

**14 Pear Tree Ln - Unit 14**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72879849</b>	Status: <b>Sold</b>
List Price: <b>\$579,000</b>	Sale Price: <b>\$570,000</b>
List Date: <b>8/11/2021</b>	Sale Date: <b>11/10/2021</b>
Area:	Off Market Date: <b>9/6/2021</b>
List\$/Sq. Ft.: <b>\$261.40</b>	Sold \$/Sq. Ft. <b>\$257.34</b>
Days on Market (Total): <b>27</b>	Days on Market (Office): <b>27</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: <b>Street</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>2,215 Sq. Ft.</b>
Year Built: <b>1998</b>	Outdoor Space Avail:
# Units: <b>75</b>	Garage: <b>1 Attached, Garage Door Opener, Storage, Side Entry, Insulated</b>
Elevator: <b>No</b>	Parking: <b>1 Off-Street</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$550</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting, Crown Molding
Dining Room:	1		Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting
Family Room:	1		Fireplace, Flooring - Hardwood, Main Level, Cable Hookup, Deck - Exterior, Open Floor Plan, Recessed Lighting, Slider
Kitchen:	1		Flooring - Hardwood, Dining Area, Pantry, Main Level, Exterior Access, Open Floor Plan, Recessed Lighting, Gas Stove
Master Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Main Level, Cable Hookup, Recessed Lighting
Bedroom 2:	2		Closet - Walk-in, Flooring - Hardwood, Cable Hookup
Bedroom 3:	2		Closet - Walk-in, Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Main Level
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile
Laundry:	1		Flooring - Stone/Ceramic Tile

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes Full, Bulkhead, Unfinished Basement**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Porch, Deck, Gutters, Professional Landscaping**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tank**  
 Interior Features: **Cable Available**  
 Lead Paint: **None**  
 Living Area Disclosures: **LIVING AREA IS ALL ABOVE GRADE. BASEMENT IS UNFINISHED**  
 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**

**RARELY AVAILABLE SINGLE DETACHED HOME AT CHESTNUT RIDGE III!! This Spacious & Spotless Home Has Been Well Maintained & is Ready for the Next Owner! Gorgeous Hardwood Floors Throughout ENTIRE Home! Amenities Include: Large Open Formal Living Room w/ Crown Molding & Recessed Lights, Lovely Formal Dining Room w/ Built in Cabinet, Roomy Cabinet Packed Kitchen w/ a Pantry, Recessed Lighting & Eating Area, An Entertaining Family Room w/ Gas Fireplace & Access to Private Deck, 1ST Floor Master w/ a Walk in Closet & Master Bath/Tiled Shower. Half Bath & First Floor Laundry! Open Foyer Leads to 2ND Floor Where You Will Find 2 Large Beds w/Walk in Closets & Oversized (Jack & Jill Style) Full Bath w/ Double Vanity. Also a Fantastic Walk In Bonus Space for Added Storage!! Custom Blinds Thruout! Newly Painted Exterior, New Maintenance Free Deck to Be Installed This**

**Fall. Garage Doors Replaced. Huge Dry Basement w/Slop Sink & Work Bench. HVAC & HW Tank Replaced. Lovely Community Pool! Relax & Enjoy!**

## Tax Information

**2021 Taxes: \$5,875** Assessment: **\$401,000**

Cert: Zoning Code: **res**

Pin #: **M:281 L:006-004**

Map: Block: Lot: Book: **20691** Page: **483**

## Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **2**

Compensation Based On: **Net Sale Price**

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2021 MLS Property Information Network, Inc.















