

23 Spruce Pond Rd - Unit 23
Franklin, MA 02038-2500
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 72512601 | Status: Sold |
| List Price: \$350,000 | Sale Price: \$350,000 |
| List Date: 6/5/2019 | Sale Date: 7/15/2019 |
| Area: | Off Market Date: 6/18/2019 |
| List\$/Sq. Ft.: \$190.22 | Sold \$/Sq. Ft. \$190.22 |
| Days on Market (Total): 14 | Days on Market (Office): 14 |

Property Features

| | |
|--|---|
| Rooms: 5 | Style: Townhouse |
| Bedrooms: 2 | Type: Condo |
| Baths: 2f 1h | Unit Level: 1 |
| Master Bath: | Placement: |
| Fireplaces: 1 | Approx. Living Area: 1,840 Sq. Ft. |
| Year Built: 1986 | Outdoor Space Avail: |
| # Units: 199 | Garage: 1 Attached |
| Elevator: | Parking: 2 Off-Street |
| Handicap Access/Features: | |
| Association: Yes Fee: \$329 | |
| Fee Includes: Master Insurance, Exterior 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 - Wall to Wall Carpet |
| Kitchen: | 1 | | - |
| Master Bedroom: | 2 | | Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet |
| Bedroom 2: | 2 | | Closet - Walk-in, Flooring - Wall to Wall Carpet |
| Bath 1: | 1 | | Bathroom - Half, Flooring - Stone/Ceramic Tile |
| Bath 2: | 2 | | Bathroom - Full, Bathroom - Tiled With Tub |
| Bath 3: | 2 | | Bathroom - Full, Bathroom - Tiled With Shower Stall |
| Laundry: | 2 | | - |
| Den: | 1 | | Flooring - Wall to Wall Carpet |
| Game Room: | B | | Flooring - Wall to Wall Carpet, Flooring - Laminate |

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
 Basement: **Yes Partially Finished**
 Cooling: **Central Air**
 Exclusions: **Personal Property**
 Exterior: **Wood**
 Exterior Features: **Deck, Gutters, Professional Landscaping**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Interior Features: **Central Vacuum**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Additional living area in the LL**
 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

Introducing this very specious condo in Spruce Pond Village. It has a beautiful open floor plan with cathedral ceilings and skylights. The living area has a fire place ceiling fan, and sliders leading out to a large deck. A bonus room/Den on the first floor can be used as an office, bedroom, or family room. Both a formal dining area and eat-in kitchen space is perfect for family meals and entertaining. The second floor includes a spacious den loft and full bathroom. Both bedrooms have walk-in closets and master bedroom includes a full bathroom. The basement includes a large living area, with a walkout to the private yard. A separate unfinished space is great for storage. Showings begin right away...

Tax Information

2019 Taxes: **\$4,756** Assessment: **\$324,400**
 Pin #: **M:303 L:045-095**

Cert: Zoning Code: **res**
 Map: Block: Lot: Book: **9193** Page: **206**

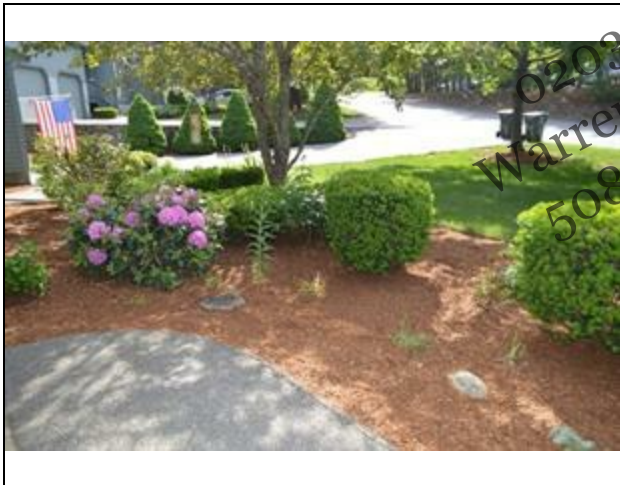
Market History for 23 Spruce Pond Rd U:23, Franklin, MA 02038-2500

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|-----------|---|-----------|----------|------------------|
| 72512601 | 6/5/2019 | Listed for \$350,000 | | | \$350,000 |
| CTG | 6/5/2019 | Status Changed to: Contingent | | | |
| UAG | 6/19/2019 | Status Changed to: Under Agreement | | | |
| SLD | 7/16/2019 | Status Changed to: Sold | | | |
| | 7/15/2019 | Sold for \$350,000 | 14 | 0 | \$350,000 |
| Market History for Office Id: AC1630 | | | 14 | 0 | \$350,000 |
| Market History for this property | | | 14 | 0 | \$350,000 |

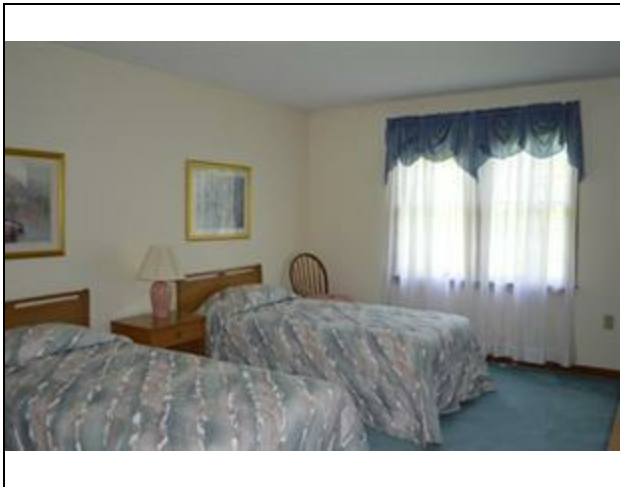
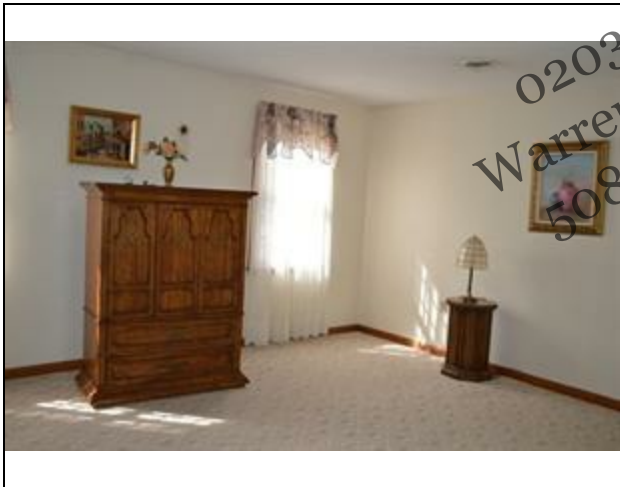
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MLS # 72512601 - Sold
23 Spruce Pond Rd U:23, Franklin, MA 02038-2500

Condominium - Condo
Sale Price: \$350,000

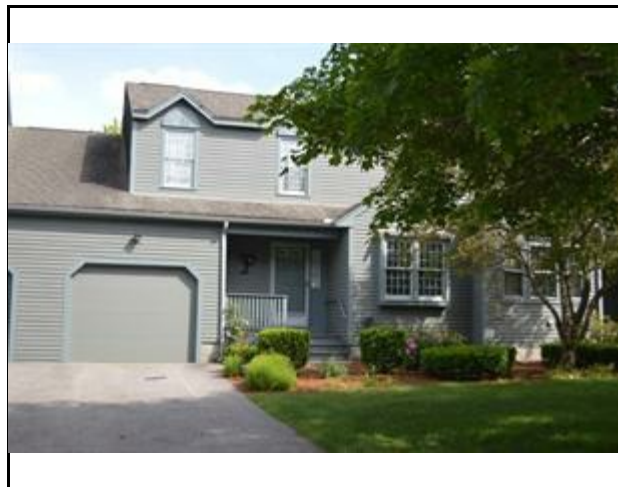
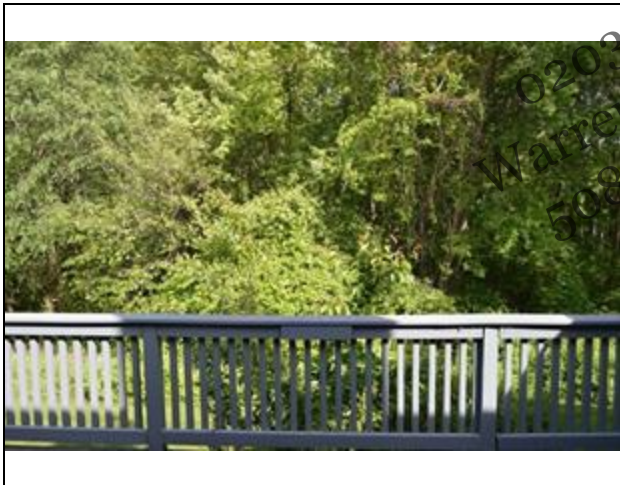






MLS # 72512601 - Sold
23 Spruce Pond Rd U:23, Franklin, MA 02038-2500

Condominium - Condo
Sale Price: \$350,000



51 Quince Landing - Unit 51
Franklin, MA 02038
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 72570608 | Status: Sold |
| List Price: \$374,900 | Sale Price: \$368,000 |
| List Date: 9/25/2019 | Sale Date: 11/8/2019 |
| Area: | Off Market Date: 10/16/2019 |
| List\$/Sq. Ft.: \$204.08 | Sold \$/Sq. Ft. \$200.33 |
| Days on Market (Total): 22 | Days on Market (Office): 22 |

Property Features

| | |
|--|---|
| Rooms: 8 | Style: Townhouse |
| Bedrooms: 2 | Type: Condo |
| Baths: 2f 1h | Unit Level: 1 |
| Master Bath: Yes | Placement: |
| Fireplaces: 1 | Approx. Living Area: 1,837 Sq. Ft. |
| Year Built: 1986 | Outdoor Space Avail: Yes - Common |
| # Units: 100 | Garage: 1 Attached |
| Elevator: | Parking: 2 |
| Handicap Access/Features: | |
| Association: Yes Fee: \$329 | |
| Fee Includes: Master Insurance, Exterior Maintenance, Landscaping, Snow Removal | |



Room Descriptions

| Room | Level | Size | Features |
|-----------------|-------|------|--|
| Living Room: | 1 | | Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Balcony / Deck |
| Dining Room: | 1 | | Flooring - Hardwood |
| Family Room: | 1 | | Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet |
| Kitchen: | 1 | | Flooring - Hardwood, Window(s) - Bay/Bow/Box, Dining Area, Countertops - Stone/Granite/Solid |
| Master Bedroom: | 2 | | Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet |
| Bedroom 2: | 2 | | Closet - Walk-in, Flooring - Wall to Wall Carpet |
| Bath 1: | 1 | | Flooring - Stone/Ceramic Tile |
| Bath 2: | 2 | | Flooring - Stone/Ceramic Tile |
| Bath 3: | 2 | | Flooring - Stone/Ceramic Tile |
| Laundry: | 2 | | - |
| Sitting Room: | 2 | | Flooring - Wall to Wall Carpet |
| Den: | B | | Flooring - Laminate, Exterior Access |
| Office: | B | | Closet/Cabinets - Custom Built, Flooring - Laminate |

Features & Other Information

Appliances: **Range, Microwave, Refrigerator, Dryer**
 Basement: **Yes Full, Finished, Walk Out, Interior Access**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Deck, Professional Landscaping**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Tank**
 Interior Features: **Central Vacuum, Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **2 large finished rooms in WALKOUT lower level not included**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **Yes** Water View: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Welcome home to this beautifully, well maintained home located in the desirable Spruce Pond Village featuring gorgeous panoramic views from the oversized deck. You will enjoy nothing better than entertaining family and friends with the wonderful open concept featuring a formal dining area aside the bright vaulted living room with sky lights, newly installed gas fireplace and beautiful hardwood floors. You will fall in love with the updated kitchen which offer stainless steel appliances, stunning granite counters, a beautiful large island and recess lighting. The family room offers not only a great space but beautiful built in cabinets. Head on up to the second floor where you will find a cozy sitting area, two large bedrooms and bathrooms as well as your laundry area. If looking for additional living space head down to the lower level to find a nice size Den with a walk out to the backyard and a private office area. This home has it all, don't let it slip away!

Tax Information

2019 Taxes: **\$4,799** Assessment: **\$327,300**
 Pin #:

Cert: Zoning Code: **Res Condo**
 Map: Block: Lot: Book: **32410** Page: **467**

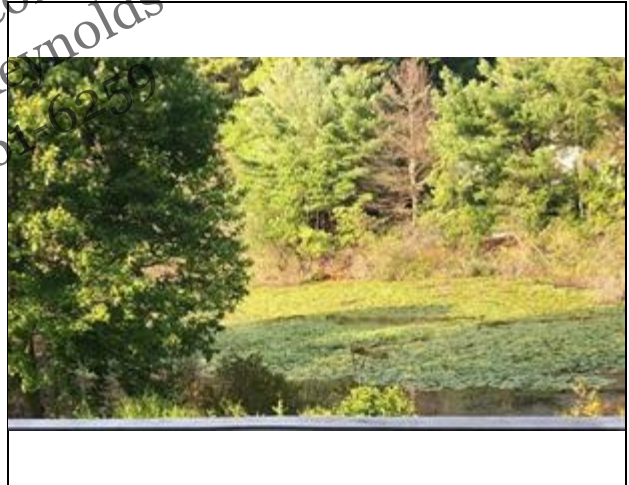
Market History for 51 Quince Landing U:51, Franklin, MA 02038

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|------------|---|-----------|----------|------------------|
| 72570608 | 9/25/2019 | Listed for \$374,900 | | | \$374,900 |
| CTG | 10/3/2019 | Status Changed to: Contingent | | | |
| UAG | 10/17/2019 | Status Changed to: Under Agreement | | | |
| SLD | 11/8/2019 | Status Changed to: Sold | | | |
| | 11/8/2019 | Sold for \$368,000 | 22 | 6 | \$368,000 |
| Market History for Office Id: BB1510 | | | 22 | 6 | \$368,000 |
| Market History for this property | | | 22 | 6 | \$368,000 |

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MLS # 72570608 - Sold
51 Quince Landing U:51, Franklin, MA 02038

Condominium - Condo
Sale Price: \$368,000



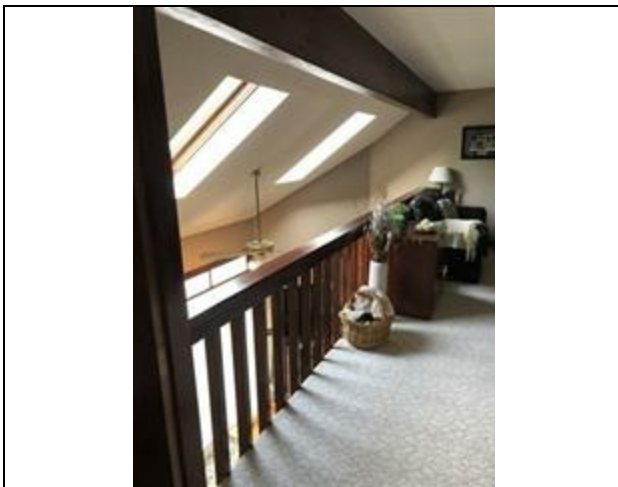
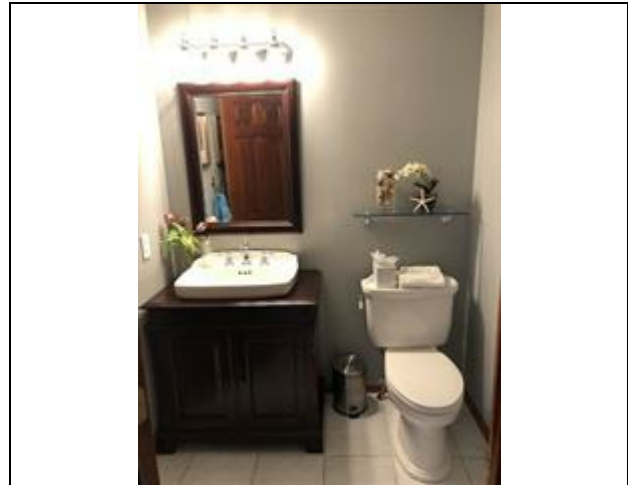
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51 Quince Landing U:51, Franklin, MA 02038

Condominium - Condo
Sale Price: \$368,000



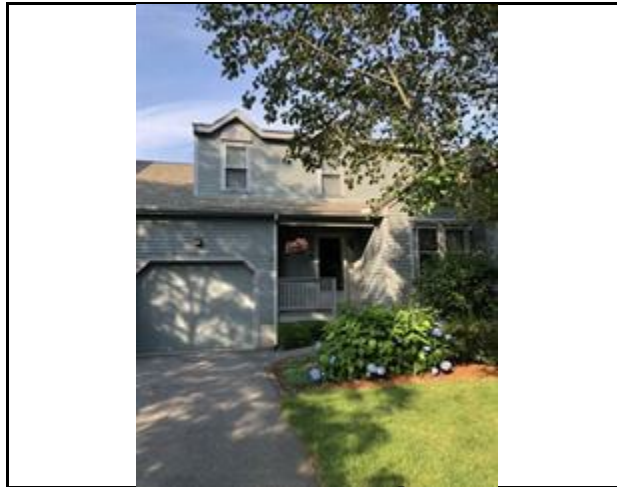
MLS # 72570608 - Sold
51 Quince Landing U:51, Franklin, MA 02038

Condominium - Condo
Sale Price: \$368,000



MLS # 72570608 - Sold
51 Quince Landing U:51, Franklin, MA 02038

Condominium - Condo
Sale Price: \$368,000



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**18 Spruce Pond Rd - Unit
18
Franklin, MA 02038-2500
Condo**

| | |
|-----------------------------------|------------------------------------|
| MLS #: 72459804 | Status: Sold |
| List Price: \$359,900 | Sale Price: \$370,000 |
| List Date: 3/3/2019 | Sale Date: 5/22/2019 |
| Area: | Off Market Date: 3/25/2019 |
| List\$/Sq. Ft.: \$194.54 | Sold \$/Sq. Ft. \$200 |
| Days on Market (Total): 23 | Days on Market (Office): 23 |

Property Features

| | |
|---|--|
| Rooms: 5 | Style: Townhouse |
| Bedrooms: 2 | Type: Condo |
| Baths: 2f 1h | Unit Level: 1 |
| Master Bath: Yes | Placement: Street, Middle, Walkout |
| Fireplaces: 1 | Approx. Living Area: 1,850 Sq. Ft. |
| Year Built: 1986 | Outdoor Space Avail: Yes - Common |
| # Units: 0 | Garage: 1 Attached |
| Elevator: | Parking: 2 Off-Street, Paved Driveway |
| Handicap Access/Features: | |
| Association: Yes Fee: \$329 | |
| Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds | |



Room Descriptions

| Room | Level | Size | Features |
|-----------------|-------|------|--|
| Living Room: | 1 | | Fireplace, Skylight, Ceiling Fan(s), Flooring - Hardwood, Balcony / Deck, Main Level, Cable Hookup, Open Floor Plan, Recessed Lighting, Slider |
| Dining Room: | 1 | | Flooring - Hardwood, Window(s) - Bay/Bow/Box, Lighting - Overhead |
| Kitchen: | 1 | | Flooring - Hardwood, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Recessed Lighting |
| Master Bedroom: | 2 | | Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Lighting - Overhead |
| Bedroom 2: | 2 | | Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Lighting - Overhead |
| Bath 1: | 2 | | Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Lighting - Sconce |
| Bath 2: | 2 | | Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Lighting - Sconce |
| Bath 3: | 1 | | Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Lighting - Sconce |
| Laundry: | 2 | | Closet, Dryer Hookup - Electric, Washer Hookup |
| Loft: | 2 | | Bathroom - 3/4, Bathroom - With Shower Stall, Skylight, Flooring - Wall to Wall Carpet, Attic Access |
| Bonus Room: | | | Ceiling Fan(s), Flooring - Hardwood |
| Other: | B | | Flooring - Wall to Wall Carpet, Exterior Access, Recessed Lighting, Walk-in Storage, Closet - Double |

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Sump Pump, Concrete Floor**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **Washer and dryer, deep freezer and refrigerator in garage, storage shelves in the garage**
 Exterior: **Clapboard**
 Exterior Features: **Porch, Deck**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Central Vacuum, Cable Available, Walk-up Attic, Internet Available - Unknown**
 Lead Paint: **None**
 Living Area Disclosures: **Square footage is approximate, does NOT include partially finished basement with office & storage**
 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

This updated condo located in Spruce Pond Village has a beautiful open floor plan with cathedral ceilings boasting tons of sunlight. The living area has hardwood floors throughout and includes skylights, ceiling fan, and a fireplace with glass sliders leading out to the deck. A bonus room on the first floor can be used as an office, additional bedroom, or play space. Both a formal dining area and eat-in kitchen space is perfect for family meals and entertaining. Stainless steel appliances, granite counter tops, and cherry wood make up this lovely and updated kitchen. The second floor includes a spacious den loft and full bathroom. Both bedrooms have walk-in closets, ceiling fans and master bedroom includes a full and updated bathroom. The basement includes a large finished living area, a separate room currently being used as an office and an unfinished space, great for storage or future basement expansion. Showings begin 3/7/19 after 3:00 PM.

Tax Information

| | | |
|----------------------------|------------------------------|---|
| 2018 Taxes: \$4,379 | Assessment: \$298,900 | Cert: Zoning Code: RES |
| Pin #: | | Map: Block: Lot: Book: 27153 Page: 275 |

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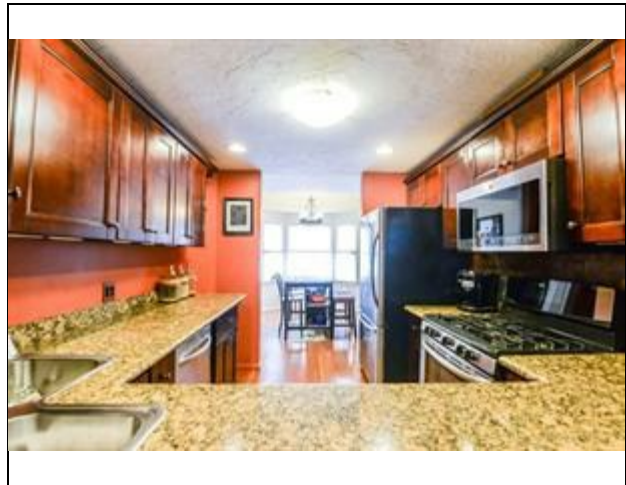
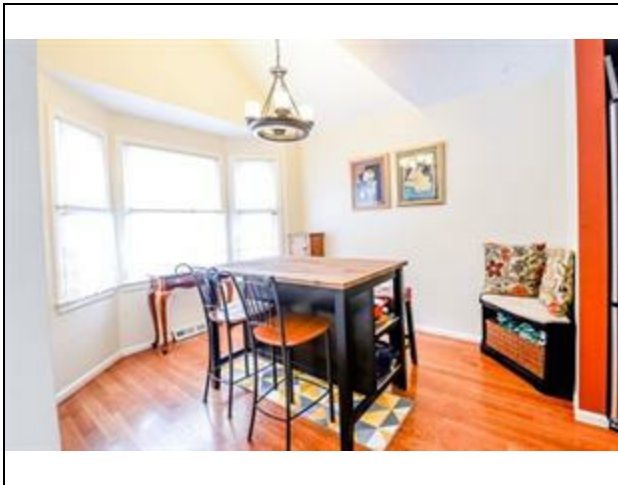
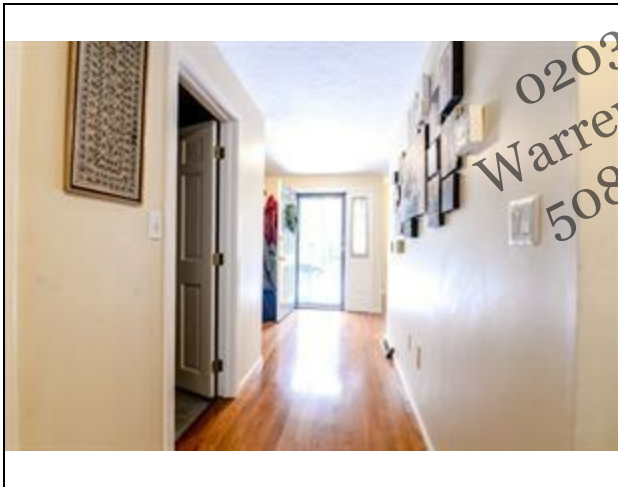
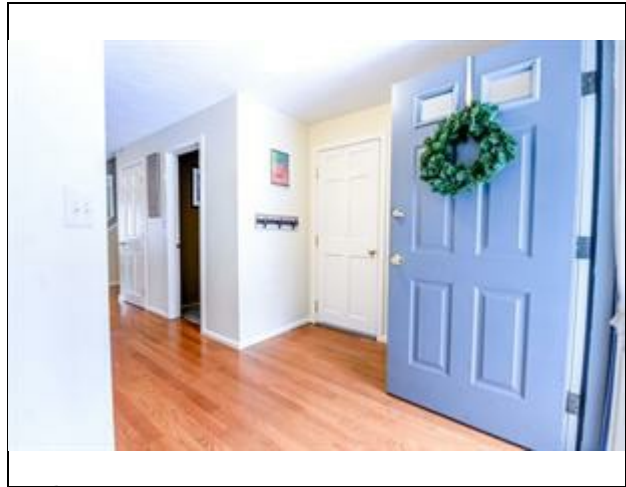
Market History for 18 Spruce Pond Rd U:18, Franklin, MA 02038-2500

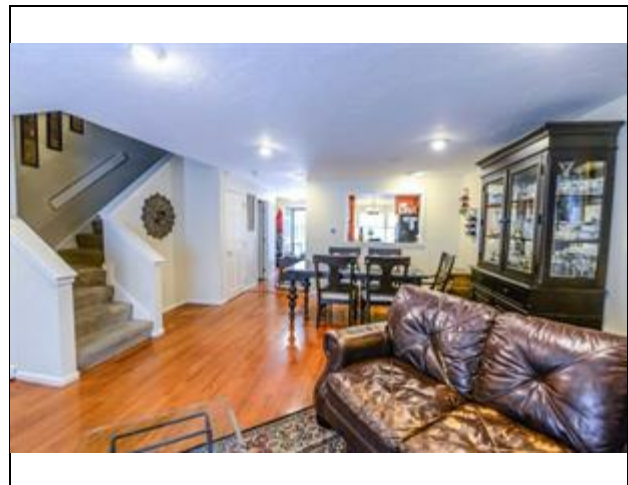
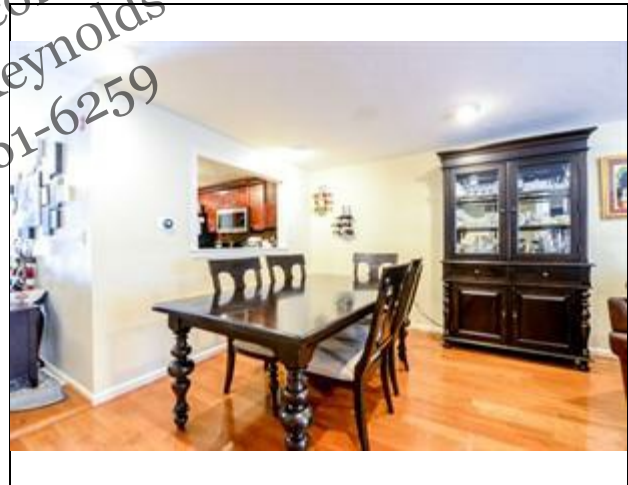
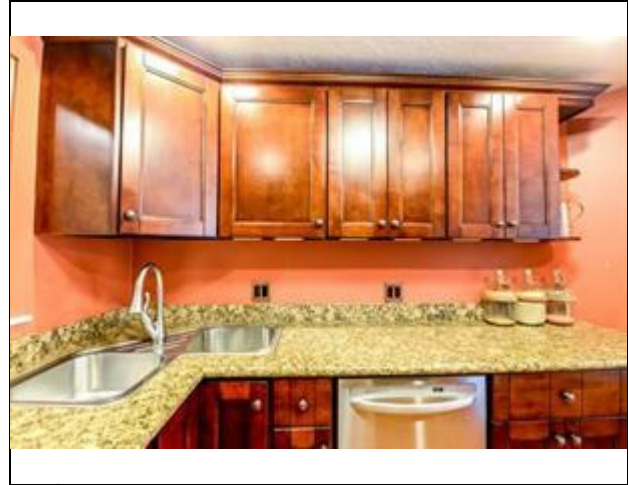
| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|-----------|---|-----------|----------|------------------|
| 72459804 | 3/3/2019 | Listed for \$359,900 | | | \$359,900 |
| CTG | 3/12/2019 | Status Changed to: Contingent | | | |
| UAG | 3/26/2019 | Status Changed to: Under Agreement | | | |
| SLD | 6/5/2019 | Status Changed to: Sold | | | |
| | 5/22/2019 | Sold for \$370,000 | 23 | 6 | \$370,000 |
| Market History for Office Id: AN3871 | | | 23 | 6 | \$370,000 |
| Market History for this property | | | 23 | 6 | \$370,000 |

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MLS # 72459804 - Sold
18 Spruce Pond Rd U:18, Franklin, MA 02038-2500

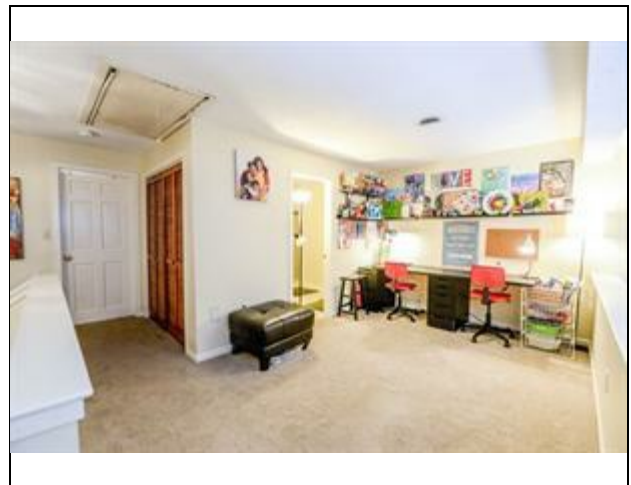
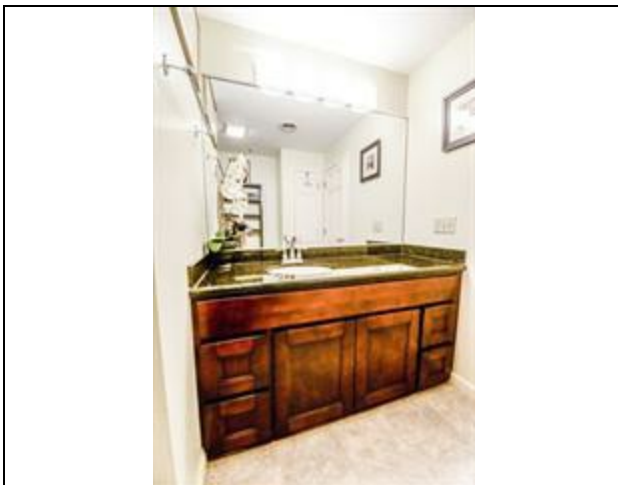
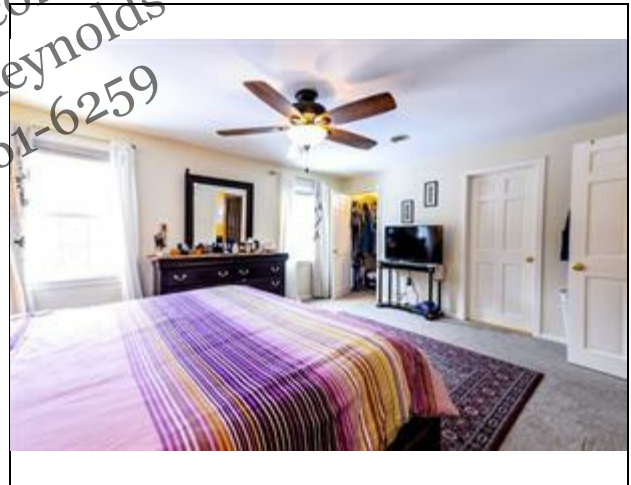
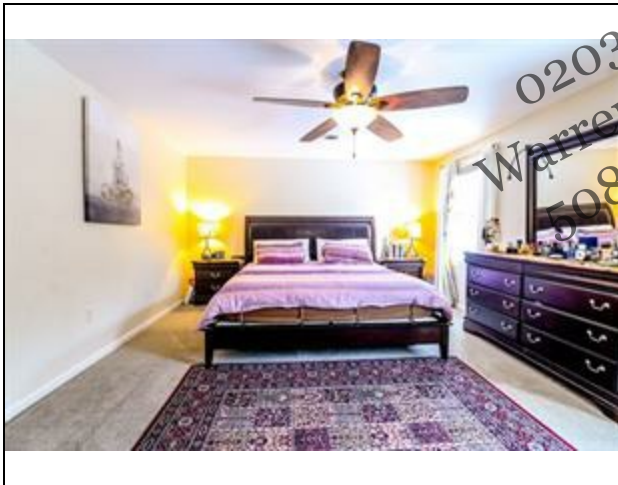
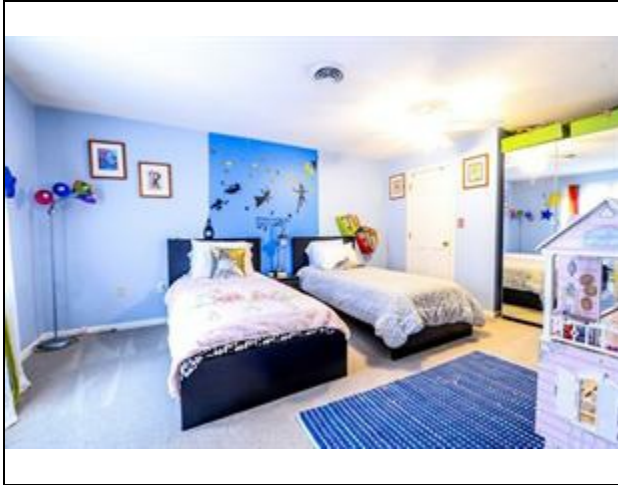
Condominium - Condo
Sale Price: \$370,000

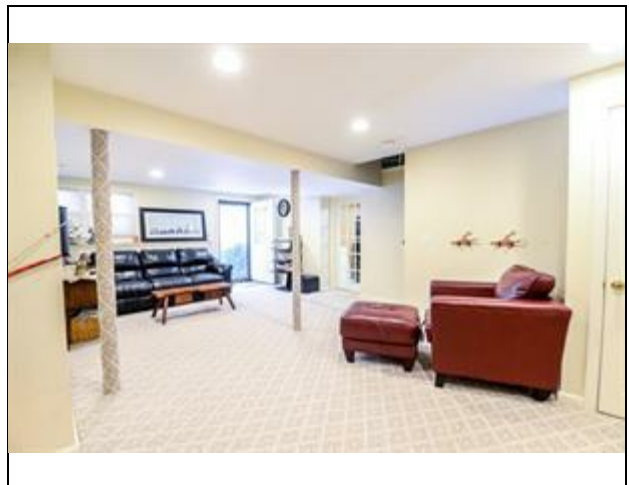
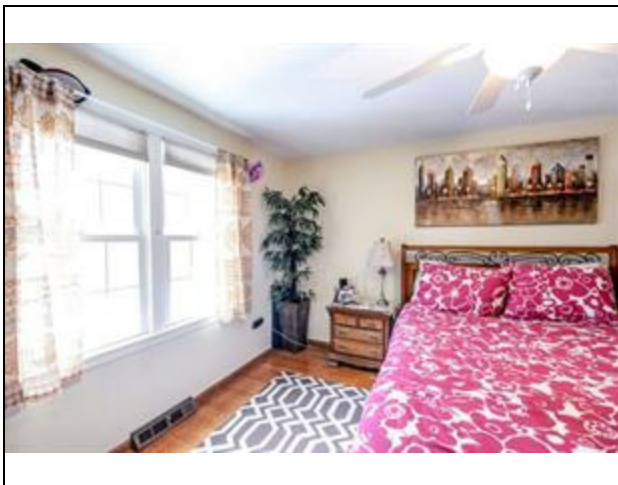
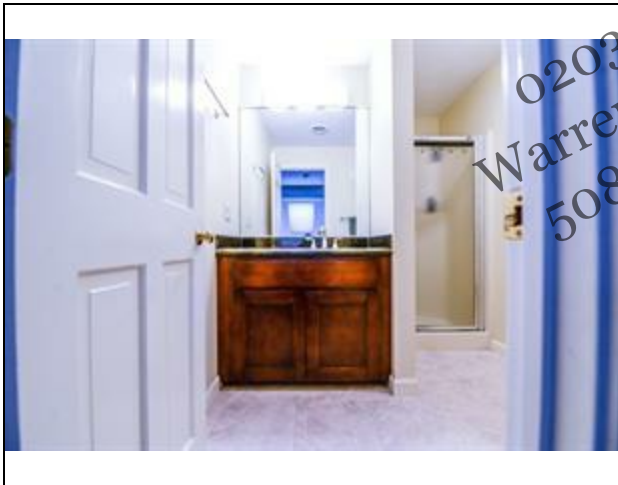
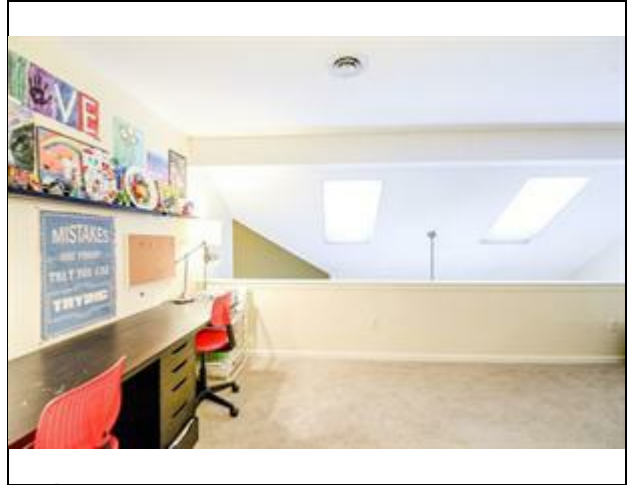




MLS # 72459804 - Sold
18 Spruce Pond Rd U:18, Franklin, MA 02038-2500

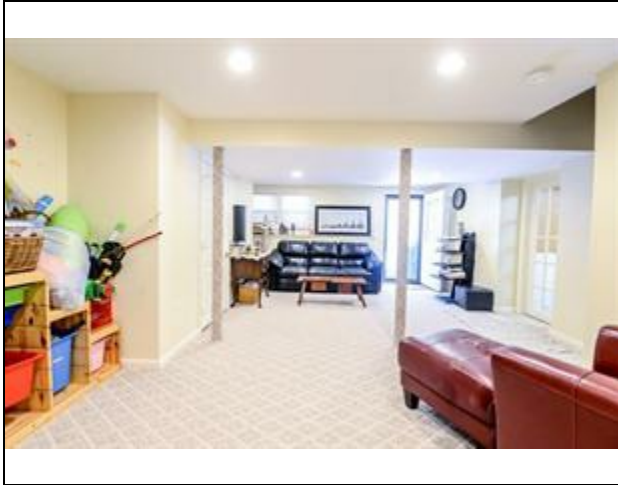
Condominium - Condo
Sale Price: \$370,000





MLS # 72459804 - Sold
18 Spruce Pond Rd U:18, Franklin, MA 02038-2500

Condominium - Condo
Sale Price: \$370,000



75 Highbank Rd - Unit 75
Franklin, MA 02038-2573
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 72530919 | Status: Sold |
| List Price: \$369,900 | Sale Price: \$373,000 |
| List Date: 7/9/2019 | Sale Date: 8/28/2019 |
| Area: | Off Market Date: 7/18/2019 |
| List\$/Sq. Ft.: \$201.80 | Sold \$/Sq. Ft. \$203.49 |
| Days on Market (Total): 24 | Days on Market (Office): 24 |

Property Features

| | |
|---|--|
| Rooms: 7 | Style: Townhouse |
| Bedrooms: 2 | Type: Condo |
| Baths: 2f 1h | Unit Level: 1 |
| Master Bath: Yes | Placement: Street, Middle |
| Fireplaces: 1 | Approx. Living Area: 1,833 Sq. Ft. |
| Year Built: 1986 | Outdoor Space Avail: Yes - Private |
| # Units: 100 | Garage: 1 Attached, Garage Door Opener, Storage |
| Elevator: No | Parking: 2 Off-Street, Paved Driveway |
| Handicap Access/Features: No | |
| Association: Yes Fee: \$329 | |
| Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds | |



Room Descriptions

| Room | Level | Size | Features |
|-----------------|----------|------|----------|
| Living Room: | 1 | | - |
| Dining Room: | 1 | | - |
| Kitchen: | 1 | | - |
| Master Bedroom: | 2 | | - |
| Bedroom 2: | 2 | | - |
| Bath 1: | 1 | | - |
| Bath 2: | 2 | | - |
| Bath 3: | 2 | | - |
| Loft: | 2 | | - |
| Den: | 1 | | - |

Features & Other Information

Appliances: **Wall Oven, Dishwasher, Countertop Range, Refrigerator, Washer, Dryer, Vent Hood**
 Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Clapboard, Wood**
 Exterior Features: **Porch, Deck**
 Facing Direction:
 Green Certified: **No**
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, 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

Light and airy townhome located at desirable Spruce Pond offers a timeless floor plan with a kitchen that hosts an abundance of cabinets and counter space which opens to sky lit dining/family rooms; cathedral ceiling and triple slider that overlooks your private deck. 1st floor den/office/playroom, large 2nd floor loft, 2 spacious bedrooms both with walk in closets. Master bath has double sinks. 2nd floor laundry, full basement, Central air, gas heat, 1 car garage. Spruce Pond is convenient to Highway, Boston commuter rail, restaurants and shopping.

Tax Information

2019 Taxes: \$4,835 Assessment: **\$329,800**
 Pin #: **M:303 L:045-043**

Cert: **157703** Zoning Code: **res**
 Map: Block: Lot: Book: **17171** Page: **468**

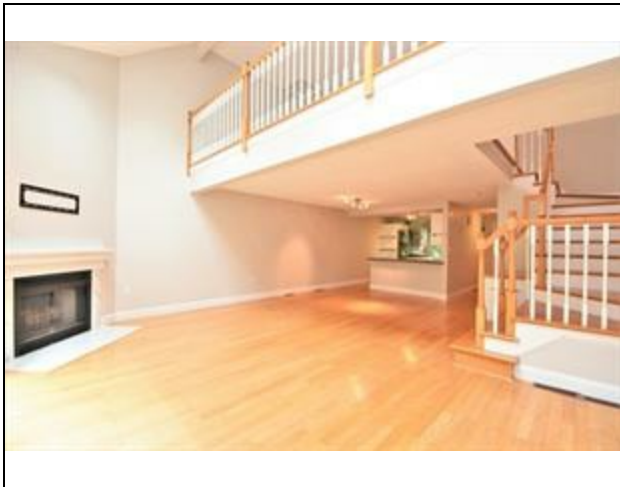
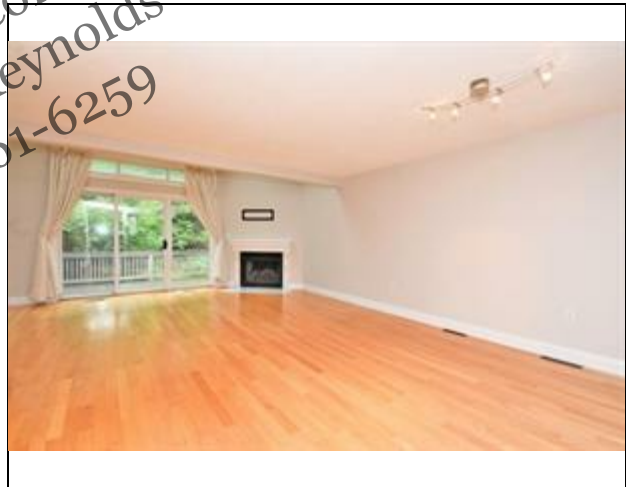
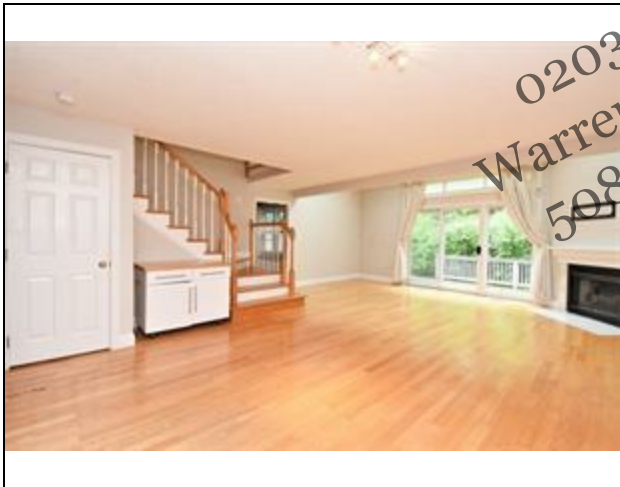
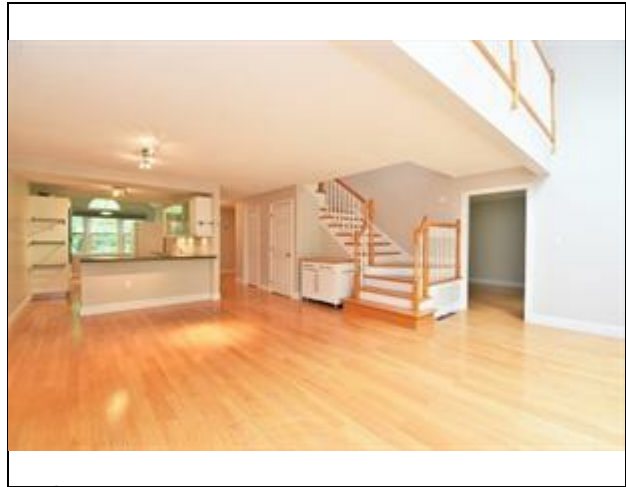
Market History for 75 Highbank Rd U:75, Franklin, MA 02038-2573

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|-----------|---|-----------|----------|------------------|
| 72530919 | 7/9/2019 | Listed for \$369,900 | | | \$369,900 |
| CTG | 7/19/2019 | Status Changed to: Contingent | | | |
| UAG | 8/2/2019 | Status Changed to: Under Agreement | | | |
| SLD | 8/29/2019 | Status Changed to: Sold | | | |
| | 8/28/2019 | Sold for \$373,000 | 24 | 9 | \$373,000 |
| Market History for Office Id: BB1175 | | | 24 | 9 | \$373,000 |
| Market History for this property | | | 24 | 9 | \$373,000 |

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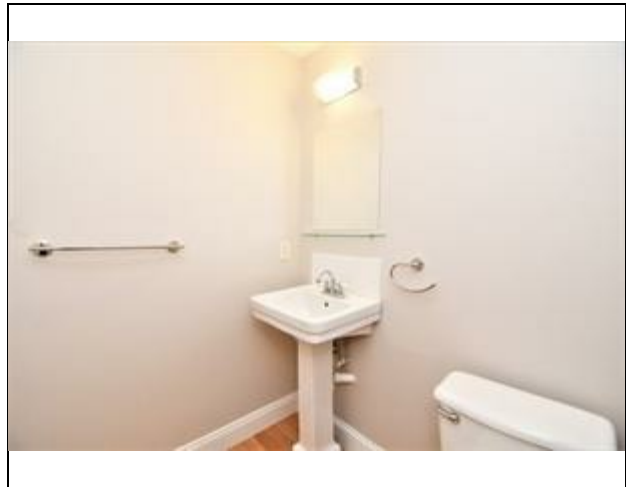
MLS # 72530919 - Sold
75 Highbank Rd U:75, Franklin, MA 02038-2573

Condominium - Condo
Sale Price: \$373,000



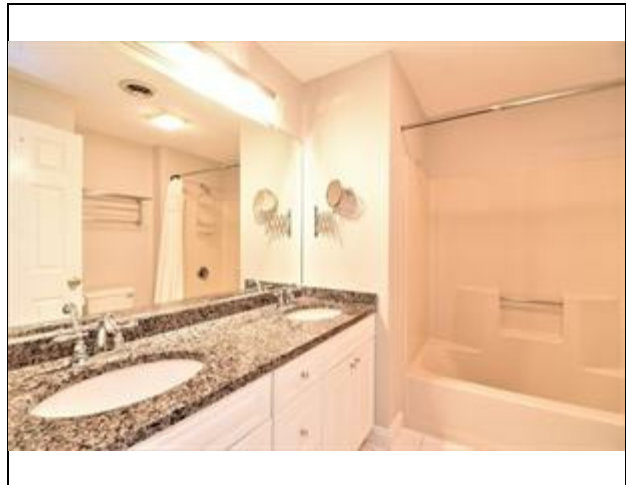
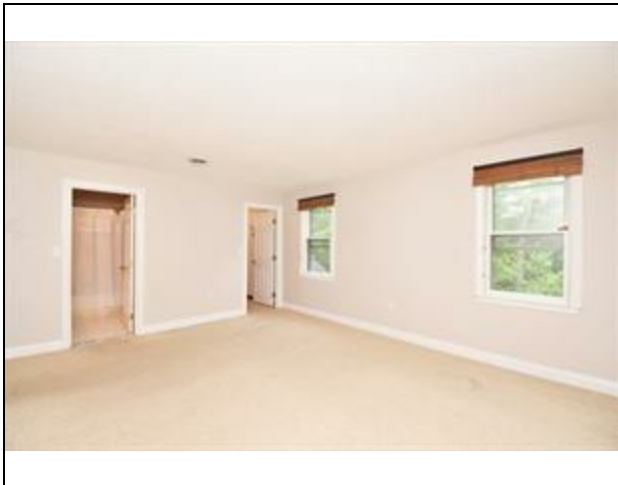
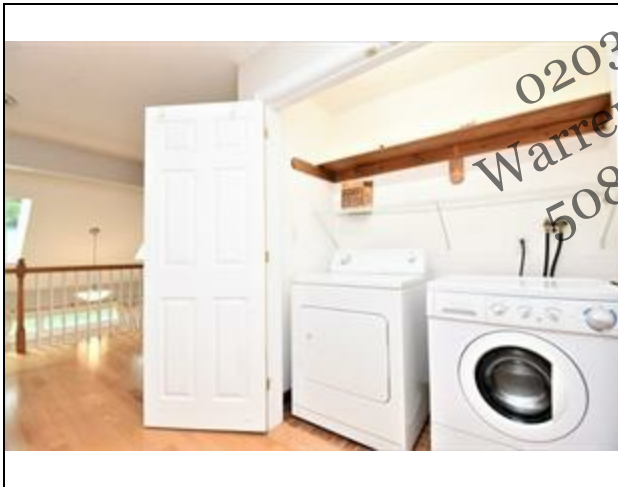
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75 Highbank Rd U:75, Franklin, MA 02038-2573

Condominium - Condo
Sale Price: \$373,000



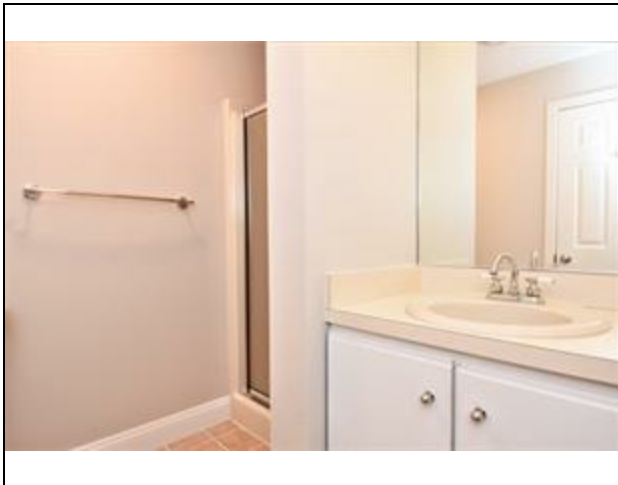
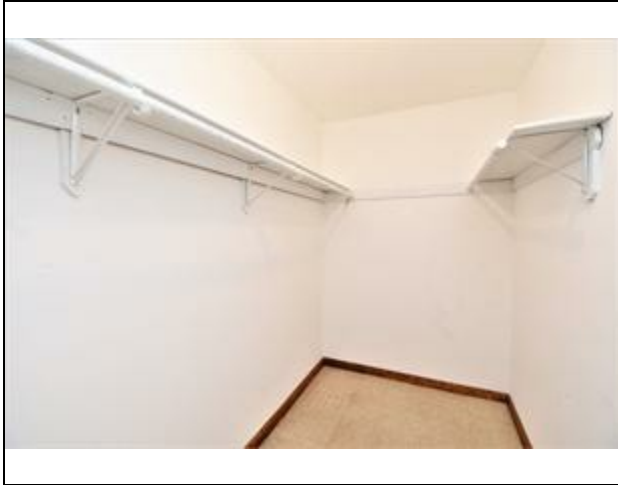
MLS # 72530919 - Sold
75 Highbank Rd U:75, Franklin, MA 02038-2573

Condominium - Condo
Sale Price: \$373,000



MLS # 72530919 - Sold
75 Highbank Rd U:75, Franklin, MA 02038-2573

Condominium - Condo
Sale Price: \$373,000



MLS # 72530919 - Sold
75 Highbank Rd U:75, Franklin, MA 02038-2573

Condominium - Condo
Sale Price: \$373,000



79 Highbank Rd - Unit 79
Franklin, MA 02038-2573
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 72567212 | Status: Sold |
| List Price: \$399,900 | Sale Price: \$390,000 |
| List Date: 9/18/2019 | Sale Date: 11/15/2019 |
| Area: | Off Market Date: 10/16/2019 |
| List\$/Sq. Ft.: \$161.38 | Sold \$/Sq. Ft. \$157.38 |
| Days on Market (Total): 29 | Days on Market (Office): 29 |

Property Features

| | |
|-------------------------|--|
| Rooms: 8 | Style: Townhouse, Attached |
| Bedrooms: 2 | Type: Condo |
| Baths: 2f 1h | Unit Level: 1 |
| Master Bath: Yes | Placement: End |
| Fireplaces: 1 | Approx. Living Area: 2,478 Sq. Ft. |
| Year Built: 1986 | Outdoor Space Avail: Yes - Private |
| # Units: 100 | Garage: 2 Attached, Garage Door Opener, Storage |
| Elevator: No | Parking: 4 Off-Street, Assigned, Deeded, Paved Driveway |

Handicap Access/Features:

Association: **Yes** Fee: **\$340**

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

Room Descriptions

| Room | Level | Size | Features |
|-----------------|----------|--------------|---|
| Living Room: | 1 | 19X13 | Fireplace, Skylight, Ceiling Fan(s), Main Level, Deck - Exterior, Exterior Access, Slider |
| Dining Room: | 1 | 16X11 | Main Level, Lighting - Overhead |
| Family Room: | B | 23X14 | Closet |
| Kitchen: | 1 | 10X10 | Flooring - Hardwood, Flooring - Wood, Dining Area, Main Level, Cabinets - Upgraded, Recessed Lighting, Lighting - Overhead |
| Master Bedroom: | 2 | 17X13 | Bathroom - Full, Closet - Walk-in, Lighting - Overhead |
| Bedroom 2: | 2 | 11X17 | Closet - Walk-in, Recessed Lighting, Lighting - Overhead |
| Bath 1: | 1 | 5X5 | Flooring - Hardwood, Flooring - Wood |
| Bath 2: | 2 | 8X8 | Bathroom - Full, Bathroom - With Tub, Flooring - Stone/Ceramic Tile |
| Bath 3: | 2 | 7X6 | Bathroom - Full, Bathroom - With Shower Stall |
| Study: | 1 | 11X14 | Flooring - Wall to Wall Carpet, Main Level |
| Foyer: | 1 | 8X7 | Flooring - Hardwood, Flooring - Wood, Main Level, Exterior Access, Lighting - Overhead |
| Game Room: | B | 16X12 | Closet |
| Loft: | 2 | 19X9 | Recessed Lighting, Lighting - Overhead |

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Vacuum System**
 Basement: **Yes Full, Finished, Interior Access, Bulkhead**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Deck - Composite**
 Facing Direction: **West**
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Central Vacuum**
 Lead Paint: **None**
 Living Area Disclosures: **Includes approx 600 sq ft of nicely finished space in Lower Level**
 Living Area Includes: **Finished Basement**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Light filled and open with so much space for everyone! A beautifully renovated kitchen with new flooring and upgraded cabinets that includes a large eat in area for breakfasts and informal meals awaits. An enormous living room and dining area delight with cathedral, skylit ceilings and a fireplace. Sliders to a private deck overlooking woods bring the outside in. A large study that can be used as another bedroom are on the first floor. Upstairs features a large loft with a full bath, a large guest bedroom including huge walk in closet and a wonderful master suite with large walk in closet and full bath. As an incredible bonus to this fabulous condo, the lower level is completely finished with plastered ceilings and almost 600 more square feet of living space! An oversized two car garage is a terrific extra bonus too! Spruce Pond condos are 5 minutes from Route 495 but in a quiet and secluded enclave. There are sidewalks to walk on and ponds to enjoy viewing throughout.

Tax Information

2019 Taxes: \$4,889 Assessment: **\$333,500**
 Pin #: **M:303 L:045-047**

Cert: **124068** Zoning Code: **res**
 Map: Block: Lot: Book: **13679** Page: **87**

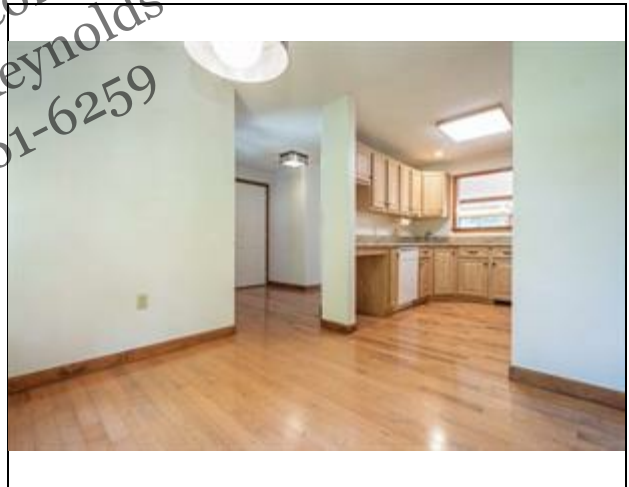
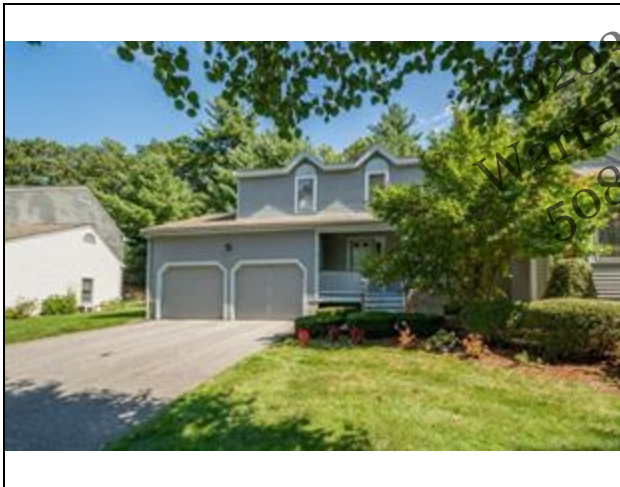
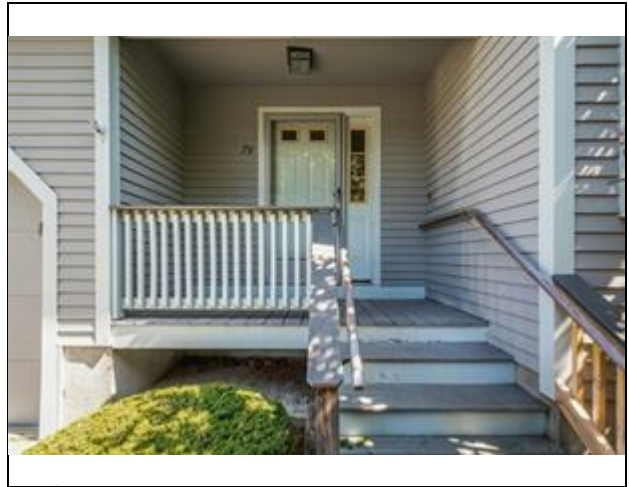


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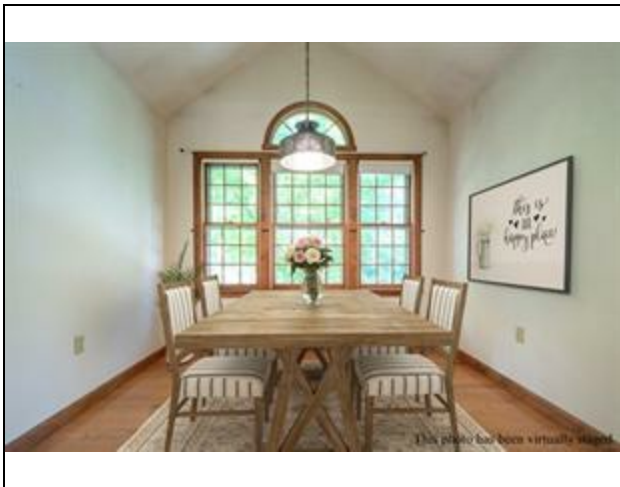
Market History for 79 Highbank Rd U:79, Franklin, MA 02038-2573

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|------------|---|-----------|-----------|------------------|
| 72567212 | 9/18/2019 | Listed for \$399,900 | | | \$399,900 |
| CTG | 9/24/2019 | Status Changed to: Contingent | | | |
| BOM | 9/27/2019 | Status Changed to: Back on Market | | | |
| CTG | 10/3/2019 | Status Changed to: Contingent | | | |
| UAG | 10/17/2019 | Status Changed to: Under Agreement | | | |
| SLD | 11/17/2019 | Status Changed to: Sold | | | |
| | 11/15/2019 | Sold for \$390,000 | 29 | 14 | \$390,000 |
| Market History for Office Id: BB3298 | | | 29 | 14 | \$390,000 |
| Market History for this property | | | 29 | 14 | \$390,000 |

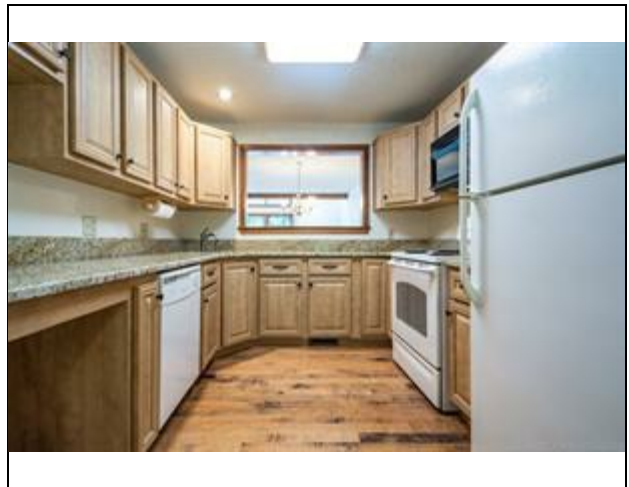
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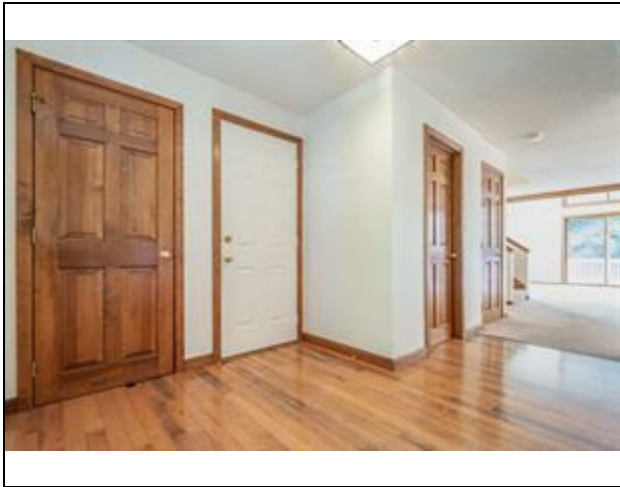


Kitchen/Dining Combo

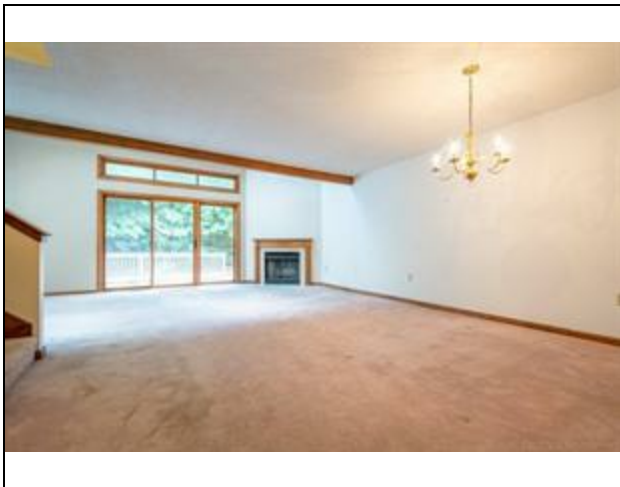
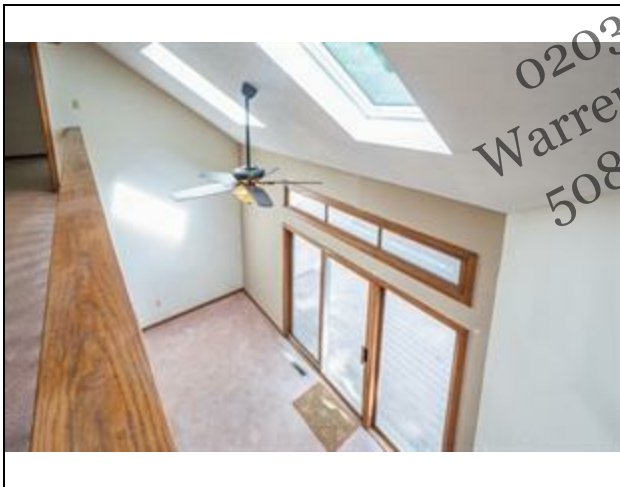


Kitchen/Dining Combo

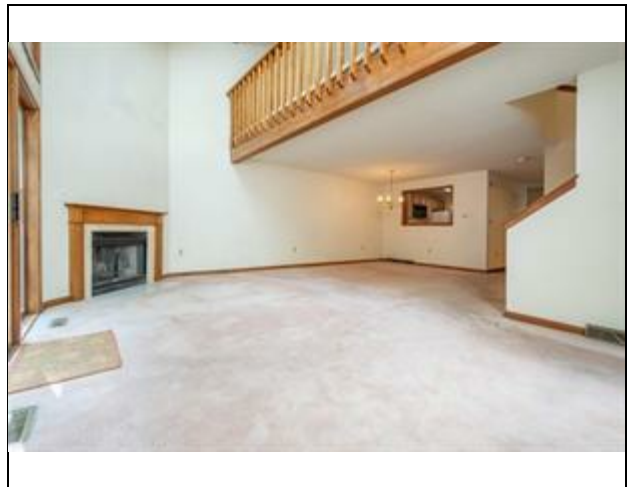


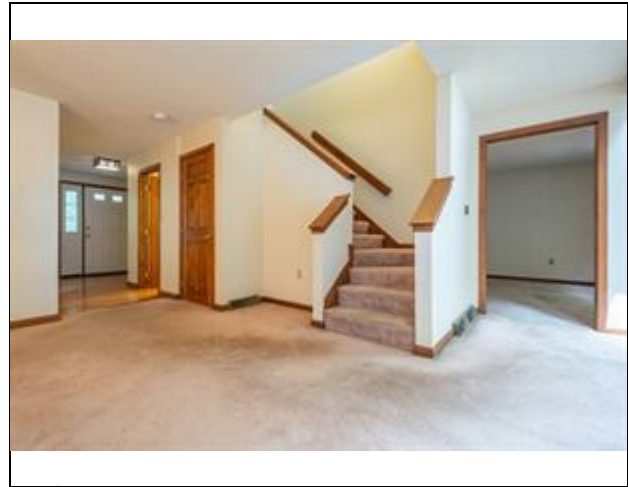


Living/Dining Room Combo

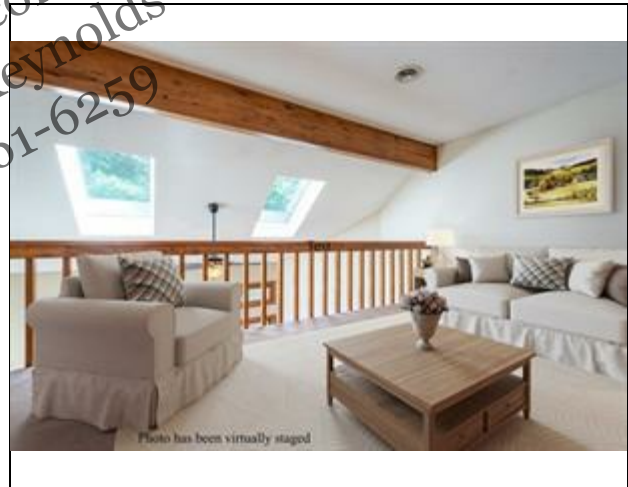


Living/Dining Room Combo

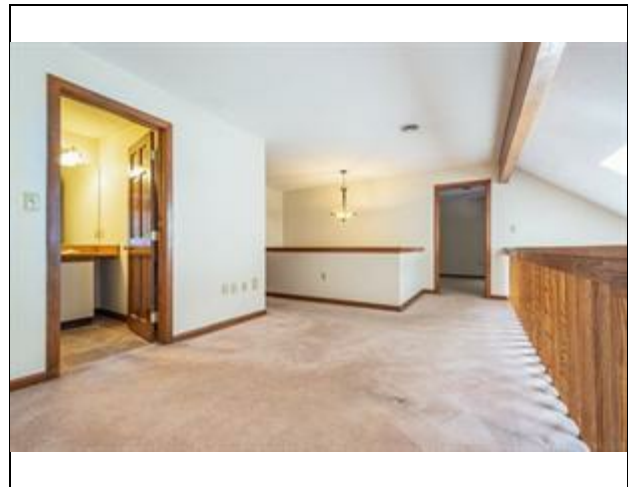
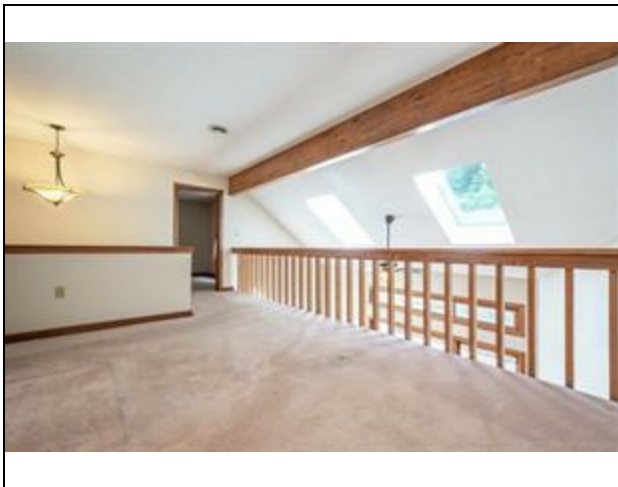


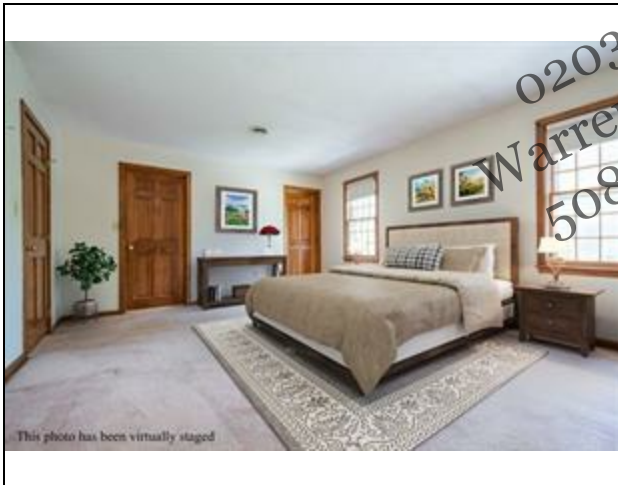
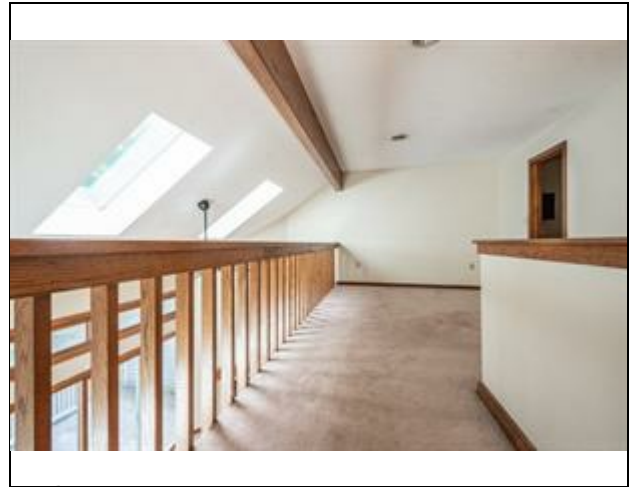


Study

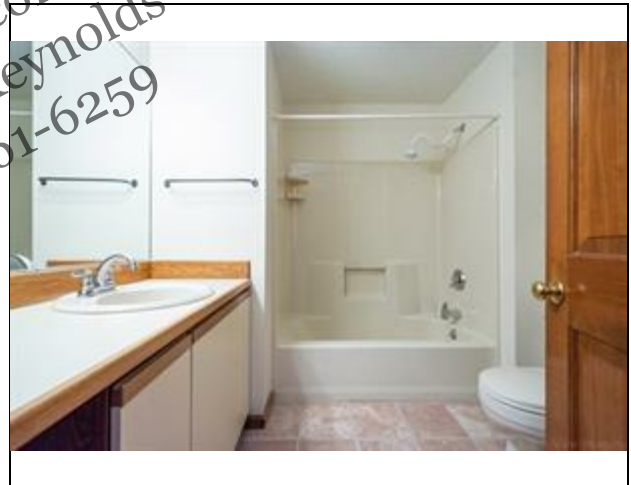


Loft

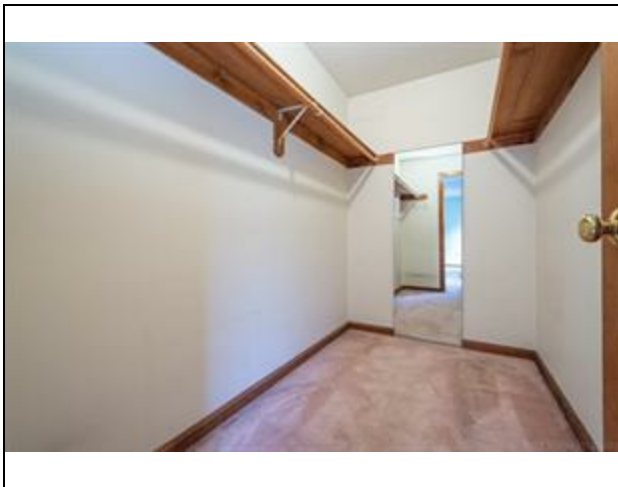




Master Bedroom



Bathroom - Full



Walk-In Closet



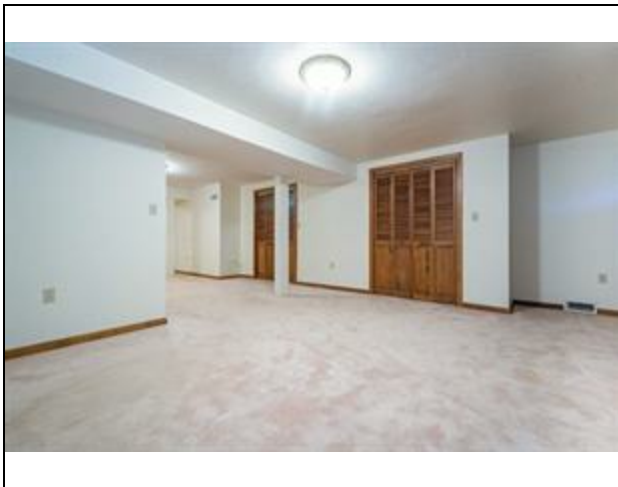
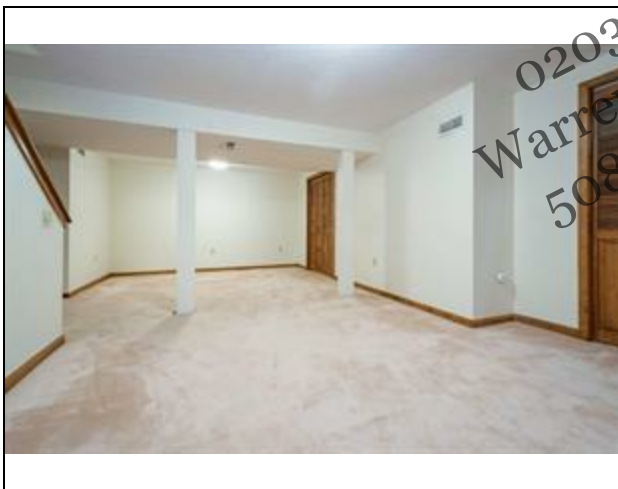
Bedroom 2



Walk-In Closet

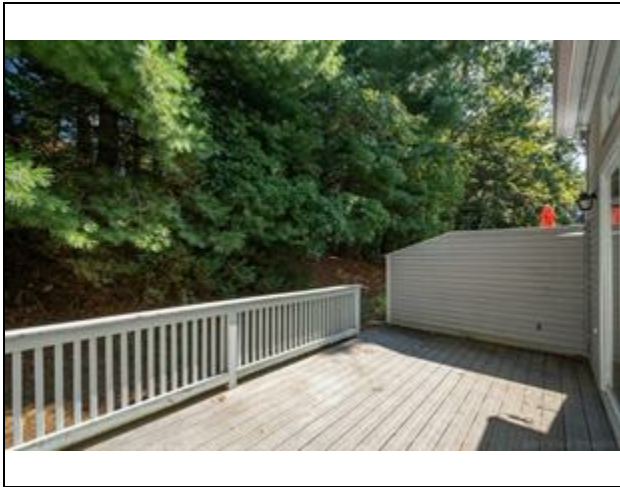


Game Room

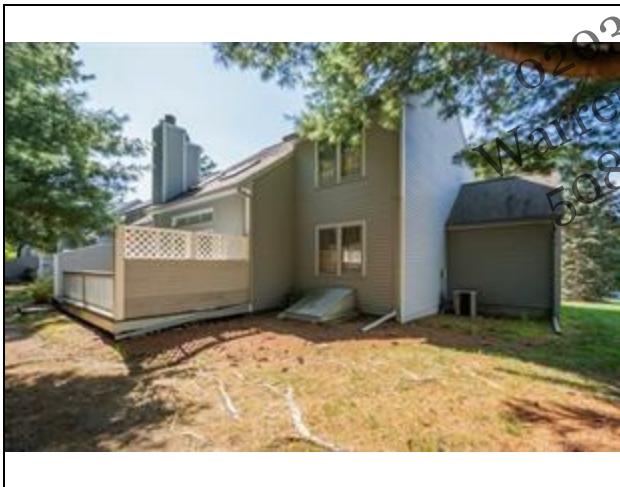


MLS # 72567212 - Sold
79 Highbank Rd U:79, Franklin, MA 02038-2573

Condominium - Condo
Sale Price: \$390,000



Deck



4 Spruce Pond Road - Unit 4
Franklin, MA 02038
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 72464851 | Status: Sold |
| List Price: \$400,000 | Sale Price: \$408,000 |
| List Date: 3/13/2019 | Sale Date: 4/24/2019 |
| Area: | Off Market Date: 4/1/2019 |
| List\$/Sq. Ft.: \$159.55 | Sold \$/Sq. Ft. \$162.74 |
| Days on Market (Total): 20 | Days on Market (Office): 20 |

Property Features

| | |
|--|---|
| Rooms: 7 | Style: Townhouse |
| Bedrooms: 2 | Type: Condo |
| Baths: 3f 0h | Unit Level: 1 |
| Master Bath: Yes | Placement: End |
| Fireplaces: 1 | Approx. Living Area: 2,507 Sq. Ft. |
| Year Built: 1986 | Outdoor Space Avail: |
| # Units: 100 | Garage: 2 Attached, Garage Door Opener |
| Elevator: | Parking: 4 Off-Street, Deeded |
| Handicap Access/Features: | |
| Association: Yes Fee: \$332 | |
| Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal | |



Room Descriptions

| Room | Level | Size | Features |
|-----------------|----------|------|--|
| Living Room: | 1 | | Fireplace, Skylight, Flooring - Hardwood, Slider |
| Dining Room: | 1 | | Flooring - Hardwood |
| Family Room: | B | | Flooring - Wall to Wall Carpet, Exterior Access |
| Kitchen: | 1 | | Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Stainless Steel Appliances |
| Master Bedroom: | 1 | | Closet, Flooring - Hardwood |
| Bedroom 2: | 1 | | Closet, Flooring - Hardwood |
| Bath 1: | 1 | | Bathroom - Full, Remodeled |
| Bath 2: | 1 | | Bathroom - Full, Remodeled |
| Bath 3: | B | | Bathroom - Full, Remodeled |
| Laundry: | 1 | | Flooring - Laminate |
| Bonus Room: | B | | Flooring - Laminate, Flooring - Wood |

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer**
 Basement: **Yes Full, Finished, Sump Pump**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **All appliances including washer/dryer INCLUDED***all window treatments including rods INCLUDED****
 Exterior: **Wood**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Tank**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Approximate and includes finished walk out lower level; buyer to do due diligence**
 Living Area Includes: **Finished Basement**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Spruce Pond's finest.... Hard to come by END unit w/ attached 2 car garage. This bright, beautiful home is move-in ready & loaded with updates. Large cabinet packed eat in kitchen w/ granite, tile back splash, newer range, dishwasher & fridge (16), breakfast area w/ cathedral ceiling & large picture windows. Open living & DR concept w/ vaulted ceiling, skylights & gas fireplace. Master bedroom suite w/ double closets and updated full bath w/ tiled shower (16). A 2nd bedroom, laundry & addl updated full bath (16) complete the 1st floor. You need more space? No worries. Head down to the finished walk out lower level - family room, bonus spare room (office/den potential), & one more updated full bath (17). Sit out on the private deck & enjoy the peaceful outdoor surroundings w/ views of Spruce Pond. Added Bonuses: PLENTY of storage and closet space; NEW maple hardwoods (16), updated lighting, town water/ sewer & natural gas. First floor living at it's best....Wow!!

Tax Information

2018 Taxes: **\$4,471.18** Assessment: **\$305,200**
 Pin #:

Cert: Zoning Code: **res**
 Map: Block: Lot: Book: **34282** Page: **271**

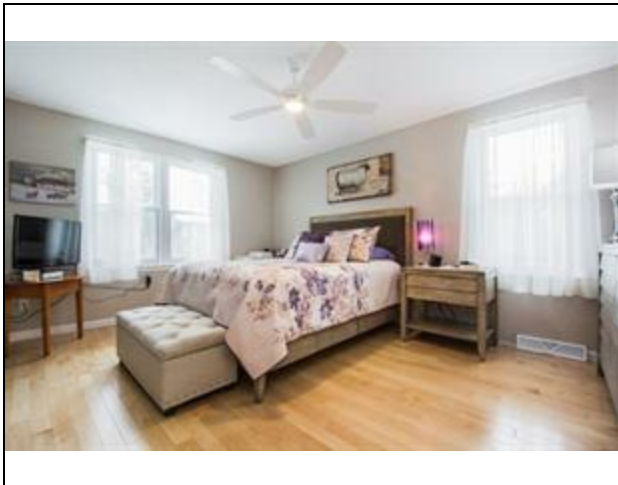
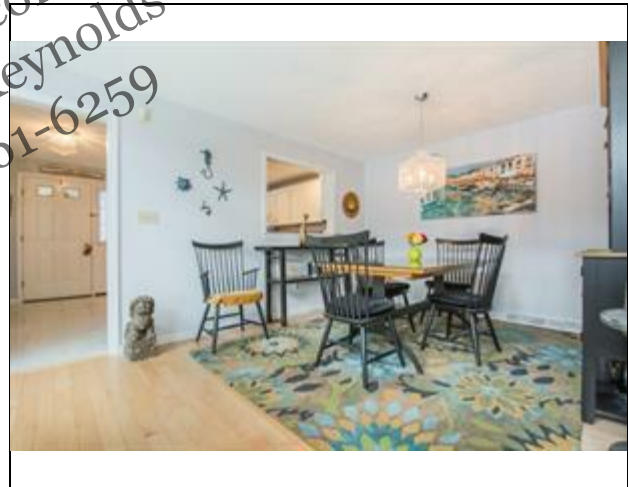
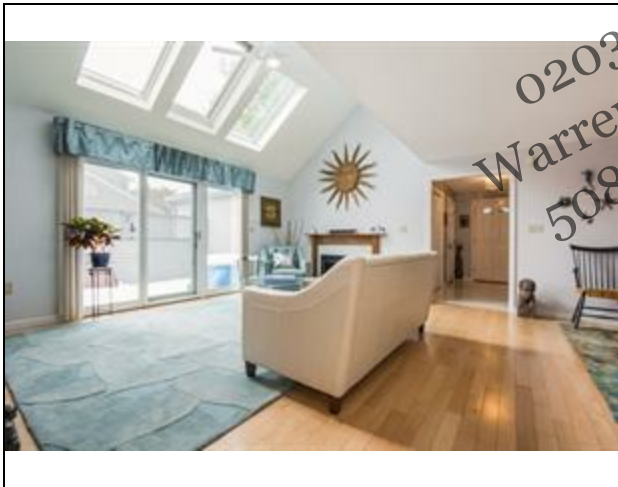
Market History for 4 Spruce Pond Road U:4, Franklin, MA 02038

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|-----------|---|-----------|----------|------------------|
| 72464851 | 3/13/2019 | Listed for \$400,000 | | | \$400,000 |
| CTG | 3/19/2019 | Status Changed to: Contingent | | | |
| UAG | 4/2/2019 | Status Changed to: Under Agreement | | | |
| SLD | 4/26/2019 | Status Changed to: Sold | | | |
| | 4/24/2019 | Sold for \$408,000 | 20 | 5 | \$408,000 |
| Market History for Office Id: BB1175 | | | 20 | 5 | \$408,000 |
| Market History for this property | | | 20 | 5 | \$408,000 |

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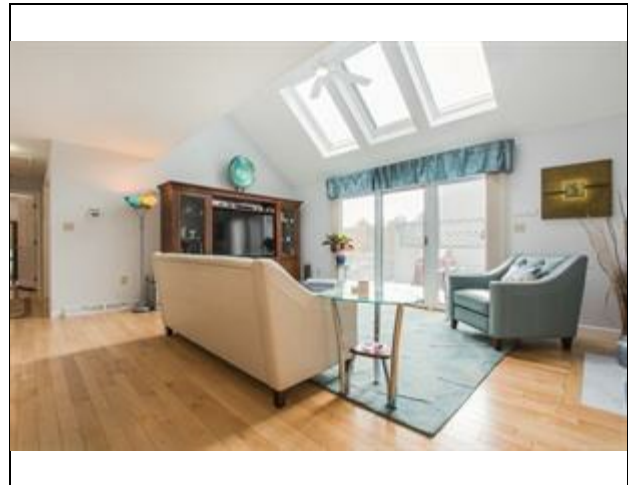
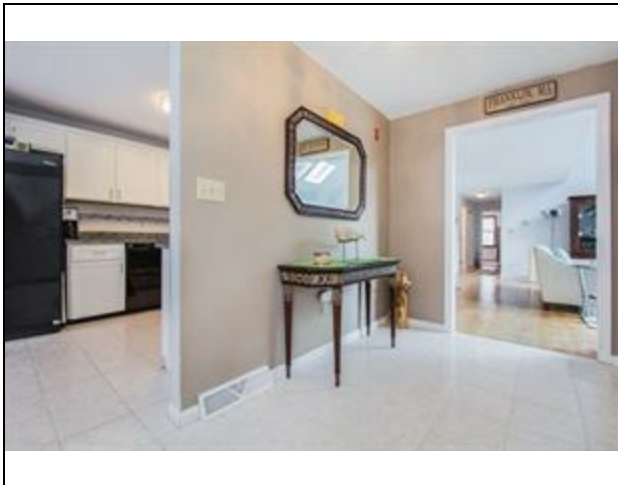
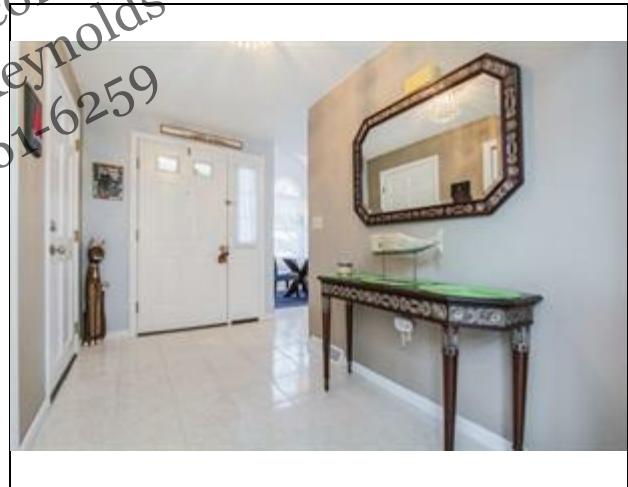
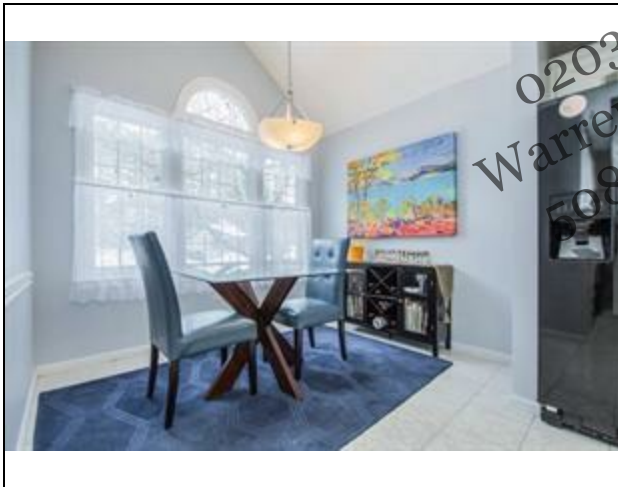
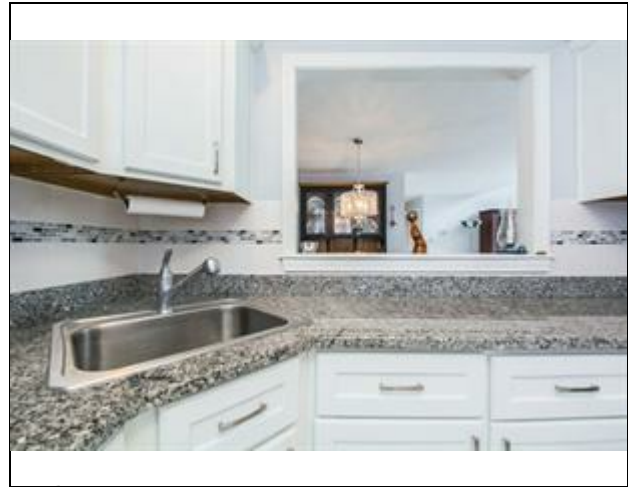
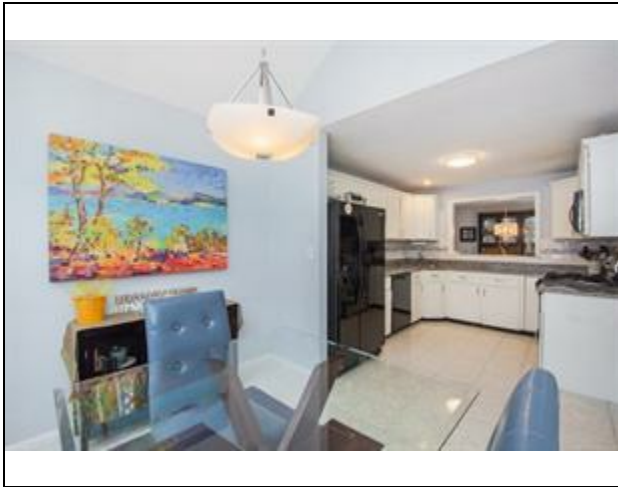
MLS # 72464851 - Sold
4 Spruce Pond Road U:4, Franklin, MA 02038

Condominium - Condo
Sale Price: \$408,000



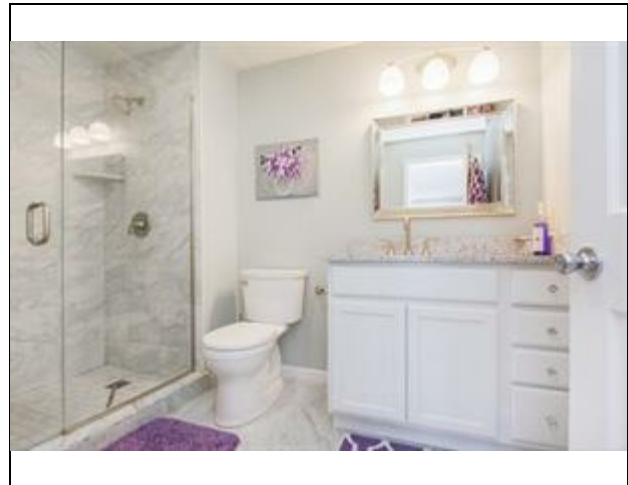
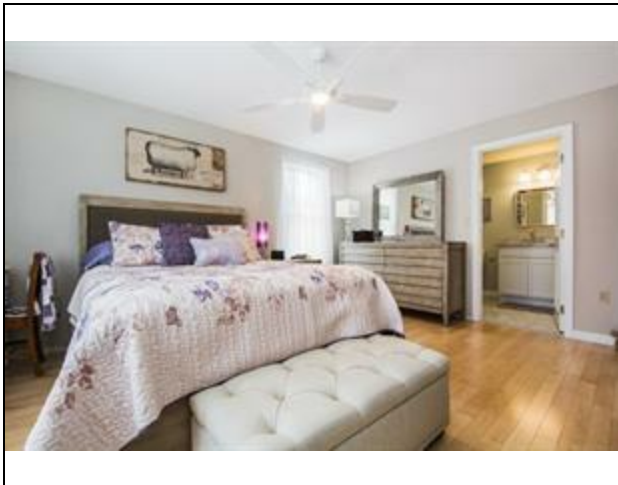
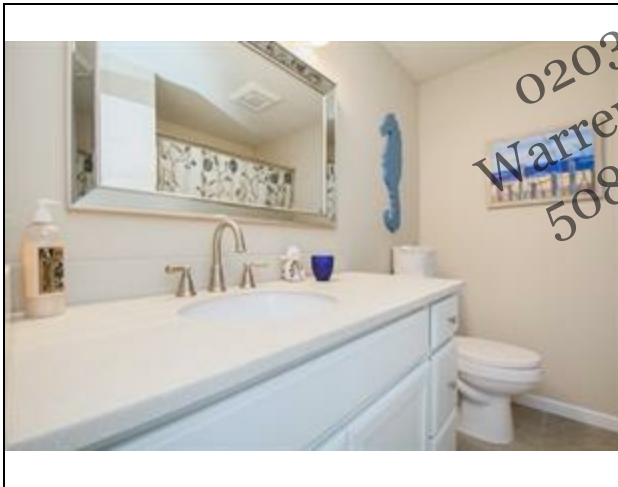
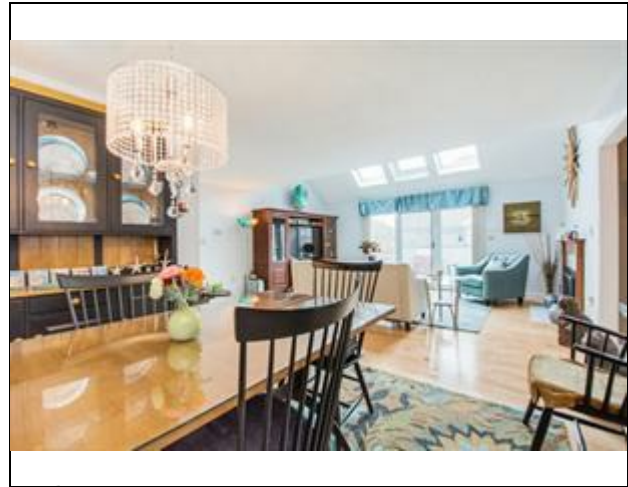
MLS # 72464851 - Sold
4 Spruce Pond Road U:4, Franklin, MA 02038

Condominium - Condo
Sale Price: \$408,000



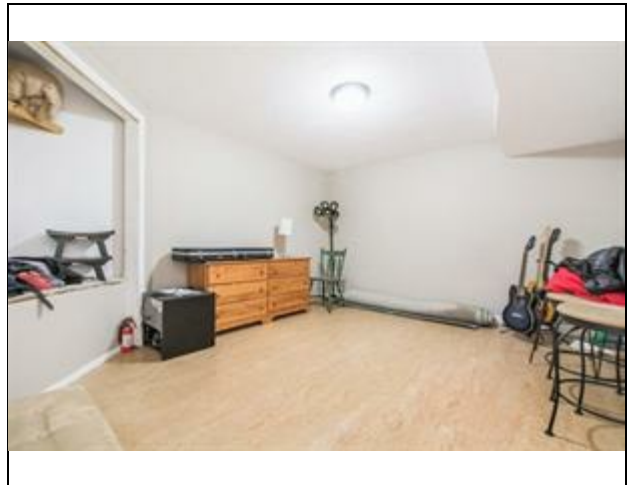
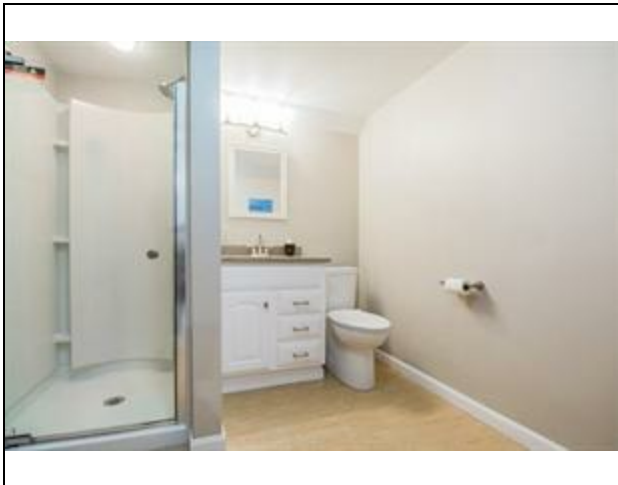
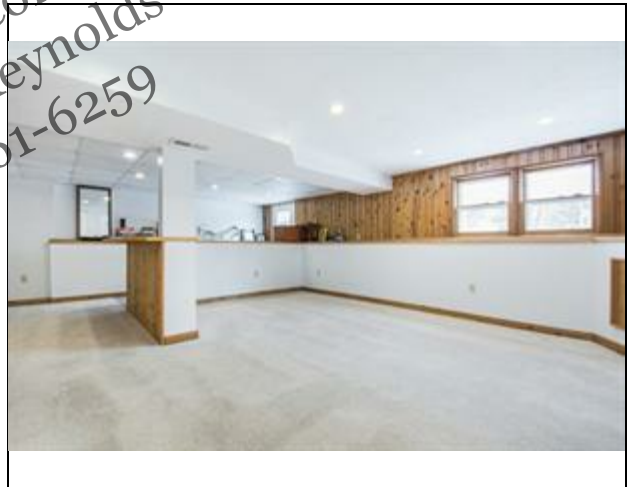
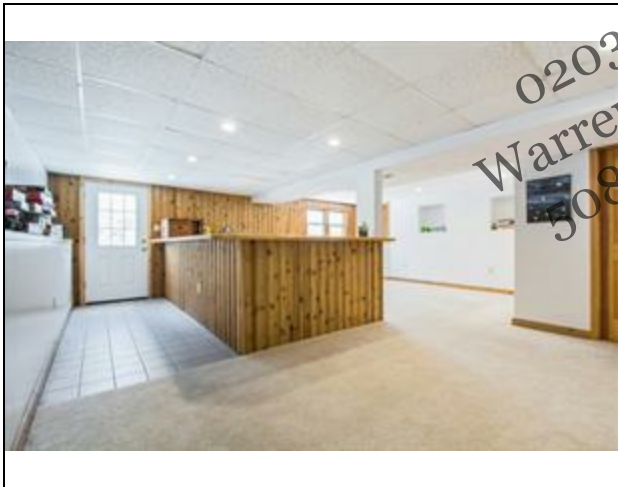
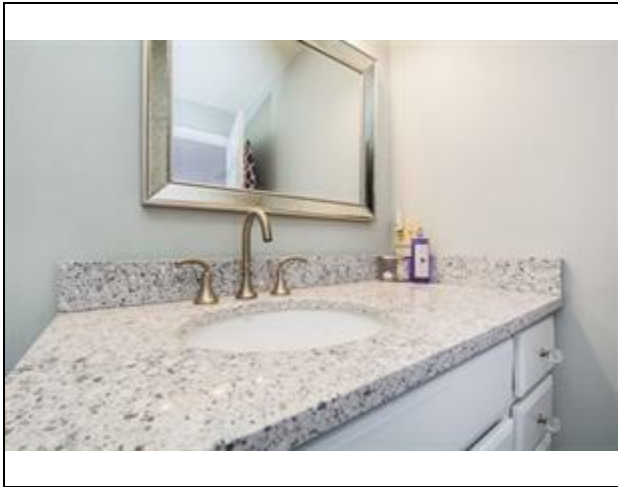
MLS # 72464851 - Sold
4 Spruce Pond Road U:4, Franklin, MA 02038

Condominium - Condo
Sale Price: \$408,000



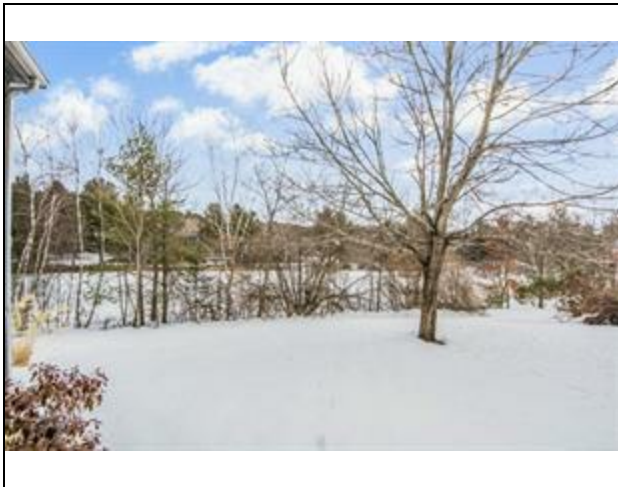
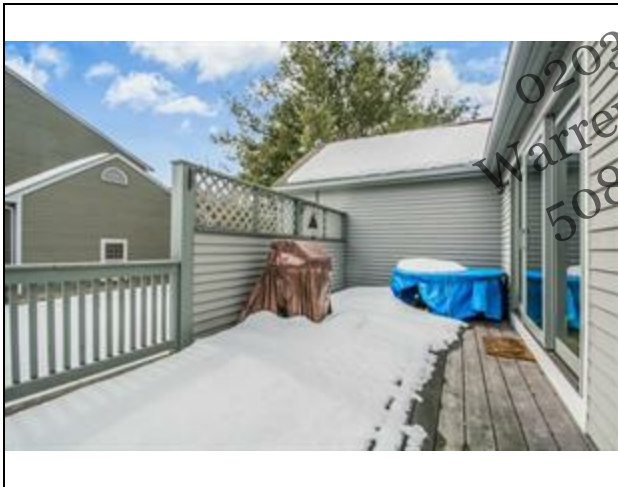
MLS # 72464851 - Sold
4 Spruce Pond Road U:4, Franklin, MA 02038

Condominium - Condo
Sale Price: \$408,000



MLS # 72464851 - Sold
4 Spruce Pond Road U:4, Franklin, MA 02038

Condominium - Condo
Sale Price: \$408,000



12 Spruce Pond Road - Unit 12
Franklin, MA 02038-2500
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 72563862 | Status: Sold |
| List Price: \$400,000 | Sale Price: \$410,000 |
| List Date: 9/12/2019 | Sale Date: 11/15/2019 |
| Area: | Off Market Date: 9/28/2019 |
| List\$/Sq. Ft.: \$170.21 | Sold \$/Sq. Ft. \$174.47 |
| Days on Market (Total): 17 | Days on Market (Office): 17 |

Property Features

| | |
|---|---|
| Rooms: 6 | Style: Townhouse |
| Bedrooms: 2 | Type: Condo |
| Baths: 2f 1h | Unit Level: 1 |
| Master Bath: Yes | Placement: End |
| Fireplaces: 1 | Approx. Living Area: 2,350 Sq. Ft. |
| Year Built: 1986 | Outdoor Space Avail: Yes - Private |
| # Units: 100 | Garage: 2 Attached, Garage Door Opener |
| Elevator: | Parking: 2 Off-Street, Paved Driveway |
| Handicap Access/Features: | |
| Association: Yes Fee: \$359 | |

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

Room Descriptions

| Room | Level | Size | Features |
|-----------------|----------|------|---|
| Living Room: | 1 | | Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Main Level, Deck - Exterior, Open Floor Plan, Slider |
| Dining Room: | 1 | | Flooring - Hardwood, Open Floor Plan |
| Kitchen: | 1 | | Flooring - Hardwood, Dining Area, Stainless Steel Appliances, Gas Stove |
| Master Bedroom: | 2 | | Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony - Exterior, Slider |
| Bedroom 2: | 2 | | Closet - Walk-in, Flooring - Wall to Wall Carpet |
| Bath 1: | 1 | | Bathroom - Half, Flooring - Hardwood |
| Bath 2: | 2 | | Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup |
| Bath 3: | 2 | | Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile |
| Laundry: | B | | Flooring - Vinyl, Dryer Hookup - Electric, Washer Hookup |
| Loft: | 2 | | Flooring - Wall to Wall Carpet |
| Office: | 1 | | Flooring - Hardwood |
| Play Room: | B | | Flooring - Laminate, Exterior Access |



Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **220 Volts, Circuit Breakers, 200 Amps**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Porch, Deck - Composite, Balcony**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Central Vacuum**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Includes finished walkout lower level**
 Living Area Includes: **Finished Basement**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **Yes** Water View: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Rarely seen, here is that perfect combination of a 2 car garage updated larger home at desirable Spruce Pond Village with spectacular water views and a finished walkout lower level! Gleaming hardwood floors on main level with wood burning fireplace, extra large open floor plan loft with vaulted ceiling and 2 skylights on second level. Master bath has renovated oversize tile and glass shower. Newer family room and master bedroom trex decks provide serene views of the pond. Updated furnace, A/C, hot water, carpet and windows. Two laundry hookup locations. Town water/sewer, gas for heat, hot water and cooking. Exceptionally well managed association even has your walkway and front steps shoveled in winter!

Tax Information

2019 Taxes: \$4,923 Assessment: **\$335,800**
 Pin #: **M:303 L:045-084**

Cert: Zoning Code: **res**
 Map: Block: Lot: Book: **31711** Page: **426**

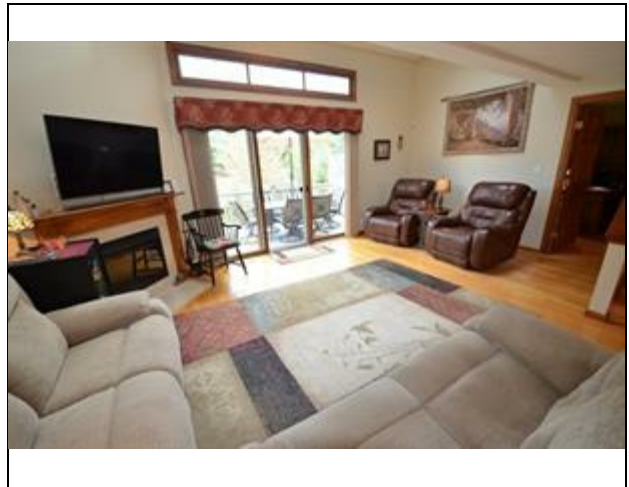
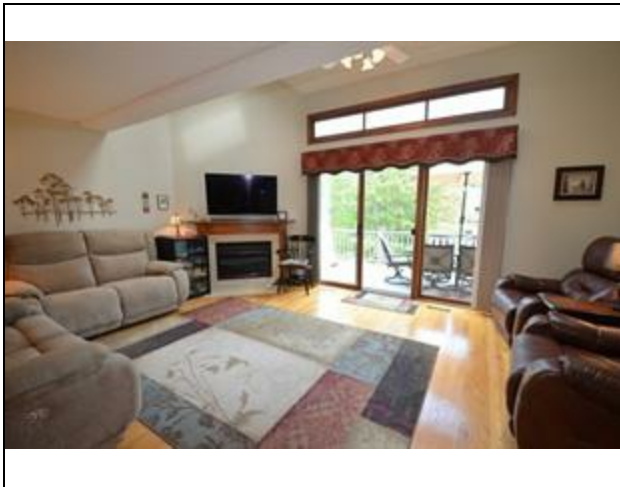
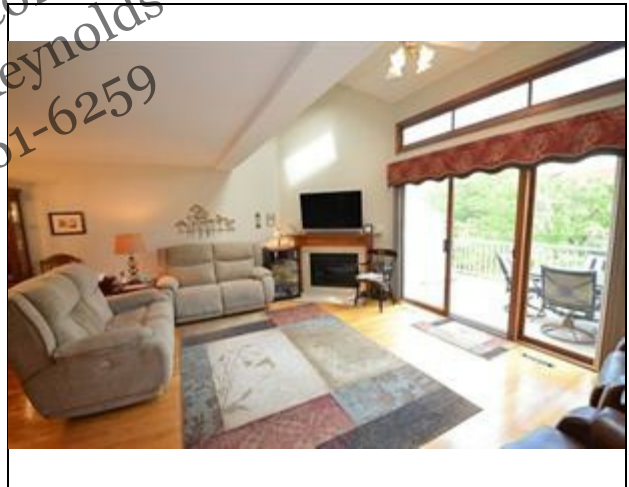
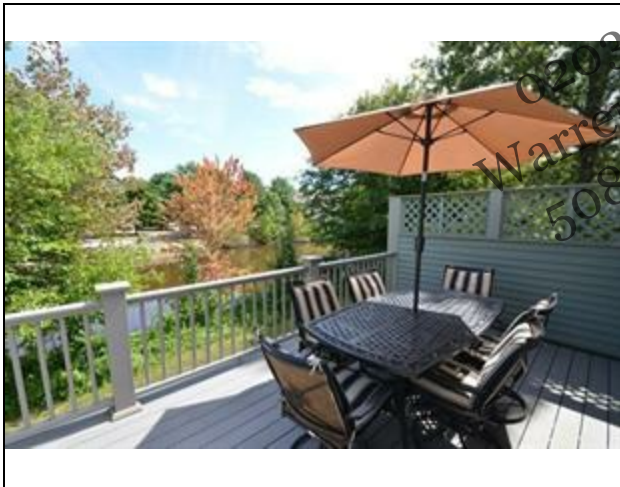
Market History for 12 Spruce Pond Road U:12, Franklin, MA 02038-2500

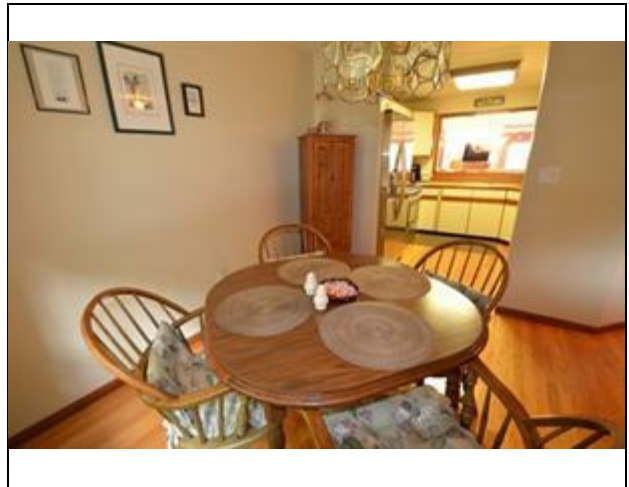
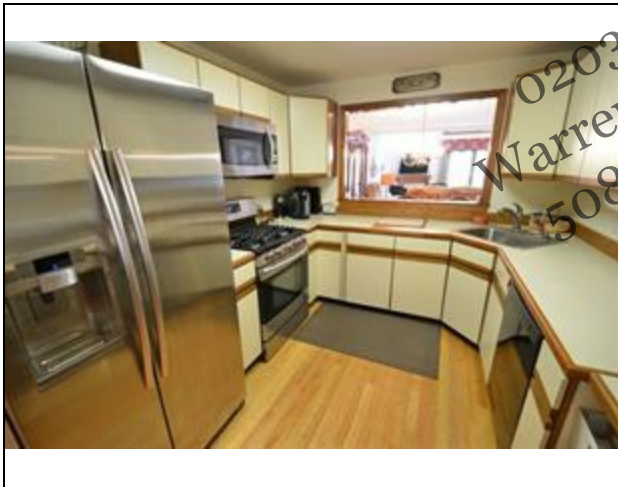
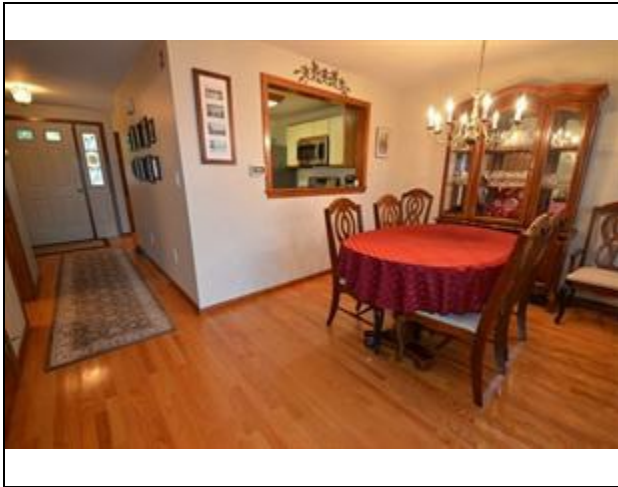
| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|------------|---|-----------|----------|------------------|
| 72563862 | 9/12/2019 | Listed for \$400,000 | | | \$400,000 |
| CTG | 9/15/2019 | Status Changed to: Contingent | | | |
| UAG | 9/29/2019 | Status Changed to: Under Agreement | | | |
| SLD | 11/15/2019 | Status Changed to: Sold | | | |
| | 11/15/2019 | Sold for \$410,000 | 17 | 2 | \$410,000 |
| Market History for Office Id: BB5301 | | | 17 | 2 | \$410,000 |
| Market History for this property | | | 17 | 2 | \$410,000 |

02038.com
Warren Reynolds
508-561-6259

MLS # 72563862 - Sold
12 Spruce Pond Road U:12, Franklin, MA 02038-2500

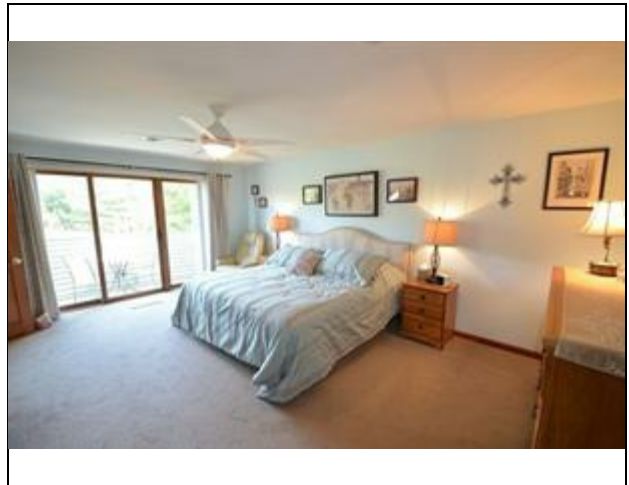
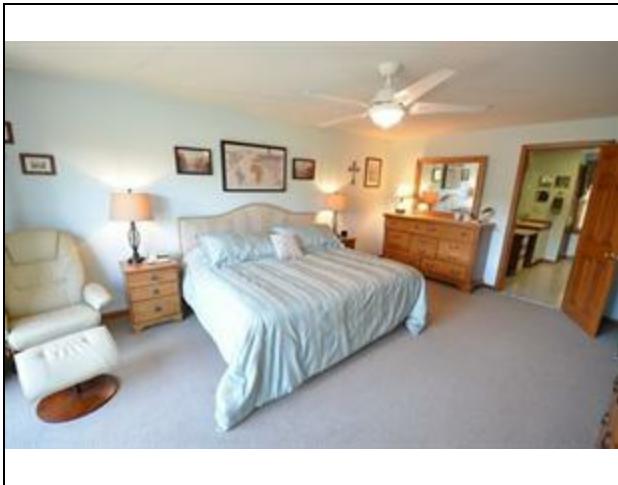
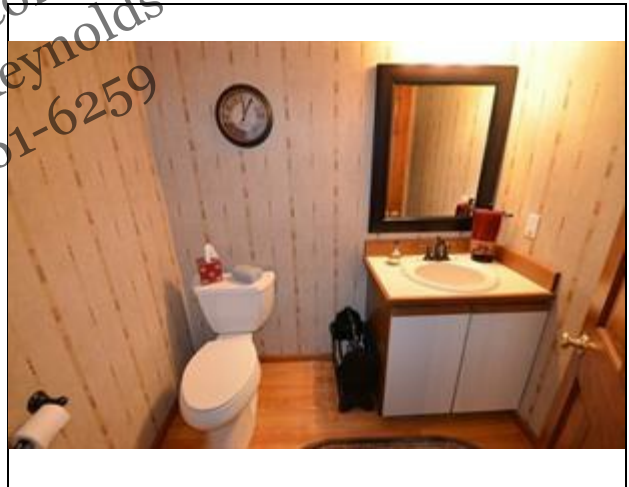
Condominium - Condo
Sale Price: \$410,000





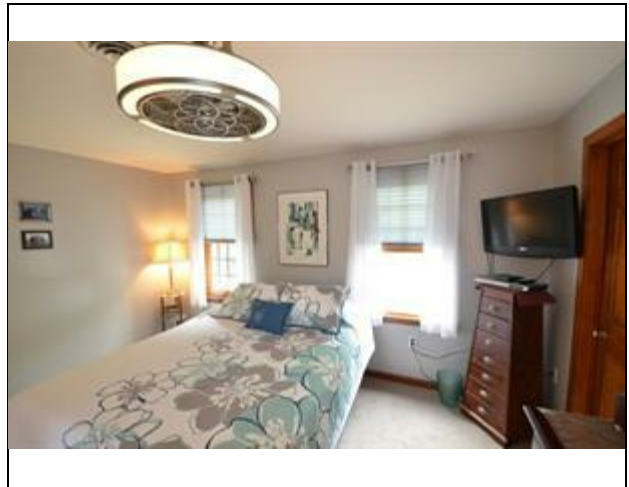
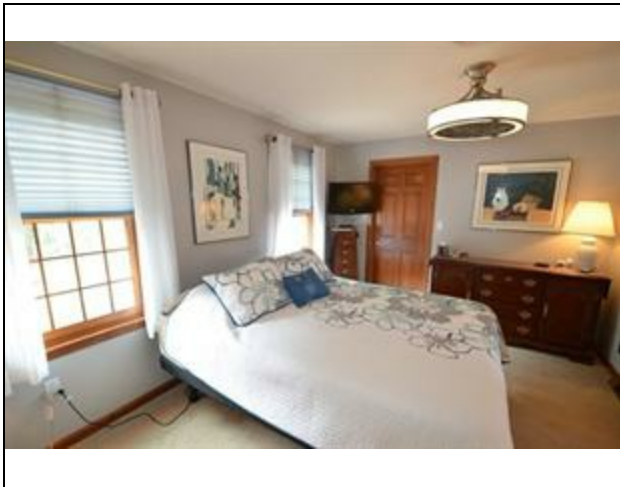
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12 Spruce Pond Road U:12, Franklin, MA 02038-2500

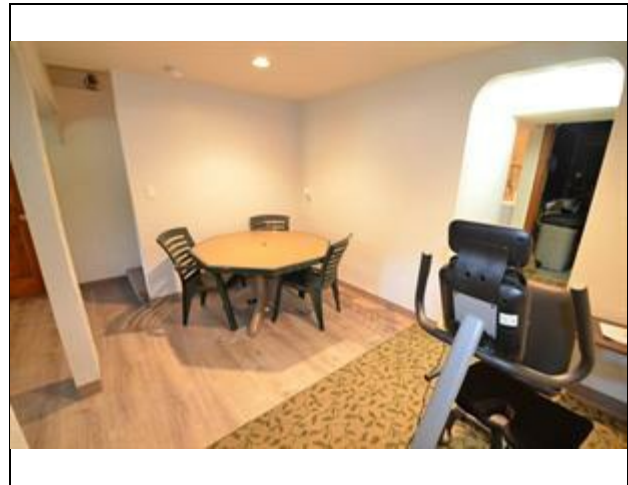
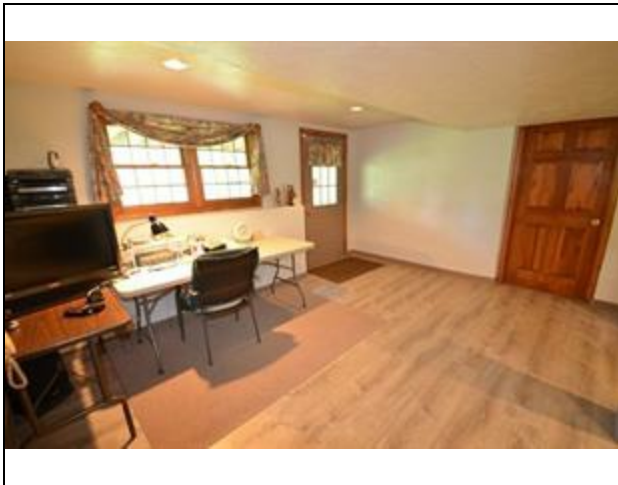
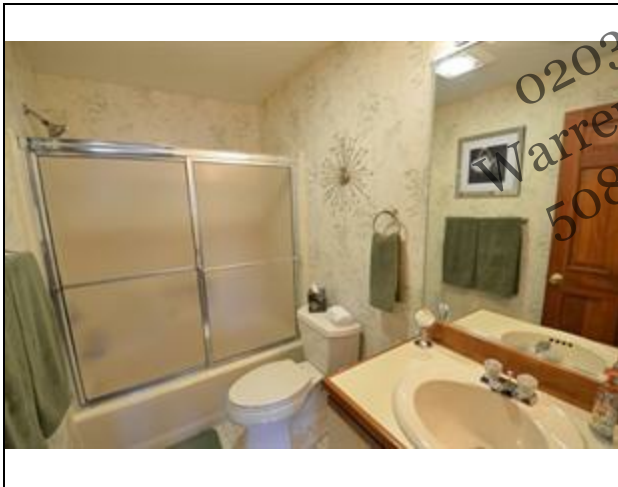
Condominium - Condo
Sale Price: \$410,000



MLS # 72563862 - Sold
12 Spruce Pond Road U:12, Franklin, MA 02038-2500

Condominium - Condo
Sale Price: \$410,000





MLS # 72563862 - Sold
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Condominium - Condo
Sale Price: \$410,000

