

**10 Dogwood Circle - Unit 10**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72589838</b>	Status: <b>Sold</b>
List Price: <b>\$350,000</b>	Sale Price: <b>\$330,000</b>
List Date: <b>11/7/2019</b>	Sale Date: <b>2/13/2020</b>
Area:	Off Market Date: <b>1/16/2020</b>
List\$/Sq. Ft.: <b>\$175</b>	Sold \$/Sq. Ft. <b>\$165</b>
Days on Market (Total): <b>67</b>	Days on Market (Office): <b>67</b>

**Property Features**

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



**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Ceiling - Beamed, Flooring - Hardwood, Wet bar, Deck - Exterior, Sunken
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Kitchen Island, Recessed Lighting, Stainless Steel Appliances, Gas Stove
Master Bedroom:	2		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	B		-
Den:	1		Flooring - Hardwood
Loft:	2		Flooring - Wall to Wall Carpet

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Compactor, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes Full, Partially Finished, Bulkhead**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Deck - Composite**  
 Facing Direction:  
 Heating: **Hot Water Baseboard, 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**

**WELCOME HOME TO THIS WELL MAINTAINED END UNIT WITH AN IDEAL LOCATION DIRECTLY ACROSS FROM THE "NEW" INGROUND SWIMMING POOL MAKING IT VERY CONVENIENT~6 RMS/2 BEDROOMS/2.5 BATHS/1 CAR GARAGE~THIS CHEERFUL AND SUNNY TOWN HOME~NEWER A/C SYSTEM~SOME NEWER S.S. KITCHEN APPLIANCES~WASHER & DRYER INCLUDED(WASHING MACHINE NEWER)~MIX OF HARDWOOD FLOORS, TILE, CARPET~EAT-IN KITCHEN w/ISLAND COUNTER, BUILT-IN DESK~FLOOR-TO-CEILING BRICK WOOD BURNING FIREPLACE LIVING ROOM w/CATHEDRAL BEAMED CEILING~ABOVE BALCONY/LOFT~DOUBLE SLIDERS LEADING OUT TO PRIVATE NEW COMPOSITE DECK PERFECT FOR OUTDOOR ENTERTAINMENT~FORMAL DINING ROOM w/TRAY CEILING~WET BAR~PRIVATE OFFICE/DEN OFF LIVING ROOM w/HARDWOOD FLOOR~HALF BATH~2ND FLOOR w/LOFT OVERLOOKING LIVING ROOM~MASTER BEDROOM CATHEDRAL CEILING/CEILING FAN, MASTER BATHROOM, WALK IN CLOSET~BEDROOM #2 w/DOUBLE CLOSETS~SEPARATE FULL BATHROOM~LARGE BASEMENT~TOWN WATER/TOWN SEWER/NATURAL GAS FOR HEAT & COOKING~CLOSE TO SHOPPING, HIGHWAY, TRAIN TO BOSTON~CALL TODAY!!**

**Tax Information**

**2020 Taxes: \$4,859.4 Assessment: \$334,900**

Pin #:

Cert: Zoning Code: **res**

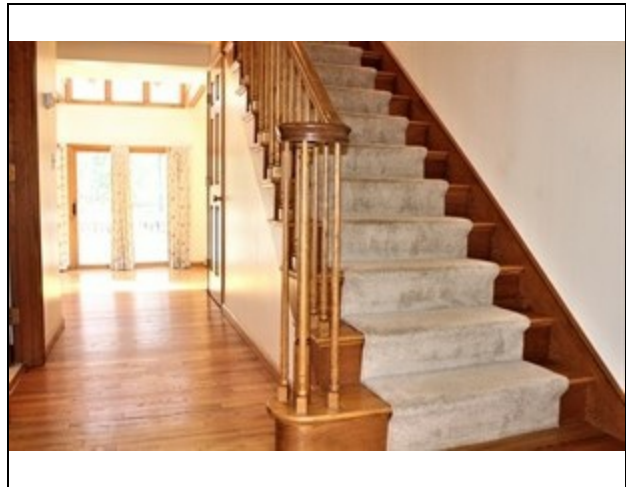
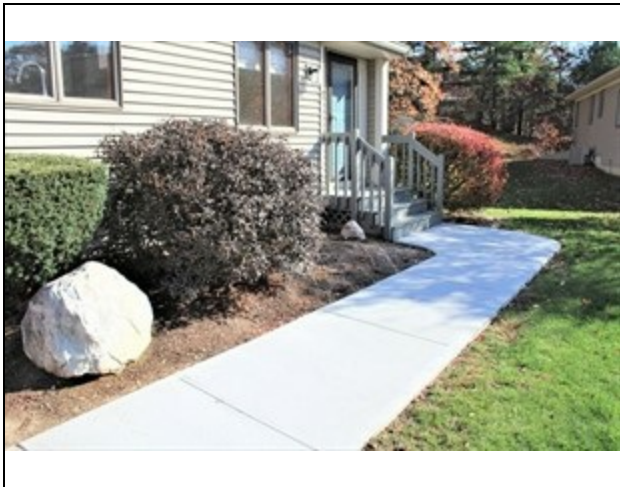
Map: Block: Lot: Book: **22965** Page: **366**

## Market History for 10 Dogwood Circle U:10, Franklin, MA 02038

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UAG	11/15/2019	Status Changed to: <b>Under Agreement</b>			
BOM	11/18/2019	Status Changed to: <b>Back on Market</b>			
	12/4/2019	Price Changed to: <b>\$375,000</b>			\$375,000
	12/12/2019	Price Changed to: <b>\$365,000</b>			\$365,000
	1/8/2020	Price Changed to: <b>\$350,000</b>			\$350,000
UAG	1/16/2020	Status Changed to: <b>Under Agreement</b>			
SLD	2/14/2020	Status Changed to: <b>Sold</b>			
	2/13/2020	Sold for <b>\$330,000</b>	67	67	<b>\$330,000</b>
Market History for Office Id: AN0574			<b>67</b>	<b>67</b>	<b>\$330,000</b>
Market History for this property			<b>67</b>	<b>67</b>	<b>\$330,000</b>

MLS # 72589838 - Sold  
10 Dogwood Circle U:10, Franklin, MA 02038

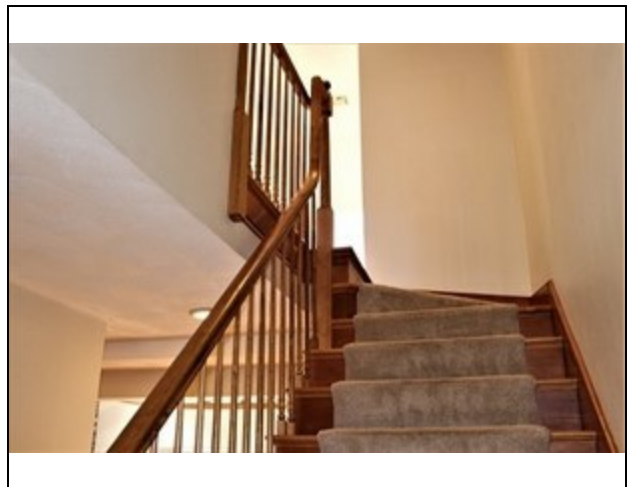
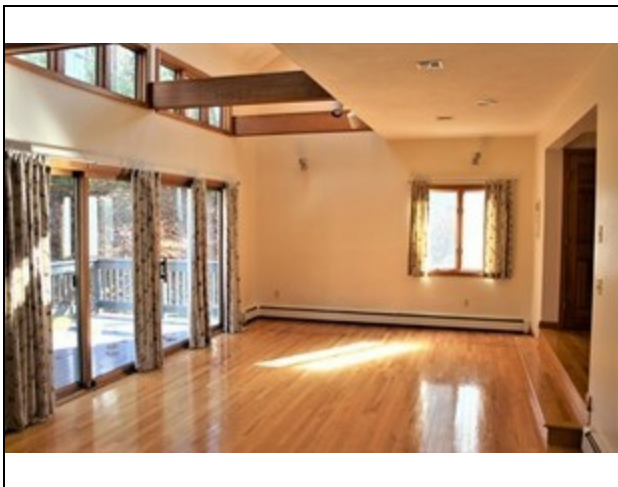
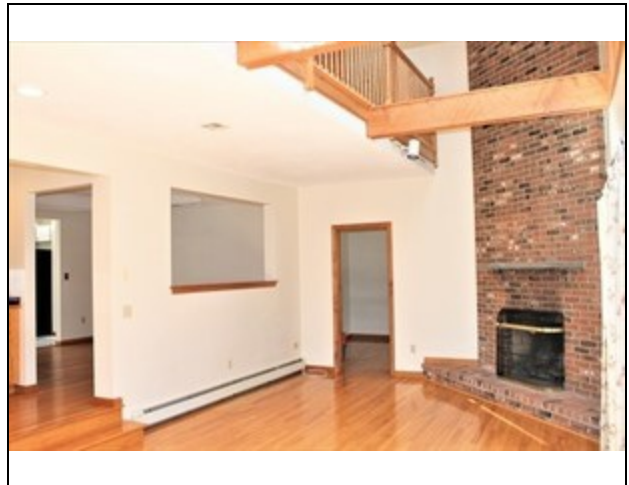
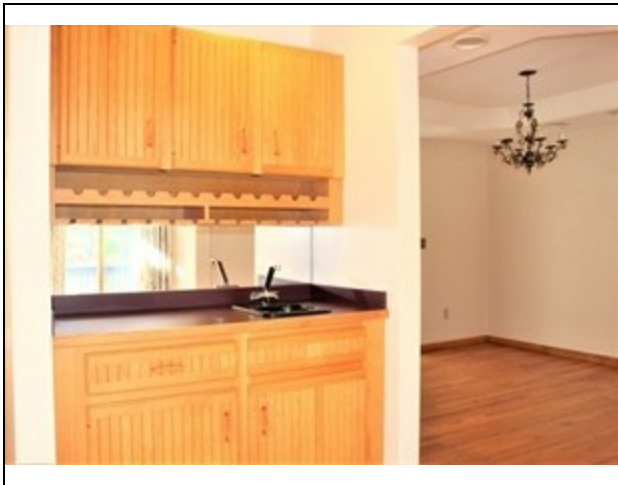
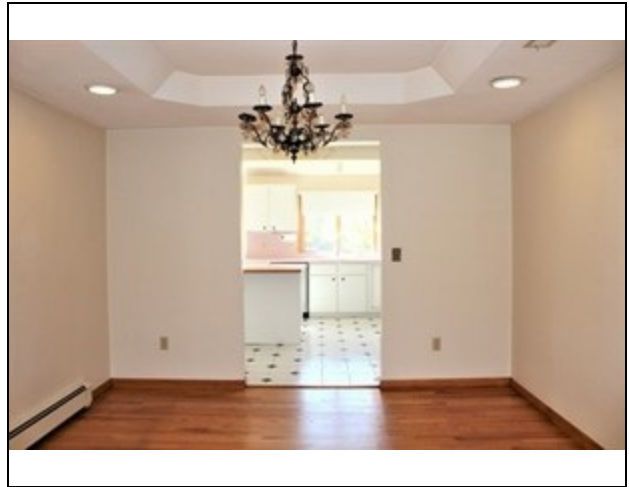
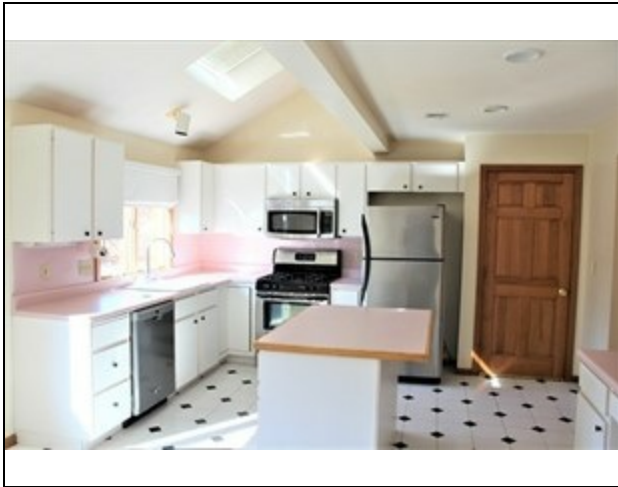
Condominium - Condo  
Sale Price: \$330,000





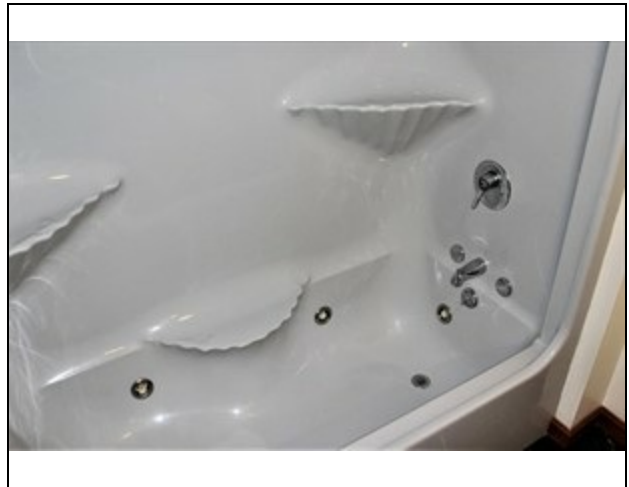
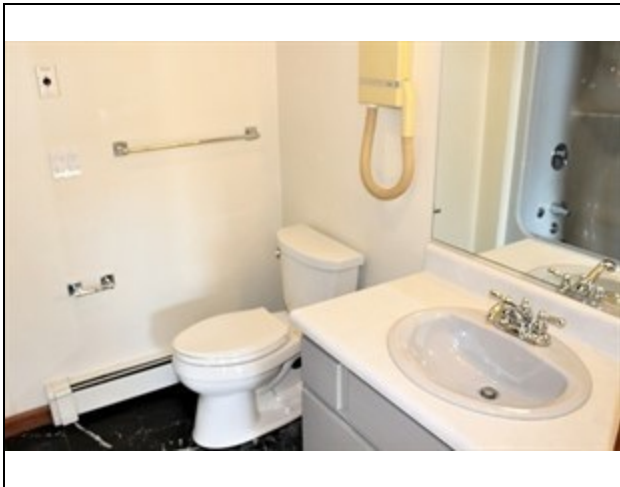
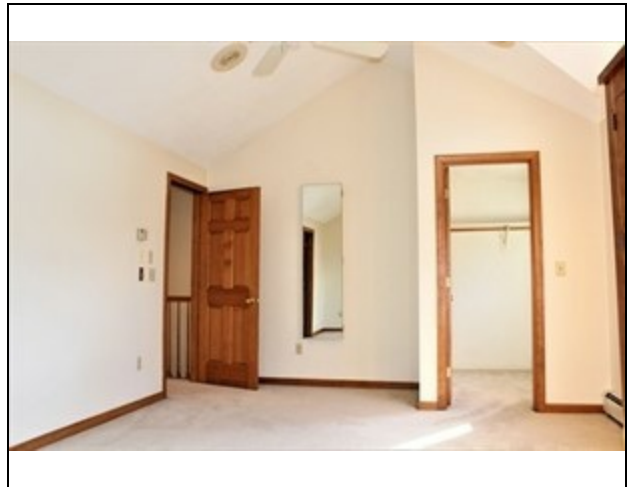
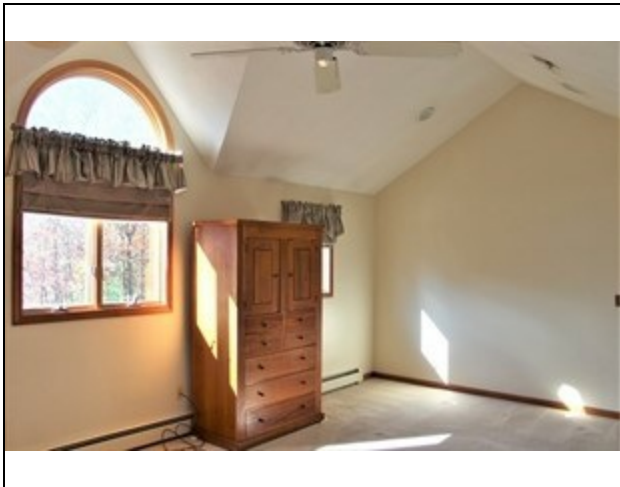
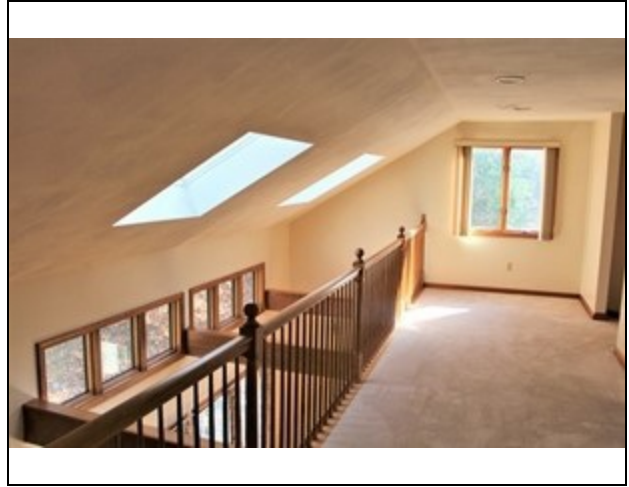
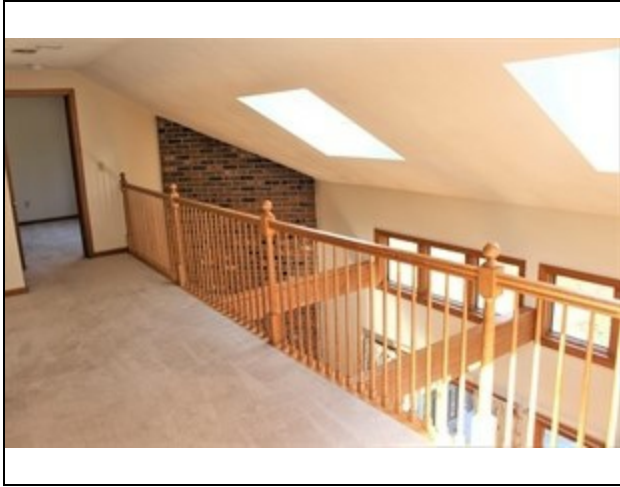
MLS # 72589838 - Sold  
10 Dogwood Circle U:10, Franklin, MA 02038

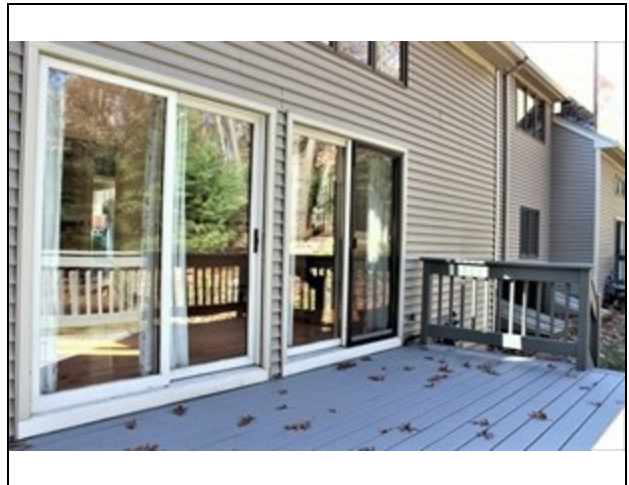
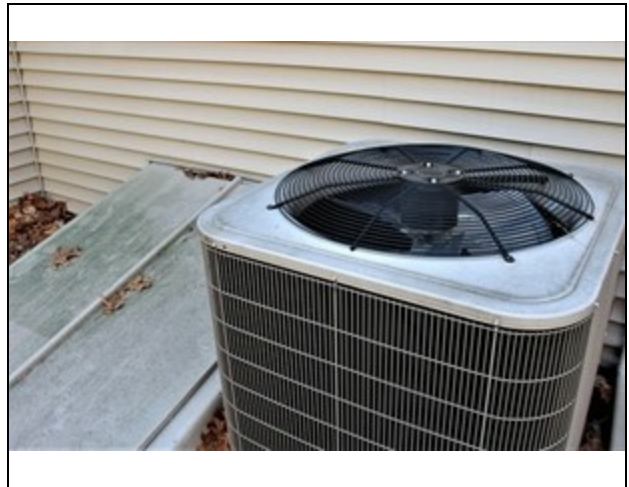
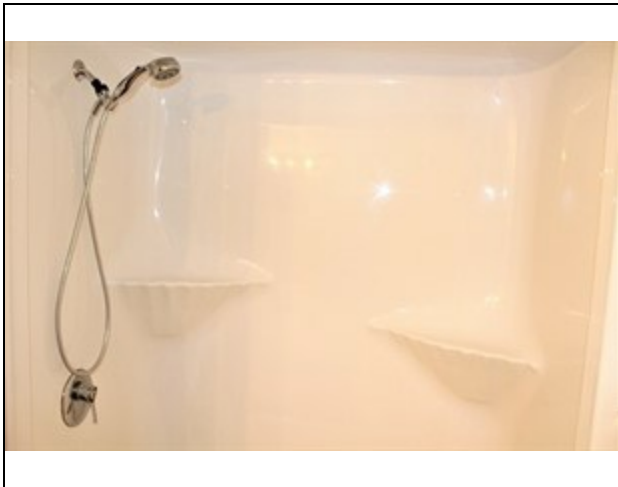
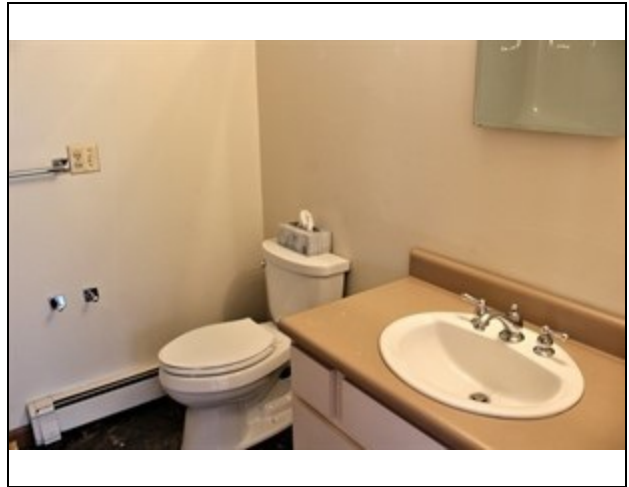
Condominium - Condo  
Sale Price: \$330,000



MLS # 72589838 - Sold  
10 Dogwood Circle U:10, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$330,000







**MLS # 72589838 - Sold**  
**10 Dogwood Circle U:10, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$330,000**



**7 Cherrywood Ln - Unit 7**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72687942</b>	Status: <b>Sold</b>
List Price: <b>\$399,900</b>	Sale Price: <b>\$395,000</b>
List Date: <b>7/9/2020</b>	Sale Date: <b>9/16/2020</b>
Area:	Off Market Date: <b>7/27/2020</b>
List\$/Sq. Ft.: <b>\$173.12</b>	Sold \$/Sq. Ft. <b>\$171</b>
Days on Market (Total): <b>19</b>	Days on Market (Office): <b>19</b>

**Property Features**

Rooms: <b>7</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>End</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>2,310 Sq. Ft.</b>
Year Built: <b>1987</b>	Outdoor Space Avail:
# Units: <b>55</b>	Garage: <b>1 Attached</b>
Elevator:	Parking: <b>2 Off-Street, Assigned, Deeded</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$414</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Hardwood</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood</b>
Family Room:	<b>B</b>		<b>Flooring - Wall to Wall Carpet, Wet bar</b>
Kitchen:	<b>1</b>		<b>Skylight, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Stainless Steel Appliances</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full</b>
Laundry:	<b>B</b>		-
Home Office:	<b>B</b>		-

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Compactor, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes Full, Finished**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Exclusions: **mounted televisions, nest doorbell**  
 Exterior: **Vinyl**  
 Exterior Features: **Deck**  
 Facing Direction:  
 Heating: **Gas**  
 Hot Water: **Natural Gas**  
 Interior Features: **Security System, Cable Available, Wetbar**  
 Lead Paint: **None**  
 Living Area Disclosures: **includes lower level**  
 Pets Allowed: **Yes w/ Restrictions**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**BEAUTIFUL END UNIT LOCATED AT THE DESIRABLE CHESTNUT RIDGE CONDOMINIUMS! This three story home offers a bright and inviting eat in kitchen with granite countertops, stainless steel appliances, center island and work station. The dining room has a beautiful tray ceiling, new hardwood floors and wet bar. Relax in your spacious living room with brick fireplace, new hardwood flooring and dual sliders to private deck. On the second floor you can enjoy two large bedrooms with a master suite with cathedral ceilings, ceiling fan, master bath with granite counter tops, double vanity, make up vanity and jacuzzi tub. Oversized second bedroom offers a walk in closet and private bathroom. Bonus lower level with wet bar, family room, office, laundry and storage area. Central air, new roof and new skylight, one car garage and more. Make your appointment today during our open house Saturday 2:00-4:00.**

**Tax Information**

**2020 Taxes: \$5,182.97 Assessment: \$357,200**

Pin #:

Cert: Zoning Code: **res**

Map: Block: Lot: Book: **34595** Page: **56**

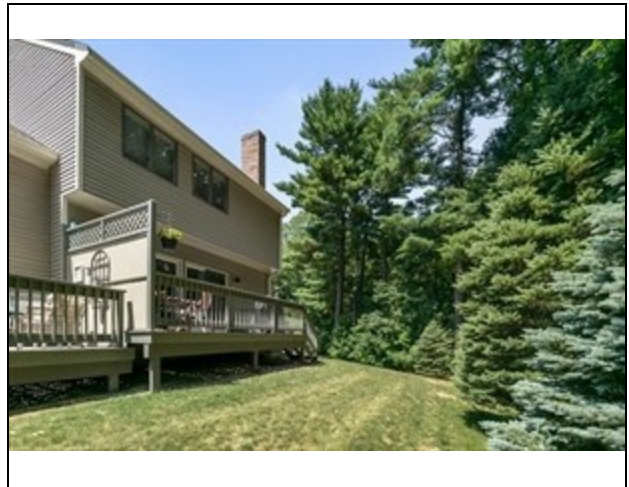
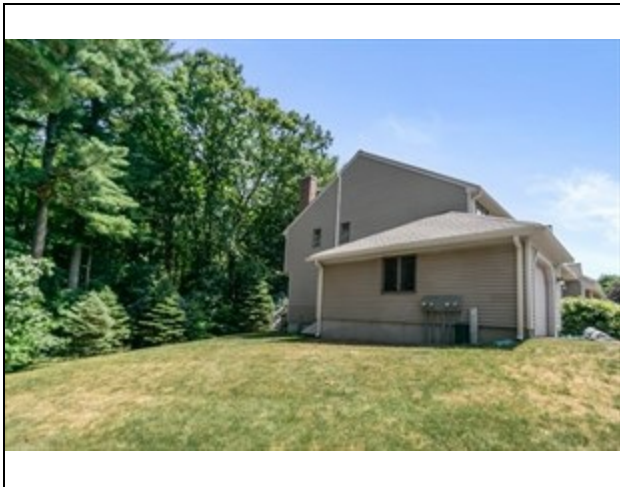


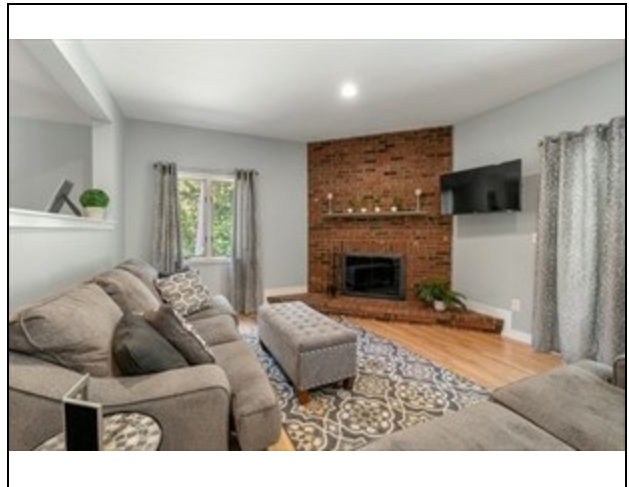
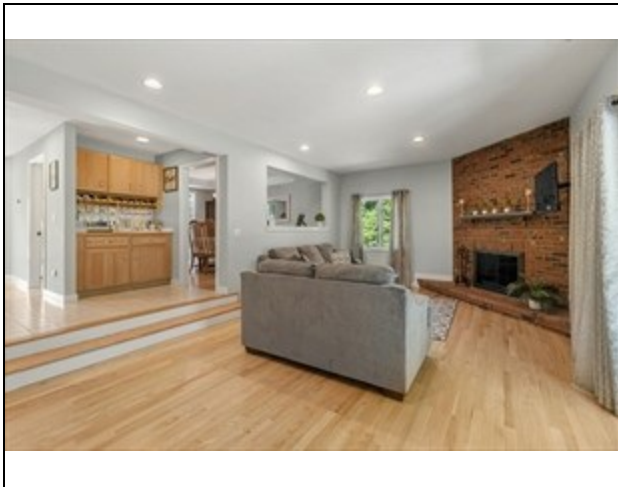
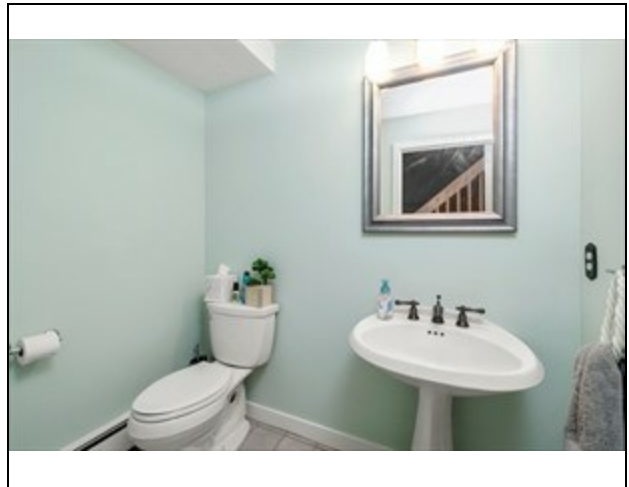
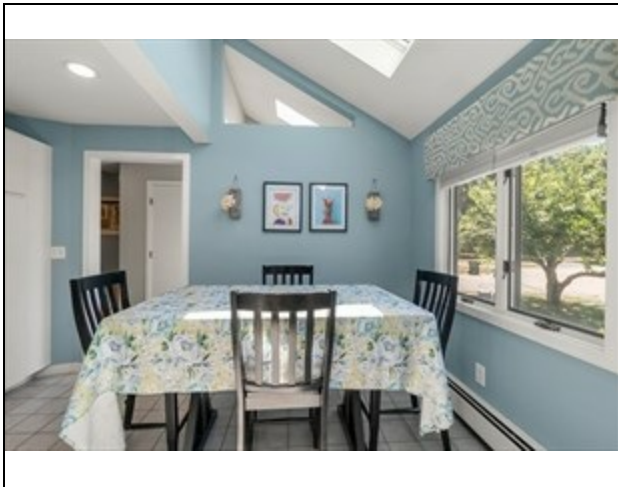
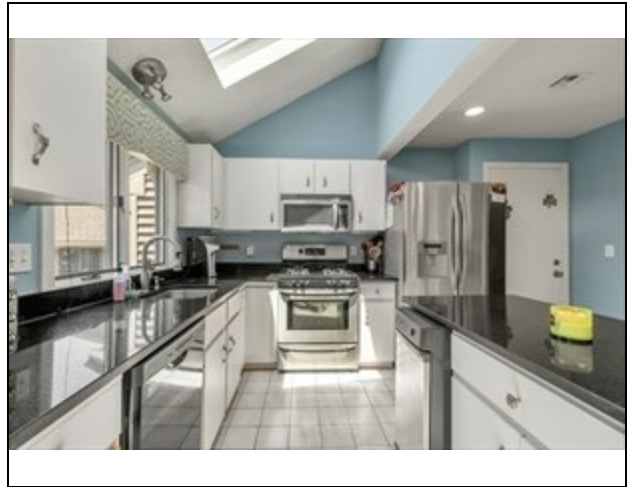
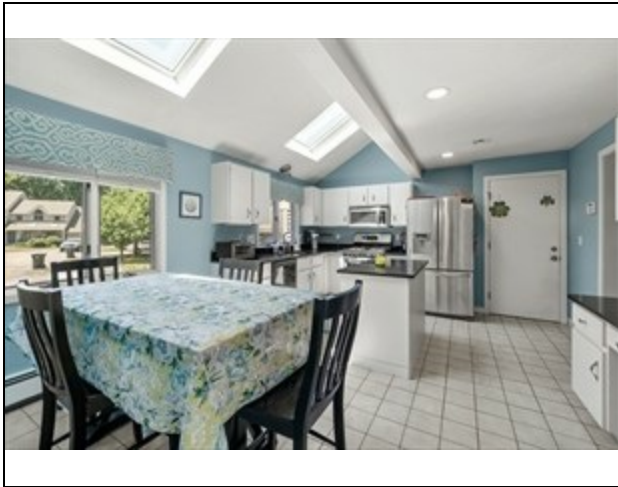
## Market History for 7 Cherrywood Ln U:7, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
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CTG	7/14/2020	Status Changed to: <b>Contingent</b>			
UAG	7/28/2020	Status Changed to: <b>Under Agreement</b>			
SLD	9/16/2020	Status Changed to: <b>Sold</b>			
	9/16/2020	Sold for <b>\$395,000</b>	19	5	<b>\$395,000</b>
Market History for Office Id: AN6243			<b>19</b>	<b>5</b>	<b>\$395,000</b>
Market History for this property			<b>19</b>	<b>5</b>	<b>\$395,000</b>

MLS # 72687942 - Sold  
7 Cherrywood Ln U:7, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$395,000

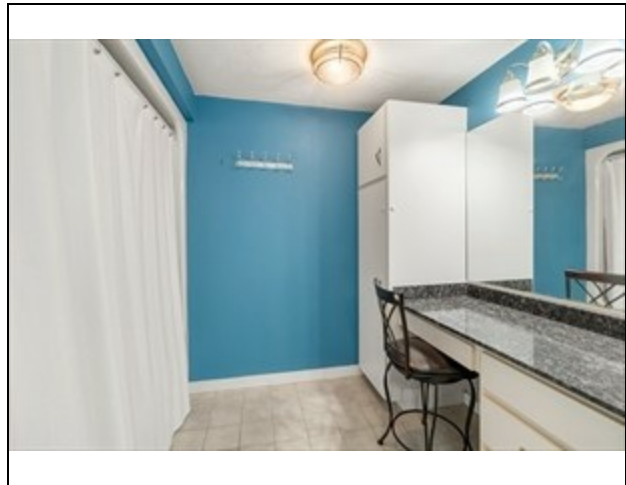
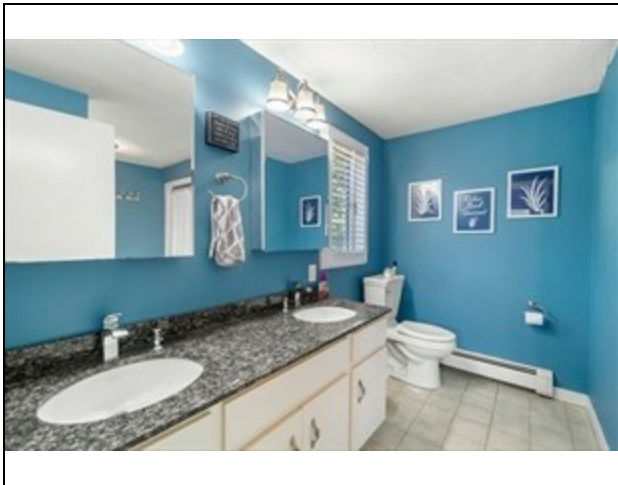
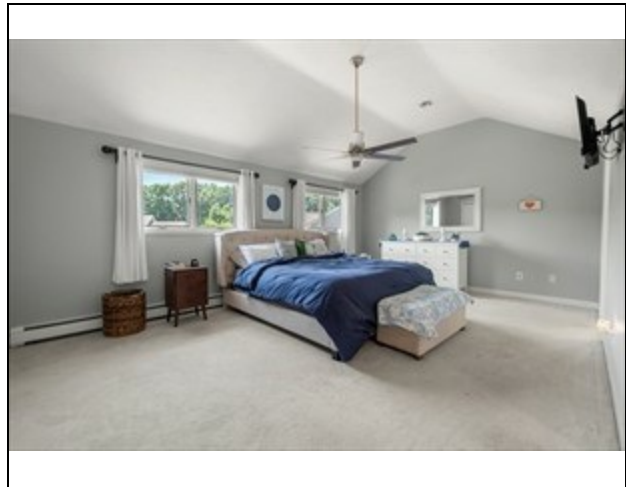
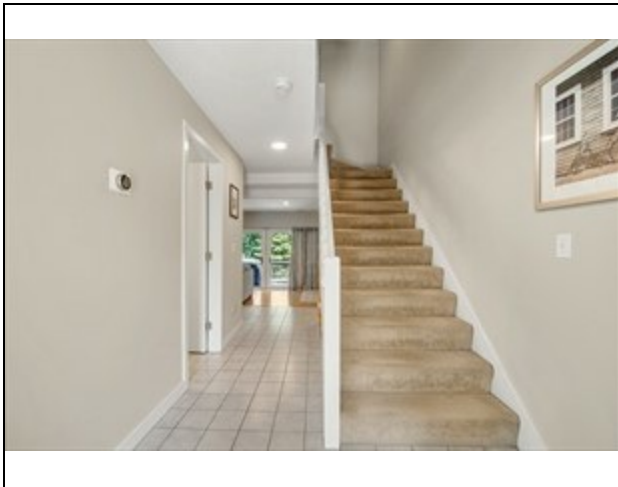
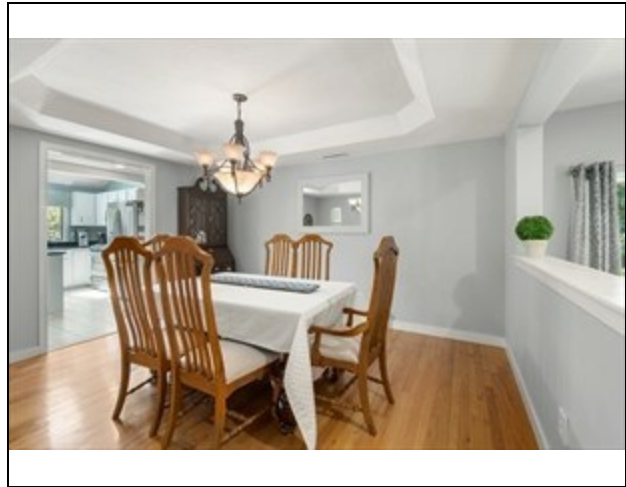
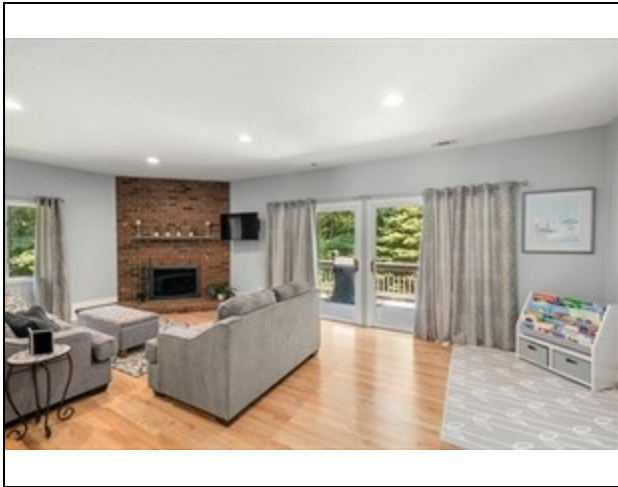


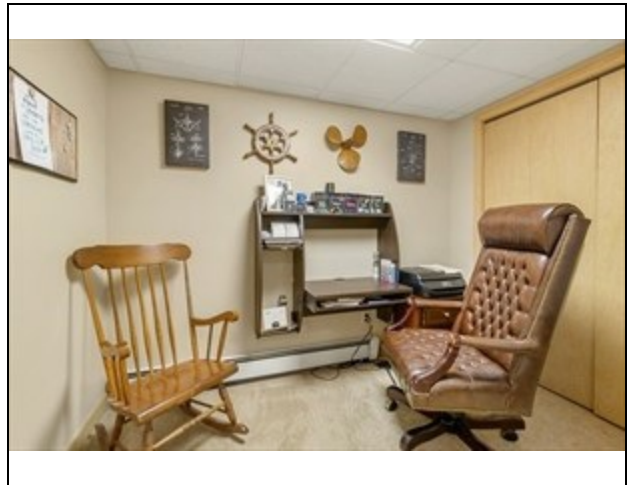
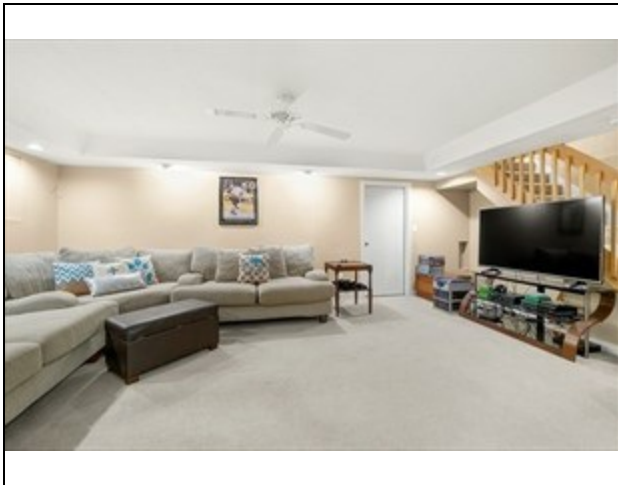
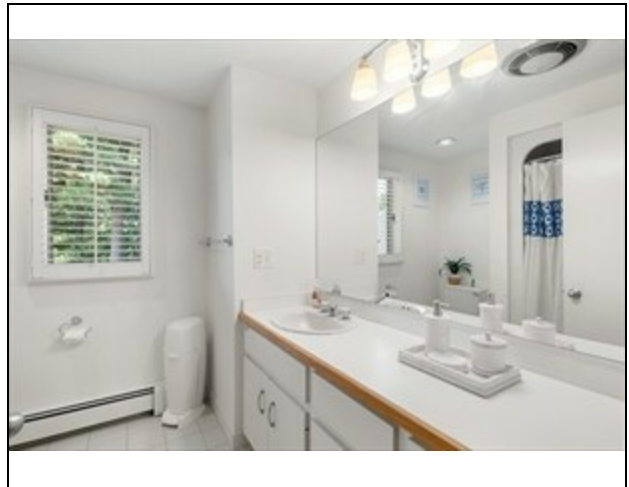
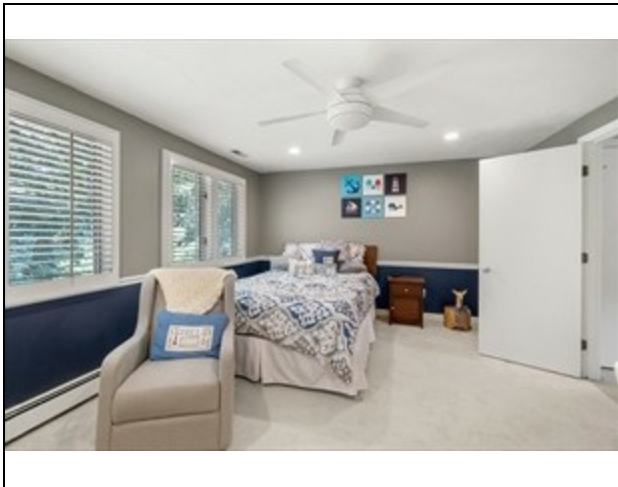
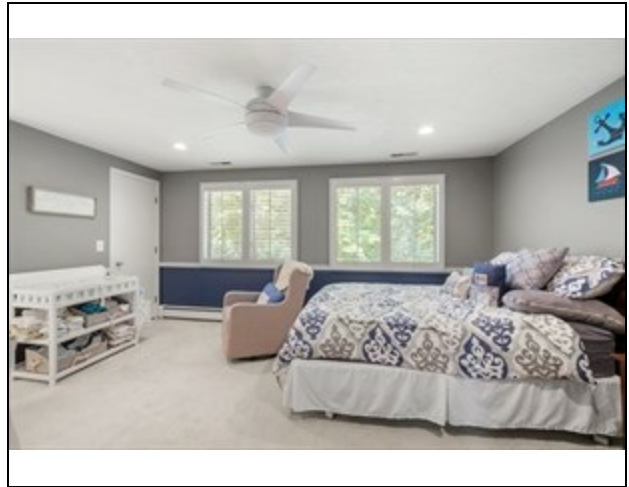
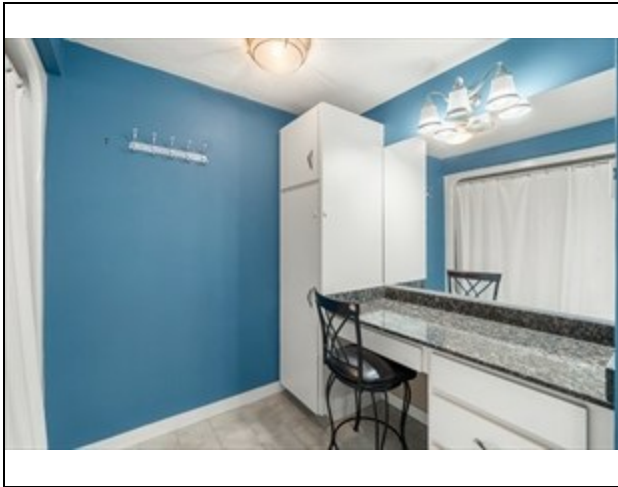




**MLS # 72687942 - Sold**  
**7 Cherrywood Ln U:7, Franklin, MA 02038**

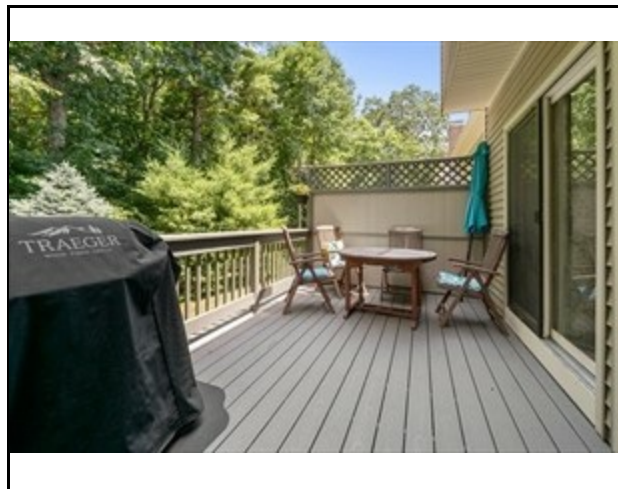
**Condominium - Condo**  
**Sale Price: \$395,000**





**MLS # 72687942 - Sold**  
**7 Cherrywood Ln U:7, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$395,000**





**8 Oak View Ter - Unit 8**  
**Franklin, MA 02038-3933**  
**Condo**

MLS #: <b>72663879</b>	Status: <b>Sold</b>
List Price: <b>\$449,000</b>	Sale Price: <b>\$430,000</b>
List Date: <b>5/29/2020</b>	Sale Date: <b>8/6/2020</b>
Area:	Off Market Date: <b>6/18/2020</b>
List\$/Sq. Ft.: <b>\$207.97</b>	Sold \$/Sq. Ft. <b>\$199.17</b>
Days on Market (Total): <b>21</b>	Days on Market (Office): <b>21</b>

**Property Features**

Rooms: <b>7</b>	Style: <b>Detached</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement:
Fireplaces: <b>1</b>	Approx. Living Area: <b>2,159 Sq. Ft.</b>
Year Built: <b>1999</b>	Outdoor Space Avail:
# Units: <b>75</b>	Garage: <b>2 Attached</b>
Elevator:	Parking: <b>4 Off-Street</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$550</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Hardwood</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood</b>
Family Room:	<b>1</b>		<b>Fireplace, Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		<b>Flooring - Hardwood</b>
Master Bedroom:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half</b>
Laundry:	<b>1</b>		<b>-</b>

**Features & Other Information**

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

Basement: **Yes Full, Bulkhead, Radon Remediation System**

Construction: **Frame**

Cooling: **Central Air**

Exclusions: **All personal property. Washer, dryer, refrigerator are included.**

Exterior: **Wood**

Exterior Features: **Porch, Deck, Professional Landscaping**

Facing Direction:

Heating: **Forced Air, Gas**

Hot Water: **Natural Gas**

Interior Features: **Internet Available - Fiber-Optic**

Lead Paint: **Unknown**

Pets Allowed: **Yes w/ Restrictions**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No** Water View: **No**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

**Remarks**

**This stand-alone condo is built like a traditional home and is situated on a stunning lot in Chestnut Ridge II. A gorgeous front porch will welcome you home every time you arrive. The home features an ample sized living room, an open-concept kitchen, and an elegant formal dining room with beautiful hardwood floors. The family room has a gas fireplace with a sliding door to the deck. The first floor master bedroom is carpeted and has a walk-in closet, a master bath with double sinks, and a tiled shower. The second floor has a spacious walk-in closet with two bedrooms, and a Jack & Jill style full bath. The move-in ready home with recent updates includes a dishwasher and gas water heater (approx. 2 yrs old). The deck overlooks a private and tranquil backyard, which is one of the best in the complex! Due to Covid-19, there are limited showings. Pre-approved and registered buyers can view the property this Saturday and Sunday (May 30th & May 31st) from 2-4PM.**

**Tax Information**

**2020 Taxes: \$6,019** Assessment: **\$414,800**

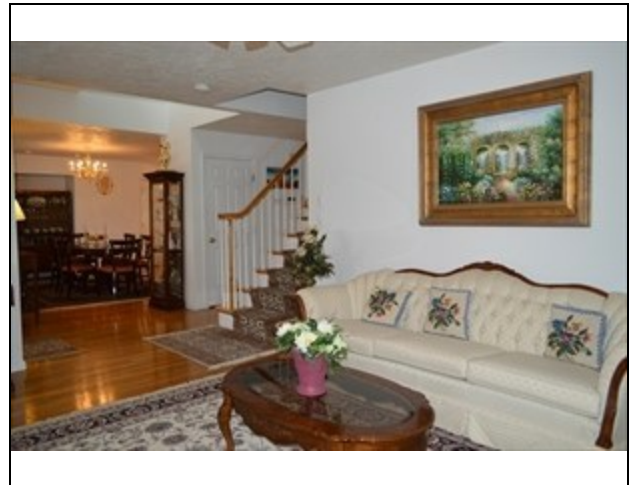
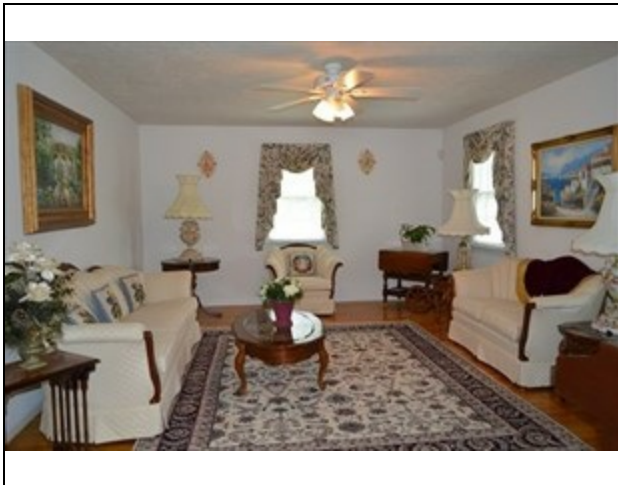
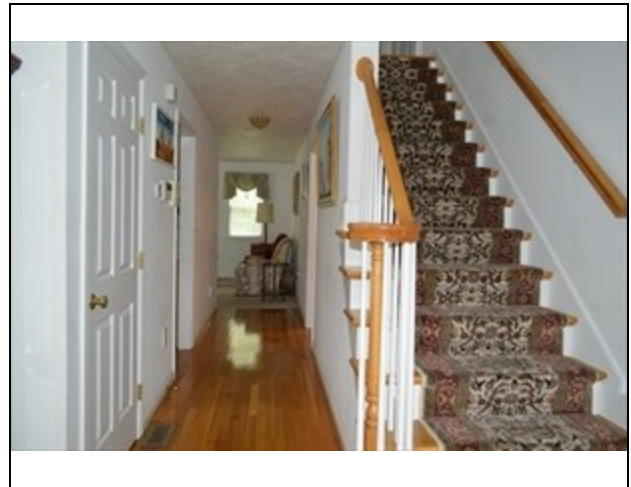
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Cert: Zoning Code: **Res**

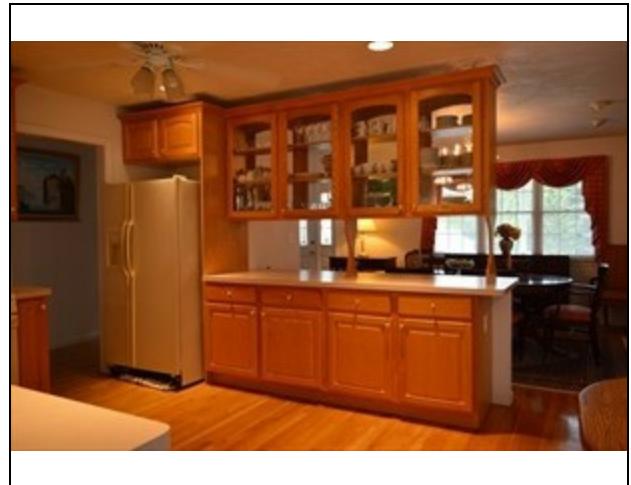
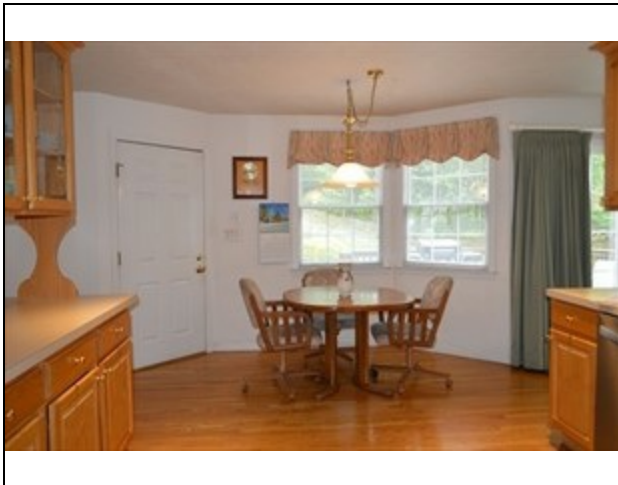
Map: Block: Lot: Book: **13992** Page: **411**

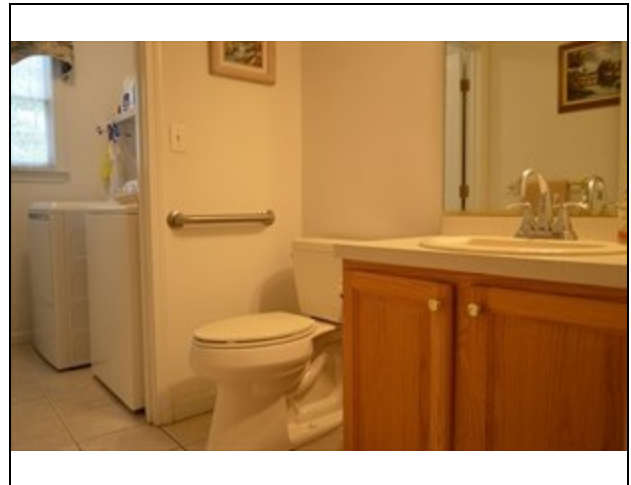
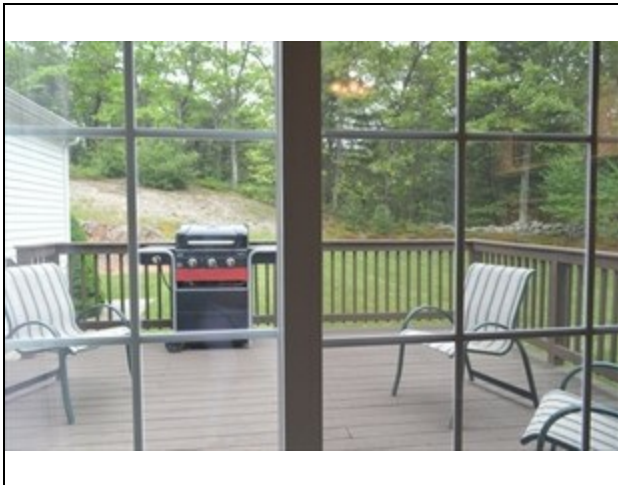
## Market History for 8 Oak View Ter U:8, Franklin, MA 02038-3933

MLS #	Date		DOM	DTO	Price
72663879	5/29/2020	Listed for <b>\$449,000</b>			\$449,000
CTG	6/5/2020	Status Changed to: <b>Contingent</b>			
UAG	6/19/2020	Status Changed to: <b>Under Agreement</b>			
SLD	8/6/2020	Status Changed to: <b>Sold</b>			
	8/6/2020	Sold for <b>\$430,000</b>	21	7	<b>\$430,000</b>
Market History for Office Id: AN3805			<b>21</b>	<b>7</b>	<b>\$430,000</b>
Market History for this property			<b>21</b>	<b>7</b>	<b>\$430,000</b>

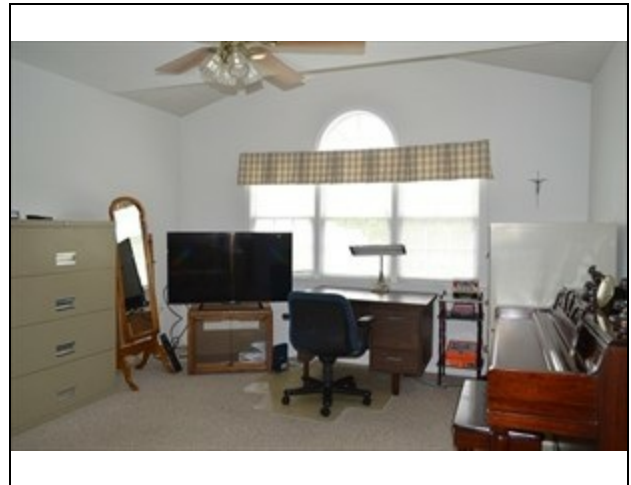
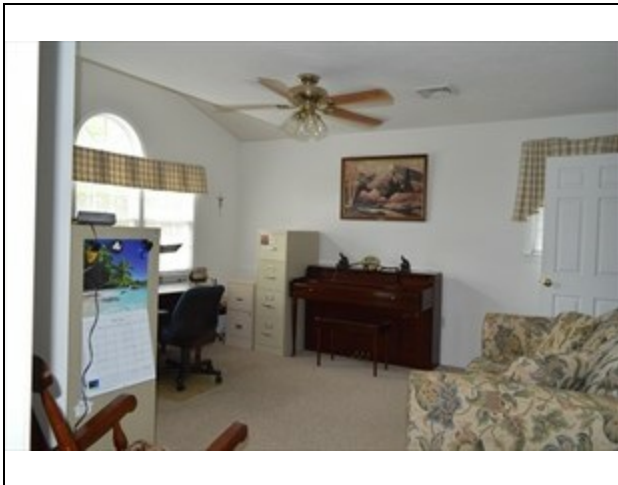
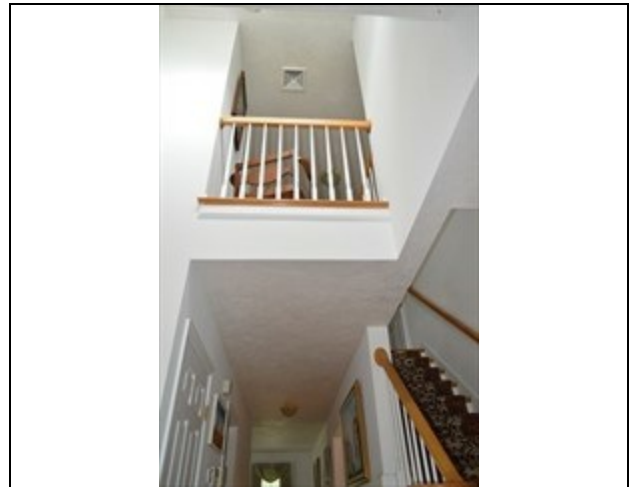








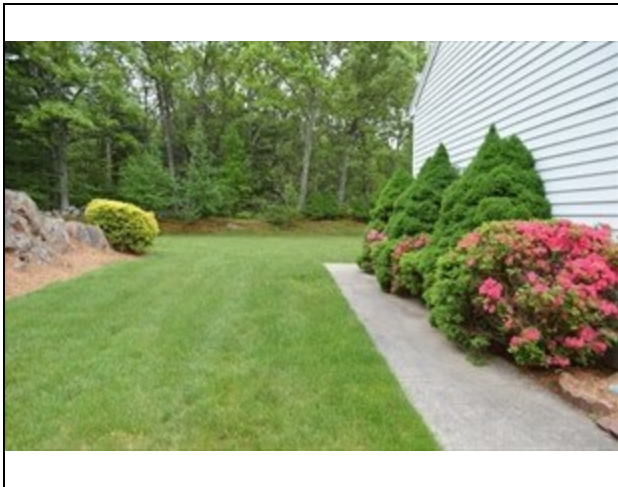
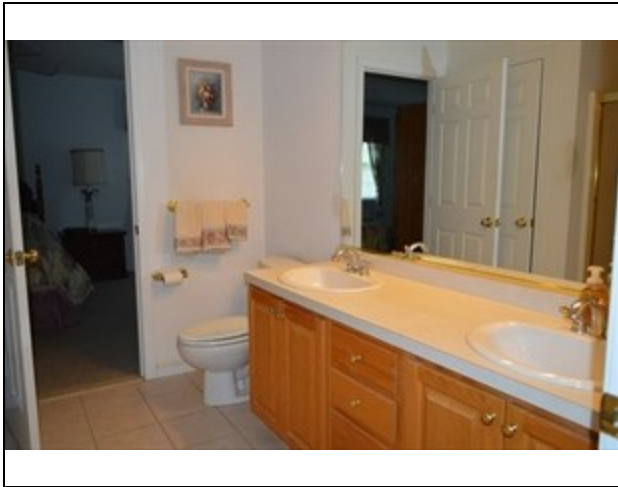






**MLS # 72663879 - Sold**  
**8 Oak View Ter U:8, Franklin, MA 02038-3933**

**Condominium - Condo**  
**Sale Price: \$430,000**



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