

2 Pear Tree Lane - Unit 2
Franklin, MA 02038-3936
Condo

MLS #: 72742493	Status: Sold
List Price: \$450,000	Sale Price: \$462,500
List Date: 10/22/2020	Sale Date: 12/10/2020
Area:	Off Market Date: 10/26/2020
List\$/Sq. Ft.: \$218.02	Sold \$/Sq. Ft. \$224.08
Days on Market (Total): 4	Days on Market (Office): 4

Property Features

Rooms: 8	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement:
Fireplaces: 1	Approx. Living Area: 2,064 Sq. Ft.
Year Built: 1998	Outdoor Space Avail: Yes - Common
# Units: 75	Garage: 1 Detached, Garage Door Opener
Elevator:	Parking: 2 Off-Street, Assigned, Paved Driveway

Handicap Access/Features:

Association: **Yes** Fee: **\$510**

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



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling Fan(s), Ceiling - Vaulted, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood, Crown Molding
Kitchen:	1		Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Recessed Lighting, Washer Hookup
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, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Hardwood, Countertops - Stone/Granite/Solid
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		Flooring - Hardwood
Game Room:	B		Flooring - Wall to Wall Carpet, Exterior Access, Open Floor Plan, Recessed Lighting
Bonus Room:	B		Closet, Flooring - Wall to Wall Carpet, Recessed Lighting

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Vent Hood**

Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Exterior Access**

Construction: **Frame**

Cooling: **Central Air**

Electric: **Circuit Breakers**

Exclusions: **Washer/Dryer**

Exterior: **Wood**

Exterior Features: **Deck, Deck - Composite, Screens, Gutters**

Facing Direction: **Northeast**

Heating: **Forced Air, Gas**

Hot Water: **Natural Gas**

Interior Features: **Cable Available**

Lead Paint: **Unknown**

Living Area Disclosures: **Additional 1000+ sq. feet in partially finished basement, not included in GLA.**

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

Just listed! Beautifully maintained Townhouse at Chestnut Ridge II. First floor Master Suite with newly updated bath and walk in closet. Vaulted kitchen with granite countertops, pantry, center island, stainless steel appliances, and laundry closet. Open floor plan with hardwood flooring, crown moldings, recessed lighting and loft overlooking living room with gas fireplace and slider to deck. HUGE finished walk-out basement, fully carpeted with recessed lighting and ample storage space, perfect for a game room, office or play space. Recently installed gas furnace and central air conditioning. Large deck overlooking wooded private backyard. Additional assigned parking. Readily accessible to all major routes, train station and local area shopping. Sought after Chestnut Ridge Community features tree lined roads, established landscaping and Association pool area. Please join us at our first open house on Sunday 10/25 from 11am-1pm!

Tax Information

2020 Taxes: \$5,466 **Assessment: \$376,700**

Cert: 150622 **Zoning Code: -**

Pin #: M:281 L:006-018

Map: **Block:** **Lot:** **Book: 23623** **Page: 469**

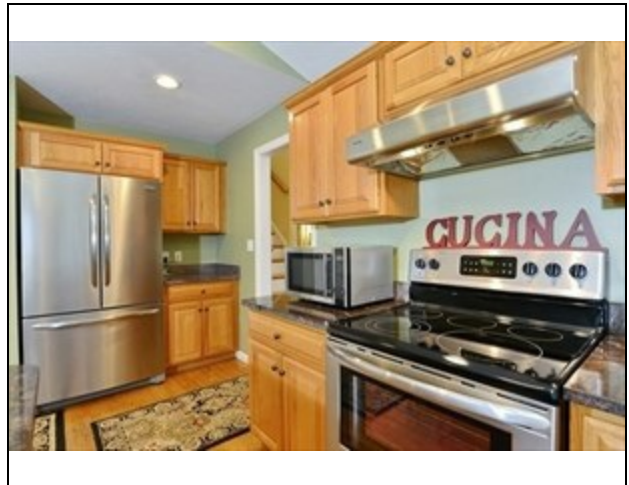
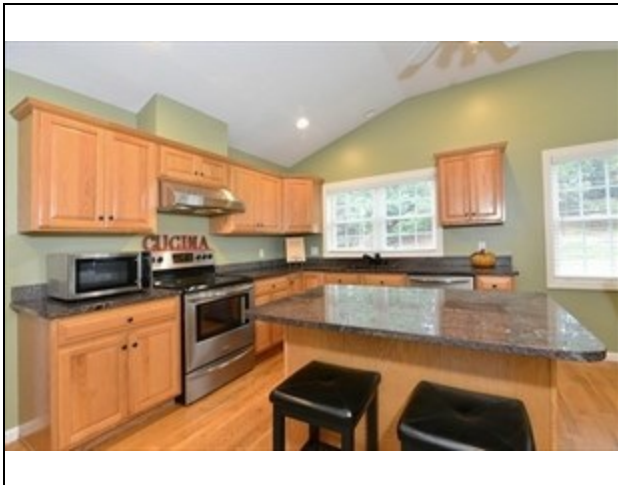
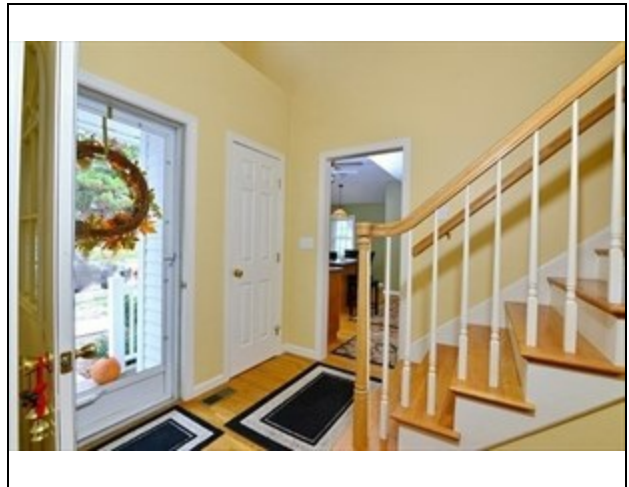
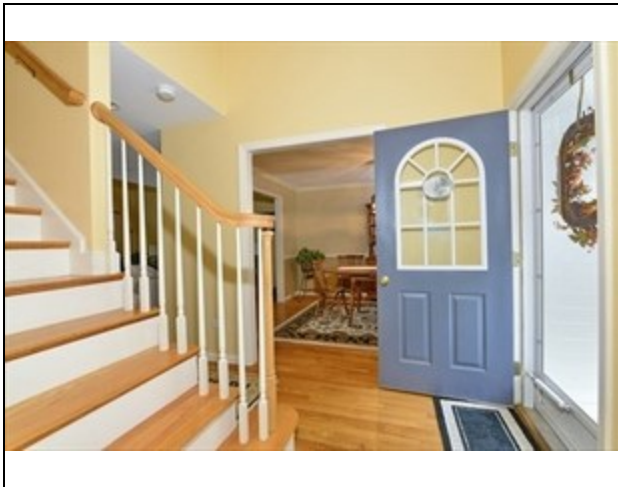
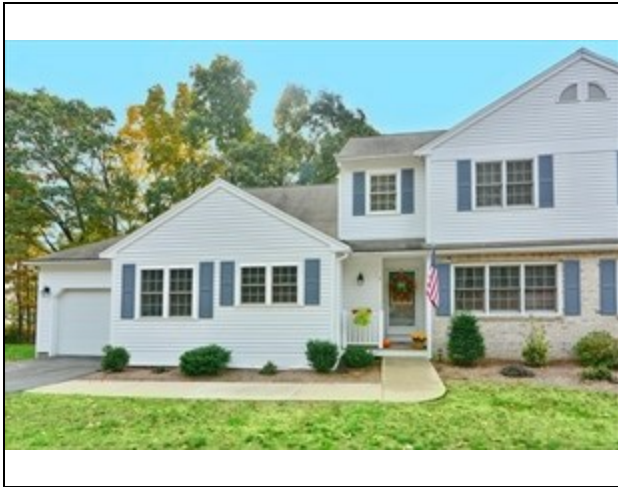
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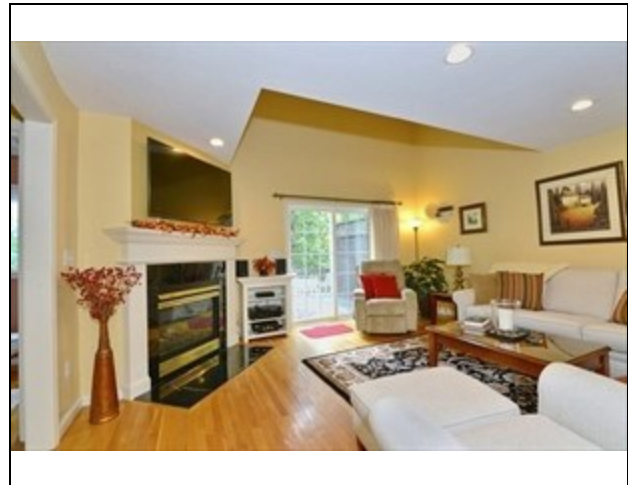
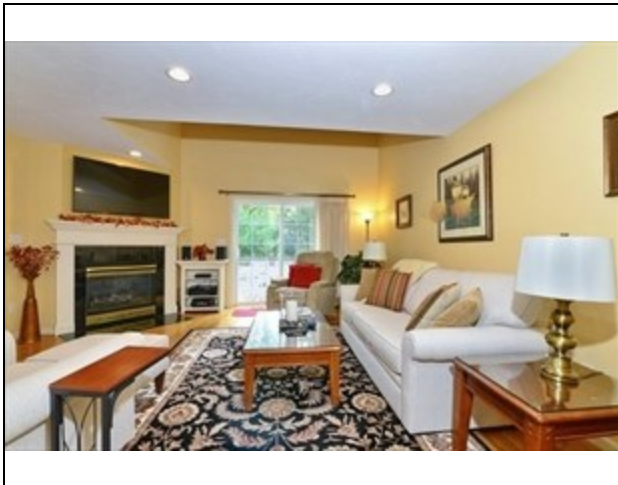
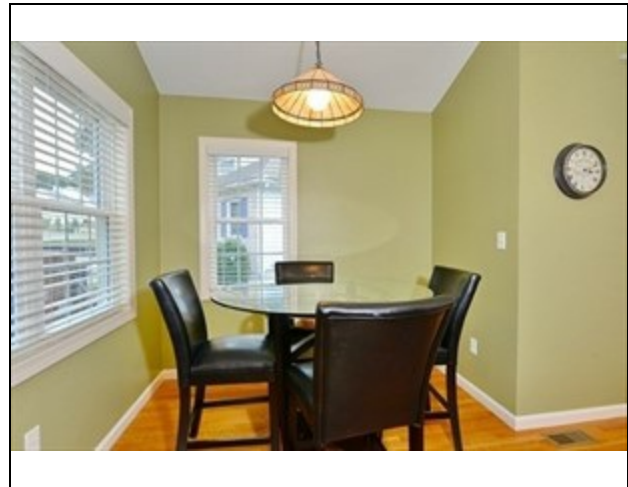
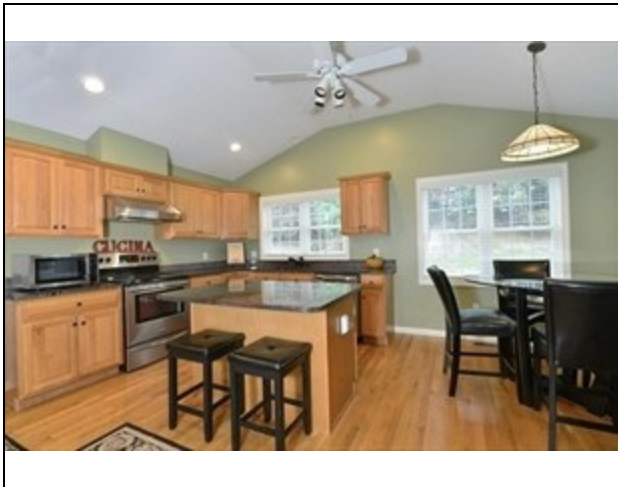
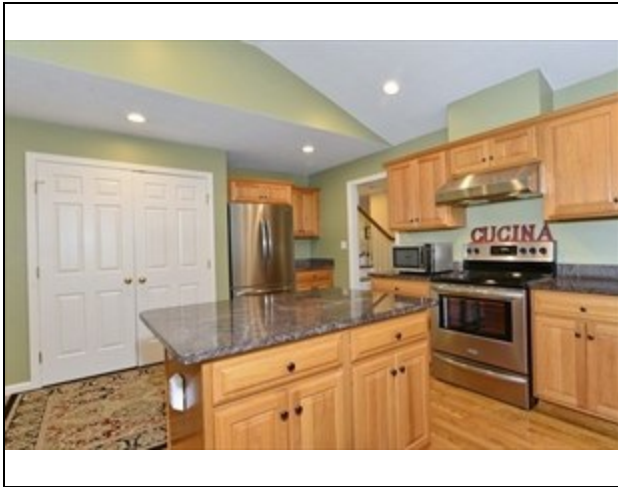
Market History for 2 Pear Tree Lane U:2, Franklin, MA 02038-3936

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72742493	10/14/2020	Listed as Coming Soon for \$450,000			\$450,000
NEW	10/22/2020	Status Changed to: New			
	10/22/2020	Active List Date Changed From: 10/28/2020 To: 10/22/2020			
UAG	10/26/2020	Status Changed to: Under Agreement			
SLD	12/11/2020	Status Changed to: Sold			
	12/10/2020	Sold for \$462,500	4	4	\$462,500
Market History for Office Id: BB5301			4	4	\$462,500
Market History for this property			4	4	\$462,500

MLS # 72742493 - Sold
2 Pear Tree Lane U:2, Franklin, MA 02038-3936

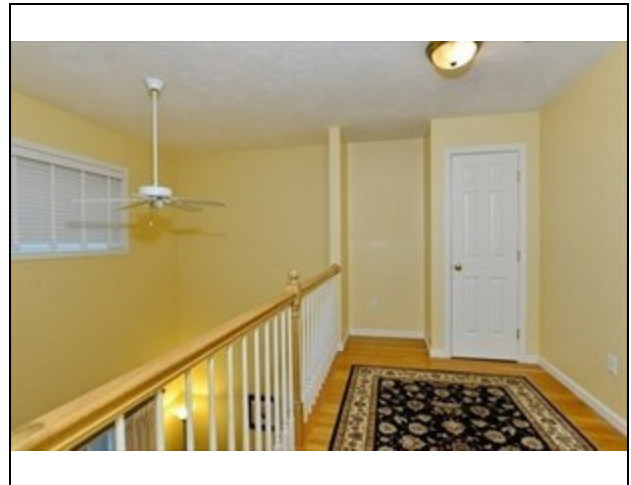
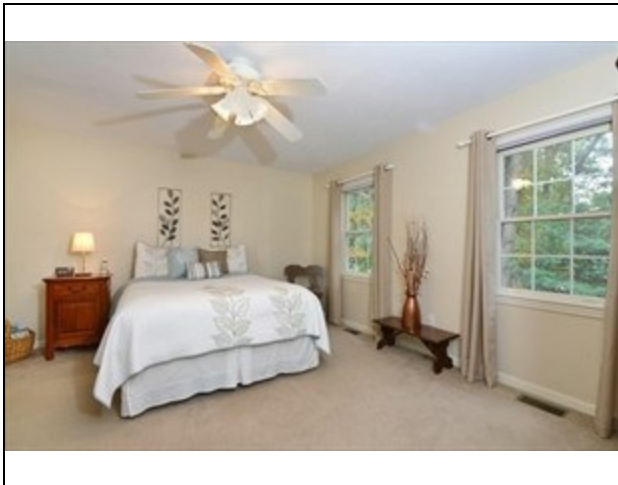
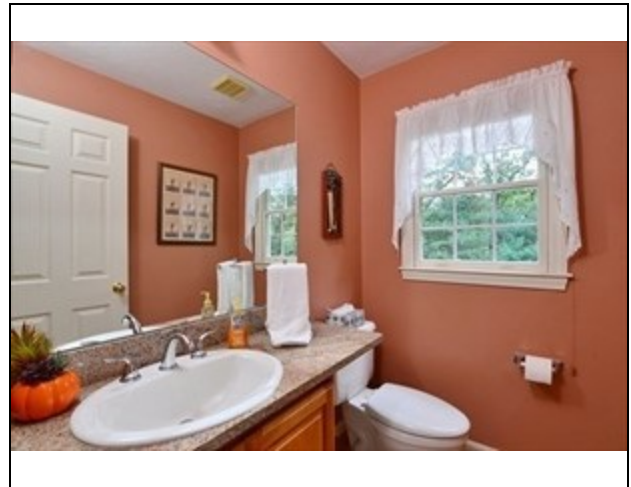
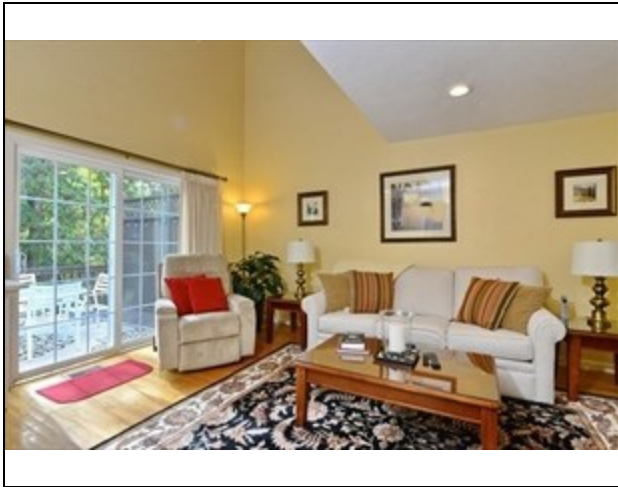
Condominium - Condo
Sale Price: \$462,500

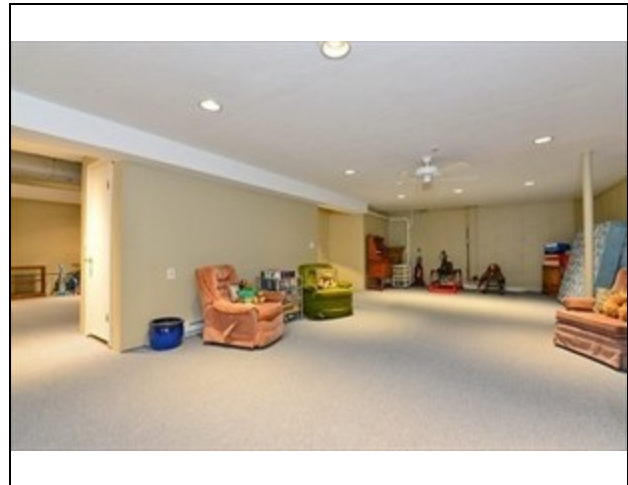
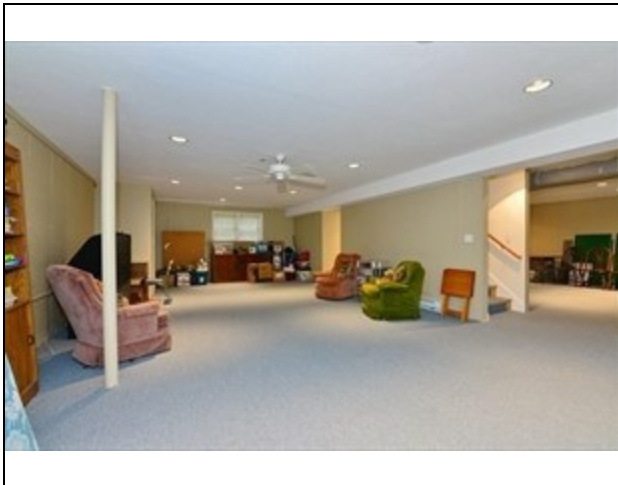
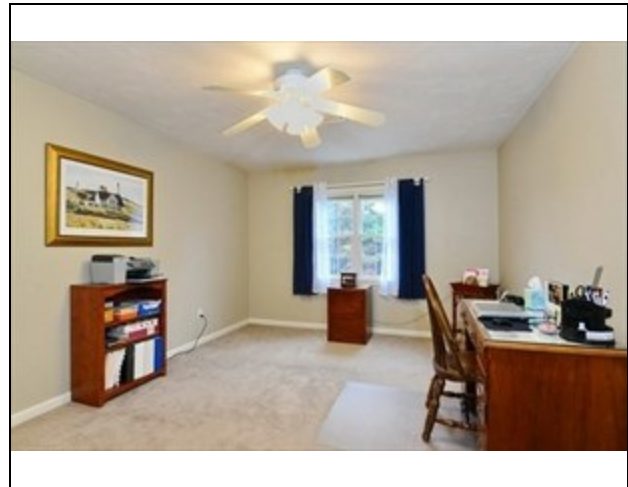
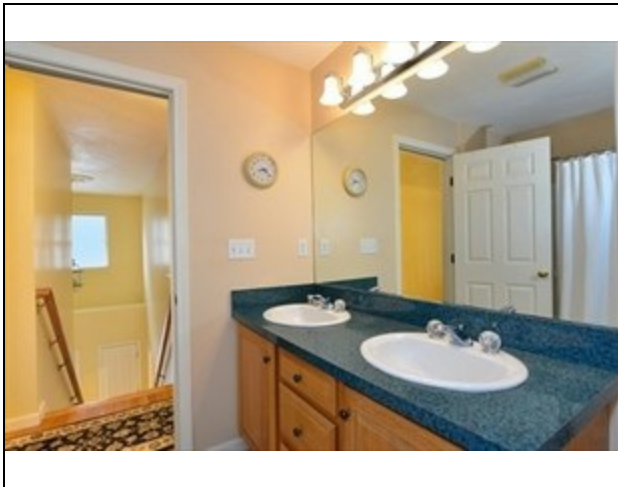


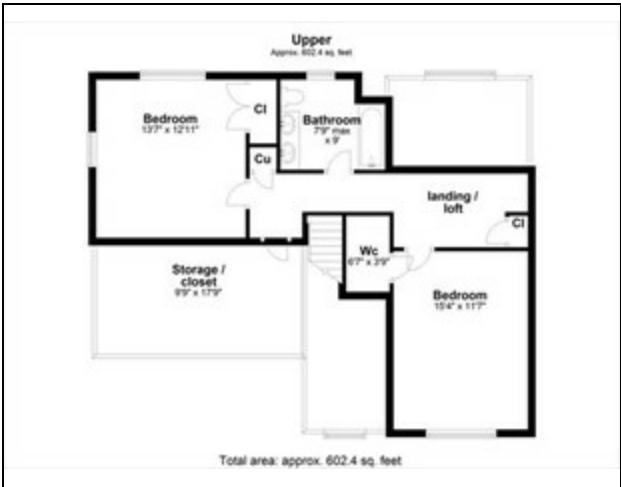
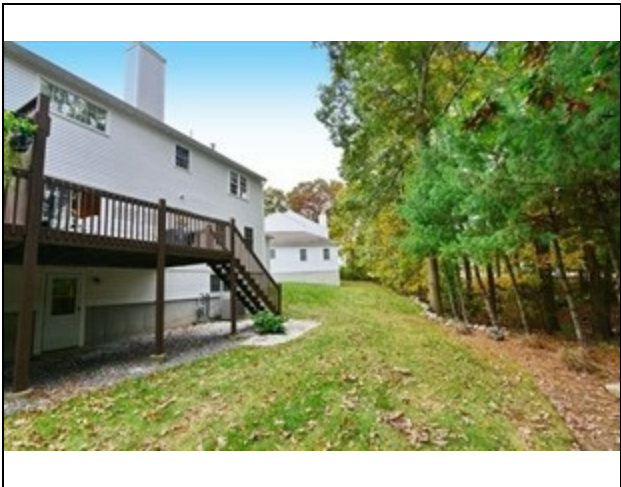
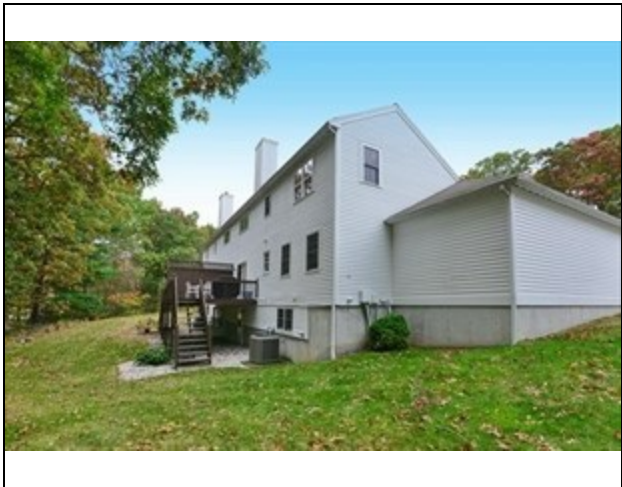
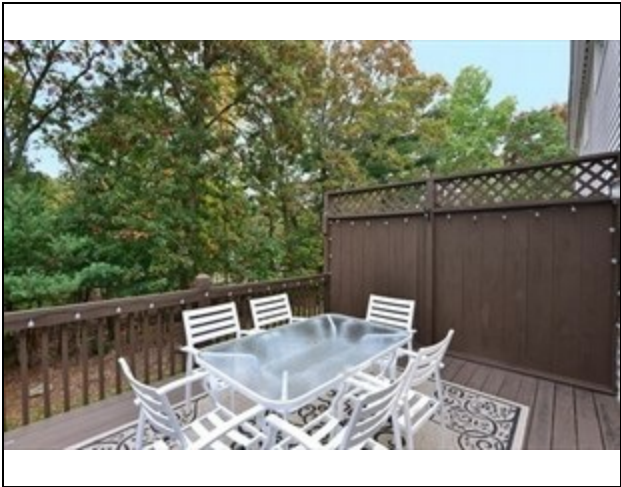
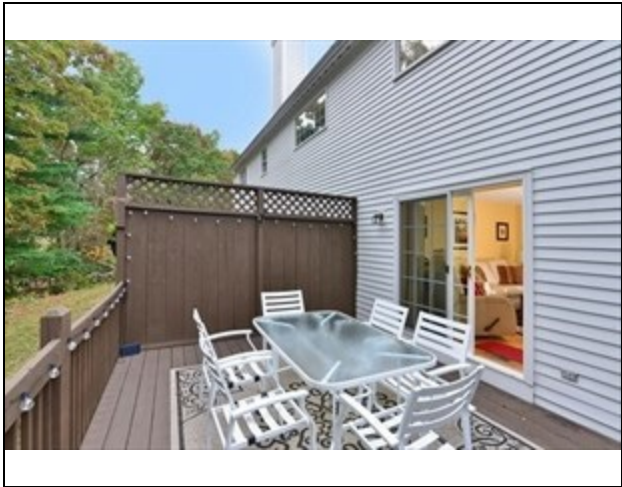


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Condominium - Condo
Sale Price: \$462,500







MLS # 72742493 - Sold
2 Pear Tree Lane U:2, Franklin, MA 02038-3936

Condominium - Condo
Sale Price: \$462,500



8 Pear Tree Ln - Unit 8
Franklin, MA 02038-3936
Condo

MLS #: **72728465** Status: **Sold**
List Price: **\$474,900** Sale Price: **\$485,000**
List Date: **9/17/2020** Sale Date: **10/13/2020**
Area: Off Market Date: **9/20/2020**
List\$/Sq. Ft.: **\$169.61** Sold \$/Sq. Ft. **\$173.21**
Days on Market (Total): **13** Days on Market (Office): **13**

Property Features

Rooms: **9** Style: **Townhouse**
Bedrooms: **3** Type: **Condo**
Baths: **3f 1h** Unit Level: **1**
Master Bath: **Yes** Placement: **End**
Fireplaces: **1** Approx. Living Area: **2,800 Sq. Ft.**
Year Built: **1998** Outdoor Space Avail: **Yes - Common**
Units: **75** Garage: **2 Attached, Work Area**
Elevator: **No** Parking: **4 Off-Street, Paved Driveway**
Handicap Access/Features:
Association: **Yes** Fee: **\$510**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling Fan(s), Ceiling - Vaulted, Flooring - Hardwood, Exterior Access, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Open Floor Plan, Recessed Lighting, Lighting - Sconce
Family Room:	B		Closet, Flooring - Laminate, Wet bar, Exterior Access, Recessed Lighting
Kitchen:	1		Ceiling - Vaulted, Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting, Remodeled, Stainless Steel Appliances, Wine Chiller
Master Bedroom:	1		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Double Vanity
Laundry:	1		Dryer Hookup - Electric, Washer Hookup
Bathroom:	B		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Loft:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet, Recessed Lighting
Kitchen:	B		Flooring - Laminate, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Open Floor Plan, Peninsula

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator - Wine Storage**
Basement: **Yes Full, Finished, Interior Access, Bulkhead, Sump Pump, Concrete Floor, Exterior Access**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions: **Auto lift in garage negotiable.**
Exterior: **Vinyl, Brick**
Exterior Features: **Deck, Screens, Gutters**
Facing Direction: **East**
Heating: **Forced Air, Gas, Electric**
Hot Water: **Natural Gas, Tank**
Interior Features: **Cable Available**
Lead Paint: **None**
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

Spacious & immaculate townhouse w/2-car garage, recently updated kitchen & finished basement! Lofted living rm w/gas fireplace opens to large private deck. Dream cathedral ceiling kitchen w/custom mahogany cabinets, huge island w/beverage fridge & loads of windows. Finished basement features large family rm, maple/granite kitchenette w/bar seating, full bath, guest room/office w/full size windows & walk-in closet. Convenient 1st floor master currently used as sitting room has brand new carpeting & walk-in closet. Travel up the gorgeous recently installed hardwood staircase to the 2nd level w/loft area, walk-in closet, walk-in storage room, 2 bedrooms & granite bathroom w/double sinks. On the practical side, there is excellent storage space throughout, work area in garage, workshop in basement, natural gas, town water, town sewer, & the furnace and AC are less than 5 years old! Wooded views & privacy add to the enjoyment of this very special home, move-in ready for lucky new owners!

Tax Information

2020 Taxes: **\$6,094** Assessment: **\$420,000** Cert: **000000071751** Zoning Code: **Res**
Pin #: **M:281 L:006-024** Map: Block: Lot: Book: **33346** Page: **502**

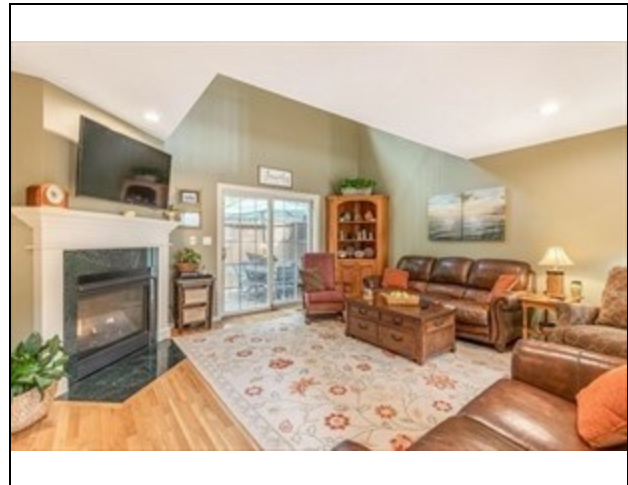
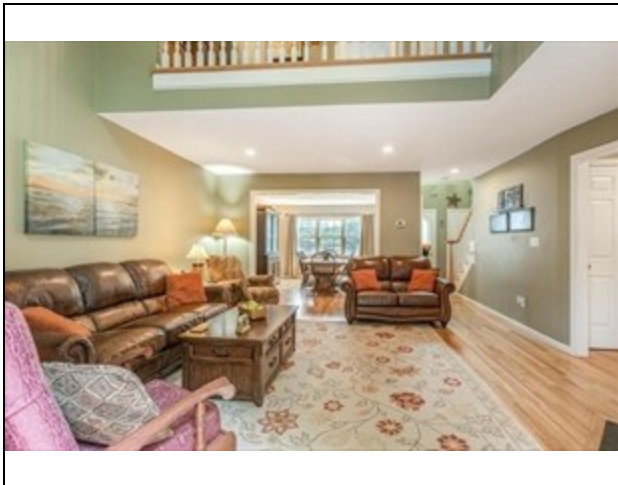
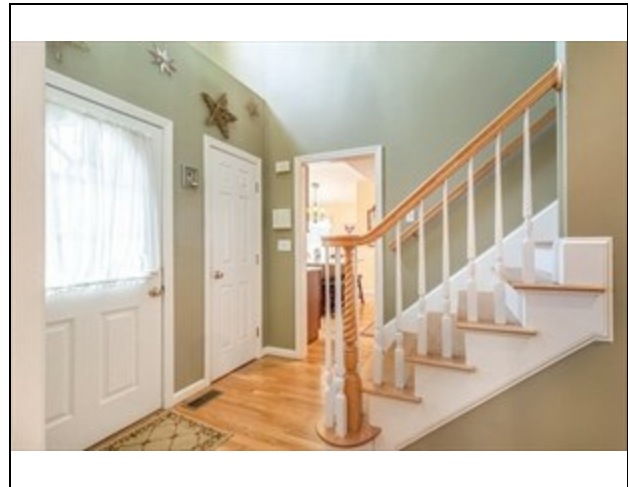
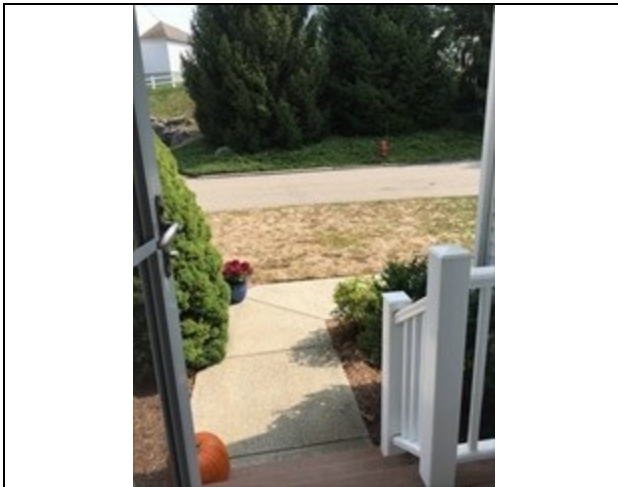
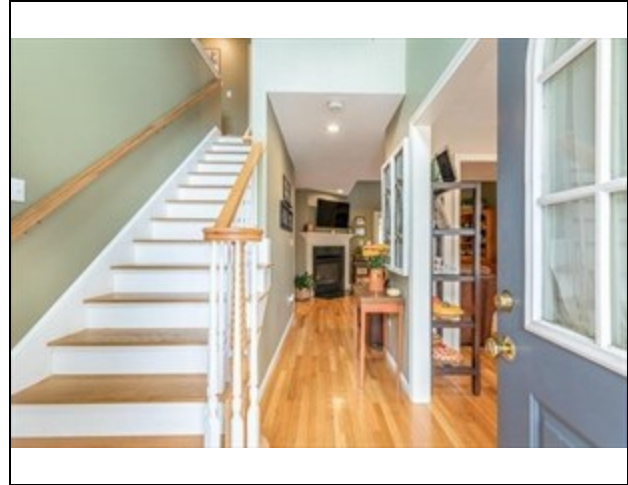
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Market History for 8 Pear Tree Ln U:8, Franklin, MA 02038-3936

MLS #	Date		DOM	DTO	Price
72728465	9/17/2020	Listed for \$474,900			\$474,900
CTG	9/20/2020	Status Changed to: Contingent			
UAG	9/30/2020	Status Changed to: Under Agreement			
SLD	10/13/2020	Status Changed to: Sold			
	10/13/2020	Sold for \$485,000	13	3	\$485,000
Market History for Office Id: BB0125			13	3	\$485,000
Market History for this property			13	3	\$485,000

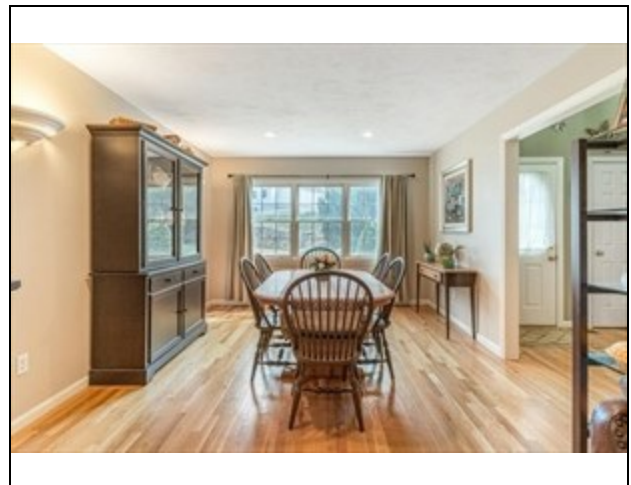
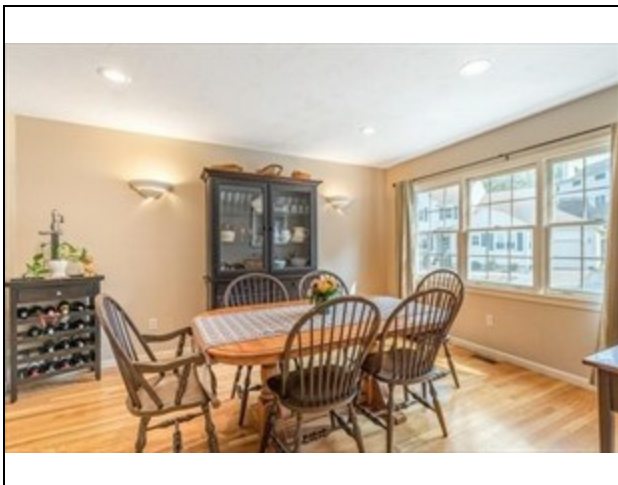
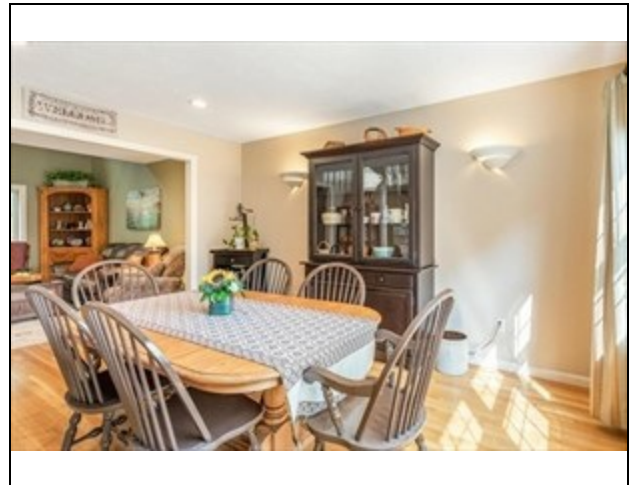
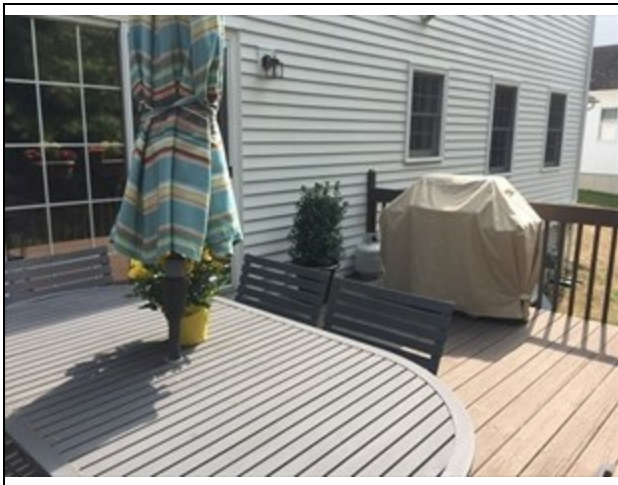
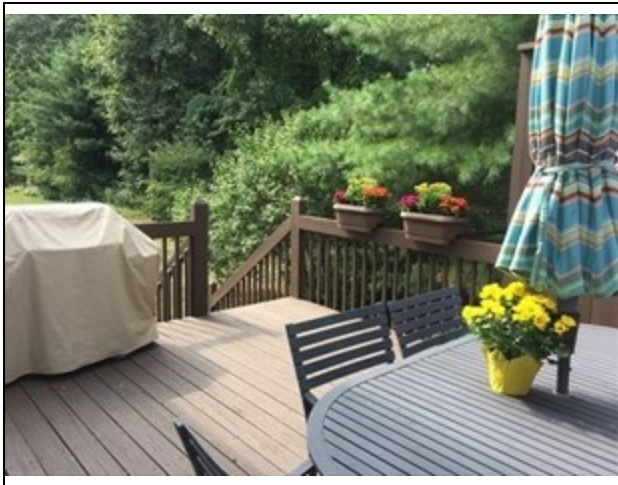
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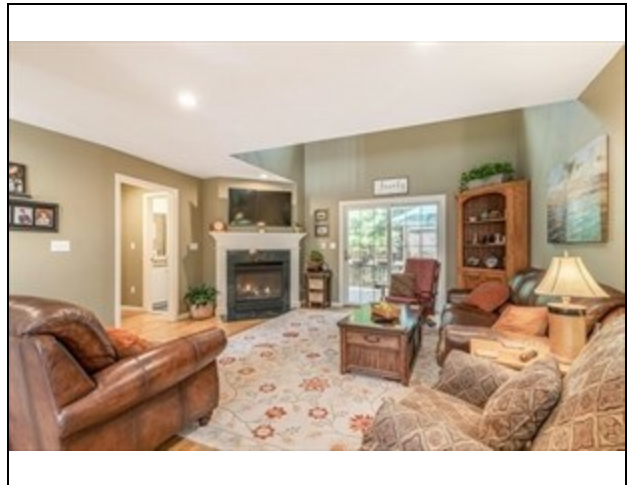
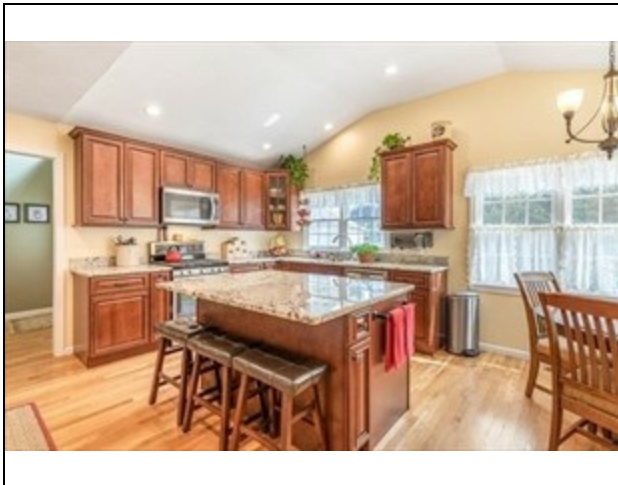
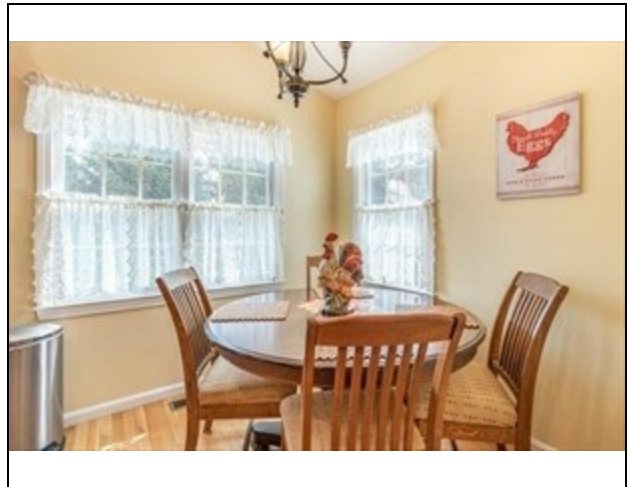
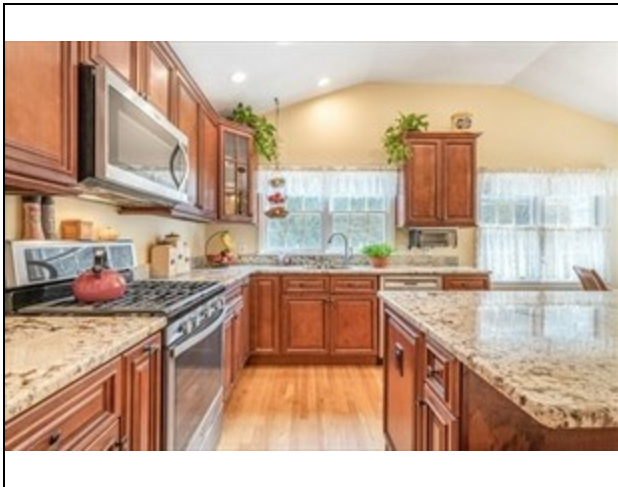
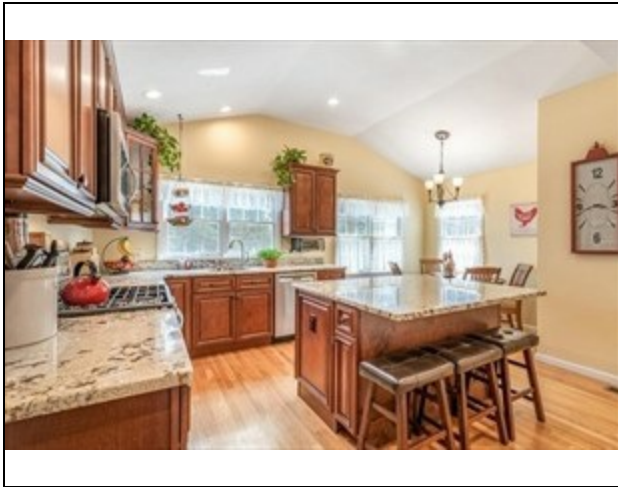
Condominium - Condo
Sale Price: \$485,000



MLS # 72728465 - Sold
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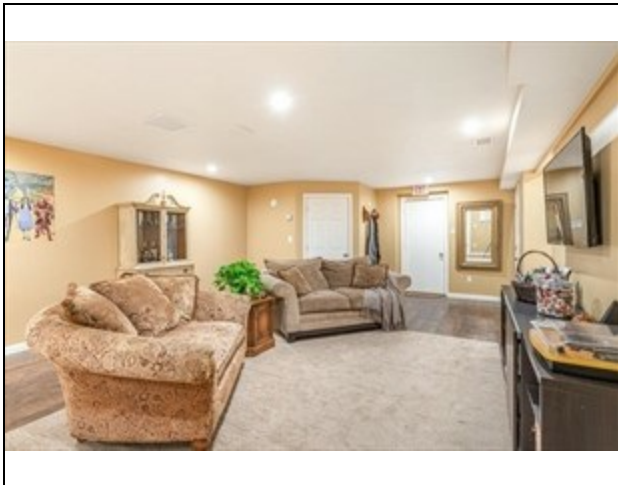
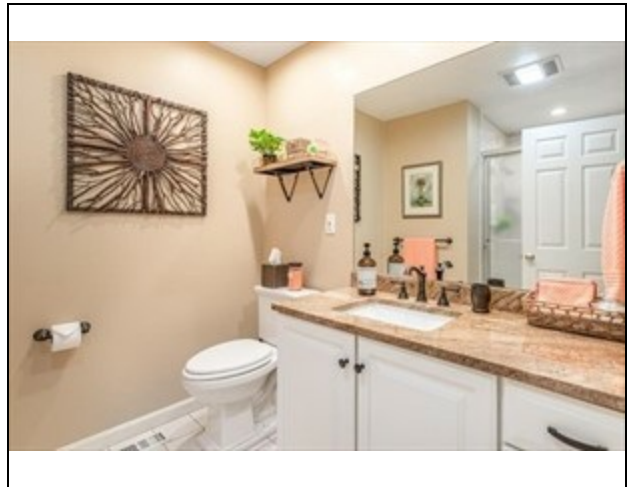
Condominium - Condo
Sale Price: \$485,000





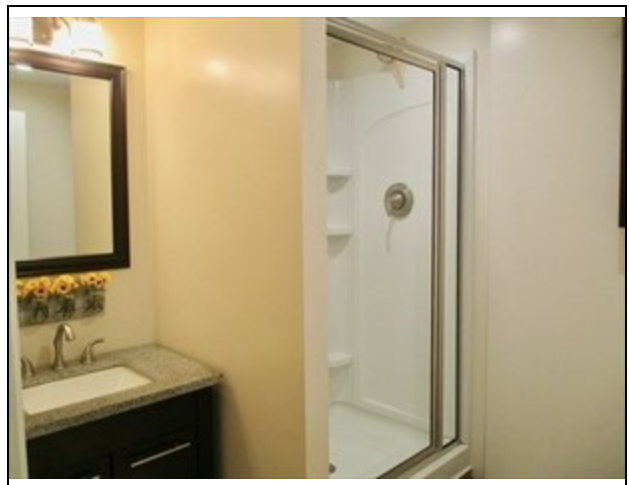
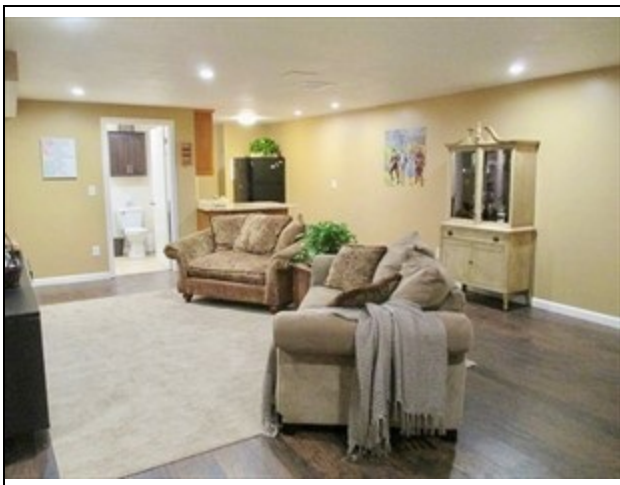
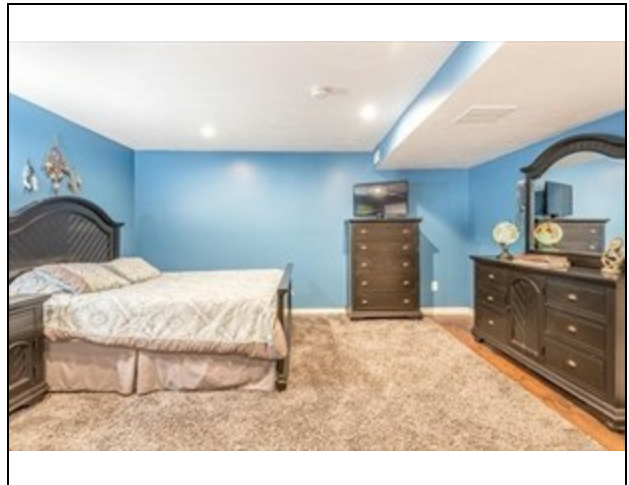
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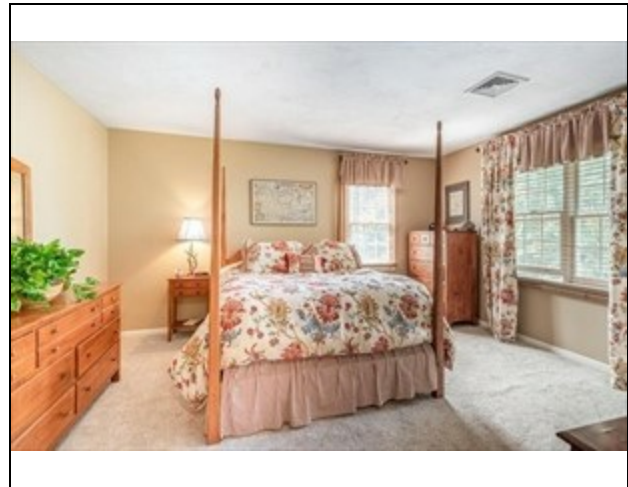
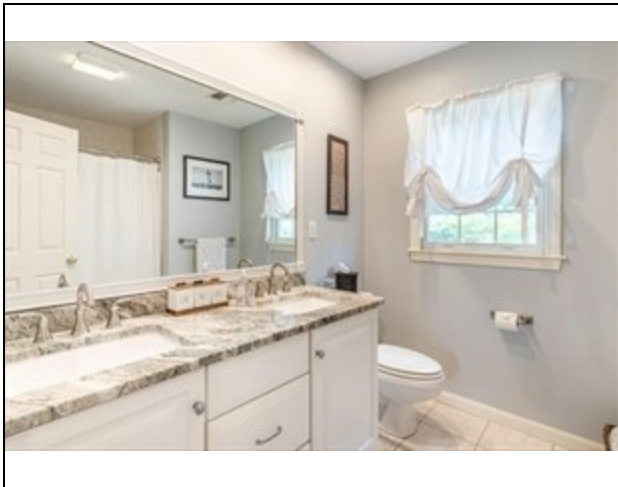
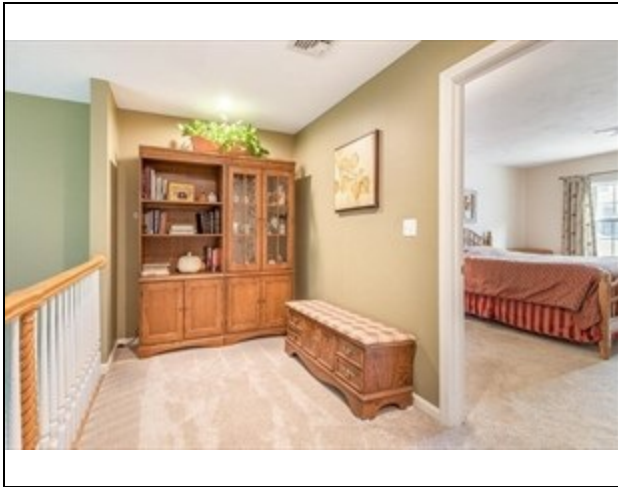
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Condominium - Condo
Sale Price: \$485,000



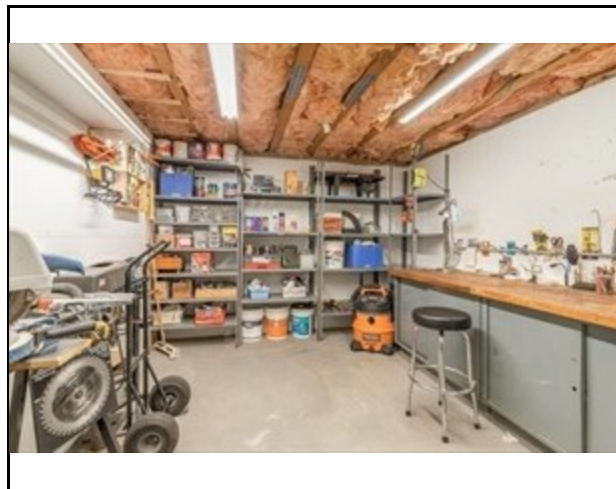
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8 Pear Tree Ln U:8, Franklin, MA 02038-3936

Condominium - Condo
Sale Price: \$485,000



MLS # 72728465 - Sold
8 Pear Tree Ln U:8, Franklin, MA 02038-3936

Condominium - Condo
Sale Price: \$485,000



**7 Crab Apple Ln - Unit 7
Franklin, MA 02038-3934
Condo**

MLS #: **72746740** Status: **Sold**
List Price: **\$549,900** Sale Price: **\$570,000**
List Date: **10/21/2020** Sale Date: **12/4/2020**
Area: Off Market Date: **11/6/2020**
List\$/Sq. Ft.: **\$153.82** Sold \$/Sq. Ft. **\$159.44**
Days on Market (Total): **17** Days on Market (Office): **17**

Property Features

Rooms: **7** Style: **Detached**
Bedrooms: **3** Type: **Condo**
Baths: **3f 1h** Unit Level: **1**
Master Bath: **Yes** Placement: **End**
Fireplaces: **1** Approx. Living Area: **3,575 Sq. Ft.**
Year Built: **2000** Outdoor Space Avail:
Units: **75** Garage: **2 Attached, Garage Door Opener**
Elevator: **No** Parking: **2 Off-Street, Guest, Paved Driveway**
Handicap Access/Features:
Association: **Yes** Fee: **\$550**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	19X13'6	Flooring - Wall to Wall Carpet
Dining Room:	1	15'5X11'3	Flooring - Wall to Wall Carpet, Lighting - Overhead
Family Room:	1	19'5X11'6	Fireplace, Flooring - Hardwood, Deck - Exterior, Open Floor Plan, Recessed Lighting, Slider Dining Area, Countertops - Stone/Granite/Solid, Recessed Lighting, Stainless Steel Appliances
Kitchen:	1	10'2X11'9	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level
Master Bedroom:	1	12'9X15'11	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	2	19X11'7	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Recessed Lighting
Bedroom 3:	2	15X14'4	Flooring - Wall to Wall Carpet, Recessed Lighting
Bath 1:	1	9X8'4	Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Recessed Lighting, Remodeled, Lighting - Sconce
Bath 2:	1	5'7X5'8	Bathroom - 1/4, Flooring - Stone/Ceramic Tile, Lighting - Pendant
Bath 3:	2	8X8'8	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile, Lighting - Sconce
Laundry:	1	5'7X5'5	Flooring - Stone/Ceramic Tile, Washer Hookup, Lighting - Overhead
Bathroom:	B	4'9X8'4	Bathroom - 3/4, Flooring - Stone/Ceramic Tile, Lighting - Overhead
Game Room:	B	21'2X26'1	Flooring - Wall to Wall Carpet, Chair Rail, Open Floor Plan, Recessed Lighting, Walk-in Storage, Lighting - Overhead
Home Office:	B	18'9X36'7	Flooring - Laminate, Chair Rail, Exterior Access, Open Floor Plan, Recessed Lighting

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
Basement: **Yes Full, Finished, Walk Out, Radon Remediation System**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers, 200 Amps**
Exclusions: **Washer/Dryer - negotiable**
Exterior: **Clapboard, Brick**
Exterior Features: **Porch, Deck, Gutters, Professional Landscaping**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas, Tank**
Interior Features: **Central Vacuum, Security System, Cable Available, Wired for Surround Sound, Internet Available - Fiber-Optic**
Lead Paint: **None**
Living Area Disclosures: **Includes 1266 s/f of finished basement**
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

Rare opportunity in this fabulous detached condo. Ample living space, nicely updated kitchen and bathrooms, and a location that defines convenient. Living here you will spend your time "doing life" and enjoying the freedom that condo living brings - perfect for active families or those who are done with traditional home ownership. 1st floor features Master Bedroom and bath, eat-in kitchen, formal dining and living rooms, guest bath and laundry. 2nd floor has 2 nice size bedrooms, connecting full bath and oversized walk-closet that is big enough for a "flex" space. Full basement has 2 rooms with over 1200 s/f of finely finished space including a bathroom w/shower. Attached 2 car garage, deck off family room with a wooded view and located on a cul de sac in Chestnut Ridge II complete the package. Take time to look at the pictures of the beautiful tile work in the kitchen and 1st floor bathrooms as words can't do it justice.

Tax Information

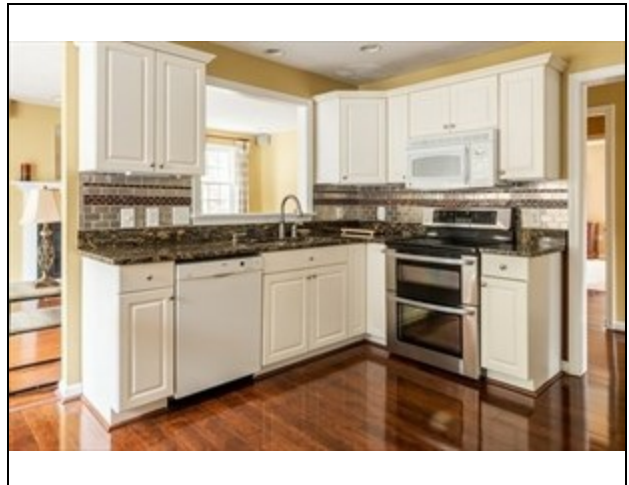
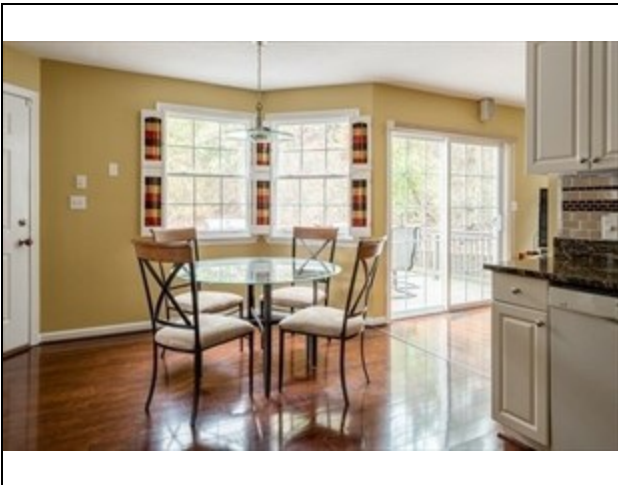
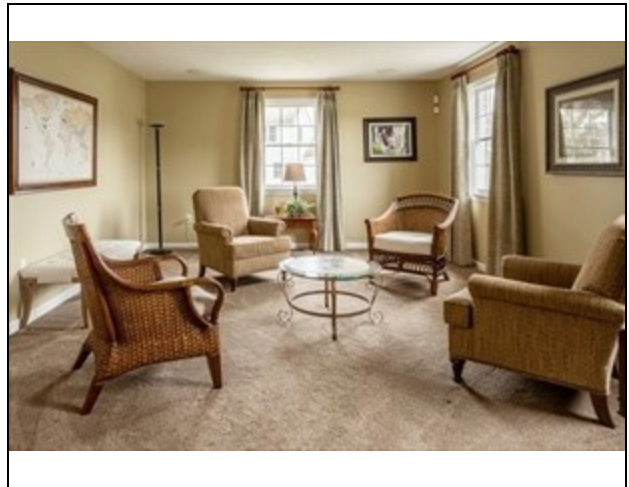
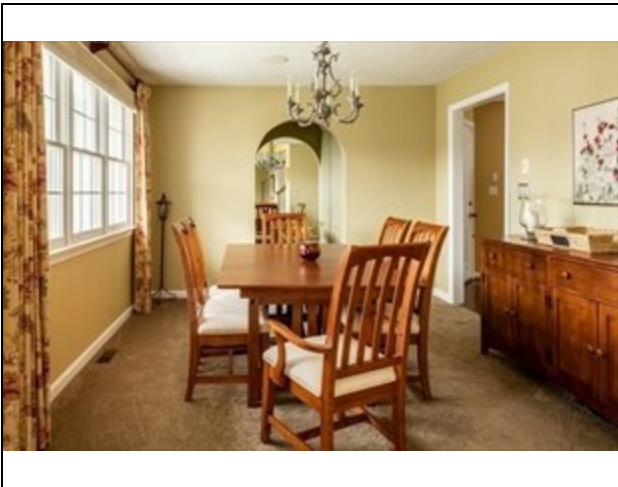
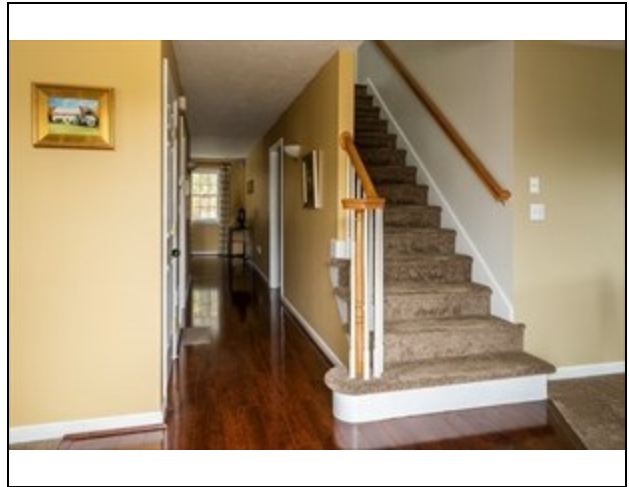
2020 Taxes: **\$6,543** Assessment: **\$450,900** Cert: **000000126810** Zoning Code: **Res**
Pin #: **M:281 L:003-014** Map: Block: Lot: Book: **33736** Page: **448**

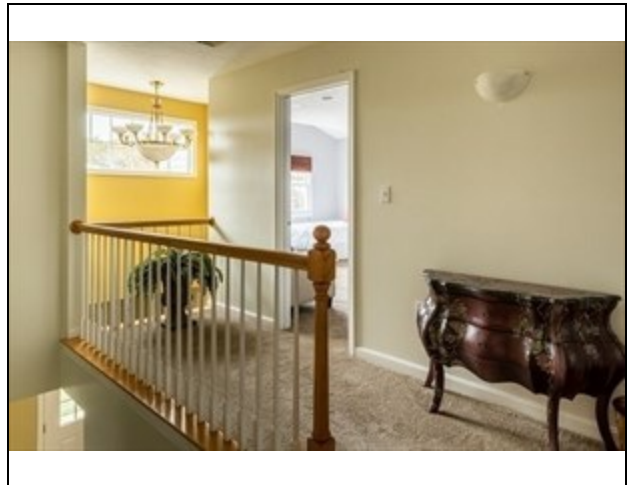
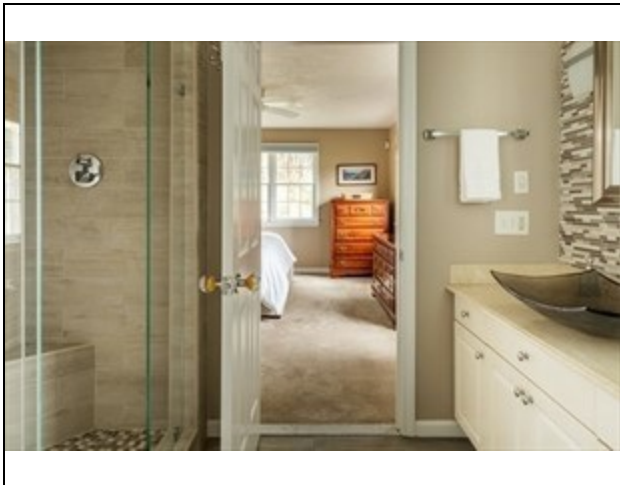
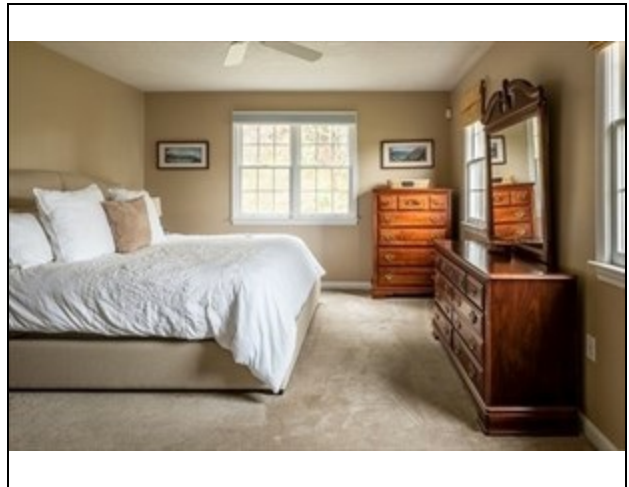
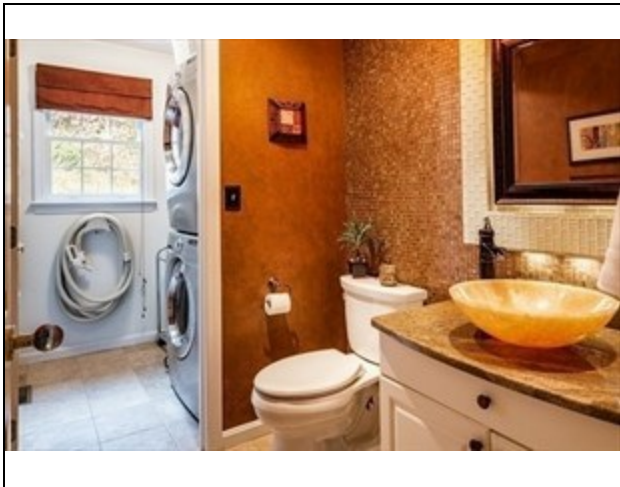
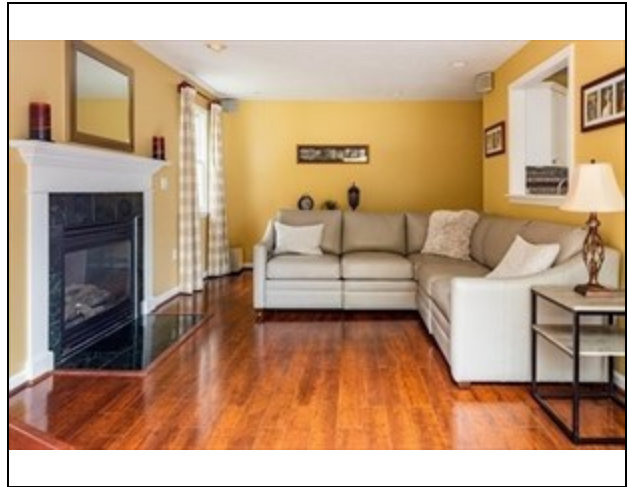
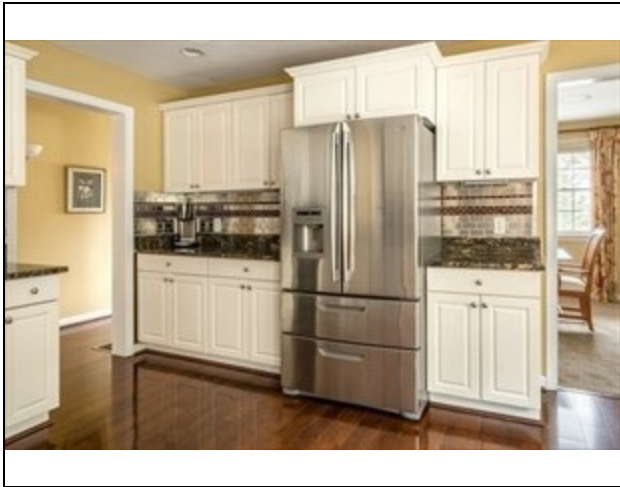
Market History for 7 Crab Apple Ln U:7, Franklin, MA 02038-3934

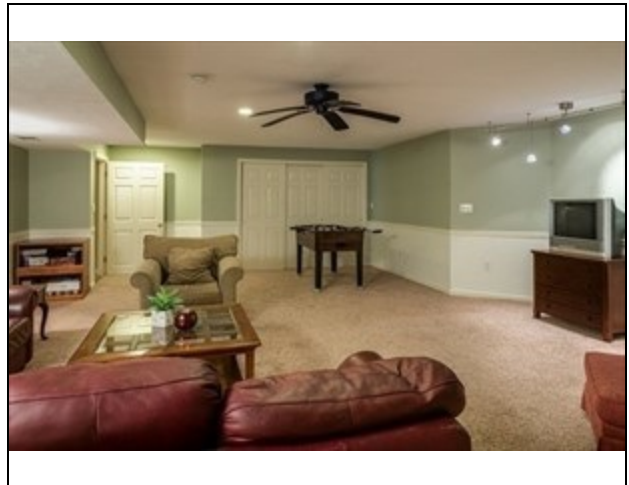
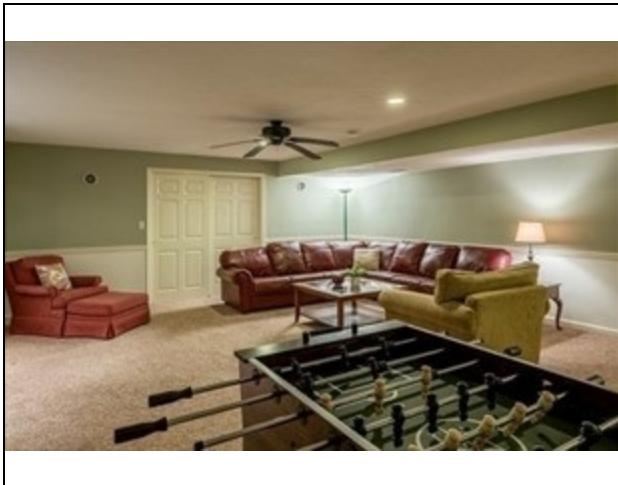
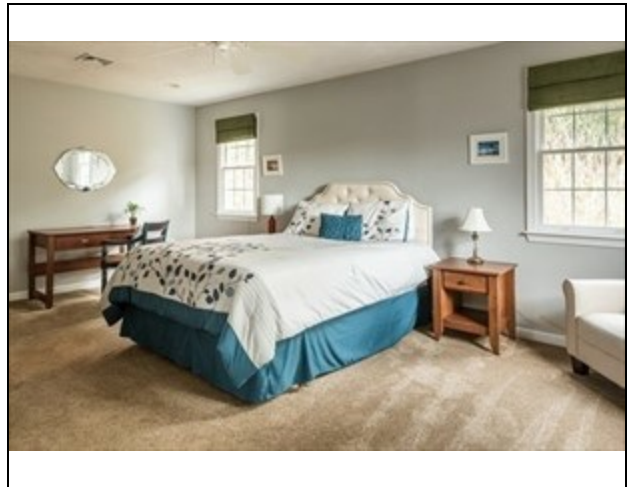
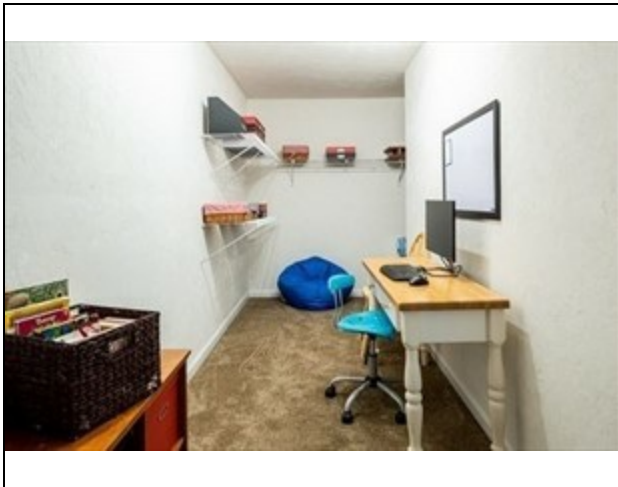
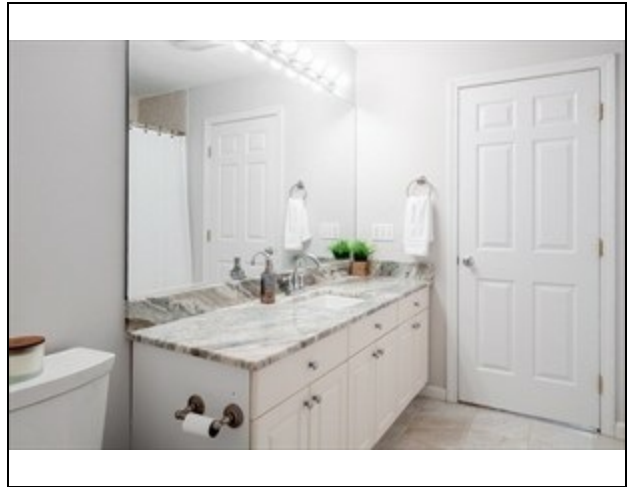
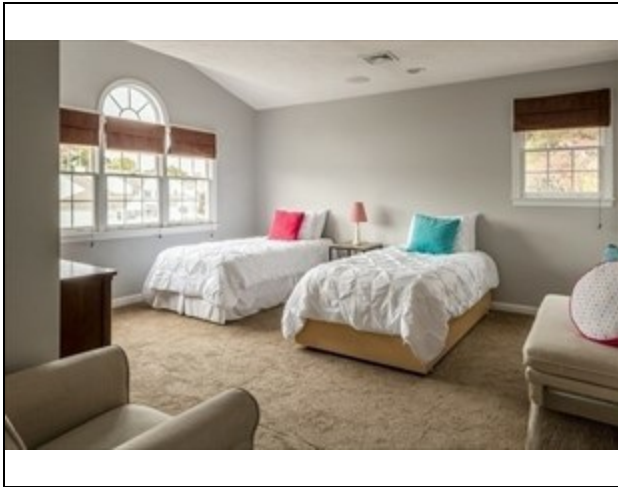
MLS #	Date		DOM	DTO	Price
72746740	10/21/2020	Listed for \$549,900			\$549,900
CTG	10/24/2020	Status Changed to: Contingent			
UAG	11/7/2020	Status Changed to: Under Agreement			
SLD	12/5/2020	Status Changed to: Sold			
	12/4/2020	Sold for \$570,000	17	3	\$570,000
Market History for Office Id: BB1510			17	3	\$570,000
Market History for this property			17	3	\$570,000

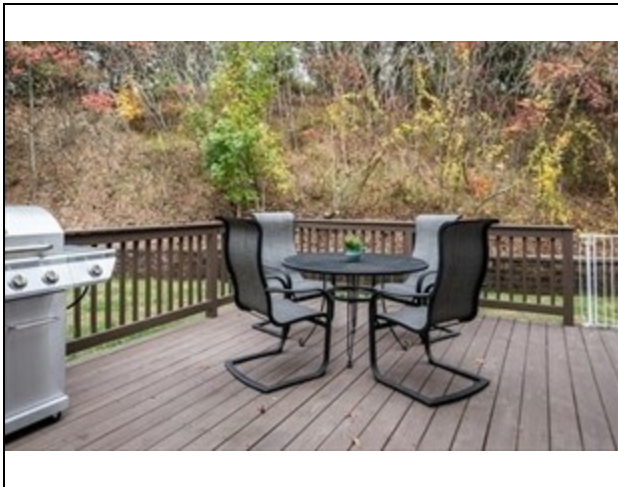
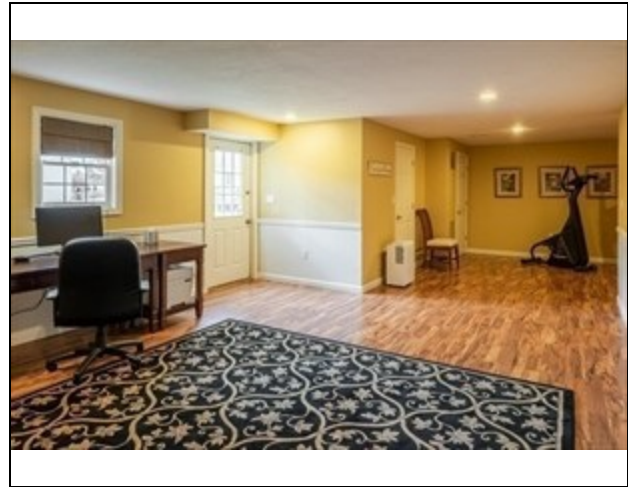
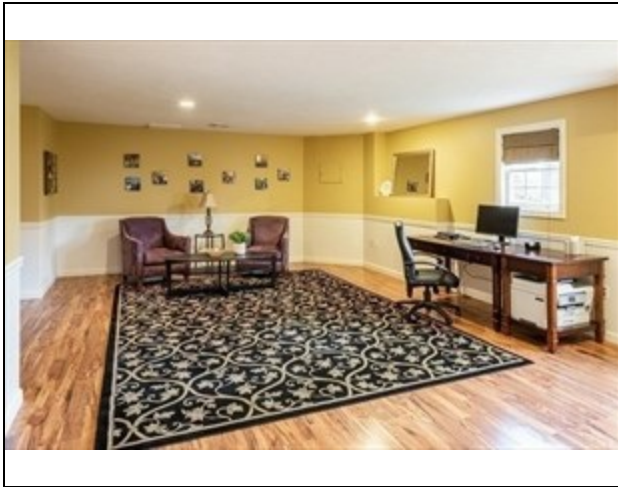
MLS # 72746740 - Sold
7 Crab Apple Ln U:7, Franklin, MA 02038-3934

Condominium - Condo
Sale Price: \$570,000









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7 Crab Apple Ln U:7, Franklin, MA 02038-3934

Condominium - Condo
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