

49 Stone Ridge Road - Unit 49
Franklin, MA 02038
Condo

MLS #: **72715448** Status: **Sold**
 List Price: **\$344,900** Sale Price: **\$355,000**
 List Date: **8/25/2020** Sale Date: **10/30/2020**
 Area: Off Market Date: **9/1/2020**
 List\$/Sq. Ft.: **\$283.40** Sold \$/Sq. Ft. **\$291.70**
 Days on Market (Total): **7** Days on Market (Office): **7**



Property Features

Rooms: **6** Style: **Other (See Remarks)**
 Bedrooms: **2** Type: **Condo**
 Baths: **2f 0h** Unit Level: **1**
 Master Bath: **Yes** Placement:
 Fireplaces: **0** Approx. Living Area: **1,217 Sq. Ft.**
 Year Built: **1986** Outdoor Space Avail:
 # Units: **163** Garage: **1 Attached, Garage Door Opener**
 Elevator: Parking: **1 Off-Street**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$380**
 Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal, Clubhouse**

Room Descriptions

Room	Level	Size	Features
Dining Room:	1	-	-
Family Room:	1	-	-
Kitchen:	1	-	-
Master Bedroom:	1	-	-
Bedroom 2:	1	-	-
Laundry:	B	-	-
Den:	B	-	-

Features & Other Information

Appliances: **Dishwasher, Refrigerator, Washer, Dryer**
 Basement: **Yes Partially Finished, Walk Out**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Deck, Patio**
 Facing Direction:
 Heating: **Gas**
 Hot Water: **Tank**
 Lead Paint: **Unknown**
 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

Welcome home to easy living.....RARE RANCH STYLE AVAILABLE! This great condo has an open floor plan featuring 2 bedrooms & 2 full baths! Updated kitchen with hardwood floor, granite counter and stainless steel appliances, open dining room w/ hardwood floor and opens to family room w/hardwood & slider to freshly painted deck w/ lots of privacy facing the woods! Both bedrooms have walk-in closets (1) closet has laundry hook-up if needed but now laundry is in basement. Bonus* finished family room/office in basement which walks out to patio for extra outside seating! This condo shows very nice and seller added new furnace, central air and Culligan water filter system in 2018. Great location - close to Commuter Rail to Boston, Rt. 495, YMCA & shopping. Enjoy the beautiful in-ground pool, club-house, tennis court & basketball court ! Landscaping is beautiful! SHOWINGS START FRIDAY 8/28

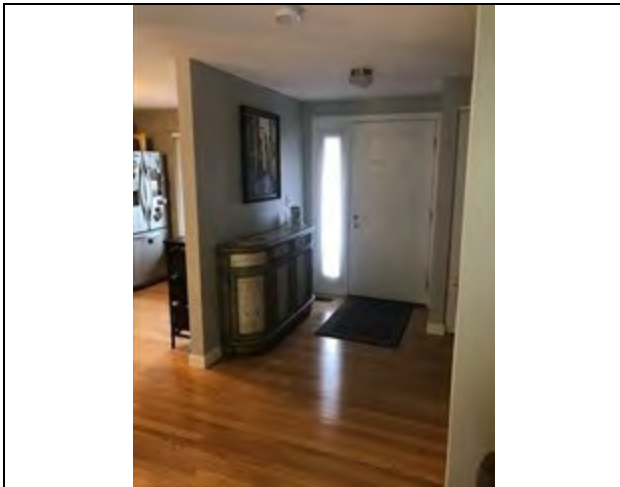
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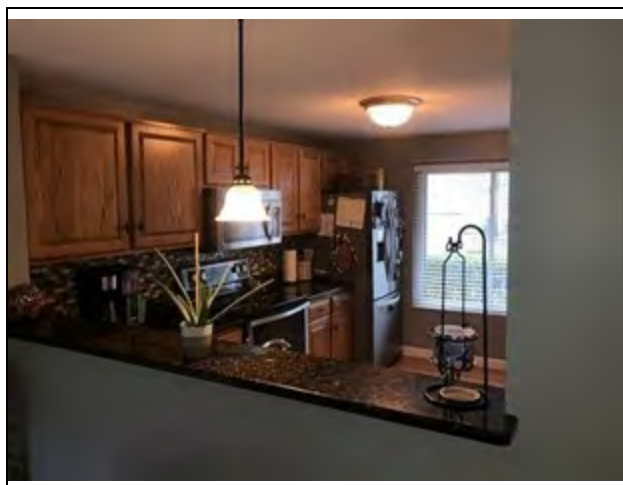
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 Pin #:

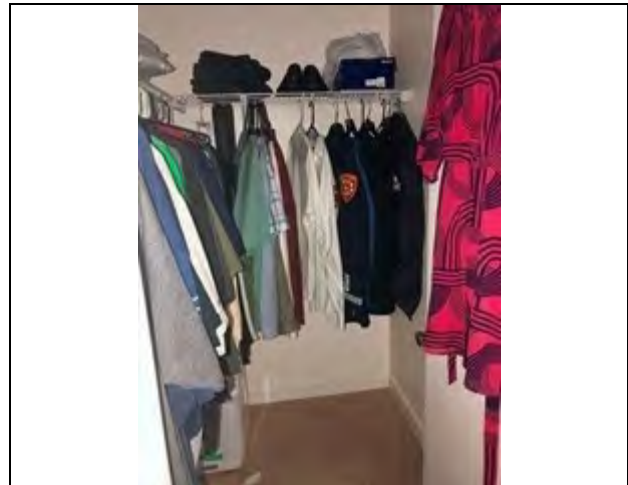
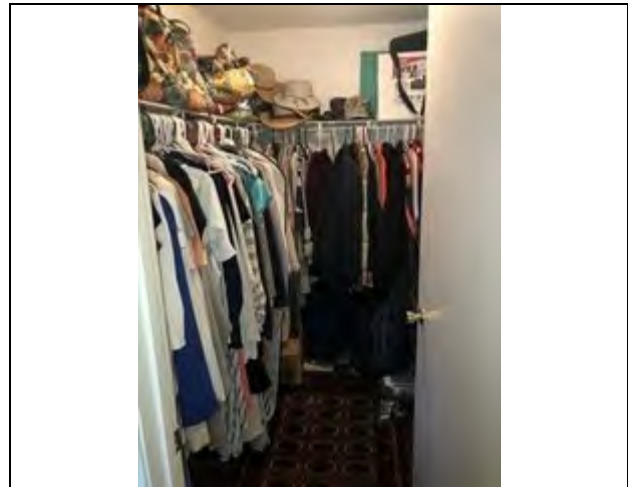
Cert: Zoning Code: **res**
 Map: Block: Lot: Book: **0** Page: **0**

Market History for 49 Stone Ridge Road U:49, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72715448	8/25/2020	Listed for \$344,900			\$344,900
UAG	9/1/2020	Status Changed to: Under Agreement			
SLD	10/30/2020	Status Changed to: Sold			
	10/30/2020	Sold for \$355,000	7	7	\$355,000
Market History for Office Id: AN5801			7	7	\$355,000
Market History for this property			7	7	\$355,000



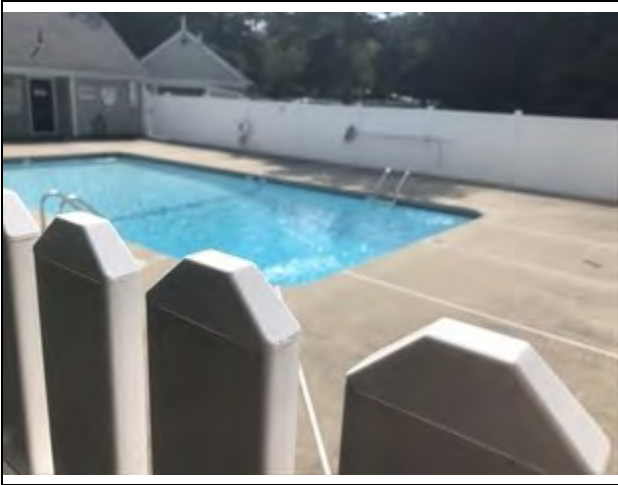






MLS # 72715448 - Sold
49 Stone Ridge Road U:49, Franklin, MA 02038

Condominium - Condo
Sale Price: \$355,000



159 Stone Ridge Rd - Unit 159
Franklin, MA 02038-3174
Condo

MLS #: 72743159	Status: Sold
List Price: \$349,900	Sale Price: \$363,000
List Date: 10/14/2020	Sale Date: 12/1/2020
Area:	Off Market Date: 10/18/2020
List\$/Sq. Ft.: \$215.85	Sold \$/Sq. Ft. \$223.94
Days on Market (Total): 4	Days on Market (Office): 4

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath:	Placement: End
Fireplaces: 1	Approx. Living Area: 1,621 Sq. Ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 163	Garage: 1 Attached
Elevator:	Parking: 1 Assigned
Handicap Access/Features:	
Association: Yes Fee: \$453	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal, Clubhouse, Reserve Funds	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace
Dining Room:	1		Slider
Kitchen:	1		Dining Area
Master Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full
Bath 2:	1		Bathroom - Half
Bath 3:	2		Bathroom - Full
Laundry:	B		-

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **Yes Full, Unfinished Basement**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **110 Volts**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Forced Air, Gas**
 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

This is the one you have been waiting for! PRIVATE 3 Bedroom 2.5 Bath END UNIT in desirable Stone Ridge. First floor Master Bedroom with sizable walk in closet, a second closet and full Bath. Open Floor Plan is perfect for entertaining - Spacious bright eat-in Kitchen, Living Room with Fireplace and vaulted ceiling, Dining Room with slider to Deck overlooking private lovely landscaped wooded back yard. Attached Garage and half Bath complete the main level. Upper level has 2 large Bedrooms with walk in closets and a full Bath. Plenty of storage in unfinished Lower Level. Community Pool, Clubhouse and tennis court. Close to 495. Washer and dryer hook up available on main level. All offers are due SATURDAY OCTOBER 17 at 4:00. The seller reserves the right to accept an offer prior.

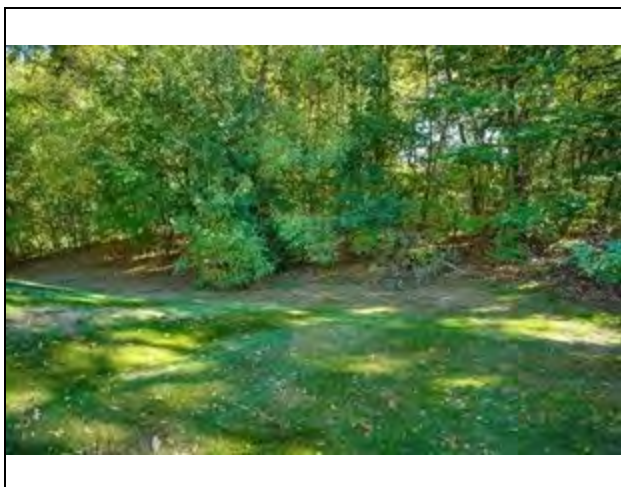
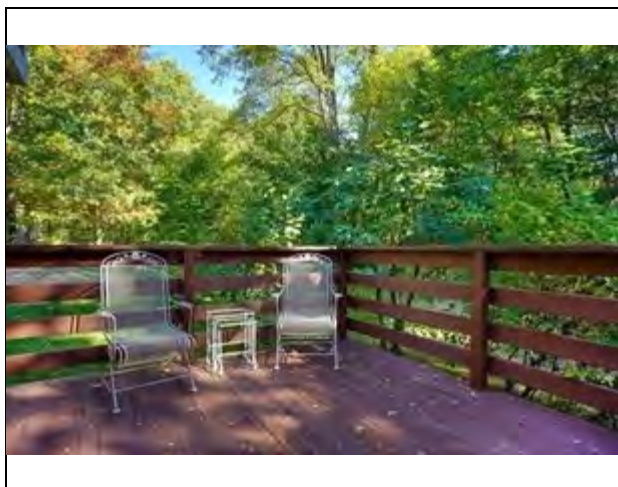
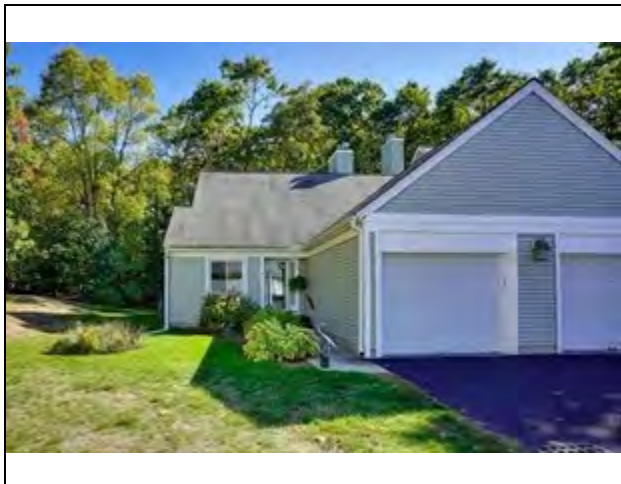
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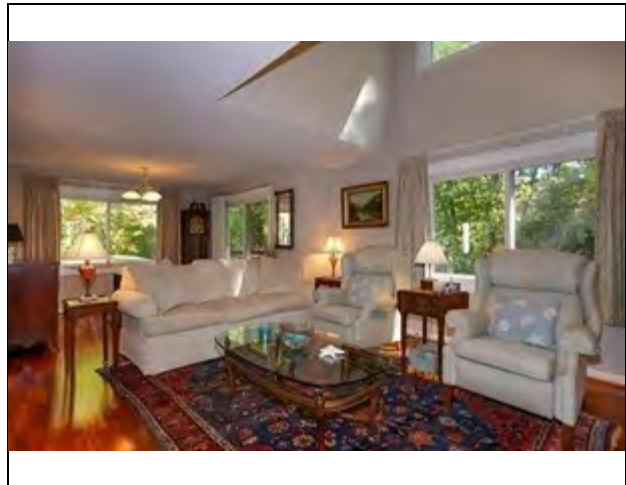
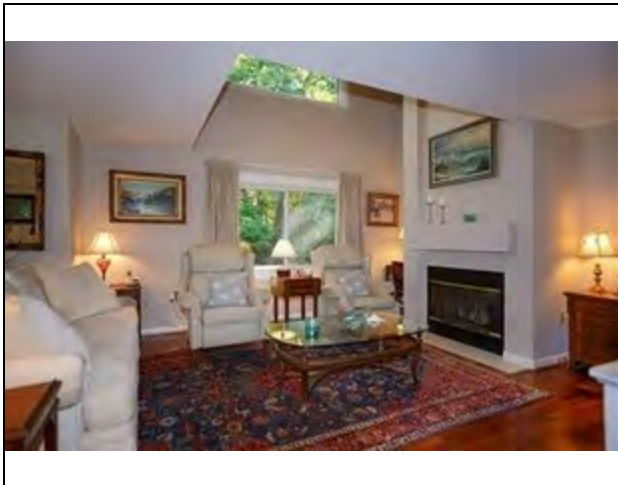
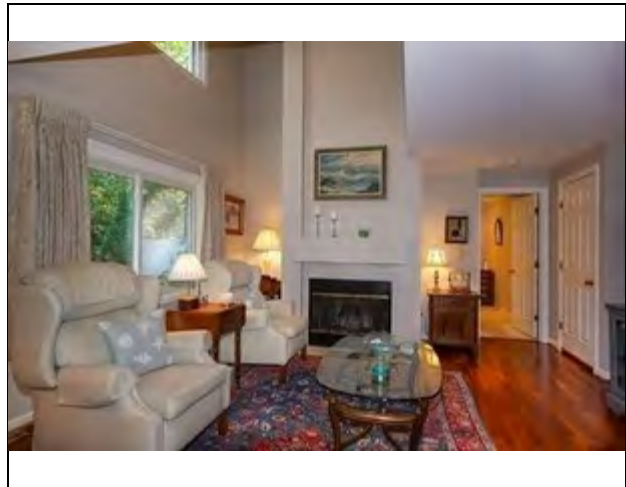
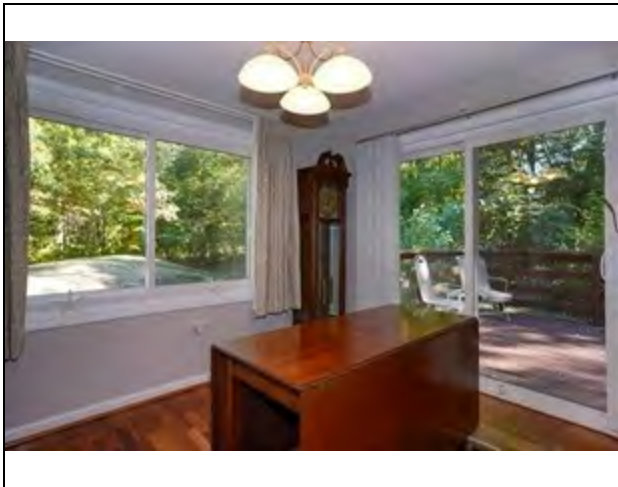
2020 Taxes: **\$4,060** Assessment: **\$279,800**
 Pin #: **M:276 L:016-060**

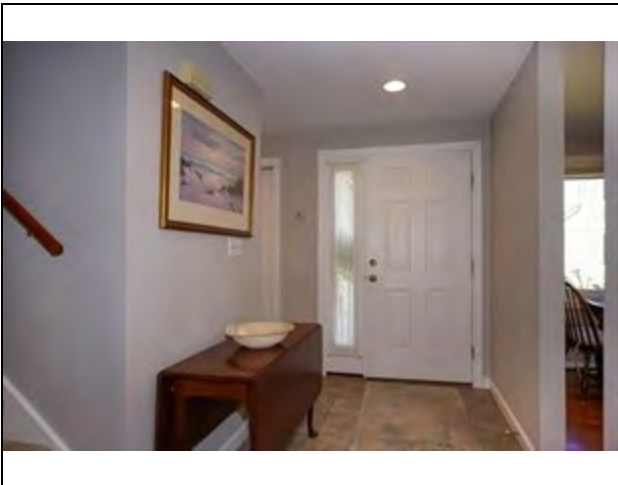
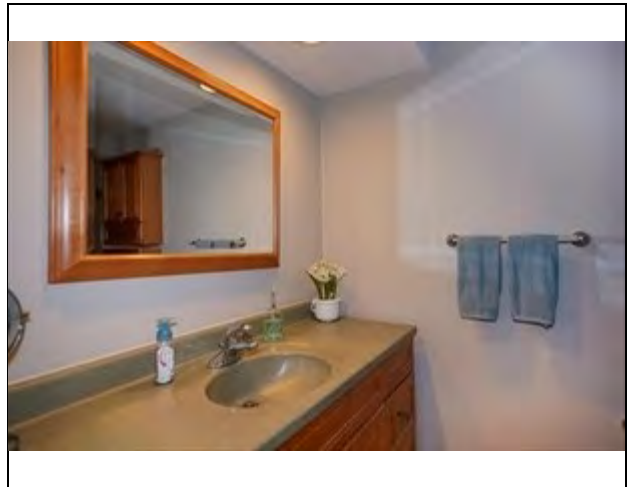
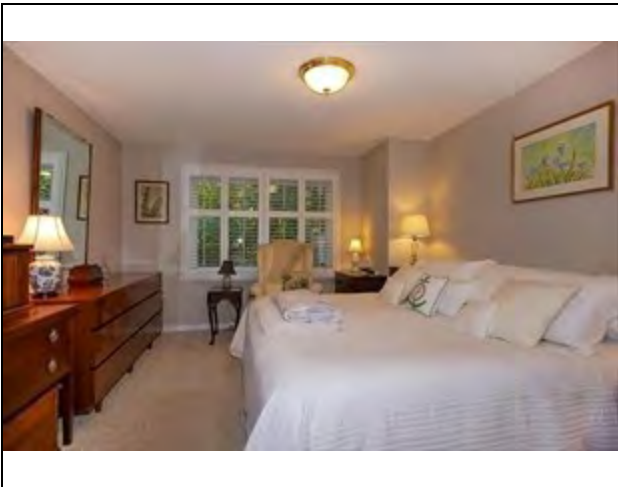
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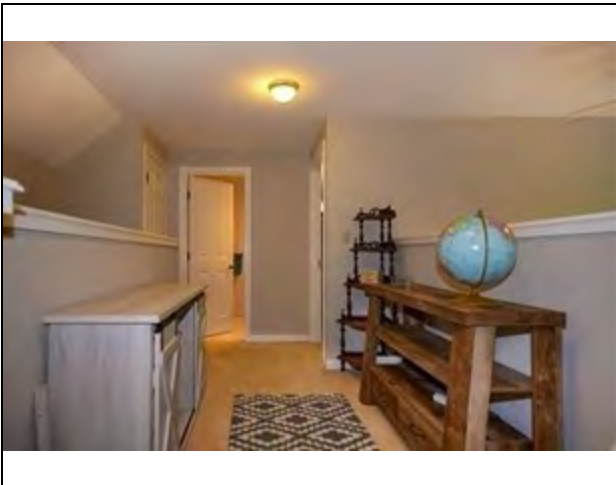
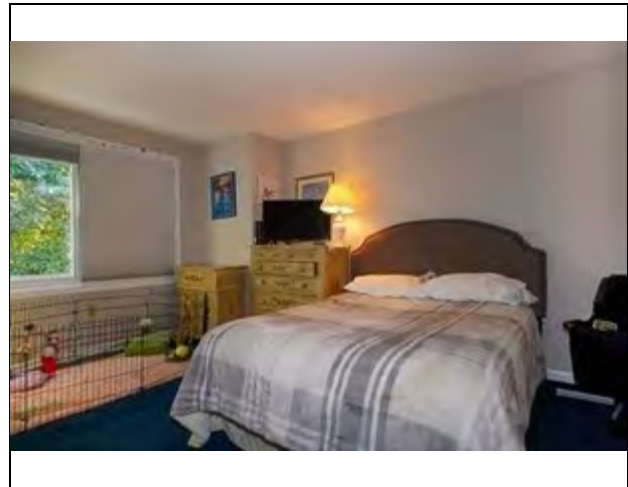
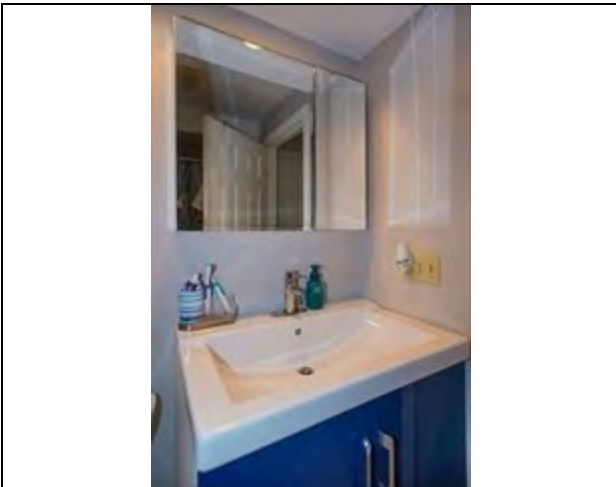
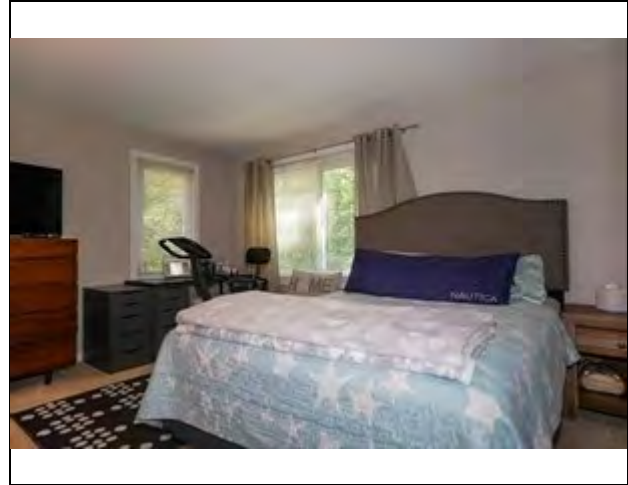
Market History for 159 Stone Ridge Rd U:159, Franklin, MA 02038-3174

MLS #	Date		DOM	DTO	Price
72743159	10/14/2020	Listed for \$349,900			\$349,900
UAG	10/18/2020	Status Changed to: Under Agreement			
SLD	12/1/2020	Status Changed to: Sold			
	12/1/2020	Sold for \$363,000	4	4	\$363,000
Market History for Office Id: NB4344			4	4	\$363,000
Market History for this property			4	4	\$363,000









106 Stone Ridge Rd - Unit 106
Franklin, MA 02038-3145
Condo

MLS #: 72687671	Status: Sold
List Price: \$349,900	Sale Price: \$365,000
List Date: 7/8/2020	Sale Date: 8/14/2020
Area:	Off Market Date: 7/24/2020
List\$/Sq. Ft.: \$202.25	Sold \$/Sq. Ft. \$210.98
Days on Market (Total): 16	Days on Market (Office): 16

Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement: End
Fireplaces: 1	Approx. Living Area: 1,730 Sq. Ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 163	Garage: 1 Attached, Garage Door Opener, Storage
Elevator: No	Parking: 1 Assigned, Deeded
Handicap Access/Features:	
Association: Yes Fee: \$453	
Fee Includes: Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal, Clubhouse, Reserve Funds	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood, Slider
Family Room:	1		-
Kitchen:	1		Flooring - Hardwood
Master Bedroom:	1		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 3:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Half
Bath 3:	2		Bathroom - Full
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features & Other Information

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator**
 Basement: **Yes Full, Unfinished Basement**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions: **Washer/Dryer**
 Exterior: **Vinyl**
 Exterior Features: **Patio**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Tank**
 Lead Paint: **None**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Welcome Home! Showings start immediately with this rare 3 Bedroom, 2.5 baths, END UNIT w/One Car Garage in Stone Ridge! Move in Ready!! Large Eat-In Kitchen w/plenty of cabinet space, dining area w/Slider to private back patio perfect for Summer Entertaining. Enjoy open concept living w/Hardwood Floors throughout, 2 story living room w/ gas fireplace & plenty of natural sunlight. First Floor Master w/large walk-in closet and master bath. Additional half bath, Garage Access and laundry complete the first level. Upstairs features 2 Bedrooms w/walk-in Closets and a Full Bath. New A/C Unit, some Replacement Windows, Gleaming Hardwood Floors and Gas Heating all make this an incredible value. Full basement ready to be finished or perfect for storage. Convenient location close to Commuter Rail, Shopping, Restaurants, 495 and YMCA. Complex offers Swimming Pool, Clubhouse, Tennis and Basketball Courts! Offers due Sunday at 7pm.

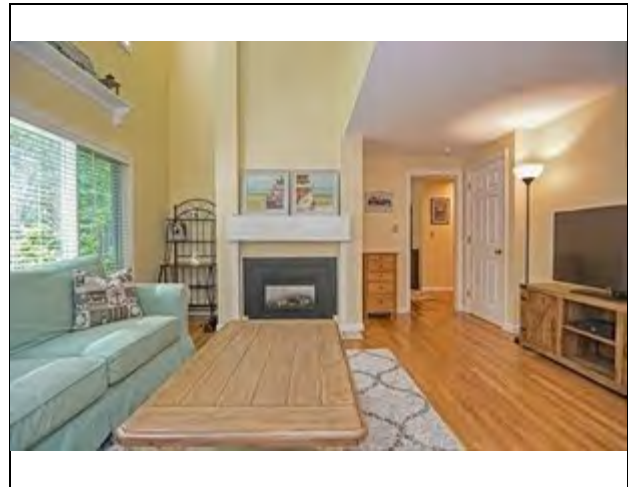
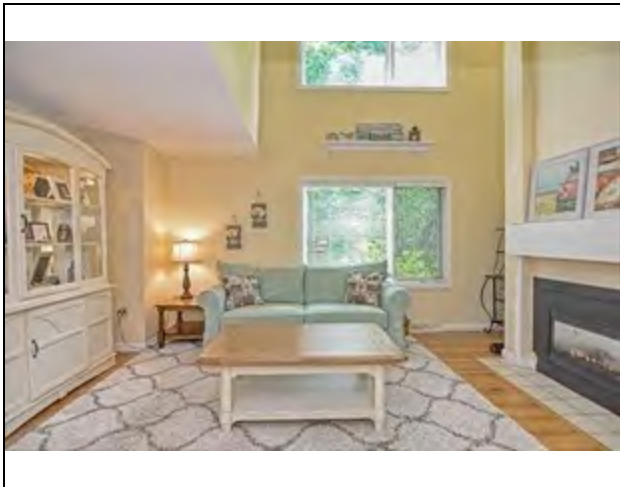
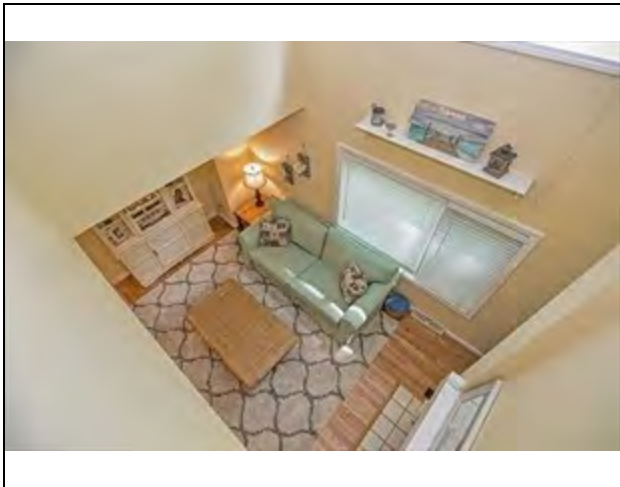
Tax Information

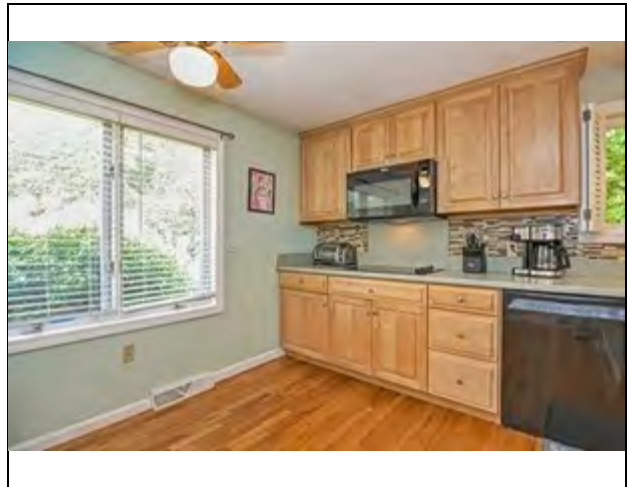
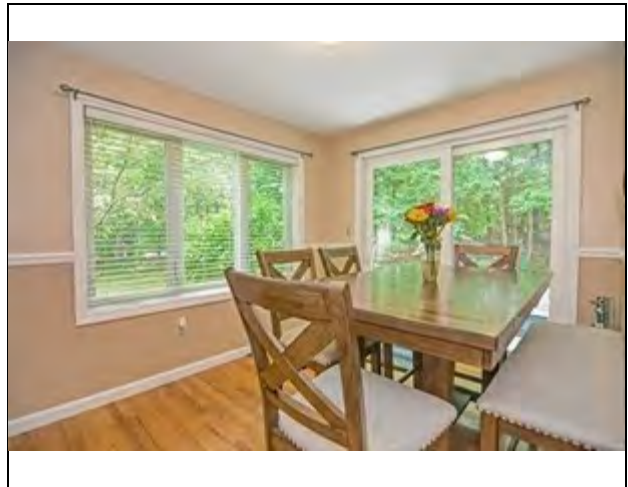
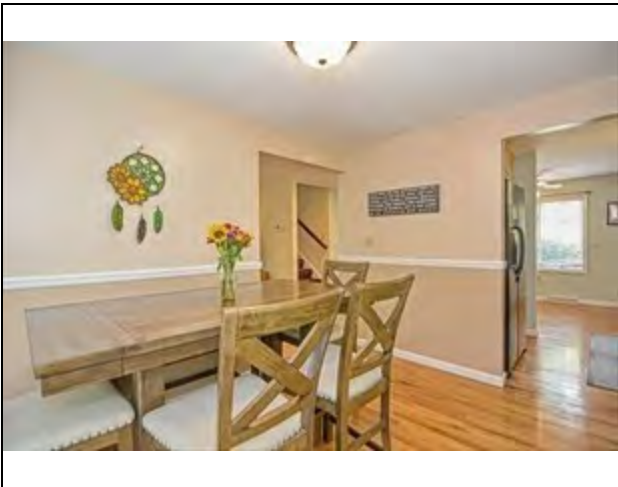
2020 Taxes: **\$4,288** Assessment: **\$295,500**
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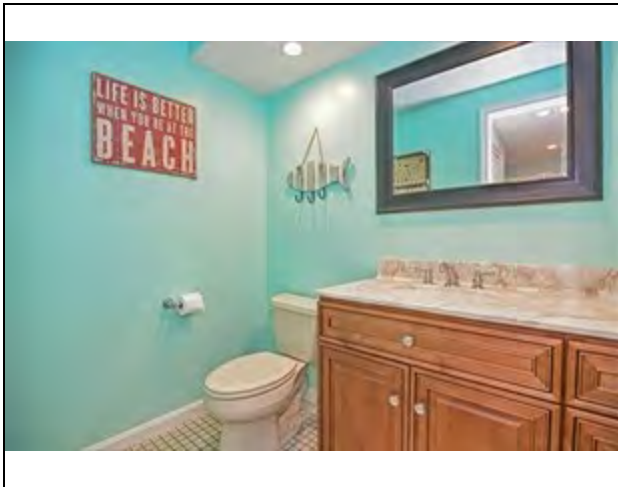
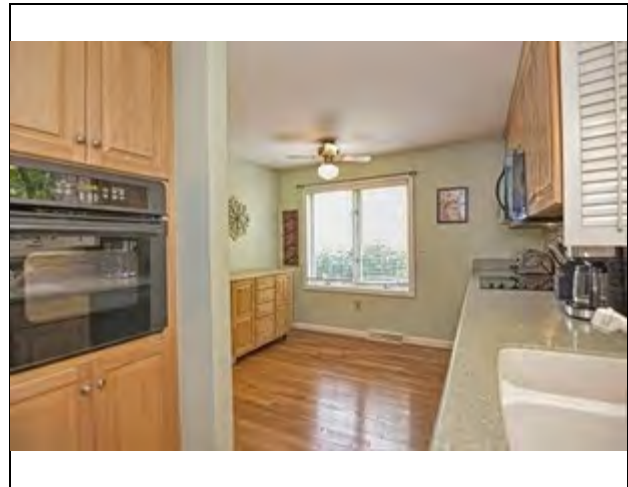
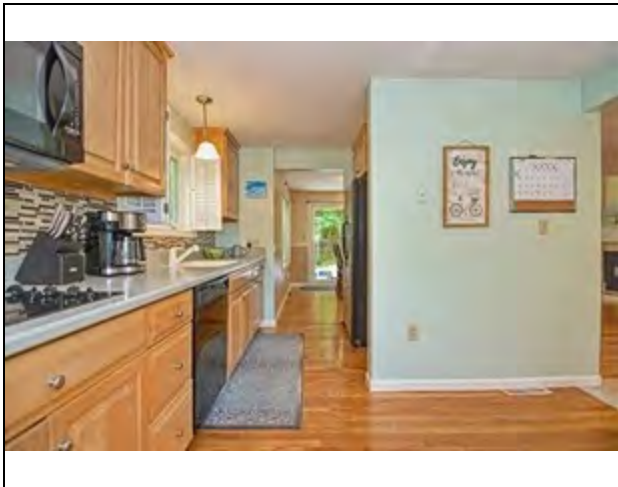
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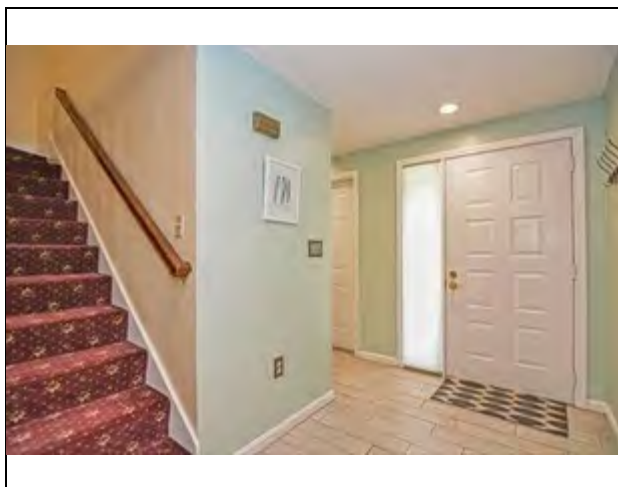
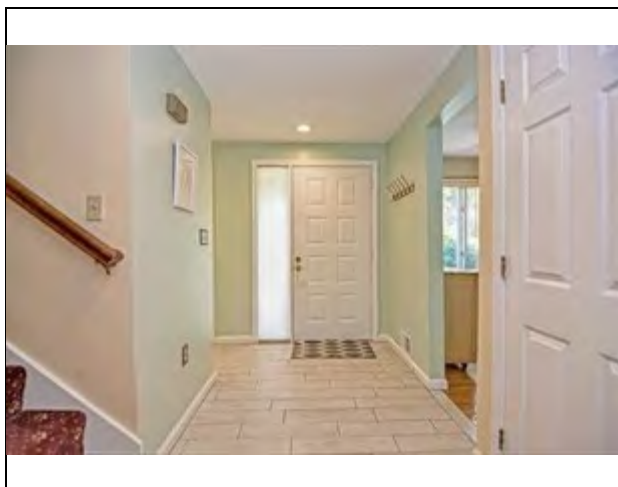
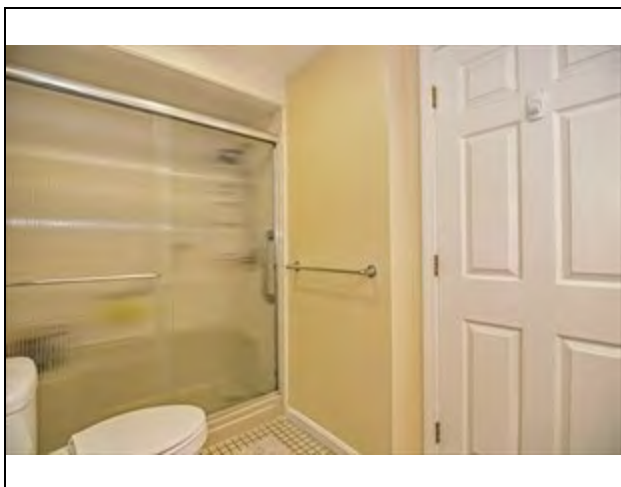
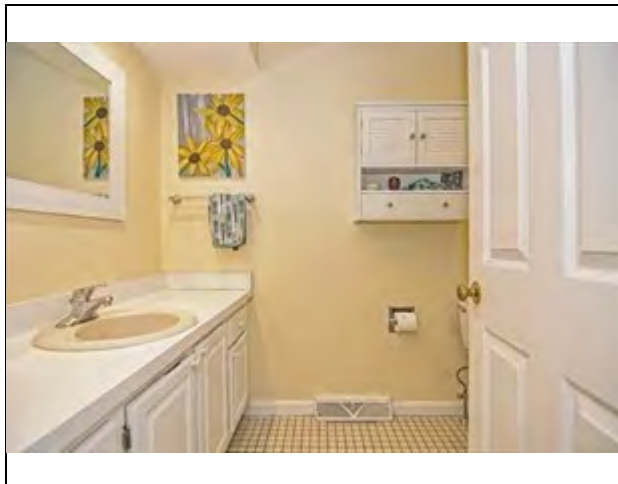
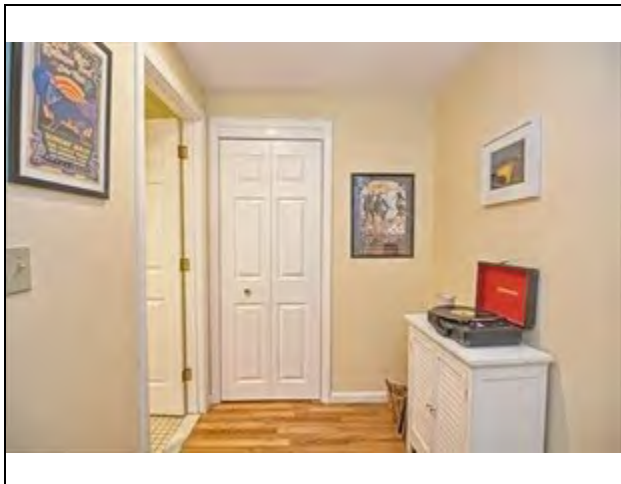
Market History for 106 Stone Ridge Rd U:106, Franklin, MA 02038-3145

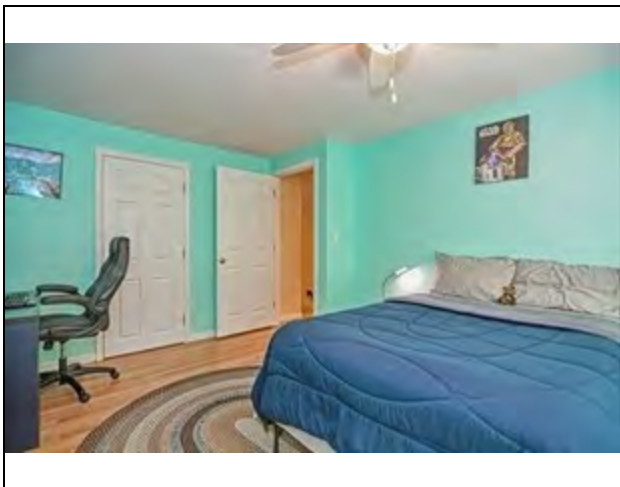
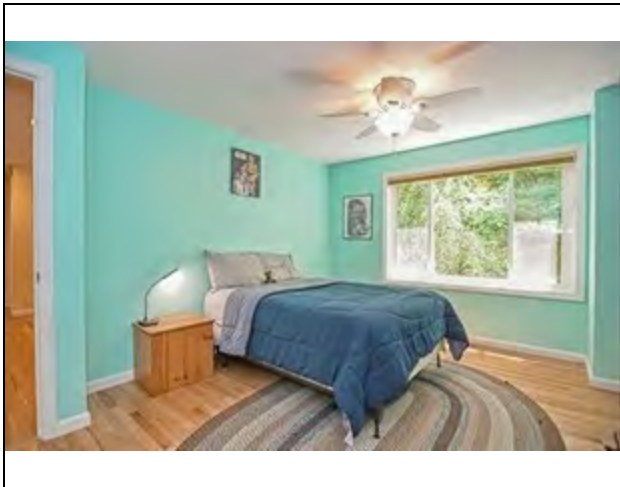
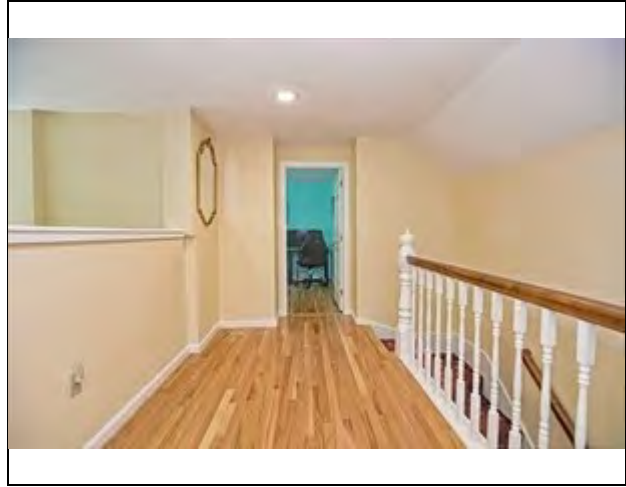
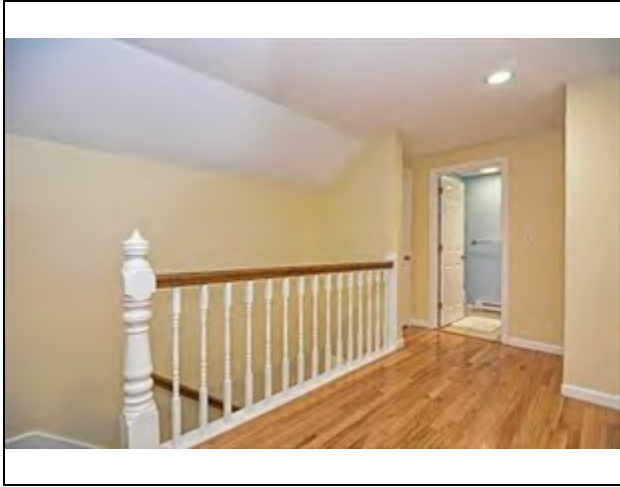
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CTG	7/13/2020	Status Changed to: Contingent			
UAG	7/24/2020	Status Changed to: Under Agreement			
SLD	8/14/2020	Status Changed to: Sold			
	8/14/2020	Sold for \$365,000	16	4	\$365,000
Market History for Office Id: AC1854			16	4	\$365,000
Market History for this property			16	4	\$365,000

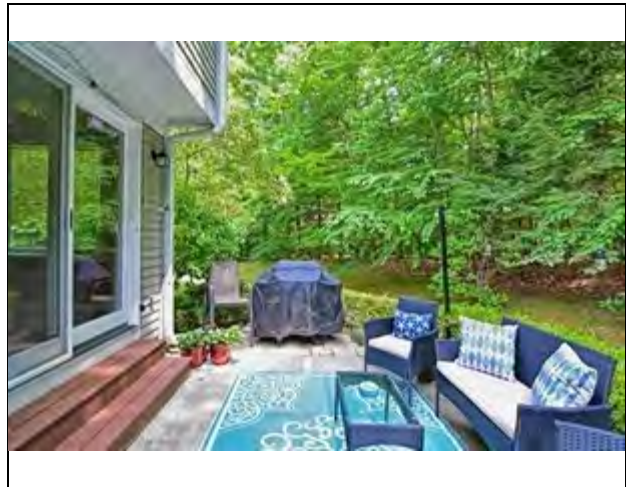
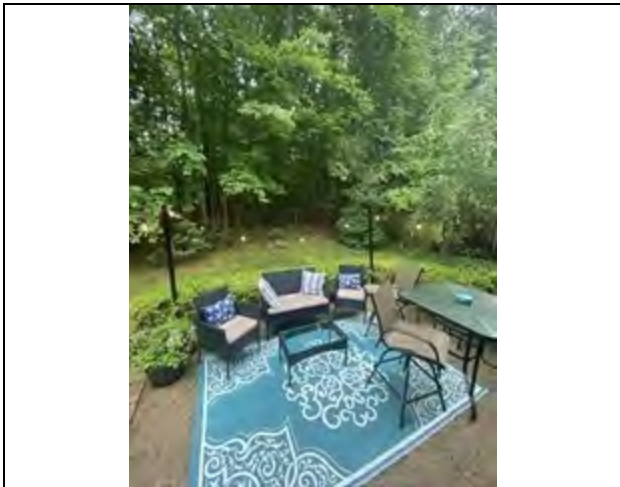
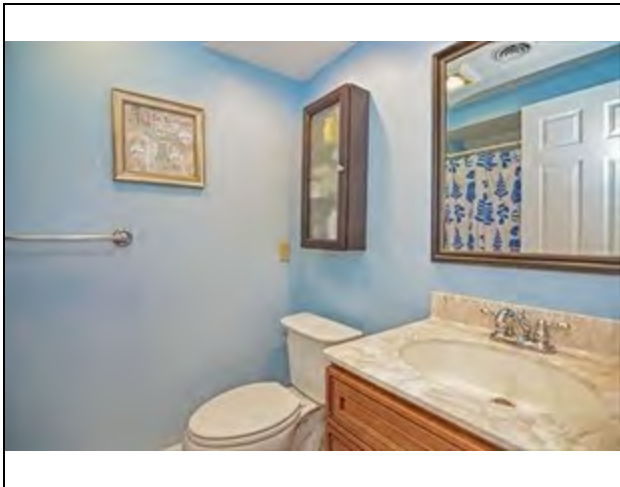
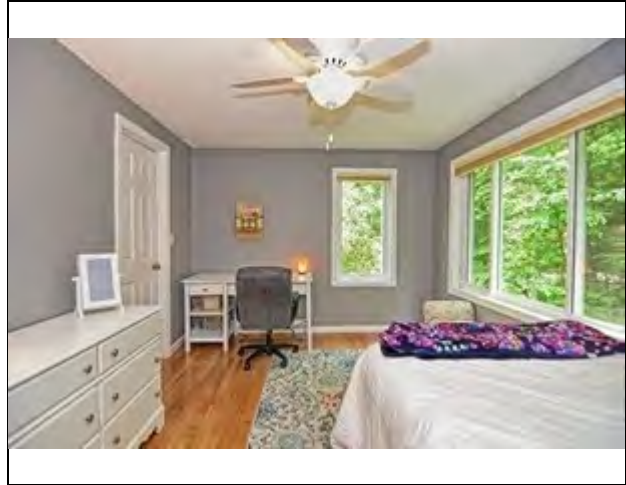












MLS # 72687671 - Sold
106 Stone Ridge Rd U:106, Franklin, MA 02038-3145

Condominium - Condo
Sale Price: \$365,000

