

10 Dogwood Circle - Unit 10
Franklin, MA 02038
Condo

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

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: 2,000 Sq. Ft.
Year Built: 1988	Outdoor Space Avail:
# Units: 56	Garage: 1 Attached, Garage Door Opener
Elevator:	Parking: 2 Off-Street, Guest
Handicap Access/Features:	
Association: Yes Fee: \$466	
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, 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**

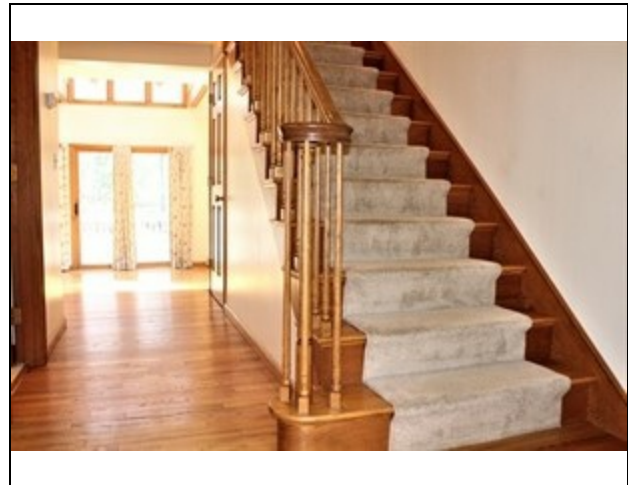
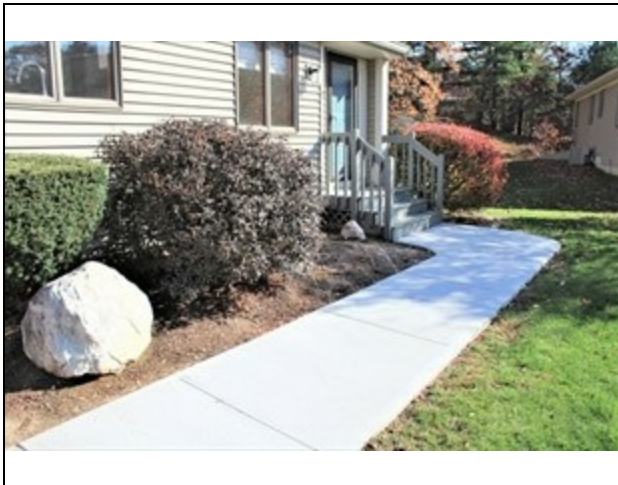
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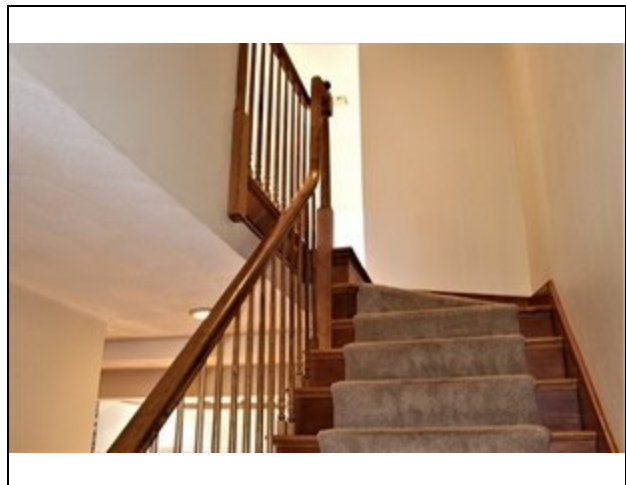
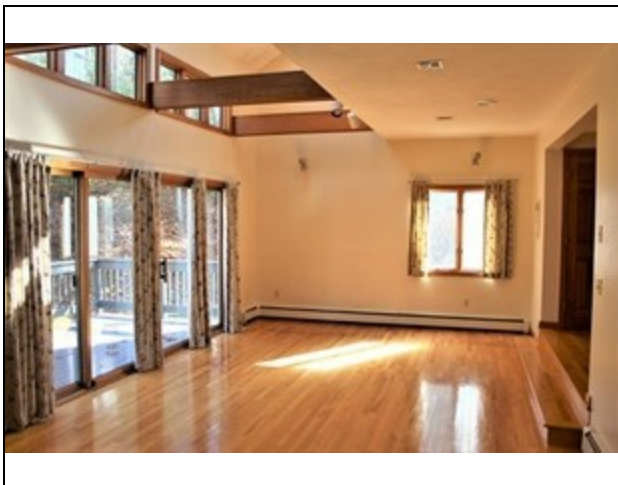
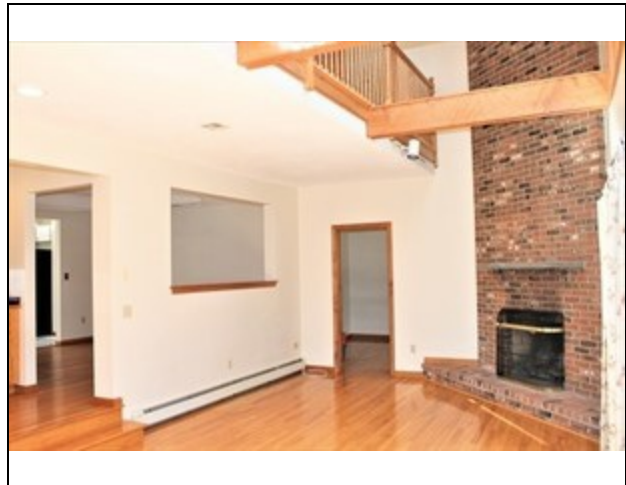
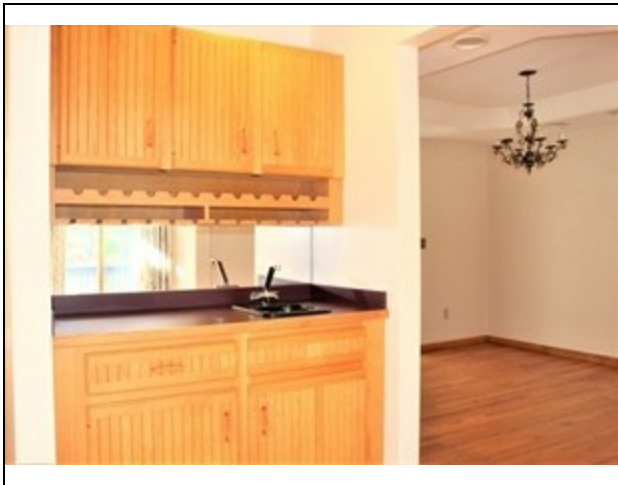
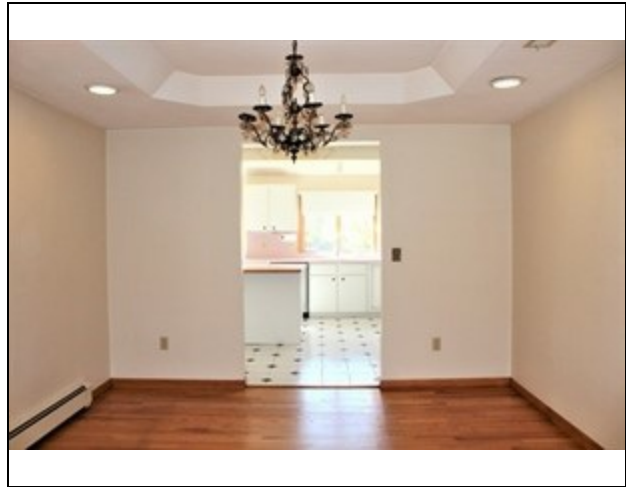
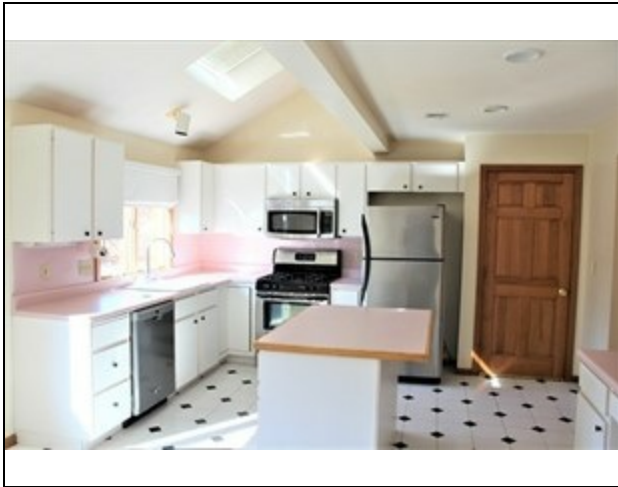
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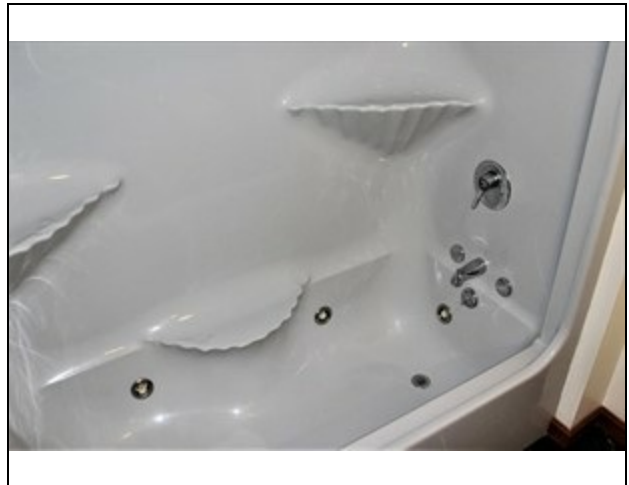
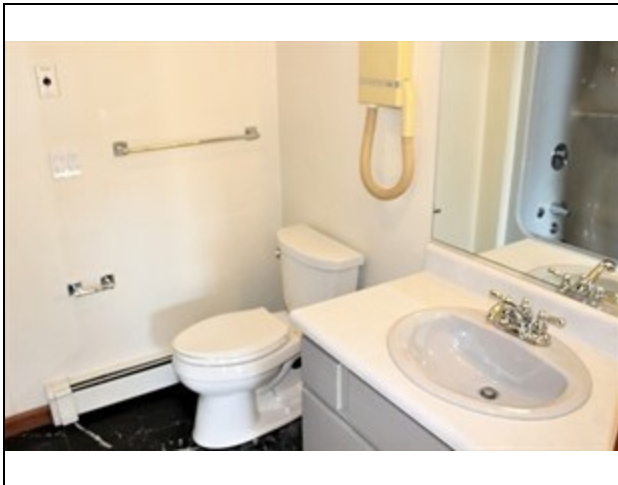
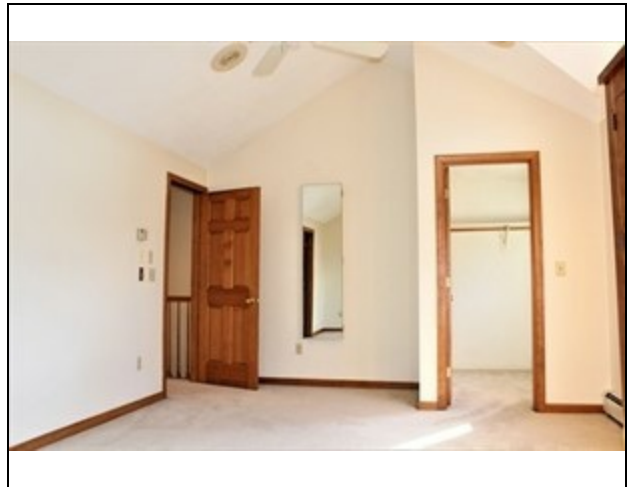
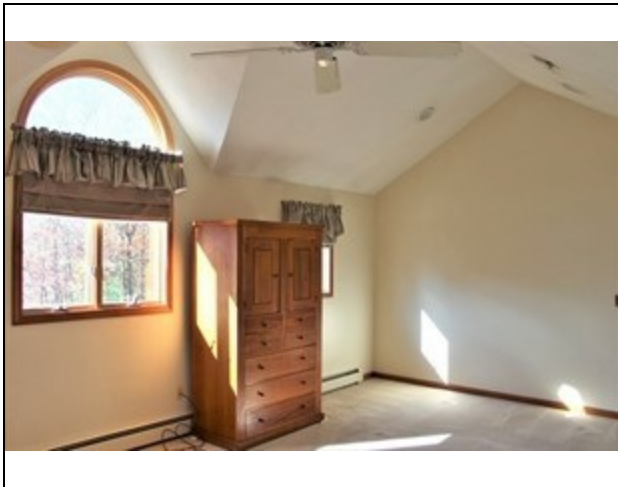
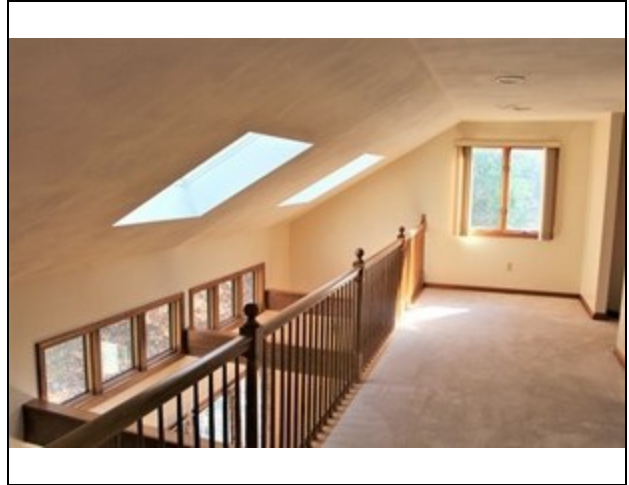
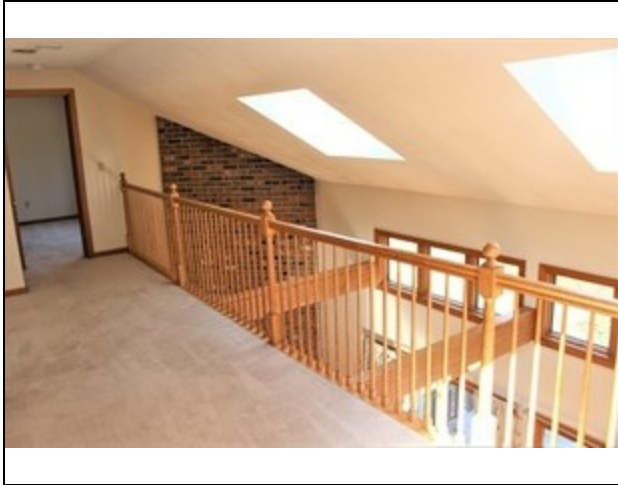
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72589838	11/7/2019	Listed for \$379,900			\$379,900
UAG	11/15/2019	Status Changed to: Under Agreement			
BOM	11/18/2019	Status Changed to: Back on Market			
	12/4/2019	Price Changed to: \$375,000			\$375,000
	12/12/2019	Price Changed to: \$365,000			\$365,000
	1/8/2020	Price Changed to: \$350,000			\$350,000
UAG	1/16/2020	Status Changed to: Under Agreement			
SLD	2/14/2020	Status Changed to: Sold			
	2/13/2020	Sold for \$330,000	67	67	\$330,000
Market History for Office Id: AN0574			67	67	\$330,000
Market History for this property			67	67	\$330,000

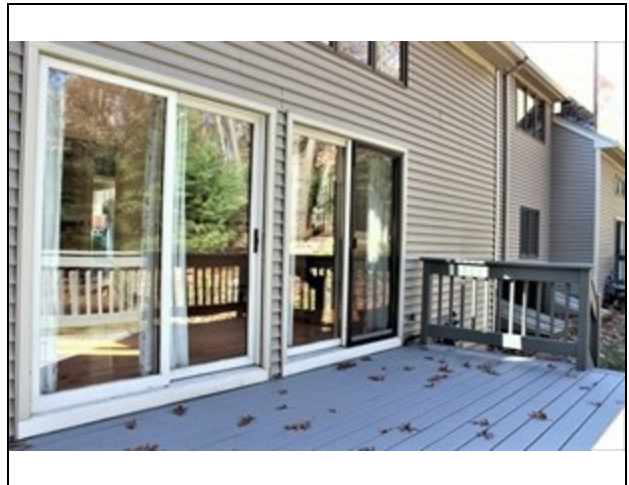
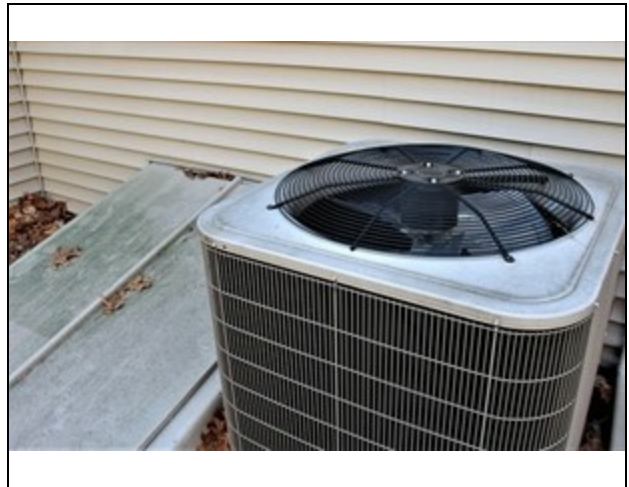
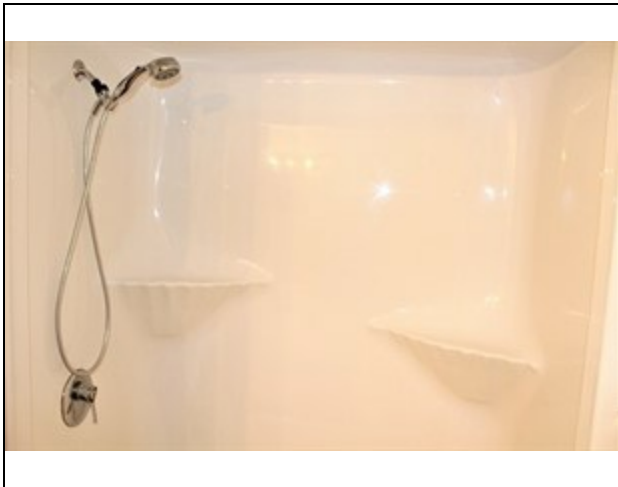
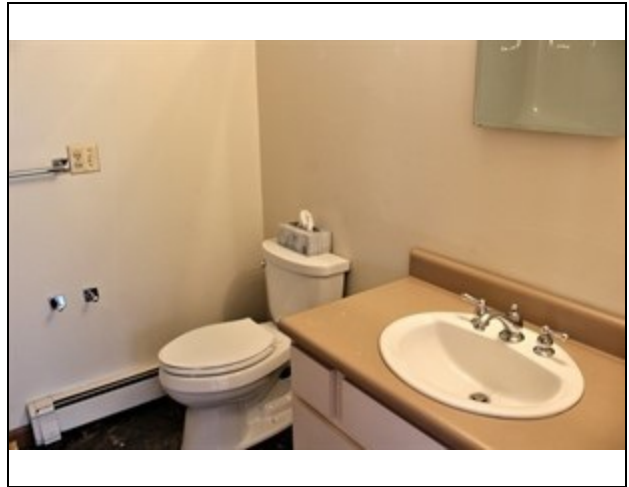
MLS # 72589838 - Sold
10 Dogwood Circle U:10, Franklin, MA 02038

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

Property Features

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



Room Descriptions

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

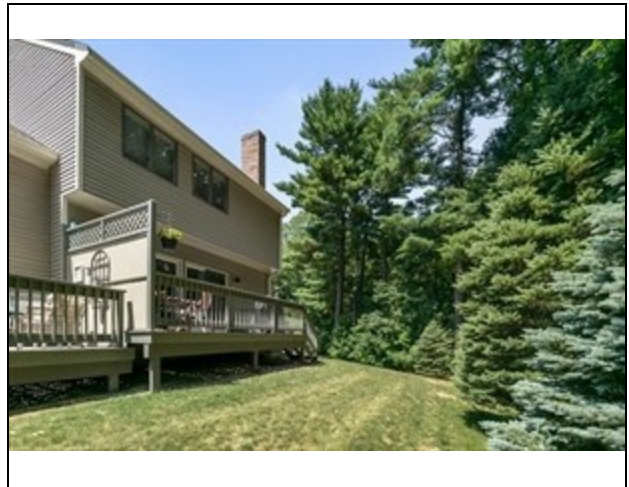
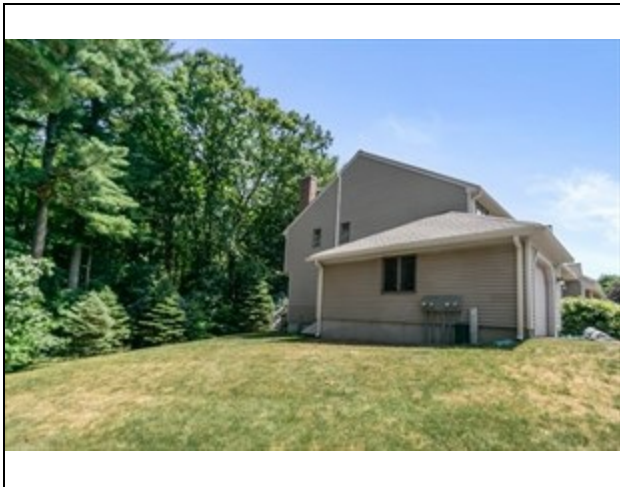
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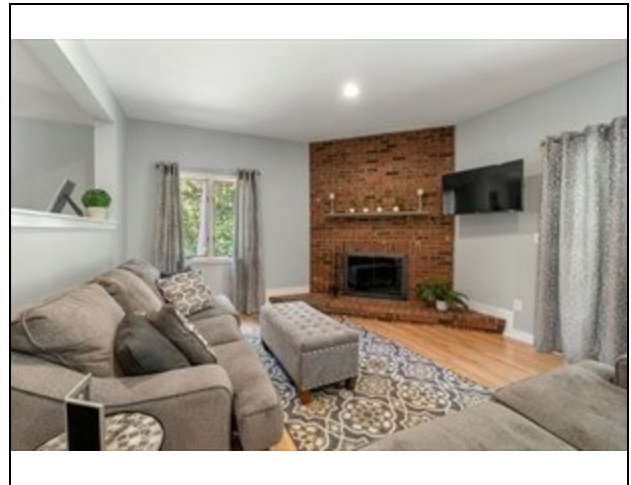
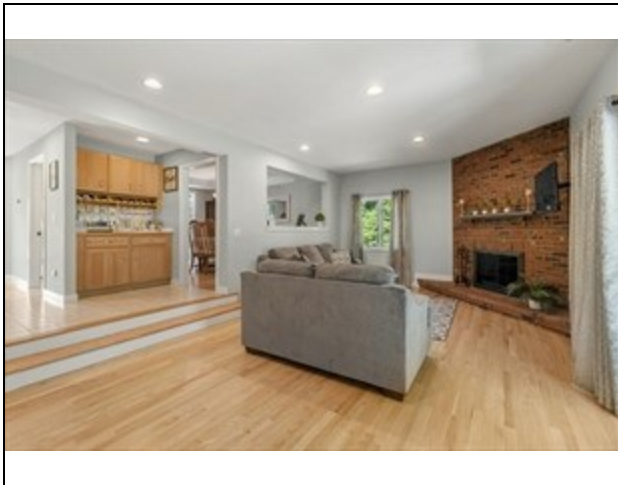
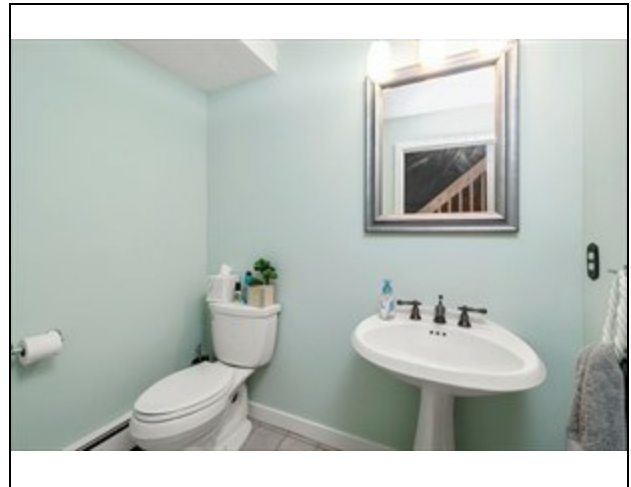
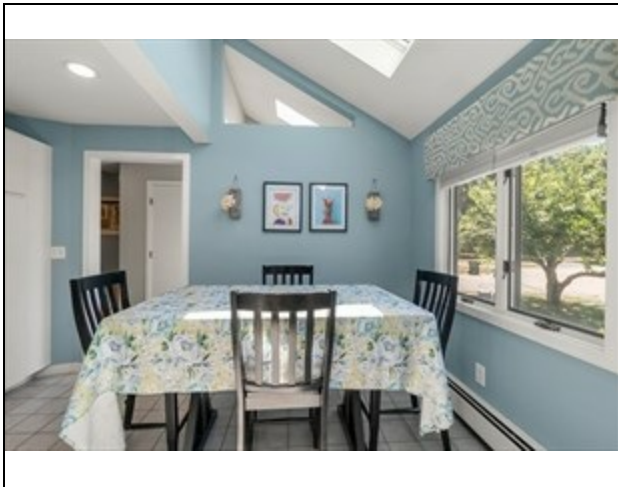
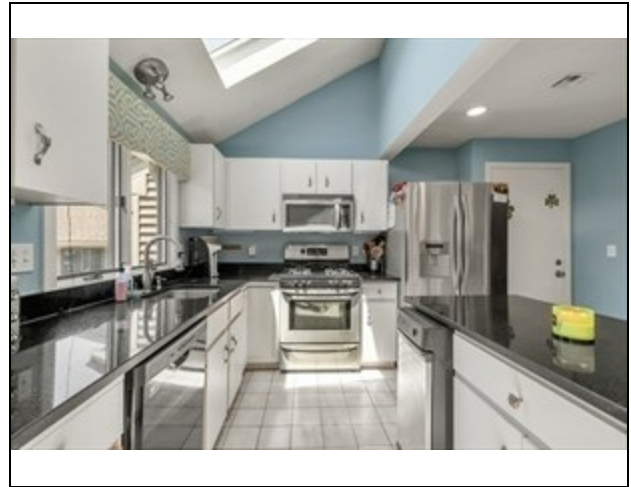
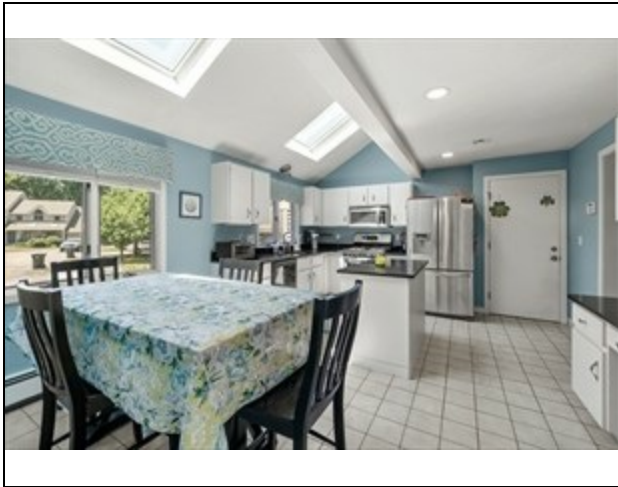
Market History for 7 Cherrywood Ln U:7, Franklin, MA 02038

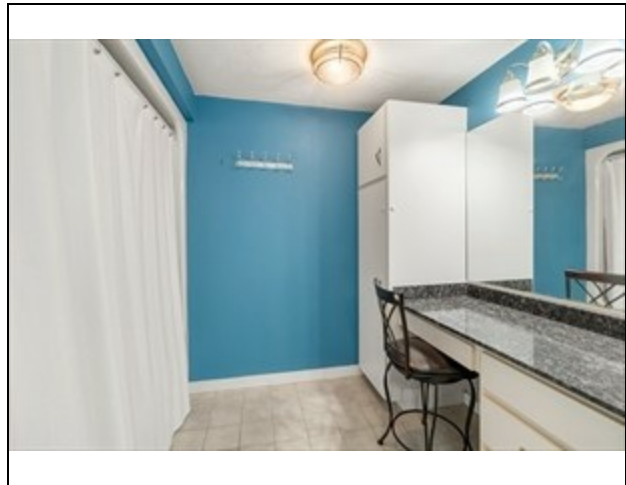
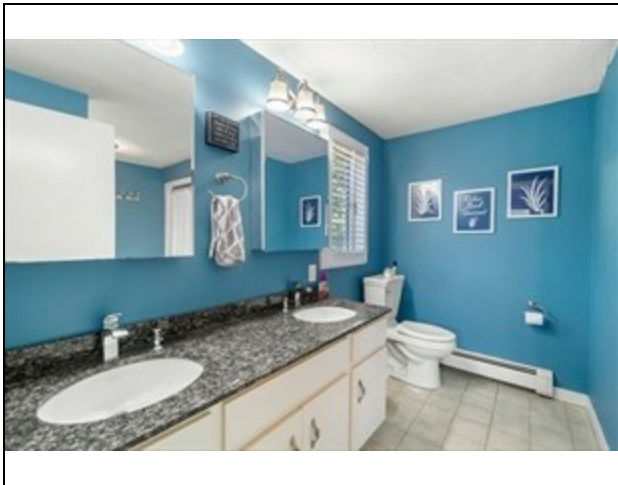
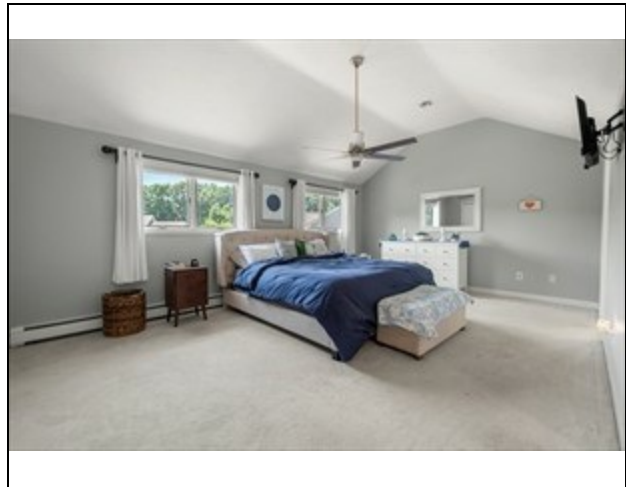
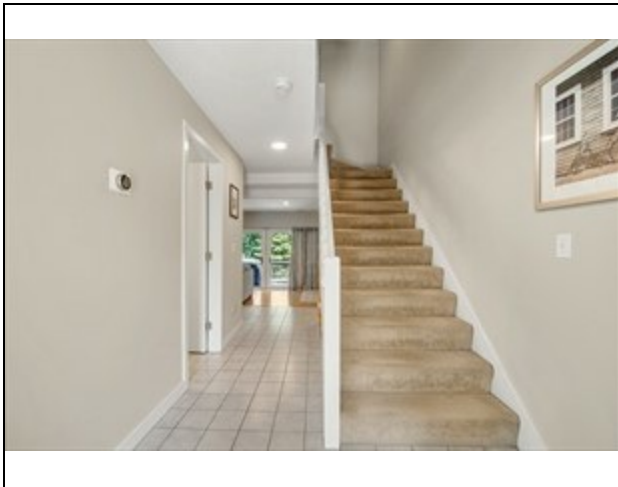
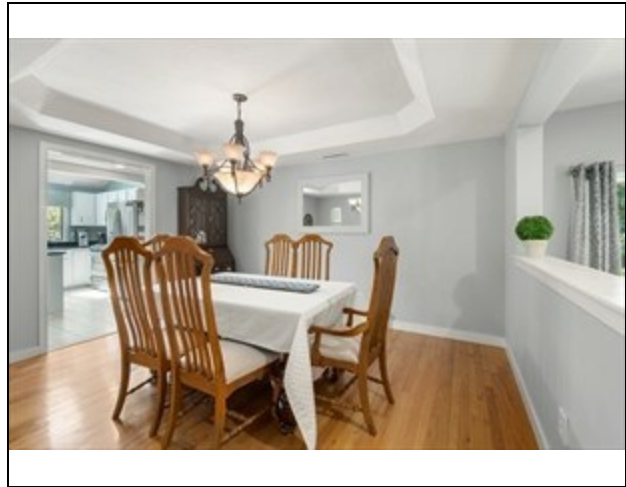
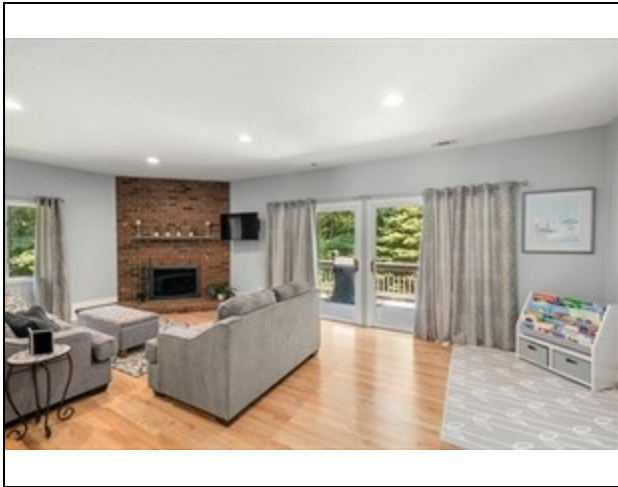
MLS #	Date		DOM	DTO	Price
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CTG	7/14/2020	Status Changed to: Contingent			
UAG	7/28/2020	Status Changed to: Under Agreement			
SLD	9/16/2020	Status Changed to: Sold			
	9/16/2020	Sold for \$395,000	19	5	\$395,000
Market History for Office Id: AN6243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

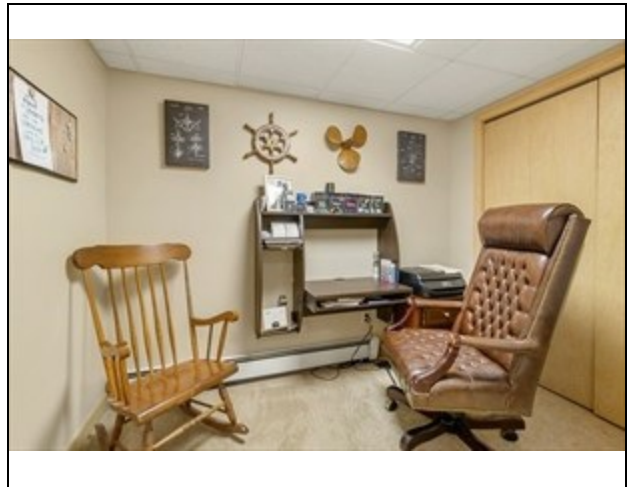
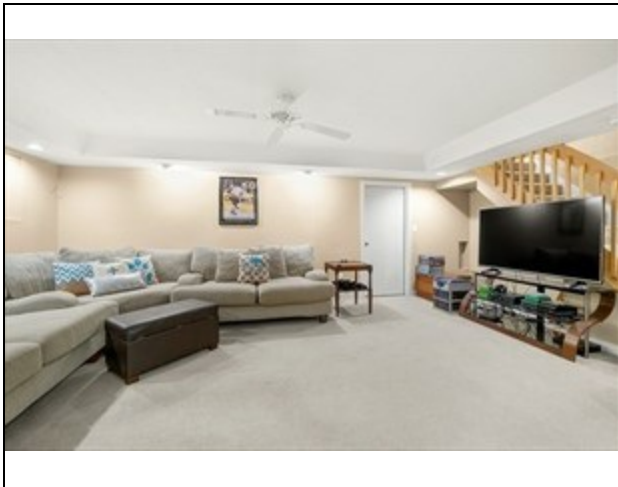
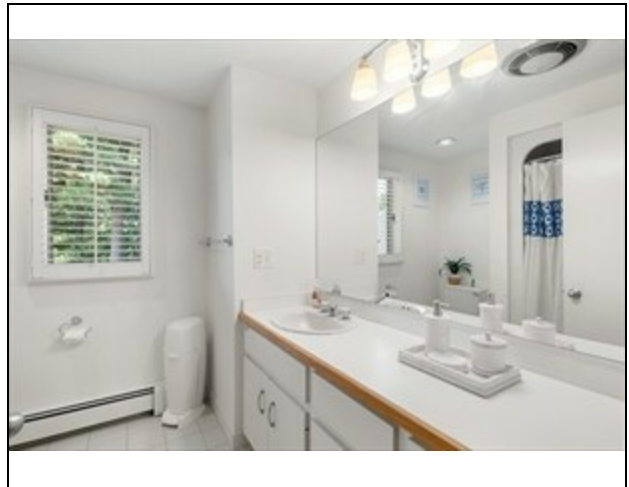
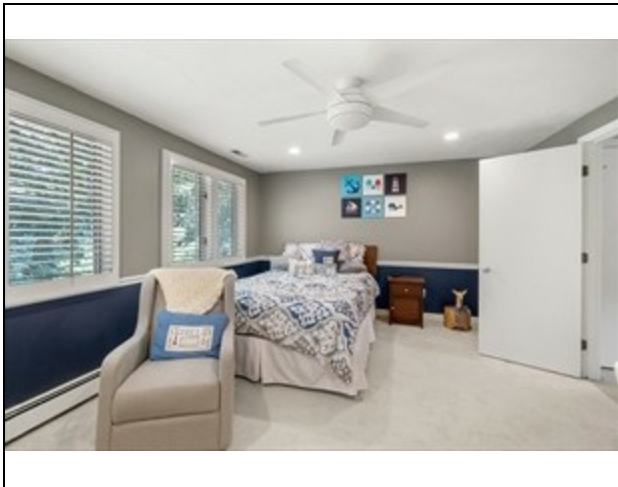
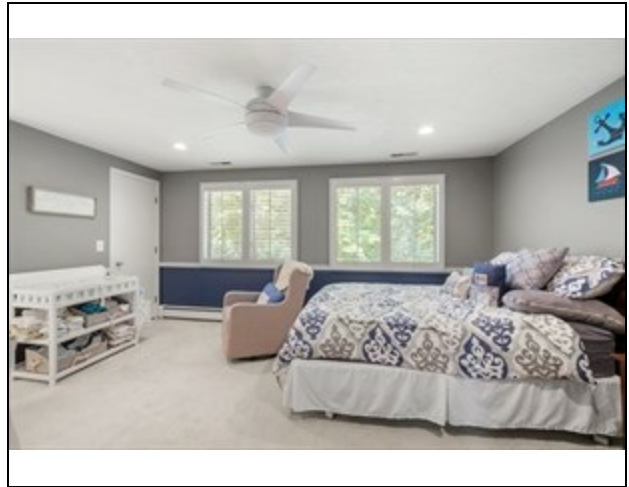
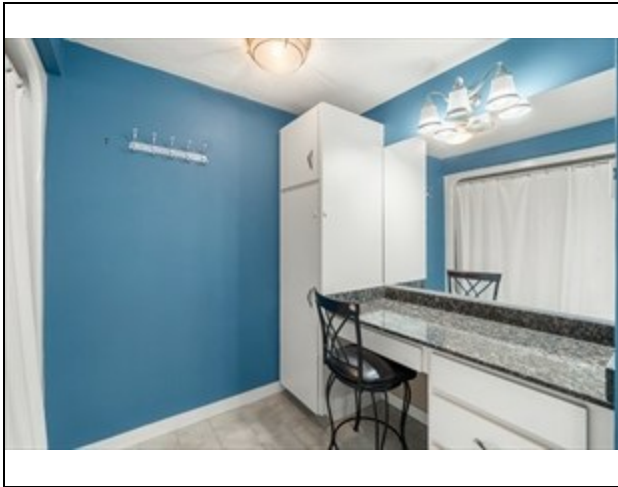
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7 Cherrywood Ln U:7, Franklin, MA 02038

Condominium - Condo
Sale Price: \$395,000



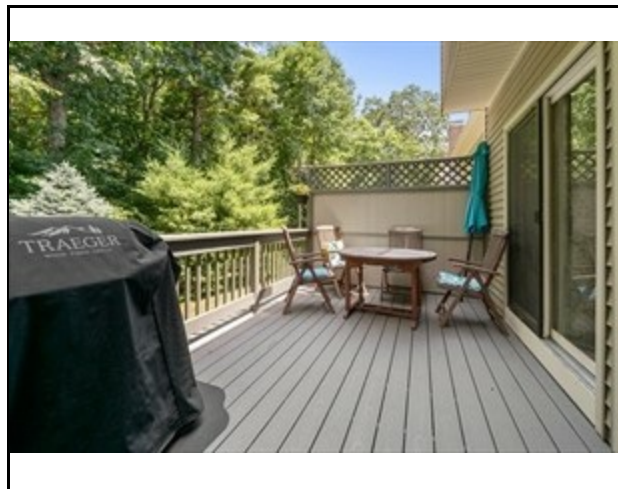






MLS # 72687942 - Sold
7 Cherrywood Ln U:7, Franklin, MA 02038

Condominium - Condo
Sale Price: \$395,000



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

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

Property Features

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



Room Descriptions

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

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**

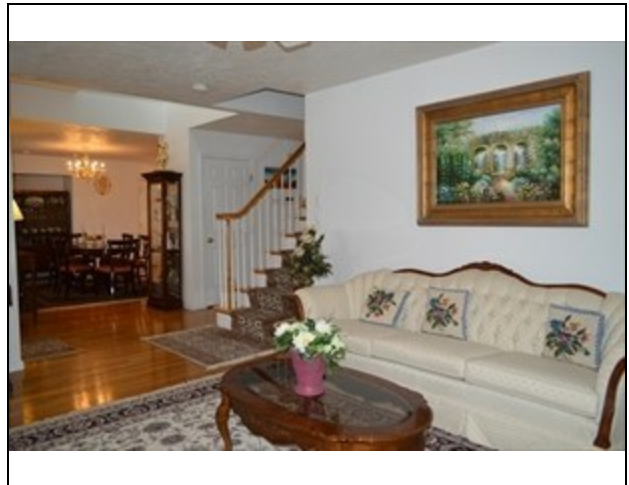
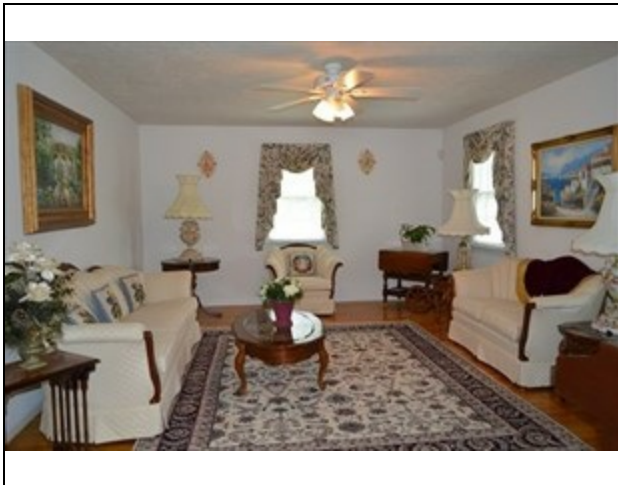
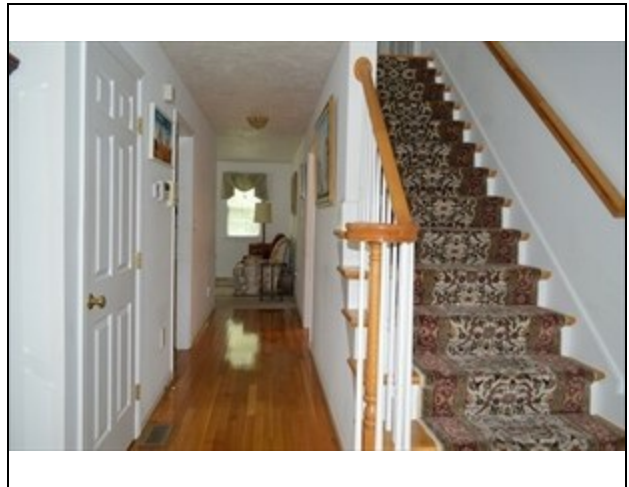
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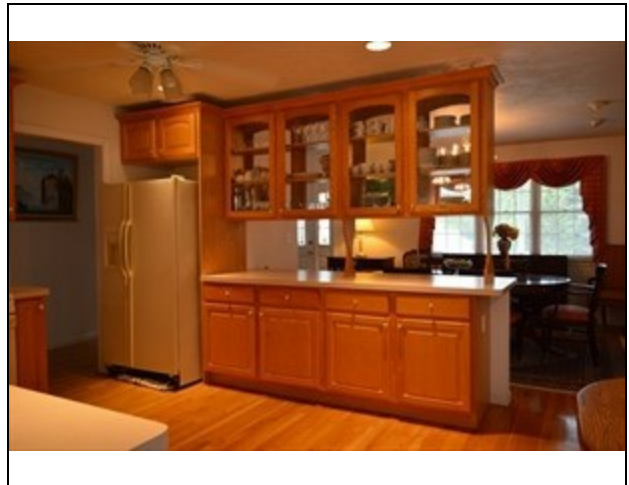
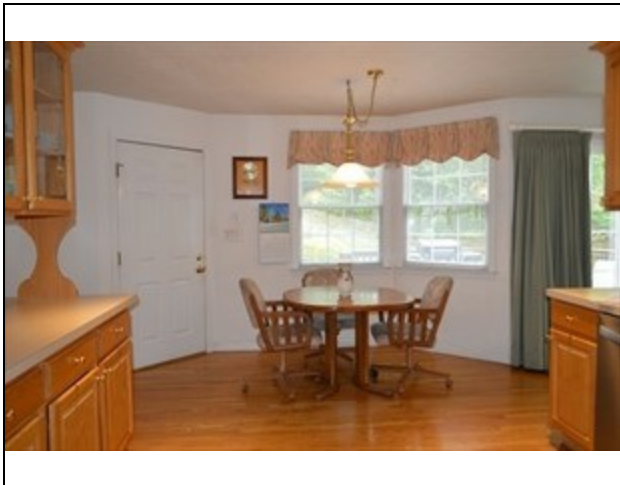
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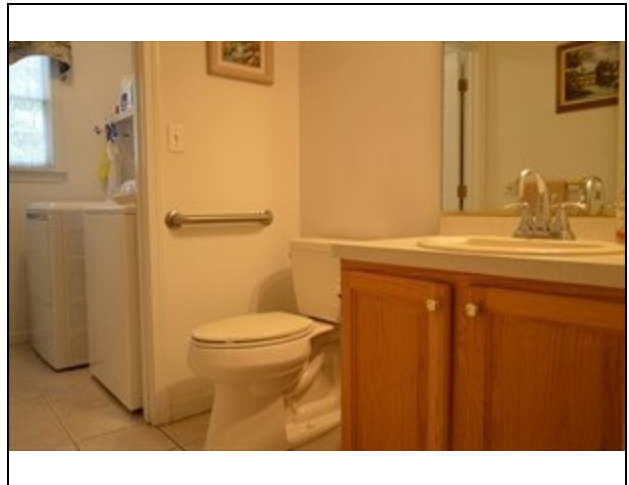
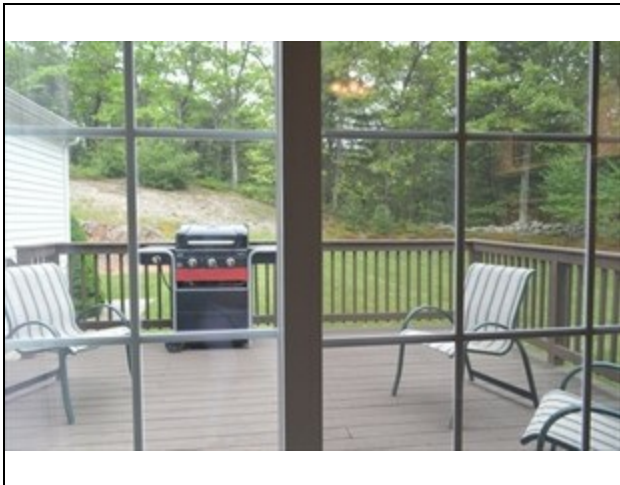
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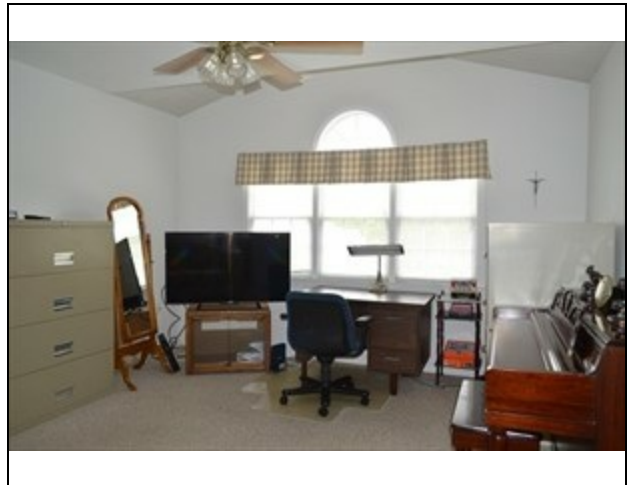
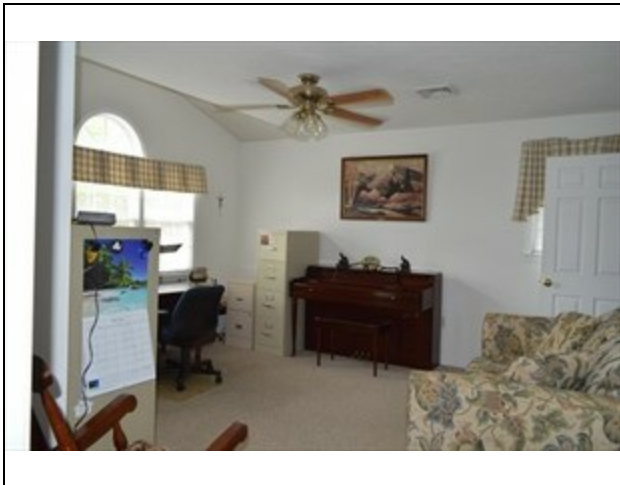
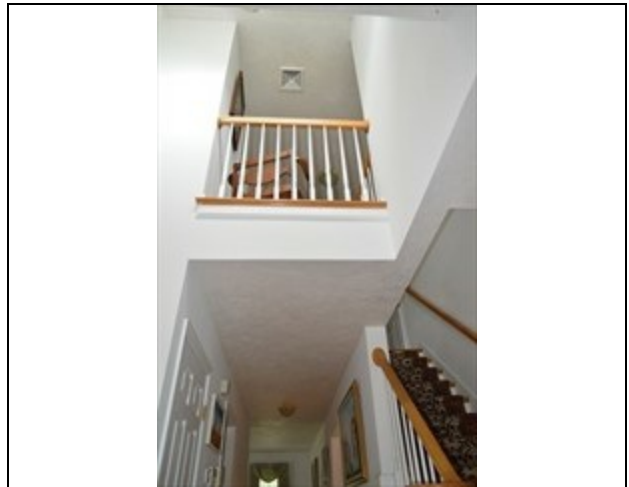
Market History for 8 Oak View Ter U:8, Franklin, MA 02038-3933

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



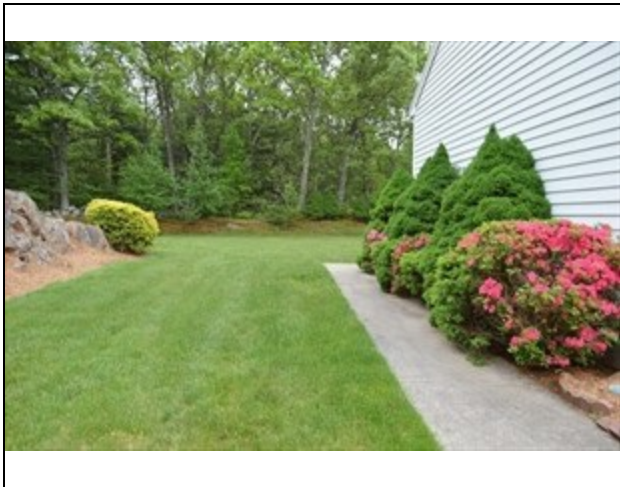
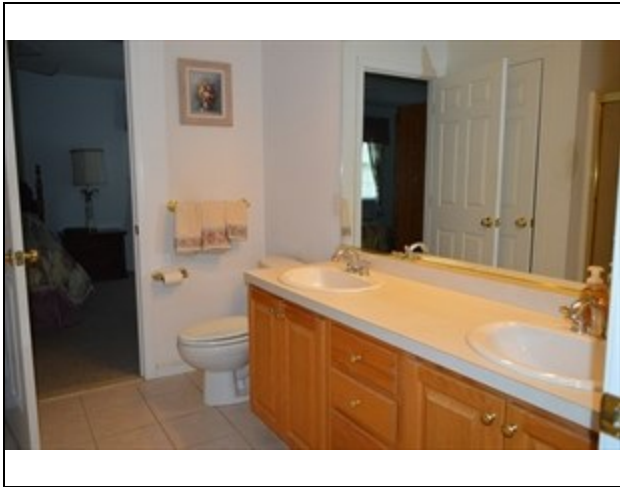






MLS # 72663879 - Sold
8 Oak View Ter U:8, Franklin, MA 02038-3933

Condominium - Condo
Sale Price: \$430,000



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

Condominium - Condo
Sale Price: \$430,000



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**

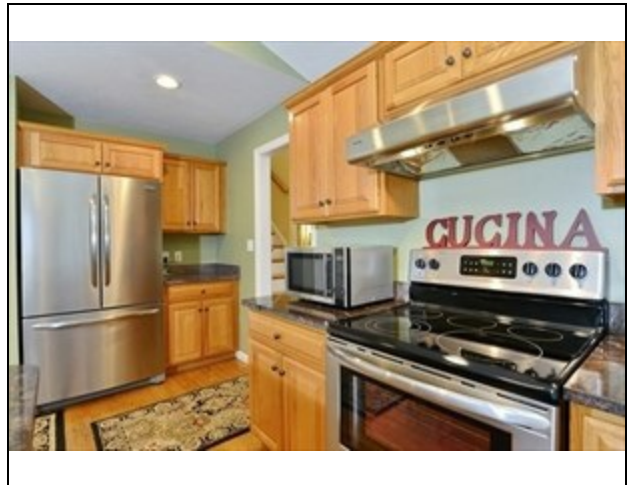
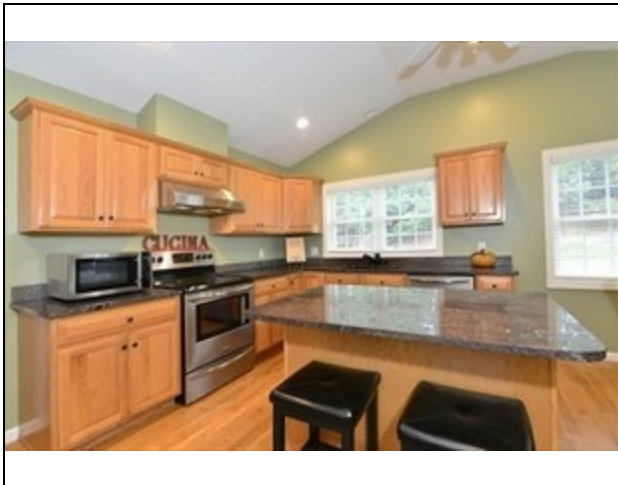
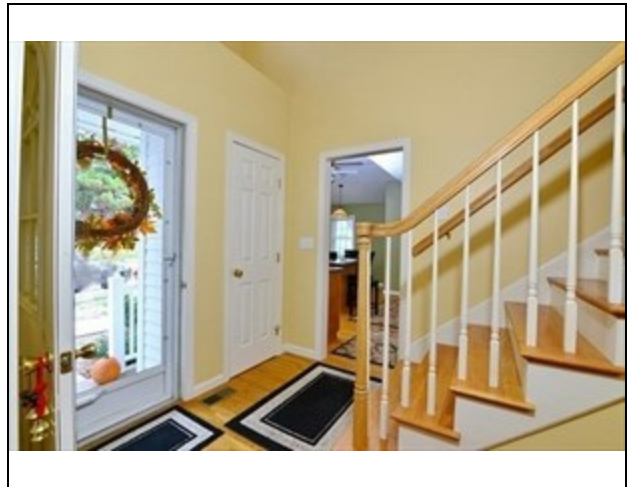
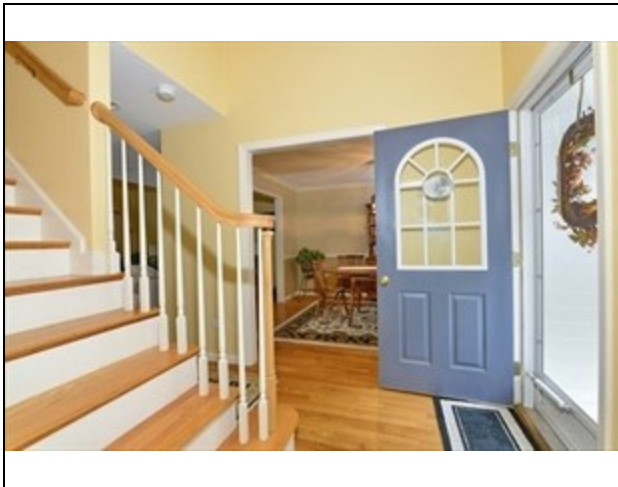
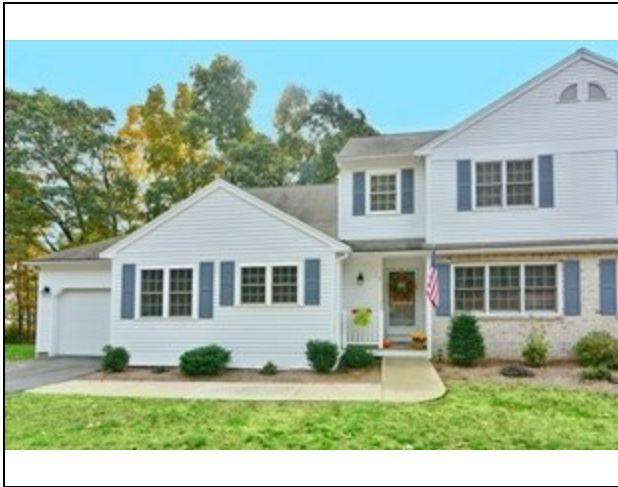
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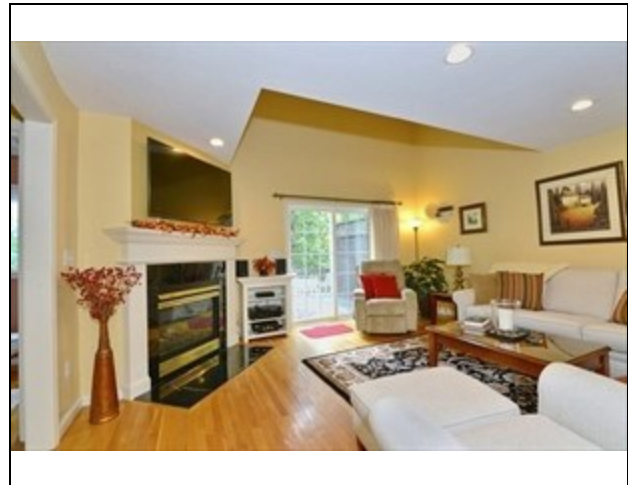
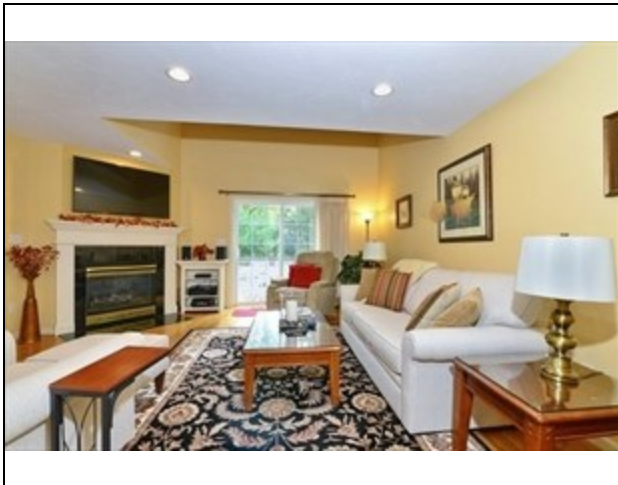
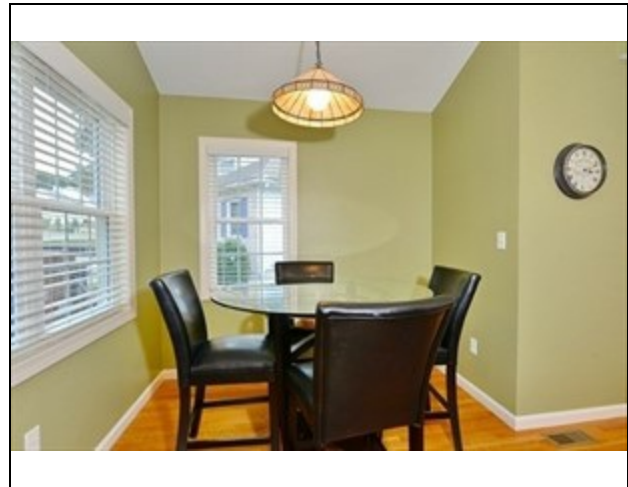
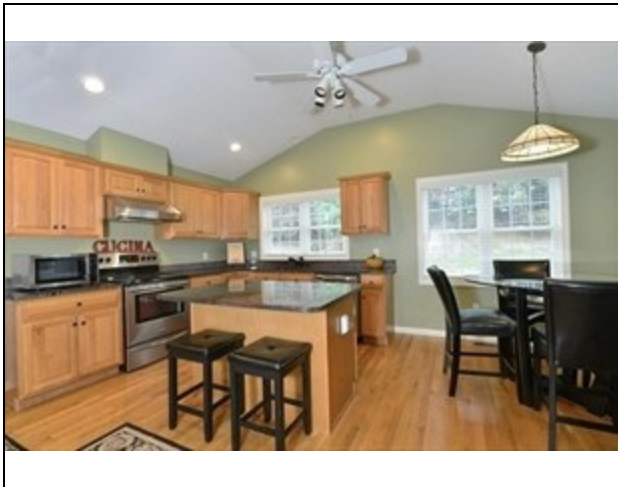
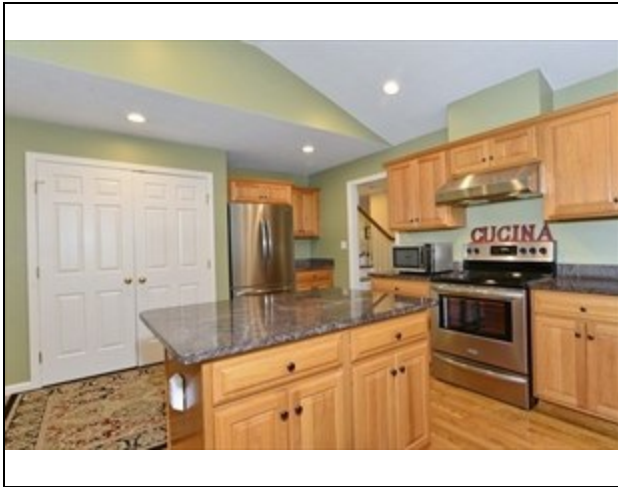
Market History for 2 Pear Tree Lane U:2, Franklin, MA 02038-3936

MLS #	Date		DOM	DTO	Price
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

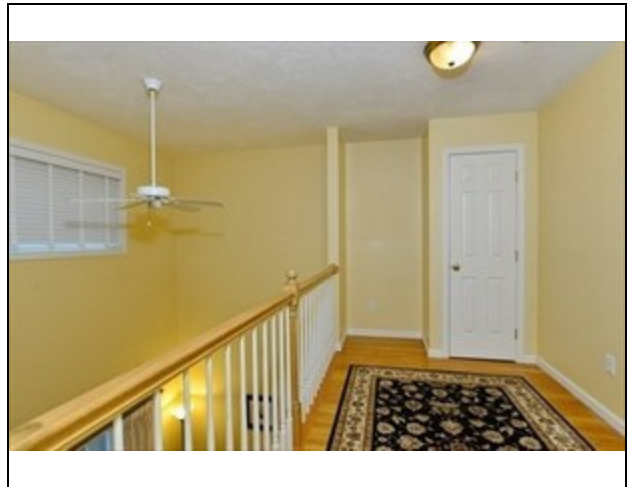
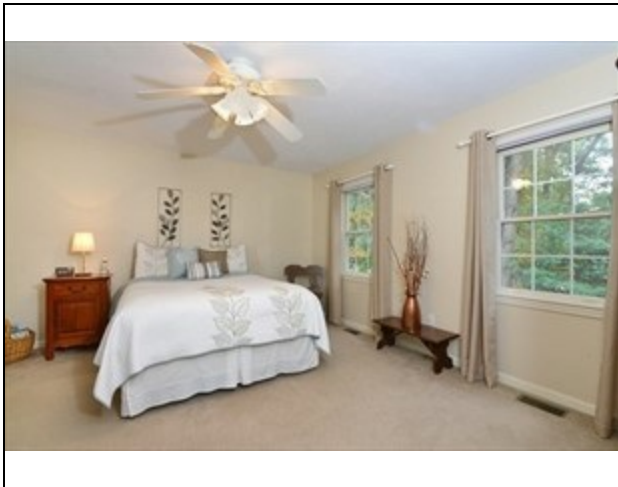
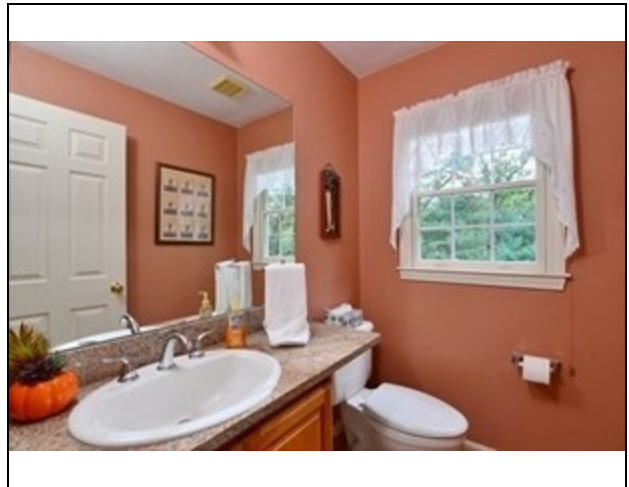
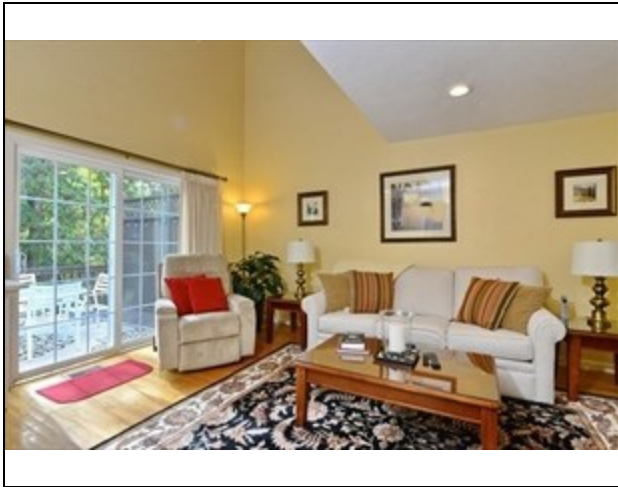
Condominium - Condo
Sale Price: \$462,500

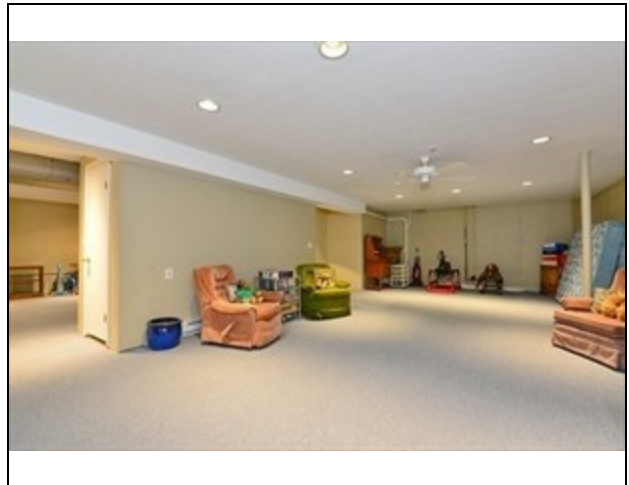
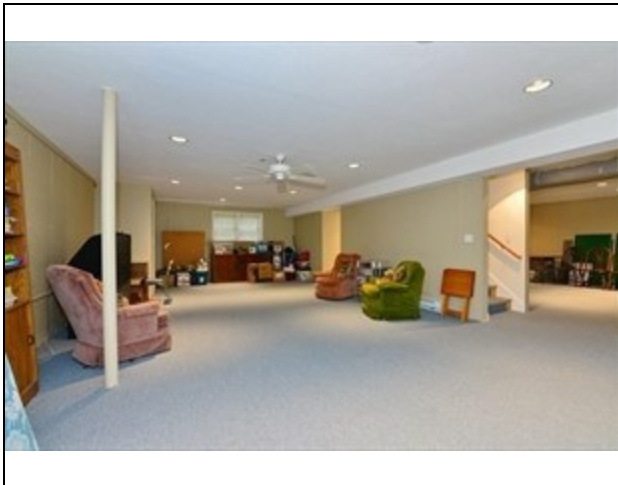
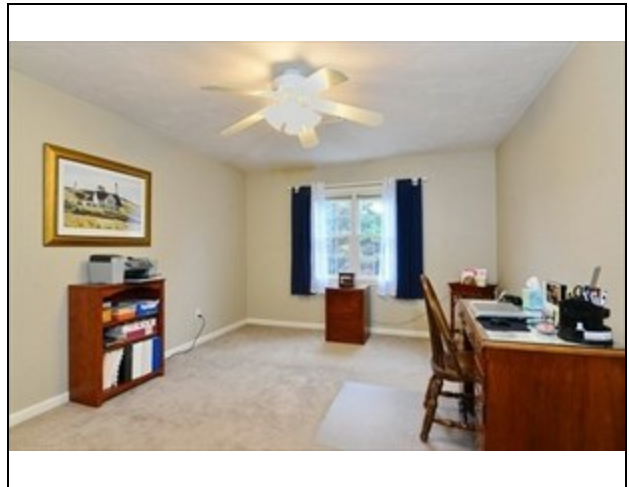
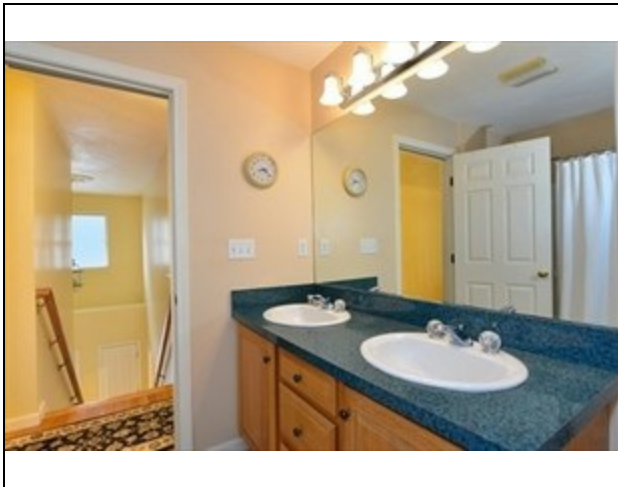
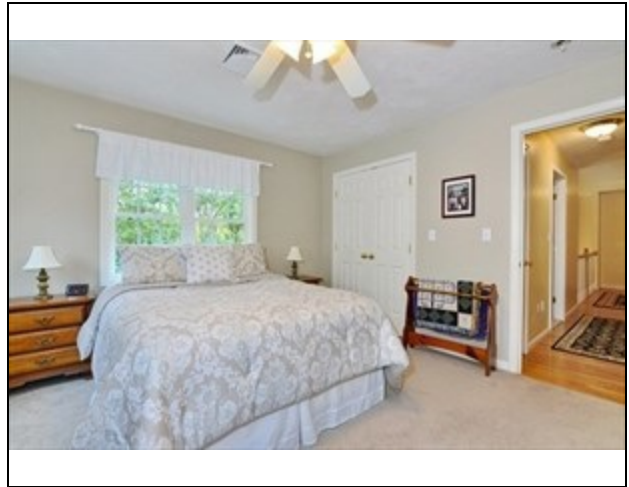


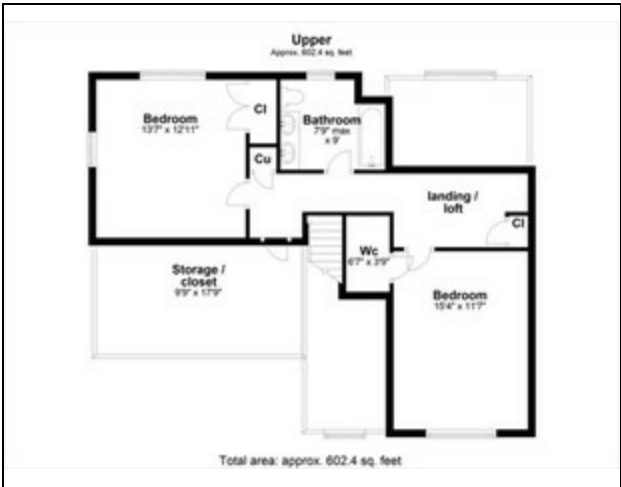
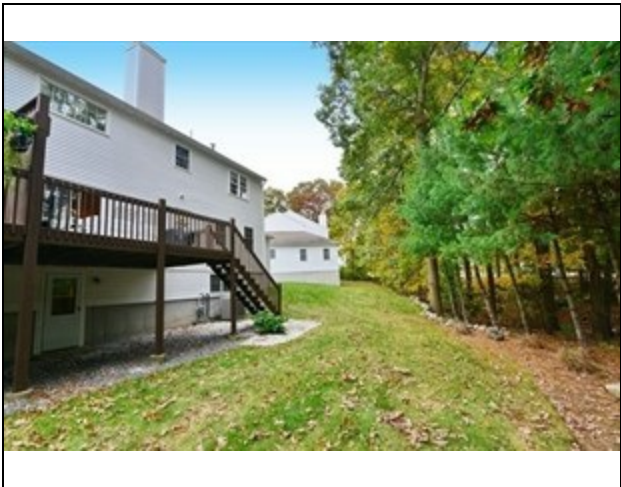
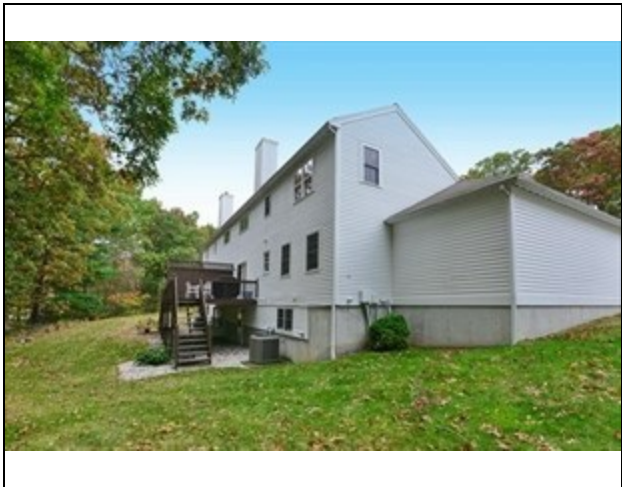
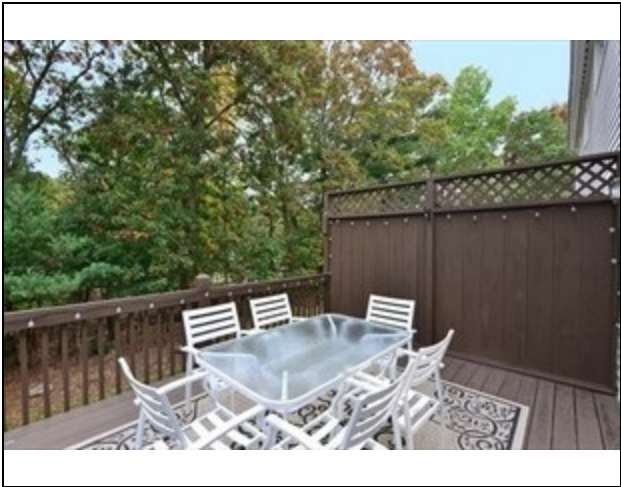
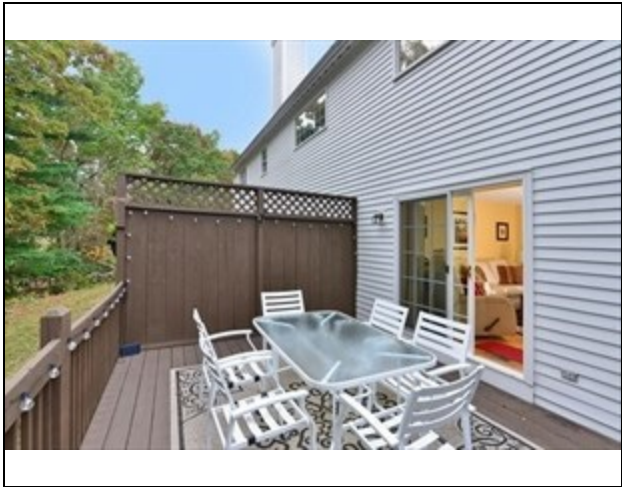


MLS # 72742493 - Sold
2 Pear Tree Lane U:2, Franklin, MA 02038-3936

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!

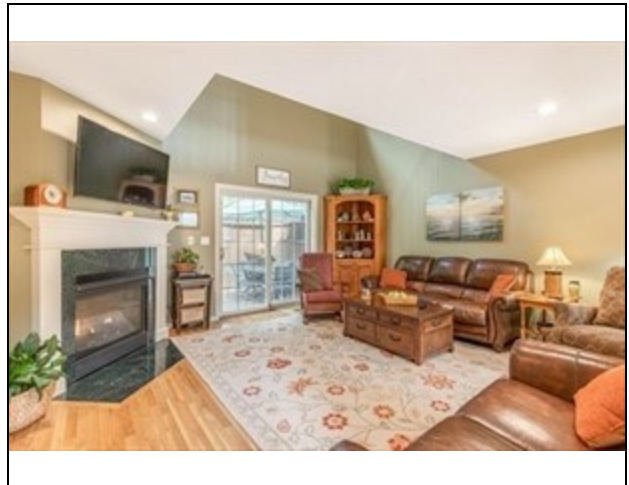
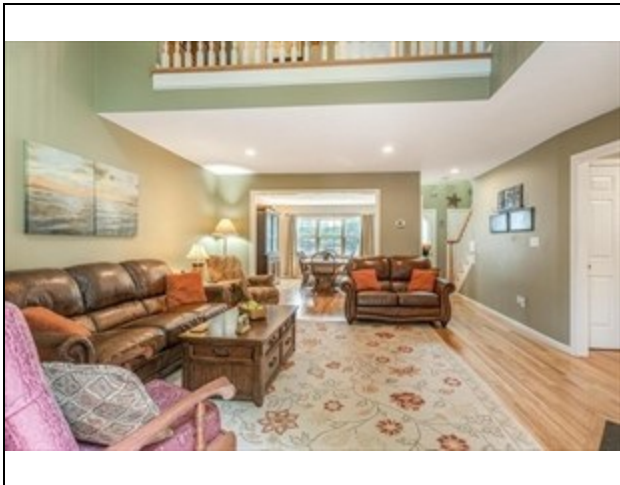
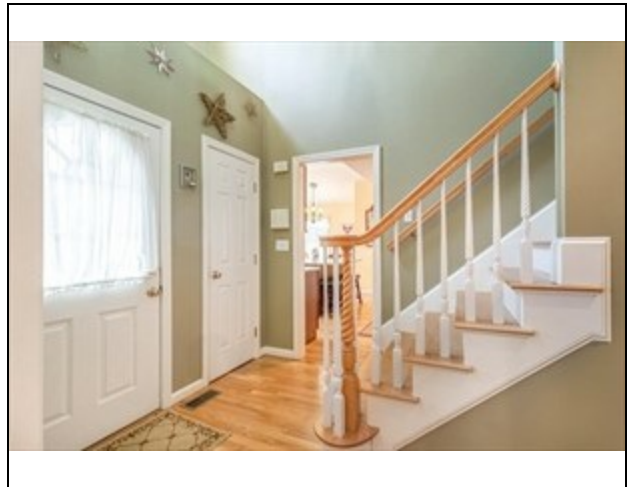
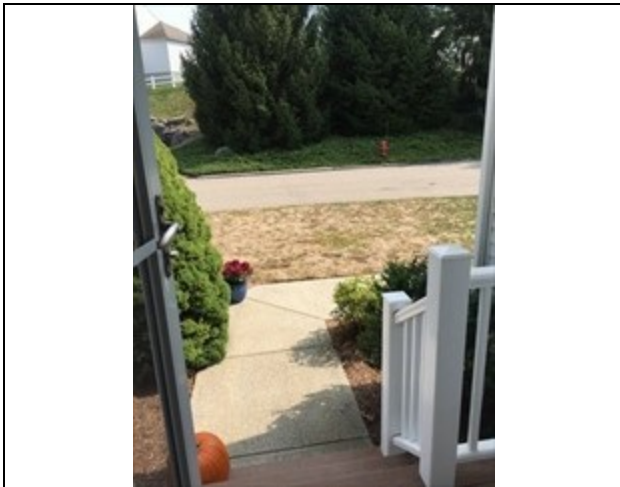
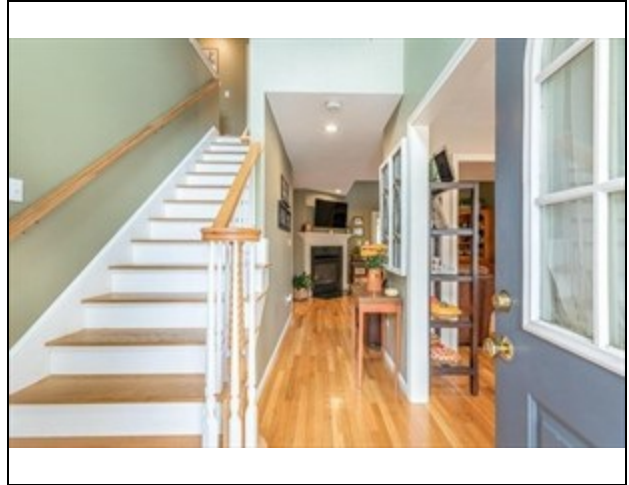
Tax Information

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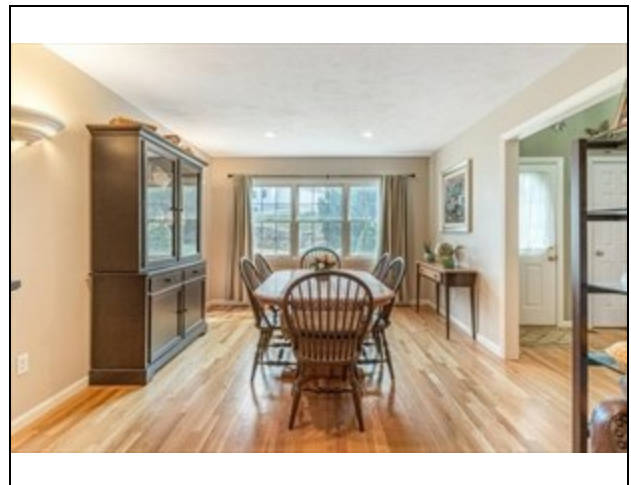
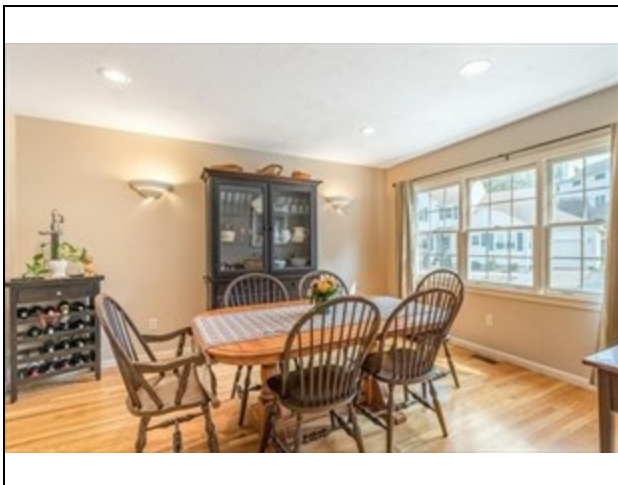
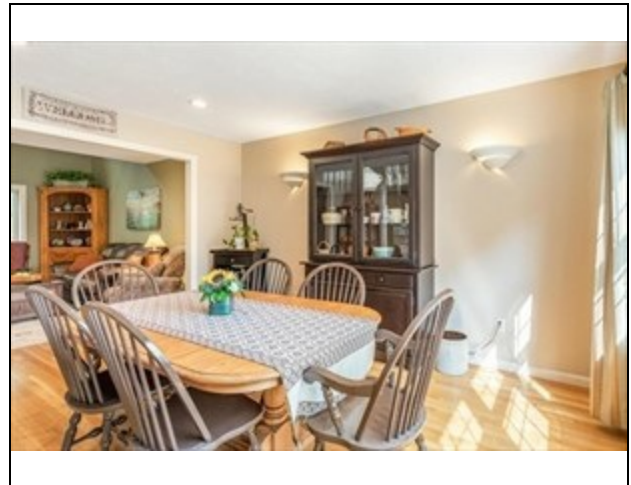
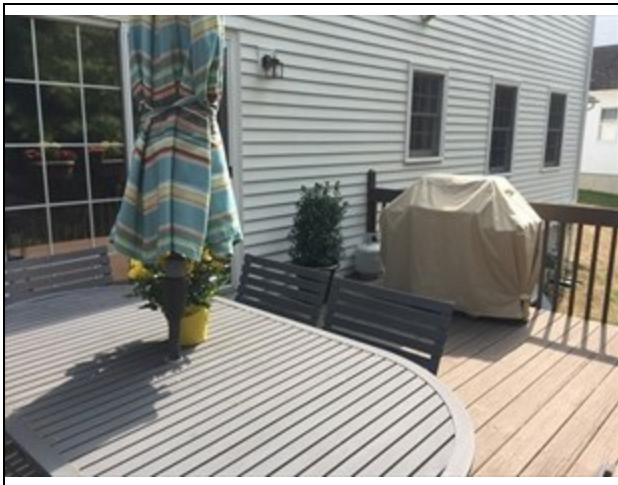
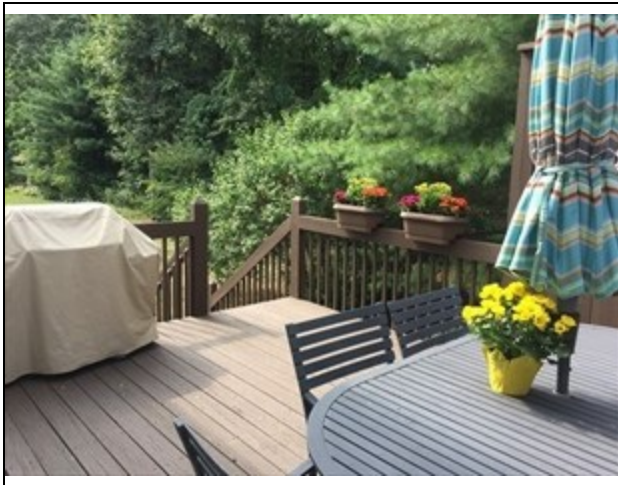
Market History for 8 Pear Tree Ln U:8, Franklin, MA 02038-3936

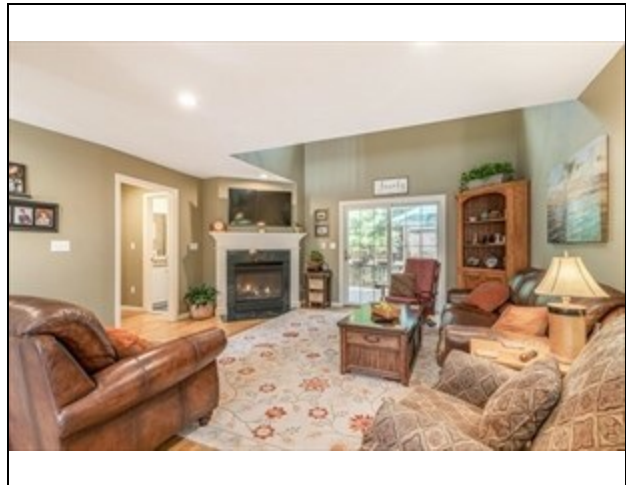
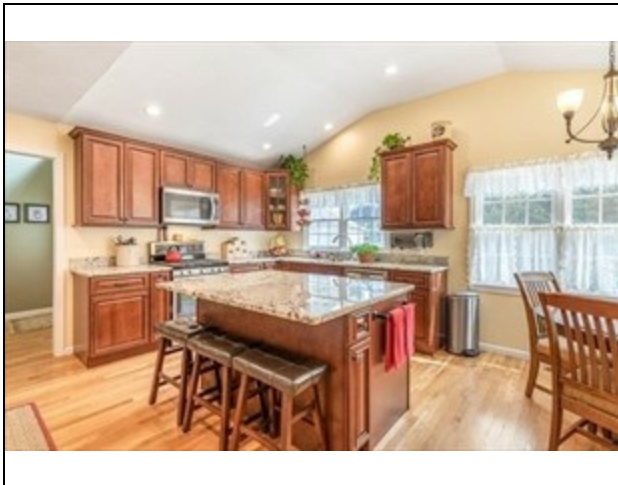
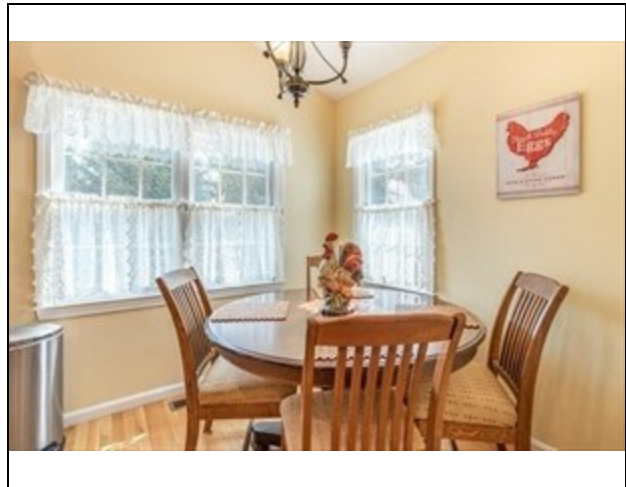
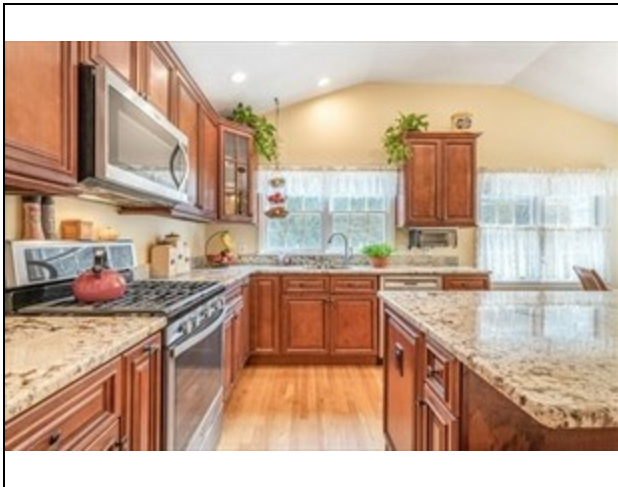
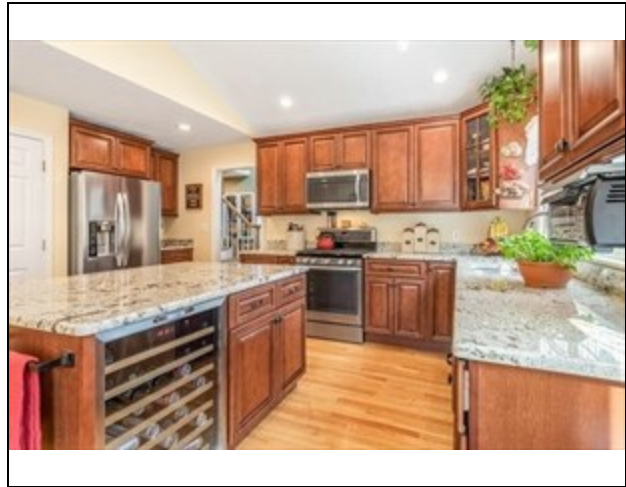
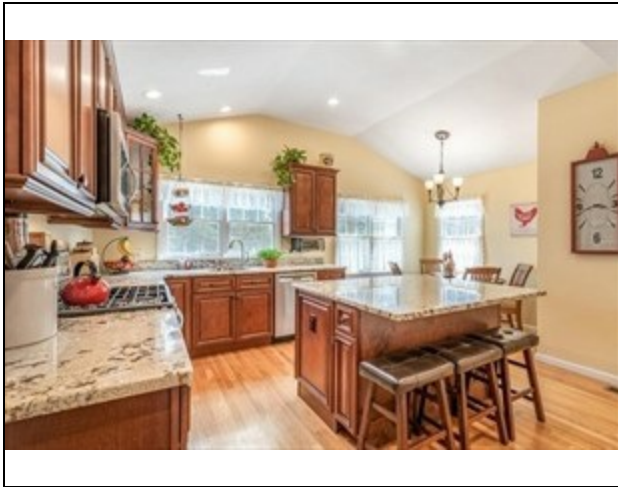
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CTG	9/20/2020	Status Changed to: Contingent			
UAG	9/30/2020	Status Changed to: Under Agreement			
SLD	10/13/2020	Status Changed to: Sold			
	10/13/2020	Sold for \$485,000	13	3	\$485,000
Market History for Office Id: BB0125			13	3	\$485,000
Market History for this property			13	3	\$485,000



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

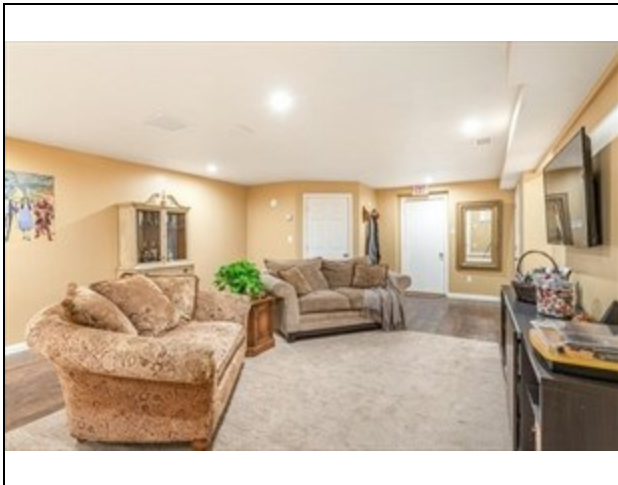
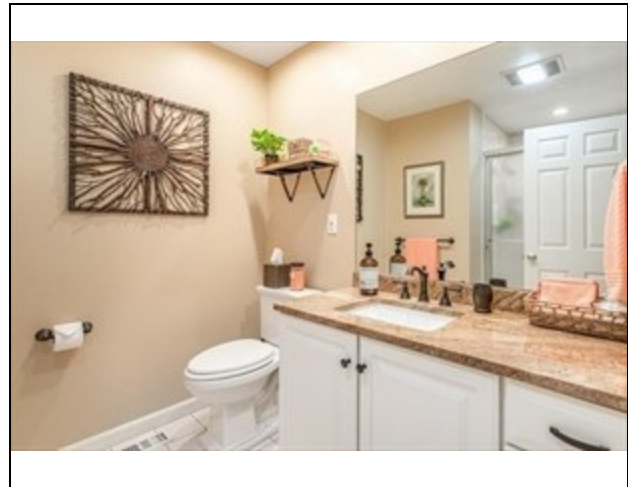
Condominium - Condo
Sale Price: \$485,000





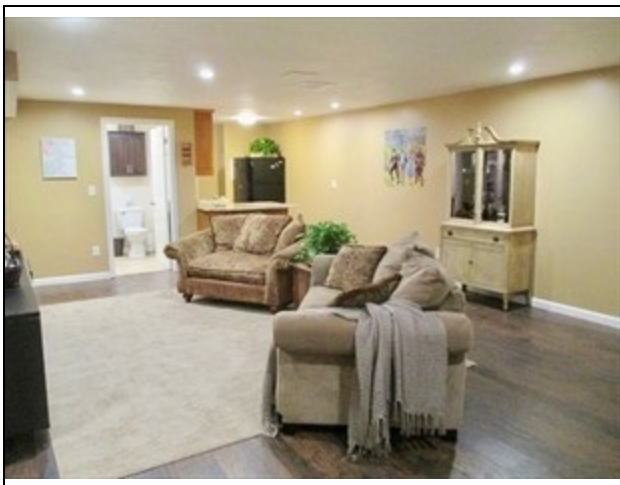
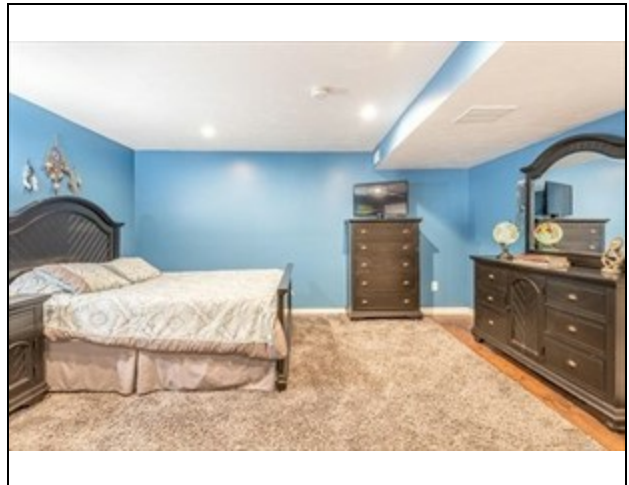
MLS # 72728465 - Sold
8 Pear Tree Ln U:8, Franklin, MA 02038-3936

Condominium - Condo
Sale Price: \$485,000



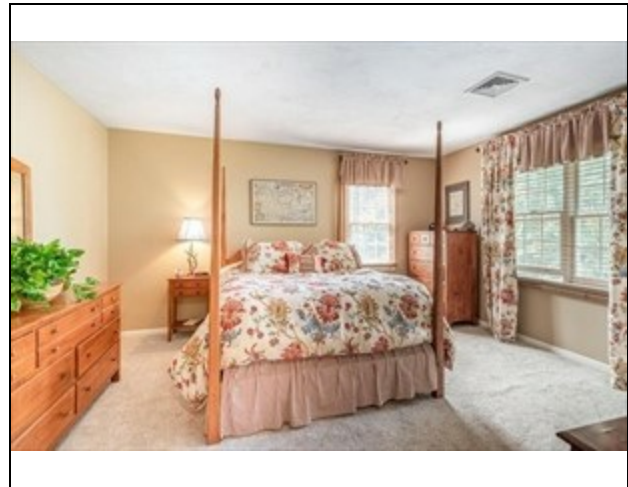
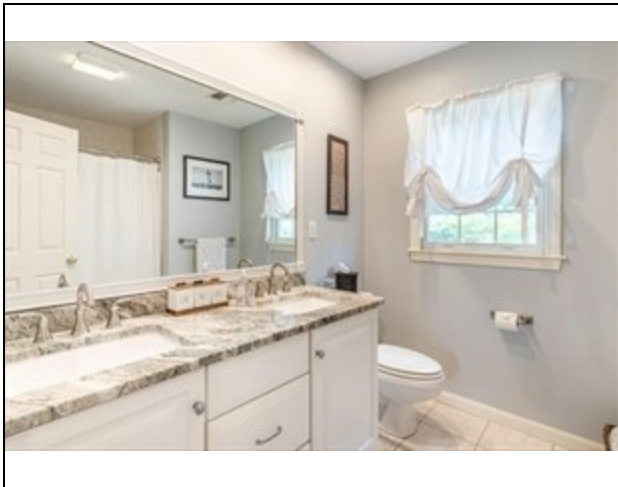
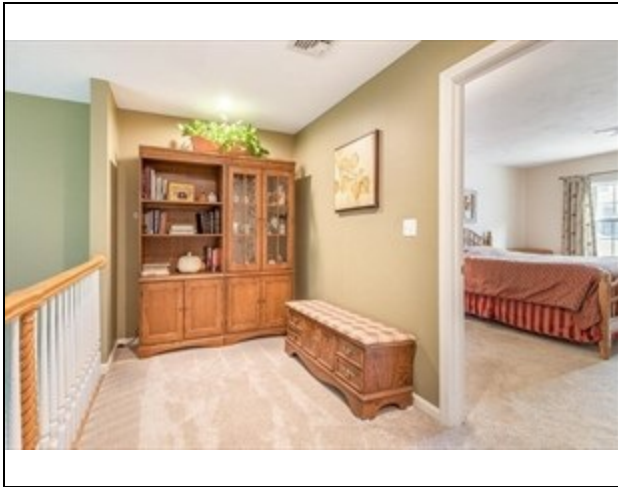
MLS # 72728465 - Sold
8 Pear Tree Ln U:8, Franklin, MA 02038-3936

Condominium - Condo
Sale Price: \$485,000



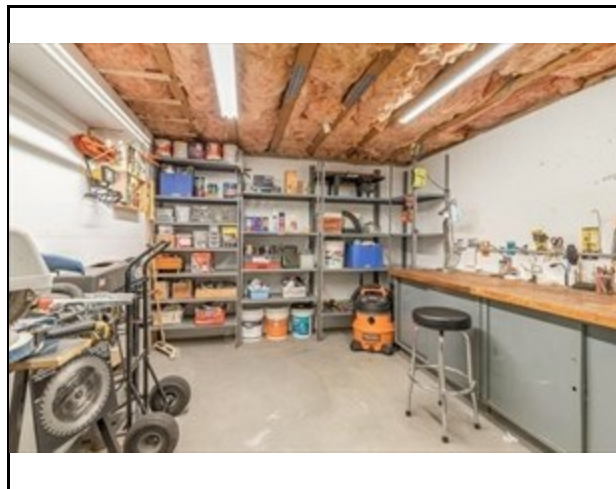
MLS # 72728465 - Sold
8 Pear Tree Ln U:8, Franklin, MA 02038-3936

Condominium - Condo
Sale Price: \$485,000



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

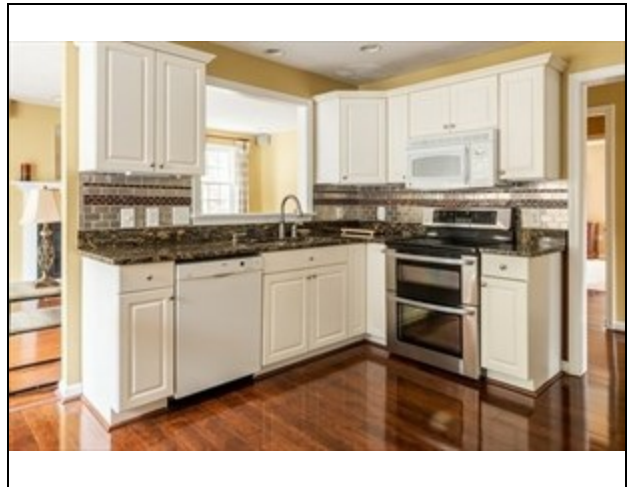
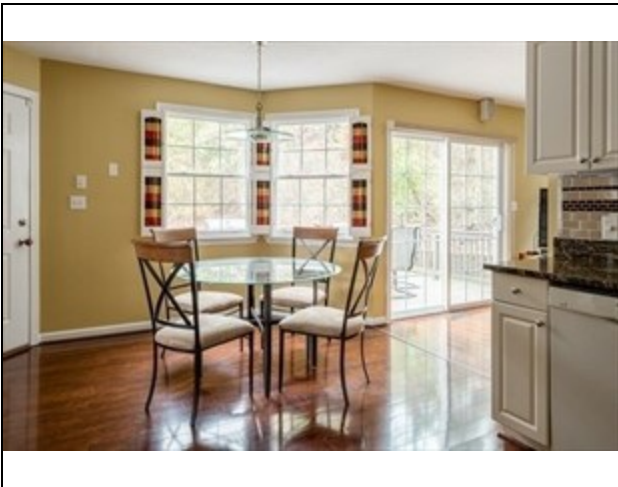
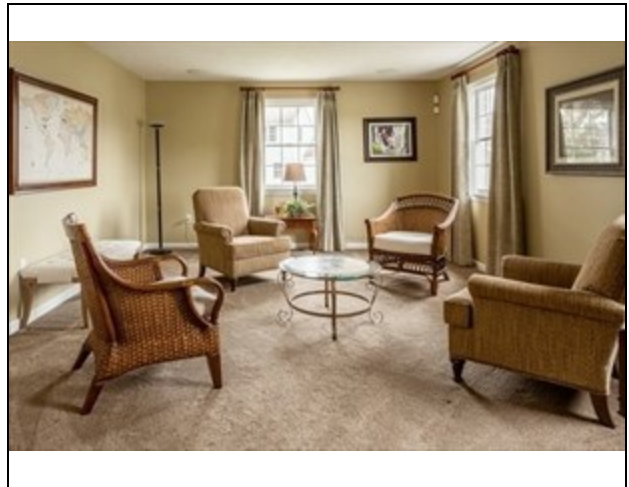
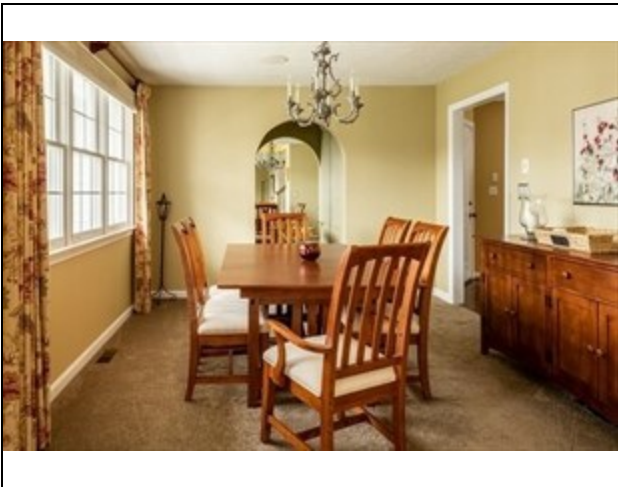
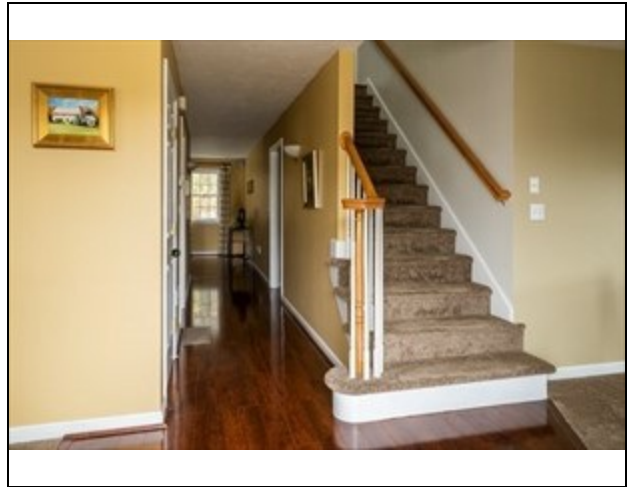
2020 Taxes: **\$6,543** Assessment: **\$450,900** Cert: **000000126810** Zoning Code: **Res**
Pin #: **M:281 L:003-014** Map: Block: Lot: Book: **33736** Page: **448**

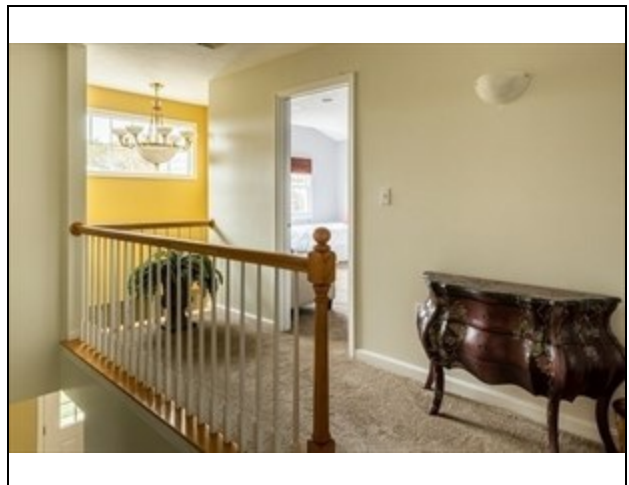
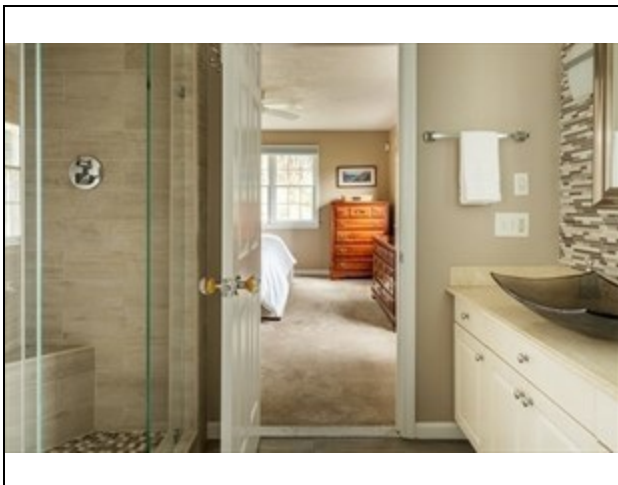
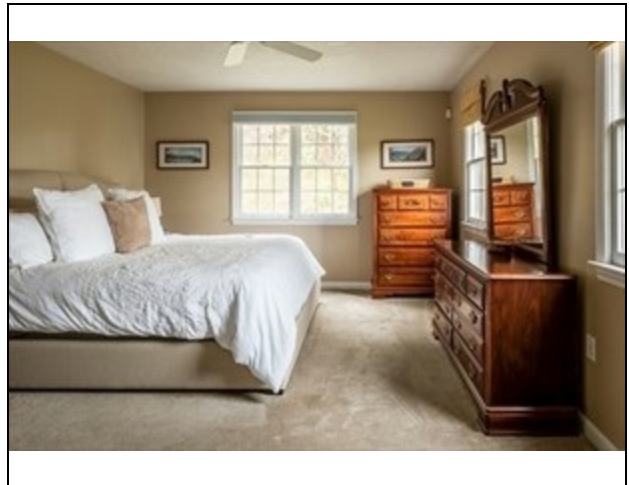
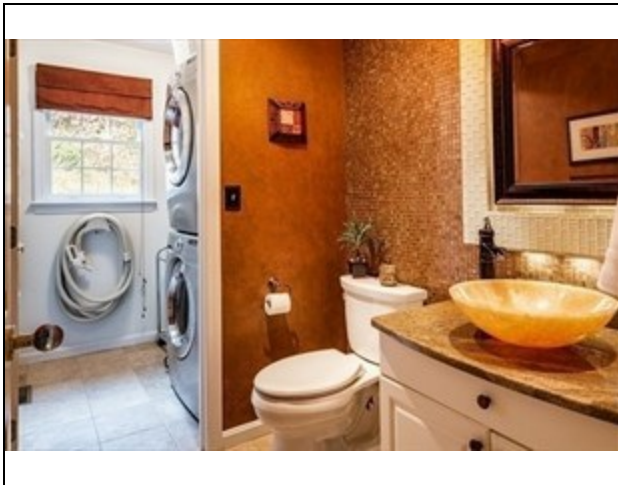
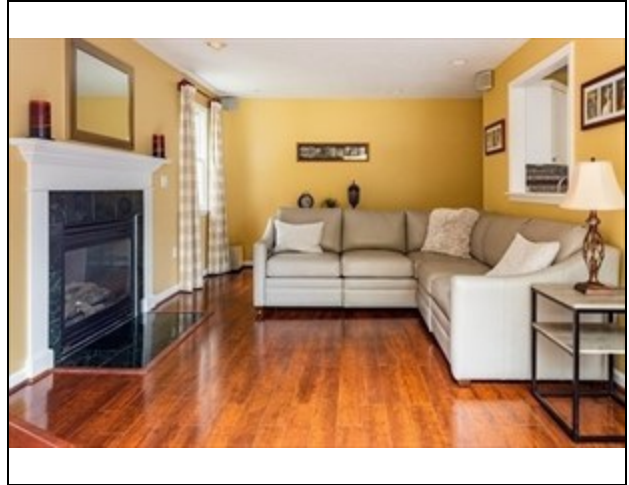
Market History for 7 Crab Apple Ln U:7, Franklin, MA 02038-3934

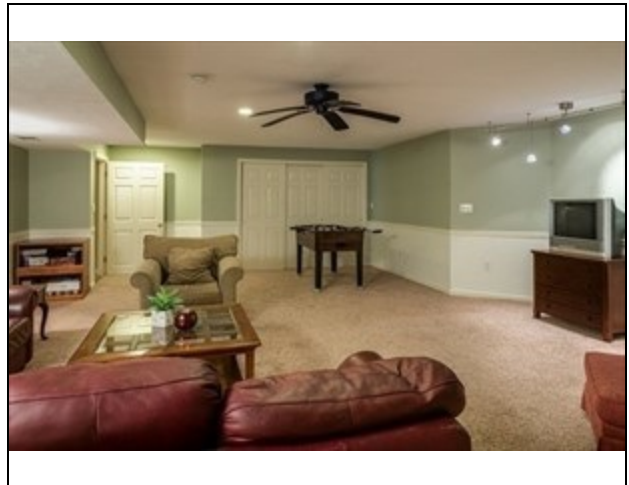
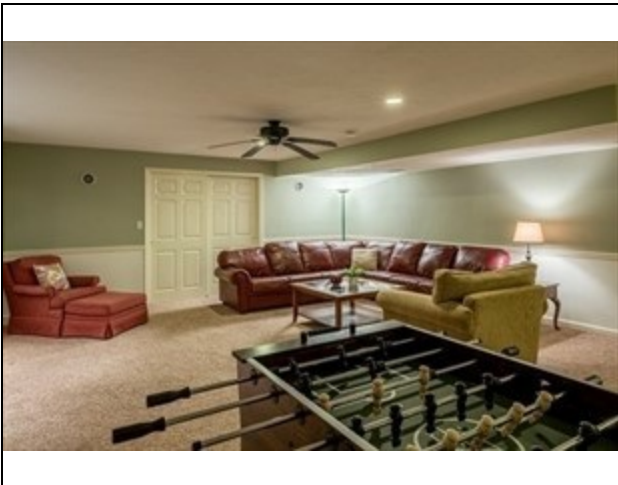
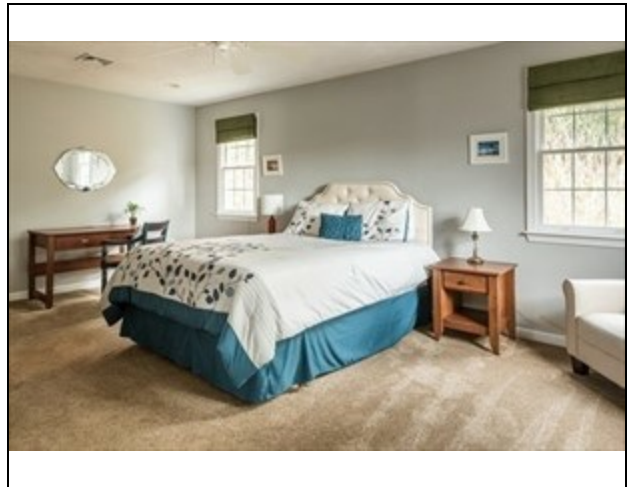
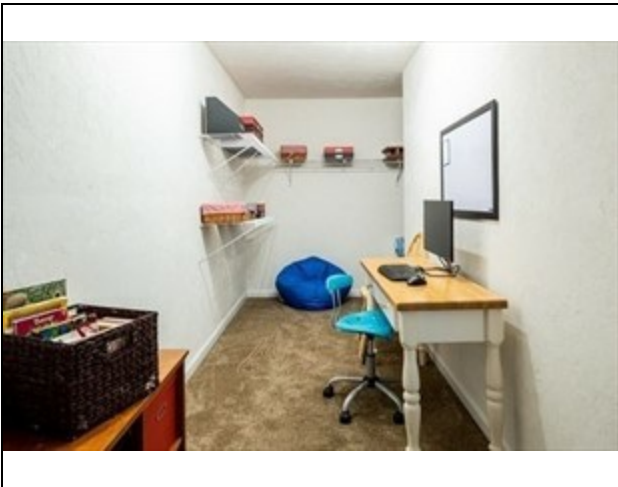
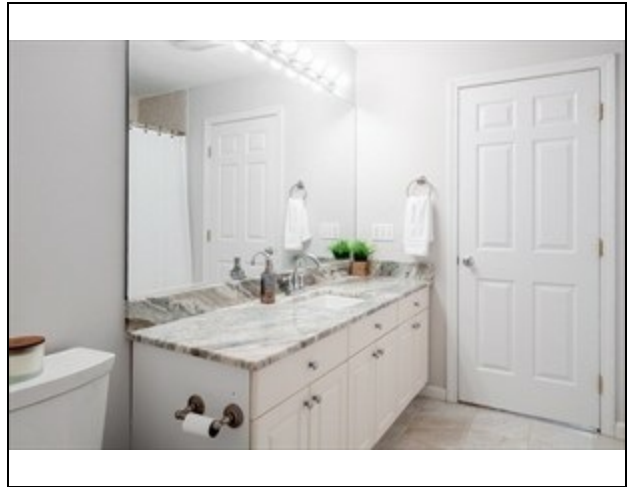
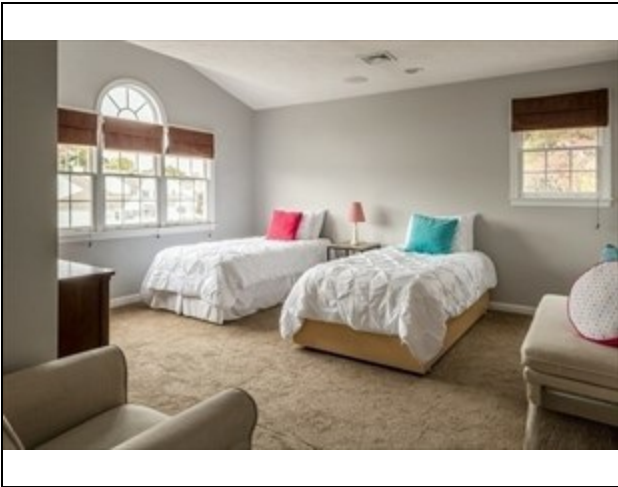
MLS #	Date		DOM	DTO	Price
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CTG	10/24/2020	Status Changed to: Contingent			
UAG	11/7/2020	Status Changed to: Under Agreement			
SLD	12/5/2020	Status Changed to: Sold			
	12/4/2020	Sold for \$570,000	17	3	\$570,000
Market History for Office Id: BB1510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

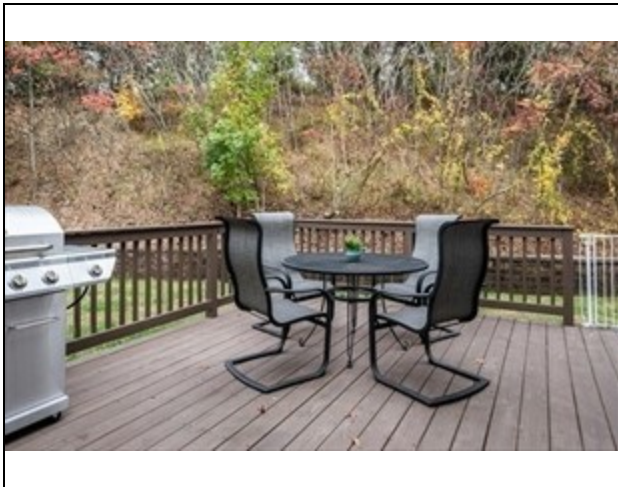
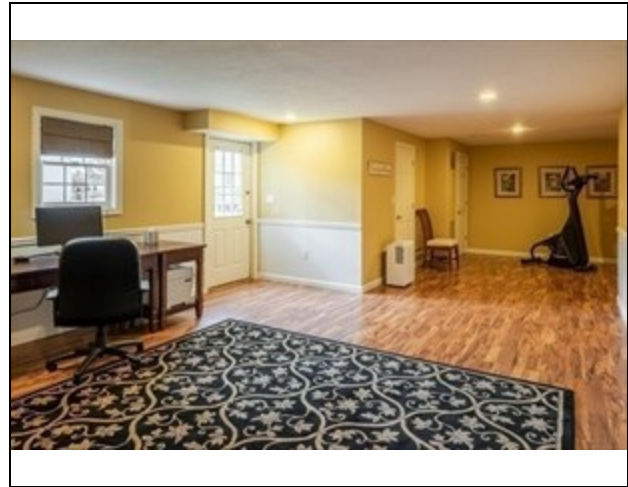
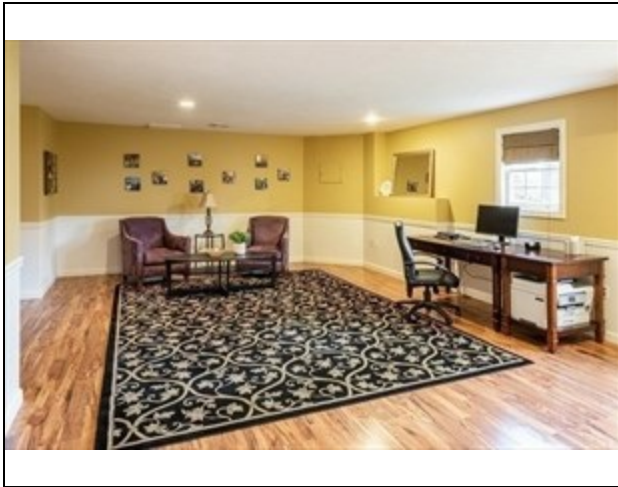
MLS # 72746740 - Sold
7 Crab Apple Ln U:7, Franklin, MA 02038-3934

Condominium - Condo
Sale Price: \$570,000









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Condominium - Condo
Sale Price: \$570,000

