

**83 Highwood Drive - Unit 83**  
**Franklin, MA 02038-2974**  
**Condo**

MLS #: **72427363** Status: **Sold**  
List Price: **\$199,900** Sale Price: **\$195,000**  
List Date: **11/27/2018** Sale Date: **1/25/2019**  
Area: Off Market Date: **12/6/2018**  
List\$/Sq. Ft.: **\$180.90** Sold \$/Sq. Ft. **\$176.47**  
Days on Market (Total): **13** Days on Market (Office): **13**

**Property Features**

Rooms: **4** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **1**  
Master Bath: **No** Placement: **Walkout**  
Fireplaces: **0** Approx. Living Area: **1,105 Sq. Ft.**  
Year Built: **1981** Outdoor Space Avail: **Yes - Private**  
# Units: **56** Garage: **0**  
Elevator: Parking: **2 Off-Street, Assigned, Paved Driveway**

Handicap Access/Features: **No**

Association: **Yes** Fee: **\$318**

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

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Laminate, Recessed Lighting, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Laminate</b>
Kitchen:	<b>1</b>		<b>Flooring - Laminate, Stainless Steel Appliances</b>
Master Bedroom:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet, Recessed Lighting</b>
Bedroom 2:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet</b>
Laundry:	<b>1</b>		<b>Dryer Hookup - Electric, Washer Hookup</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Electric: **Circuit Breakers**  
Exclusions:  
Exterior: **Clapboard, Stucco**  
Exterior Features: **Patio, Gutters**  
Facing Direction:  
Green Certified: **No**  
Heating: **Electric Baseboard**  
Hot Water: **Tank**  
Interior Features: **Cable Available**  
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**

**Spacious Move In Ready Two Bedroom Garden Style Condo in Highwood II Features Open Dining Area and Living Room with Recessed Lights and Slider Which Leads to Patio Area, Stainless Steel Appliances in Kitchen, Master Bedroom with Recessed Lights, Ceiling Fan and Double Closets, Updated Full Bath, Laundry in Unit, Pet Friendly Complex with Restrictions, Extra Storage Closet Outside. Great Location Close to Highway, Shopping, Dining and Commuter Rail. Easy To Show - A Must See!**

**Tax Information**

**2018 Taxes: \$2,493.43** Assessment: **\$170,200** Cert: Zoning Code: **Res**  
Pin #: Map: **270** Block: Lot: **45-004** Book: **34043** Page: **88**

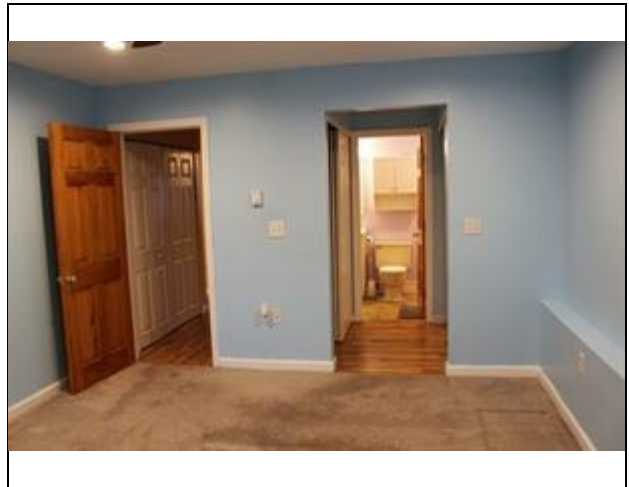
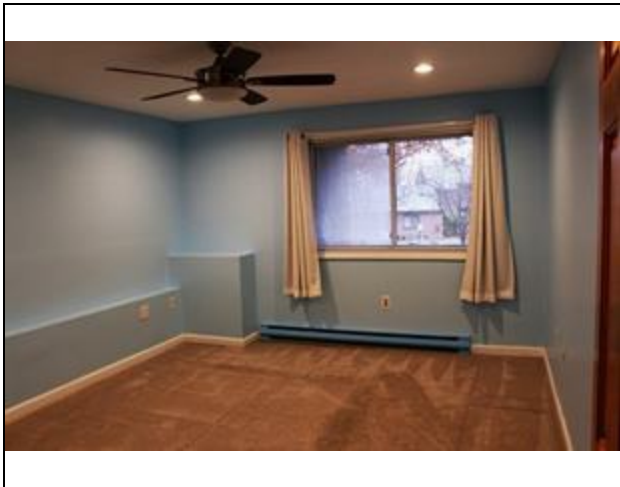
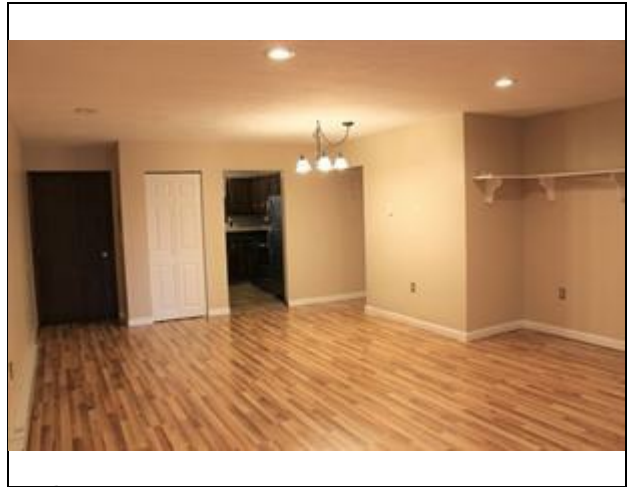
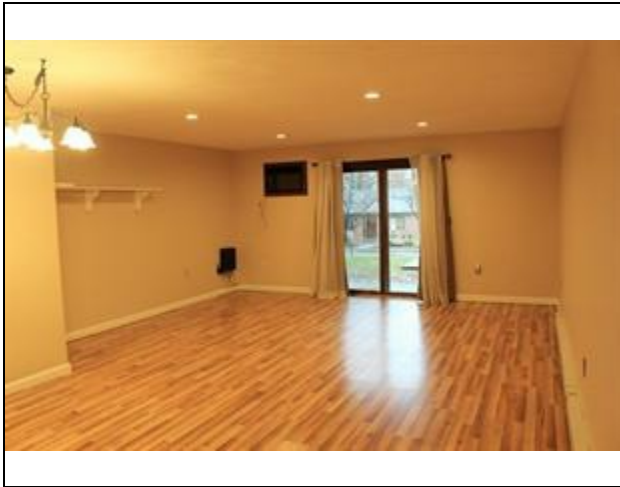
## Market History for 83 Highwood Drive U:83, Franklin, MA 02038-2974

MLS #	Date		DOM	DTO	Price
72427363	11/27/2018	Listed for <b>\$199,900</b>			\$199,900
UAG	12/10/2018	Status Changed to: <b>Under Agreement</b>			
SLD	1/28/2019	Status Changed to: <b>Sold</b>			
	1/25/2019	Sold for <b>\$195,000</b>	13	9	<b>\$195,000</b>
Market History for Office Id: AN4886			<b>13</b>	<b>9</b>	<b>\$195,000</b>
Market History for this property			<b>13</b>	<b>9</b>	<b>\$195,000</b>

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MLS # 72427363 - Sold  
83 Highwood Drive U:83, Franklin, MA 02038-2974

Condominium - Condo  
Sale Price: \$195,000



**MLS # 72427363 - Sold**  
**83 Highwood Drive U:83, Franklin, MA 02038-2974**

**Condominium - Condo**  
**Sale Price: \$195,000**



**45 Highwood Dr - Unit 45**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72422106** Status: **Sold**  
List Price: **\$199,900** Sale Price: **\$199,900**  
List Date: **11/9/2018** Sale Date: **1/3/2019**  
Area: Off Market Date: **12/1/2018**  
List\$/Sq. Ft.: **\$202.94** Sold \$/Sq. Ft. **\$202.94**  
Days on Market (Total): **23** Days on Market (Office): **23**

**Property Features**

Rooms: **4** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **3**  
Master Bath: Placement: **Top/Penthouse, End**  
Fireplaces: **0** Approx. Living Area: **985 Sq. Ft.**  
Year Built: **1979** Outdoor Space Avail:  
# Units: **59** Garage: **0**  
Elevator: Parking: **2 Assigned, Deeded**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$244**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Cable Hookup, Deck - Exterior, Exterior Access</b>
Dining Room:	<b>1</b>		<b>Ceiling - Cathedral, Flooring - Vinyl</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>
Master Bedroom:	<b>1</b>		<b>Closet - Cedar, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>1</b>		<b>Closet</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Brick**  
Exterior Features: **Covered Patio/Deck, Balcony, Professional Landscaping**  
Facing Direction:  
Heating: **Forced Air, Electric**  
Hot Water: **Electric**  
Interior Features: **Cable Available**  
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**

**This garden style condo is bright, spacious and move in ready! Some of the recent updates include: Kitchen has been updated with new tile floor, granite counters, new backsplash and a fresh coat of paint. The living room has soaring cathedral ceilings to create a massive living space, new wall to wall carpeting, fresh coat of paint & a new replacement window in the dining area. The 2 spacious bedrooms include a master bedroom which has 2 closets with shelving and it's own entry into the bathroom. The bathroom has new tile flooring & replaced fixtures. Washer & Dryer are tucked away in the hall closet. All the trim & doors have been painted white and include new hardware. The covered balcony is perfect for enjoying the warmer weather days. Roof was replaced over the summer & exterior was power washed. All this and it's just a short walk to shopping, commuter rail & much more!**

**Tax Information**

**2018 Taxes: \$2,427.51** Assessment: **\$165,700**  
Pin #:

Cert: Zoning Code: **Res**  
Map: Block: Lot: Book: **23647** Page: **383**



## Market History for 45 Highwood Dr U:45, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72422106	11/9/2018	Listed for <b>\$215,000</b>			\$215,000
	11/14/2018	Price Changed to: <b>\$199,900</b>			\$199,900
CTG	11/18/2018	Status Changed to: <b>Contingent</b>			
UAG	12/2/2018	Status Changed to: <b>Under Agreement</b>			
SLD	1/3/2019	Status Changed to: <b>Sold</b>			
	1/3/2019	Sold for <b>\$199,900</b>	23	9	<b>\$199,900</b>
Market History for Office Id: BB1175			23	9	<b>\$199,900</b>
Market History for this property			23	9	<b>\$199,900</b>

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MLS # 72422106 - Sold  
45 Highwood Dr U:45, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$199,900



MLS # 72422106 - Sold  
45 Highwood Dr U:45, Franklin, MA 02038

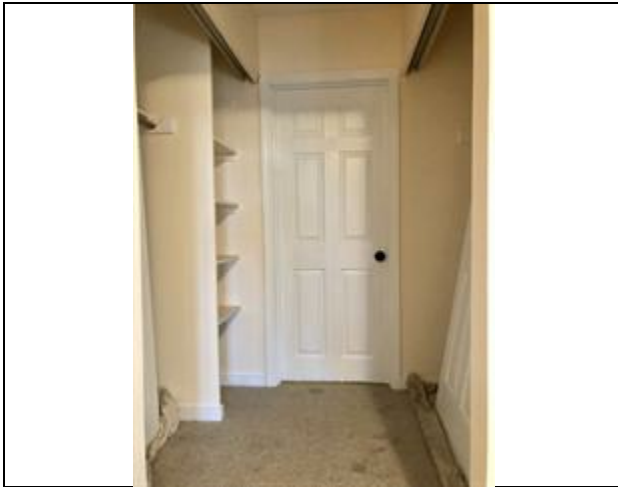
Condominium - Condo  
Sale Price: \$199,900





**MLS # 72422106 - Sold**  
**45 Highwood Dr U:45, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$199,900**



**110 Highwood Dr - Unit 110**  
**Franklin, MA 02038-2976**  
**Condo**

MLS #: <b>72548282</b>	Status: <b>Sold</b>
List Price: <b>\$225,000</b>	Sale Price: <b>\$215,000</b>
List Date: <b>8/12/2019</b>	Sale Date: <b>9/10/2019</b>
Area:	Off Market Date: <b>8/27/2019</b>
List\$/Sq. Ft.: <b>\$220.37</b>	Sold \$/Sq. Ft. <b>\$210.58</b>
Days on Market (Total): <b>15</b>	Days on Market (Office): <b>15</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Attached</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>1</b>
Master Bath:	Placement: <b>End, Ground</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,021 Sq. Ft.</b>
Year Built: <b>1984</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>56</b>	Garage: <b>0</b>
Elevator:	Parking: <b>2 Off-Street, Assigned, Paved Driveway</b>

Handicap Access/Features:

Association: **Yes** Fee: **\$360**

Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Laminate</b>
Dining Room:	<b>1</b>		<b>Flooring - Laminate</b>
Kitchen:	<b>1</b>		<b>Flooring - Vinyl</b>
Master Bedroom:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - With Tub &amp; Shower, Flooring - Vinyl</b>
Laundry:	<b>1</b>		<b>Flooring - Vinyl</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Conventional (2x4-2x6)**  
 Cooling: **Wall AC**  
 Electric: **Circuit Breakers, 200 Amps**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Patio, Gutters**  
 Facing Direction:  
 Heating: **Electric Baseboard, Electric**  
 Hot Water: **Electric**  
 Interior Features: **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**

**Ranch Style, End Unit, Two Bedroom Condo at Highwood Complex, Unit has a great Location in the complex, Located close to commuter rail, 495, shopping, and restaurants. Open floor plan to the dining room and spacious living room. Outdoor patio abuts woods in the back of the unit, perfect for summer night cook outs. This unit has an out door storage shed for your out door belongings. Laundry is located inside the unit. FHA approved complex!**

**Tax Information**

**2019 Taxes: \$2,821 Assessment: \$192,400**  
 Pin #: **M:270 L:042-007**

Cert:      Zoning Code: **res**  
 Map:      Block:      Lot:      Book: **22322**      Page: **106**



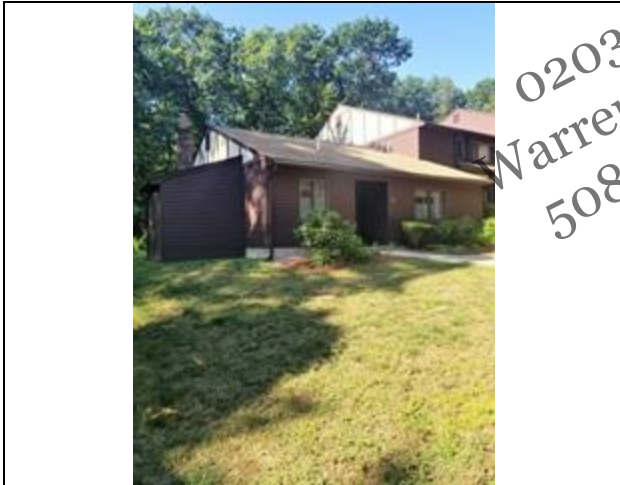
## Market History for 110 Highwood Dr U:110, Franklin, MA 02038-2976

MLS #	Date		DOM	DTO	Price
72548282	8/12/2019	Listed for <b>\$225,000</b>			\$225,000
CTG	8/25/2019	Status Changed to: <b>Contingent</b>			
UAG	8/27/2019	Status Changed to: <b>Under Agreement</b>			
SLD	9/11/2019	Status Changed to: <b>Sold</b>			
	9/10/2019	Sold for <b>\$215,000</b>	15	12	<b>\$215,000</b>
Market History for Office Id: K95523			<b>15</b>	<b>12</b>	<b>\$215,000</b>
Market History for this property			<b>15</b>	<b>12</b>	<b>\$215,000</b>

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**MLS # 72548282 - Sold**  
**110 Highwood Dr U:110, Franklin, MA 02038-2976**

**Condominium - Condo**  
**Sale Price: \$215,000**





**85 Highwood Drive - Unit 85**  
**Franklin, MA 02038-2974**  
**Condo**

MLS #: <b>72462805</b>	Status: <b>Sold</b>
List Price: <b>\$204,900</b>	Sale Price: <b>\$218,000</b>
List Date: <b>3/7/2019</b>	Sale Date: <b>4/17/2019</b>
Area:	Off Market Date: <b>3/24/2019</b>
List\$/Sq. Ft.: <b>\$208.02</b>	Sold \$/Sq. Ft. <b>\$221.32</b>
Days on Market (Total): <b>18</b>	Days on Market (Office): <b>18</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Garden, Mid-Rise, Attached</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>3</b>
Master Bath: <b>Yes</b>	Placement: <b>Top/Penthouse, Front</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>985 Sq. Ft.</b>
Year Built: <b>1981</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>56</b>	Garage: <b>0</b>
Elevator:	Parking: <b>1 Off-Street, Assigned, Guest, Paved Driveway</b>

Handicap Access/Features: **No**

Association: **Yes** Fee: **\$318**

Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Ceiling - Cathedral, Closet, Flooring - Laminate, Balcony - Exterior</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>
Master Bedroom:	<b>1</b>		<b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony - Exterior</b>
Bedroom 2:	<b>1</b>		<b>Closet/Cabinets - Custom Built, Flooring - Vinyl</b>
Bath 1:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>1</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Refrigerator, Washer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Heat Pump**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Covered Patio/Deck**  
 Facing Direction:  
 Green Certified: **No**  
 Heating: **Heat Pump, Electric**  
 Hot Water: **Electric**  
 Interior Features: **Cable Available, Intercom, Internet Available - Broadband**  
 Lead Paint: **None**  
 Pets Allowed: **Yes w/ Restrictions**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No** Water View: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**Why pay rent when you could own here? This is the one! Beautiful 3rd Floor Unit with a Cathedral Ceiling in Family Room. Master Bedroom has updated wall to wall carpet, walk in closet and access to the main bathroom. Spacious Second Bedroom with built in closet organizers. Cabinet Packed Kitchen with granite counters and tile flooring. Updated Full Bath with tile flooring. In unit Laundry. Kitchen Refrigerator, Washer & Dryer all included in the sale. Access to the balcony from the Living Room and Master Bedroom. Water Heater Replaced in 2018. Extra Storage. Great Commuter Location. Easy Access to the Commuter Rail, Rte. 495, and Mass Pike. Just unpack and enjoy your new home! Stop by the OPEN HOUSE SUNDAY MARCH 10th Noon-2pm.**

**Tax Information**

**2018 Taxes: \$2,335.21 Assessment: \$159,400**

Pin #:

Cert: Zoning Code: **RES**

Map: Block: Lot: Book: **23809** Page: **95**



## Market History for 85 Highwood Drive U:85, Franklin, MA 02038-2974

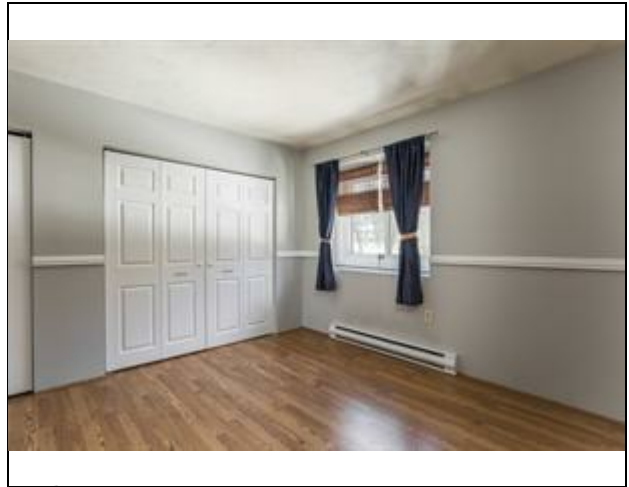
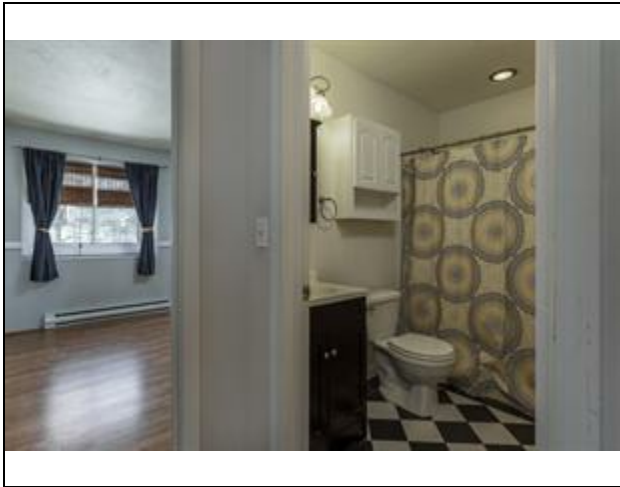
MLS #	Date		DOM	DTO	Price
72462805	3/7/2019	Listed for <b>\$204,900</b>			\$204,900
CTG	3/11/2019	Status Changed to: <b>Contingent</b>			
UAG	3/25/2019	Status Changed to: <b>Under Agreement</b>			
SLD	4/17/2019	Status Changed to: <b>Sold</b>			
	4/17/2019	Sold for <b>\$218,000</b>	18	4	<b>\$218,000</b>
Market History for Office Id: NB4344			<b>18</b>	<b>4</b>	<b>\$218,000</b>
Market History for this property			<b>18</b>	<b>4</b>	<b>\$218,000</b>

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MLS # 72462805 - Sold  
85 Highwood Drive U:85, Franklin, MA 02038-2974

Condominium - Condo  
Sale Price: \$218,000

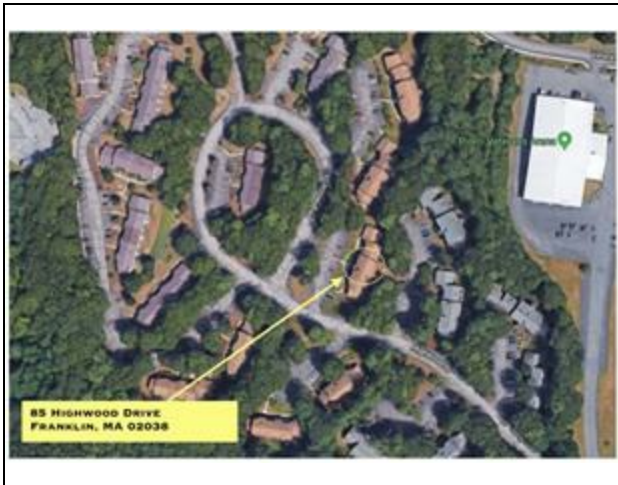
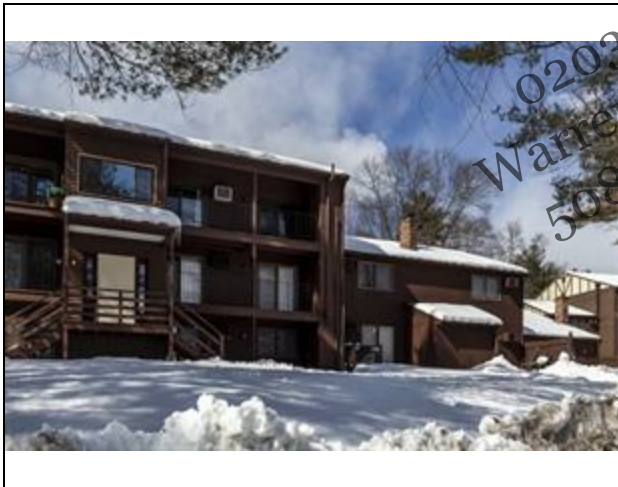






MLS # 72462805 - Sold  
85 Highwood Drive U:85, Franklin, MA 02038-2974

Condominium - Condo  
Sale Price: \$218,000



**13 Highwood Dr - Unit 13**  
**Franklin, MA 02038-2959**  
**Condo**

MLS #: **72445337** Status: **Sold**  
List Price: **\$209,900** Sale Price: **\$218,750**  
List Date: **1/24/2019** Sale Date: **3/12/2019**  
Area: Off Market Date: **2/6/2019**  
List\$/Sq. Ft.: **\$189.95** Sold \$/Sq. Ft. **\$197.96**  
Days on Market (Total): **13** Days on Market (Office): **13**

**Property Features**

Rooms: **5** Style: **Mid-Rise**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **3**  
Master Bath: Placement:  
Fireplaces: **1** Approx. Living Area: **1,105 Sq. Ft.**  
Year Built: **1976** Outdoor Space Avail:  
# Units: **59** Garage: **0**  
Elevator: Parking: **2 Off-Street, Assigned, Common**

Handicap Access/Features:

Association: **Yes** Fee: **\$264**

Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>3</b>		<b>Fireplace, Skylight, Ceiling - Cathedral, Flooring - Hardwood, Balcony - Exterior, Slider</b>
Dining Room:	<b>3</b>		-
Kitchen:	<b>3</b>		-
Master Bedroom:	<b>3</b>		<b>Closet - Walk-in, Deck - Exterior, Slider</b>
Bedroom 2:	<b>3</b>		-
Laundry:	<b>3</b>		-
Loft:	<b>4</b>		<b>Closet/Cabinets - Custom Built, Flooring - Hardwood, Balcony - Interior</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Basement: **No**  
Construction: **Brick**  
Cooling: **Central Air**  
Exclusions: **Washer/dryer negotiable**  
Exterior: **Brick**  
Exterior Features: **Covered Patio/Deck**  
Facing Direction:  
Heating: **Central Heat, Electric**  
Hot Water: **Electric**  
Lead Paint: **Unknown**  
Living Area Disclosures: **includes finished loft, buyer to verify living space**  
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**

**Wow! Welcome to this gorgeous, airy, sun-filled retreat! Enjoy your private deck with sliders from both the living room and bedroom. Cathedral ceiling living room with working fireplace is open to a bonus 2nd level loft! Cabinet packed kitchen. Updated bath. Master bedroom with sliders and walk in closet. 2nd bedroom has gleaming hardwood floors. Full sized washer and dryer in unit and additional attic storage space. Fresh paint and pottery barn decor. Pet-friendly complex. Minutes to shopping, route 495 & under two miles to the train! Open house Saturday 1/26 11:30-1:00**

**Tax Information**

2018 Taxes: **\$2,512** Assessment: **\$171,500**  
Pin #: **M:270 L:040-013**

Cert: **000000097492** Zoning Code: **res**  
Map: Block: Lot: Book: **34495** Page: **8**



## Market History for 13 Highwood Dr U:13, Franklin, MA 02038-2959

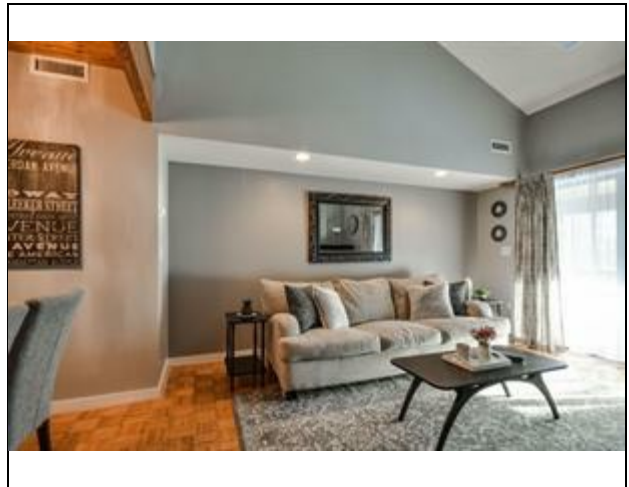
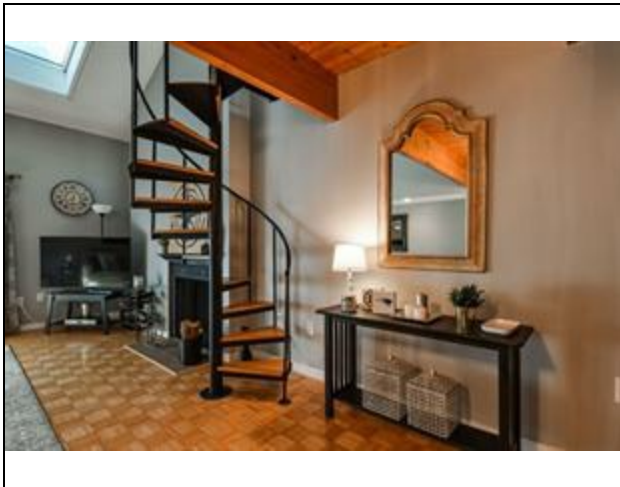
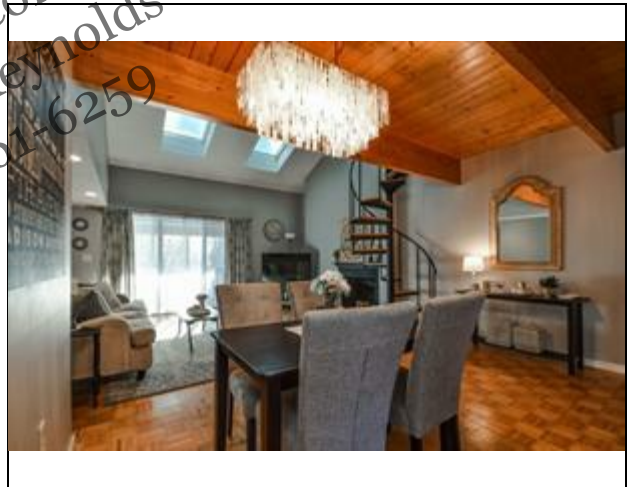
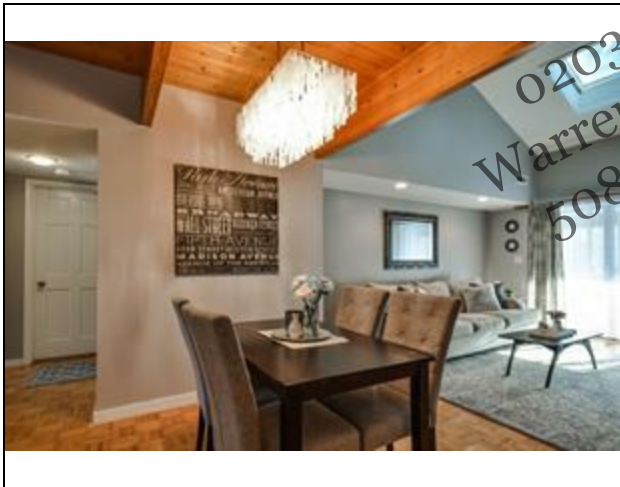
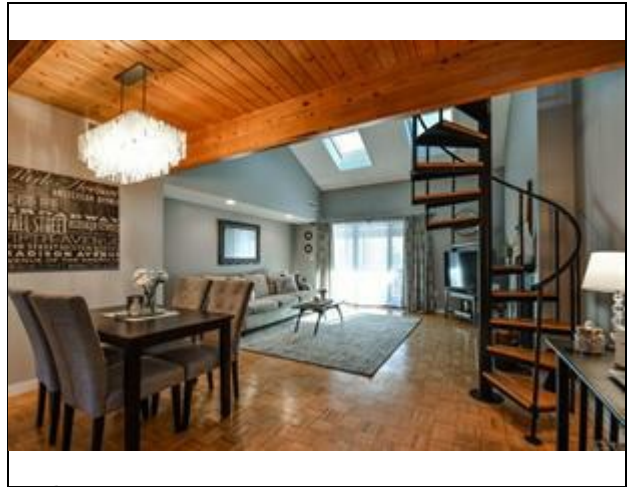
MLS #	Date		DOM	DTO	Price
72445337	1/24/2019	Listed for <b>\$209,900</b>			\$209,900
CTG	1/29/2019	Status Changed to: <b>Contingent</b>			
UAG	2/6/2019	Status Changed to: <b>Under Agreement</b>			
SLD	3/14/2019	Status Changed to: <b>Sold</b>			
	3/12/2019	Sold for <b>\$218,750</b>	13	3	<b>\$218,750</b>
Market History for Office Id: BB5398			<b>13</b>	<b>3</b>	<b>\$218,750</b>
Market History for this property			<b>13</b>	<b>3</b>	<b>\$218,750</b>

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MLS # 72445337 - Sold  
13 Highwood Dr U:13, Franklin, MA 02038-2959

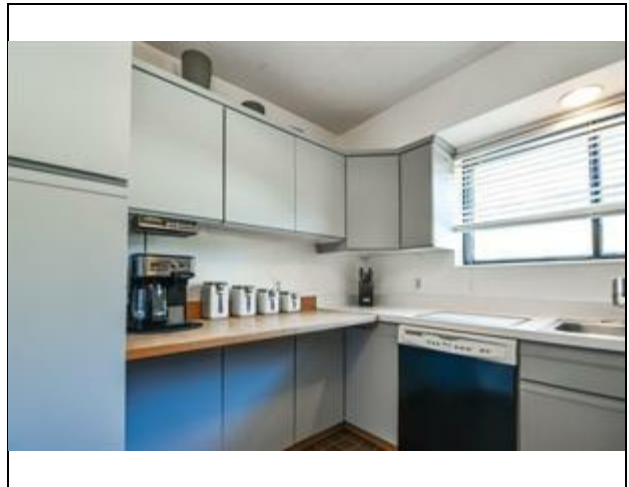
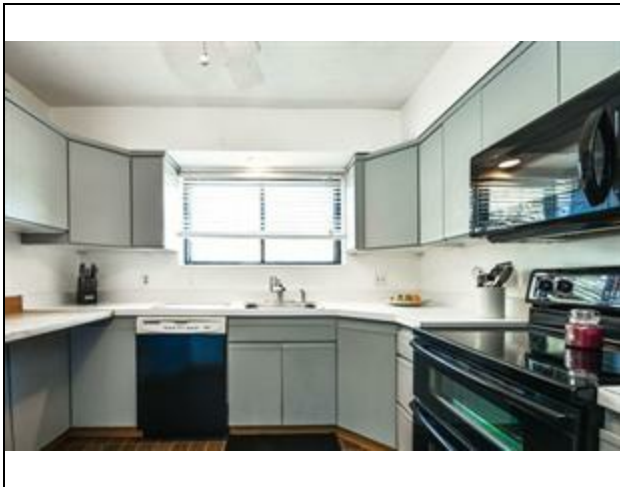
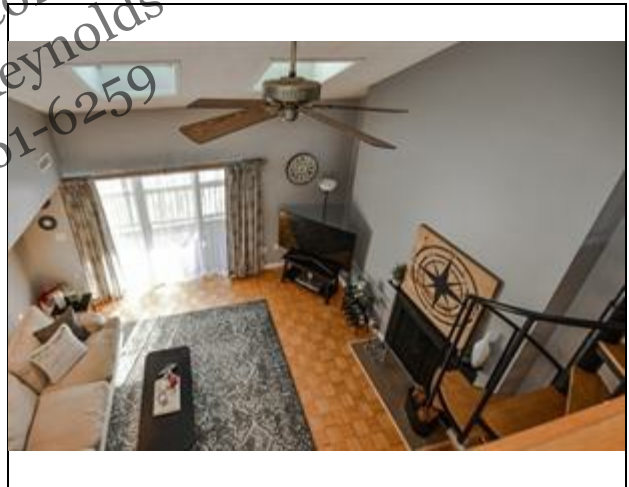
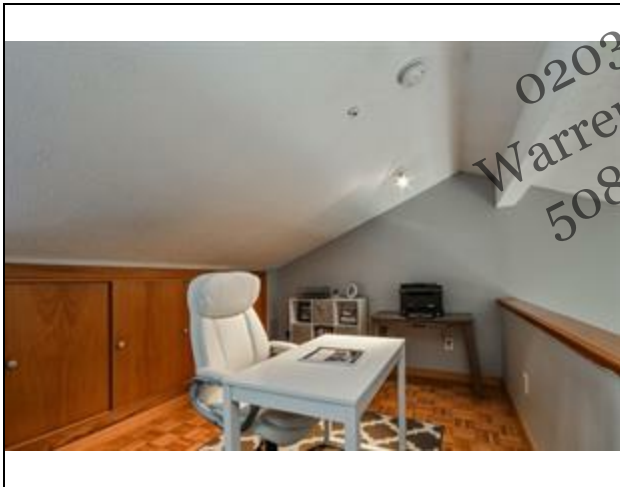
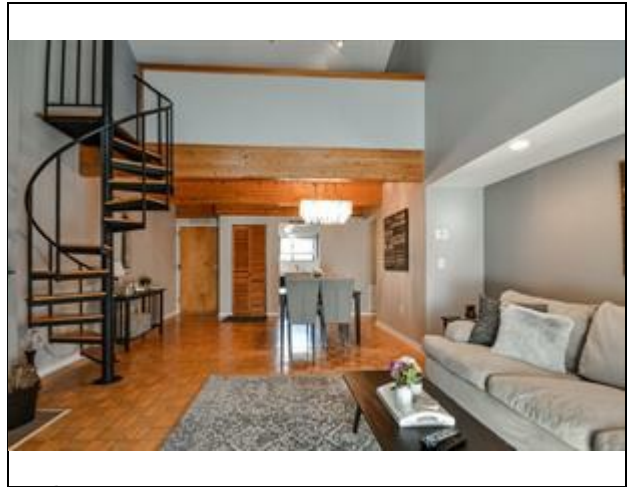
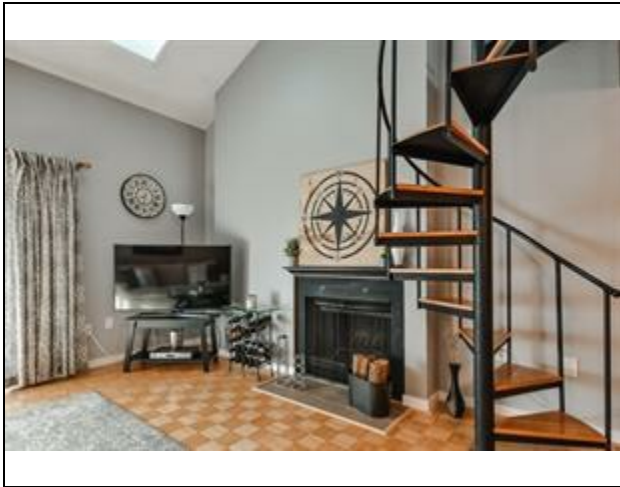
Condominium - Condo  
Sale Price: \$218,750





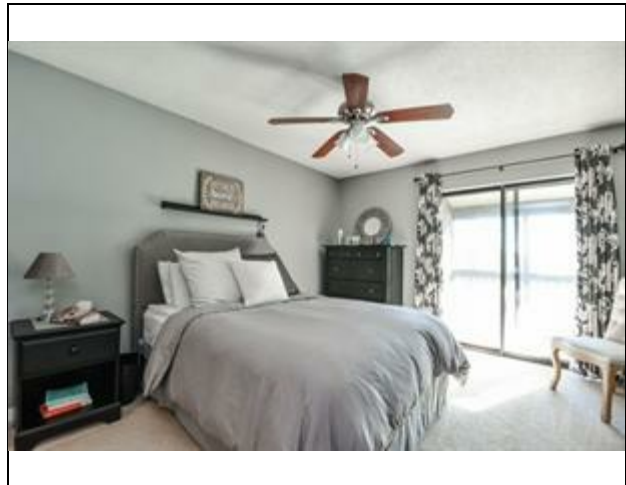
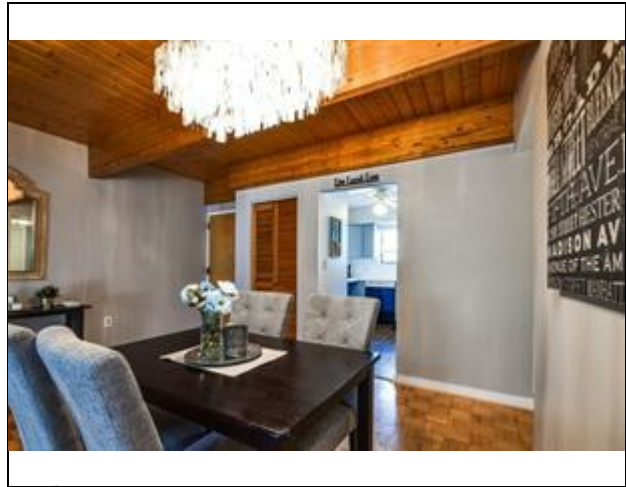
**MLS # 72445337 - Sold**  
**13 Highwood Dr U:13, Franklin, MA 02038-2959**

**Condominium - Condo**  
**Sale Price: \$218,750**



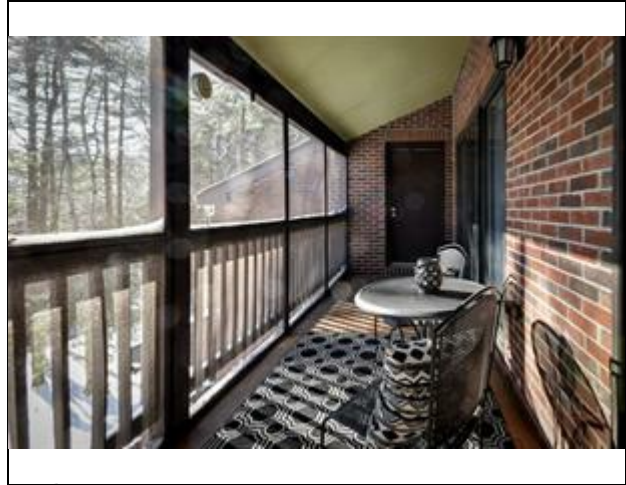
MLS # 72445337 - Sold  
13 Highwood Dr U:13, Franklin, MA 02038-2959

Condominium - Condo  
Sale Price: \$218,750



**MLS # 72445337 - Sold**  
**13 Highwood Dr U:13, Franklin, MA 02038-2959**

**Condominium - Condo**  
**Sale Price: \$218,750**



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**173 Highwood Dr - Unit 173**  
**Franklin, MA 02038-2980**  
**Condo**

MLS #: <b>72546102</b>	Status: <b>Sold</b>
List Price: <b>\$234,900</b>	Sale Price: <b>\$224,900</b>
List Date: <b>8/7/2019</b>	Sale Date: <b>11/18/2019</b>
Area:	Off Market Date: <b>10/23/2019</b>
List\$/Sq. Ft.: <b>\$206.41</b>	Sold \$/Sq. Ft. <b>\$197.63</b>
Days on Market (Total): <b>78</b>	Days on Market (Office): <b>78</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level: <b>1</b>
Master Bath:	Placement: <b>End</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,138 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>68</b>	Garage: <b>0</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$275</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Snow Removal, Refuse Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		-
Kitchen:	<b>1</b>		-
Master Bedroom:	<b>2</b>		-
Bedroom 2:	<b>2</b>		-
Bath 1:	<b>1</b>		-
Bath 2:	<b>2</b>		-
Laundry:	<b>2</b>		-

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Electric: **Circuit Breakers**  
 Exclusions: **all personal property**  
 Exterior: **Vinyl**  
 Exterior Features: **Patio**  
 Facing Direction:  
 Heating: **Electric**  
 Hot Water: **Electric**  
 Interior Features: **Cable Available**  
 Lead Paint: **Unknown**  
 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**

**Townhouse in Highwood!! Lots of features here! Large living/dining room with Fireplace and sliders to the patio! Appliance filled kitchen. 2 Large bedrooms upstairs. Master features two closets and Hollywood bath. Second bedroom features very spacious walk in closet. Outside storage shed included. Close to highways, shopping, schools.**

**Tax Information**

<b>2019 Taxes: \$2,803</b>	<b>Assessment: \$191,200</b>	<b>Cert: 12362</b>	<b>Zoning Code: res</b>
<b>Pin #: M:259 L:006-010</b>	<b>Map:</b>	<b>Block:</b>	<b>Lot: Book: 21099 Page: 260</b>



## Market History for 173 Highwood Dr U:173, Franklin, MA 02038-2980

MLS #	Date		DOM	DTO	Price
72546102	8/7/2019	Listed for <b>\$234,900</b>			\$234,900
CTG	10/10/2019	Status Changed to: <b>Contingent</b>			
UAG	10/24/2019	Status Changed to: <b>Under Agreement</b>			
SLD	12/3/2019	Status Changed to: <b>Sold</b>			
	11/18/2019	Sold for <b>\$224,900</b>	78	61	<b>\$224,900</b>
Market History for Office Id: AC1630			<b>78</b>	<b>61</b>	<b>\$224,900</b>
Market History for this property			<b>78</b>	<b>61</b>	<b>\$224,900</b>

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MLS # 72546102 - Sold  
173 Highwood Dr U:173, Franklin, MA 02038-2980

Condominium - Condo  
Sale Price: \$224,900



**MLS # 72546102 - Sold**  
**173 Highwood Dr U:173, Franklin, MA 02038-2980**

**Condominium - Condo**  
**Sale Price: \$224,900**



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**65 Highwood Dr - Unit 65**  
**Franklin, MA 02038-2921**  
**Condo**

MLS #: <b>72479422</b>	Status: <b>Sold</b>
List Price: <b>\$219,900</b>	Sale Price: <b>\$230,000</b>
List Date: <b>4/9/2019</b>	Sale Date: <b>6/7/2019</b>
Area:	Off Market Date: <b>4/15/2019</b>
List\$/Sq. Ft.: <b>\$201.19</b>	Sold \$/Sq. Ft. <b>\$210.43</b>
Days on Market (Total): <b>6</b>	Days on Market (Office): <b>6</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Mid-Rise</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>3</b>
Master Bath: <b>No</b>	Placement: <b>Upper</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>1,093 Sq. Ft.</b>
Year Built: <b>1982</b>	Outdoor Space Avail:
# Units: <b>56</b>	Garage: <b>0</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Assigned</b>

Handicap Access/Features:

Association: **Yes** Fee: **\$318**

Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

**Room Descriptions**

Room	Level	Size	Features
Living Room:			Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony / Deck, Balcony - Exterior, Main Level, Exterior Access, Slider, Lighting - Overhead
Dining Room:			Closet, Flooring - Laminate, Main Level, Exterior Access, Recessed Lighting, Lighting - Overhead
Kitchen:			Flooring - Laminate, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Remodeled, Stainless Steel Appliances, Lighting - Pendant, Lighting - Overhead
Master Bedroom:			Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Balcony / Deck, Main Level, Deck - Exterior, Slider, Lighting - Overhead, Closet - Double
Bedroom 2:			Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box, Main Level, Lighting - Overhead
Bedroom 3:			Flooring - Wall to Wall Carpet, Attic Access, Lighting - Overhead
Bath 1:			Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Laminate, Main Level, Lighting - Sconce, Lighting - Overhead



**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Porch**  
 Facing Direction:  
 Heating: **Electric Baseboard, Electric**  
 Hot Water: **Electric**  
 Interior Features: **Cable Available, Intercom, Internet Available - Fiber-Optic**  
 Lead Paint: **None**  
 Pets Allowed: **Yes w/ Restrictions**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No** Water View: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

Enjoy the carefree lifestyle with this beautiful, spacious condo in desirable Highwood at Franklin. This is a rare top unit with second floor that offers many possibilities including an office or potential 3rd bedroom in addition to the bonus loft area. Enjoy the woodland views from your private balcony which stretches across the master bedroom as well as open living area. Large living and dining area are perfect for entertaining. Kitchen includes stainless steel appliances, and was recently updated with tasteful quartz countertops and white tile backsplash. Bathroom was beautifully updated in late 2018. Convenient in-unit laundry room includes washer and dryer. Windows and sliding doors were replaced in 2018, as well as the hot water heater. You don't want to miss this opportunity! \*\*Multiple offer situation - highest and best offers due Monday, April 15th at 5PM\*\* All offers will be reviewed Monday evening.

**Tax Information**

2019 Taxes: **\$2,841** Assessment: **\$193,800**

Pin #: **M:259 L:007-006**

Cert: **000000108036**

Zoning Code: **RES**

Map: Block: Lot:

Book: **33605** Page: **534**



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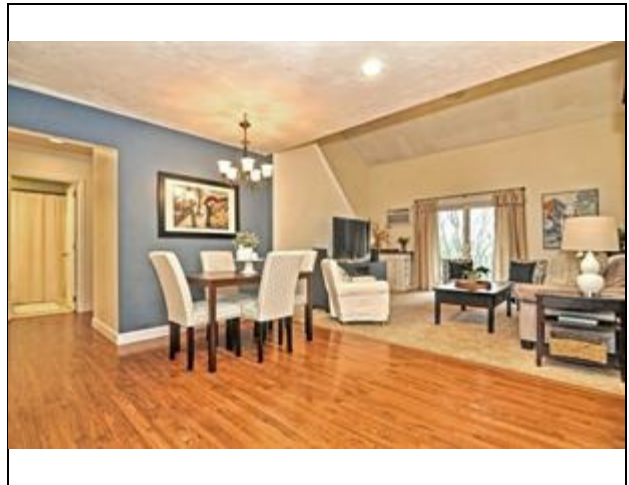
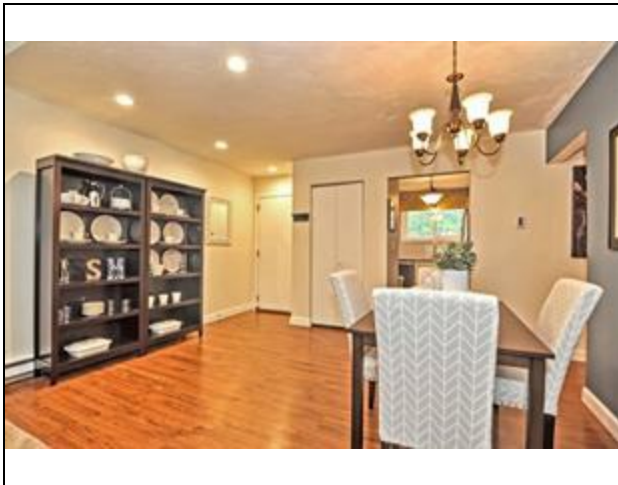
## Market History for 65 Highwood Dr U:65, Franklin, MA 02038-2921

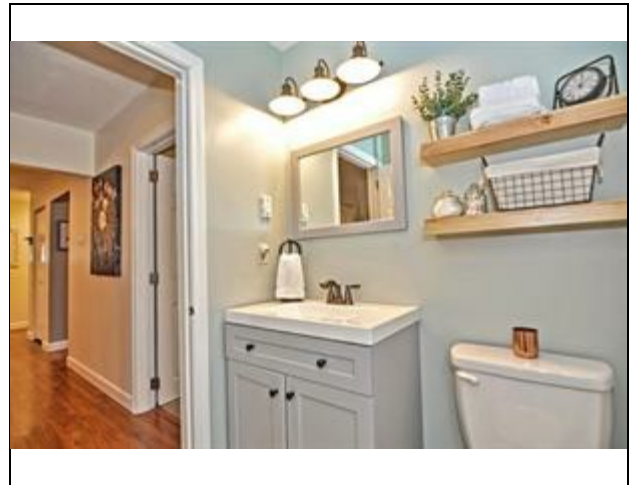
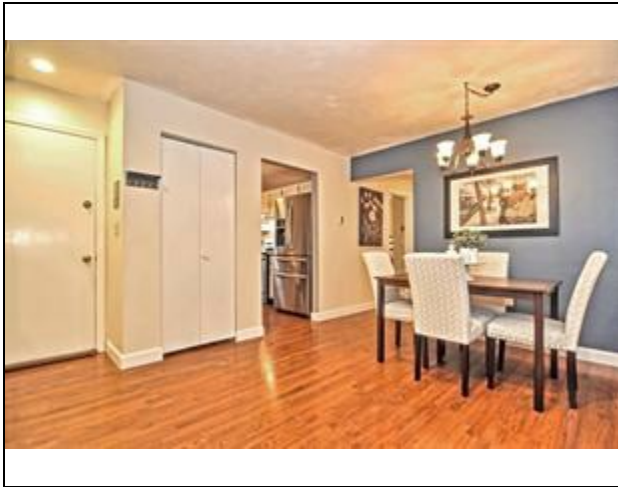
MLS #	Date		DOM	DTO	Price
72479422	4/9/2019	Listed for <b>\$219,900</b>			\$219,900
UAG	4/15/2019	Status Changed to: <b>Under Agreement</b>			
SLD	6/7/2019	Status Changed to: <b>Sold</b>			
	6/7/2019	Sold for <b>\$230,000</b>	6	6	<b>\$230,000</b>
Market History for Office Id: AC1854			<b>6</b>	<b>6</b>	<b>\$230,000</b>
Market History for this property			<b>6</b>	<b>6</b>	<b>\$230,000</b>

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MLS # 72479422 - Sold  
65 Highwood Dr U:65, Franklin, MA 02038-2921

Condominium - Condo  
Sale Price: \$230,000

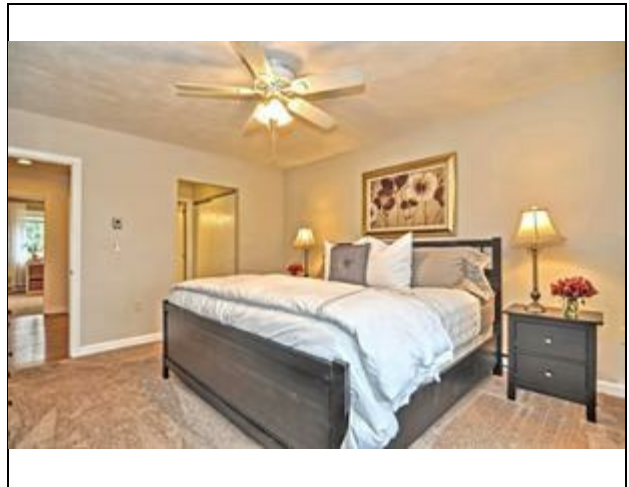
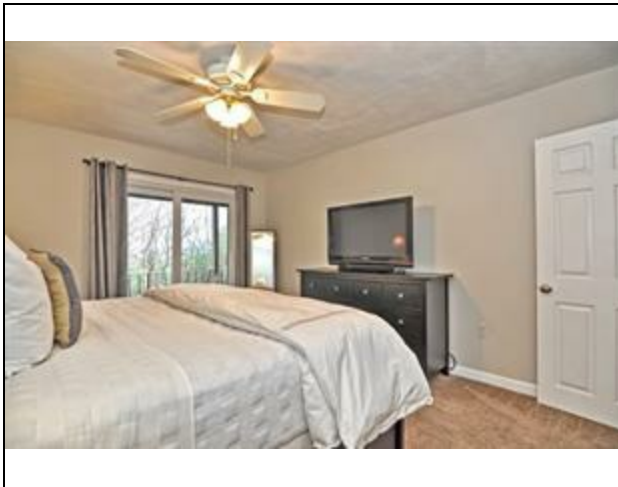
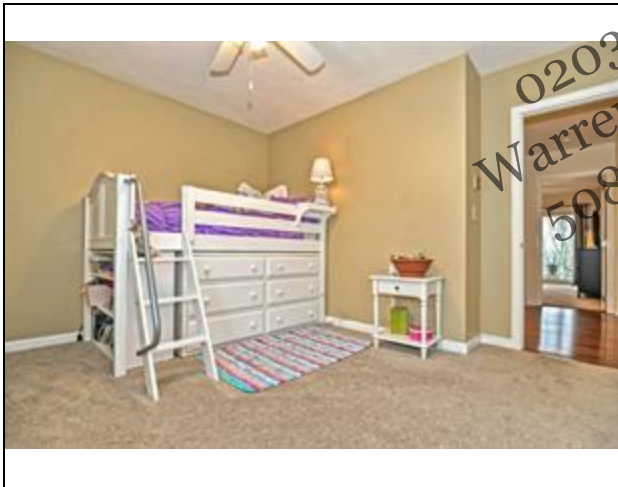






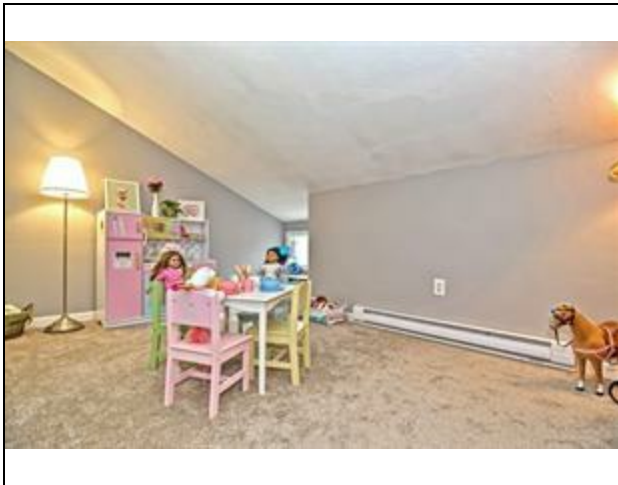
MLS # 72479422 - Sold  
65 Highwood Dr U:65, Franklin, MA 02038-2921

Condominium - Condo  
Sale Price: \$230,000



MLS # 72479422 - Sold  
65 Highwood Dr U:65, Franklin, MA 02038-2921

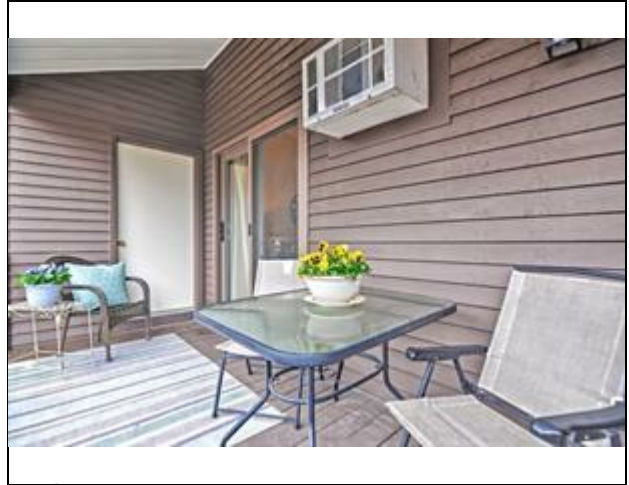
Condominium - Condo  
Sale Price: \$230,000





MLS # 72479422 - Sold  
65 Highwood Dr U:65, Franklin, MA 02038-2921

Condominium - Condo  
Sale Price: \$230,000



**130 Highwood Dr - Unit 130**  
**Franklin, MA 02038-2978**  
**Condo**

MLS #: <b>72430801</b>	Status: <b>Sold</b>
List Price: <b>\$230,000</b>	Sale Price: <b>\$230,000</b>
List Date: <b>12/7/2018</b>	Sale Date: <b>3/20/2019</b>
Area:	Off Market Date: <b>1/16/2019</b>
List\$/Sq. Ft.: <b>\$205.36</b>	Sold \$/Sq. Ft. <b>\$205.36</b>
Days on Market (Total): <b>41</b>	Days on Market (Office): <b>41</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Front</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,120 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>8</b>	Garage: <b>0</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Deeded</b>

Handicap Access/Features:

Association: **Yes** Fee: **\$246**

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



**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Laminate, Flooring - Wood, Exterior Access, Slider
Dining Room:	1		Flooring - Laminate, Flooring - Wood, Lighting - Overhead
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Master Bedroom:	2		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	2		-

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave**

Basement: **No**

Cooling: **Wall AC**

Electric: **Circuit Breakers**

Exclusions: **All personal property, fridge, washer and dryer**

Exterior: **Vinyl**

Exterior Features: **Porch, Deck, Garden Area**

Facing Direction:

Heating: **Electric**

Hot Water: **Electric**

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**

**Move In Ready! Spacious Condo in Highwood with townhouse style entry! This immaculant townhouse has nice bright kitchen with ceramic tile floor and lots of storage, dining area, livingroom with fireplace and sliders to patio. 2nd floor has 2 good sized bedrooms, full bath, laundry and the master has sliders to a deck. Behind the townhouse is exterior storage as well as large common yard space and an attractive landscape. Space is perfect for entertaining and/or just relaxing after a long day! Easy access to all major Highways, the Commuter rail & shopping.**

**Tax Information**

**2018 Taxes: \$2,879** Assessment: **\$196,500**

Pin #: **M:270 L:043-015**

Cert: **147093** Zoning Code: **res**

Map: Block: Lot: Book: **12873** Page: **95**



## Market History for 130 Highwood Dr U:130, Franklin, MA 02038-2978

MLS #	Date		DOM	DTO	Price
72430801	12/7/2018	Listed for <b>\$230,000</b>			\$230,000
CTG	1/3/2019	Status Changed to: <b>Contingent</b>			
UAG	1/17/2019	Status Changed to: <b>Under Agreement</b>			
SLD	3/22/2019	Status Changed to: <b>Sold</b>			
	3/20/2019	Sold for <b>\$230,000</b>	41	21	<b>\$230,000</b>
Market History for Office Id: AC1630			<b>41</b>	<b>21</b>	<b>\$230,000</b>
Market History for this property			<b>41</b>	<b>21</b>	<b>\$230,000</b>

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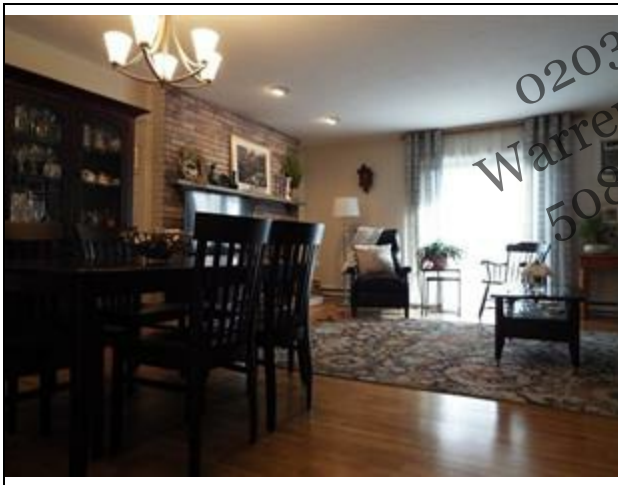
MLS # 72430801 - Sold  
130 Highwood Dr U:130, Franklin, MA 02038-2978

Condominium - Condo  
Sale Price: \$230,000



MLS # 72430801 - Sold  
130 Highwood Dr U:130, Franklin, MA 02038-2978

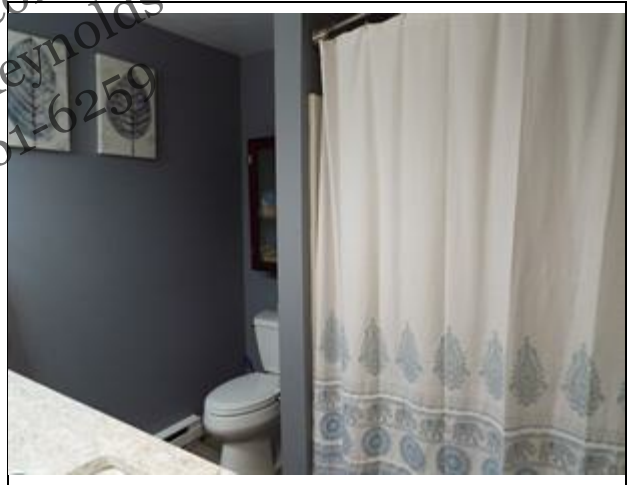
Condominium - Condo  
Sale Price: \$230,000





MLS # 72430801 - Sold  
130 Highwood Dr U:130, Franklin, MA 02038-2978

Condominium - Condo  
Sale Price: \$230,000





**MLS # 72430801 - Sold**  
**130 Highwood Dr U:130, Franklin, MA 02038-2978**

**Condominium - Condo**  
**Sale Price: \$230,000**



**167 Highwood Drive - Unit 167**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72426997** Status: **Sold**  
List Price: **\$234,900** Sale Price: **\$234,000**  
List Date: **11/26/2018** Sale Date: **1/29/2019**  
Area: Off Market Date: **12/25/2018**  
List\$/Sq. Ft.: **\$209.36** Sold \$/Sq. Ft. **\$208.56**  
Days on Market (Total): **30** Days on Market (Office): **30**

**Property Features**

Rooms: **5** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **1**  
Master Bath: **Yes** Placement:  
Fireplaces: **1** Approx. Living Area: **1,122 Sq. Ft.**  
Year Built: **1985** Outdoor Space Avail: **Yes - Private**  
# Units: **68** Garage: **0**  
Elevator: Parking: **2 Off-Street, Assigned**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$246**

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

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Wood, Exterior Access, Open Floor Plan</b>
Dining Room:	<b>1</b>		<b>Flooring - Wood, Open Floor Plan</b>
Kitchen:	<b>1</b>		<b>Flooring - Hardwood</b>
Master Bedroom:	<b>2</b>		<b>Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture</b>
Bedroom 2:	<b>2</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Wood</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>-</b>
Foyer:	<b>1</b>		<b>Closet, Flooring - Stone/Ceramic Tile</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Electric: **200 Amps**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Porch, Patio, Storage Shed, Gutters**  
Facing Direction: **Southwest**  
Heating: **Electric Baseboard, Electric**  
Hot Water: **Electric, Tank**  
Interior Features: **Cable Available**  
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**

**Best location in town! Close to I-495, commuter rail, shopping, services and restaurants in desirable Franklin - voted the safest city in MA for 2018!! 5 rooms \* 2 bedrooms \* 1.5 bathrooms \* fireplaced living room. \* Newer bamboo/ cherry flooring in living room/ dining room/foyer area. \* Kitchen has a large pantry and convenient pass-through to open concept dining/living area. \* The living room has a slider to private rear patio area facing pretty woods.\* The second floor offers 2 spacious bedrooms. \*The master bedroom has double closets and an in wall AC. \* Highwood III is pet friendly and seconds away to Franklin's beautiful new high school as well as middle and elementary schools.**

**Tax Information**

**2018 Taxes: \$2,626.75 Assessment: \$179,300**

Pin #:

Cert: Zoning Code: **Res**

Map: Block: Lot: Book: **31549** Page: **517**

## Market History for 167 Highwood Drive U:167, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72426997	11/26/2018	Listed for <b>\$234,900</b>			\$234,900
CTG	12/12/2018	Status Changed to: <b>Contingent</b>			
UAG	12/26/2018	Status Changed to: <b>Under Agreement</b>			
SLD	1/30/2019	Status Changed to: <b>Sold</b>			
	1/29/2019	Sold for <b>\$234,000</b>	30	11	<b>\$234,000</b>
Market History for Office Id: AN4098			<b>30</b>	<b>11</b>	<b>\$234,000</b>
Market History for this property			<b>30</b>	<b>11</b>	<b>\$234,000</b>

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MLS # 72426997 - Sold  
167 Highwood Drive U:167, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$234,000





MLS # 72426997 - Sold  
167 Highwood Drive U:167, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$234,000



**MLS # 72426997 - Sold**  
**167 Highwood Drive U:167, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$234,000**



**148 Highwood Dr - Unit 148**  
**Franklin, MA 02038-2979**  
**Condo**

MLS #: <b>72560325</b>	Status: <b>Sold</b>
List Price: <b>\$234,900</b>	Sale Price: <b>\$235,000</b>
List Date: <b>9/6/2019</b>	Sale Date: <b>10/29/2019</b>
Area:	Off Market Date: <b>9/23/2019</b>
List\$/Sq. Ft.: <b>\$234.43</b>	Sold \$/Sq. Ft. <b>\$234.53</b>
Days on Market (Total): <b>17</b>	Days on Market (Office): <b>17</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>1</b>
Master Bath:	Placement: <b>Street</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,002 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Private</b>
# Units: <b>68</b>	Garage: <b>0</b>
Elevator:	Parking: <b>2 Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$275</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Open Floor Plan, Slider
Dining Room:	1		Flooring - Wall to Wall Carpet, Open Floor Plan
Kitchen:	1		Flooring - Vinyl, Open Floor Plan
Master Bedroom:	1		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Laundry:	1		-

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Electric: **Circuit Breakers**  
 Exclusions: **Dining Room Light**  
 Exterior: **Vinyl**  
 Exterior Features: **Patio, Storage Shed**  
 Facing Direction:  
 Heating: **Electric**  
 Hot Water: **Electric**  
 Interior Features: **Cable Available**  
 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**

**Perfect Sunny Location for this Rare Ranch Unit in Highwood III. Downsize or First timers Will Love This One. Large Open Living Room/Dining Room. Cozy Wood Burning Fireplace and Nice Patio With Sliders to Private Outdoor Space That Backs up to Woods. Good Size Master with Large Double Closet. Second Bedroom also a Good Size. Laundry in Unit. Blinds on all Windows. All Kitchen Appliances Stay. Roof done in last couple Years. No Pending Assessments. Seller had Mass Save in to add Insulation. New Chimney Cap. Two Parking Spots Very Close. Additional Guest Parking. Super Convenient but Very Quiet Location. Just Minutes to 495/95 and Forge Park or Franklin Depot Train Stations! Showings Begin Saturday Afternoon. Easy To Show!**

**Tax Information**

2019 Taxes: **\$2,777** Assessment: **\$189,400**  
 Pin #: **M:259 L:005-011**

Cert: **104749** Zoning Code: **res**  
 Map: Block: Lot: Book: **22488** Page: **3**

## Market History for 148 Highwood Dr U:148, Franklin, MA 02038-2979

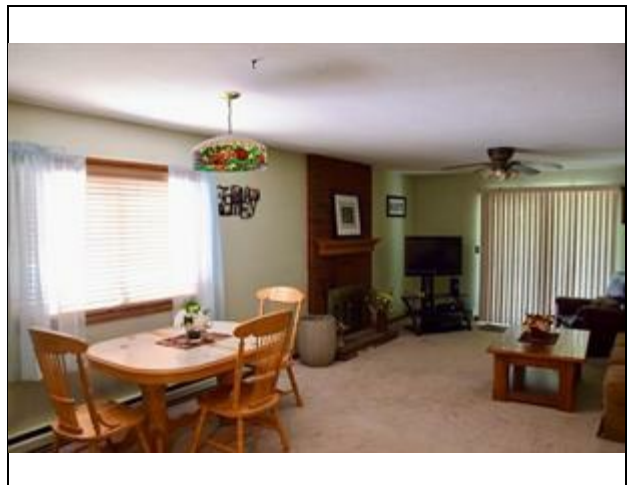
MLS #	Date		DOM	DTO	Price
72560325	9/6/2019	Listed for <b>\$234,900</b>			\$234,900
CTG	9/10/2019	Status Changed to: <b>Contingent</b>			
UAG	9/23/2019	Status Changed to: <b>Under Agreement</b>			
SLD	10/30/2019	Status Changed to: <b>Sold</b>			
	10/29/2019	Sold for <b>\$235,000</b>	17	3	<b>\$235,000</b>
Market History for Office Id: BB1175			<b>17</b>	<b>3</b>	<b>\$235,000</b>
Market History for this property			<b>17</b>	<b>3</b>	<b>\$235,000</b>

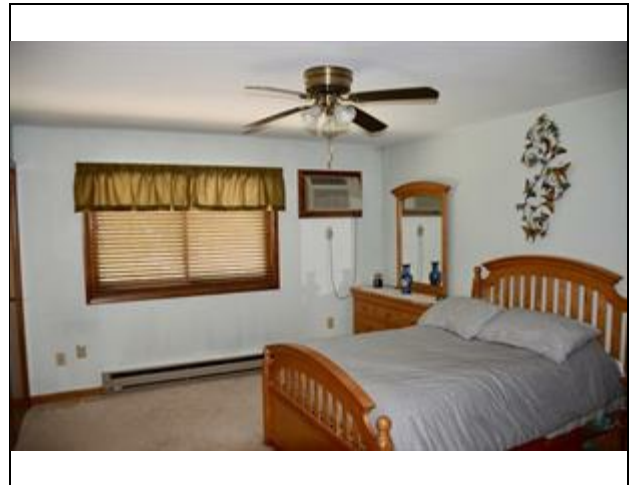
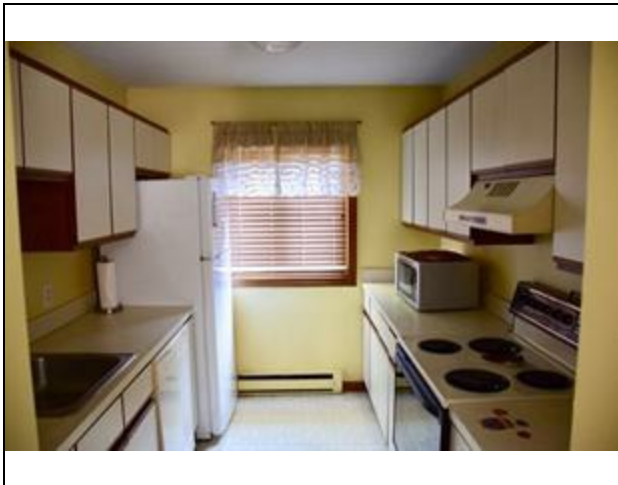
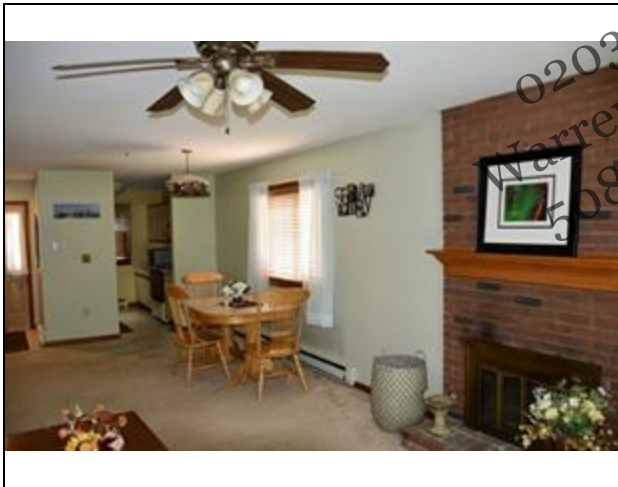
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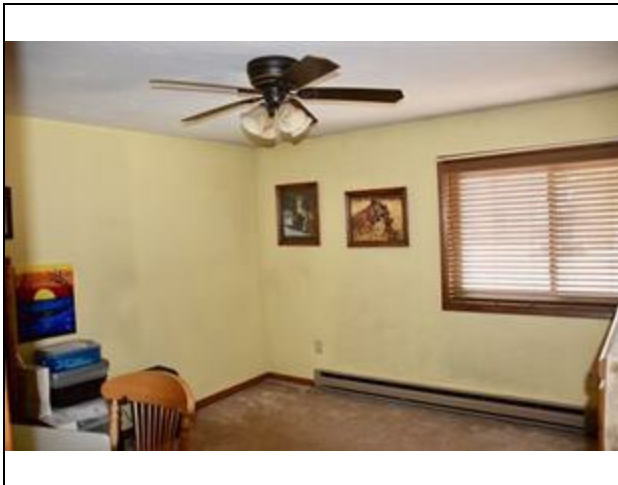
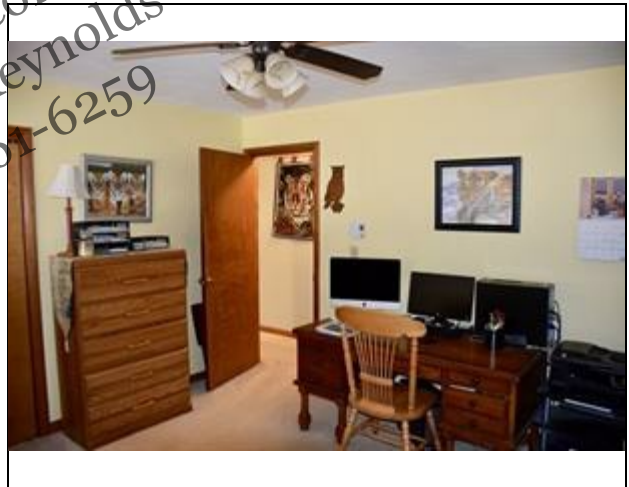
MLS # 72560325 - Sold  
148 Highwood Dr U:148, Franklin, MA 02038-2979

Condominium - Condo  
Sale Price: \$235,000









**MLS # 72560325 - Sold**  
**148 Highwood Dr U:148, Franklin, MA 02038-2979**

**Condominium - Condo**  
**Sale Price: \$235,000**



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**163 Highwood Dr - Unit 163**  
**Franklin, MA 02038-2923**  
**Condo**

MLS #: <b>72572872</b>	Status: <b>Sold</b>
List Price: <b>\$250,000</b>	Sale Price: <b>\$240,000</b>
List Date: <b>10/1/2019</b>	Sale Date: <b>11/15/2019</b>
Area:	Off Market Date: <b>10/19/2019</b>
List\$/Sq. Ft.: <b>\$244.86</b>	Sold \$/Sq. Ft. <b>\$235.06</b>
Days on Market (Total): <b>18</b>	Days on Market (Office): <b>18</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Street, End, Corner, Walkout</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,021 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>68</b>	Garage: <b>0</b>
Elevator: <b>No</b>	Parking: <b>2 Assigned, Deeded, Paved Driveway</b>

Handicap Access/Features: **Unknown**

Association: **Yes** Fee: **\$275**

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

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		-
Dining Room:	<b>1</b>		-
Kitchen:	<b>1</b>		-
Master Bedroom:	<b>1</b>		-
Bedroom 2:	<b>1</b>		-
Laundry:	<b>1</b>		-

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Electric: **Circuit Breakers**  
 Exclusions: **None**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Patio, Storage Shed**  
 Facing Direction:  
 Heating: **Electric**  
 Hot Water: **Electric**  
 Interior Features: **Cable Available**  
 Lead Paint: **None**  
 Pets Allowed: **Yes w/ Restrictions**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No** Water View: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**Highwood III - nicely updated end unit offering front row parking. New wood laminate flooring and fresh paint in the fireplaced living room. Updated bathroom, new carpeting in the bedrooms, kitchen has newer granite counter tops and newer appliances included. Slider to private, wooded, back yard, patio and outside storage, in wall air conditioners. This is the perfectly updated ranch style unit with one floor living. FHA approved complex. Pets allowed . This one is just waiting for you to call it home..**

**Tax Information**

**2019 Taxes: \$2,819** Assessment: **\$192,300**  
 Pin #: **M:259 L:005-026**

Cert: **000000080124** Zoning Code: **res**  
 Map: **259** Block: **5** Lot: **26** Book: **34357** Page: **445**



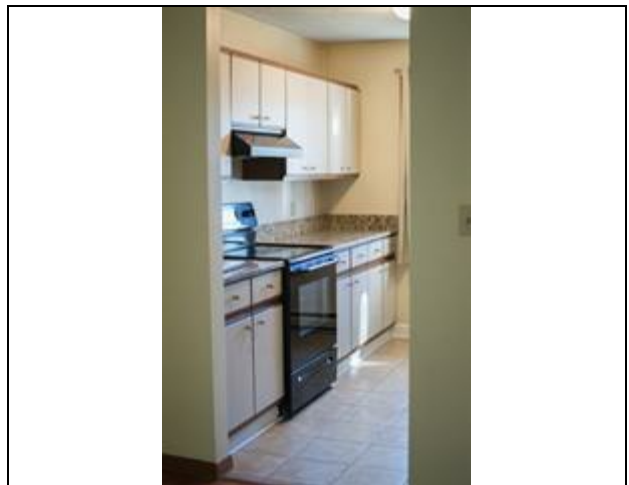
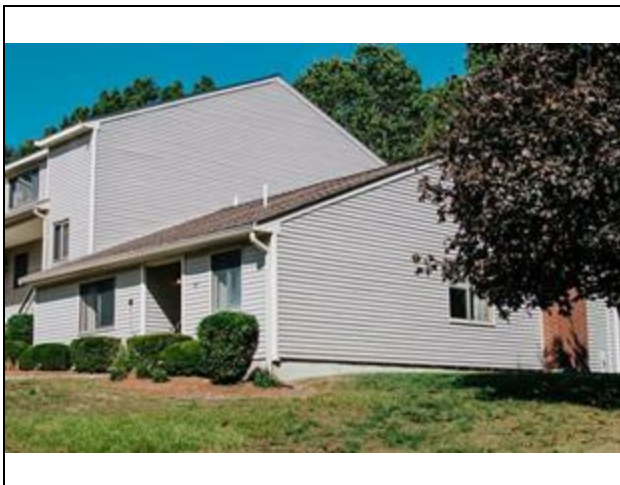
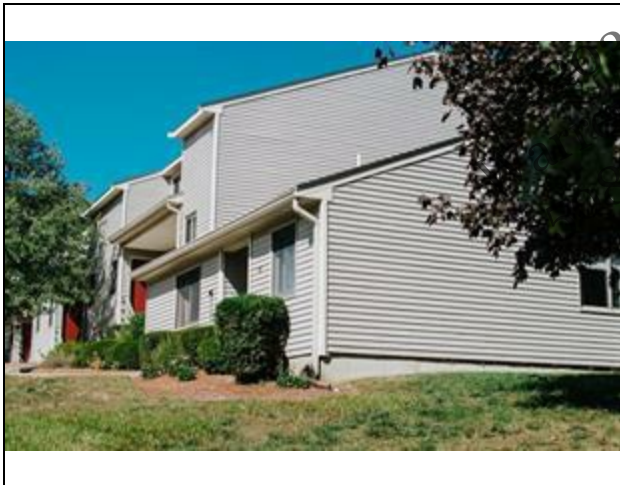
## Market History for 163 Highwood Dr U:163, Franklin, MA 02038-2923

MLS #	Date		DOM	DTO	Price
72572872	10/1/2019	Listed for <b>\$250,000</b>			\$250,000
UAG	10/19/2019	Status Changed to: <b>Under Agreement</b>			
SLD	11/16/2019	Status Changed to: <b>Sold</b>			
	11/15/2019	Sold for <b>\$240,000</b>	18	18	<b>\$240,000</b>
Market History for Office Id: BB9805			<b>18</b>	<b>18</b>	<b>\$240,000</b>
Market History for this property			<b>18</b>	<b>18</b>	<b>\$240,000</b>

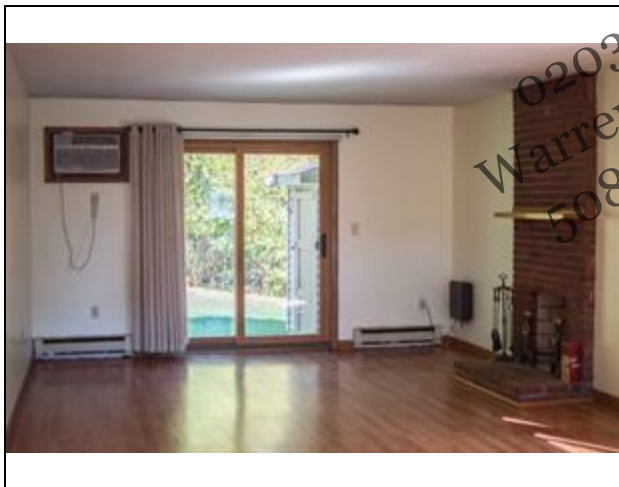
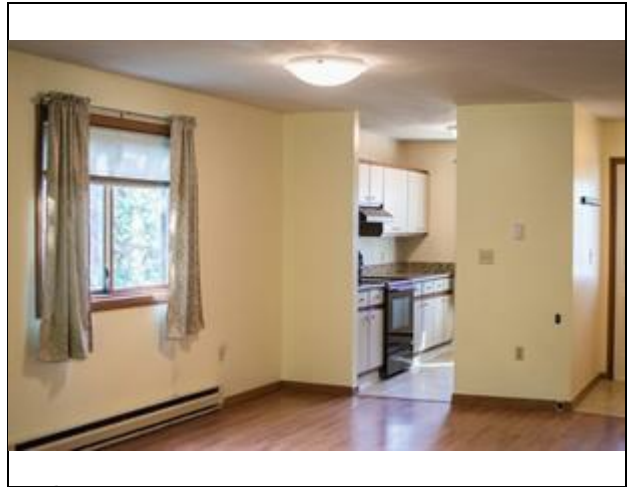
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MLS # 72572872 - Sold  
163 Highwood Dr U:163, Franklin, MA 02038-2923

Condominium - Condo  
Sale Price: \$240,000



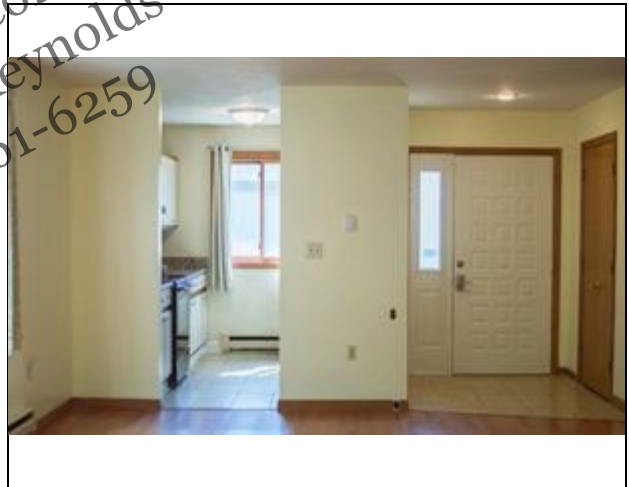
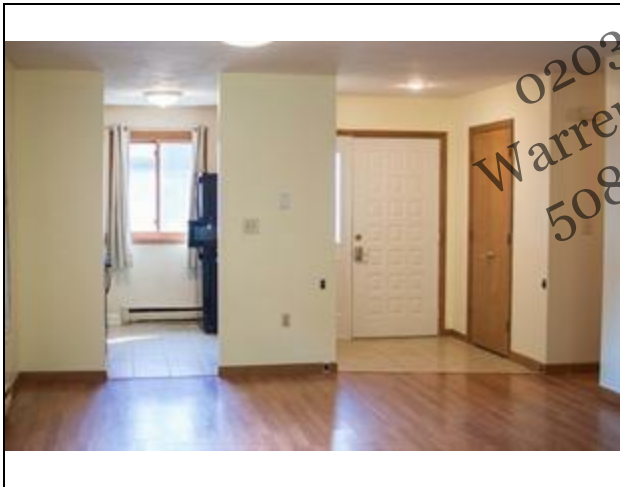
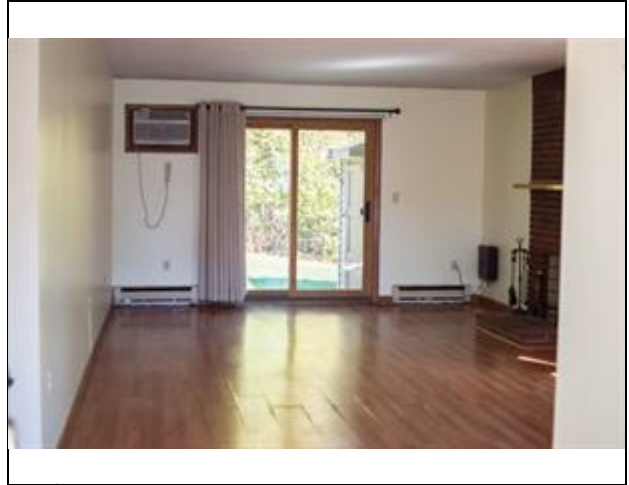






MLS # 72572872 - Sold  
163 Highwood Dr U:163, Franklin, MA 02038-2923

Condominium - Condo  
Sale Price: \$240,000



MLS # 72572872 - Sold  
163 Highwood Dr U:163, Franklin, MA 02038-2923

Condominium - Condo  
Sale Price: \$240,000



MLS # 72572872 - Sold  
163 Highwood Dr U:163, Franklin, MA 02038-2923

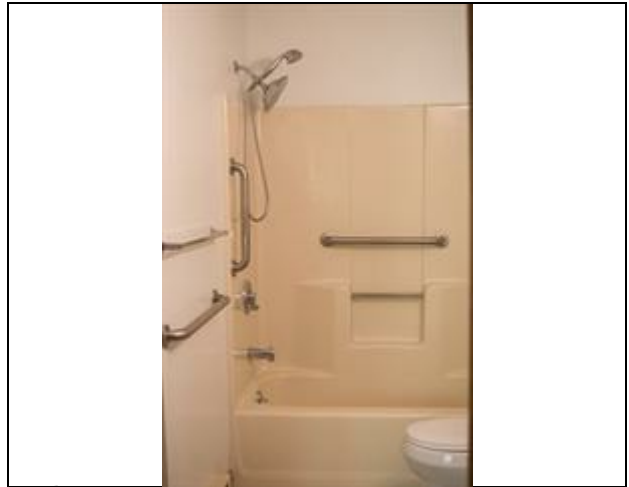
Condominium - Condo  
Sale Price: \$240,000





MLS # 72572872 - Sold  
163 Highwood Dr U:163, Franklin, MA 02038-2923

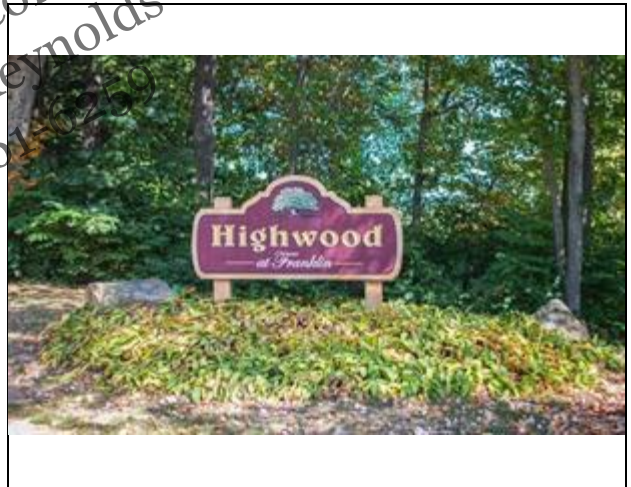
Condominium - Condo  
Sale Price: \$240,000





MLS # 72572872 - Sold  
163 Highwood Dr U:163, Franklin, MA 02038-2923

Condominium - Condo  
Sale Price: \$240,000



**162 HIGHWOOD DRIVE - Unit 162**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72522758** Status: **Sold**  
List Price: **\$244,900** Sale Price: **\$244,900**  
List Date: **6/20/2019** Sale Date: **8/14/2019**  
Area: Off Market Date: **7/9/2019**  
List\$/Sq. Ft.: **\$218.27** Sold \$/Sq. Ft. **\$218.27**  
Days on Market (Total): **20** Days on Market (Office): **20**

**Property Features**

Rooms: **4** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **2**  
Master Bath: **Yes** Placement:  
Fireplaces: **1** Approx. Living Area: **1,122 Sq. Ft.**  
Year Built: **1986** Outdoor Space Avail:  
# Units: **68** Garage: **0**  
Elevator: Parking: **2**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$276**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		-
Dining Room:	<b>1</b>		-
Kitchen:	<b>1</b>		-
Master Bedroom:	<b>2</b>		-
Bedroom 2:	<b>2</b>		-
Laundry:	<b>B</b>		-

**Features & Other Information**

Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor**  
Cooling: **Wall AC**  
Exclusions: **Refrig. Included Washer & Dryer negot.**  
Exterior: **Vinyl**  
Exterior Features: **Deck**  
Facing Direction:  
Heating: **Electric Baseboard, Electric**  
Hot Water: **Tank**  
Lead Paint: **Unknown**  
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**

**HIGHWOOD III Townhouse unit! Don't miss the opportunity to buy this 2 bedroom, 1 1/2 bath townhouse unit with full walk-out basement! Beautiful hardwood floors in hallway, dining area & family room. Open family room has a gorgeous brick fireplace and slider to deck overlooking wooded back yard with lots of privacy! The second floor features spacious master bedroom w/ 2 spacious closets, slider opens to private balcony overlooking back woods. Upstairs bath has access from Master bedroom and hallway. Bright 2nd bedroom offers large walk-in closet & ceiling fan. This unit shows very nice and at a great price in Franklin! First showings start Saturday at Open House!**

**Tax Information**

**2019 Taxes: \$3,245.72** Assessment: **\$221,400**  
Pin #:

Cert: Zoning Code: **Res**  
Map: Block: Lot: Book: **33876** Page: **492**



## Market History for 162 HIGHWOOD DRIVE U:162, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72522758	6/20/2019	Listed for <b>\$244,900</b>			\$244,900
CTG	6/26/2019	Status Changed to: <b>Contingent</b>			
UAG	7/10/2019	Status Changed to: <b>Under Agreement</b>			
SLD	8/14/2019	Status Changed to: <b>Sold</b>			
	8/14/2019	Sold for <b>\$244,900</b>	20	6	<b>\$244,900</b>
Market History for Office Id: AC1630			<b>20</b>	<b>6</b>	<b>\$244,900</b>
Market History for this property			<b>20</b>	<b>6</b>	<b>\$244,900</b>

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MLS # 72522758 - Sold  
162 HIGHWOOD DRIVE U:162, Franklin, MA 02038

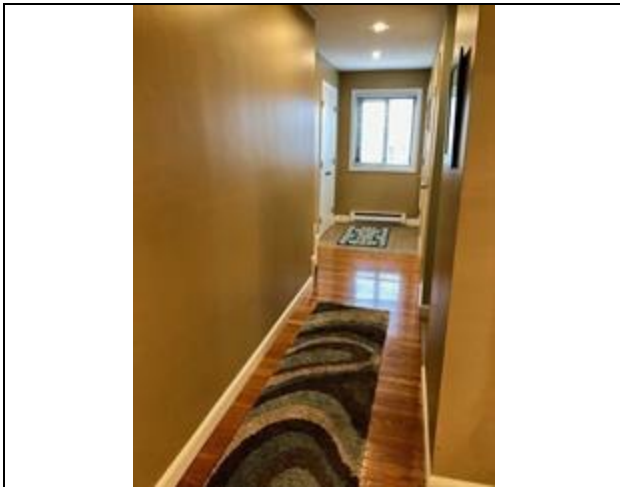
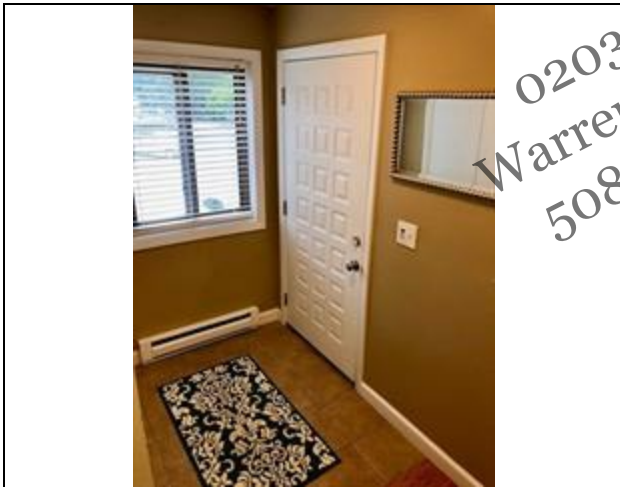
Condominium - Condo  
Sale Price: \$244,900





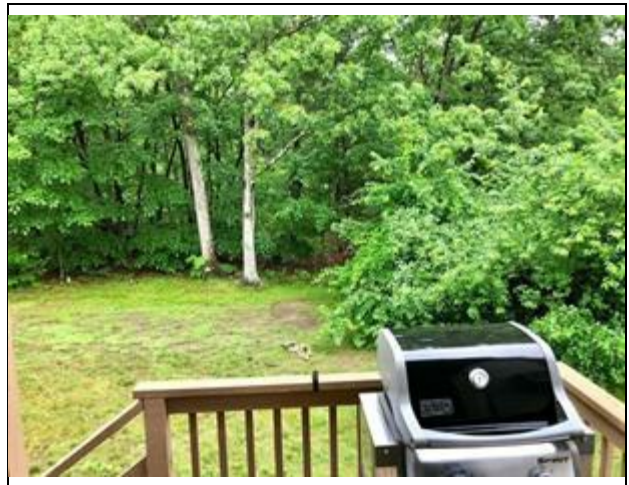
MLS # 72522758 - Sold  
162 HIGHWOOD DRIVE U:162, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$244,900



MLS # 72522758 - Sold  
162 HIGHWOOD DRIVE U:162, Franklin, MA 02038

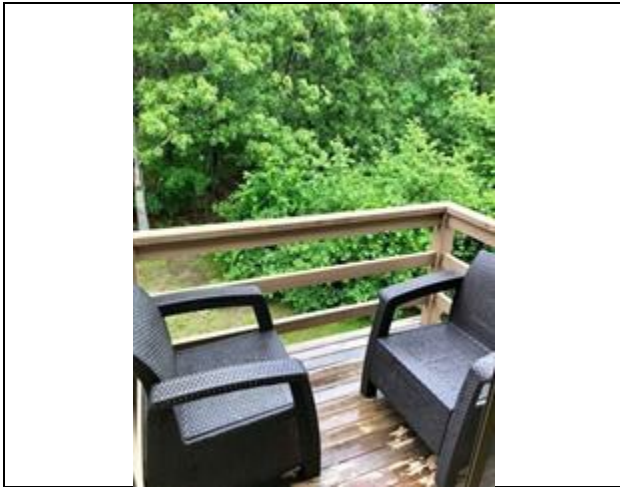
Condominium - Condo  
Sale Price: \$244,900





MLS # 72522758 - Sold  
162 HIGHWOOD DRIVE U:162, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$244,900



**MLS # 72522758 - Sold**  
**162 HIGHWOOD DRIVE U:162, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$244,900**



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**127 Highwood Drive - Unit 127**  
**Franklin, MA 02038-2978**  
**Condo**

MLS #: <b>72589704</b>	Status: <b>Sold</b>
List Price: <b>\$249,900</b>	Sale Price: <b>\$245,000</b>
List Date: <b>11/7/2019</b>	Sale Date: <b>12/23/2019</b>
Area:	Off Market Date: <b>11/25/2019</b>
List\$/Sq. Ft.: <b>\$221.74</b>	Sold \$/Sq. Ft. <b>\$217.39</b>
Days on Market (Total): <b>19</b>	Days on Market (Office): <b>19</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level: <b>1</b>
Master Bath:	Placement:
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,127 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail:
# Units: <b>68</b>	Garage: <b>0</b>
Elevator:	Parking: <b>2 Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$275</b>	
Fee Includes: <b>Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds</b>	



**Room Descriptions**

Room	Level	Size	Features
------	-------	------	----------

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator**  
 Basement: **No**  
 Cooling: **Wall AC**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Deck, Patio**  
 Facing Direction:  
 Heating: **Electric**  
 Hot Water: **Tank**  
 Lead Paint: **None**  
 Pets Allowed: **Yes w/ Restrictions**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**Well maintained desirable Franklin Highwood III townhouse! Freshly painted 2 bedrooms, 1.5 baths, with beautiful wood floors in the living room and ceramic tile foyer and kitchen. The kitchen has newer fridge, large pantry and a pass-through window to the open concept living and dining area. Fireplaced living room slider overlooking private rear patio & yard area. The 2nd floor has two spacious bedrooms with great closet space and top floor laundry! Best location in town, convenient to everything including 495, the park, shopping, t-station, and nestled in the woods. Unit includes all appliances... washer/dryer, fridge (2017), stove and dishwasher. Brand new roof being installed this month. Two assigned parking spaces plus guest parking. Reasonable condo fee. Pets allowed with some restrictions-see attached rules for more info. Open house Sunday 11/10 from 12-1:30**

**Tax Information**

**2019 Taxes: \$2,784 Assessment: \$189,900**  
 Pin #: **M:270 L:043-012**

Cert:      Zoning Code: **res**  
 Map:      Block:      Lot:      Book: **8381**      Page: **720**

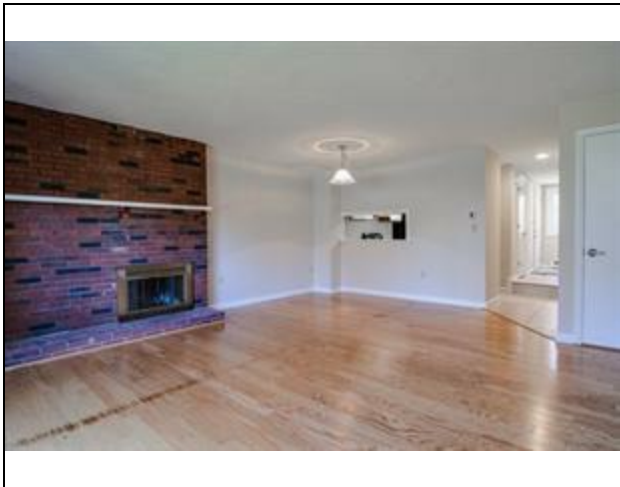
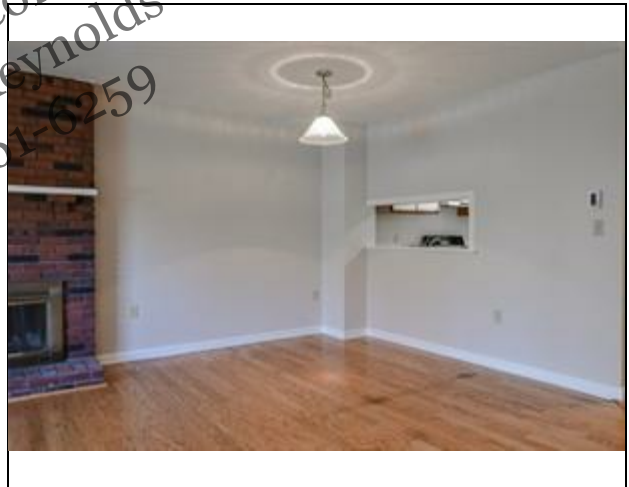
## Market History for 127 Highwood Drive U:127, Franklin, MA 02038-2978

MLS #	Date		DOM	DTO	Price
72589704	11/7/2019	Listed for <b>\$249,900</b>			\$249,900
CTG	11/12/2019	Status Changed to: <b>Contingent</b>			
UAG	11/26/2019	Status Changed to: <b>Under Agreement</b>			
SLD	12/26/2019	Status Changed to: <b>Sold</b>			
	12/23/2019	Sold for <b>\$245,000</b>	19	4	<b>\$245,000</b>
Market History for Office Id: BB5398			<b>19</b>	<b>4</b>	<b>\$245,000</b>
Market History for this property			<b>19</b>	<b>4</b>	<b>\$245,000</b>

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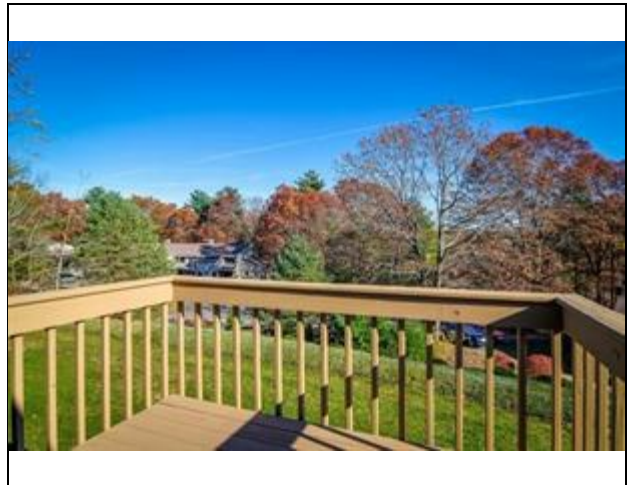
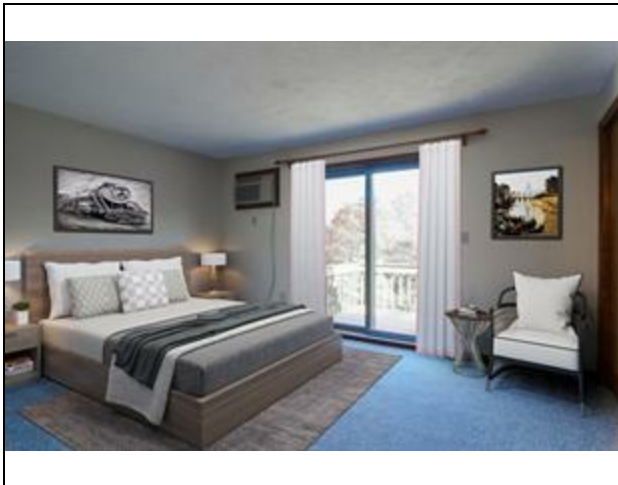
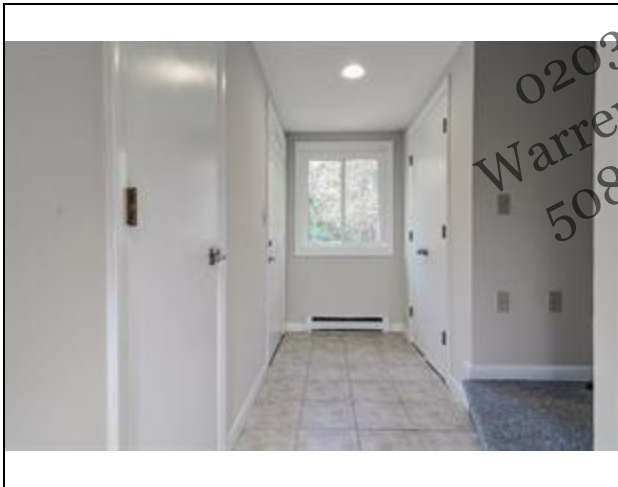
MLS # 72589704 - Sold  
127 Highwood Drive U:127, Franklin, MA 02038-2978

Condominium - Condo  
Sale Price: \$245,000



MLS # 72589704 - Sold  
127 Highwood Drive U:127, Franklin, MA 02038-2978

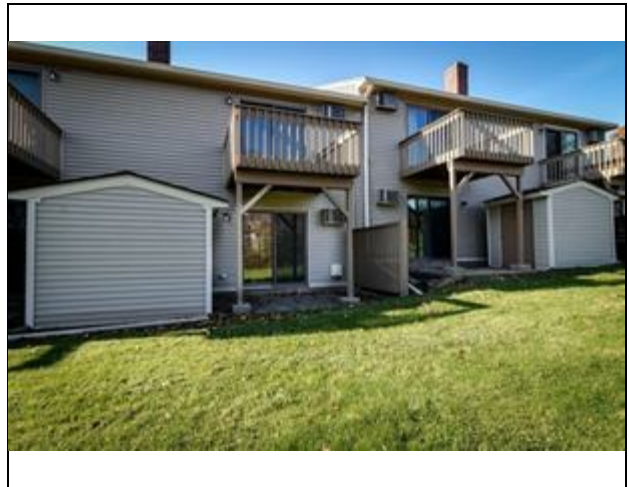
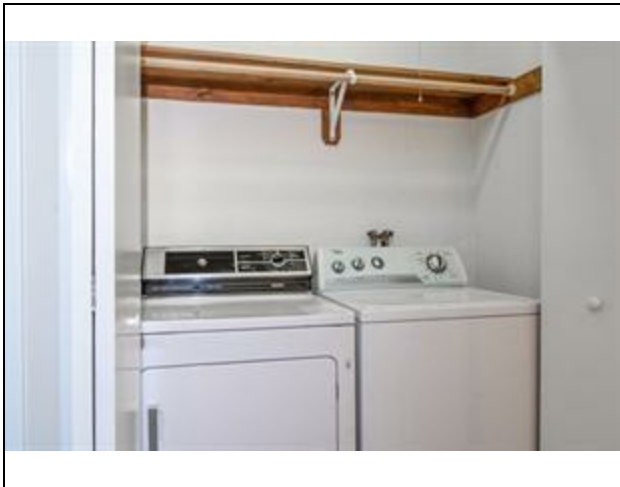
Condominium - Condo  
Sale Price: \$245,000





MLS # 72589704 - Sold  
127 Highwood Drive U:127, Franklin, MA 02038-2978

Condominium - Condo  
Sale Price: \$245,000



MLS # 72589704 - Sold  
127 Highwood Drive U:127, Franklin, MA 02038-2978

Condominium - Condo  
Sale Price: \$245,000



**79 Highwood Dr - Unit 79**  
**Franklin, MA 02038-2922**  
**Condo**

MLS #: <b>72547356</b>	Status: <b>Sold</b>
List Price: <b>\$250,000</b>	Sale Price: <b>\$245,000</b>
List Date: <b>8/8/2019</b>	Sale Date: <b>10/15/2019</b>
Area:	Off Market Date: <b>9/23/2019</b>
List\$/Sq. Ft.: <b>\$222.62</b>	Sold \$/Sq. Ft. <b>\$218.17</b>
Days on Market (Total): <b>47</b>	Days on Market (Office): <b>47</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level: <b>1</b>
Master Bath:	Placement: <b>End</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>1,123 Sq. Ft.</b>
Year Built: <b>1982</b>	Outdoor Space Avail:
# Units: <b>56</b>	Garage: <b>0</b>
Elevator: <b>No</b>	Parking: <b>1 Assigned</b>

Handicap Access/Features:

Association: **Yes** Fee: **\$393**

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



**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Flooring - Laminate, Exterior Access, Open Floor Plan, Remodeled, Slider
Dining Room:	1		Flooring - Laminate, Exterior Access, Open Floor Plan, Slider
Kitchen:	1		Flooring - Vinyl, Countertops - Stone/Granite/Solid, Cabinets - Upgraded
Master Bedroom:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Double Vanity
Laundry:	2		Dryer Hookup - Electric, Washer Hookup

**Features & Other Information**

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

Basement: **No**

Cooling: **Wall AC**

Electric: **Circuit Breakers**

Exclusions: **Personal property**

Exterior: **Wood**

Facing Direction:

Heating: **Electric**

Hot Water: **Electric**

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**

**Move right into this lovely 2 bedroom 1.5 bath townhouse in the Highwood II complex in the heart of Franklin. This end unit is freshly painted and features updated baths, two in-wall air conditioners (one brand new), sizable bedrooms, and an open floorplan. The master bedroom has two large closets and access to the full bath. The second bedroom has a large walk-in closet. Second floor in-unit laundry with newer washer and dryer for your convenience. Enjoy the upcoming fall evenings on your private patio. Highwood at Franklin is convenient to shopping, schools, highways, and the commuter rail. Quick close possible. Association is FHA and VA approved. 2 pets per unit. Come, buy, and enjoy.**

**Tax Information**

2019 Taxes: **\$3,016** Assessment: **\$205,700**

Pin #: **M:259 L:007-020**

Cert: **000000032737** Zoning Code: **Res**

Map: Block: Lot: Book: **34001** Page: **8**

## Market History for 79 Highwood Dr U:79, Franklin, MA 02038-2922

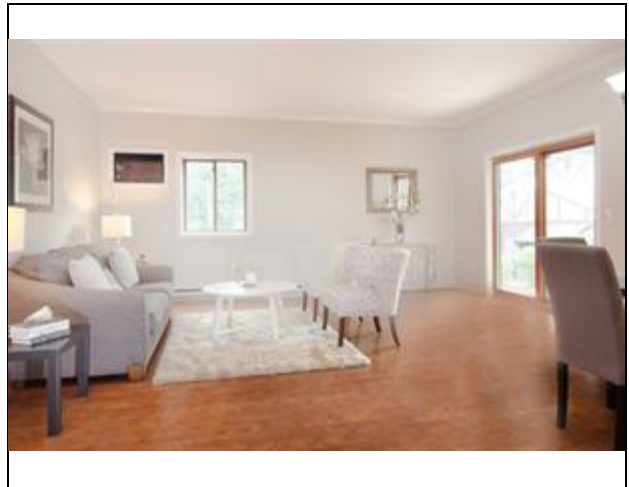
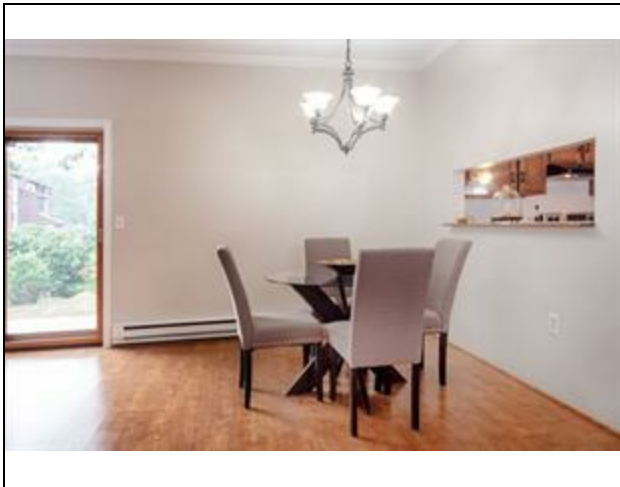
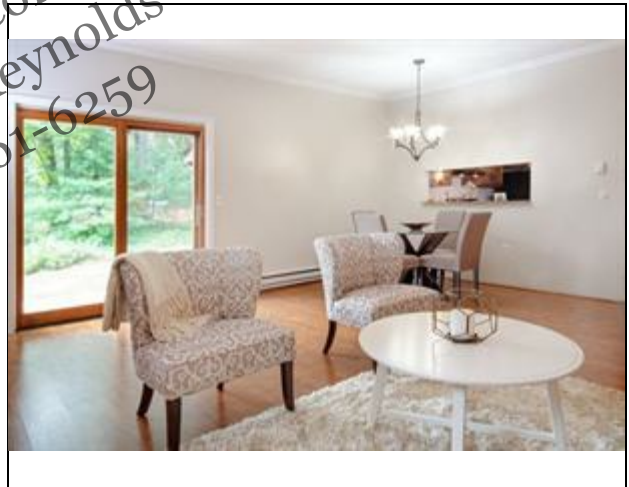
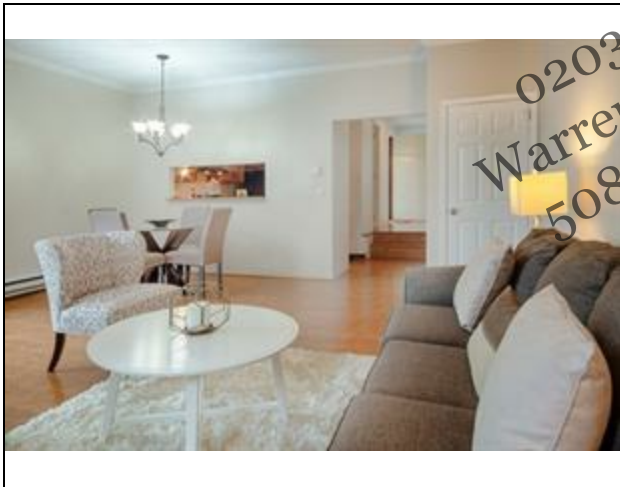
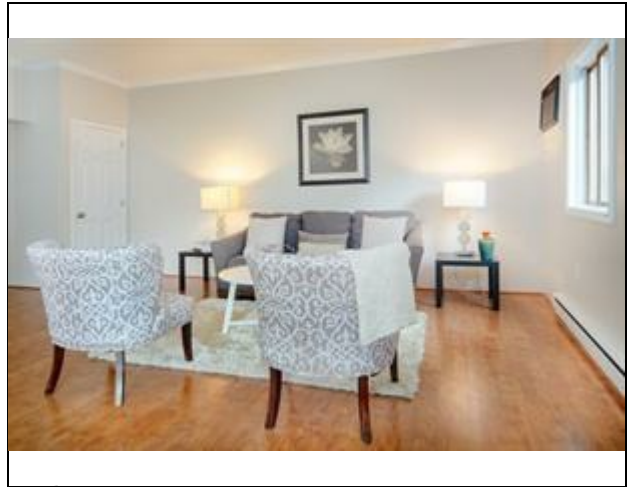
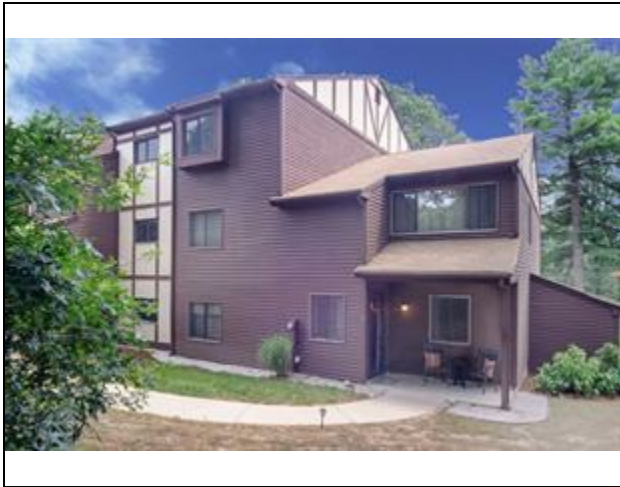
MLS #	Date		DOM	DTO	Price
72547356	8/8/2019	Listed for <b>\$250,000</b>			\$250,000
CTG	9/10/2019	Status Changed to: <b>Contingent</b>			
UAG	9/24/2019	Status Changed to: <b>Under Agreement</b>			
SLD	10/17/2019	Status Changed to: <b>Sold</b>			
	10/15/2019	Sold for <b>\$245,000</b>	47	32	<b>\$245,000</b>
Market History for Office Id: AN3803			<b>47</b>	<b>32</b>	<b>\$245,000</b>
Market History for this property			<b>47</b>	<b>32</b>	<b>\$245,000</b>

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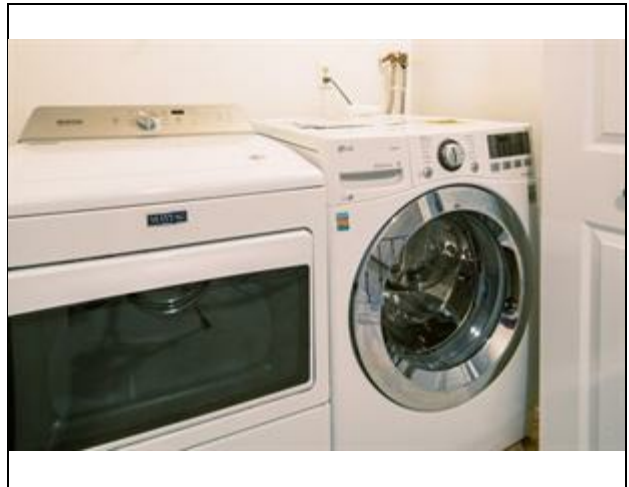
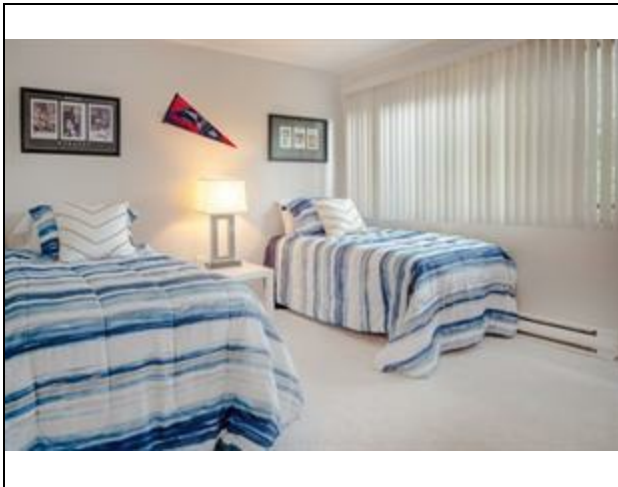
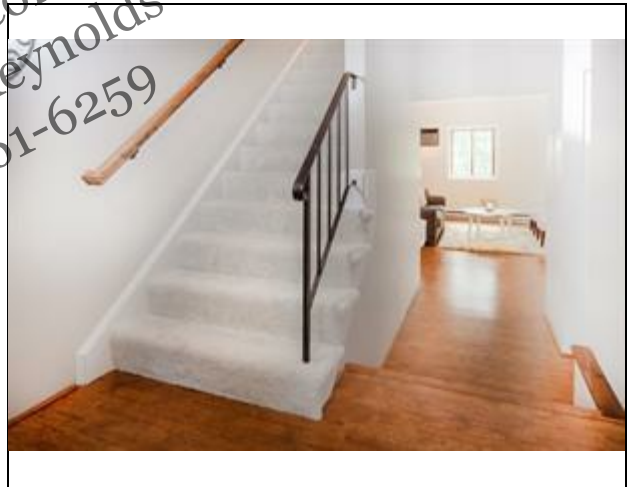
MLS # 72547356 - Sold  
79 Highwood Dr U:79, Franklin, MA 02038-2922

Condominium - Condo  
Sale Price: \$245,000



MLS # 72547356 - Sold  
79 Highwood Dr U:79, Franklin, MA 02038-2922

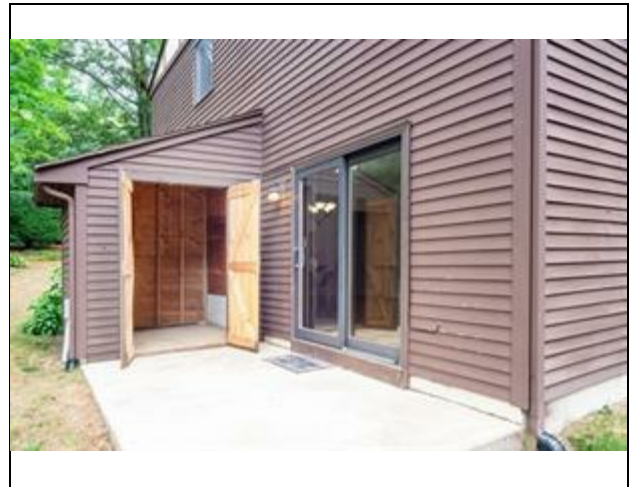
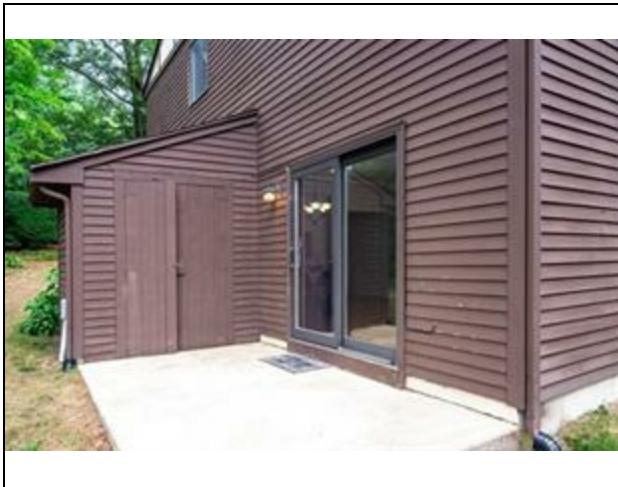
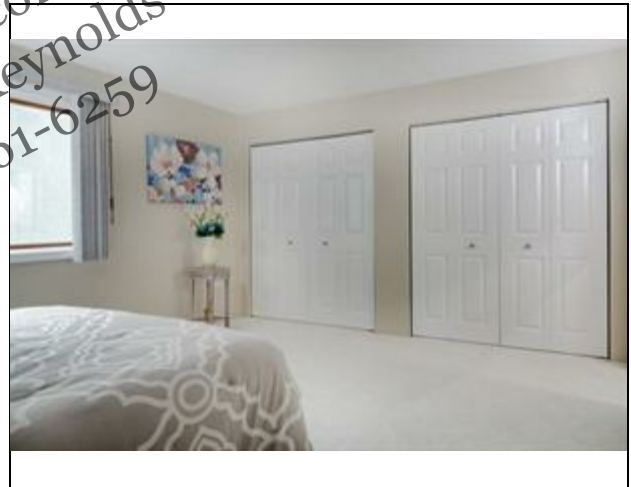
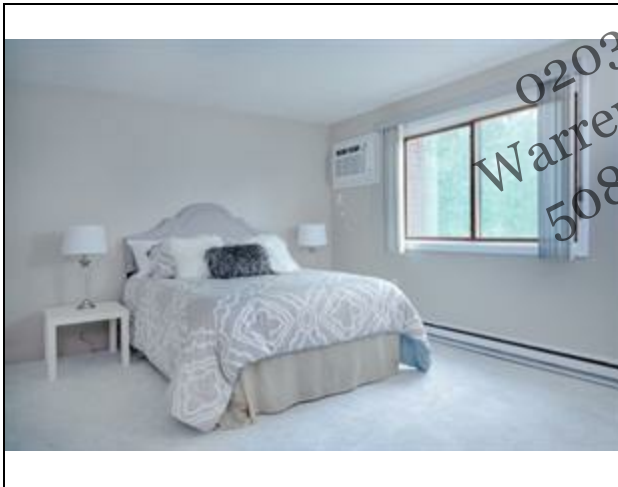
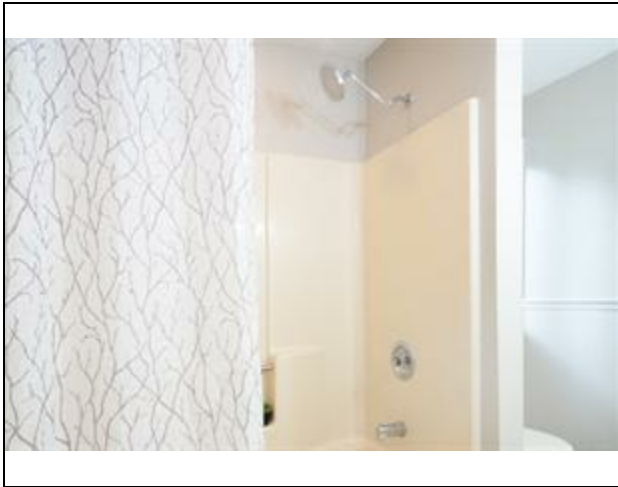
Condominium - Condo  
Sale Price: \$245,000





MLS # 72547356 - Sold  
79 Highwood Dr U:79, Franklin, MA 02038-2922

Condominium - Condo  
Sale Price: \$245,000



**121 Highwood Drive - Unit 121**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72504320** Status: **Sold**  
List Price: **\$250,000** Sale Price: **\$250,000**  
List Date: **5/21/2019** Sale Date: **7/9/2019**  
Area: Off Market Date: **6/11/2019**  
List\$/Sq. Ft.: **\$222.62** Sold \$/Sq. Ft. **\$222.62**  
Days on Market (Total): **22** Days on Market (Office): **22**  
Neighborhood/Sub-Division: **Highwood 3 - Building 15**

**Property Features**

Rooms: **4** Style: **Attached**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 1h** Unit Level: **1**  
Master Bath: Placement:  
Fireplaces: **1** Approx. Living Area: **1,123 Sq. Ft.**  
Year Built: **1985** Outdoor Space Avail:  
# Units: **42** Garage: **0**  
Elevator: Parking: **2**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$246**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Laminate</b>
Dining Room:	<b>1</b>		<b>Flooring - Laminate</b>
Kitchen:	<b>1</b>		<b>Flooring - Laminate, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Stainless Steel Appliances</b>
Master Bedroom:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet, Window(s) - Picture</b>
Bedroom 2:	<b>2</b>		<b>Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture</b>
Laundry:	<b>2</b>		<b>Dryer Hookup - Electric, Washer Hookup</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Exclusions:  
Exterior: **Vinyl**  
Facing Direction:  
Heating: **Electric Baseboard**  
Hot Water: **Electric, Tank**  
Interior Features: **Cable Available, Internet Available - Fiber-Optic**  
Lead Paint: **Unknown**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No** Water View: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **Undisclosed**

**Remarks**

**Pristine and Completely Updated Condo in Desirable Highwoods III Development, in Quaint Franklin MA. New, White Painted, Shaker Door Style Cabinetry; All Plywood Construction; Wood, Dovetailed Drawer Boxes. All Doors and Drawers are Quiet Close. Gorgeous Quartz Countertops & Backsplash. All New Appliances; Frigidaire Gallery Stainless Steel Refrigerator, Range, Dishwasher and Over the Range Microwave. Updated Bathrooms and Very Spacious Bedrooms! Samsung Washer and Dryer Convey With the Property and Are Less Than 2 Years Young! Included Window Treatments are Bali Diamond Blackout Cellular Shades. This Development Sits in a Quiet and Leafy Green Area with Neighbors Reflecting the Same Pride of Ownership as the Seller. Fantastic Location and a Commuters Dream with Nearby Rail Station and Just Mins to 495! Franklin Offers an Attractive, Safe and Walkable Downtown Area, Tons of Shopping/Restaurants and a New State-of-the-Art High School. Call for a Showing Today, This Unit Will Not Last!!!**

**Tax Information**

**2019 Taxes: \$3,031.69 Assessment: \$206,800**

Pin #:

Cert: Zoning Code: **RES**

Map: Block: Lot: Book: **33889** Page: **554**



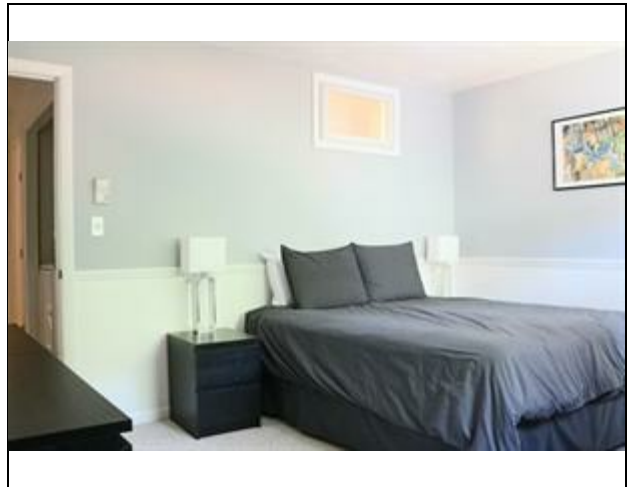
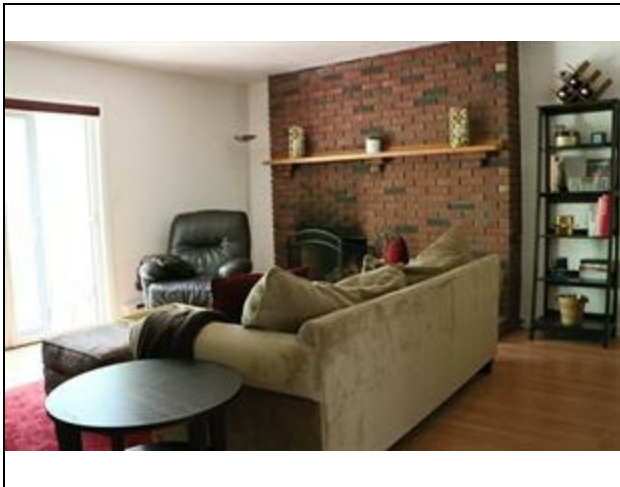
## Market History for 121 Highwood Drive U:121, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72504320	5/21/2019	Listed for <b>\$250,000</b>			\$250,000
CTG	5/29/2019	Status Changed to: <b>Contingent</b>			
UAG	6/12/2019	Status Changed to: <b>Under Agreement</b>			
SLD	7/18/2019	Status Changed to: <b>Sold</b>			
	7/9/2019	Sold for <b>\$250,000</b>	22	7	<b>\$250,000</b>
Market History for Office Id: AN1502			<b>22</b>	<b>7</b>	<b>\$250,000</b>
Market History for this property			<b>22</b>	<b>7</b>	<b>\$250,000</b>

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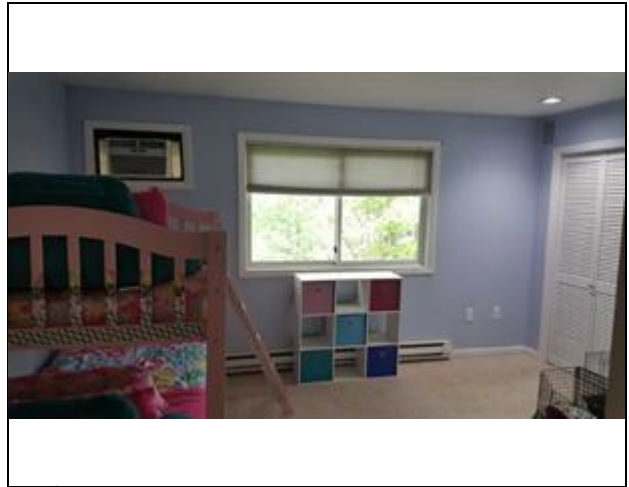
MLS # 72504320 - Sold  
121 Highwood Drive U:121, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$250,000



**MLS # 72504320 - Sold**  
**121 Highwood Drive U:121, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$250,000**



**171 Highwood Dr - Unit 171**  
**Franklin, MA 02038-2980**  
**Condo**

MLS #: <b>72584549</b>	Status: <b>Sold</b>
List Price: <b>\$259,500</b>	Sale Price: <b>\$262,000</b>
List Date: <b>10/24/2019</b>	Sale Date: <b>12/4/2019</b>
Area:	Off Market Date: <b>11/13/2019</b>
List\$/Sq. Ft.: <b>\$178.47</b>	Sold \$/Sq. Ft. <b>\$180.19</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>3</b>	Type: <b>Condo</b>
Baths: <b>2f 0h</b>	Unit Level: <b>1</b>
Master Bath:	Placement: <b>End</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,454 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>68</b>	Garage: <b>0</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Assigned, Paved Driveway</b>

Handicap Access/Features: **No**

Association: **Yes** Fee: **\$321**

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

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>17X22</b>	<b>Fireplace, Ceiling Fan(s), Closet, Flooring - Laminate, Flooring - Vinyl, Main Level, Exterior Access, Open Floor Plan, Slider</b>
Kitchen:	<b>1</b>	<b>11X9</b>	<b>Flooring - Stone/Ceramic Tile, Pantry, Main Level, Open Floor Plan</b>
Bedroom 2:	<b>2</b>	<b>15X12</b>	<b>Closet, Flooring - Wall to Wall Carpet, Closet - Double</b>
Bedroom 3:	<b>2</b>	<b>14X11</b>	<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Main Level</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>Closet, Dryer Hookup - Electric, Washer Hookup</b>
Bedroom:	<b>1</b>	<b>14X17</b>	<b>Ceiling - Vaulted, Closet - Walk-in, Flooring - Laminate, Flooring - Vinyl, Main Level</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Patio, Screens, Gutters, Professional Landscaping**  
 Facing Direction:  
 Heating: **Electric**  
 Hot Water: **Electric**  
 Interior Features: **Cable Available**  
 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**



**Exterior - Front**

**Remarks**

**Incredibly rare, highly sought after 3 bedrm end unit in Highwood III! This townhouse offers a huge living rm/dining rm area complete w/ wood burning fireplace & slider to patio. 1st fl bedrm has soaring vaulted ceilings & a large walk in closet. 2 full bathrms: one on 1st floor & one on 2nd fl. Kitchen is good sized w/ ample cabinet space & pantry. Open fl plan great for entertaining! 2nd fl offers a large bedrm w/ double closets & "Hollywood" style bathrm. (Opens to bedrm & hallway!) The other 2nd floor bedrm offers huge walk in closet. In-unit laundry 2nd floor hall. Entire townhouse freshly painted w/ lovely neutral colors. Brand new carpet on stairs & thru out 2nd fl. Well run, professionally managed Association. 2 assigned parking spots + guest parking. Big storage closet attached to unit. End unit means tons of sunlight and only one attached neighbor. Fabulous outdoor space: patio and enormous common yard both on side and rear of townhouse. Move-in ready! Won't last!**

**Tax Information**

2019 Taxes: **\$3,231** Assessment: **\$220,400**  
 Pin #: **M:259 L:006-008**

Cert: **000000033872** Zoning Code: **RES**  
 Map: Block: Lot: Book: **33071** Page: **304**



## Market History for 171 Highwood Dr U:171, Franklin, MA 02038-2980

MLS #	Date		DOM	DTO	Price
72584549	10/24/2019	Listed for <b>\$259,500</b>			\$259,500
CTG	10/31/2019	Status Changed to: <b>Contingent</b>			
UAG	11/14/2019	Status Changed to: <b>Under Agreement</b>			
SLD	12/5/2019	Status Changed to: <b>Sold</b>			
	12/4/2019	Sold for <b>\$262,000</b>	21	5	<b>\$262,000</b>
Market History for Office Id: BB1175			<b>21</b>	<b>5</b>	<b>\$262,000</b>
Market History for this property			<b>21</b>	<b>5</b>	<b>\$262,000</b>

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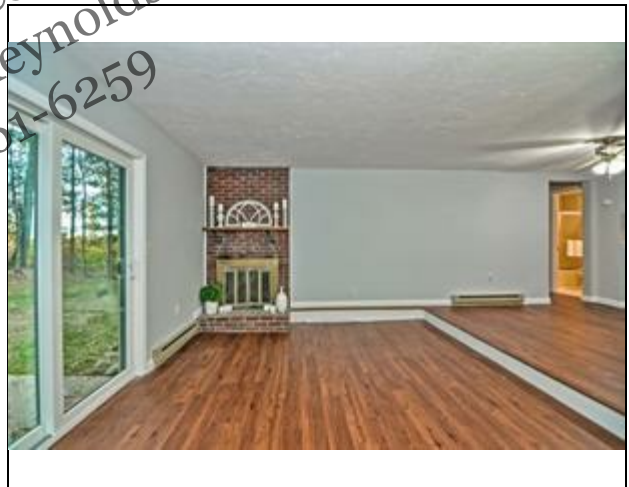
**Exterior - Front**



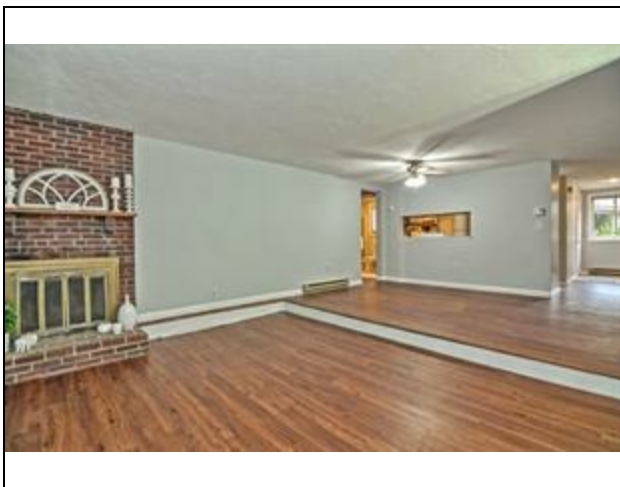
**Exterior - Front**



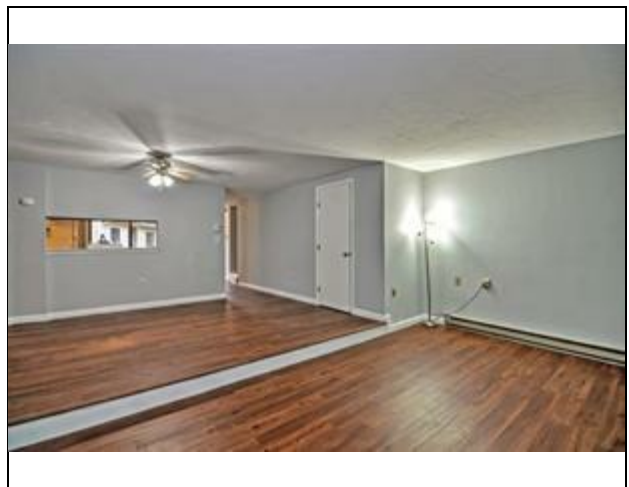
**Living/Dining Room Combo**



**Living/Dining Room Combo**



**Living/Dining Room Combo**



**Living/Dining Room Combo**



**Living/Dining Room Combo**



**Kitchen**



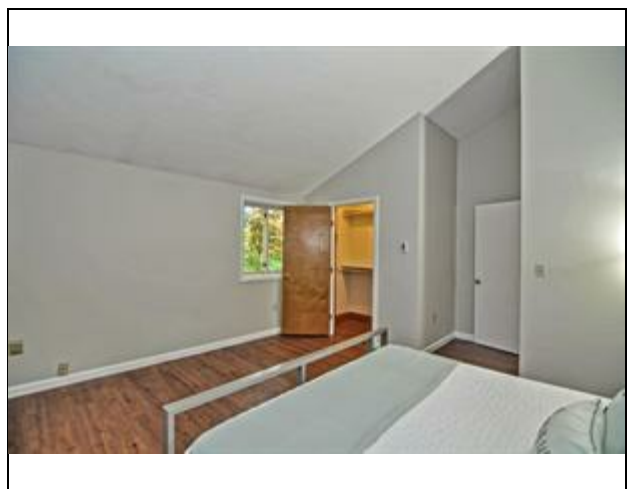
**Kitchen**



**Kitchen**



**Kitchen**

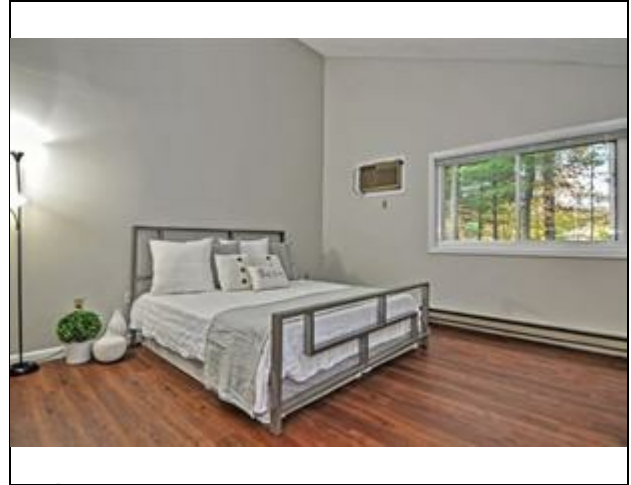


**Bedroom**

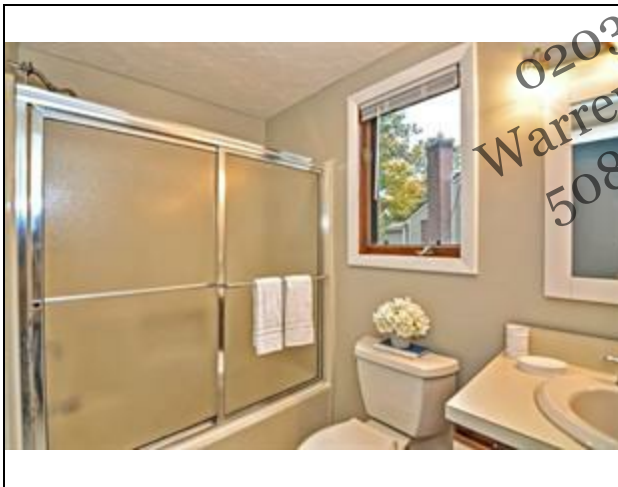




Bedroom



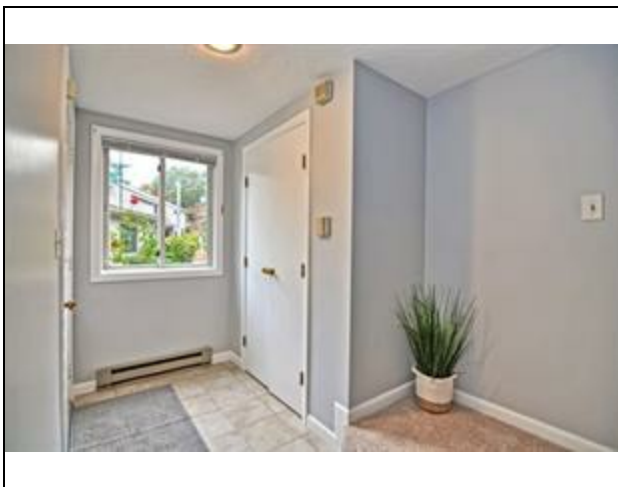
Bedroom



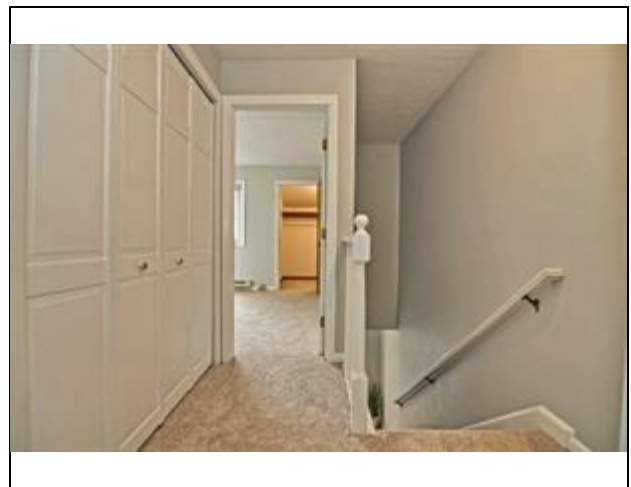
Bathroom - Full



Bathroom - Full



Front Hall



Hallway





**Laundry Room/Area**



**Bedroom 2**



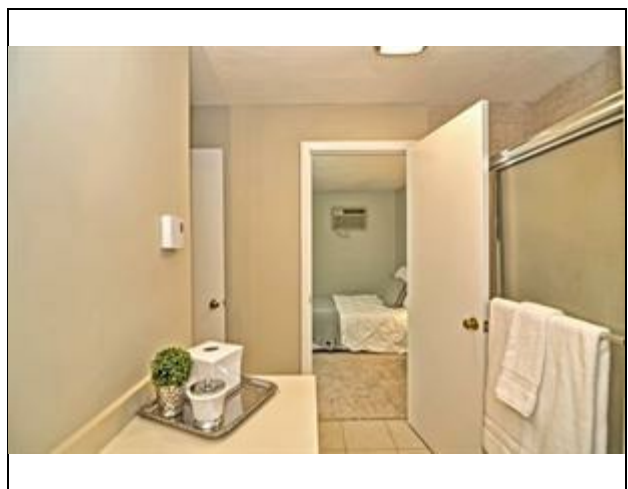
**Bedroom 2**



**Bedroom 2**



**Bedroom 2**



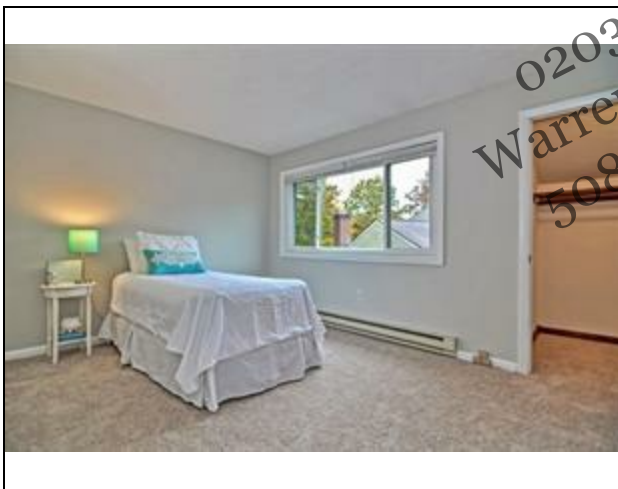
**Bathroom - Full**



**Bathroom - Full**



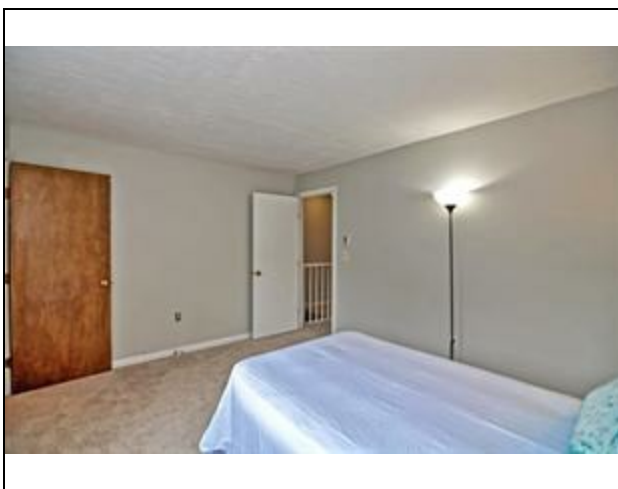
**Bathroom - Full**



**Bedroom 3**



**Bedroom 3**



**Bedroom 3**



**Yard - Back**

**MLS # 72584549 - Sold**  
**171 Highwood Dr U:171, Franklin, MA 02038-2980**

**Condominium - Condo**  
**Sale Price: \$262,000**



**Yard - Back**



**Storage**



**Yard - Back**



**Parking**