

5 Dogwood Cir - Unit 5
Franklin, MA 02038-3919
Condo

MLS #: **72531533** Status: **Sold**
List Price: **\$384,900** Sale Price: **\$370,000**
List Date: **7/10/2019** Sale Date: **10/2/2019**
Area: Off Market Date: **9/11/2019**
List\$/Sq. Ft.: **\$192.45** Sold \$/Sq. Ft. **\$185**
Days on Market (Total): **64** Days on Market (Office): **64**

Property Features

Rooms: **6** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **2f 1h** Unit Level: **1**
Master Bath: **Yes** Placement:
Fireplaces: **1** Approx. Living Area: **2,000 Sq. Ft.**
Year Built: **1988** Outdoor Space Avail:
Units: **56** Garage: **1 Attached**
Elevator: Parking: **1 Off-Street**
Handicap Access/Features:
Association: **Yes** Fee: **\$466**
Fee Includes: **Sewer, Master Insurance, Swimming Pool, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Beamed, Ceiling - Vaulted, Flooring - Wall to Wall Carpet, Wet bar, Cable Hookup, Deck - Exterior, Exterior Access, Recessed Lighting, Slider, Sunken
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Skylight, Ceiling - Cathedral, Flooring - Hardwood, Dining Area, Main Level, Kitchen Island, Breakfast Bar / Nook, Stainless Steel Appliances, Wine Chiller, Gas Stove
Master Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, High Speed Internet Hookup
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded
Laundry:	B		-
Den:	1		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Refrigerator - Wine Storage**
Basement: **Yes Full, Unfinished Basement**
Construction: **Frame**
Cooling: **Central Air**
Exclusions: **Washer/Dryer**
Exterior: **Vinyl**
Exterior Features: **Deck, Screens, Tennis Court**
Facing Direction:
Heating: **Hot Water Baseboard, Gas**
Hot Water: **Natural Gas**
Interior Features: **Security System, Cable Available**
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

Beautiful Chestnut Ridge Town home that has large bright & sunny eat in kitchen w/hardwood floors, kitchen island, skylights built in breakfast nook & stainless steel appliances. The kitchen opens to the dining room that has hardwood floors. The family room/living room has open and airy feel with sky lights, vaulted ceilings, newer carpet, wet bar, fireplace and 2 large sliding doors that lead out to your spacious private back deck which is perfect for entertaining. There is also an updated 1/2 bath & 1st floor den/office. Upstairs you will find 2 bedrooms & 2 full baths which have both been updated. Master bedroom has fantastic walk in closet with custom organizers & spa like master bath. 2nd bedroom is quite large with ample closet space. The unfinished basement has extra storage space & ready to be finished! Town water, town sewer, gas heat, a/c, close to highway, association pool across the street and tennis court & surround sound throughout the 1st flr&master.

Tax Information

2019 Taxes: **\$4,652** Assessment: **\$317,300**
Pin #: **M:281 L:002-005**

Cert: **000000048429** Zoning Code: **RES**
Map: Block: Lot: Book: **34118** Page: **303**

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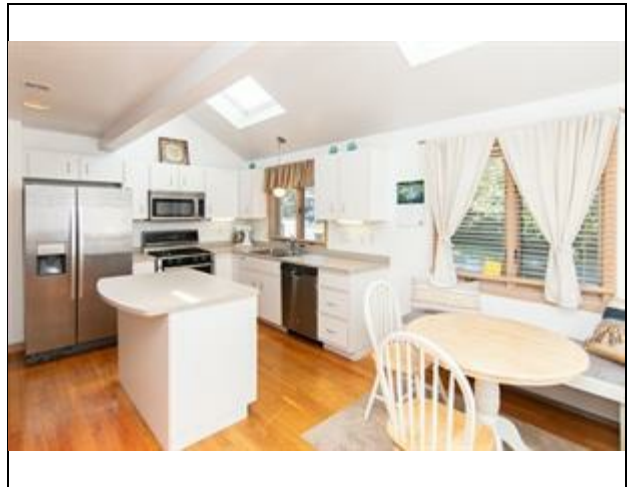
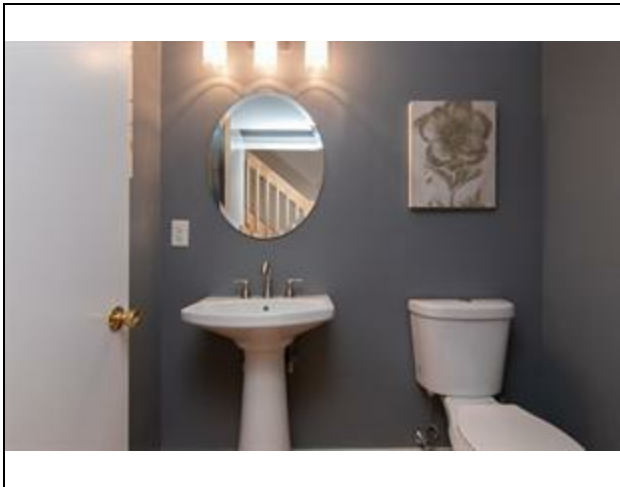
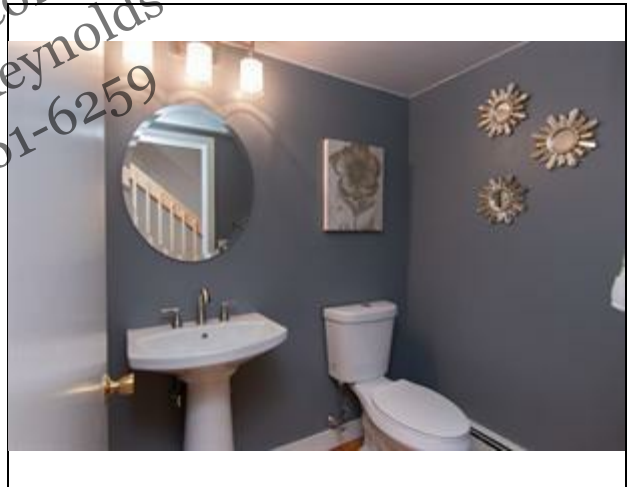
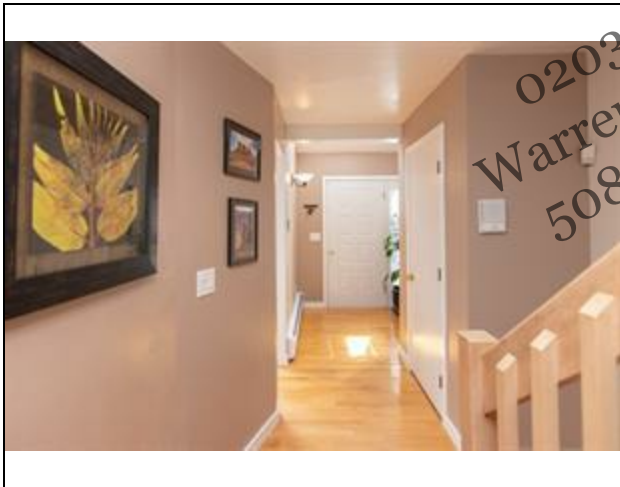
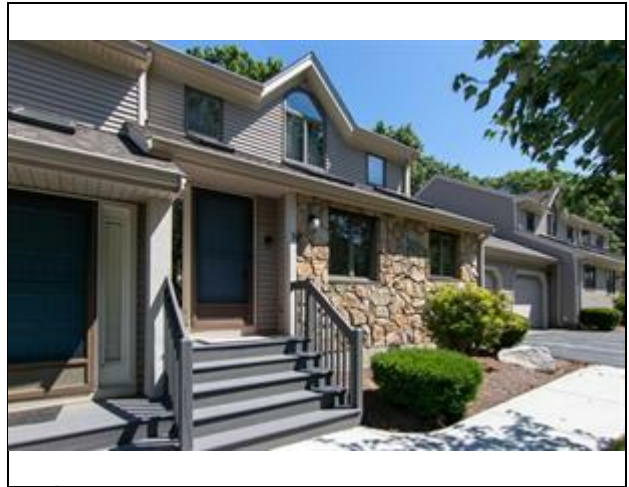
Market History for 5 Dogwood Cir U:5, Franklin, MA 02038-3919

MLS #	Date		DOM	DTO	Price
72531533	7/10/2019	Listed for \$389,900			\$389,900
	8/10/2019	Price Changed to: \$384,900			\$384,900
CTG	8/29/2019	Status Changed to: Contingent			
UAG	9/12/2019	Status Changed to: Under Agreement			
SLD	10/2/2019	Status Changed to: Sold			
	10/2/2019	Sold for \$370,000	64	47	\$370,000
Market History for Office Id: AC1630			64	47	\$370,000
Market History for this property			64	47	\$370,000

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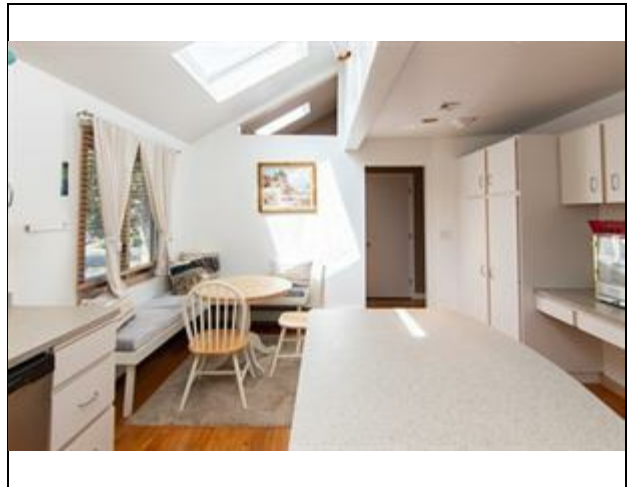
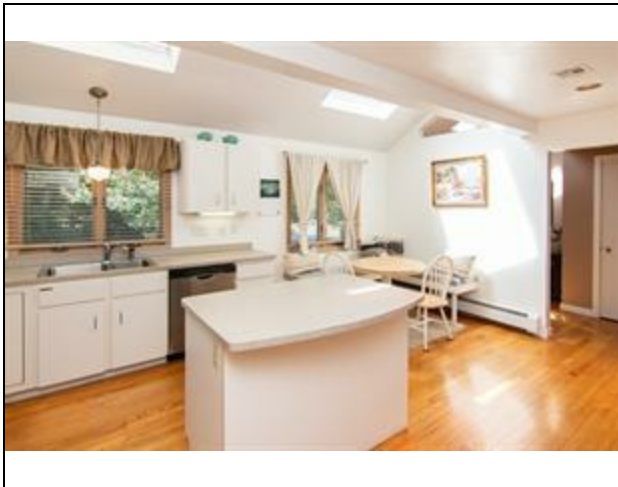
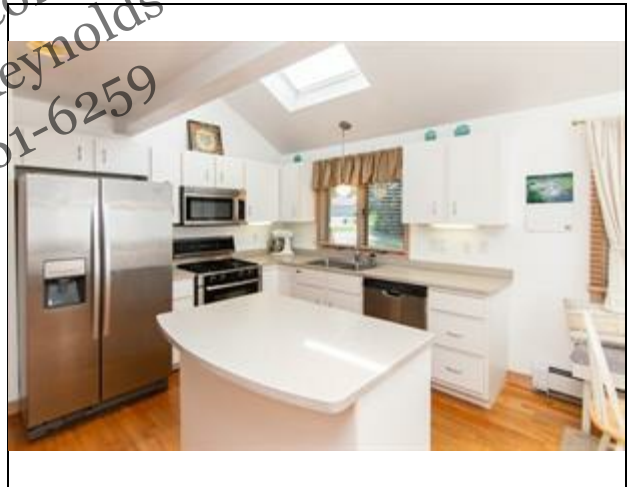
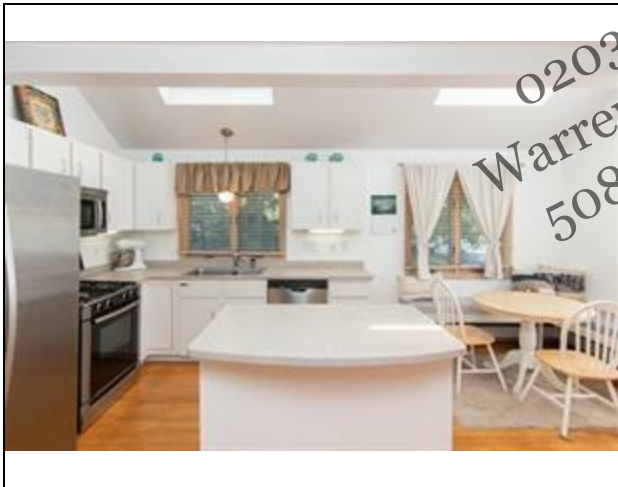
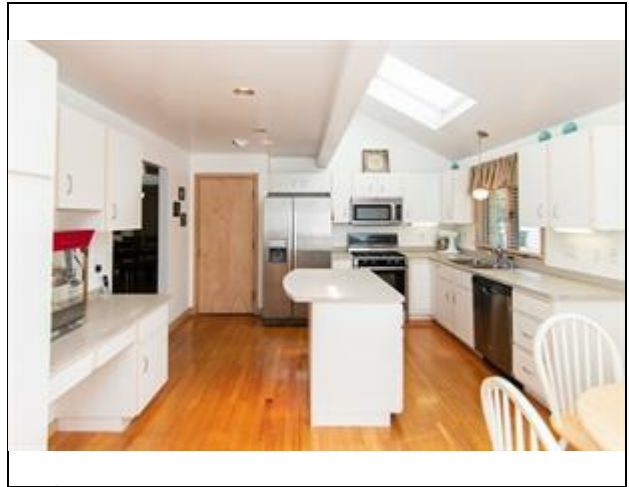
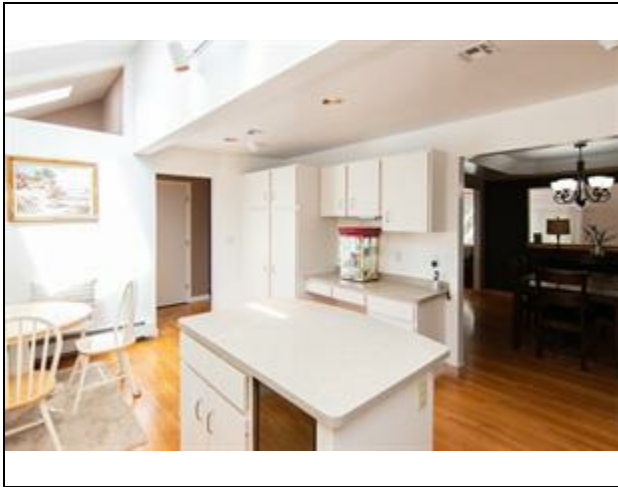
MLS # 72531533 - Sold
5 Dogwood Cir U:5, Franklin, MA 02038-3919

Condominium - Condo
Sale Price: \$370,000



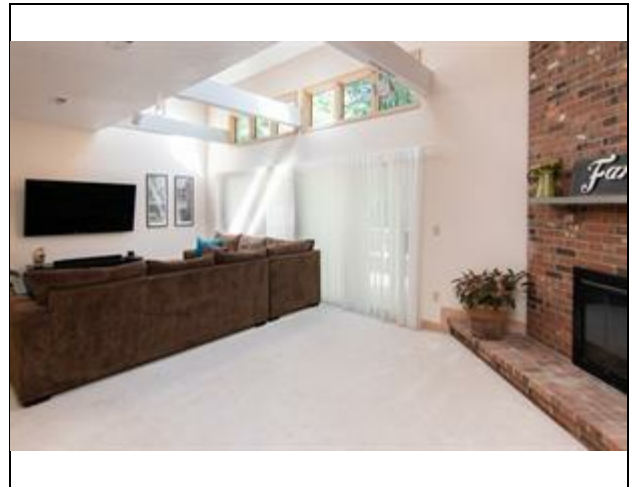
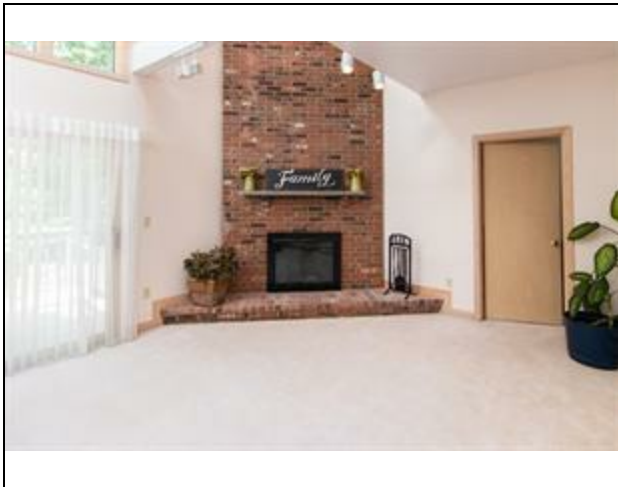
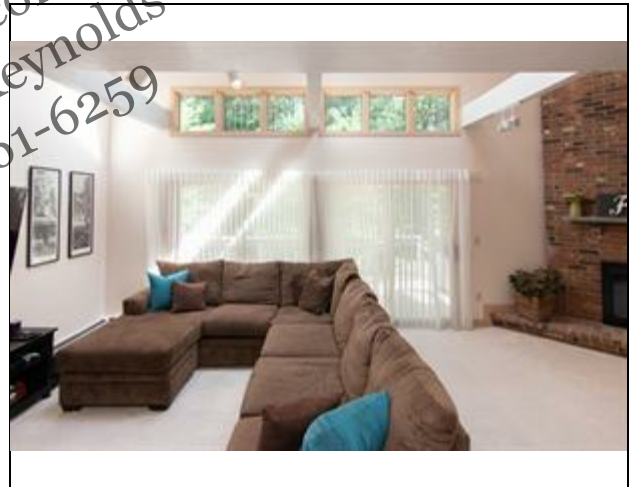
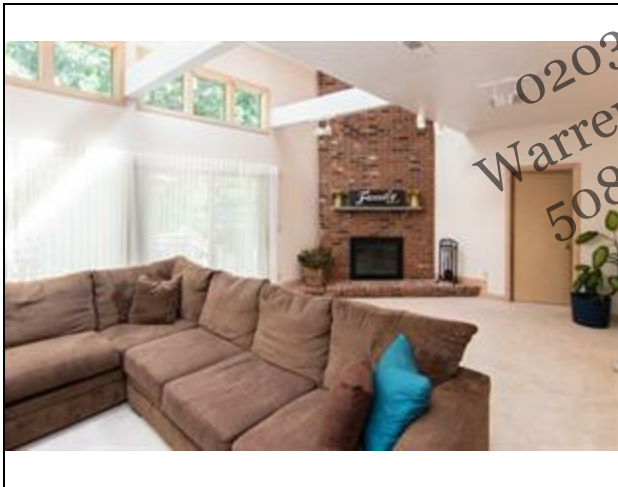
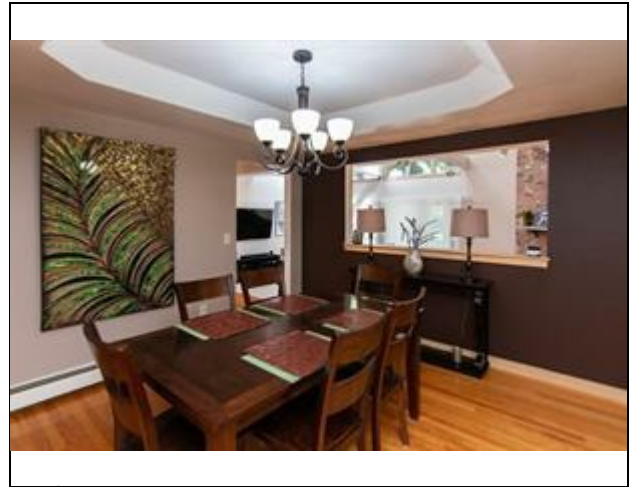
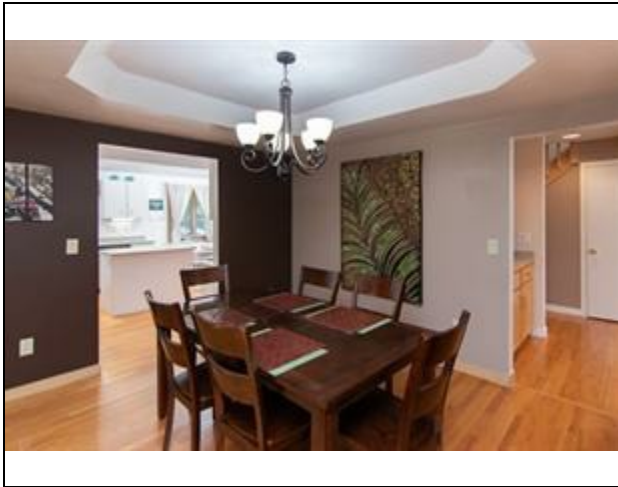
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Condominium - Condo
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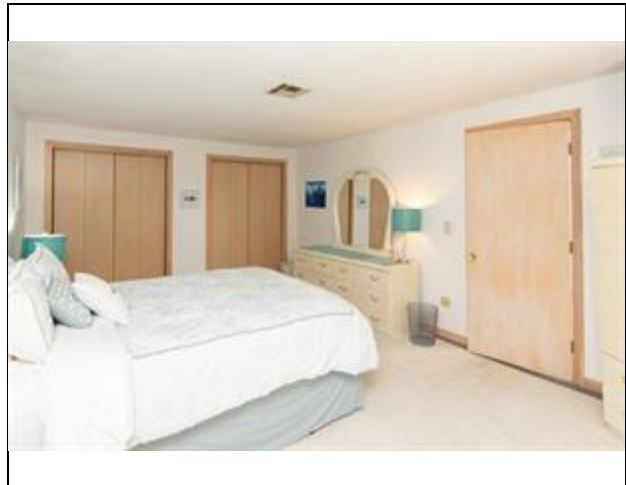
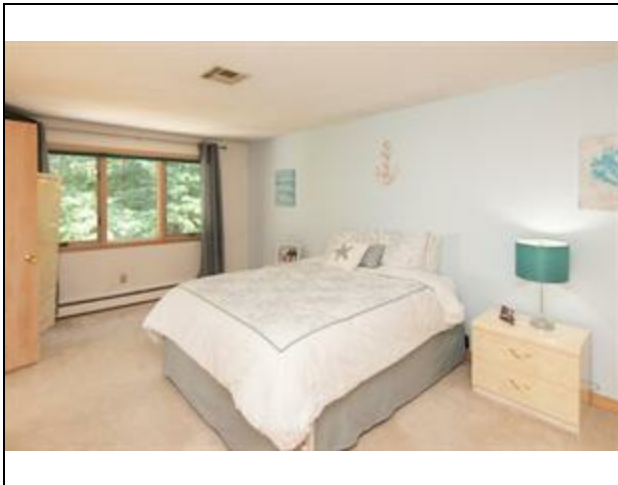
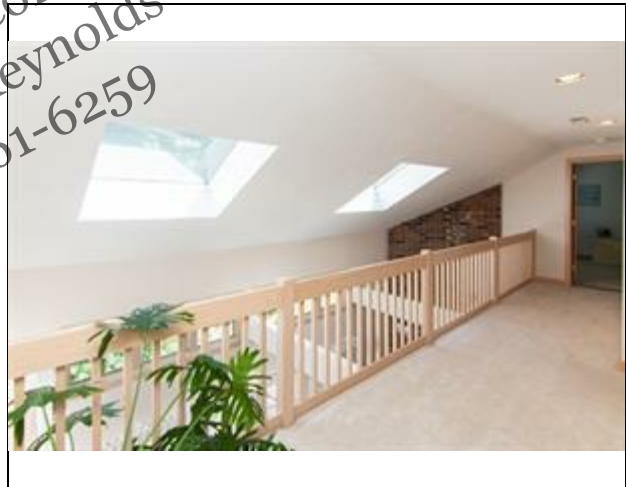
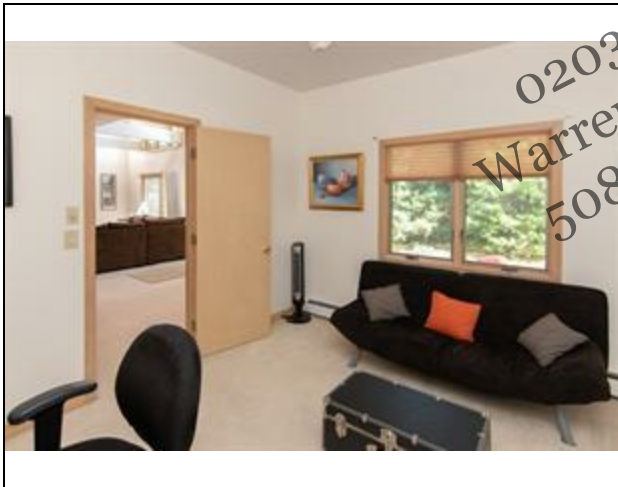
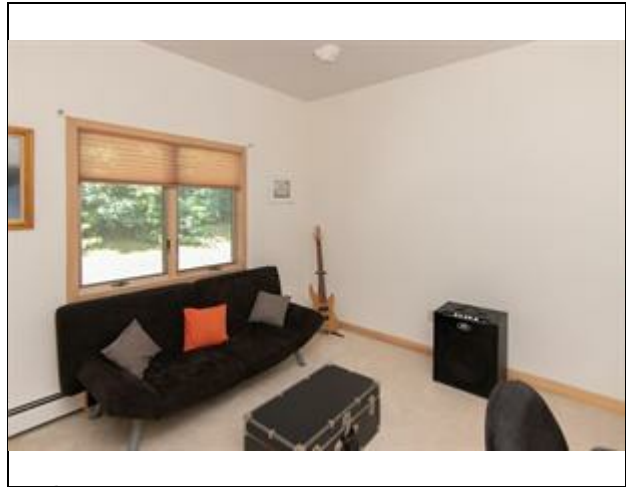
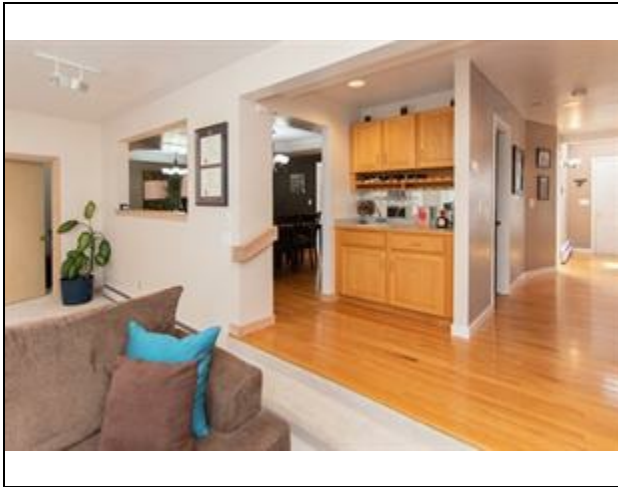
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Condominium - Condo
Sale Price: \$370,000



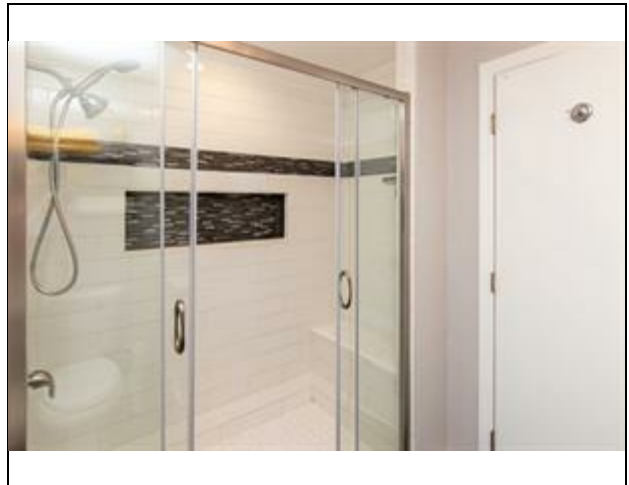
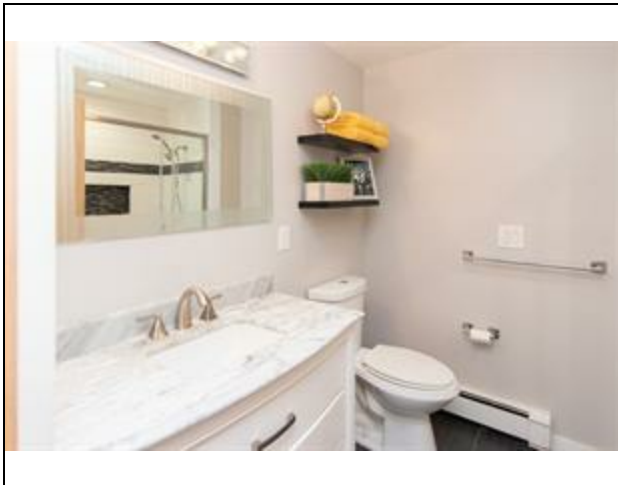
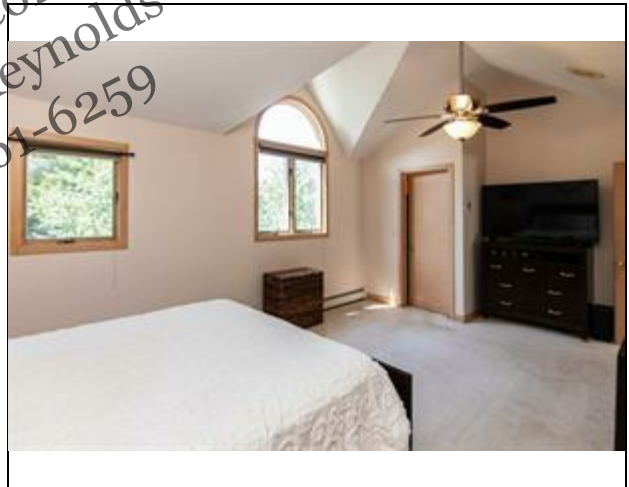
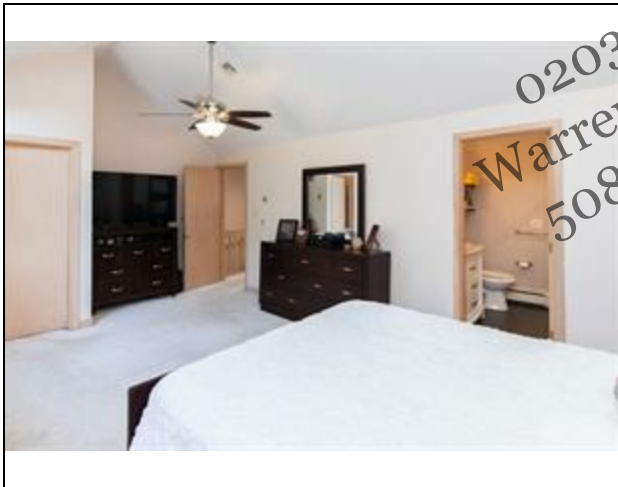
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Condominium - Condo
Sale Price: \$370,000



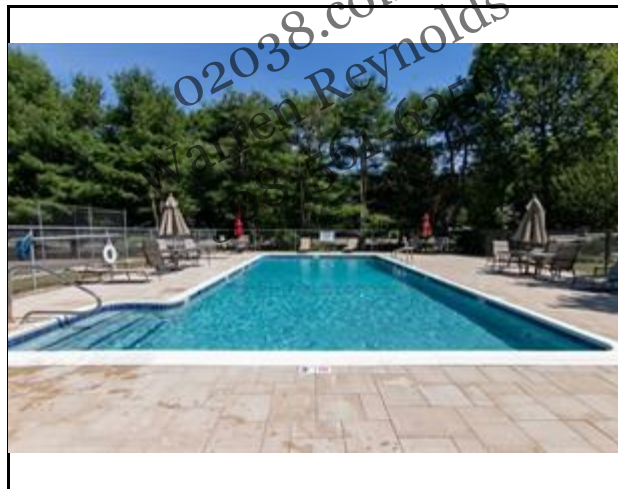
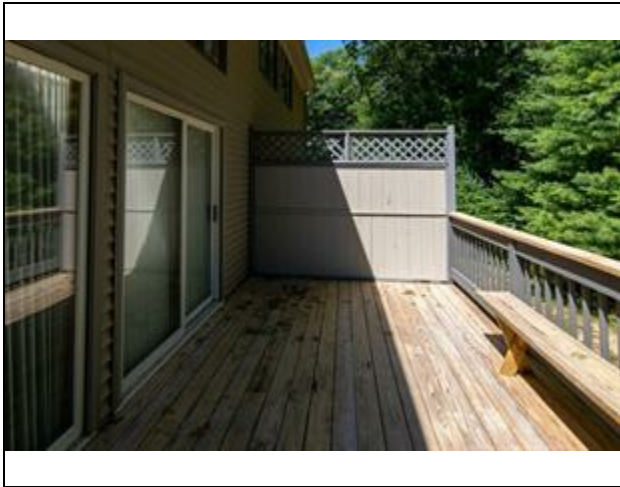
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5 Dogwood Cir U:5, Franklin, MA 02038-3919

Condominium - Condo
Sale Price: \$370,000



MLS # 72531533 - Sold
5 Dogwood Cir U:5, Franklin, MA 02038-3919

Condominium - Condo
Sale Price: \$370,000



1 Dogwood Cir - Unit 1
Franklin, MA 02038-3919
Condo

MLS #: **72480874** Status: **Sold**
List Price: **\$399,900** Sale Price: **\$380,000**
List Date: **4/11/2019** Sale Date: **6/25/2019**
Area: Off Market Date: **5/15/2019**
List\$/Sq. Ft.: **\$152.28** Sold \$/Sq. Ft. **\$144.71**
Days on Market (Total): **35** Days on Market (Office): **35**

Property Features

Rooms: **8** Style: **Townhouse**
Bedrooms: **3** Type: **Condo**
Baths: **3f 1h** Unit Level: **1**
Master Bath: **Yes** Placement:
Fireplaces: **1** Approx. Living Area: **2,626 Sq. Ft.**
Year Built: **1988** Outdoor Space Avail:
Units: **56** Garage: **1 Attached**
Elevator: Parking: **2 Off-Street, Paved Driveway**
Handicap Access/Features: **No**
Association: **Yes** Fee: **\$442**

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

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile, Kitchen Island
Master Bedroom:	2		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Tiled With Shower Stall
Bath 3:	2		Bathroom - Tiled With Tub & Shower
Laundry:	B		-
Bathroom:	B		Bathroom - Tiled With Shower Stall
Game Room:	B		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher**
Basement: **Yes Full, Finished, Walk Out, Sump Pump**
Construction: **Frame**
Cooling: **Central Air**
Exclusions: **Refrigerator, Washer, Dryer and all personal property**
Exterior: **Vinyl**
Exterior Features: **Deck**
Facing Direction:
Heating: **Central Heat, Hot Water Baseboard, Gas, Radiant**
Hot Water: **Natural Gas**
Interior Features: **Security System**
Lead Paint: **Unknown**
Living Area Disclosures: **Includes aprox 600sq ft in lower level**
Living Area Includes: **Finished Basement**
Pets Allowed: **Yes w/ Restrictions**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Remarks

One of the largest units in desirable Chestnut Ridge I, it includes 3 bedrooms (one on the 1st floor), 3.5 baths & Finished Basement! This unit has an excellent floor plan with a large open eat in kitchen with tile floor. There is a separate formal dining room with hardwood and a beautiful step down living room with a brick fireplace & sliders leading to a rear deck. Off the living room, you'll find a 1st floor bedroom with double closets with a french door to the living area. Upstairs, you'll find two large bedrooms. Oversized master with two large closets and a master bath with tile floor. Large 2nd bedroom w/ full bath & walk-in closet. Beautiful full Finished basement w/new rugs, full bath w/shower, Laundry room & 2 rooms for storage. 1 car attached garage. Updates include: New Skylight windows 2012, New Deck & AC Condenser 2008, New water heater 2014. See full list of upgrades.

Tax Information

2019 Taxes: \$5,024 Assessment: **\$342,700**
Pin #: **M:281 L:002-001**

Cert: **52359** Zoning Code: **RES**
Map: Block: Lot: Book: **25803** Page: **539**



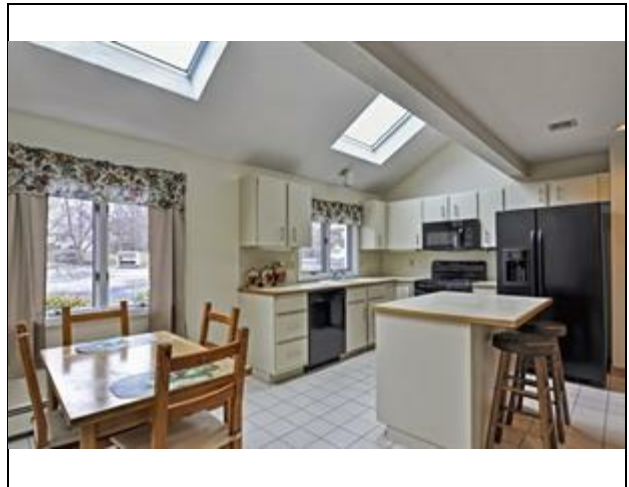
Market History for 1 Dogwood Cir U:1, Franklin, MA 02038-3919

MLS #	Date		DOM	DTO	Price
72480874	4/11/2019	Listed for \$399,900			\$399,900
CTG	5/2/2019	Status Changed to: Contingent			
UAG	5/16/2019	Status Changed to: Under Agreement			
SLD	6/25/2019	Status Changed to: Sold			
	6/25/2019	Sold for \$380,000	35	21	\$380,000
Market History for Office Id: AC1630			35	21	\$380,000
Market History for this property			35	21	\$380,000

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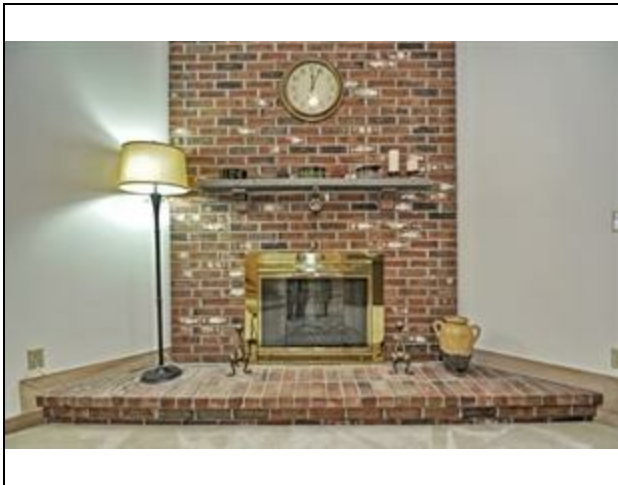
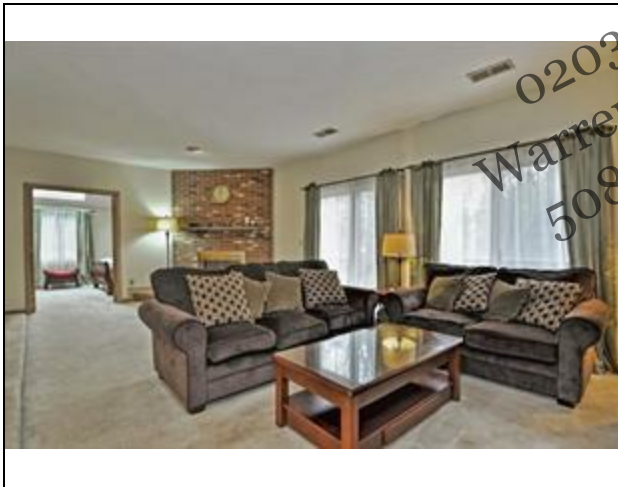
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1 Dogwood Cir U:1, Franklin, MA 02038-3919

Condominium - Condo
Sale Price: \$380,000



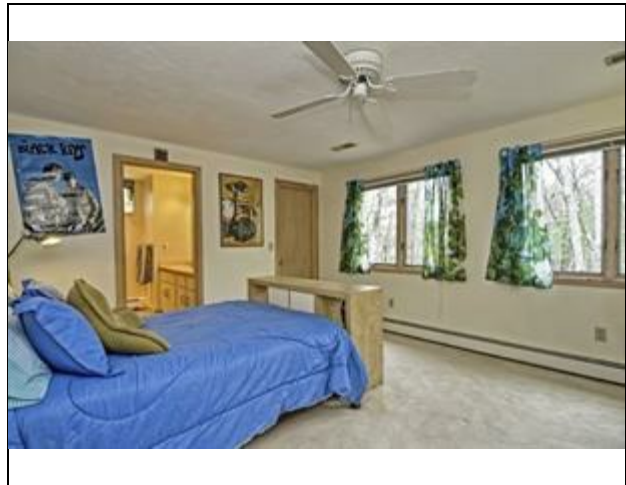
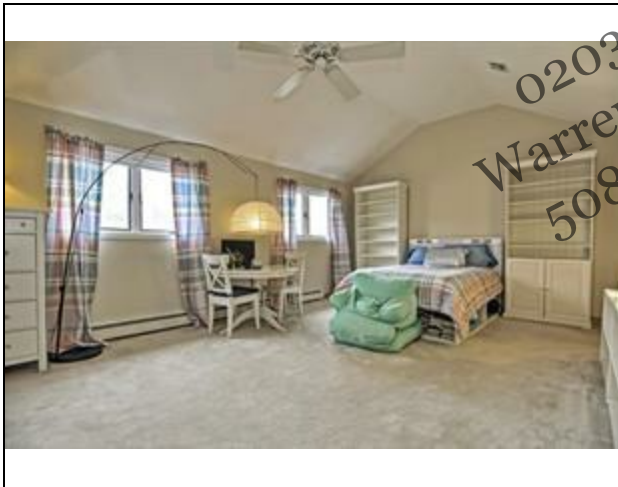
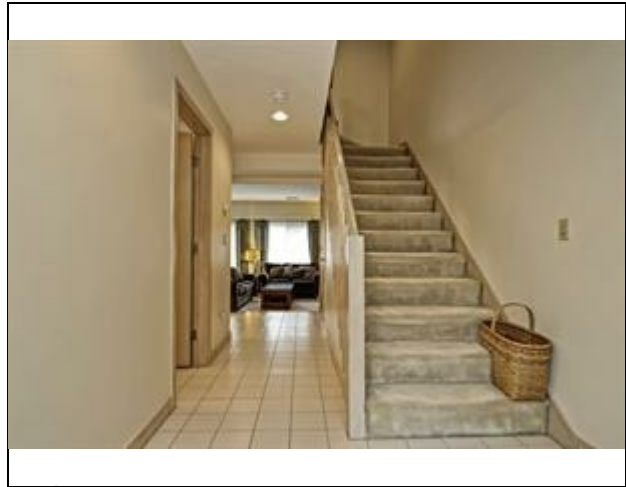
MLS # 72480874 - Sold
1 Dogwood Cir U:1, Franklin, MA 02038-3919

Condominium - Condo
Sale Price: \$380,000



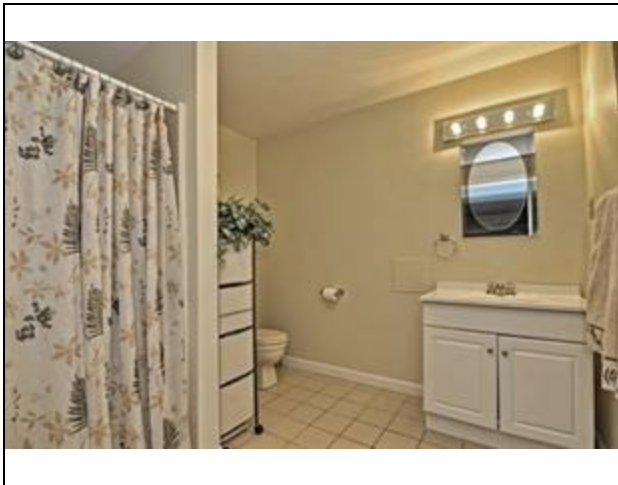
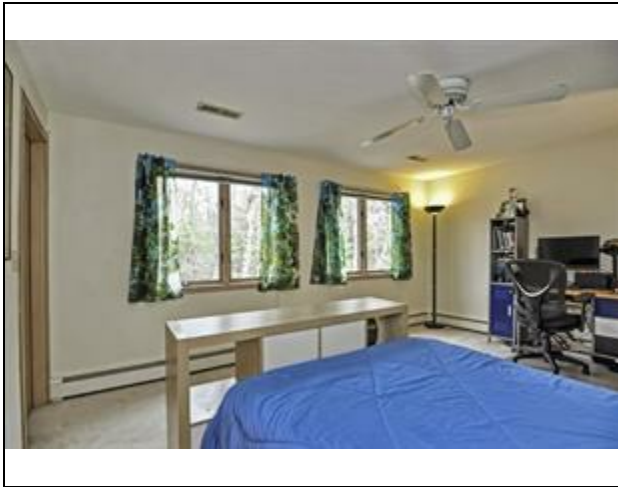
MLS # 72480874 - Sold
1 Dogwood Cir U:1, Franklin, MA 02038-3919

Condominium - Condo
Sale Price: \$380,000



MLS # 72480874 - Sold
1 Dogwood Cir U:1, Franklin, MA 02038-3919

Condominium - Condo
Sale Price: \$380,000



MLS # 72480874 - Sold
1 Dogwood Cir U:1, Franklin, MA 02038-3919

Condominium - Condo
Sale Price: \$380,000



10 Mountain Ash Ln - Unit 10
Franklin, MA 02038
Condo

MLS #: **72381392** Status: **Sold**
List Price: **\$395,000** Sale Price: **\$385,000**
List Date: **8/20/2018** Sale Date: **2/19/2019**
Area: Off Market Date: **1/20/2019**
List\$/Sq. Ft.: **\$180.45** Sold \$/Sq. Ft. **\$175.88**
Days on Market (Total): **154** Days on Market (Office): **154**

Property Features

Rooms: **6** Style: **Attached**
Bedrooms: **3** Type: **Condo**
Baths: **2f 1h** Unit Level: **1**
Master Bath: **Yes** Placement: **End**
Fireplaces: **1** Approx. Living Area: **2,189 Sq. Ft.**
Year Built: **1996** Outdoor Space Avail:
Units: **29** Garage: **2 Attached**
Elevator: **No** Parking: **2 Off-Street, Deeded, Paved Driveway**

Handicap Access/Features:

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

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

Room Descriptions

Room	Level	Size	Features
Living Room:	1	17X16	Fireplace, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Cable Hookup, Deck - Exterior, Slider
Dining Room:	1	14X12	Flooring - Hardwood
Kitchen:	1	18X17	Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Kitchen Island, Dryer Hookup - Electric, Exterior Access, Recessed Lighting, Washer Hookup, Gas Stove
Master Bedroom:	1	15X13	Bathroom - 3/4, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	2	15X13	Flooring - Wall to Wall Carpet
Bedroom 3:	2	16X12	Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - 3/4, Bathroom - With Shower Stall, Flooring - Wall to Wall Carpet
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Double Vanity
Laundry:	1		Flooring - Stone/Ceramic Tile, Main Level, Dryer Hookup - Electric, Washer Hookup
Loft:	2		Closet, Closet/Cabinets - Custom Built

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer / Dryer Combo**
Basement: **Yes Full, Concrete Floor, Unfinished Basement**
Construction: **Frame, Brick, Stone/Concrete**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions:
Exterior: **Clapboard, Wood, Brick**
Exterior Features: **Deck**
Facing Direction:
Heating: **Central Heat, Forced Air, Gas**
Hot Water: **Natural Gas**
Interior Features: **Security System, Cable Available**
Lead Paint: **Unknown**
Living Area Disclosures: **Buyer Agent & Buyer to verify all measurements - public record was incorrect**
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

Enjoy the New Year in this 1st Floor Master Bedroom Suite Condo in Beautiful Franklin! Move-In Ready Large 3 Bedroom, 2.5 Bath home in desirable Chestnut Ridge II. Bright & Crisp throughout with Neutral paint colors, hardwood floor entry & dining room. Large eat-in Kitchen with tile floor, island, access to 2 Car garage and convenient laundry area as well. Dining room is Open to the Living room with a Gas fireplace, large slider to Private deck, yard and a vaulted Ceiling open to Loft.. Enjoy your large 1st Flr Master en suite with Custom walk-in Closet & Full bath with Shower. Open loft area on 2nd Floor could be used as Office Space or a sitting area. Unfinished basement and also a storage area on 2nd floor. Easy access to Routes 140 & 495, T-station, shopping & much more amenities. Complex has a Nice outdoor swimming pool area & allows small Pets with restrictions. Quick Closing possible for Buyers! Motivated Sellers - bring Offers!

Tax Information

2018 Taxes: \$5,442 Assessment: **\$371,500**
Pin #:

Cert: Zoning Code: **RES**
Map: Block: Lot: Book: **12068** Page: **600**



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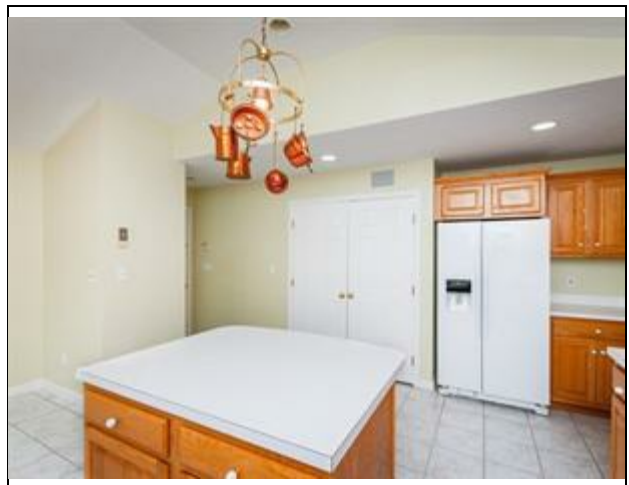
Market History for 10 Mountain Ash Ln U:10, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
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	9/4/2018	Price Changed to: \$469,900			\$469,900
	10/5/2018	Price Changed to: \$449,900			\$449,900
	11/6/2018	Price Changed to: \$430,000			\$430,000
	12/6/2018	Price Changed to: \$395,000			\$395,000
CTG	1/7/2019	Status Changed to: Contingent			
UAG	1/21/2019	Status Changed to: Under Agreement			
SLD	2/19/2019	Status Changed to: Sold			
	2/19/2019	Sold for \$385,000	154	140	\$385,000
Market History for Office Id: AN4875			154	140	\$385,000
Market History for this property			154	140	\$385,000

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MLS # 72381392 - Sold
10 Mountain Ash Ln U:10, Franklin, MA 02038

Condominium - Condo
Sale Price: \$385,000



MLS # 72381392 - Sold
10 Mountain Ash Ln U:10, Franklin, MA 02038

Condominium - Condo
Sale Price: \$385,000



MLS # 72381392 - Sold
10 Mountain Ash Ln U:10, Franklin, MA 02038

Condominium - Condo
Sale Price: \$385,000



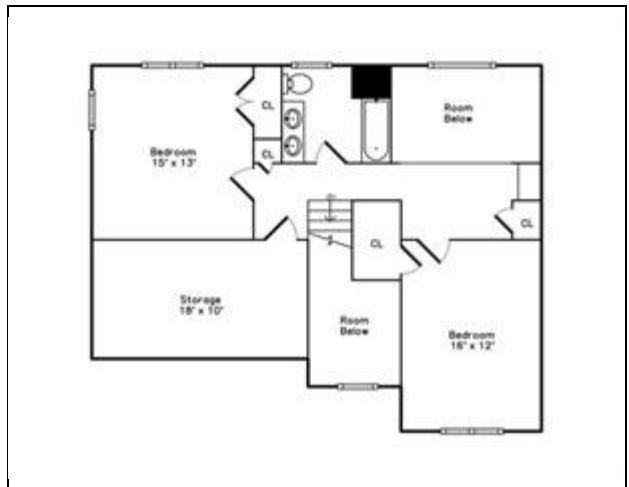
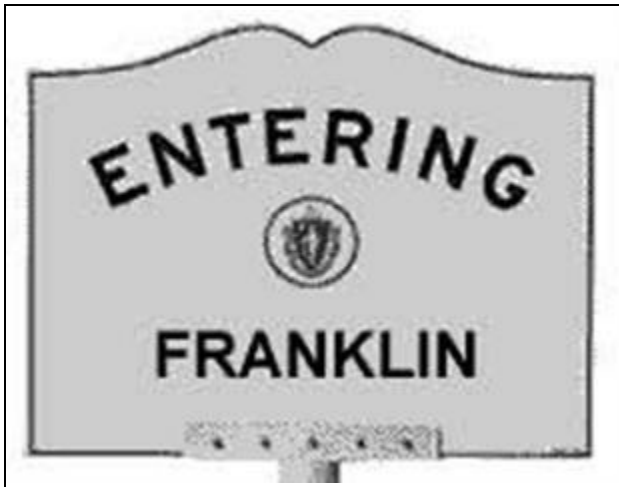
MLS # 72381392 - Sold
10 Mountain Ash Ln U:10, Franklin, MA 02038

Condominium - Condo
Sale Price: \$385,000



MLS # 72381392 - Sold
10 Mountain Ash Ln U:10, Franklin, MA 02038

Condominium - Condo
Sale Price: \$385,000



8 Cherrywood Lane - Unit 8
Franklin, MA 02038
Condo

MLS #: 72499566	Status: Sold
List Price: \$394,000	Sale Price: \$389,000
List Date: 5/14/2019	Sale Date: 8/16/2019
Area:	Off Market Date: 6/20/2019
List\$/Sq. Ft.: \$194.47	Sold \$/Sq. Ft. \$192
Days on Market (Total): 38	Days on Market (Office): 38

Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement: Street
Fireplaces: 1	Approx. Living Area: 2,026 Sq. Ft.
Year Built: 1987	Outdoor Space Avail:
# Units: 56	Garage: 1 Attached, Garage Door Opener
Elevator:	Parking: 2 Off-Street, Deeded, Paved Driveway

Handicap Access/Features:

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

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

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Flooring - Hardwood, Flooring - Laminate, Wet bar, Cable Hookup, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Slider, Sunken
Dining Room:	1		Flooring - Hardwood, Chair Rail, Open Floor Plan
Kitchen:	1		Skylight, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Cabinets - Upgraded, Cable Hookup, Recessed Lighting, Gas Stove
Master Bedroom:	2		Bathroom - Full, Ceiling - Cathedral, Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 2:	2		Closet - Linen, Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Pedestal Sink
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub
Bath 3:	2		Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	B		-
Loft:	2		Skylight, Ceiling - Cathedral, Closet - Linen, Flooring - Wall to Wall Carpet, Balcony - Interior
Office:	1		Flooring - Wall to Wall Carpet
Foyer:	1		Closet, Flooring - Stone/Ceramic Tile



Features & Other Information

Appliances: **Dishwasher, Disposal, Compactor, Microwave, Countertop Range, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Interior Access, Bulkhead**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers, 200 Amps**
 Exclusions:
 Exterior: **Vinyl, Stone**
 Exterior Features: **Deck - Wood, Decorative Lighting, Garden Area, Screens, Gutters**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Central Vacuum, Security System, Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Enormous Unfinished Basement with Walk-in Cedar Closet.**
 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

Attractive Stone Front Condo in Sought after Chestnut Ridge! Great Commuter Location ~2 Miles to the MBTA & Major Routes. Situated on a Meticulously Landscaped Lot, this Home is a Must See! Large Vaulted Kitchen features Center Island, Corian

Counters, SS Gas Stove & Fridge, Large Skylights ushering in lots of Natural Light, Tile Flooring & Pantry. Formal Dining Room features Hardwood Flooring with adjacent Wet Bar. The Sunken Vaulted Family Room offers a Floor to Ceiling Brick Fireplace with Double Sliders Opening to an Amazing Wooded Setting! 1st Floor Office is a Huge Plus. Impressive Master Bedroom Suite features a Vaulted Ceiling, and Full Bath with Tile Flooring, Corian Vanity and Jacuzzi Tub. 2nd Bedroom has Double Closets. 2nd Floor Full Bath. 2nd Floor Loft & Sitting Room. Enormous LL features a Walk-in Cedar Closet with Great Potential for Future Expansion. Gas Heat, C/AC, CVAC, Security System and Pet Friendly! Cool off and enjoy the In-ground Pool on those Hot Summer Days!

Tax Information

2019 Taxes: \$4,647.22 Assessment: \$317,000

Cert: Zoning Code: **res**

Pin #:

Map: Block: Lot: Book: **25658** Page: **488**

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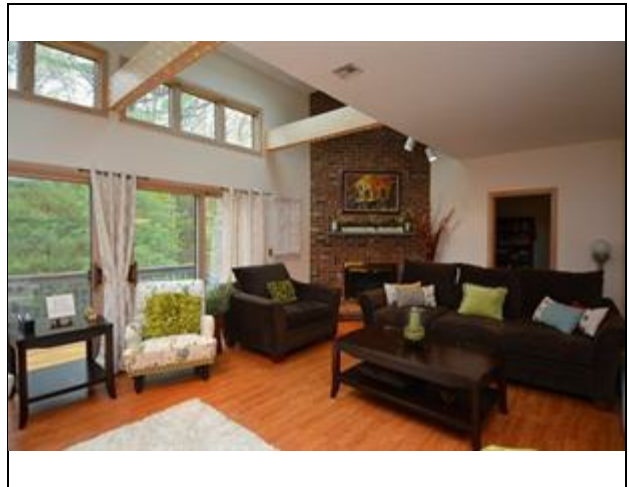
Market History for 8 Cherrywood Lane U:8, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72499566	5/14/2019	Listed for \$410,000			\$410,000
	5/23/2019	Price Changed to: \$394,000			\$394,000
CTG	6/7/2019	Status Changed to: Contingent			
UAG	6/21/2019	Status Changed to: Under Agreement			
SLD	8/16/2019	Status Changed to: Sold			
	8/16/2019	Sold for \$389,000	38	22	\$389,000
Market History for Office Id: AC1635			38	22	\$389,000
Market History for this property			38	22	\$389,000

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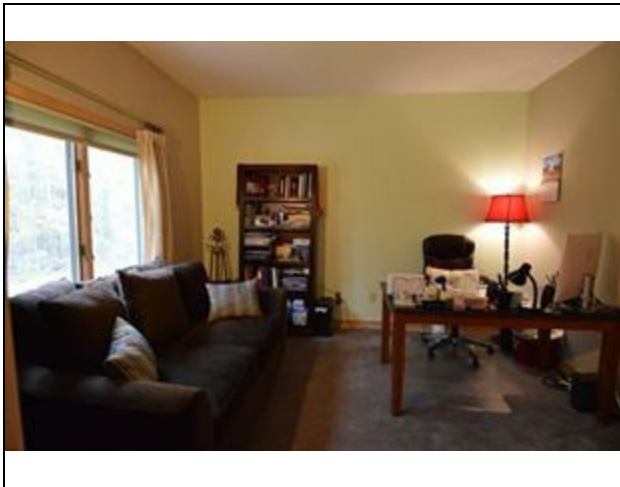
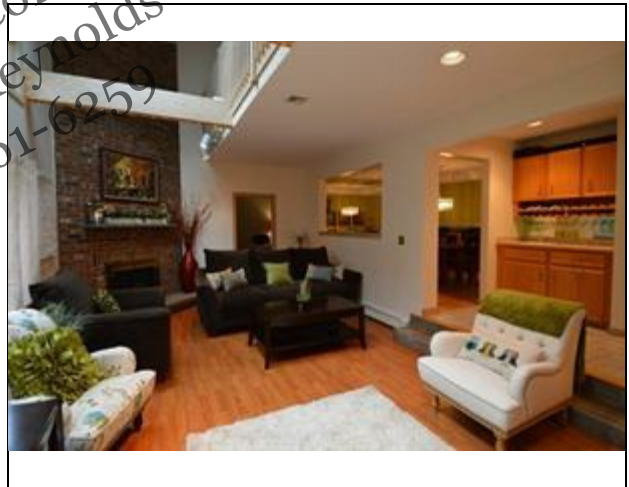
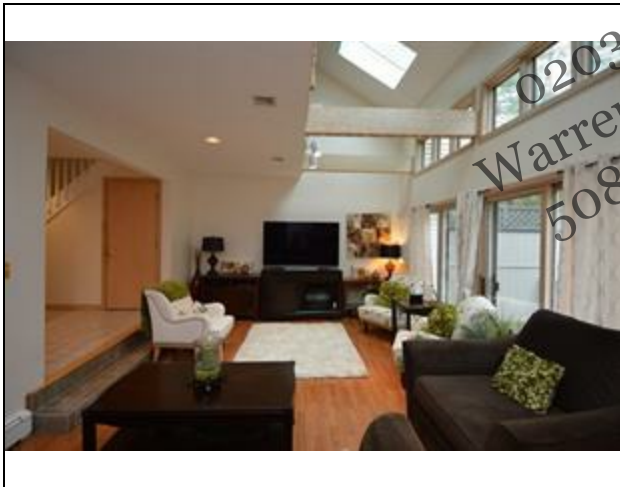
MLS # 72499566 - Sold
8 Cherrywood Lane U:8, Franklin, MA 02038

Condominium - Condo
Sale Price: \$389,000



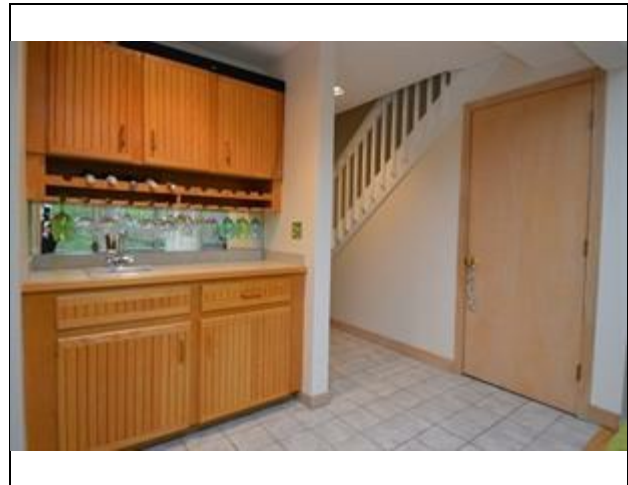
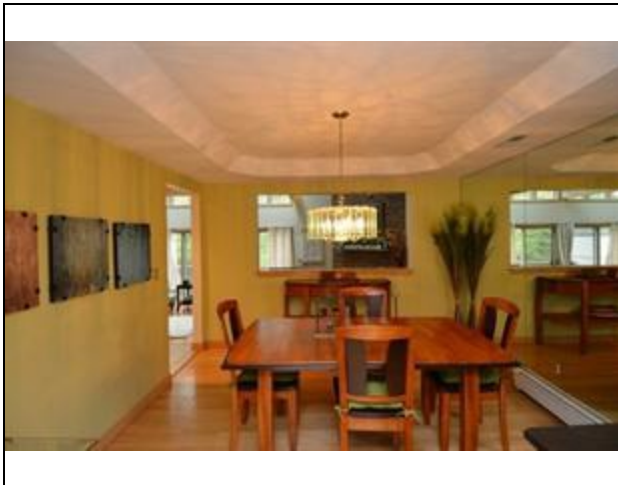
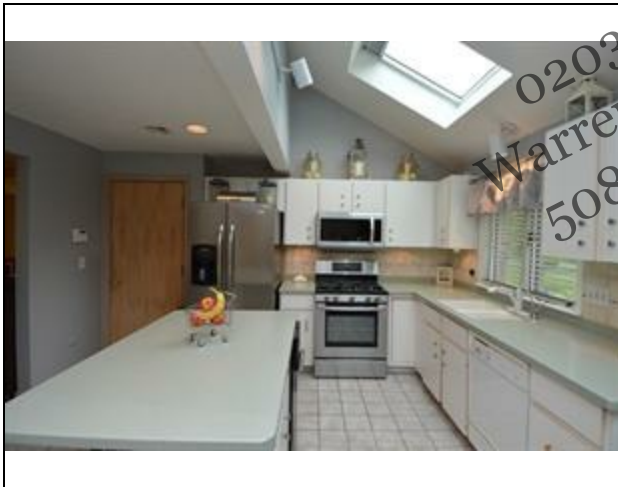
MLS # 72499566 - Sold
8 Cherrywood Lane U:8, Franklin, MA 02038

Condominium - Condo
Sale Price: \$389,000



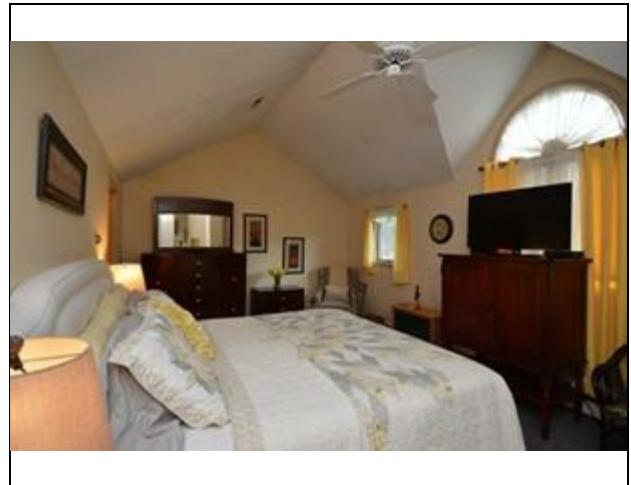
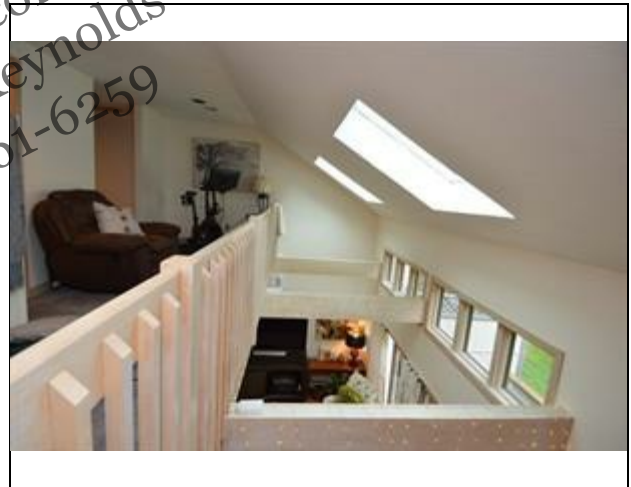
MLS # 72499566 - Sold
8 Cherrywood Lane U:8, Franklin, MA 02038

Condominium - Condo
Sale Price: \$389,000



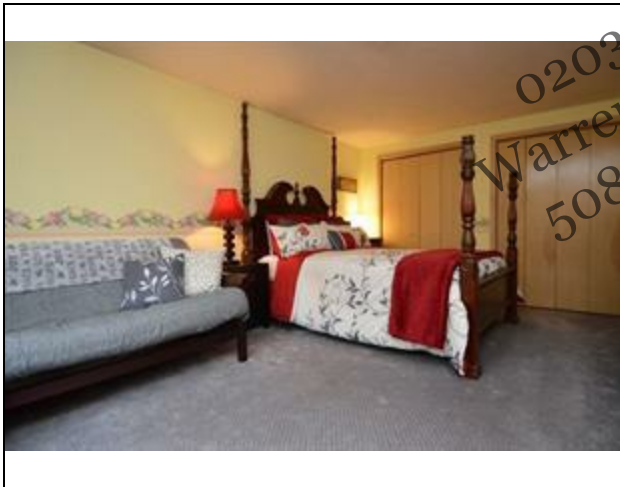
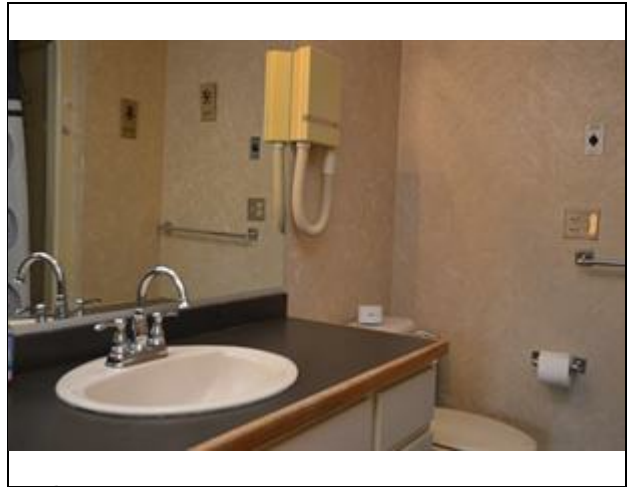
MLS # 72499566 - Sold
8 Cherrywood Lane U:8, Franklin, MA 02038

Condominium - Condo
Sale Price: \$389,000



MLS # 72499566 - Sold
8 Cherrywood Lane U:8, Franklin, MA 02038

Condominium - Condo
Sale Price: \$389,000



5 APPLEWOOD LN - Unit 5
Franklin, MA 02038-3918
Condo

MLS #: **72507268** Status: **Sold**
List Price: **\$389,900** Sale Price: **\$392,500**
List Date: **5/28/2019** Sale Date: **9/19/2019**
Area: Off Market Date: **6/3/2019**
List\$/Sq. Ft.: **\$194.95** Sold \$/Sq. Ft. **\$196.25**
Days on Market (Total): **6** Days on Market (Office): **6**

Property Features

Rooms: **6** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **2f 1h** Unit Level: **1**
Master Bath: **Yes** Placement:
Fireplaces: **1** Approx. Living Area: **2,000 Sq. Ft.**
Year Built: **1988** Outdoor Space Avail:
Units: **56** Garage: **1**
Elevator: Parking: **2**
Handicap Access/Features:
Association: **Yes** Fee: **\$446**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



Exterior - Front

Room Descriptions

Room	Level	Size	Features
Dining Room:	1	12X11	Ceiling - Coffered, Flooring - Hardwood
Family Room:	1	13X24	Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Slider
Kitchen:	1	14X17	Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Kitchen Island, Stainless Steel Appliances
Master Bedroom:	2	12X20	Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	17X12	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	6X4	Bathroom - Half, Flooring - Hardwood
Bath 2:	2	7X8	Bathroom - Full, Bathroom - Tiled With Tub
Bath 3:	2	7X8	Bathroom - Full, Bathroom - Tiled With Tub & Shower
Loft:	2	7X24	Flooring - Wall to Wall Carpet
Den:	1	12X12	Ceiling Fan(s), Flooring - Hardwood

Features & Other Information

Basement: **Yes**
Cooling: **Central Air**
Exclusions:
Exterior Features: **Deck**
Facing Direction:
Heating: **Hot Water Baseboard, 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

Bright and cheery condo offers impressive updates and a general feeling of class! Ample hardwood flooring guides you throughout both formal and casual spaces while offering great options for entertaining or family gatherings! First floor den is a wonderful first floor bedroom option, just off of the main family room. Rear deck epitomizes the ability to capture natural serenity with the tree lined back yard, offering wonderful privacy! Lofted office space is the perfect addition to the square footage allowing you to protect the spaciousness of both large bedrooms. Updated bathrooms and fresh paint ensure the turn key ability you desire is achieved! Personal garage and full basement for storage makes this condo investment most convenient, all while offering beautiful landscaping, an association pool and professional maintenance you will appreciate among all of your surroundings. A solid investment which is a beautiful place to call....HOME!!!

Tax Information

2019 Taxes: **\$4,697** Assessment: **\$320,400**
Pin #: **M:281 L:005-005**

Cert: **000000076588** Zoning Code: **R**
Map: Block: Lot: Book: **31486** Page: **532**

Market History for 5 APPLEWOOD LN U:5, Franklin, MA 02038-3918

MLS #	Date		DOM	DTO	Price
72507268	5/28/2019	Listed for \$389,900			\$389,900
UAG	6/3/2019	Status Changed to: Under Agreement			
SLD	9/25/2019	Status Changed to: Sold			
	9/19/2019	Sold for \$392,500	6	6	\$392,500
Market History for Office Id: AN1503			6	6	\$392,500
Market History for this property			6	6	\$392,500

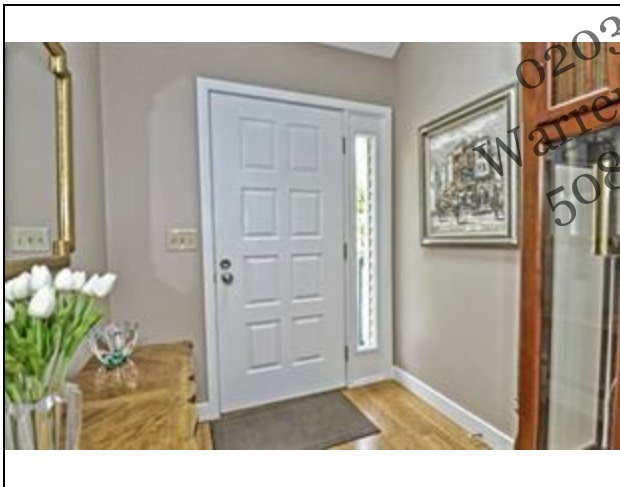
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Exterior - Front



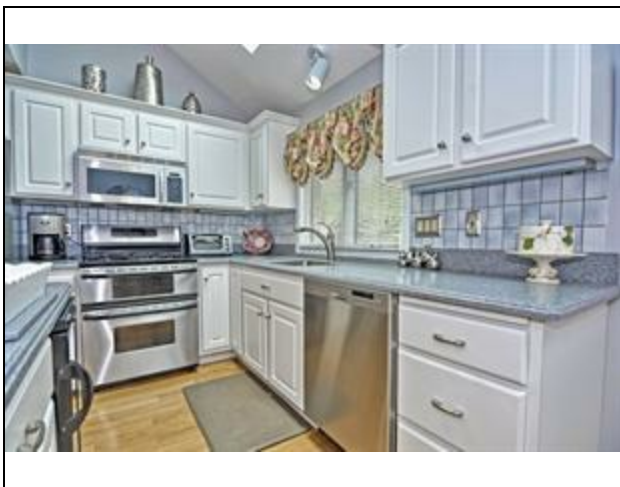
Exterior - Front



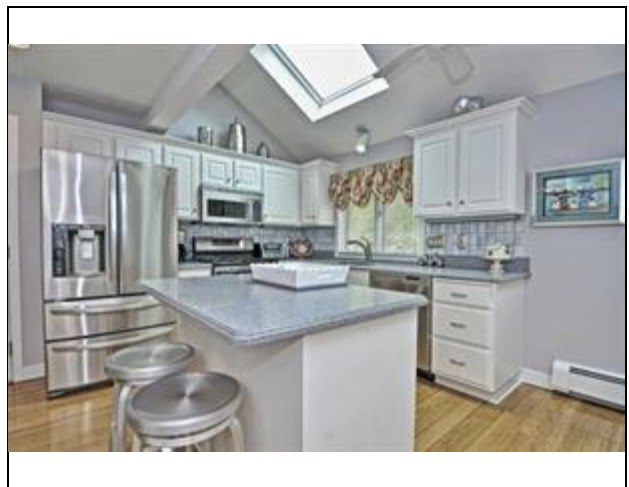
Entry Hall



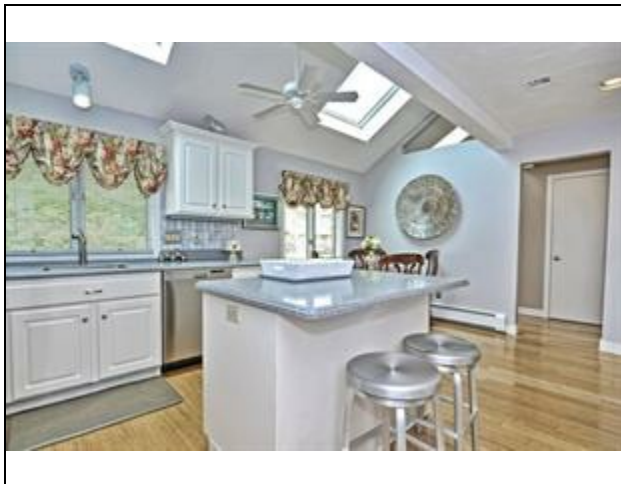
Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



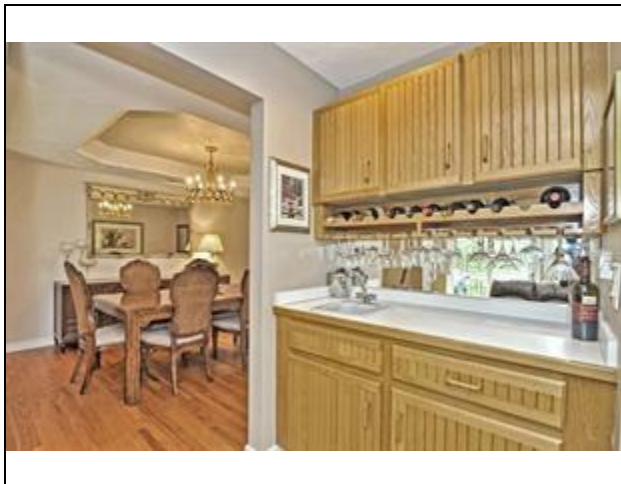
Dining Room



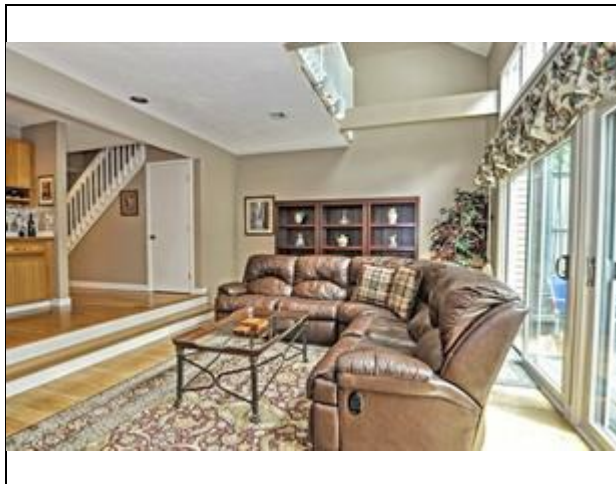
Dining Room



Dining Room



Dining Room



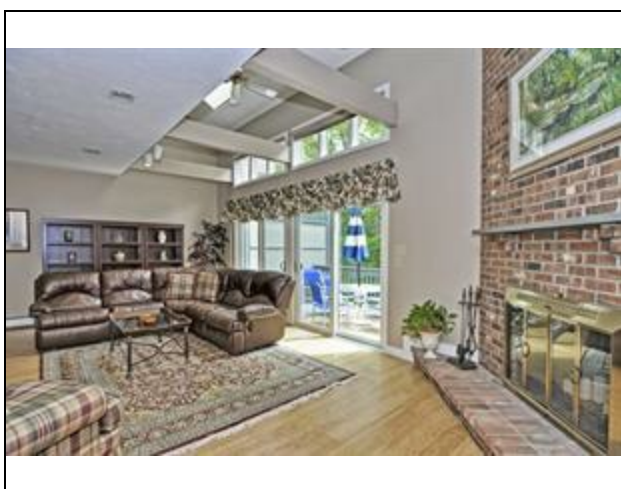
Living Room



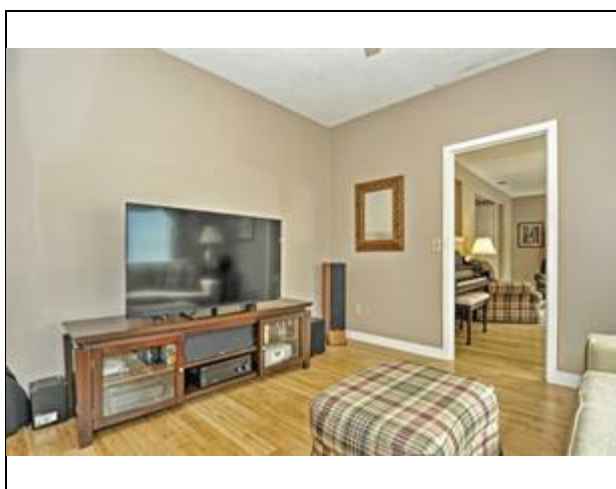
Living Room



Living Room



Living Room



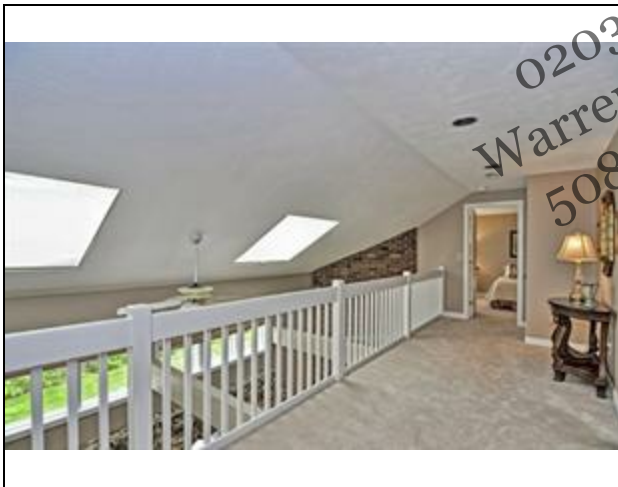
Den



Den



Loft



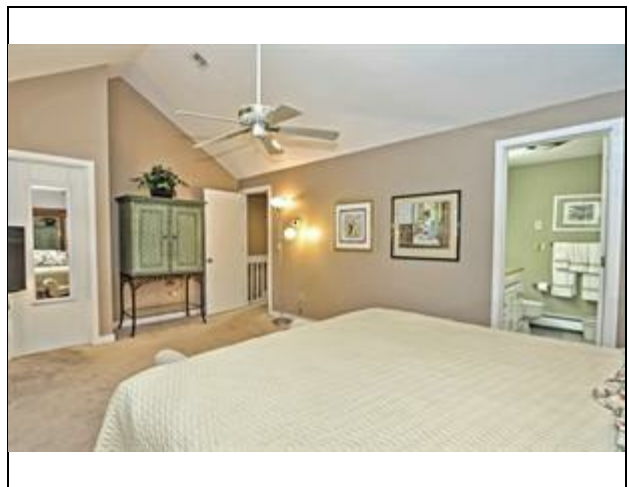
Loft



Bedroom



Bedroom



Master Bedroom



Master Bedroom



Exterior - Back



Exterior - Back



Deck



Exterior - Back



Exterior - Back

1 Mountain Ash Lane - Unit 1
Franklin, MA 02038
Condo

MLS #: 72348354	Status: Sold
List Price: \$429,900	Sale Price: \$400,000
List Date: 6/19/2018	Sale Date: 2/22/2019
Area:	Off Market Date: 2/3/2019
List\$/Sq. Ft.: \$202.12	Sold \$/Sq. Ft. \$188.06
Days on Market (Total): 230	Days on Market (Office): 230

Property Features

Rooms: 8	Style: Detached, Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement: Street, Ground
Fireplaces: 1	Approx. Living Area: 2,127 Sq. Ft.
Year Built: 1996	Outdoor Space Avail:
# Units: 29	Garage: 1 Attached, Garage Door Opener, Side Entry
Elevator:	Parking: 2 Off-Street, Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$465	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court	



Room Descriptions

Room	Level	Size	Features
Living Room:	1	19X14	Flooring - Hardwood, Balcony / Deck, Main Level
Dining Room:	1	13X11	Flooring - Hardwood, Main Level
Family Room:	1	20X12	Fireplace, Flooring - Wall to Wall Carpet
Kitchen:	1	18X13	Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Master Bedroom:	1	16X13	Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bedroom 2:	2	20X14	Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bedroom 3:	2	15X14	Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - 3/4, Bathroom - With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 3:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Laundry:	1	6X6	Bathroom - Full, Flooring - Stone/Ceramic Tile
Office:	2	15X6	Closet - Walk-in, Flooring - Wall to Wall Carpet
Foyer:	1	10X7	Flooring - Hardwood

Features & Other Information

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

Immaculate well maintained Williamsburg Model in much sought after Chestnut Ridge II. You will fall in love with this stand alone well kept unit, light and bright. A beautiful open Foyer welcomes you into this fantastic Townhouse. A large updated Kitchen with granite and ceramic tile. A formal Dining Room off the kitchen, as well as a formal Living Room. A great family room looks into the Kitchen, and a first floor Master Bedroom & Bath for your convenience and comfort. A slider off the family room to the outside deck, with a gas fireplace completes the downstairs. The second floor hosts two spacious bedrooms with a jack and jill bath, complemented with an office and additional walk in closet. Three walk-in California closets, plus an Office with a large walk in closet. A full unfinished basement with plenty of storage. A very private yard wonderfully manicured. Enjoy the summer with the swimming pool and tennis at this well run community. Convenient to shopping, trains & Rte 495.

Tax Information

2018 Taxes: \$5,178.78 **Assessment: \$353,500**

Cert: Zoning Code: **Res**

Pin #:

Map: Block: Lot: Book: **22955** Page: **185**

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Market History for 1 Mountain Ash Lane U:1, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72348354	6/19/2018	Listed for \$524,900			\$524,900
	6/27/2018	Price Changed to: \$509,000			\$509,000
	8/9/2018	Price Changed to: \$484,900			\$484,900
	8/26/2018	Price Changed to: \$459,900			\$459,900
	8/29/2018	Listing Alert Flag set to: Yes - Kick-out/Right 1st Refusal			
	10/4/2018	Listing Alert Flag set to: No			
	11/29/2018	Price Changed to: \$429,900			\$429,900
EXT	11/29/2018	Status Changed to: Extended			
CTG	12/11/2018	Status Changed to: Contingent			
BOM	12/20/2018	Status Changed to: Back on Market			
CTG	1/21/2019	Status Changed to: Contingent			
UAG	2/4/2019	Status Changed to: Under Agreement			
SLD	2/24/2019	Status Changed to: Sold			
	2/22/2019	Sold for \$400,000	230	214	\$400,000
Market History for Office Id: AN4875			230	214	\$400,000
Market History for this property			230	214	\$400,000

MLS # 72348354 - Sold
1 Mountain Ash Lane U:1, Franklin, MA 02038

Condominium - Condo
Sale Price: \$400,000



MLS # 72348354 - Sold
1 Mountain Ash Lane U:1, Franklin, MA 02038

Condominium - Condo
Sale Price: \$400,000



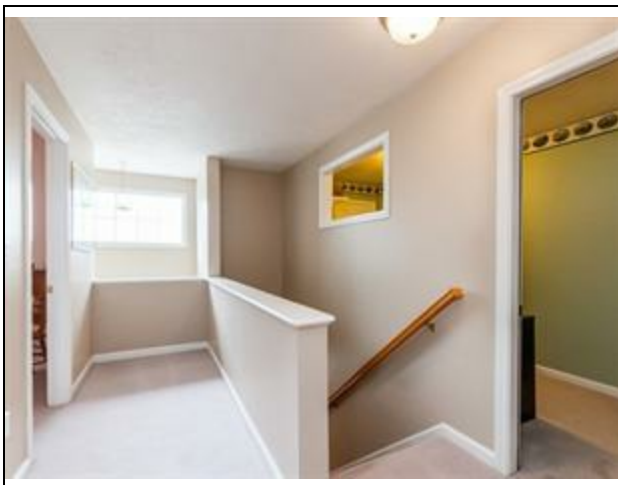
MLS # 72348354 - Sold
1 Mountain Ash Lane U:1, Franklin, MA 02038

Condominium - Condo
Sale Price: \$400,000



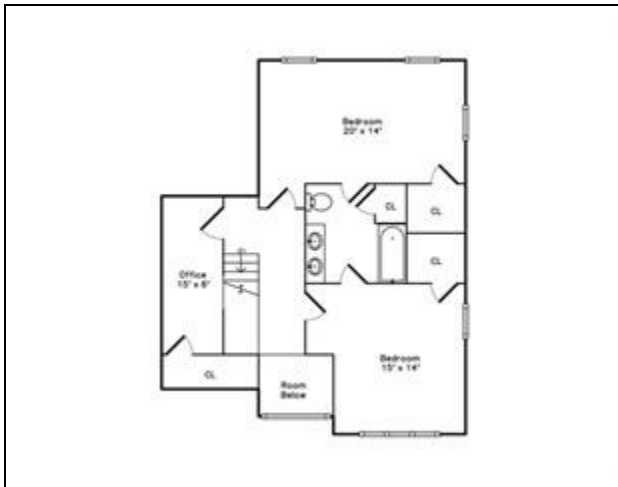
MLS # 72348354 - Sold
1 Mountain Ash Lane U:1, Franklin, MA 02038

Condominium - Condo
Sale Price: \$400,000



MLS # 72348354 - Sold
1 Mountain Ash Lane U:1, Franklin, MA 02038

Condominium - Condo
Sale Price: \$400,000



9 Crab Apple Ln - Unit 9
Franklin, MA 02038
Condo

MLS #: **72381829** Status: **Sold**
List Price: **\$424,900** Sale Price: **\$416,500**
List Date: **8/21/2018** Sale Date: **5/9/2019**
Area: Off Market Date: **2/11/2019**
List\$/Sq. Ft.: **\$217.67** Sold \$/Sq. Ft. **\$213.37**
Days on Market (Total): **175** Days on Market (Office): **175**

Property Features

Rooms: **9** Style: **Townhouse, Half-Duplex**
Bedrooms: **3** Type: **Condo**
Baths: **3f 1h** Unit Level: **1**
Master Bath: **Yes** Placement: **End, Walkout**
Fireplaces: **1** Approx. Living Area: **1,952 Sq. Ft.**
Year Built: **2000** Outdoor Space Avail: **Yes - Common**
Units: **75** Garage: **1 Attached, Garage Door Opener**
Elevator: Parking: **2 Off-Street, Paved Driveway**
Handicap Access/Features:
Association: **Yes** Fee: **\$430**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Balcony / Deck, Cable Hookup, Exterior Access, Flooring - Hardwood
Dining Room:	1		Flooring - Vinyl, Recessed Lighting
Family Room:	B		Ceiling - Cathedral, Closet, Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Cabinets - Upgraded, Recessed Lighting, Remodeled, Stainless Steel Appliances
Kitchen:	1		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Master Bedroom:	1		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	B		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	1		Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Handicap Equipped, Main Level
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile
3/4 Bath:	B		Bathroom - With Shower Stall
Office:	2		Flooring - Wall to Wall Carpet
Loft:	2		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes - Full, Finished, Interior Access**
Construction: **Frame**
Cooling: **Central Air**
Exclusions:
Exterior: **Wood**
Exterior Features: **Deck, Patio, Gutters, Sprinkler System**
Facing Direction:
Heating: **Forced Air, Gas**
Interior Features: **Cable Available**
Lead Paint: **Unknown**
Living Area Disclosures: **Does NOT include full finished basement.**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Remarks

This stunning townhouse has updates galore! Bright, spacious, eat-in kitchen is an entertainer's dream! Packed with updated cabinets, granite counters, stainless appliances & tile flooring. The 2 story foyer sets the stage for the soaring ceiling effect you will feel as you walk into the sunlit family room, which offers a corner gas fireplace and a slider to the back deck. The formal dining room is open to the family room to allow the perfect transition from dining to relaxing. First floor master suite with tastefully updated master bath which is handicapped equipped. Second floor has loft that overlooks family room, 2 spacious bedrooms, remodeled full bath & home office. The lower level has been beautifully finished with a guest suite, which includes a private 3/4 bath, separate laundry room, a cabinet packed kitchenette area (no range) with sink, bedroom w/closet & additional storage spaces throughout. One of the few units with irrigation. Transferable home warranty included.

Tax Information

2018 Taxes: \$5,810.19 Assessment: **\$396,600**
Pin #:

Cert: Zoning Code: **Res**
Map: Block: Lot: Book: **27307** Page: **281**

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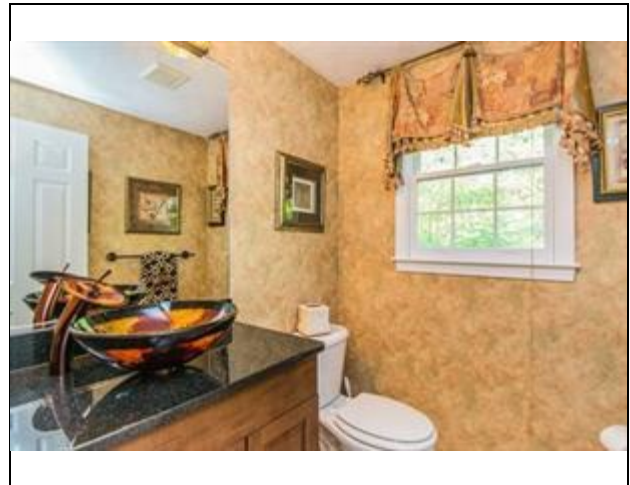
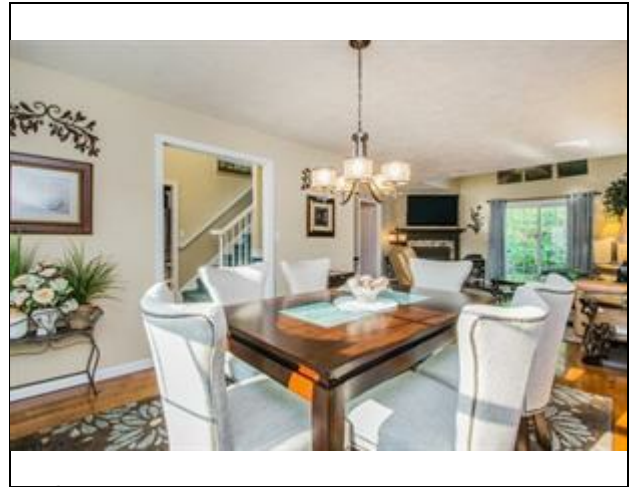
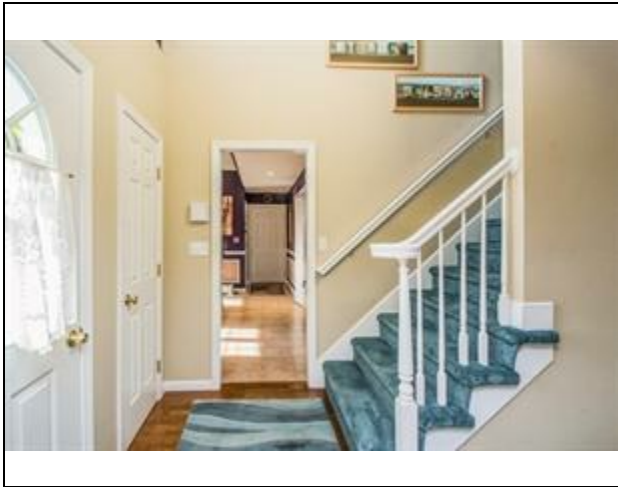
Market History for 9 Crab Apple Ln U:9, Franklin, MA 02038

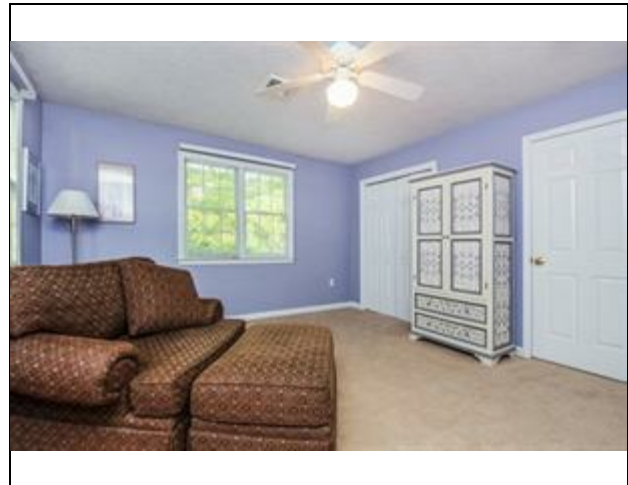
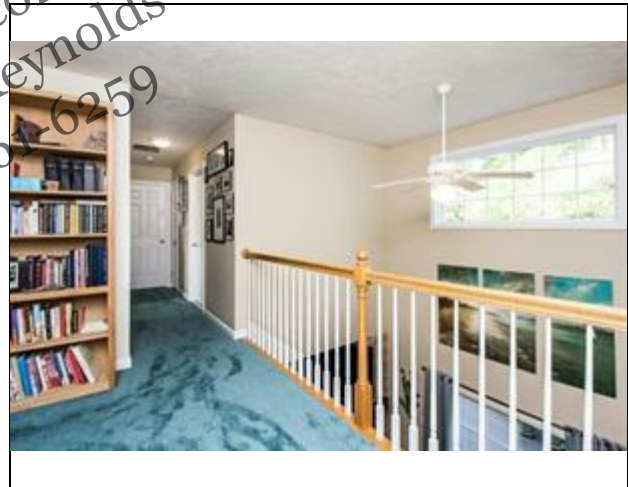
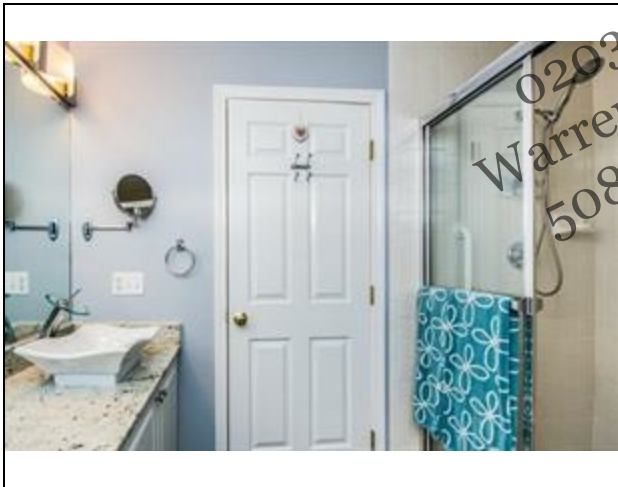
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	10/15/2018	Price Changed to: \$439,900			\$439,900
	10/22/2018	Price Changed to: \$434,900			\$434,900
	11/9/2018	Price Changed to: \$429,900			\$429,900
EXT	12/28/2018	Status Changed to: Extended			
	12/28/2018	Price Changed to: \$424,900			\$424,900
CTG	1/15/2019	Status Changed to: Contingent			
BOM	1/22/2019	Status Changed to: Back on Market			
EXT	1/25/2019	Status Changed to: Extended			
CTG	1/29/2019	Status Changed to: Contingent			
UAG	2/12/2019	Status Changed to: Under Agreement			
SLD	5/10/2019	Status Changed to: Sold			
	5/9/2019	Sold for \$416,500	175	161	\$416,500
Market History for Office Id: BB1175			175	161	\$416,500
Market History for this property			175	161	\$416,500

MLS # 72381829 - Sold
9 Crab Apple Ln U:9, Franklin, MA 02038

Condominium - Condo
Sale Price: \$416,500

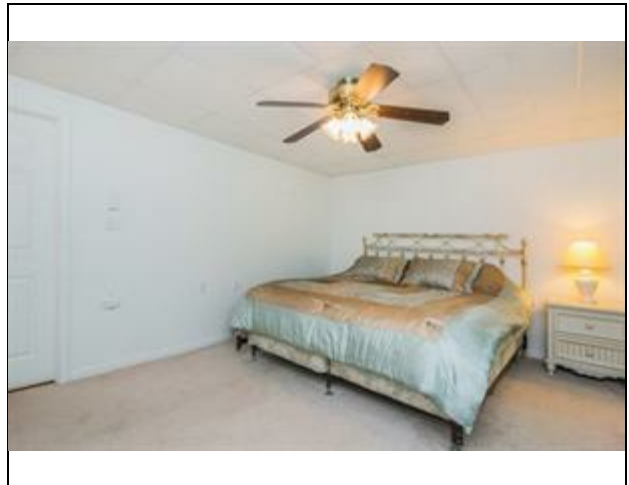
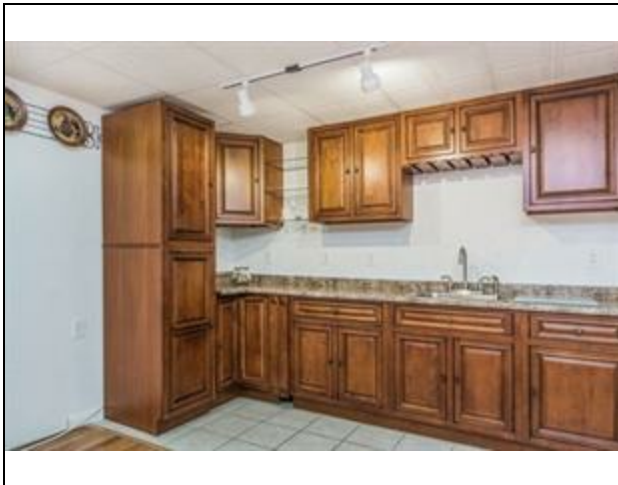
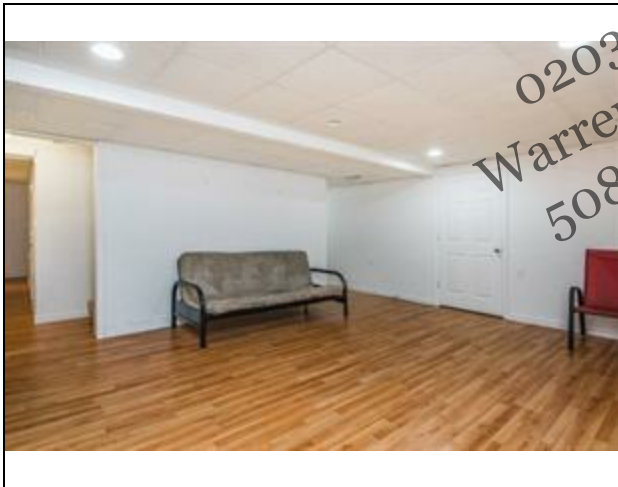
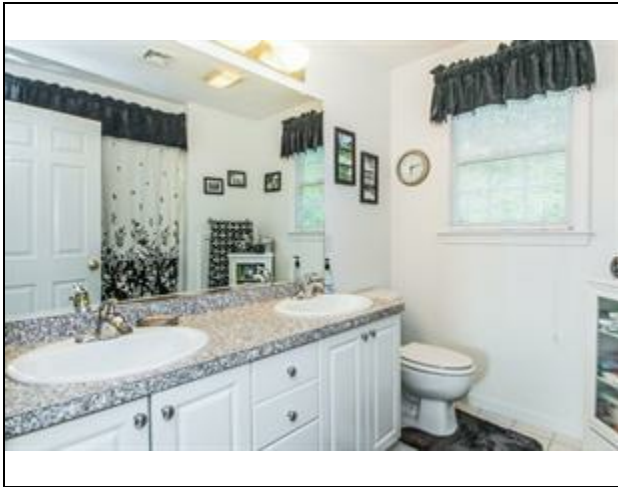


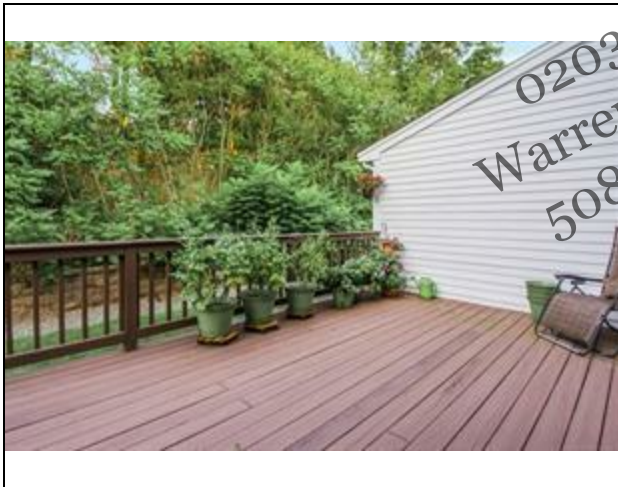
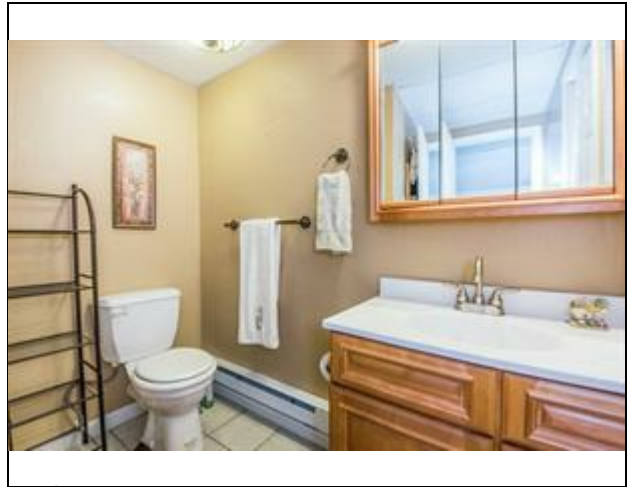
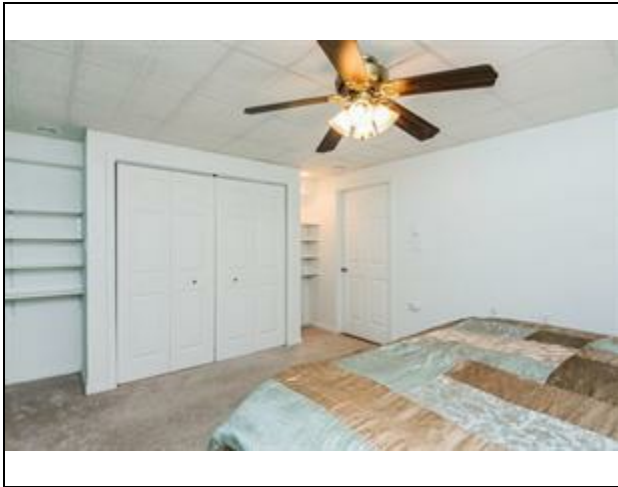




MLS # 72381829 - Sold
9 Crab Apple Ln U:9, Franklin, MA 02038

Condominium - Condo
Sale Price: \$416,500





1 Willow Pond Road - Unit 1
Franklin, MA 02038
Condo

MLS #: 72533493	Status: Sold
List Price: \$425,000	Sale Price: \$425,000
List Date: 7/12/2019	Sale Date: 10/16/2019
Area:	Off Market Date: 8/28/2019
List\$/Sq. Ft.: \$151.79	Sold \$/Sq. Ft. \$151.79
Days on Market (Total): 48	Days on Market (Office): 48

Property Features

Rooms: 8	Style: Detached
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement:
Fireplaces: 1	Approx. Living Area: 2,800 Sq. Ft.
Year Built: 1995	Outdoor Space Avail:
# Units: 75	Garage: 1 Attached, Garage Door Opener
Elevator:	Parking: 1 Off-Street, Deeded
Handicap Access/Features:	
Association: Yes Fee: \$460	
Fee Includes: Master Insurance, Swimming Pool, Landscaping, Snow Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Fireplace, Flooring - Hardwood, Recessed Lighting
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Stainless Steel Appliances
Master Bedroom:	1		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Ceiling Fan(s), Flooring - Hardwood
Bedroom 3:	2		Ceiling Fan(s), Flooring - Hardwood
Bath 1:	1		Bathroom - Half
Bath 2:	1		Bathroom - Full
Bath 3:	2		Bathroom - Full
Laundry:	1		Flooring - Stone/Ceramic Tile
Great Room:	B		Flooring - Laminate, Flooring - Wood

Features & Other Information

Appliances: **Range, Dishwasher, Microwave**
 Basement: **Yes Partially Finished, Walk Out, Interior Access**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **Fridge, Washer/Dryer, & Drapes in Master Bdrm all EXCLUDED**
 Exterior: **Wood**
 Exterior Features: **Porch, Deck**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Tank**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Approximate & includes finished LL; above grade is 2192**
 Living Area Includes: **Finished Basement**
 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

Who says you can't have it all?....Not me. Here is a unique stand alone, detached townhome that feels like a SF w/ all the conveniences of condo life. These are hard to come by in any condo development & they don't last long so don't hesitate. This beautiful unit has 3 bdrms incl. a 1st floor mstr ste w/ walk in closet & private full bath. Cabinet packed kitchen has tiled flooring, new SS appliances, newer silestone counters, & breakfast area. Lrg, bright front facing LR & DR w/ plenty of windows to let in natural light. Rear facing FR w/ center gas FP as focal point & slider to private side deck overlooking a pretty wooded back drop. 2 addl bdrms & full bath upstairs & huge finished room in the walk out LL perfect for work, play or exercise. Still plenty of storage remaining in the unfinished section & attached 1 car garage. Addl deeded spot adjacent to unit. Hardwoods, Town Water/ Sewer, Gas, Sidewalks, Convenient to everything. Fantastic value for stand alone unit!

Tax Information

2017 Taxes: \$5,107.37 Assessment: **\$350,300**

Pin #:

Cert: Zoning Code: **RES**

Map: Block: Lot: Book: **34371** Page: **544**

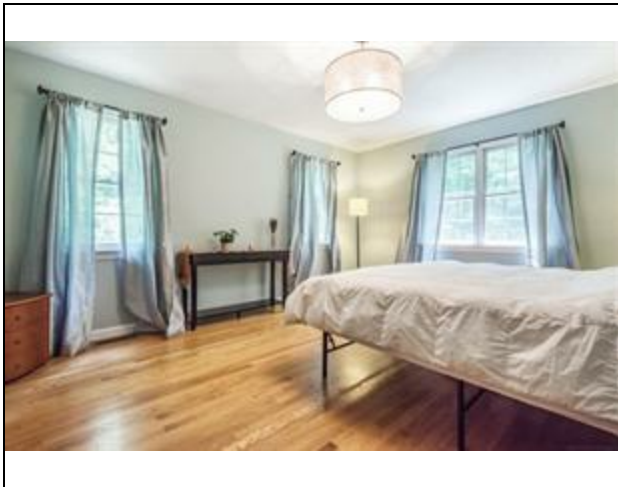
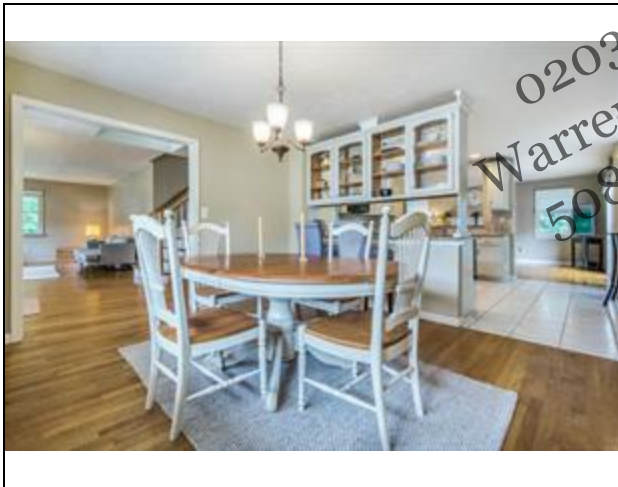
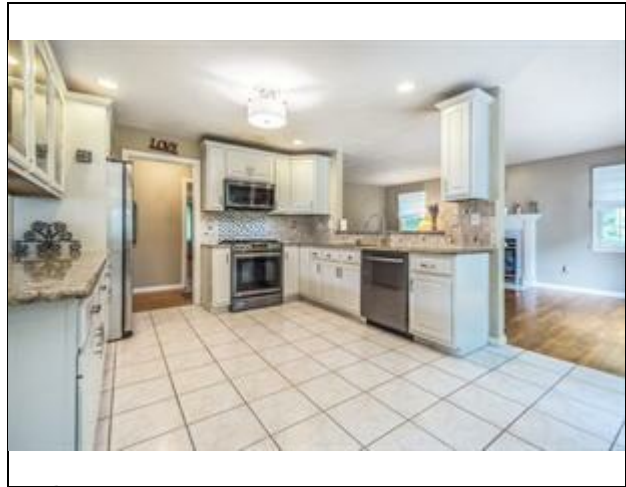
Market History for 1 Willow Pond Road U:1, Franklin, MA 02038

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	7/28/2019	Price Changed to: \$440,000			\$440,000
	8/10/2019	Price Changed to: \$425,000			\$425,000
CTG	8/15/2019	Status Changed to: Contingent			
UAG	8/29/2019	Status Changed to: Under Agreement			
SLD	10/16/2019	Status Changed to: Sold			
	10/16/2019	Sold for \$425,000	48	33	\$425,000
Market History for Office Id: BB1175			48	33	\$425,000
Market History for this property			48	33	\$425,000

02038.com
Warren Reynolds
508-561-6259

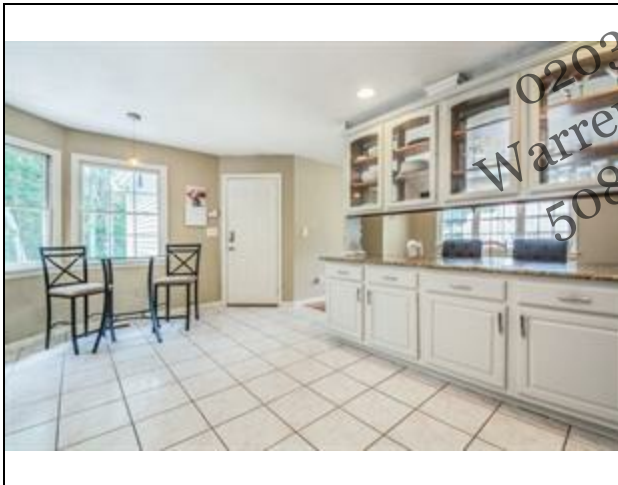
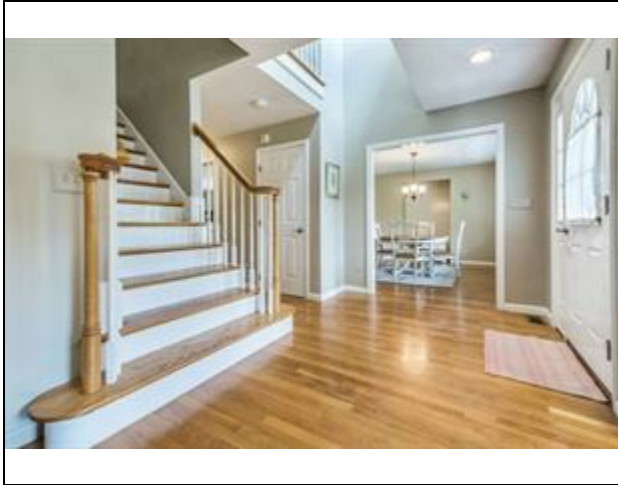
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1 Willow Pond Road U:1, Franklin, MA 02038

Condominium - Condo
Sale Price: \$425,000



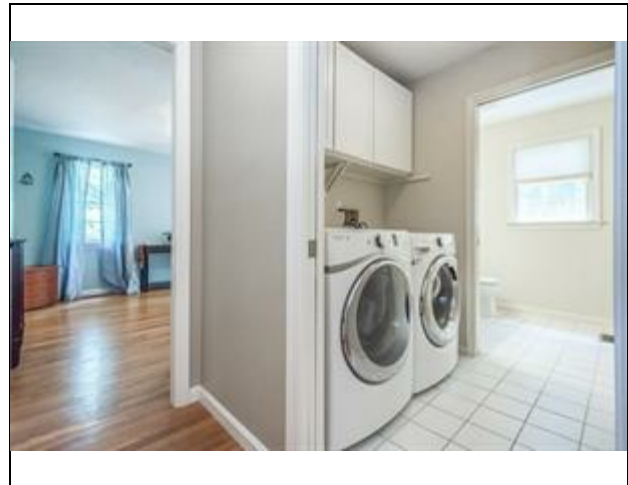
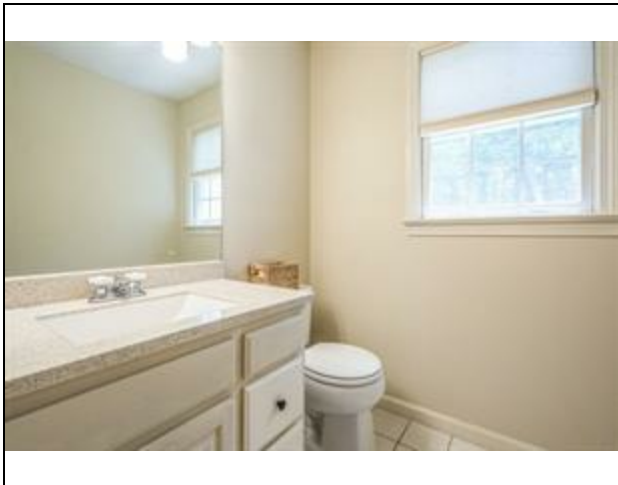
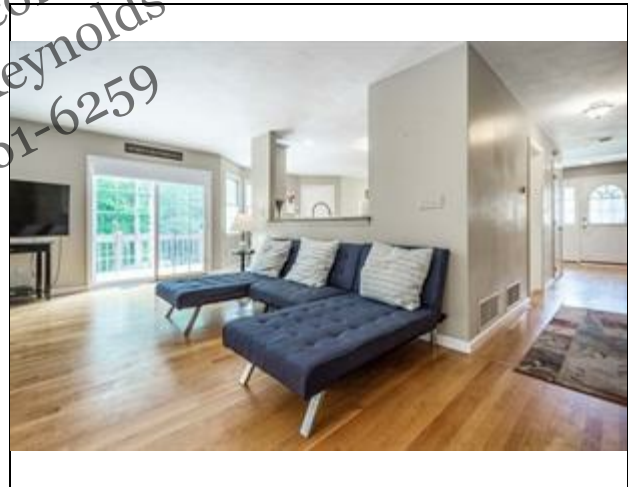
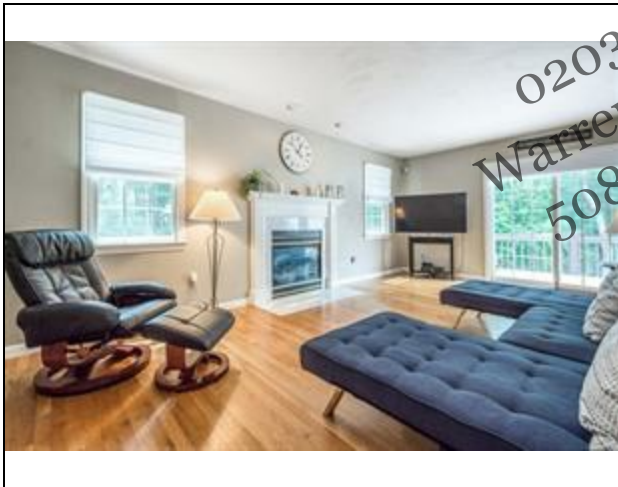
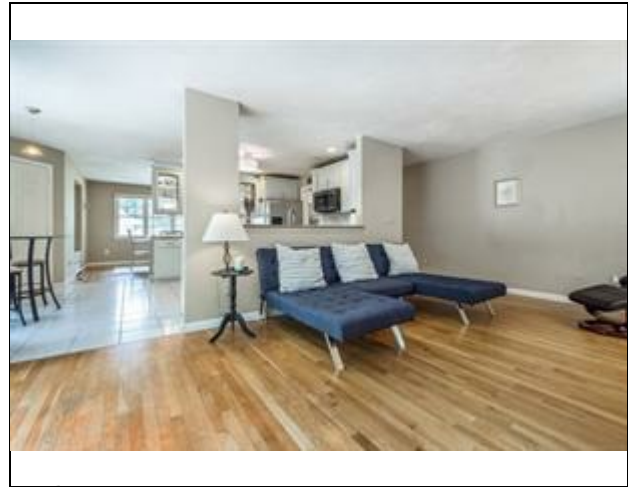
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1 Willow Pond Road U:1, Franklin, MA 02038

Condominium - Condo
Sale Price: \$425,000



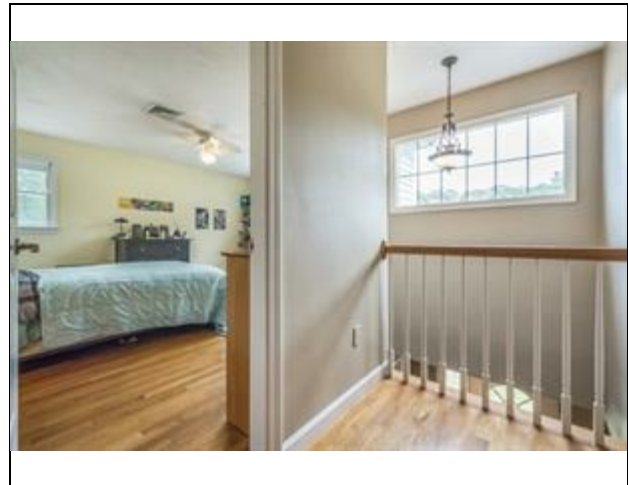
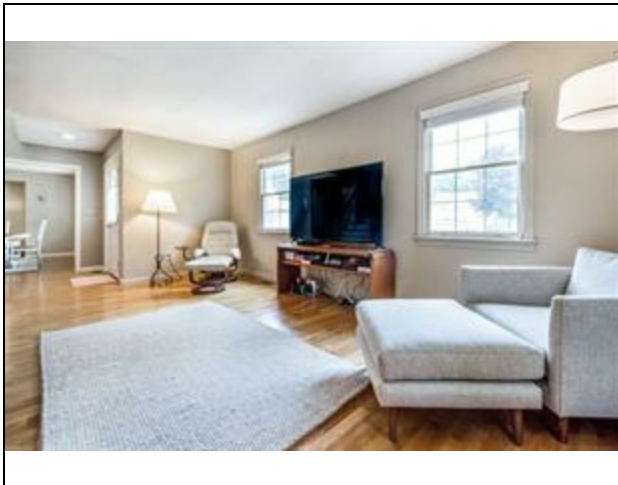
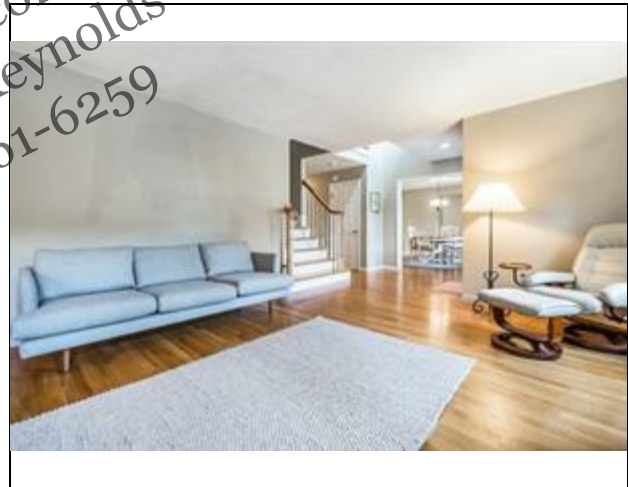
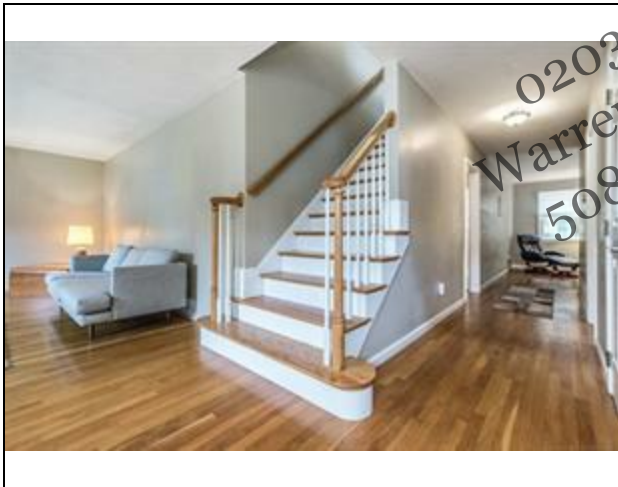
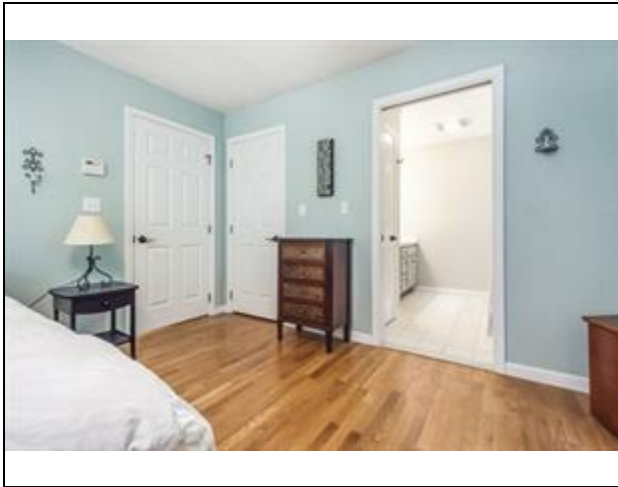
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1 Willow Pond Road U:1, Franklin, MA 02038

Condominium - Condo
Sale Price: \$425,000



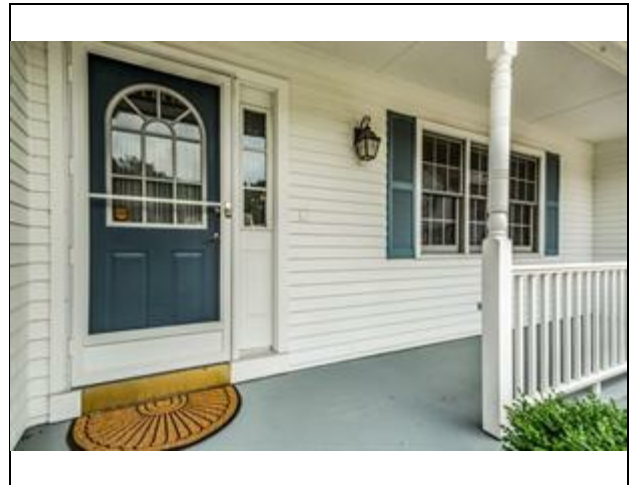
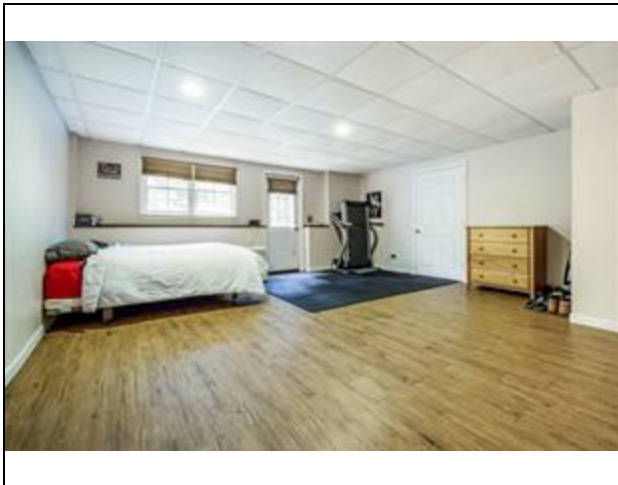
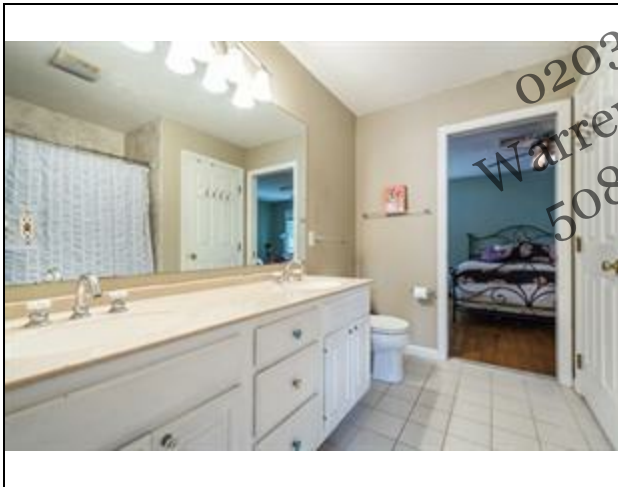
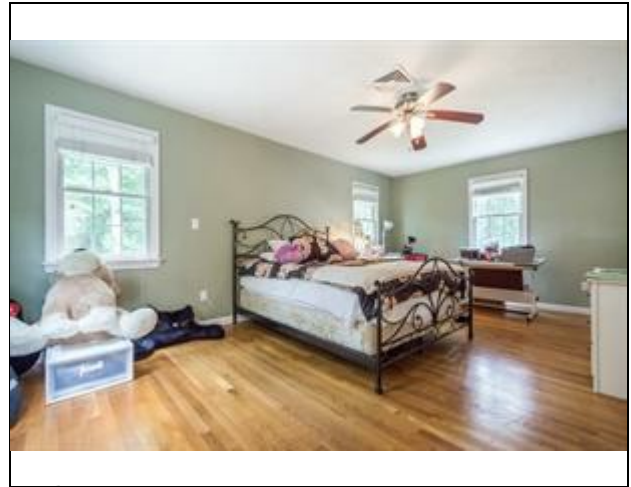
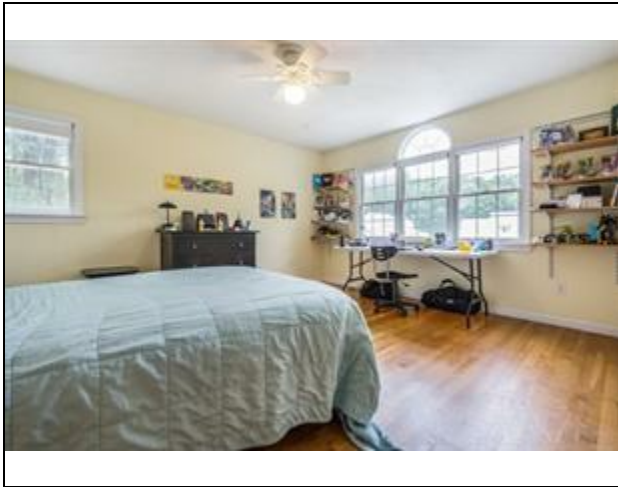
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1 Willow Pond Road U:1, Franklin, MA 02038

Condominium - Condo
Sale Price: \$425,000



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