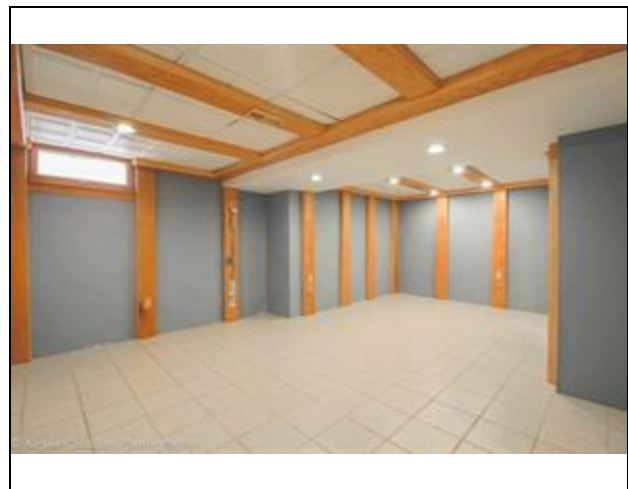
**Loft**



**Loft**



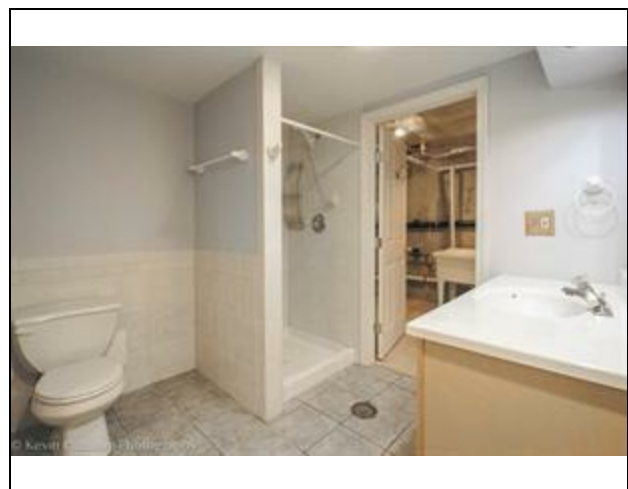
**Basement - Finished**



**Family Room**



**Basement - Finished**



**Bathroom - 3/4**

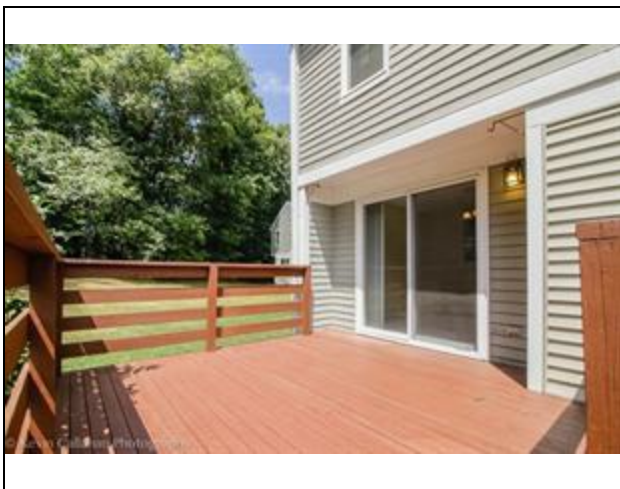




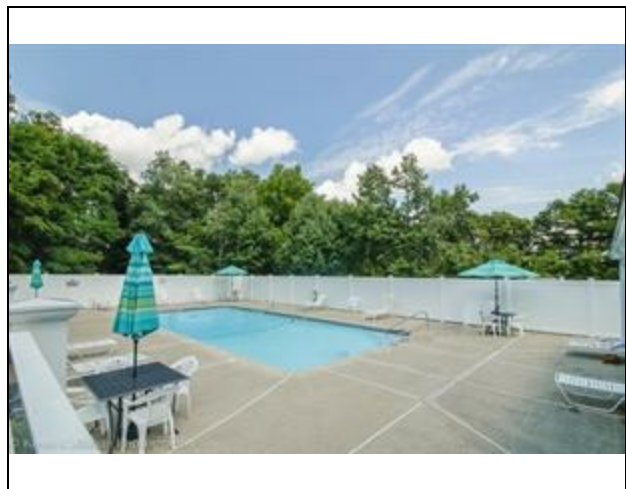
**Laundry Room/Area**



**Exterior - Back**



**Deck**



**Swimming Pool**



**Tennis Court**



**Complex Name**

**79 Stone Ridge Rd - Unit 79**  
**Franklin, MA 02038-3144**  
**Condo**

MLS #: <b>72353972</b>	Status: <b>Sold</b>
List Price: <b>\$275,000</b>	Sale Price: <b>\$300,000</b>
List Date: <b>6/27/2018</b>	Sale Date: <b>8/13/2018</b>
Area:	Off Market Date: <b>7/11/2018</b>
List\$/Sq. Ft.: <b>\$160.16</b>	Sold \$/Sq. Ft. <b>\$174.72</b>
Days on Market (Total): <b>15</b>	Days on Market (Office): <b>15</b>

**Property Features**

Rooms: <b>7</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Corner</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,717 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Private</b>
# Units: <b>163</b>	Garage: <b>1 Attached, Garage Door Opener, Storage</b>
Elevator:	Parking: <b>1 Off-Street, Assigned, Paved Driveway</b>

Handicap Access/Features:

Association: **Yes** Fee: **\$413**

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



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>16X12</b>	<b>Fireplace, Flooring - Wall to Wall Carpet, Balcony / Deck</b>
Dining Room:	<b>1</b>	<b>10X10</b>	<b>Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>	<b>15X10</b>	<b>Flooring - Vinyl, Dining Area</b>
Master Bedroom:	<b>2</b>	<b>20X12</b>	<b>Bathroom - Full, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>	<b>13X9</b>	<b>Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>3</b>	<b>20X14</b>	<b>Skylight, Ceiling - Cathedral, Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		-
Play Room:	<b>B</b>	<b>19X16</b>	<b>Flooring - Wall to Wall Carpet</b>
Foyer:	<b>1</b>	<b>8X7</b>	-

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**

Basement: **Yes Full, Finished, Interior Access, Sump Pump**

Construction: **Frame**

Cooling: **Central Air**

Electric: **Circuit Breakers**

Exclusions:

Exterior: **Vinyl**

Exterior Features: **Deck**

Facing Direction:

Heating: **Forced Air, Gas**

Hot Water: **Natural Gas, Tank**

Interior Features: **Cable Available**

Lead Paint: **Unknown**

Living Area Disclosures: **Does not include finished Lower Level**

Pets Allowed: **Yes**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No** Water View: **No**

Short Sale w/Lndr. App. Req: **Unknown**

Lender Owned: **No**

**Remarks**

**Welcome to this beautiful, move-in ready Stone Ridge townhouse! Everything done for you: freshly painted from top to bottom, BRAND NEW flooring throughout, NEW Water Heater; updated AC. Fabulous OPEN FLOOR PLAN boasts an eat-in Kitchen with NEW Stainless Steel Appliances, spacious Living Room/Dining Room with fireplace and sliders to private Deck. 2nd floor features a Master Bedroom with 2 closets and ensuite Bath, along with an additional Bedroom, family Bath, and Laundry with NEW Washer and Dryer. Upper level Loft makes a perfect 3rd Bedroom, Home Office, or extra hangout space. Need even more room? The finished lower level rounds out the package with a great play area, work room, and plenty of storage. Great location with easy access to commuter rail, highway, YMCA, shops & restaurants. Enjoy the pool, tennis court and the convenience of condo living with no exterior maintenance. What are you waiting for? This one won't last! \*\*Sellers will entertain offers between \$275K and \$300K\*\***

**Tax Information**

2018 Taxes: **\$4,020** Assessment: **\$274,400**

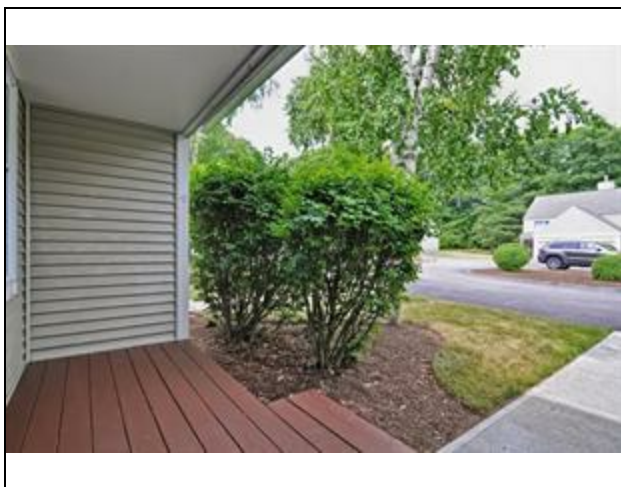
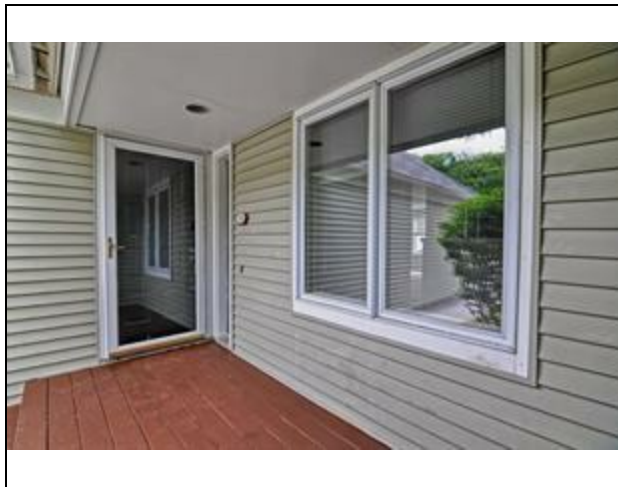
Cert: **C184-248** Zoning Code: **Res**

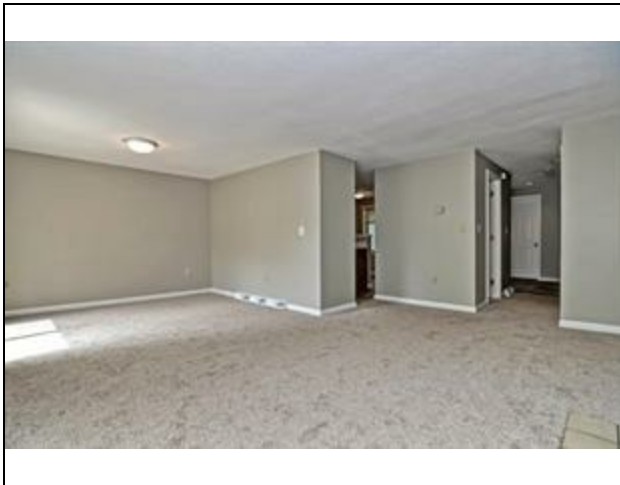
Pin #: **M:276 L:017-038**

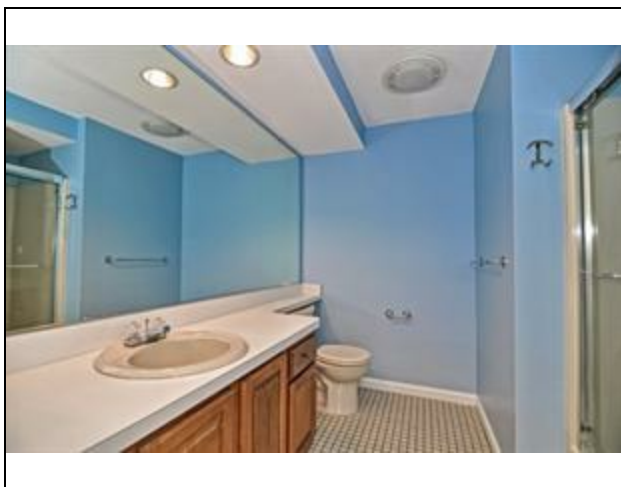
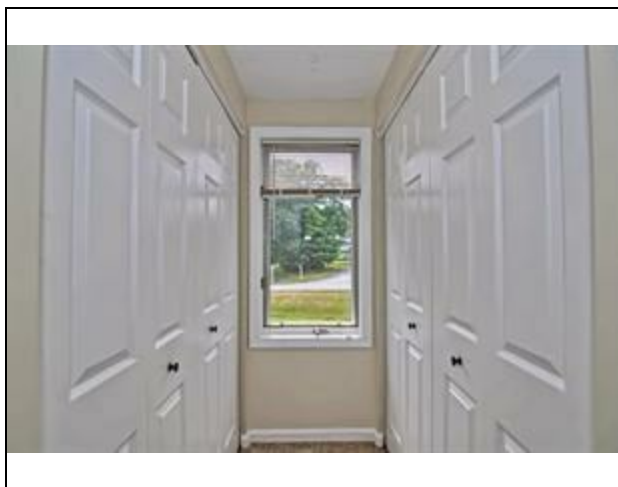
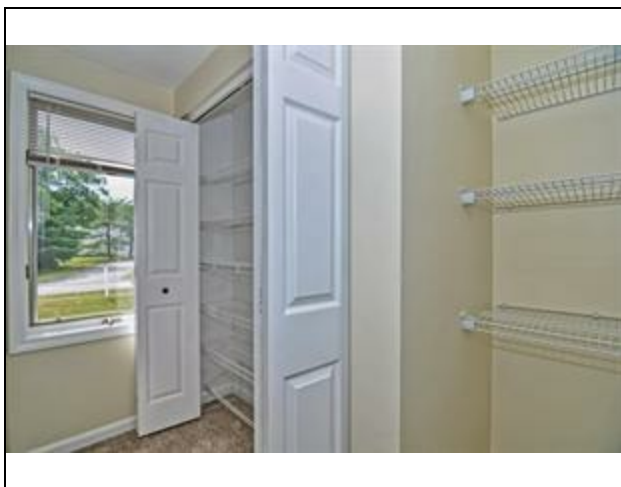
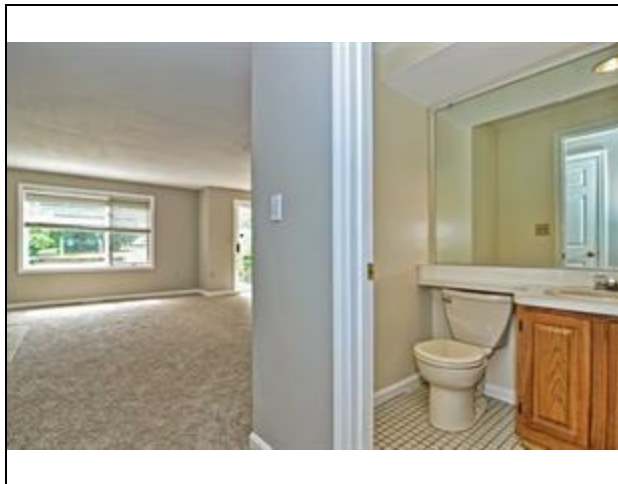
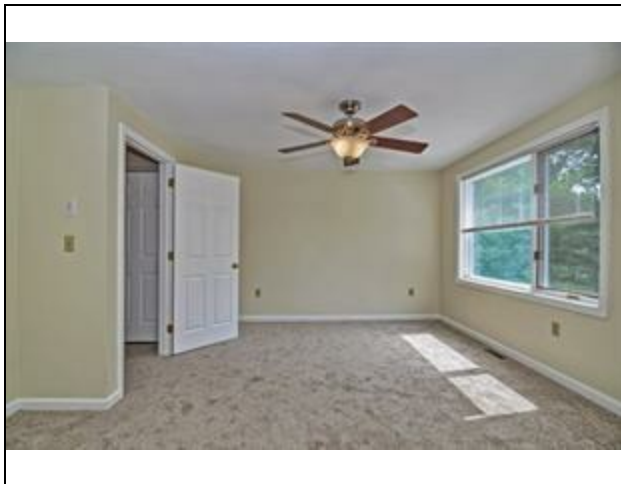
Map: **276** Block: Lot: **017038** Book: **0** Page: **0**

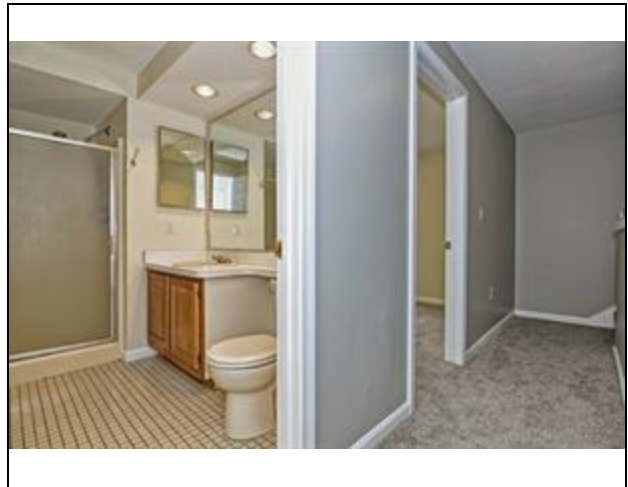
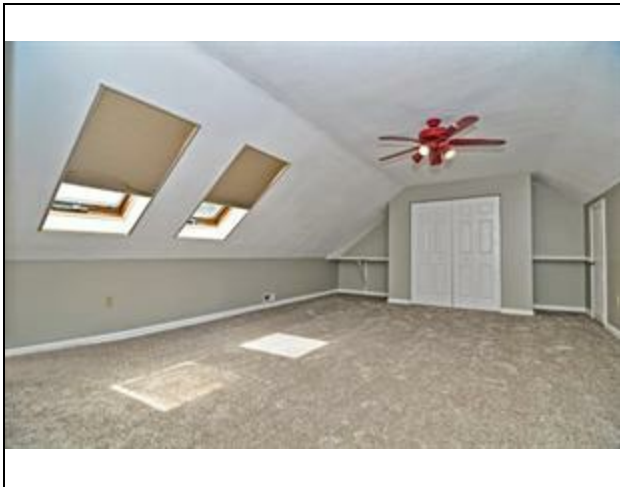
## Market History for 79 Stone Ridge Rd U:79, Franklin, MA 02038-3144

MLS #	Date		DOM	DTO	Price
72353972	6/27/2018	Listed for <b>\$275,000</b>			\$275,000
CTG	6/28/2018	Status Changed to: <b>Contingent</b>			
UAG	7/12/2018	Status Changed to: <b>Under Agreement</b>			
SLD	8/14/2018	Status Changed to: <b>Sold</b>			
	8/13/2018	Sold for <b>\$300,000</b>	15	1	<b>\$300,000</b>
<b>Market History for Office Id: AC1630</b>			<b>15</b>	<b>1</b>	<b>\$300,000</b>
<b>Market History for this property</b>			<b>15</b>	<b>1</b>	<b>\$300,000</b>













**113 Stone Ridge Rd - Unit 113**  
**Franklin, MA 02038-3146**  
**Condo**

MLS #: <b>72311032</b>	Status: <b>Sold</b>
List Price: <b>\$285,000</b>	Sale Price: <b>\$305,000</b>
List Date: <b>4/18/2018</b>	Sale Date: <b>6/5/2018</b>
Area:	Off Market Date: <b>4/24/2018</b>
List\$/Sq. Ft.: <b>\$199.30</b>	Sold \$/Sq. Ft. <b>\$213.29</b>
Days on Market (Total): <b>8</b>	Days on Market (Office): <b>8</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level: <b>1</b>
Master Bath:	Placement:
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,430 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>163</b>	Garage: <b>1</b>
Elevator:	Parking: <b>1</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$413</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Hardwood, Slider</b>
Dining Room:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Stone/Ceramic Tile</b>
Family Room:	<b>1</b>		<b>Fireplace, Flooring - Hardwood, Window(s) - Picture, Recessed Lighting</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting, Peninsula</b>
Master Bedroom:	<b>2</b>		<b>Flooring - Wall to Wall Carpet, Window(s) - Picture</b>
Bedroom 2:	<b>2</b>		<b>Flooring - Wall to Wall Carpet, Window(s) - Picture</b>
Bath 1:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>2</b>		<b>Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>-</b>
Other:	<b>3</b>		<b>Skylight, Flooring - Wall to Wall Carpet</b>

**Features & Other Information**

Appliances: **Range**  
 Basement: **Yes Interior Access**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Vinyl**  
 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**

**Beautifully Maintained Spacious Unit in the Highly Sought After Stone Ridge Condominiums, Featuring 3rd Floor Loft! \*Granite Kitchen with Breakfast Nook, New Dishwasher and Microwave \*Open Living Room, Dining Room Floor Plan with Sliders to Deck \*Recessed Lighting \*Hardwood Flooring \*Gas Fireplace \*Two Generous Sized Bedrooms on Second Floor, with Convenient 2nd Floor Laundry, Includes Huge Master Suite with Master Bath and More than Ample Closets \*Updated Plumbing Fixtures in Bathrooms \*The Freshly Painted Large 3rd Floor Loft Has Endless Possibilities, Presently Being Used as 3rd Bedroom \*Interior Access to Garage \*Full Basement with Lots of Storage Space \*New Heating and Central Air System in 2017 \*Brand New Water Heater April 2018 \*Very Desirable Complex Includes Clubhouse, Swimming Pool, Basketball Court, and Tennis Court \*Perfect Location in Close Proximity to Major Routes, Shopping, Restaurants, Town, and Commuter Rail \*\*Seller Will Entertain Offers Between \$285,000 and \$320,000**

**Tax Information**

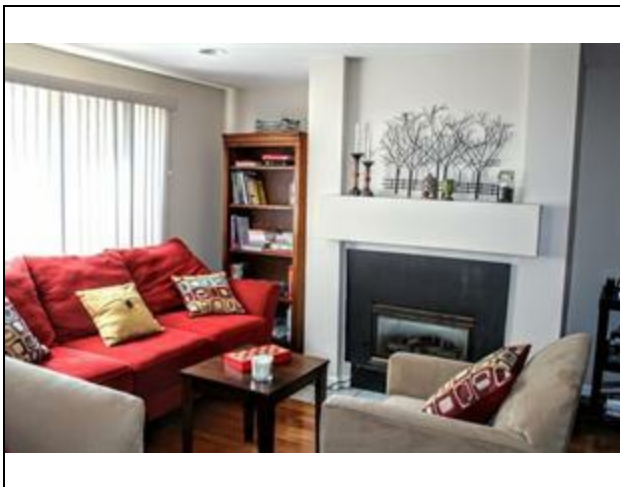
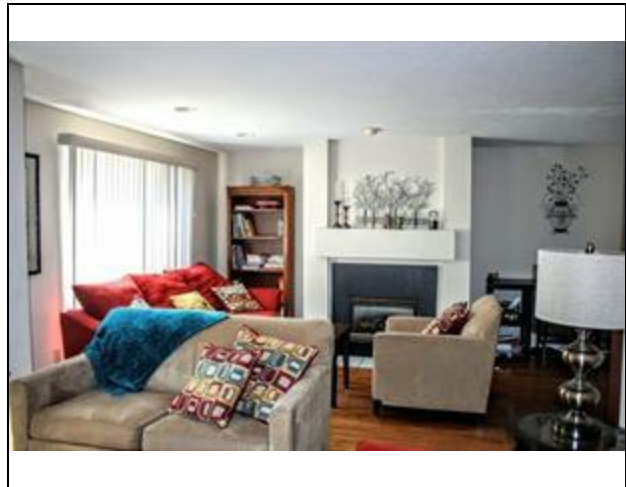
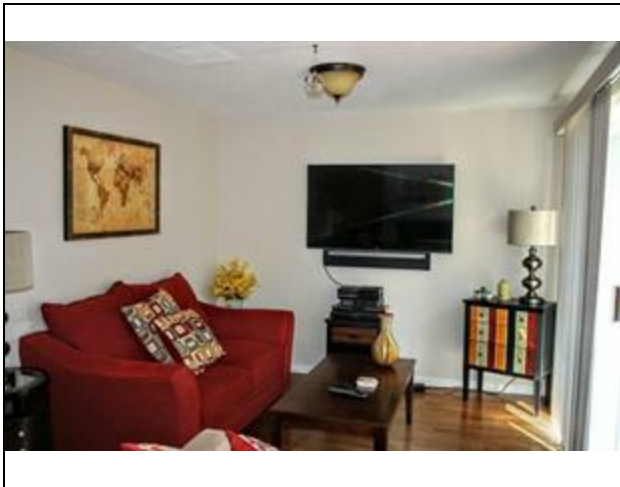
**2018 Taxes: \$3,837** Assessment: **\$261,900**  
 Pin #: **M:276 L:017-035**

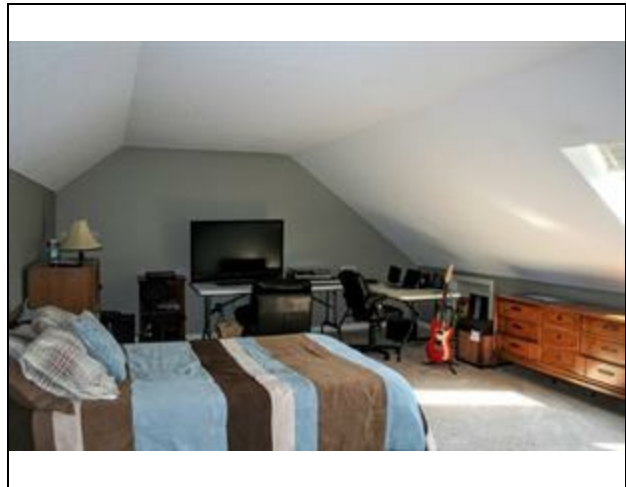
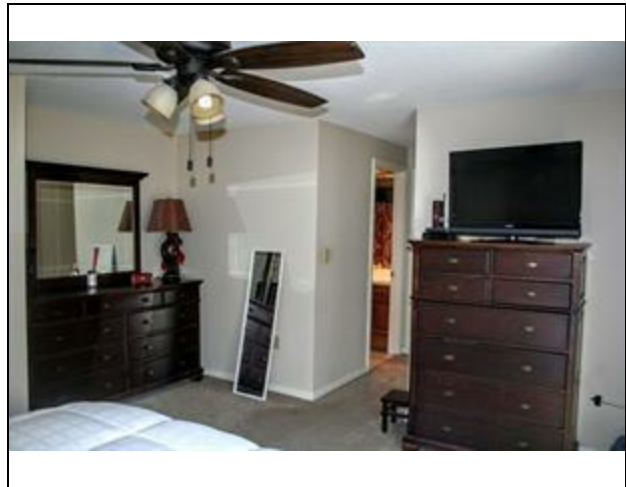
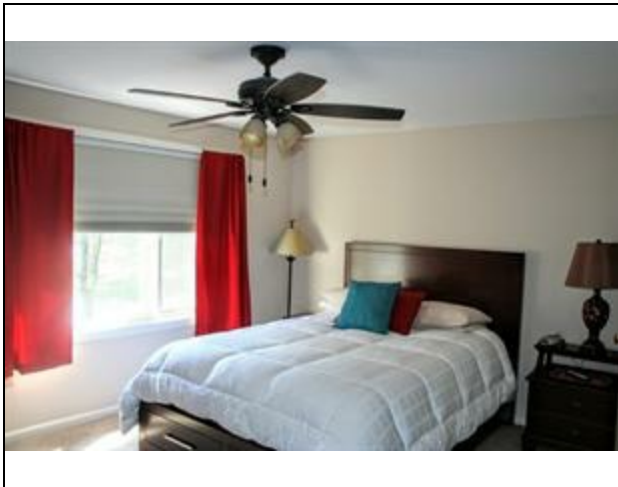
Cert: **1196405** Zoning Code: **0**  
 Map: Block: Lot: Book: **0** Page: **0**

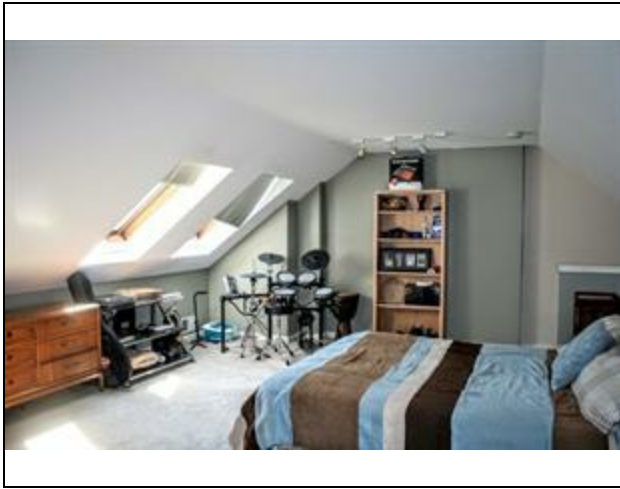
### Market History for 113 Stone Ridge Rd U:113, Franklin, MA 02038-3146

MLS #	Date		DOM	DTO	Price
72311032	4/18/2018	Listed for <b>\$285,000</b>			\$285,000
UAG	4/26/2018	Status Changed to: <b>Under Agreement</b>			
SLD	6/6/2018	Status Changed to: <b>Sold</b>			
	6/5/2018	Sold for <b>\$305,000</b>	8	6	<b>\$305,000</b>
<b>Market History for Office Id: BB5993</b>			<b>8</b>	<b>6</b>	<b>\$305,000</b>
<b>Market History for this property</b>			<b>8</b>	<b>6</b>	<b>\$305,000</b>









**24 Stone Ridge Rd - Unit 24**  
**Franklin, MA 02038-3103**  
**Condo**

MLS #: <b>72364697</b>	Status: <b>Sold</b>
List Price: <b>\$329,900</b>	Sale Price: <b>\$314,500</b>
List Date: <b>7/18/2018</b>	Sale Date: <b>9/21/2018</b>
Area:	Off Market Date: <b>8/29/2018</b>
List\$/Sq. Ft.: <b>\$201.16</b>	Sold \$/Sq. Ft. <b>\$191.77</b>
Days on Market (Total): <b>43</b>	Days on Market (Office): <b>43</b>



**Property Features**

Rooms: <b>5</b>	Style: <b>Attached, Other (See Remarks)</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 0h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Street</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,640 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>163</b>	Garage: <b>1 Detached</b>
Elevator: <b>No</b>	Parking: <b>1 Off-Street, Tandem, Assigned, Deeded, Guest, Paved Driveway</b>

Handicap Access/Features: **No**  
 Association: **Yes** Fee: **\$390**  
 Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Recreational Facilities, Clubroom, Refuse Removal, Reserve Funds**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Wood / Coal / Pellet Stove, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wood, Balcony / Deck, Deck - Exterior, Exterior Access, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Wood, Slider</b>
Family Room:	<b>B</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>
Master Bedroom:	<b>1</b>		<b>Bathroom - Full, Ceiling Fan(s), Closet, Flooring - Hardwood, Main Level, Cable Hookup</b>
Bedroom 2:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet, Main Level</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile, Recessed Lighting</b>
Laundry:	<b>1</b>		<b>Dryer Hookup - Electric, Washer Hookup</b>
Bonus Room:	<b>2</b>		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer, Vent Hood**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Clapboard, Wood, Fiber Cement Siding**  
 Exterior Features: **Porch, Deck, Deck - Wood, Deck - Access Rights**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Leased Heater**  
 Interior Features: **Security System, Cable Available, Finish - Sheetrock**  
 Lead Paint: **None**  
 Living Area Disclosures: **Approx 500 additional sq feet in finished basement NOT included in living area**  
 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**

**Cont. Feel free to show for back up!!! Looking for no hassle living all on one floor in a great commuter location??? One of only a few ranch style units at Stone Ridge. This spacious 2 bedroom condo at sought after Stone Ridge has everything you need on one level. Cathedral ceiling family room has a wood burning fireplace, ceiling fan and sliders to the newly rebuilt deck. Cabinet packed kitchen has ceramic tile floor and large opening to dining area for pass thru serving. Master Bedroom with ensuite bath and two double closets. This unit features Hardwoods throughout the living room, dining area, halls and master bedroom. New paint in the kitchen and master. New hot water heater. New dishwasher. Washer and Dryer included in sale he complex is pet friendly with a clubhouse, in ground pool, basketball and tennis courts. Great location close to 495/Rt 1/ the Forge Park T station is a 5 min drive away. Shops and restaurants around the corner. Quick close possible.**

**Tax Information**

2018 Taxes: **\$3,636** Assessment: **\$248,200**  
 Pin #: **M:276 L:017-070**

Cert: **C184-197** Zoning Code: **Res-condo**  
 Map: Block: Lot: Book: **0** Page: **0**

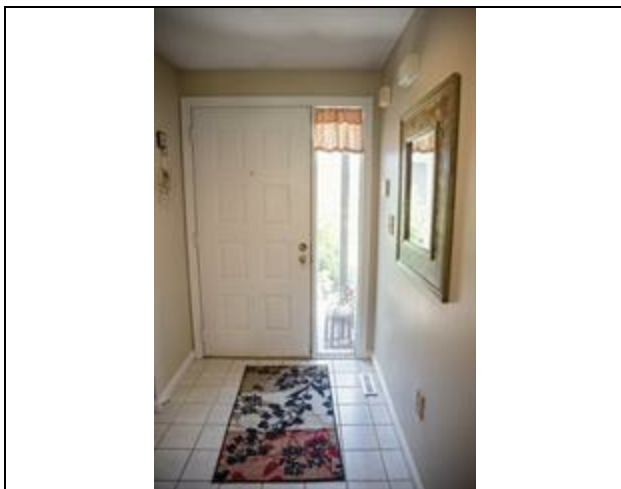
## Market History for 24 Stone Ridge Rd U:24, Franklin, MA 02038-3103

MLS #	Date		DOM	DTO	Price
72364697	7/18/2018	Listed for <b>\$329,900</b>			\$329,900
CTG	8/16/2018	Status Changed to: <b>Contingent</b>			
UAG	8/30/2018	Status Changed to: <b>Under Agreement</b>			
SLD	9/22/2018	Status Changed to: <b>Sold</b>			
	9/21/2018	Sold for <b>\$314,500</b>	43	28	<b>\$314,500</b>
<b>Market History for Office Id: K95310</b>			<b>43</b>	<b>28</b>	<b>\$314,500</b>
<b>Market History for this property</b>			<b>43</b>	<b>28</b>	<b>\$314,500</b>

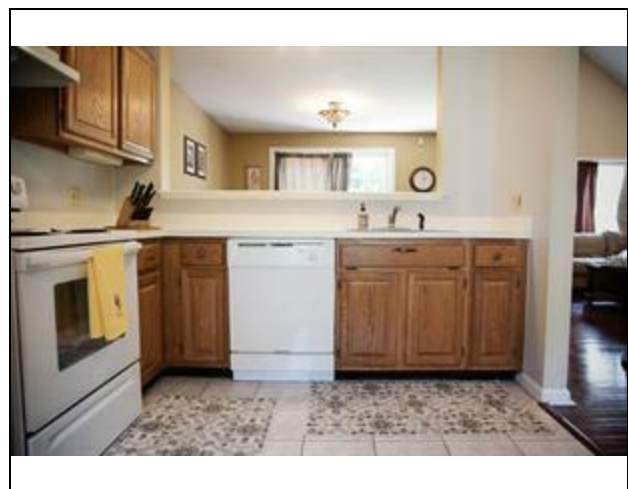
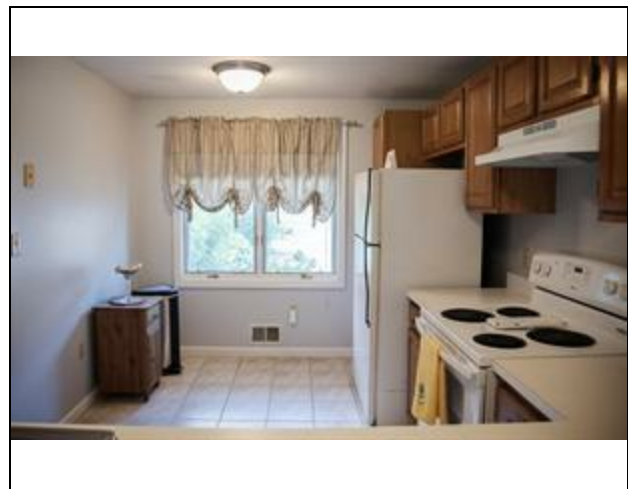


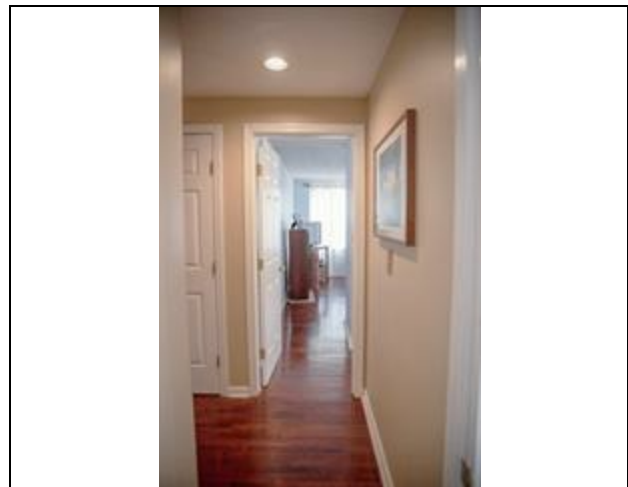
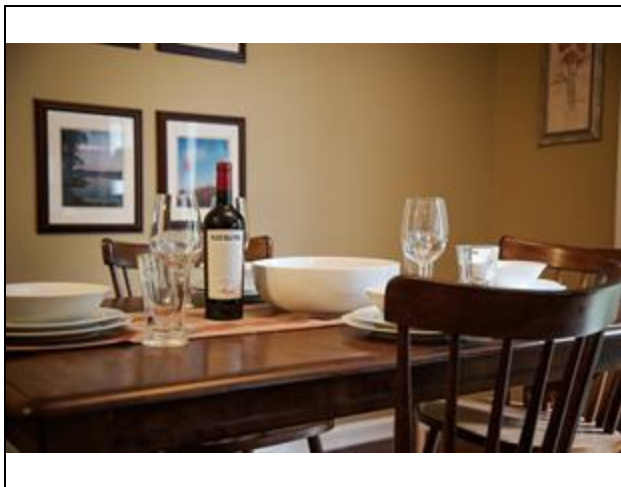
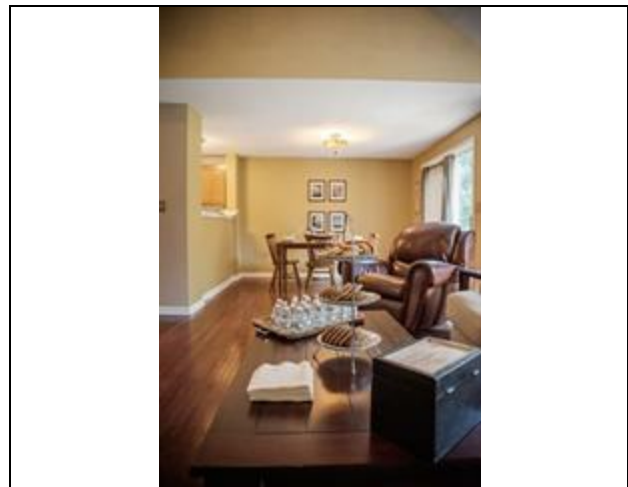
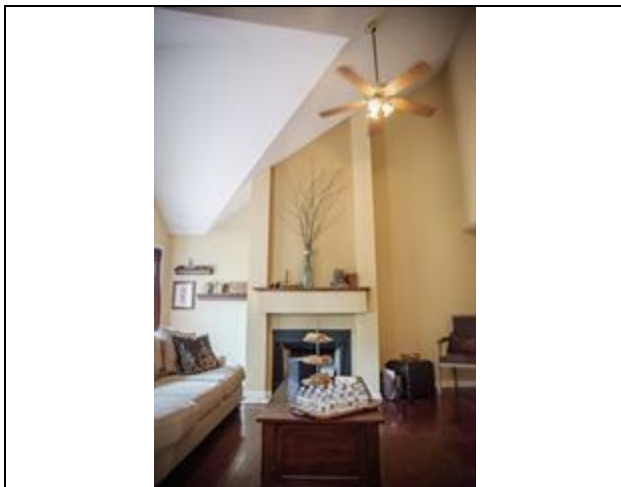
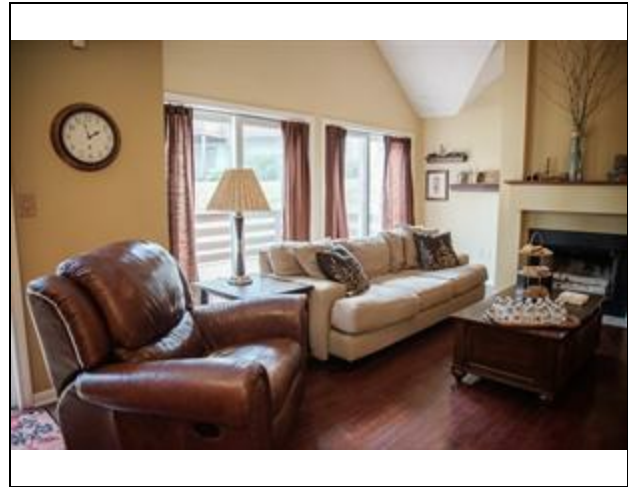
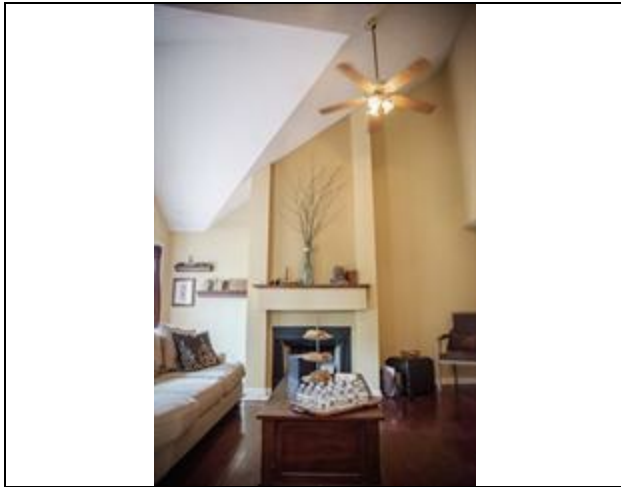


**Complex Name**

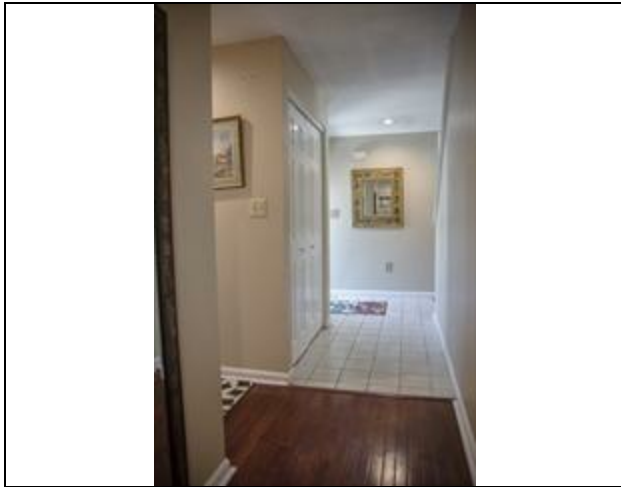


**Main Entry**

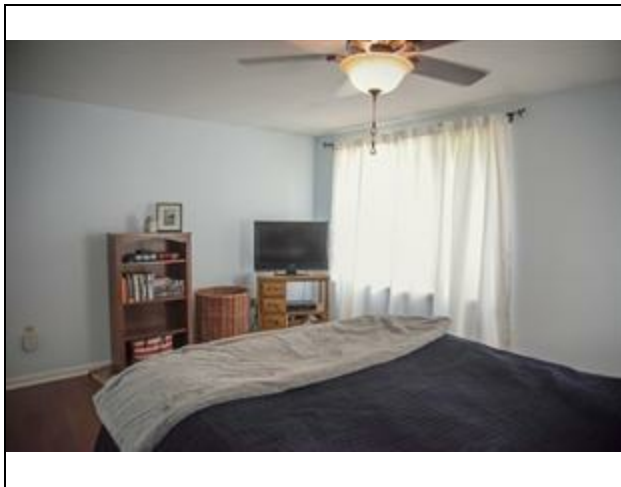




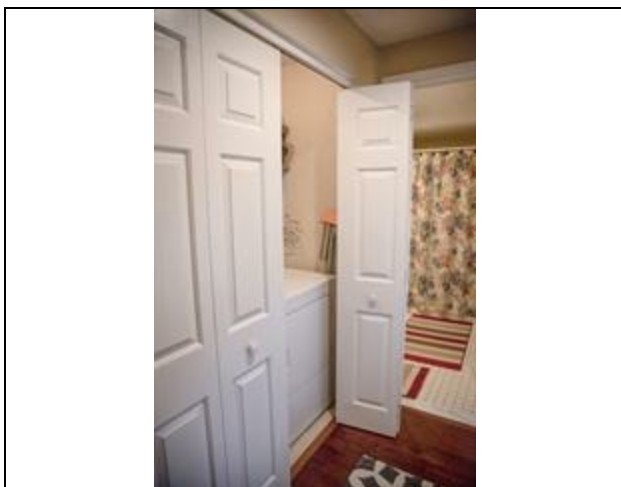
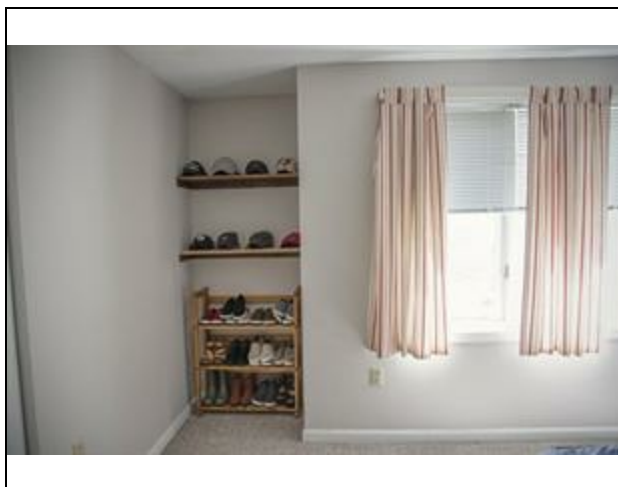
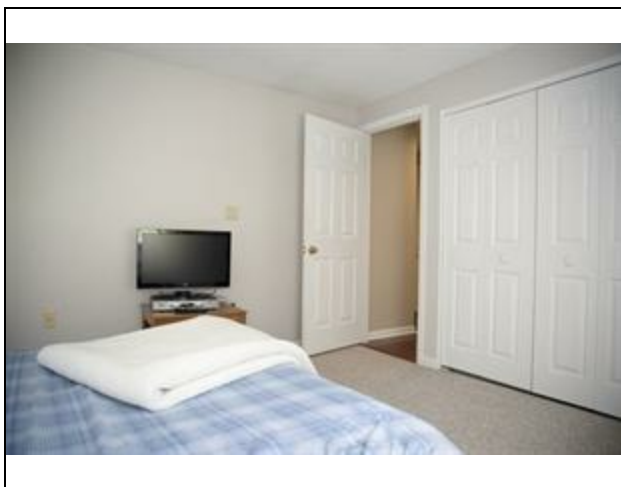
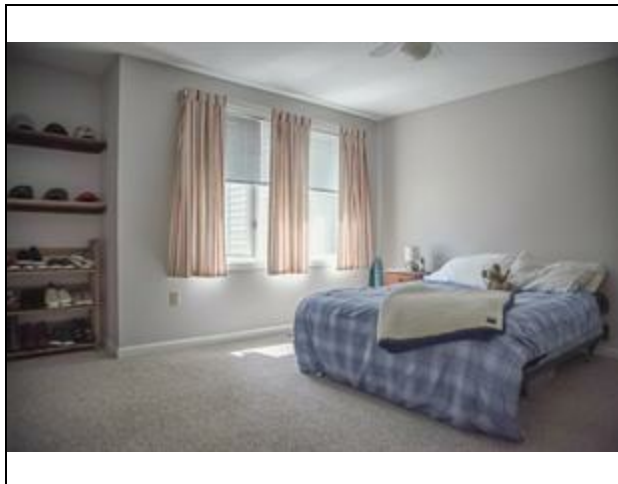
**Master Bedroom**

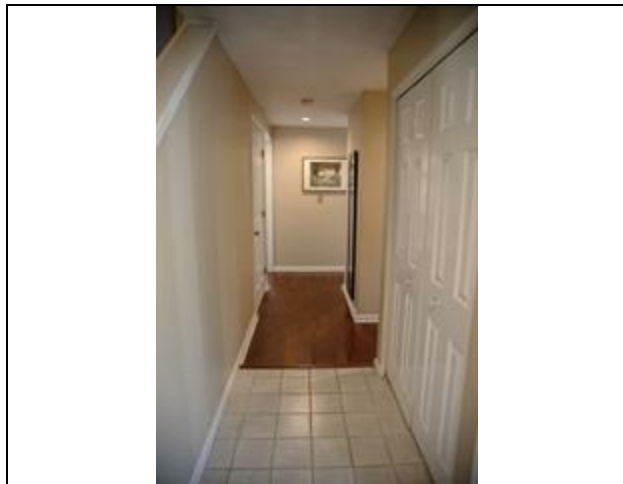


Front Hall



Bathroom - Master





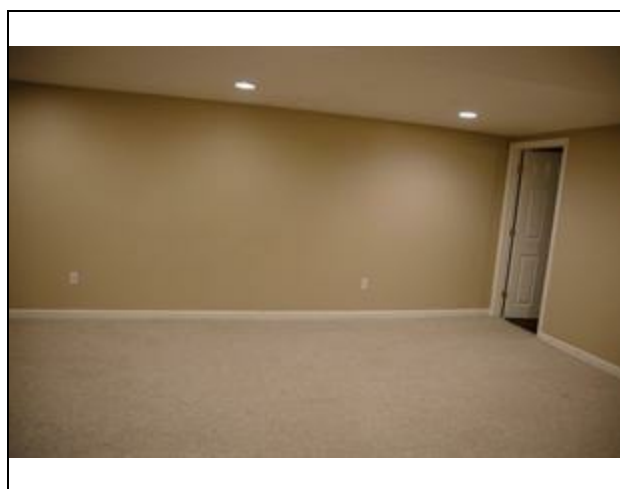
**Tennis Court**



**Clubhouse**



**Clubhouse**



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

MLS #: <b>72325812</b>	Status: <b>Sold</b>
List Price: <b>\$326,000</b>	Sale Price: <b>\$322,500</b>
List Date: <b>5/12/2018</b>	Sale Date: <b>8/10/2018</b>
Area:	Off Market Date: <b>6/8/2018</b>
List\$/Sq. Ft.: <b>\$201.11</b>	Sold \$/Sq. Ft. <b>\$198.95</b>
Days on Market (Total): <b>27</b>	Days on Market (Office): <b>27</b>

**Property Features**

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



**Room Descriptions**

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

**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!**

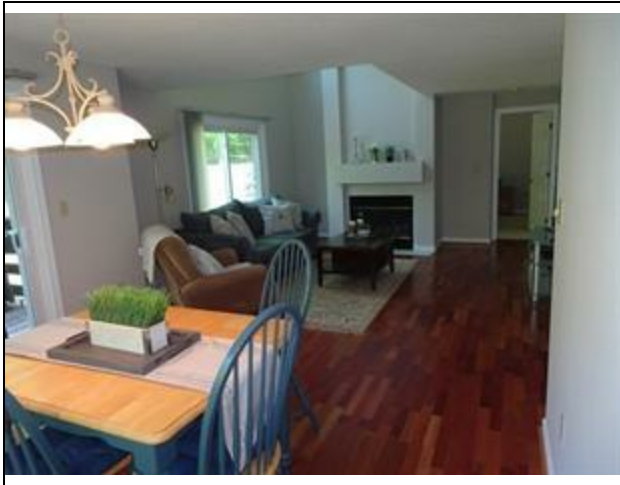
**Tax Information**

2018 Taxes: **\$4,046.33** Assessment: **\$276,200**  
 Pin #: **276-016-000-060**

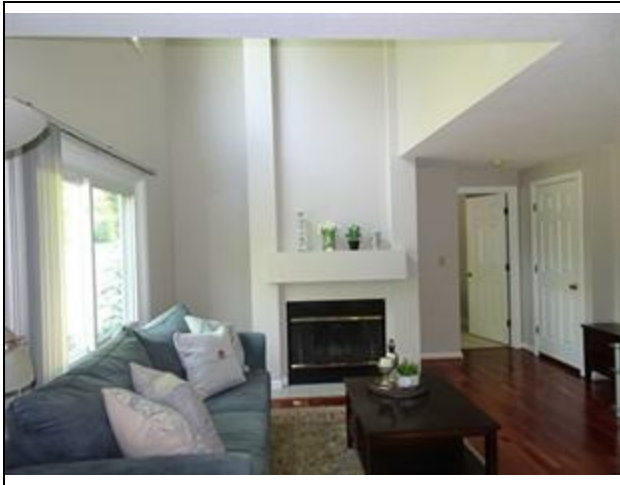
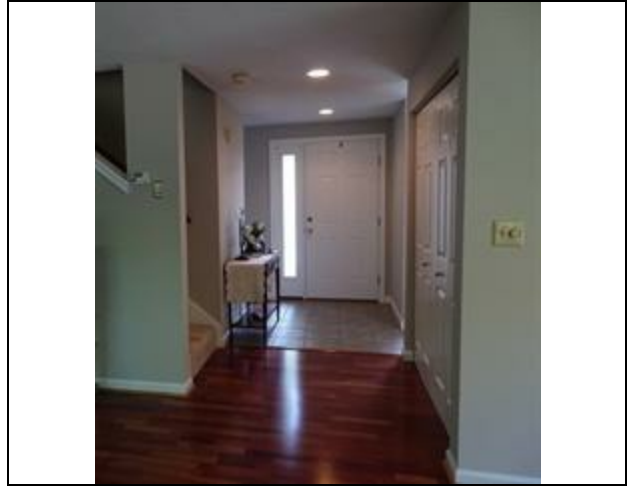
Cert: **C188-180** Zoning Code: **Res-Condo**  
 Map: Block: Lot: Book: **N/A** Page: **N/A**

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

MLS #	Date		DOM	DTO	Price
72325812	5/12/2018	Listed for <b>\$326,000</b>			\$326,000
	5/15/2018	Compensation Based On Changed To: <b>Net Sale Price</b>			
CTG	5/25/2018	Status Changed to: <b>Contingent</b>			
UAG	6/8/2018	Status Changed to: <b>Under Agreement</b>			
SLD	8/11/2018	Status Changed to: <b>Sold</b>			
	8/10/2018	Sold for <b>\$322,500</b>	27	13	<b>\$322,500</b>
<b>Market History for Office Id: K01549</b>			<b>27</b>	<b>13</b>	<b>\$322,500</b>
<b>Market History for this property</b>			<b>27</b>	<b>13</b>	<b>\$322,500</b>











**62 Stone Ridge Road - Unit 62**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72389669</b>	Status: <b>Sold</b>
List Price: <b>\$329,900</b>	Sale Price: <b>\$335,000</b>
List Date: <b>9/6/2018</b>	Sale Date: <b>11/13/2018</b>
Area:	Off Market Date: <b>9/22/2018</b>
List\$/Sq. Ft.: <b>\$158.99</b>	Sold \$/Sq. Ft. <b>\$161.45</b>
Days on Market (Total): <b>16</b>	Days on Market (Office): <b>16</b>

**Property Features**

Rooms: <b>7</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Street</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>2,075 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>92</b>	Garage: <b>1 Attached</b>
Elevator: <b>No</b>	Parking: <b>1 Assigned, Deeded</b>

Handicap Access/Features:  
Association: **Yes** Fee: **\$413**  
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Clubroom, Refuse Removal**



**Exterior - Front**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Hardwood</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood, Slider</b>
Family Room:	<b>B</b>		<b>Closet, Flooring - Wall to Wall Carpet, Exterior Access, Slider</b>
Kitchen:	<b>1</b>		<b>Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Peninsula</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>3</b>		<b>Skylight, Ceiling Fan(s), Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Basement: **Yes Full, Finished, Walk Out, Interior Access**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Deck, Professional Landscaping, Tennis Court**  
Facing Direction:  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas**  
Lead Paint: **None**  
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**

**Nestled in the desirable Stone Ridge complex, you'll find this great offering! Freshly painted and tasteful updates throughout, this condo is move in ready. Kitchen features maple cabinetry, granite counters and stainless steel appliances. Living room and dining area offer hardwood flooring, access to the oversized deck and gas fireplace. Second floor features spacious master suite with walk in closet and private bathroom, and a second bedroom and bathroom. Laundry is conveniently location on second floor. Third floor offers third bedroom or rec room or great office option. Complete the package with a finished basement that offers built in cabinetry and counters....plenty of options for lots of flexible living space. New vinyl siding being installed and great amenities including pool and clubhouse. Easy access to commuter rail, retail and highway access. Location can't be beat! Call for your showing today!**

**Tax Information**

**2018 Taxes: \$3,962.83** Assessment: **\$270,500**  
Pin #:

Cert: **1390214-1** Zoning Code: **res**  
Map: Block: Lot: Book: **0** Page: **0**

## Market History for 62 Stone Ridge Road U:62, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72389669	9/6/2018	Listed for <b>\$329,900</b>			\$329,900
CTG	9/10/2018	Status Changed to: <b>Contingent</b>			
UAG	9/22/2018	Status Changed to: <b>Under Agreement</b>			
SLD	11/13/2018	Status Changed to: <b>Sold</b>			
	11/13/2018	Sold for <b>\$335,000</b>	16	4	<b>\$335,000</b>
<b>Market History for Office Id: AN3076</b>			<b>16</b>	<b>4</b>	<b>\$335,000</b>
<b>Market History for this property</b>			<b>16</b>	<b>4</b>	<b>\$335,000</b>



**Exterior - Front**



**Main Entry**



**Yard - Side**



**Parking**



**Complex Name**



**View from Property**



**Clubhouse**



**Yard - Side**



**Deck**



**Kitchen**



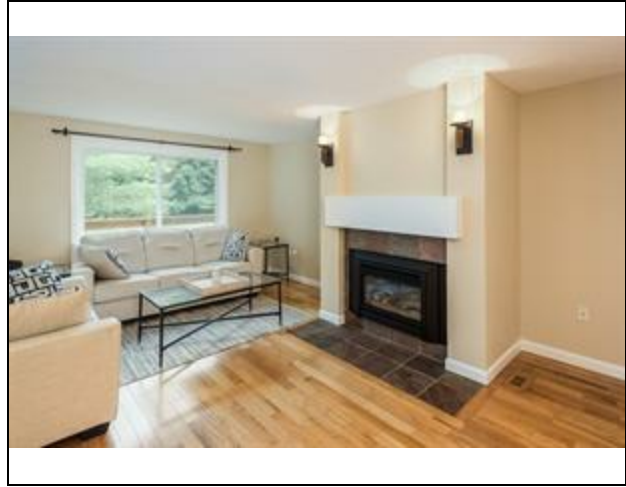
**Cabinets**



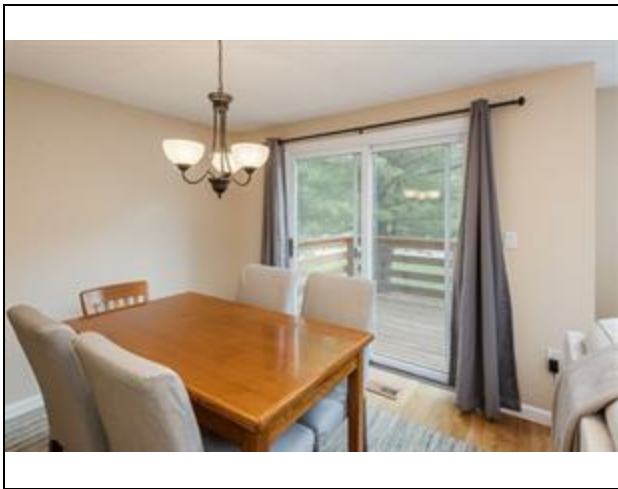
**Granite Countertop**



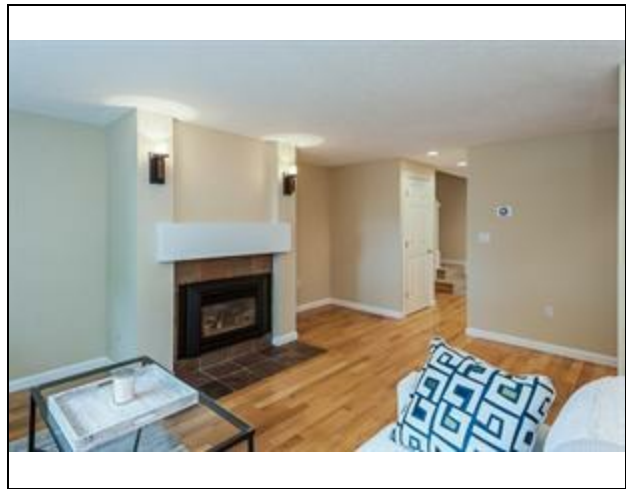
**Living/Dining Room Combo**



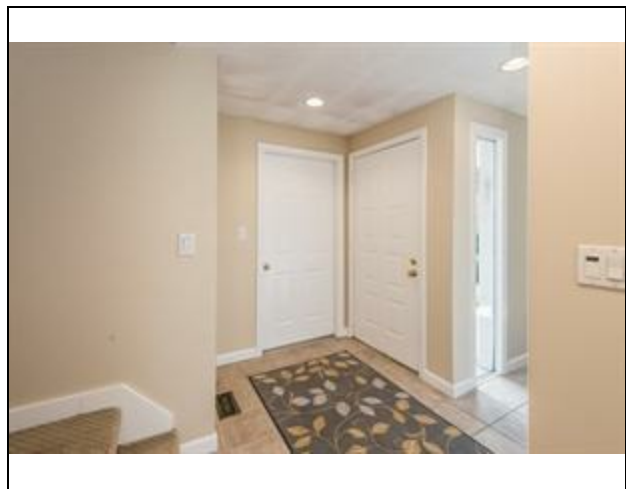
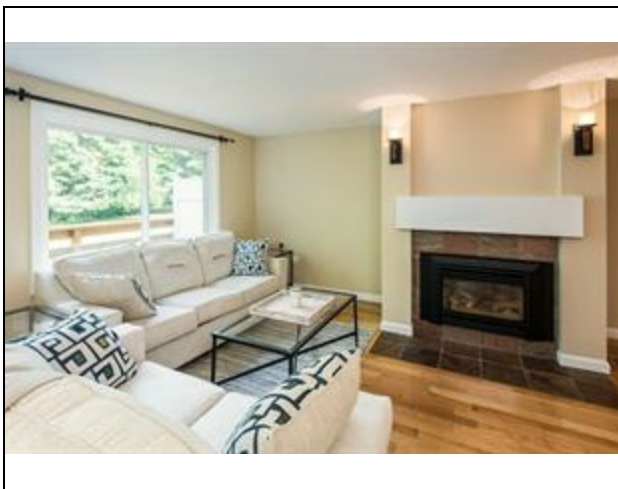
**Fireplace**



**Slider**



**Hardwood Flooring**

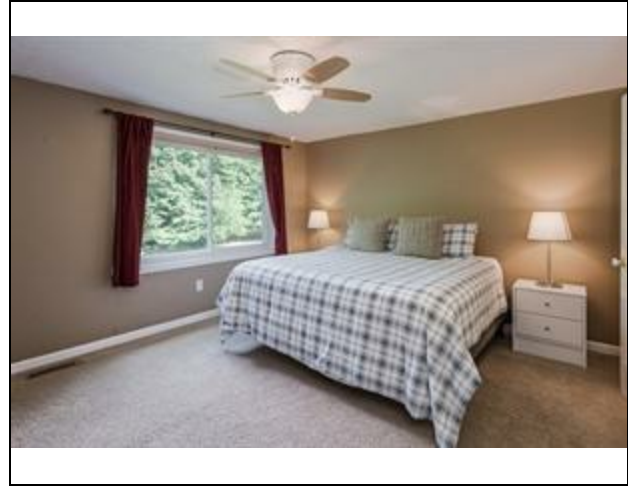


**Main Entry**

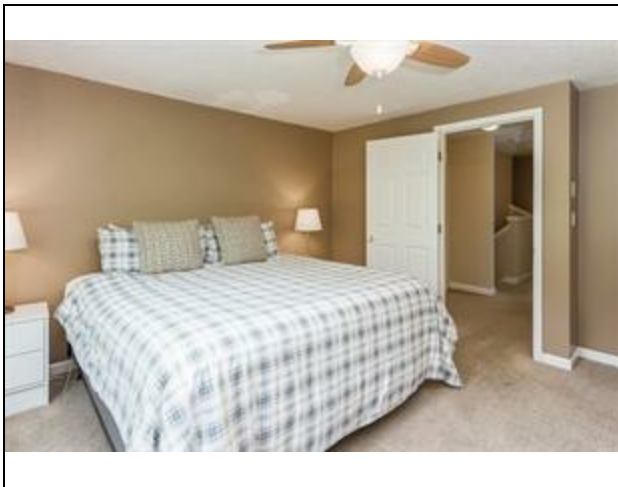




**Bathroom - Half**



**Master Bedroom**



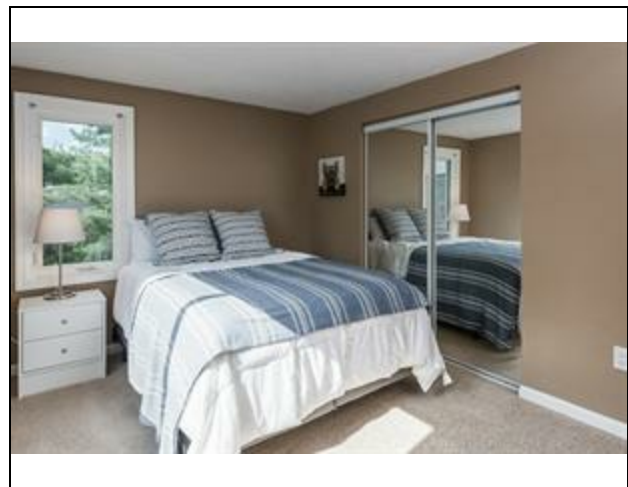
**Master Bedroom**



**Bathroom - Master**



**Walk-In Closet**



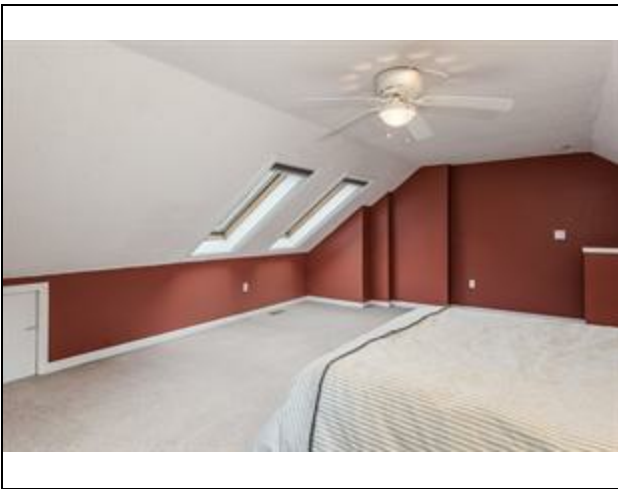
**Bedroom 2**



**Bathroom - Full**



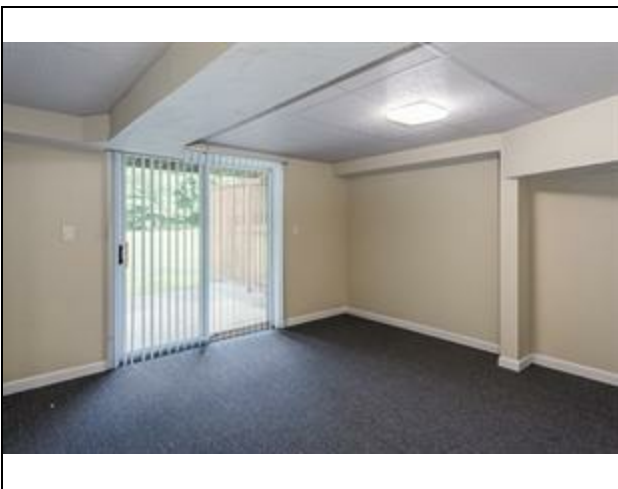
**Bedroom 3**



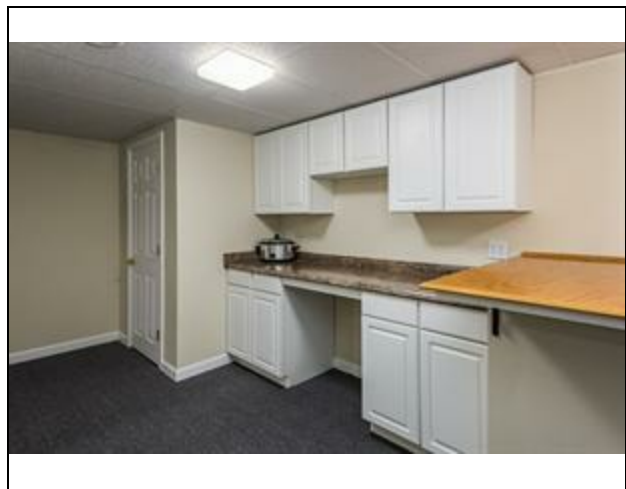
**Loft**



**Cabinets**



**Basement - Finished**



**Basement - Finished**

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

MLS #: <b>72344540</b>	Status: <b>Sold</b>
List Price: <b>\$339,900</b>	Sale Price: <b>\$340,000</b>
List Date: <b>6/12/2018</b>	Sale Date: <b>8/13/2018</b>
Area:	Off Market Date: <b>6/27/2018</b>
List\$/Sq. Ft.: <b>\$228.12</b>	Sold \$/Sq. Ft. <b>\$228.19</b>
Days on Market (Total): <b>16</b>	Days on Market (Office): <b>16</b>

**Property Features**

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



**Room Descriptions**

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

**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\*\*\*\*\***

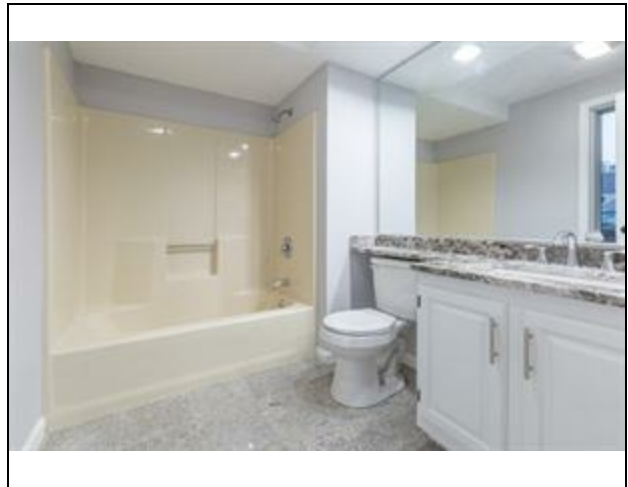
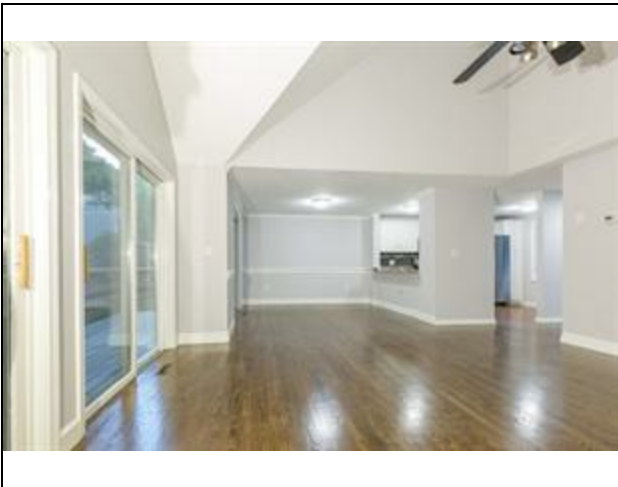
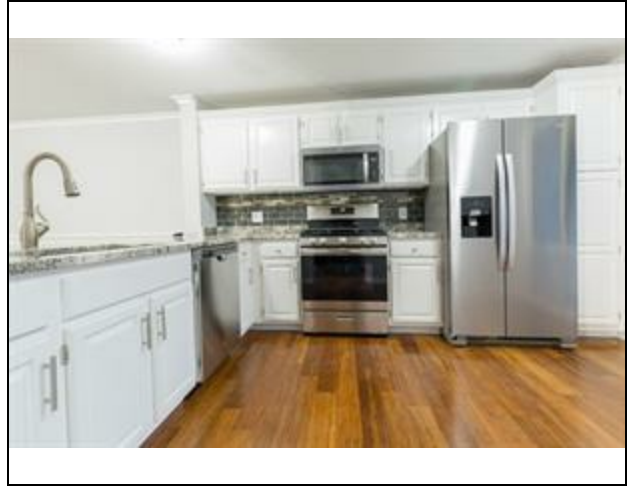
**Tax Information**

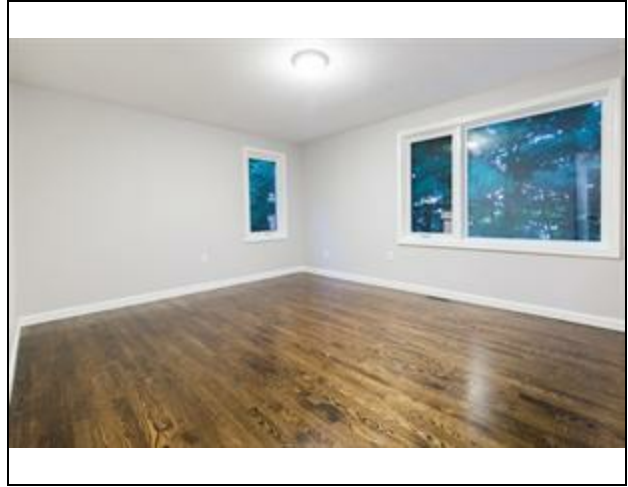
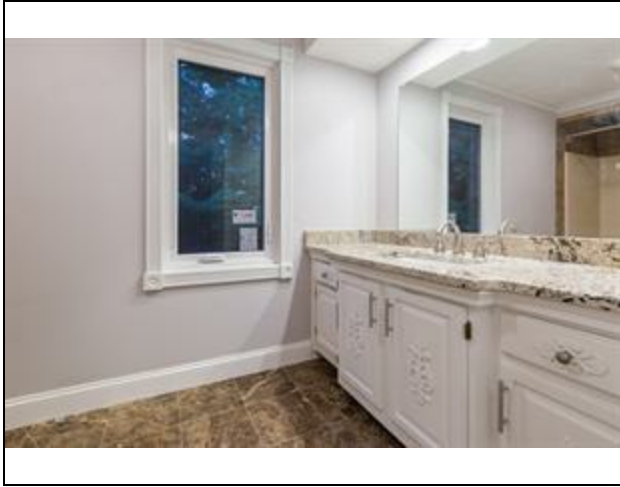
**2018 Taxes: \$4,039** Assessment: **\$275,700**  
 Pin #: **M:276 L:017-083**

Cert: **000001399067** Zoning Code: **Res**  
 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 <b>\$339,900</b>			\$339,900
	6/14/2018	Listing Alert Flag set to: <b>Yes - Kick-out/Right 1st Refusal</b>			
CTG	6/14/2018	Status Changed to: <b>Contingent</b>			
UAG	6/28/2018	Status Changed to: <b>Under Agreement</b>			
SLD	8/14/2018	Status Changed to: <b>Sold</b>			
	8/13/2018	Sold for <b>\$340,000</b>	16	1	<b>\$340,000</b>
<b>Market History for Office Id: BB6013</b>			<b>16</b>	<b>1</b>	<b>\$340,000</b>
<b>Market History for this property</b>			<b>16</b>	<b>1</b>	<b>\$340,000</b>





**MLS # 72344540 - Sold**  
**10 Stone Ridge Rd U:10, Franklin, MA 02038-3103**

**Condominium - Condo**  
**Sale Price: \$340,000**



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

MLS #: <b>72343010</b>	Status: <b>Sold</b>
List Price: <b>\$350,000</b>	Sale Price: <b>\$346,500</b>
List Date: <b>6/9/2018</b>	Sale Date: <b>7/19/2018</b>
Area:	Off Market Date: <b>6/13/2018</b>
List\$/Sq. Ft.: <b>\$163.25</b>	Sold \$/Sq. Ft. <b>\$161.61</b>
Days on Market (Total): <b>4</b>	Days on Market (Office): <b>4</b>

**Property Features**

Rooms: <b>8</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level: <b>3</b>
Master Bath: <b>Yes</b>	Placement: <b>End</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>2,144 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Private</b>
# Units: <b>162</b>	Garage: <b>1 Attached, Garage Door Opener, Assigned</b>
Elevator: <b>No</b>	Parking: <b>1 Off-Street, Assigned, Paved Driveway</b>

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

**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 <b>\$350,000</b>			\$350,000
UAG	6/13/2018	Status Changed to: <b>Under Agreement</b>			
SLD	7/20/2018	Status Changed to: <b>Sold</b>			
	7/19/2018	Sold for <b>\$346,500</b>	4	4	<b>\$346,500</b>
<b>Market History for Office Id: BB2447</b>			<b>4</b>	<b>4</b>	<b>\$346,500</b>
<b>Market History for this property</b>			<b>4</b>	<b>4</b>	<b>\$346,500</b>



