

63 Bayberry Common - Unit 63
Franklin, MA 02038
Condo

MLS #: 72397572	Status: Sold
List Price: \$359,800	Sale Price: \$358,000
List Date: 9/19/2018	Sale Date: 11/16/2018
Area:	Off Market Date: 10/17/2018
List\$/Sq. Ft.: \$195.54	Sold \$/Sq. Ft. \$194.57
Days on Market (Total): 28	Days on Market (Office): 28

Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement: Middle, Walkout
Fireplaces: 1	Approx. Living Area: 1,840 Sq. Ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 100	Garage: 1 Attached, Garage Door Opener
Elevator:	Parking: 3 Off-Street, Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$329	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds	



Main Entry

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Balcony / Deck, Open Floor Plan, Slider
Dining Room:	1		Flooring - Hardwood, Open Floor Plan
Family Room:	1		Flooring - Hardwood
Kitchen:	1		Ceiling - Cathedral, Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Remodeled, Gas Stove
Master Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Remodeled
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded
Bath 3:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	B		Dryer Hookup - Gas

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Vacuum System**
 Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **Dining room chandelier, personal property**
 Exterior: **Clapboard, Wood**
 Exterior Features: **Deck, Deck - Composite, Screens, Gutters, Sprinkler System**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank, Leased Heater**
 Interior Features: **Central Vacuum, Cable Available**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **Yes** Water View: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Unit officially back on after selling 1st day on the market. Buyer got cold feet, their loss, someone's gain. Lovely water views from deck. Rare opportunity to own at desirable Spruce Pond Village mins from Rt 495. Almost 1900 sf liv space with an att garage, potential to expand in walkout basement with daylight windows. All new Pella Windows 2013 with custom wood shutters 2018, New Hardwood floors installed up and down 2013, All New Bathrooms 2013 with new vanities, granite tops, ceramic floors, updated kitchen with solid oak cabinets and granite. Open Floor Plan on first floor with vaulted ceilings and skylights, gorgeous fireplace, great entertaining space with dining area and triple glass slider to new deck overlooking Spruce Pond natural setting. Second floor has two extra large bedrooms with walk-in closets, 2 full baths & an open loft overlooking living room. Fabulous location close to highway, downtown, restaurants, MBTA train to Boston. Central Air, Central Vac,

Tax Information

2018 Taxes: \$4,384 **Assessment: \$299,300**

Cert: Zoning Code: **res**

Pin #:

Map: Block: Lot: Book: **30955** Page: **471**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2019 MLS Property Information Network, Inc.

Market History for 63 Bayberry Common U:63, Franklin, MA 02038

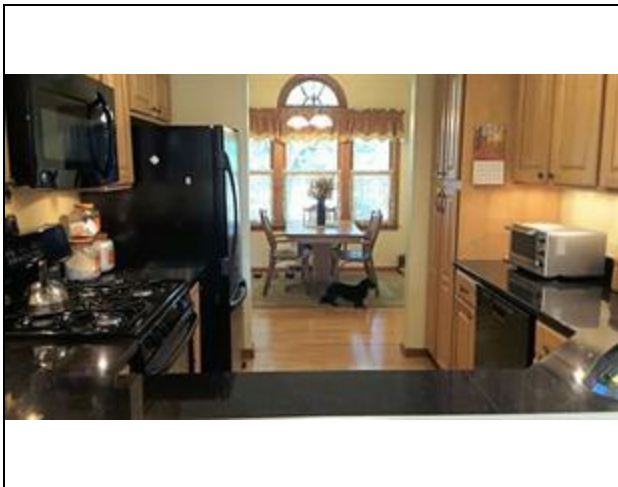
MLS #	Date		DOM	DTO	Price
72397572	9/19/2018	Listed for \$359,900			\$359,900
CTG	9/20/2018	Status Changed to: Contingent			
BOM	9/30/2018	Status Changed to: Back on Market			
	10/4/2018	Price Changed to: \$359,800			\$359,800
UAG	10/17/2018	Status Changed to: Under Agreement			
SLD	11/16/2018	Status Changed to: Sold			
	11/16/2018	Sold for \$358,000	28	28	\$358,000
Market History for Office Id: BB1175			28	28	\$358,000
Market History for this property			28	28	\$358,000



Main Entry



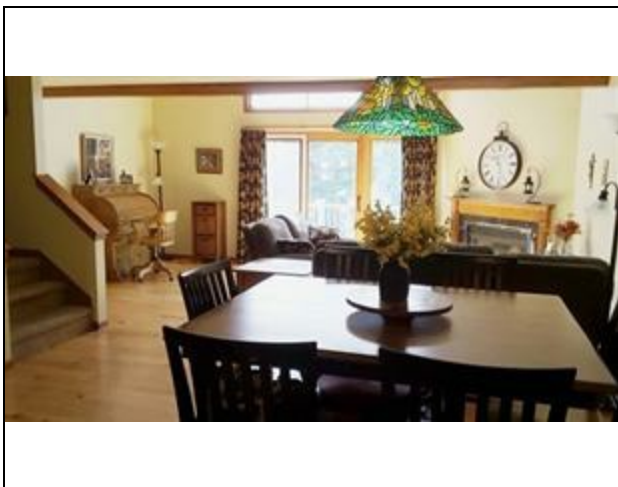
Kitchen



Kitchen/Dining Combo



Master Bedroom



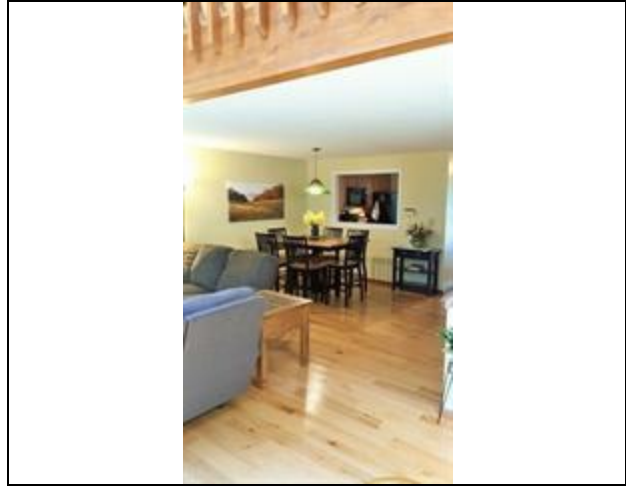
Living/Dining Room Combo



Fireplace



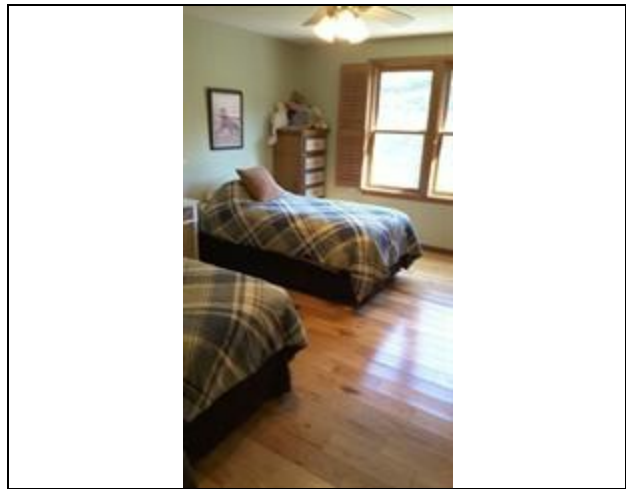
Bathroom - Master



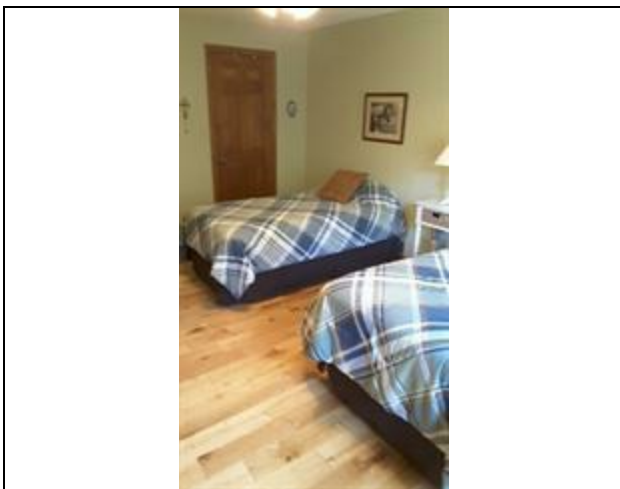
Living/Dining Room Combo



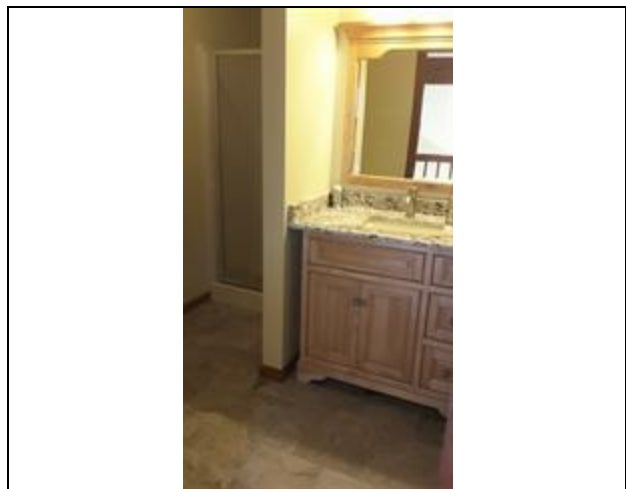
Kitchen



Bedroom 2



Bedroom 2



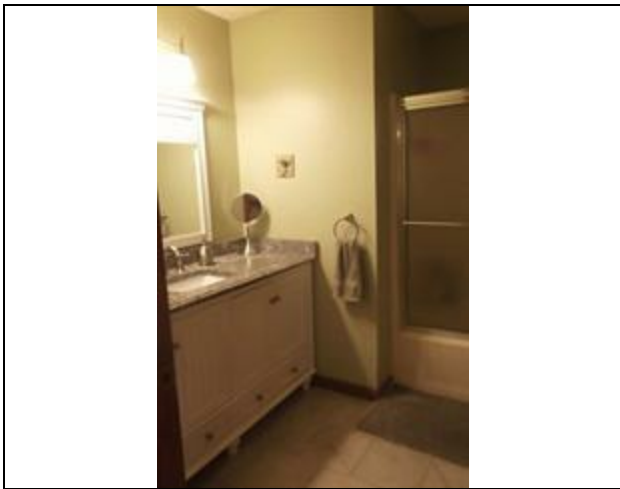
Bathroom - Full



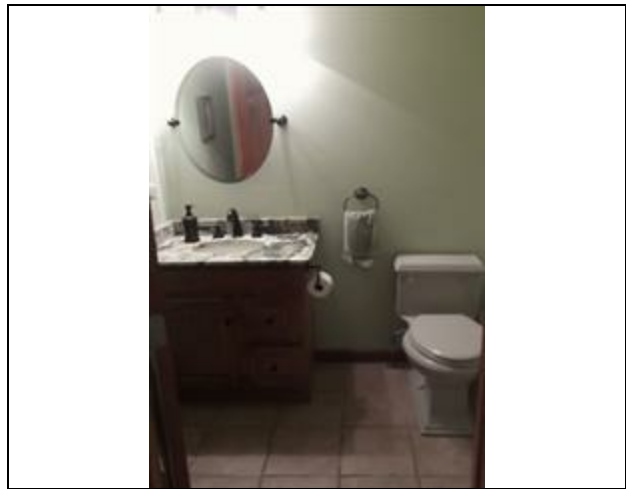
Master Bedroom



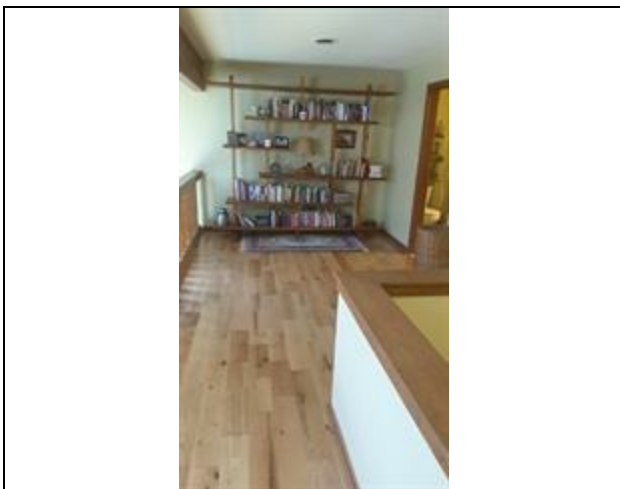
Master Bedroom



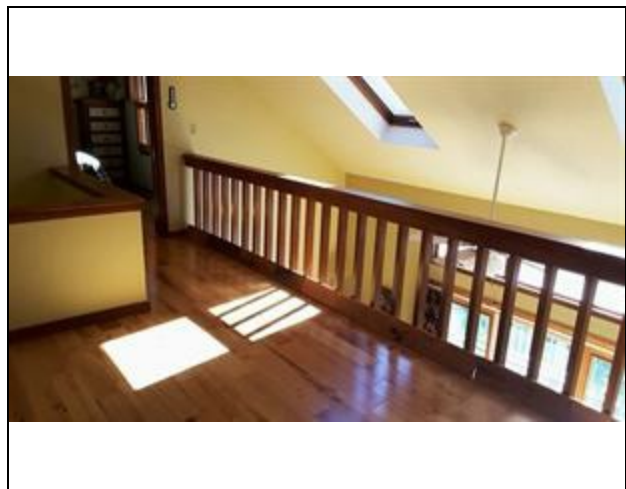
Bathroom - Master



Bathroom - Half



Loft



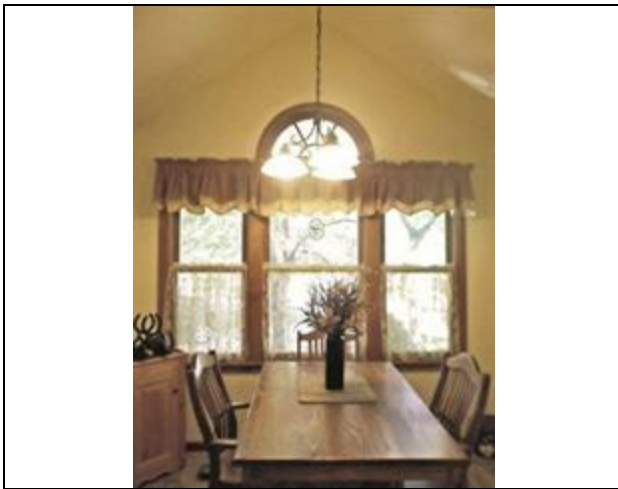
Skylight



Den



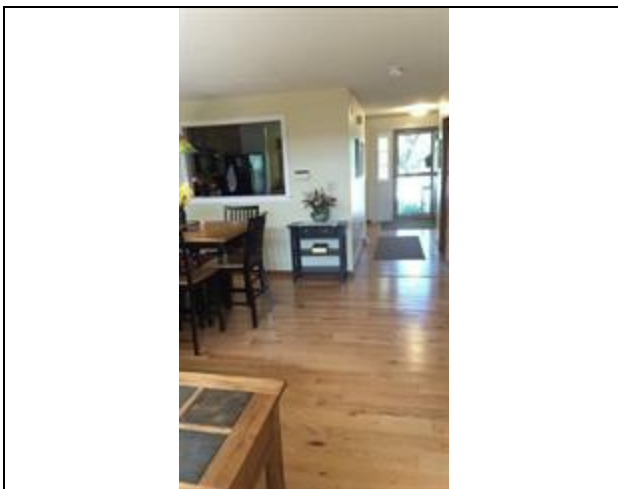
Den



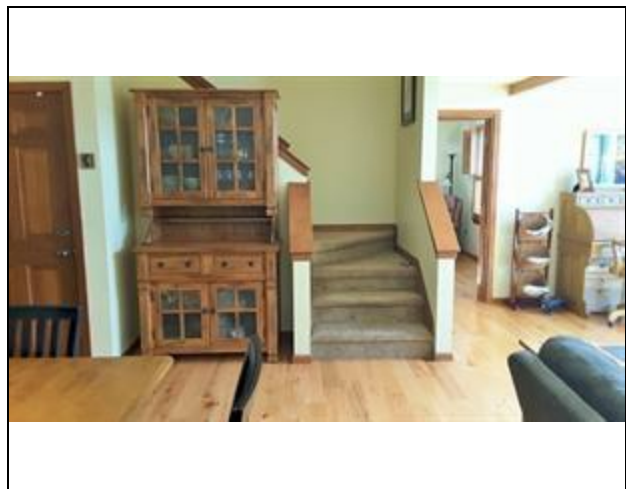
Cathedral Ceiling



Living/Dining Room Combo



Hardwood Flooring

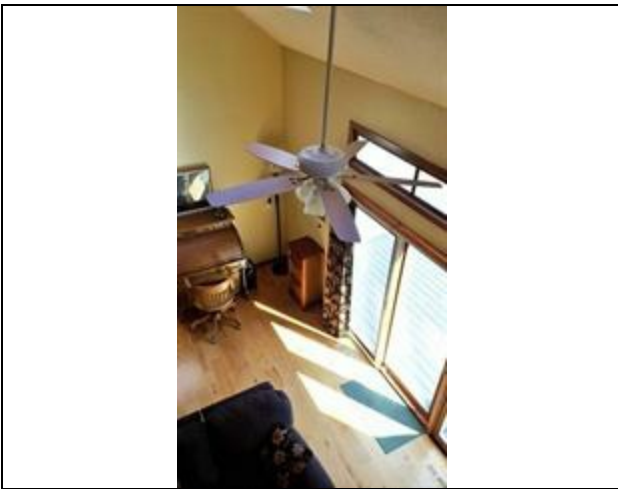




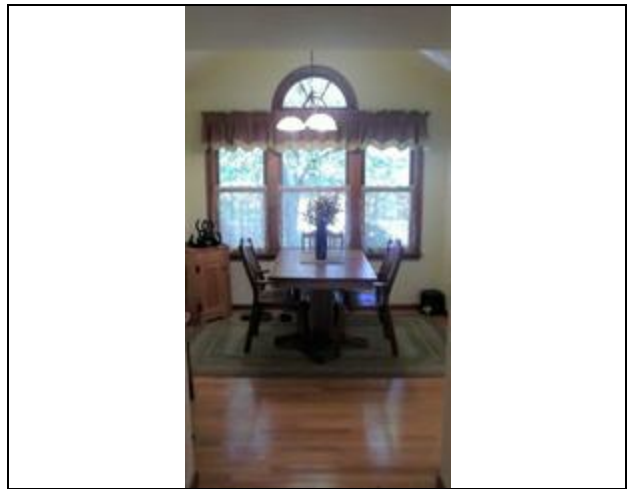
Deck



Yard - Back



Cathedral Ceiling



Kitchen/Dining Combo



Water View



Driveway