

# 1 Cherrywood Ln - Unit 1 Franklin, MA 02038 Condo

MLS #: **72819875** Status: **Sold**  
List Price: **\$384,900** Sale Price: **\$404,000**  
List Date: **4/23/2021** Sale Date: **6/1/2021**  
Area: Off Market Date: **5/7/2021**  
List\$/Sq. Ft.: **\$151.30** Sold \$/Sq. Ft. **\$158.81**  
Days on Market (Total): **14** Days on Market (Office): **14**

## 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: **2,544 Sq. Ft.**  
Year Built: **1987** Outdoor Space Avail: **Yes - Common**  
# Units: **56** Garage: **1 Attached**  
Elevator: Parking: **4 Off-Street, Paved Driveway**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$414**  
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



## Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Wall to Wall Carpet, Deck - Exterior, Recessed Lighting, Slider, Sunken</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood, Wet bar, Tray Ceiling</b>
Family Room:	<b>B</b>		<b>Flooring - Wall to Wall Carpet, Recessed Lighting</b>
Kitchen:	<b>1</b>		<b>Skylight, Ceiling - Vaulted, Flooring - Stone/Ceramic Tile, Dining Area, Kitchen Island, Recessed Lighting, Gas Stove</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Ceiling Fan(s), Ceiling - Vaulted, Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile, Pedestal Sink</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>B</b>		<b>Flooring - Stone/Ceramic Tile</b>

## Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Other (See Remarks)**  
Basement: **Yes Finished, Interior Access, Bulkhead, Exterior Access**  
Construction: **Frame**  
Cooling: **Central Air**  
Electric: **Circuit Breakers**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Deck - Wood, Patio, Gutters**  
Facing Direction:  
Heating: **Hot Water Baseboard, Gas**  
Lead Paint: **Unknown**  
Living Area Disclosures: **1844 per public record + approx. 700 additional sf on finished lower level**  
Living Area Includes: **Finished Basement**  
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

**Tremendous Opportunity! - Perfectly located desirable end unit townhome at Chestnut Ridge | Three levels of living; 7 rms, 2 beds, 2.5 baths | Approximately 2500 sqft of finished living space | Attached 1 car garage | Spacious kitchen w/vaulted ceiling, loads of storage, island seating & an informal dining area ~ natural light pours in through the skylights ~ convenient work station as well | Formal DR w/hardwoods & tray ceiling | Enormous step-down LR with fireplace, recessed lighting & a pass-through opening ~ LR transitions thru sliders to a private composite deck & a fantastic wooded view | Half bath w/pedestal sink on main level | Upstairs ~ Master & Second Bedroom; both with en suite baths ~ Master has vaulted ceiling w/two huge closets and a ceiling fan; Second Bedroom is bright and spacious as well | Lower level has a Fantastic finished Family Room/Play Room where guests can stay & stretch out | FHW/Gas | Central AC | Showings start NOW ~ Offers presented as they are received!**

## Tax Information

**2021 Taxes: \$4,749.53** Assessment: **\$324,200**

Pin #:

Cert: Zoning Code: **Res**

Map: Block: Lot: Book: **8282** Page: **669**

## Compensation

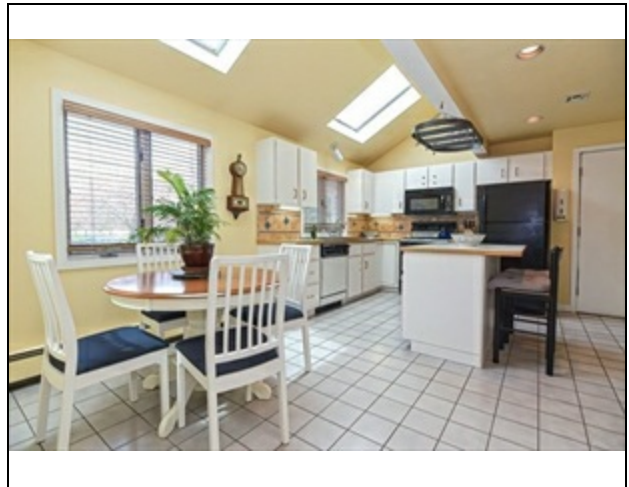
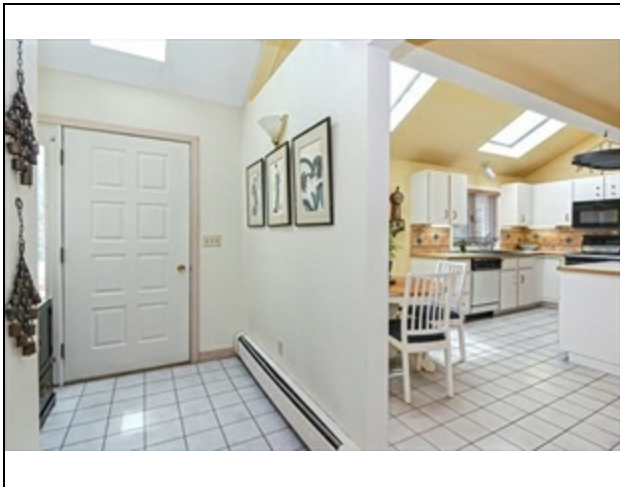
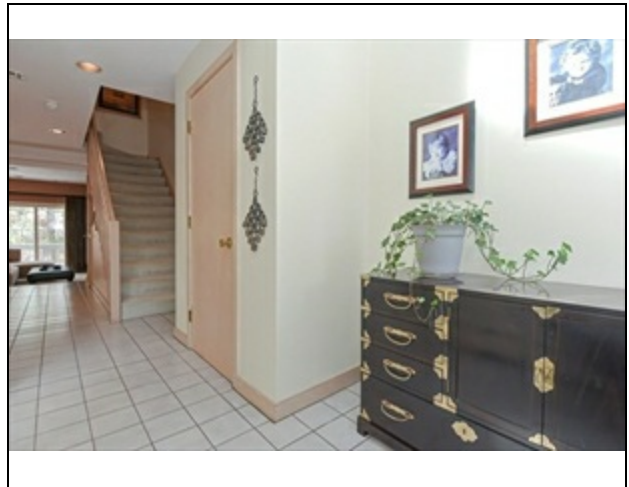
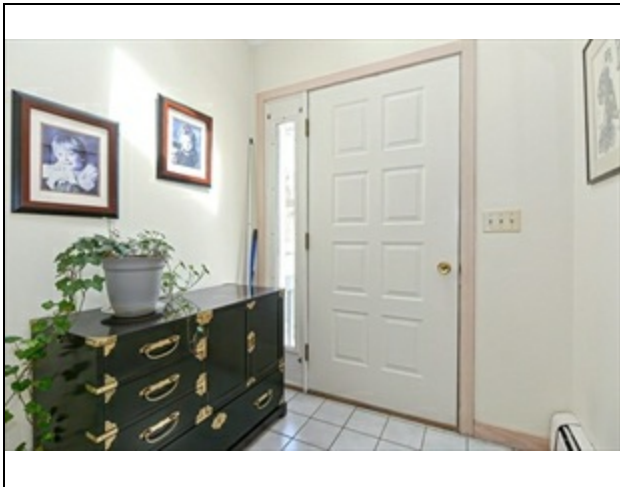
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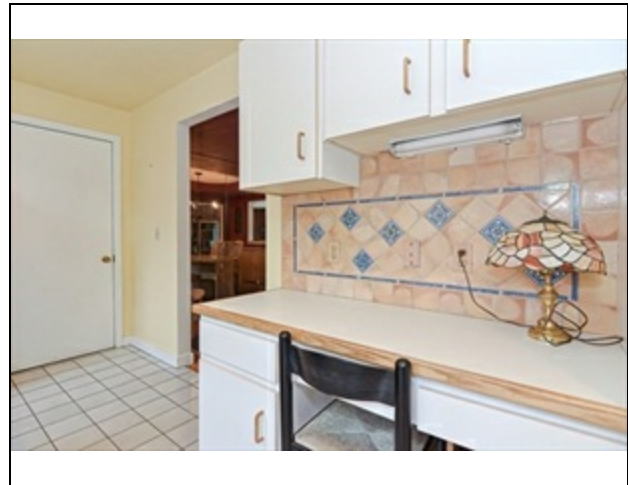
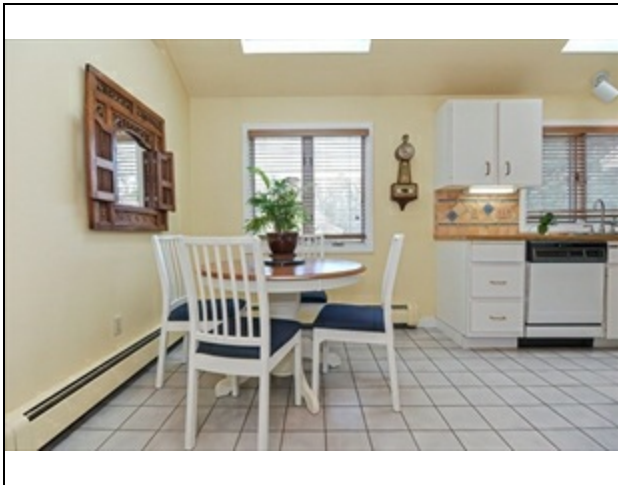
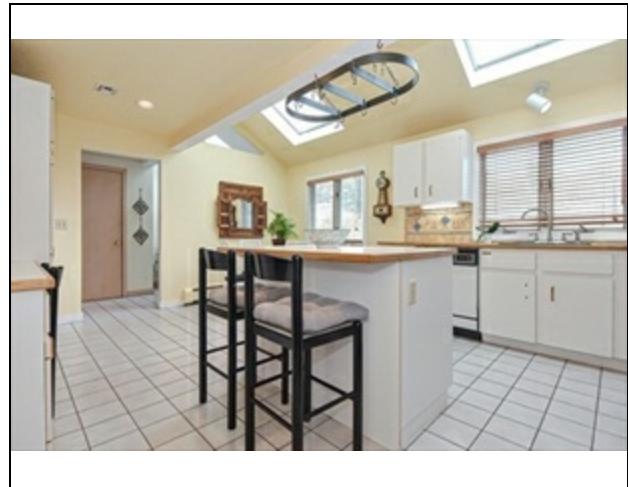
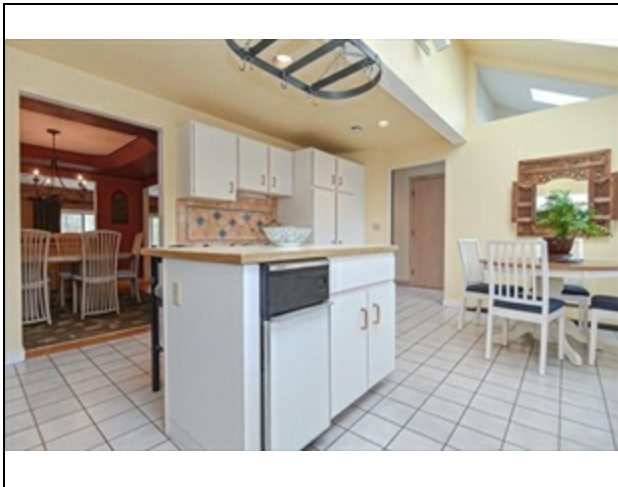
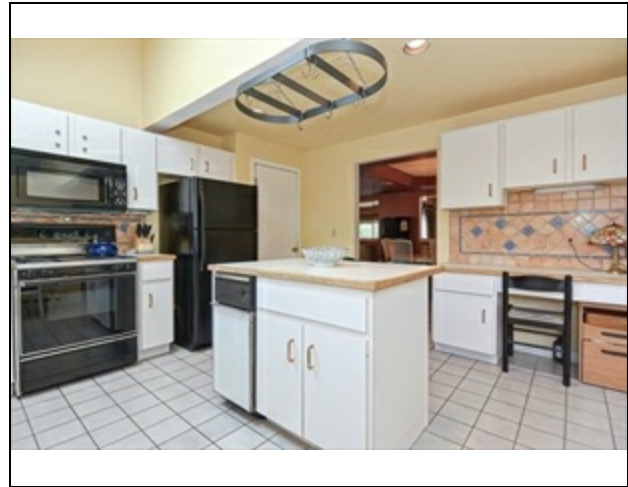
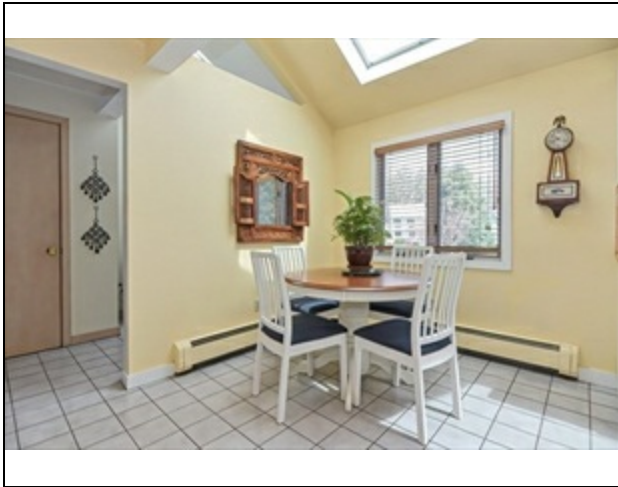
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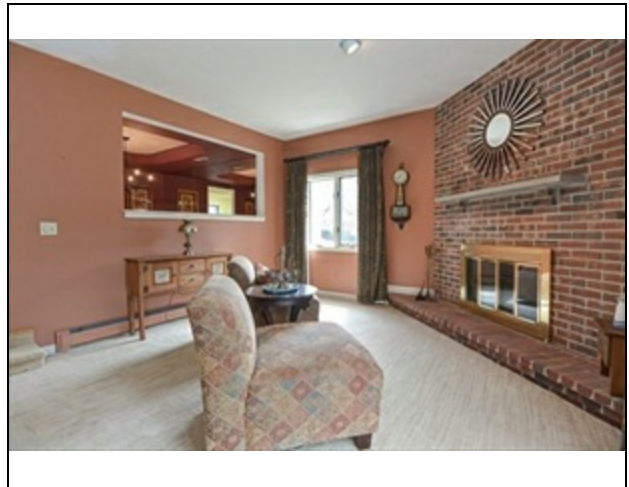
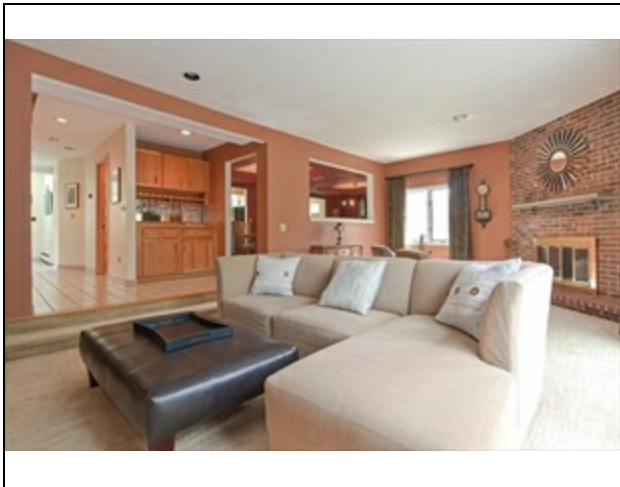
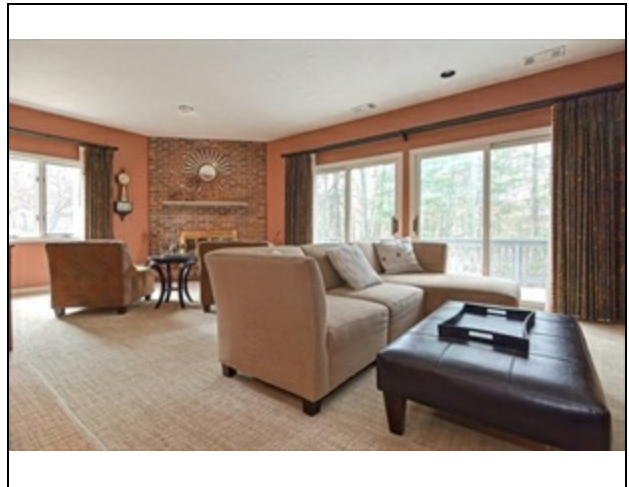
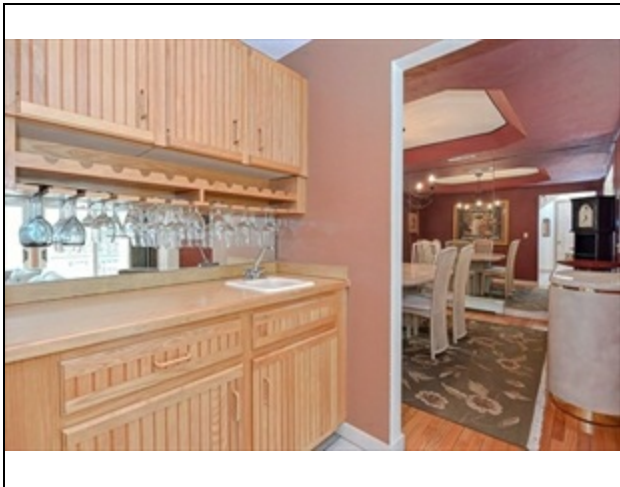
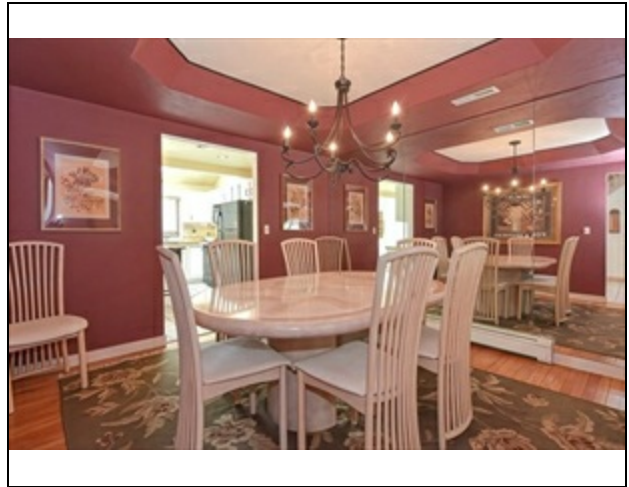
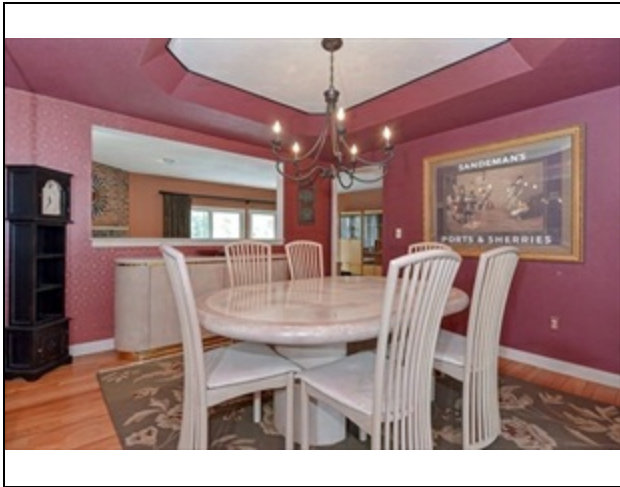
Facilitator: **0**

Compensation Based On: **Net Sale Price**

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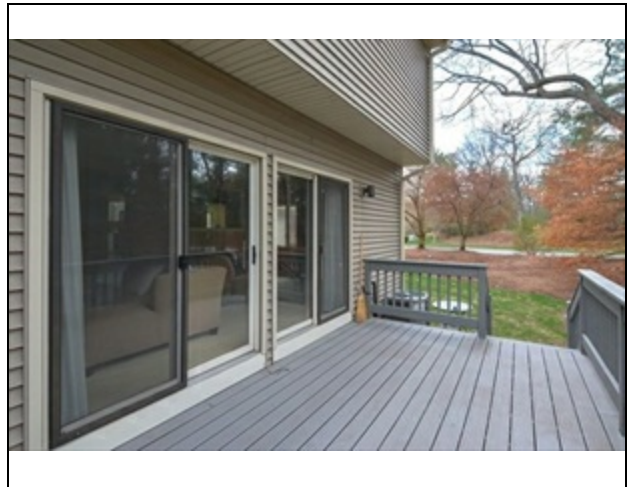
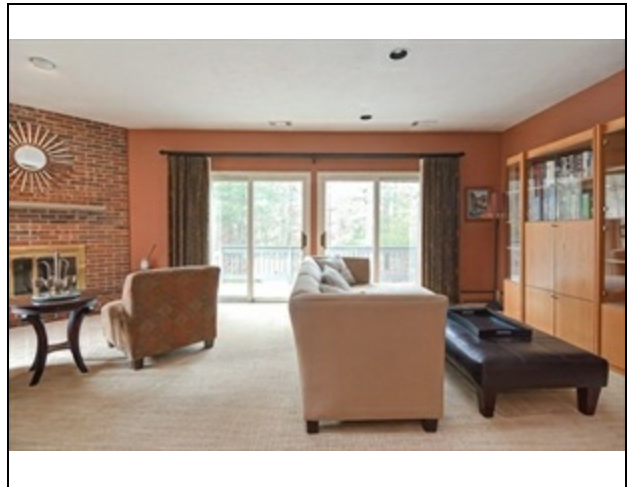
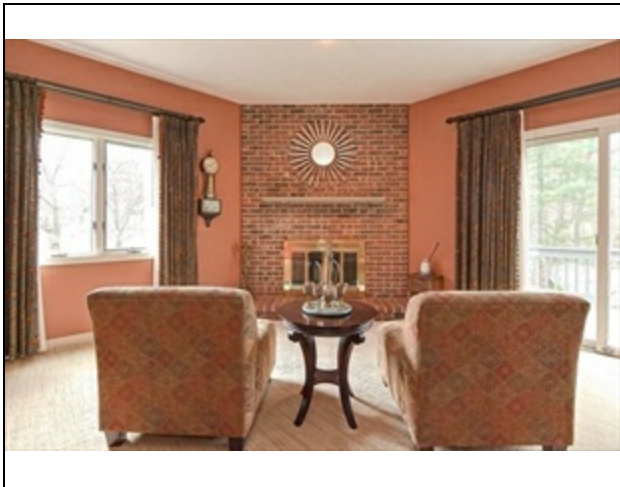
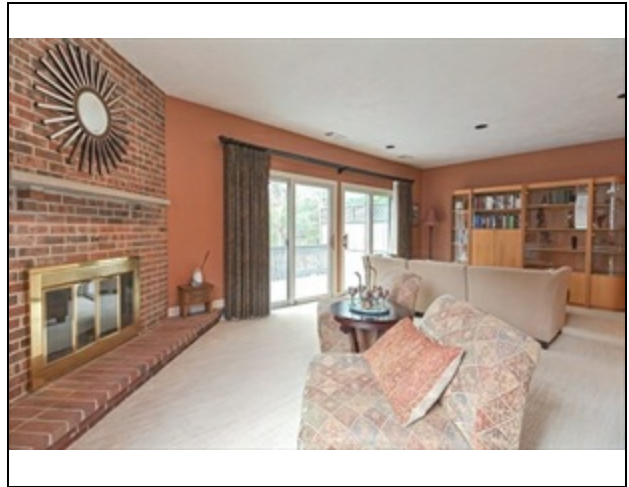
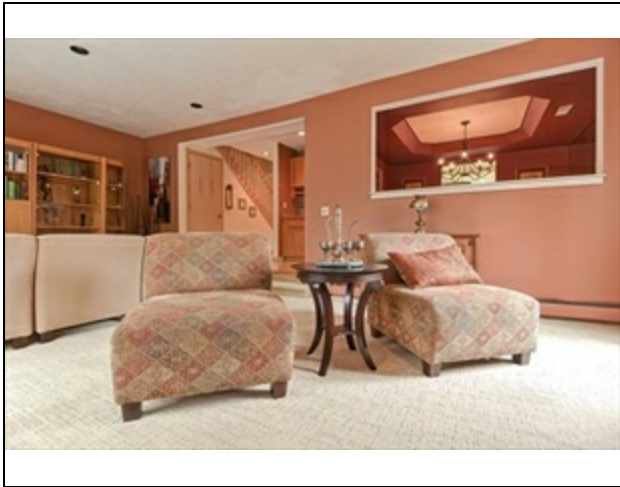






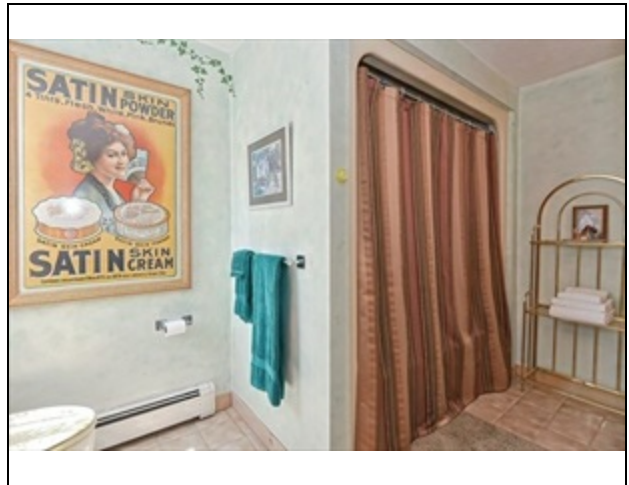
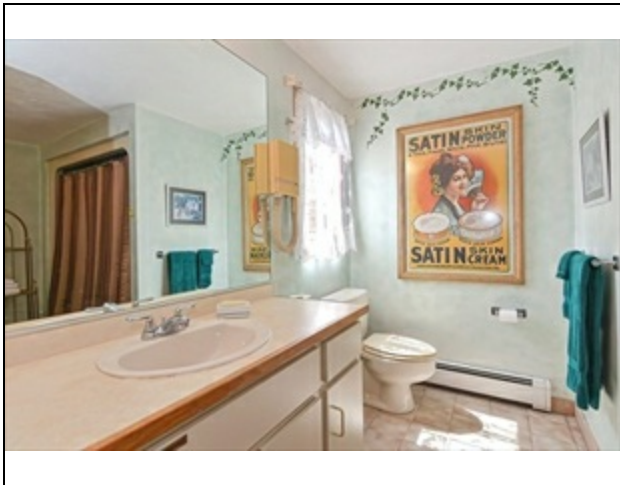
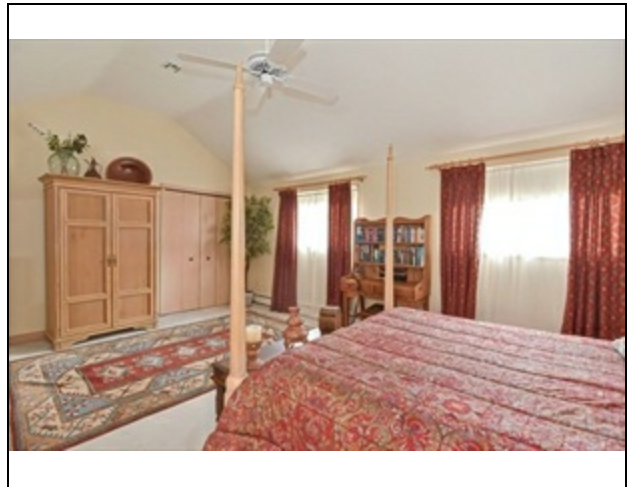
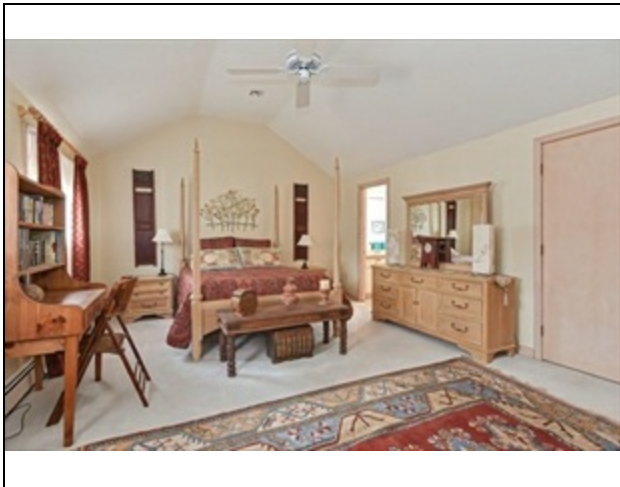
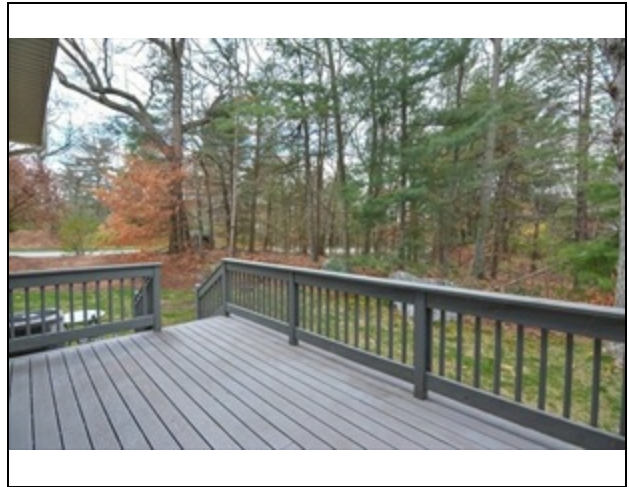
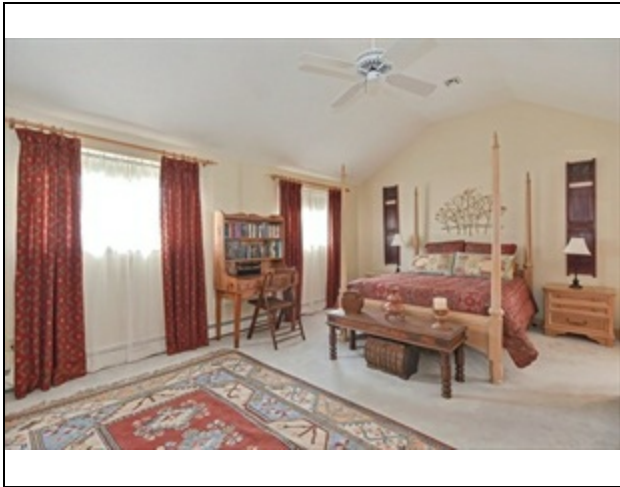
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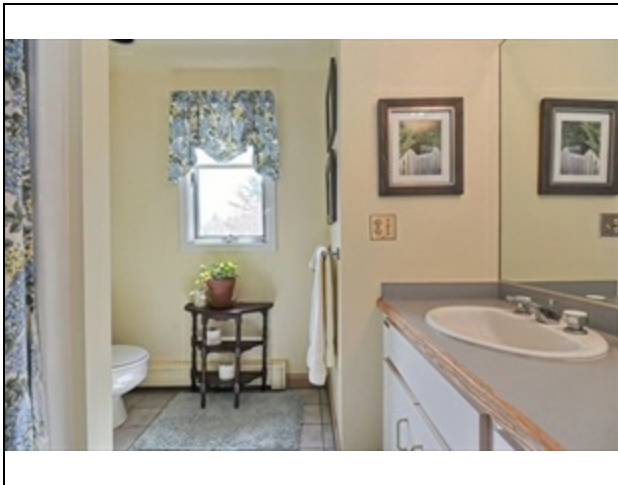
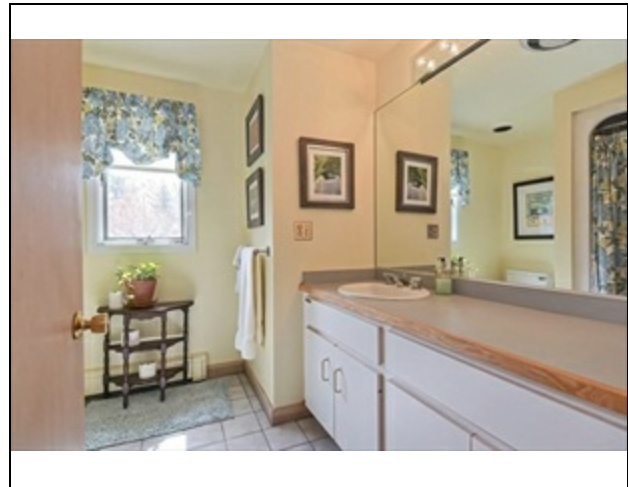
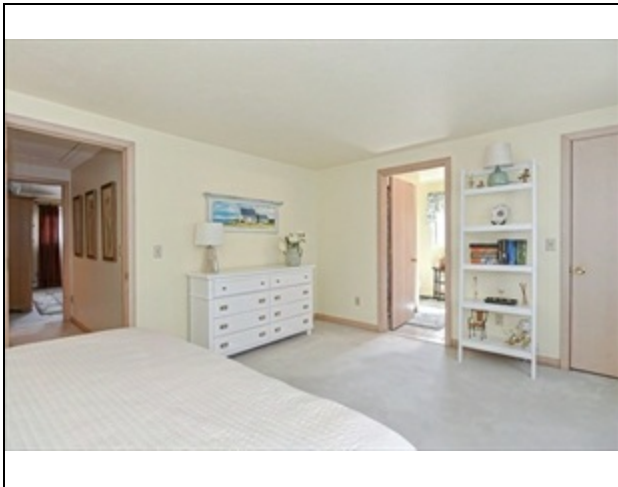
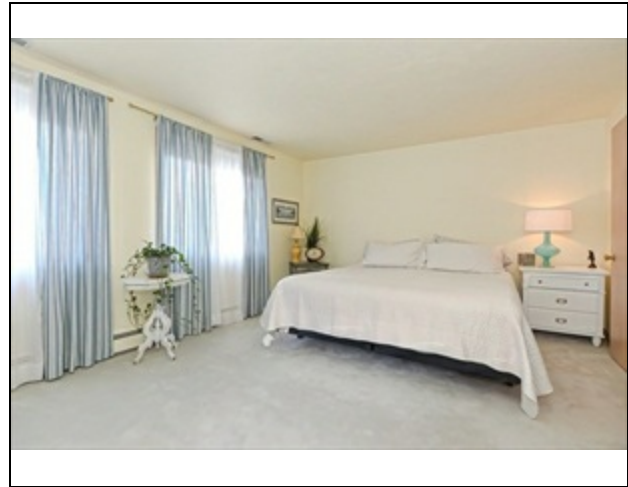
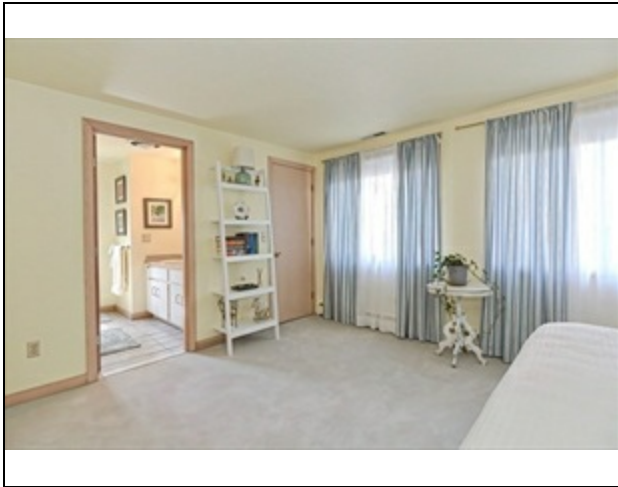
Condominium - Condo  
Sale Price: \$404,000



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