

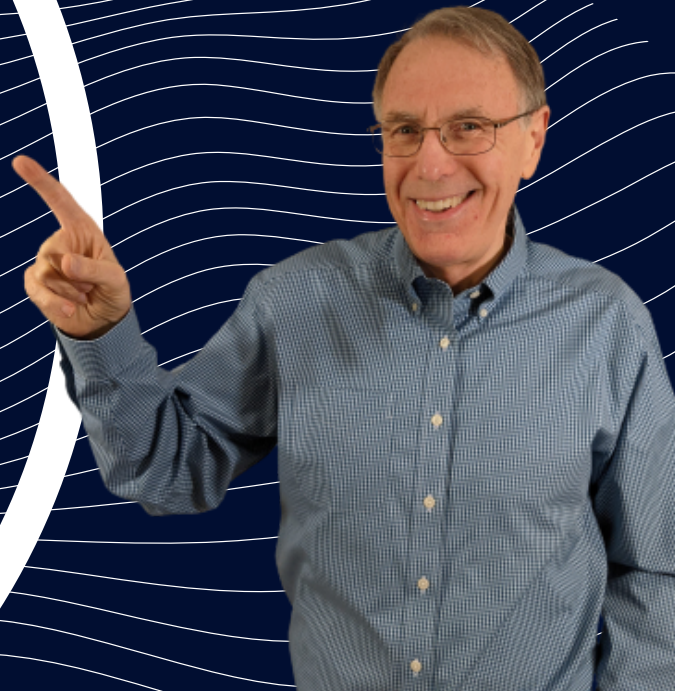
ANNUAL SALES REPORT

2021

CHESTNUT RIDGE CONDOS, FRANKLIN, MA



WARREN REYNOLDS
508-561-6259
BHHS COMMONWEALTH



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

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

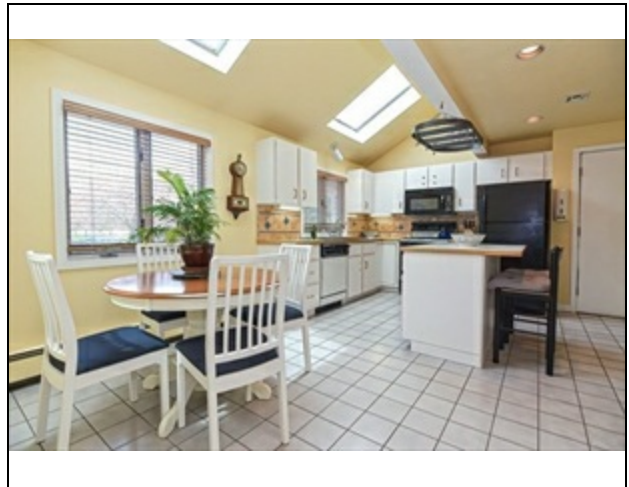
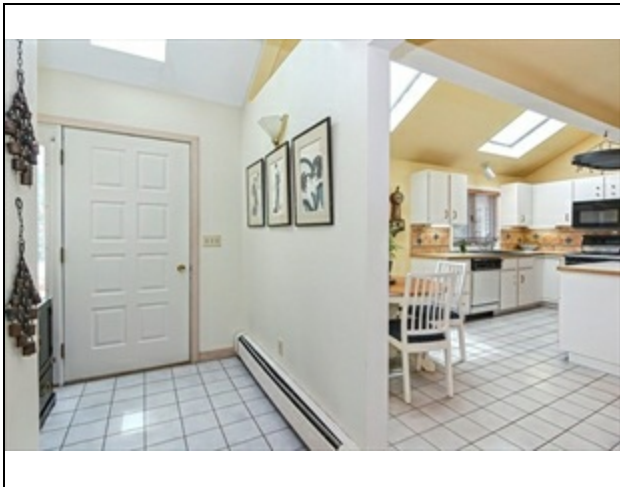
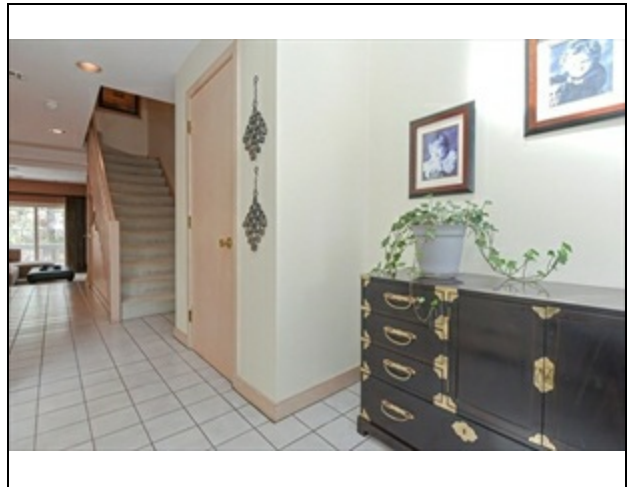
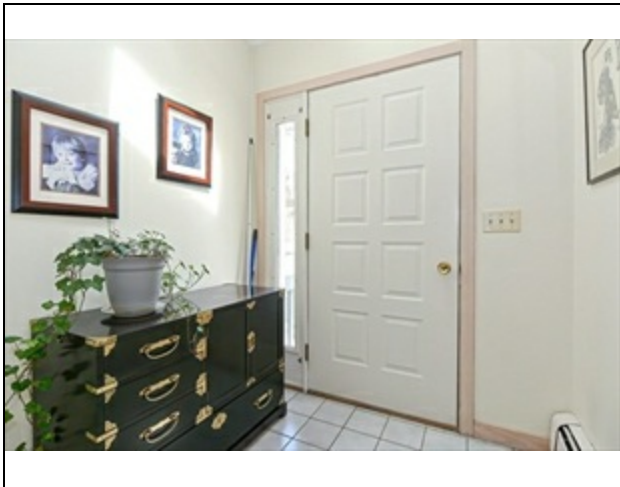
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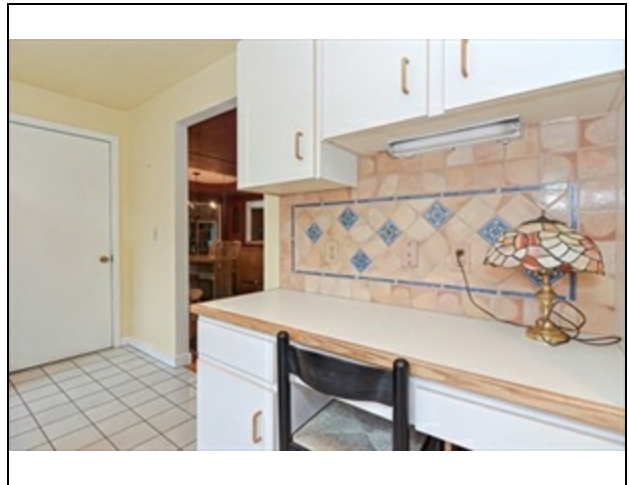
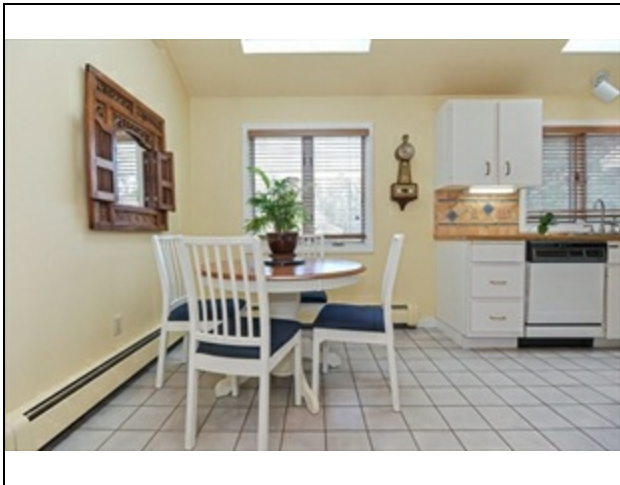
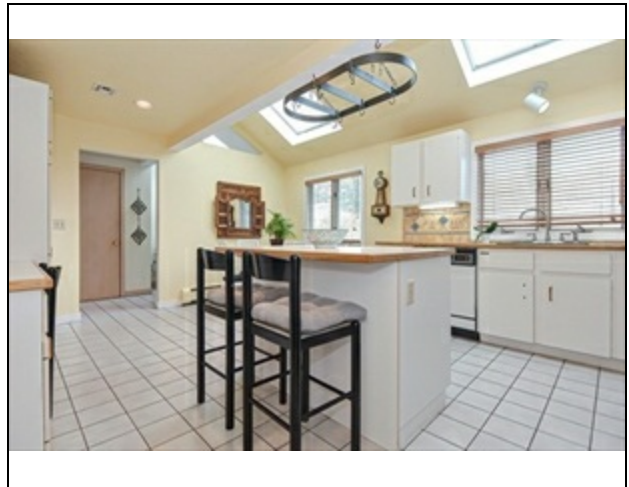
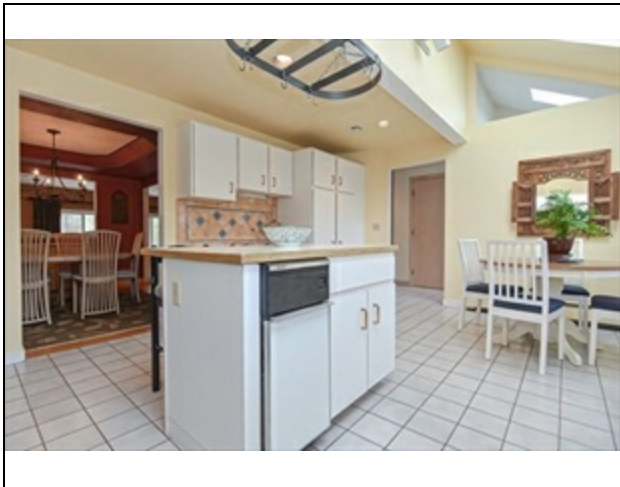
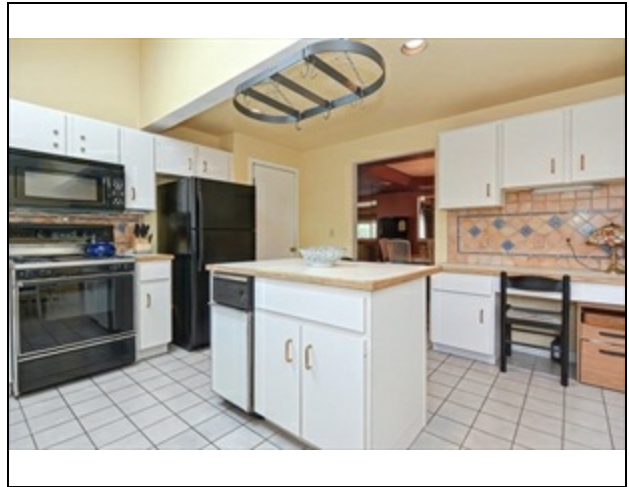
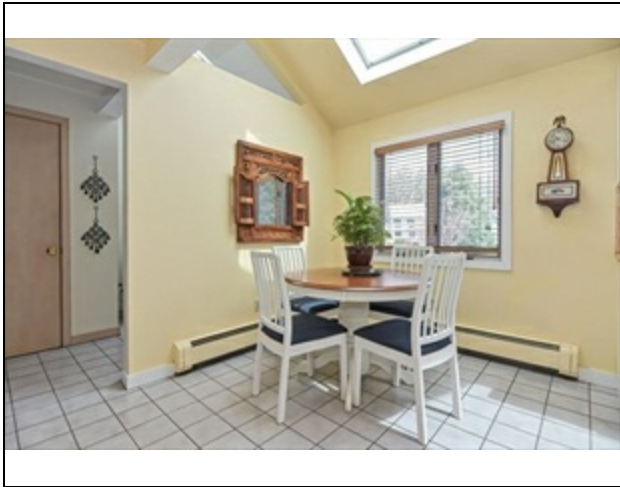
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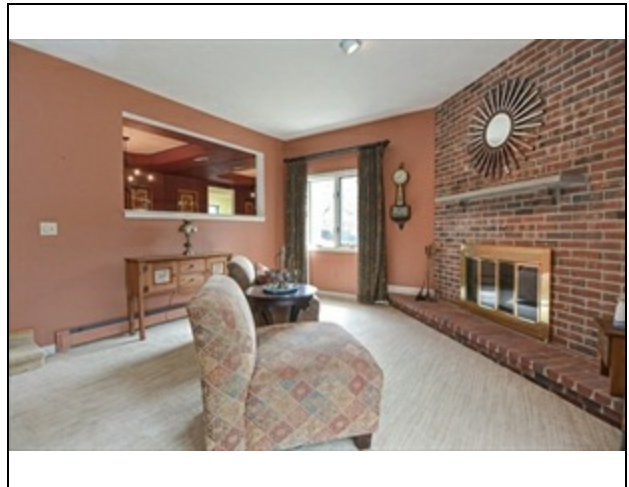
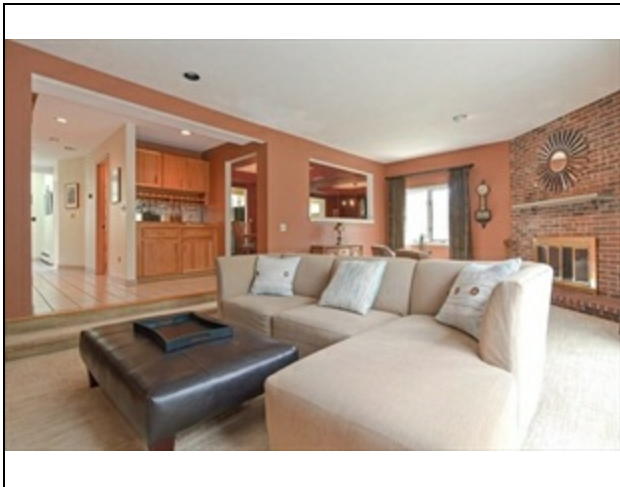
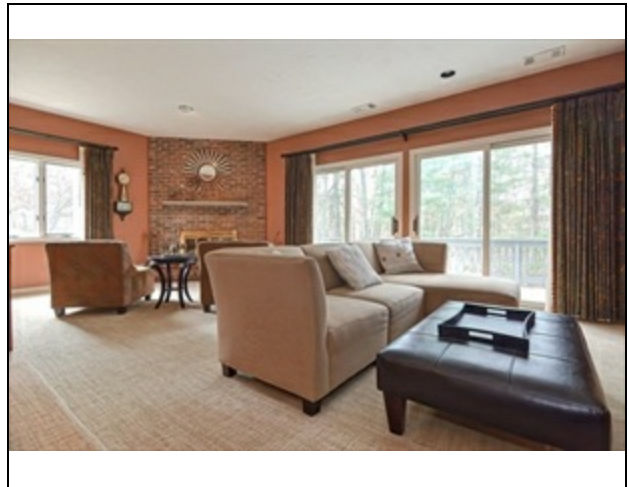
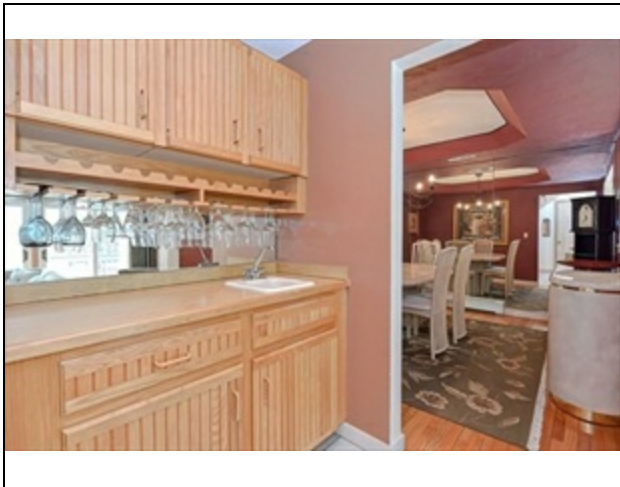
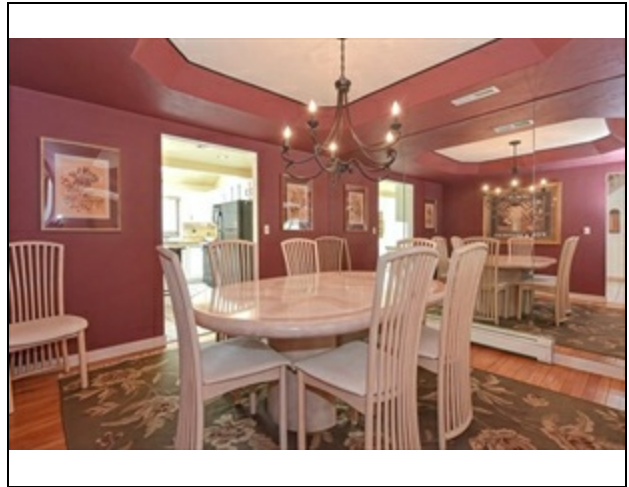
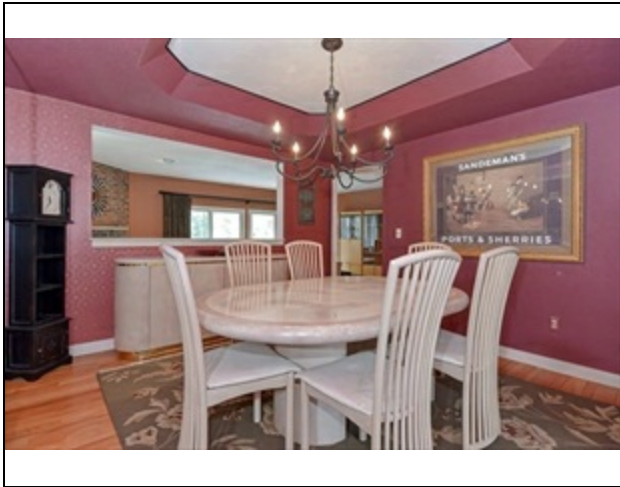
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Compensation Based On: **Net Sale Price**



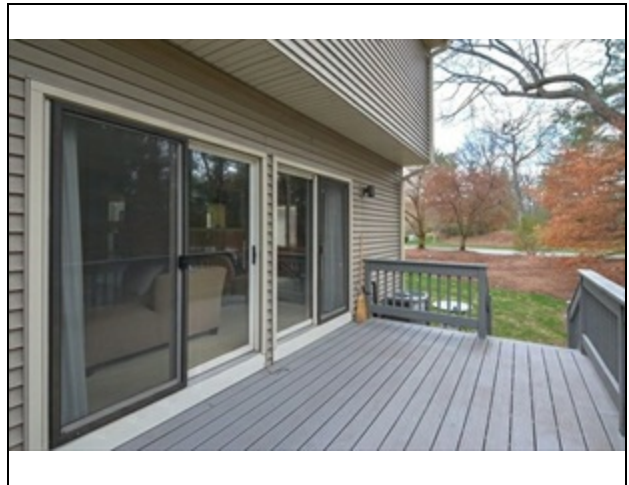
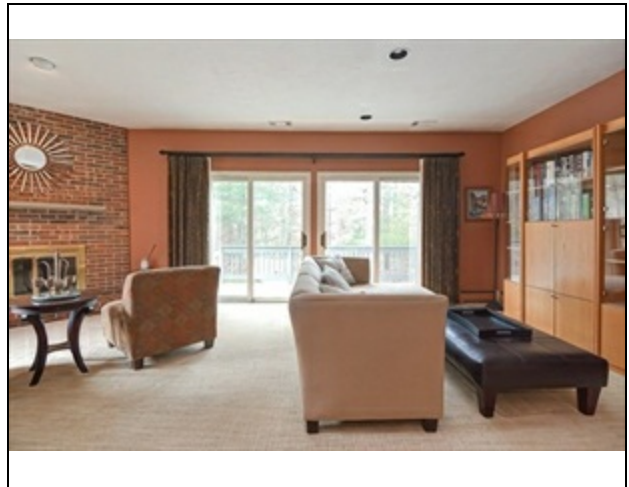
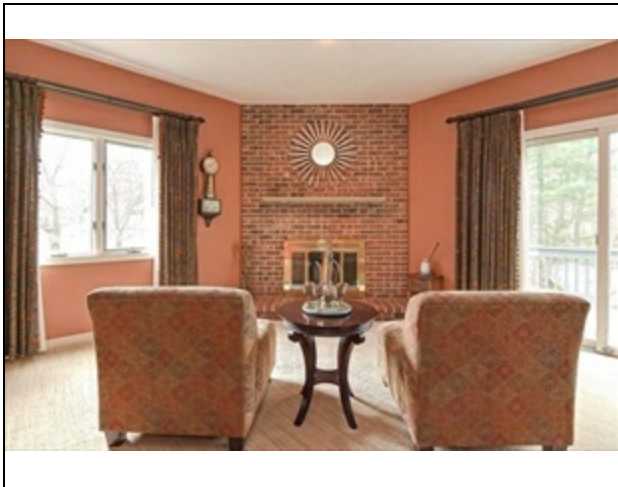
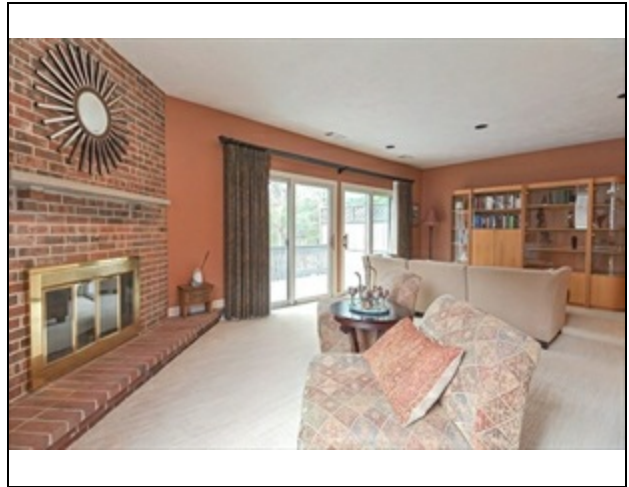
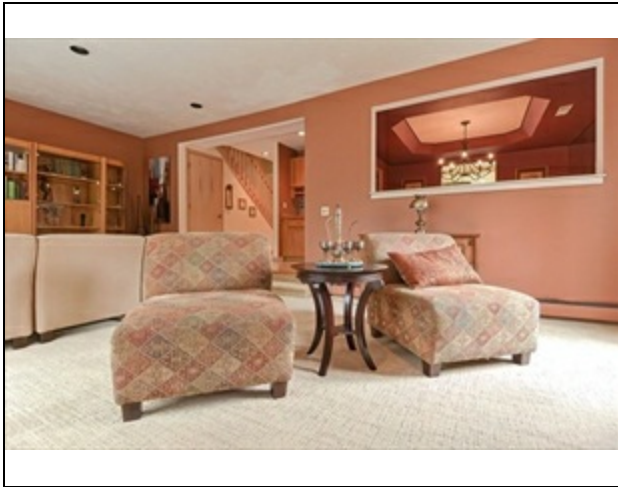






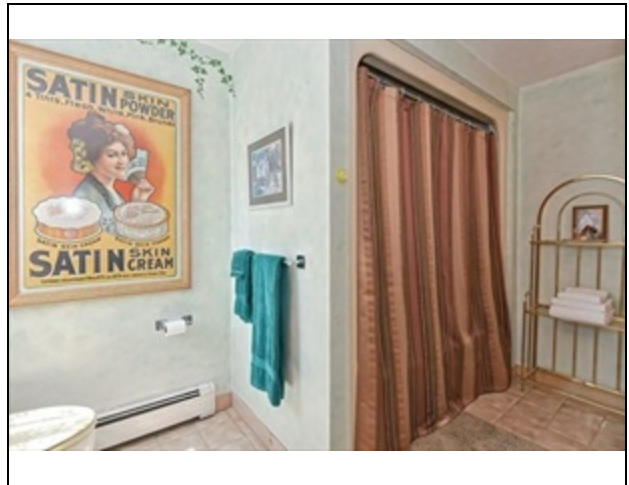
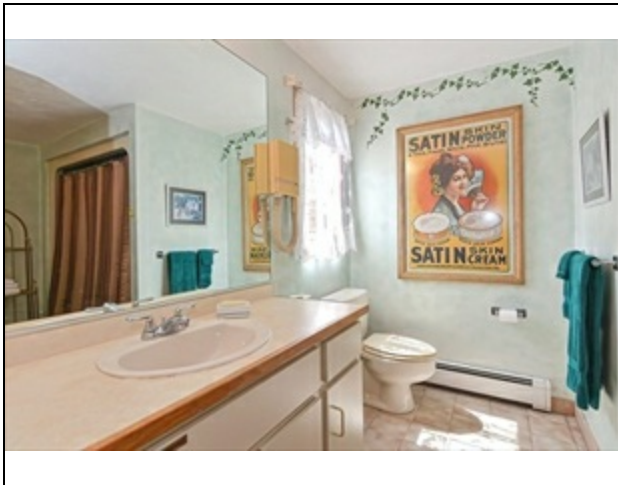
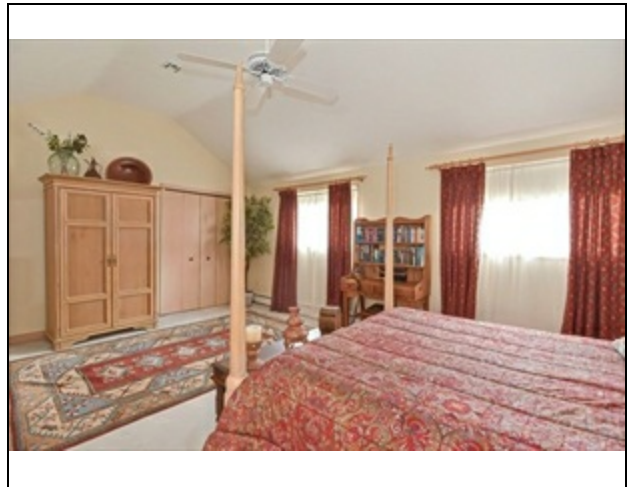
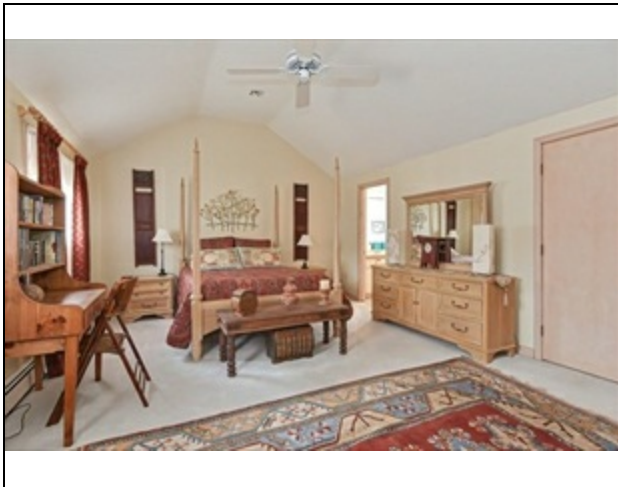
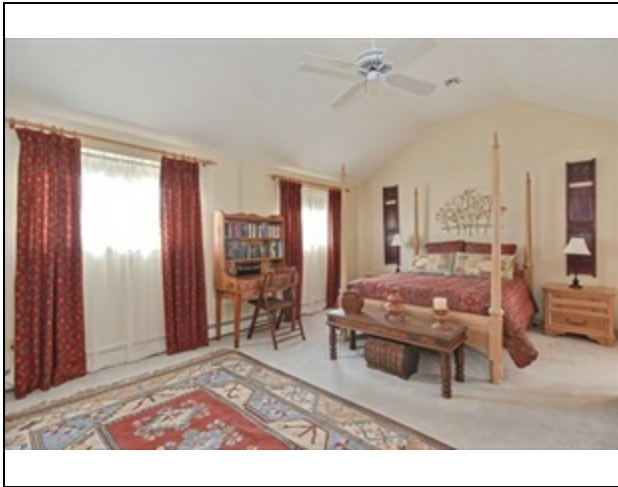
MLS # 72819875 - Sold
1 Cherrywood Ln U:1, Franklin, MA 02038

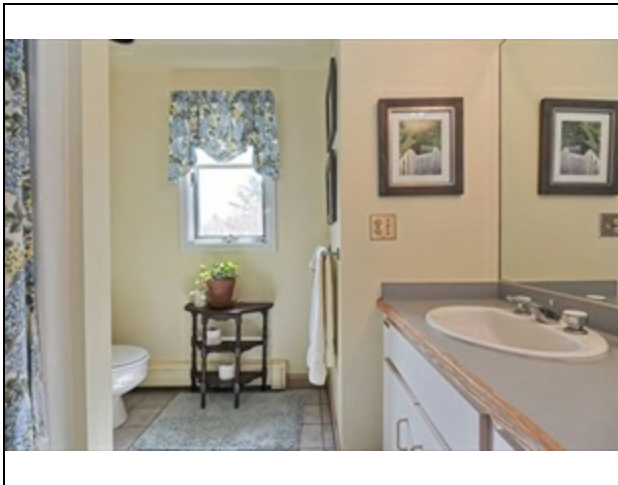
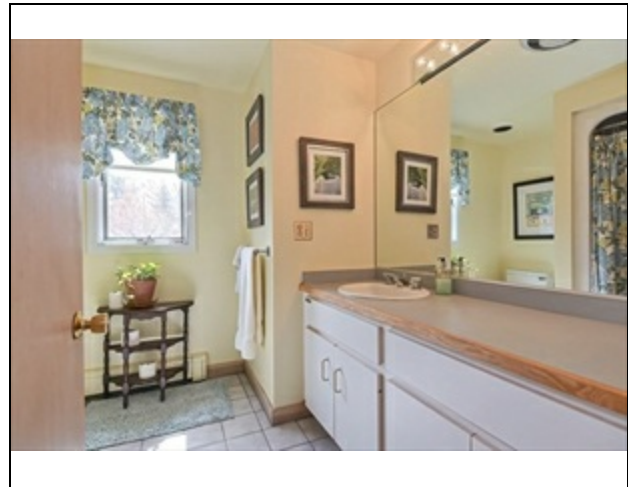
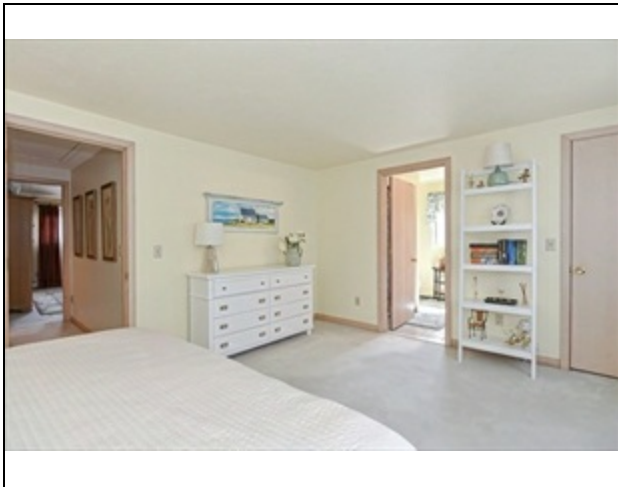
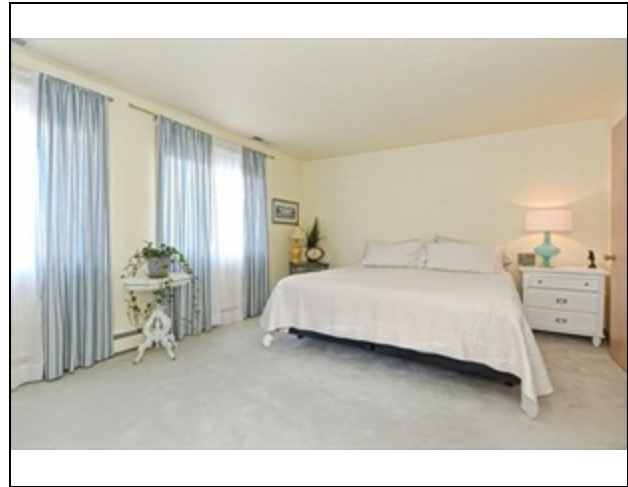
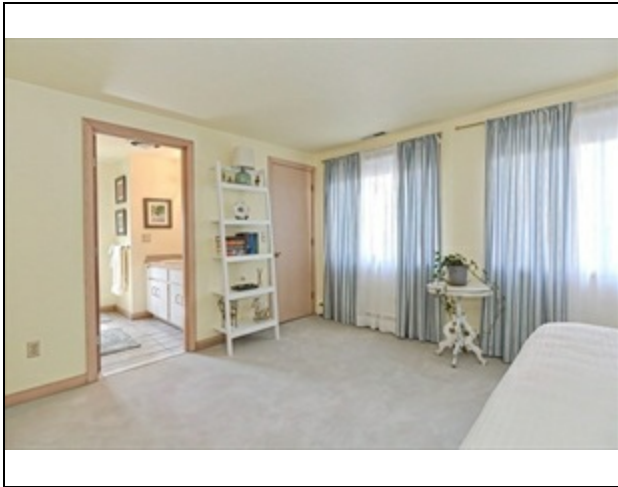
Condominium - Condo
Sale Price: \$404,000



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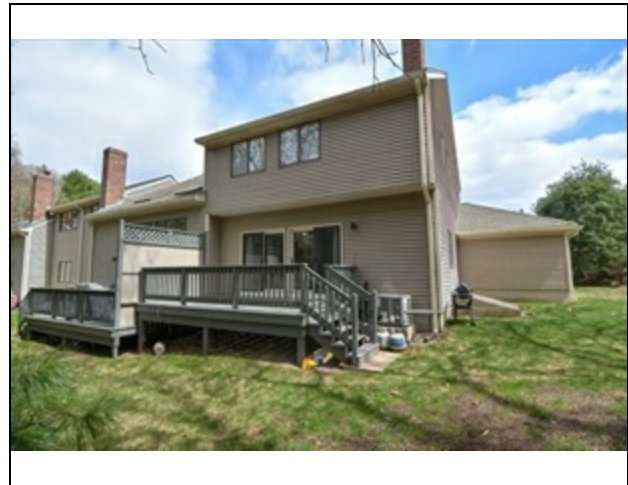
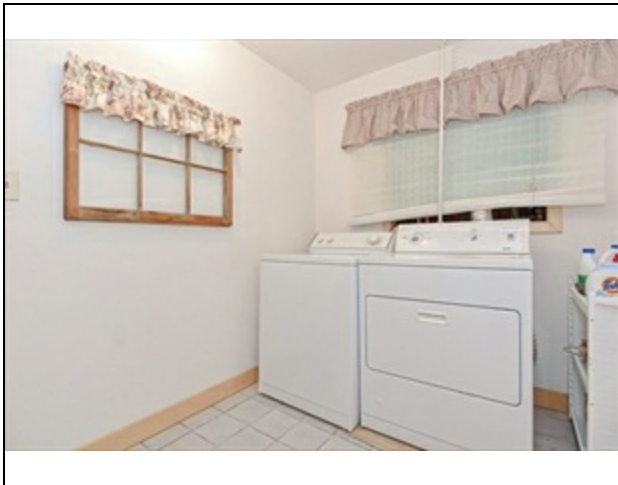
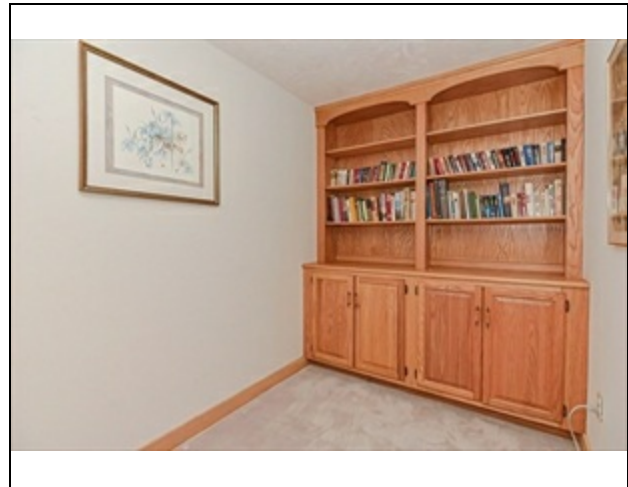
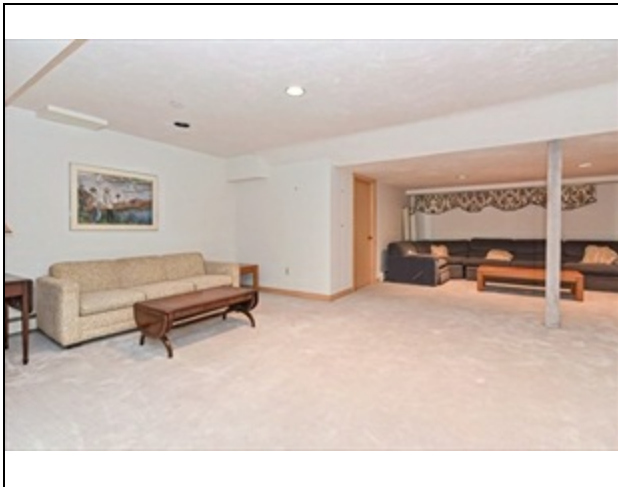
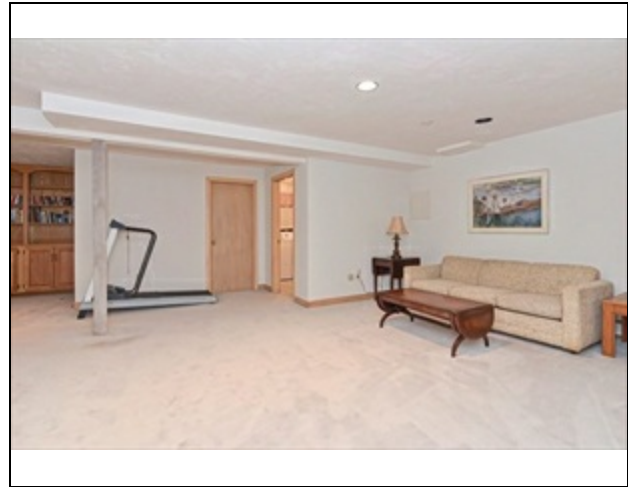
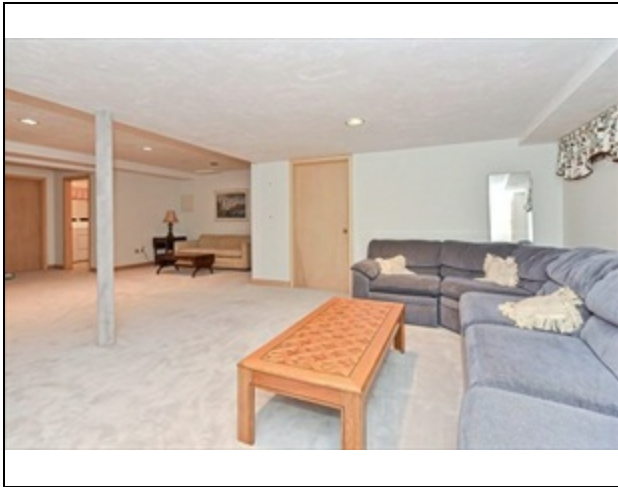
Condominium - Condo
Sale Price: \$404,000





MLS # 72819875 - Sold
1 Cherrywood Ln U:1, Franklin, MA 02038

Condominium - Condo
Sale Price: \$404,000



1 Oak View Ter - Unit 1

Franklin, MA 02038-3933

Condo

MLS #: **72824244** Status: **Sold**
 List Price: **\$489,900** Sale Price: **\$490,000**
 List Date: **5/2/2021** Sale Date: **6/25/2021**
 Area: Off Market Date: **5/23/2021**
 List\$/Sq. Ft.: **\$251.62** Sold \$/Sq. Ft. **\$251.67**
 Days on Market (Total): **22** Days on Market (Office): **22**

Property Features

Rooms: **7** Style: **Townhouse**
 Bedrooms: **3** Type: **Condo**
 Baths: **2f 1h** Unit Level: **1**
 Master Bath: Placement: **Street**
 Fireplaces: **1** Approx. Living Area: **1,947 Sq. Ft.**
 Year Built: **2000** Outdoor Space Avail:
 # Units: **75** Garage: **1 Attached, Garage Door Opener, Storage, Insulated**
 Elevator: Parking: **2 Off-Street, Paved Driveway**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$510**
 Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



Room Descriptions

Room	Level	Size	Features
Dining Room:	1	16X12	Flooring - Wall to Wall Carpet, Open Floor Plan
Family Room:	1	16X14	Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Cable Hookup, Open Floor Plan
Kitchen:	1	17X17	Ceiling - Cathedral, Closet, Flooring - Stone/Ceramic Tile, Window(s) - Picture, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Dryer Hookup - Electric, Recessed Lighting, Washer Hookup
Master Bedroom:	1	15X13	Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level, Cable Hookup
Bedroom 2:	2	14X13	Closet, Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 3:	2	15X12	Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		Flooring - Stone/Ceramic Tile
Sun Room:	1	17X12	Flooring - Wall to Wall Carpet, Exterior Access
Office:	2	17X10	Flooring - Wall to Wall Carpet
Loft:	2	12X8	Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Vacuum System**
 Basement: **Yes Full, Unfinished Basement**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Porch - Enclosed**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Central Vacuum, Cable Available**
 Lead Paint: **None**
 Living Area Disclosures: **ADDITIONAL 200 SF IN 3 SEASON SUNROOM NOT INCLUDED**
 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

Welcome to Chestnut Ridge and This Spacious Beautiful End Unit. This Unit is the Only One With an Attached Sunroom! Sparkling Clean and Ready to Move in, This Unit Includes a Cabinet Packed Kitchen With Corian Counters and Vaulted Ceilings. Pantry Closet With Stackable Laundry! Under Cabinet Lighting. Lovely Front to Back Dining Room And Family Room. Family Room With a 2 Story Ceiling and Gas Fireplace. From The Family Room Step Out to Enjoy That Awesome 3 Season Sunroom! First Floor Master With Full Bath And Large Walk In Closet. UpStairs You Will Find Two Additional Very Generous Bedrooms, One With a Walk In Closet. A Loft Area that Overlooks the Family Room, Nice Sized Full Bath and Finished Attic Eave Area Used as An Office. Full Unfinished Basement With Pool Table and Work Bench. Oversized 1 Car Garage. Enjoy All Chestnut Ridge has to Offer With Tennis, Pool and Gorgeously Maintained Natural Surroundings. Minutes to All Highways, Train, Shopping and Franklin Center! Easy To Show!

Tax Information

2021 Taxes: **\$5,900** Assessment: **\$402,700**

Cert: **079666** Zoning Code: **res**

Pin #: **M:281 L:003-022**

Map: Block: Lot: Book: **14336** Page: **29**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

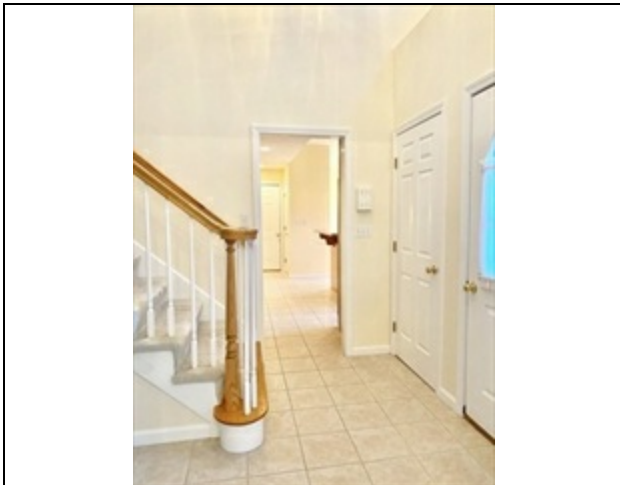
Facilitator: **2**

Compensation Based On: **Net Sale Price**

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MLS # 72824244 - Sold
1 Oak View Ter U:1, Franklin, MA 02038-3933

Condominium - Condo
Sale Price: \$490,000



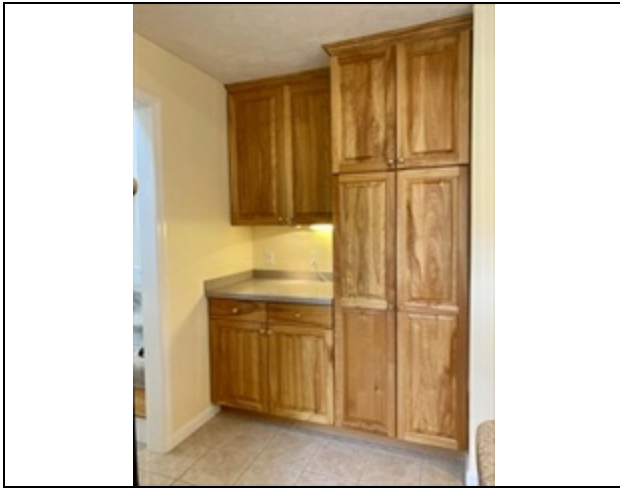
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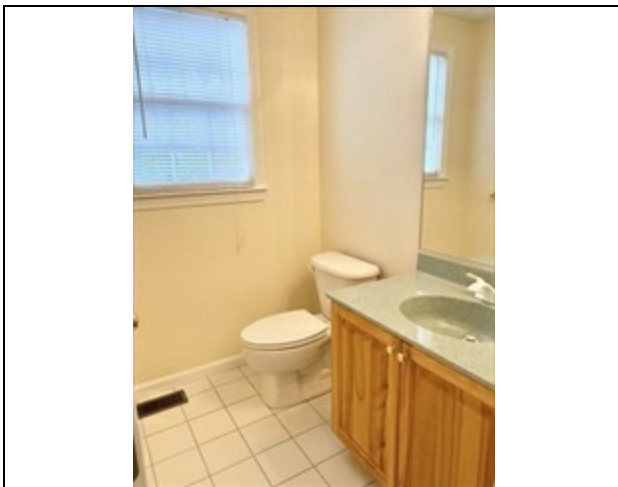
Condominium - Condo
Sale Price: \$490,000

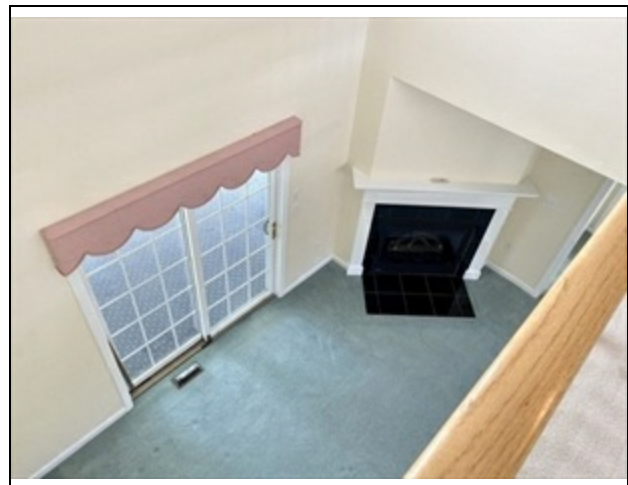
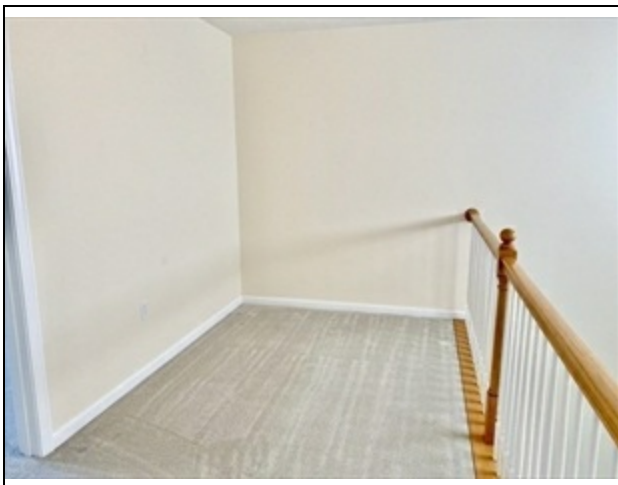
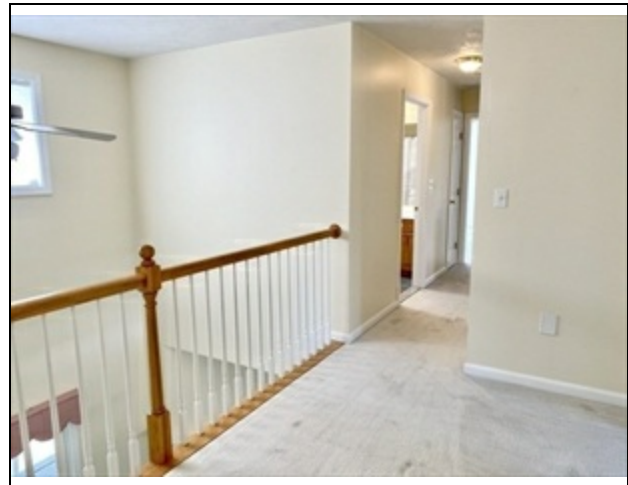


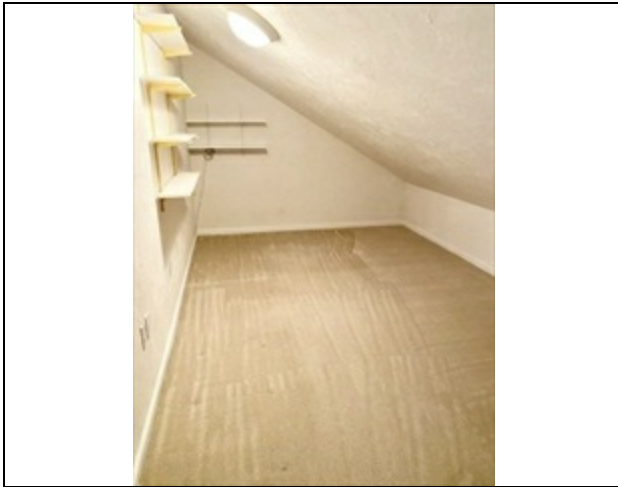
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Condominium - Condo
Sale Price: \$490,000



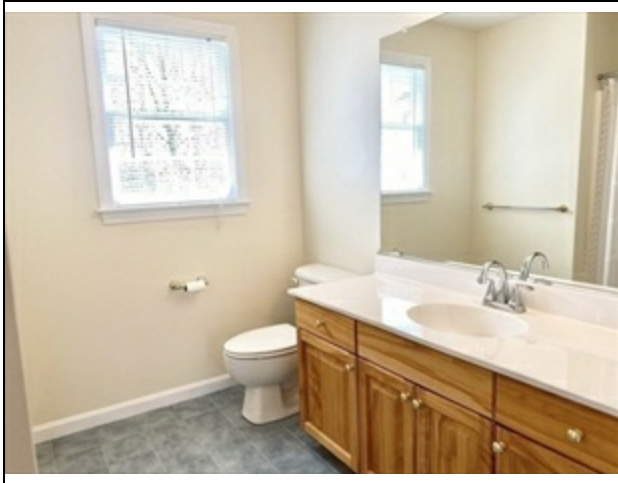






MLS # 72824244 - Sold
1 Oak View Ter U:1, Franklin, MA 02038-3933

Condominium - Condo
Sale Price: \$490,000



10 Crab Apple Lane - Unit 10
Franklin, MA 02038
Condo

MLS #: 72865730	Status: Sold
List Price: \$499,000	Sale Price: \$499,000
List Date: 7/14/2021	Sale Date: 9/17/2021
Area:	Off Market Date: 8/6/2021
List\$/Sq. Ft.: \$253.17	Sold \$/Sq. Ft. \$253.17
Days on Market (Total): 24	Days on Market (Office): 24

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath:	Placement: End
Fireplaces: 1	Approx. Living Area: 1,971 Sq. Ft.
Year Built: 2000	Outdoor Space Avail:
# Units: 75	Garage: 1
Elevator:	Parking: 1
Handicap Access/Features:	
Association: Yes Fee: \$510	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Management Fee	



Room Descriptions

Room	Level	Size	Features
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Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **110 Volts, EV Charging Station**
 Exclusions: **Video Cameras not included in sale.**
 Exterior: **Clapboard**
 Facing Direction:
 Heating: **Central Heat, Forced Air, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Finish - Sheetrock, Internet Available - Broadband, Other (See Remarks)**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Per tax assessor 1944sq ft**
 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 to Chestnut Ridge and this spacious end unit. This unit is well maintained featuring a two storey foyer, 3 Bedrooms and 2 1/2 Baths. Desirable open concept living/family room that leads to a formal dining room and ample kitchen w/ great counter space, center island, pantry, vaulted ceiling w/recessed lights, modern appliances & separate informal dining area. In addition the family room features a cathedral ceiling and gas log fireplace and opens up to a private outdoor deck and entertainment area. Spacious first floor master with attached full bath and two additional generously-sized bedrooms on 2nd Level. Loads of natural light, gleaming hardwoods, newer carpeting round off additional features. For your comfort there is 1st floor laundry, central a/c, video security, oversized garage and large basement for storage or can be finished as additional space. Property is equipped to charge your EV and enjoy the pool, tennis courts and a easy access to highways, train & shopping.

Tax Information

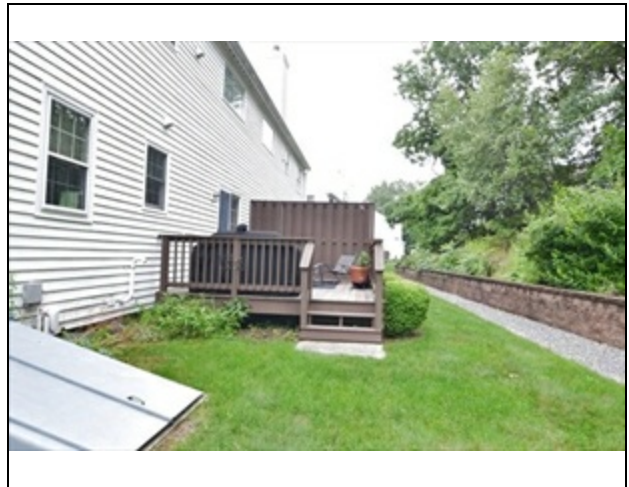
2021 Taxes: \$5,822	Assessment: \$397,400	Cert:	Zoning Code: RES
Pin #:	Map: 281	Block:	Lot: 003 Book: 34868 Page: 045

Compensation

Sub-Agent: Not Offered	Buyer Agent: 2	Facilitator: 1
Compensation Based On: Gross/Full Sale Price		

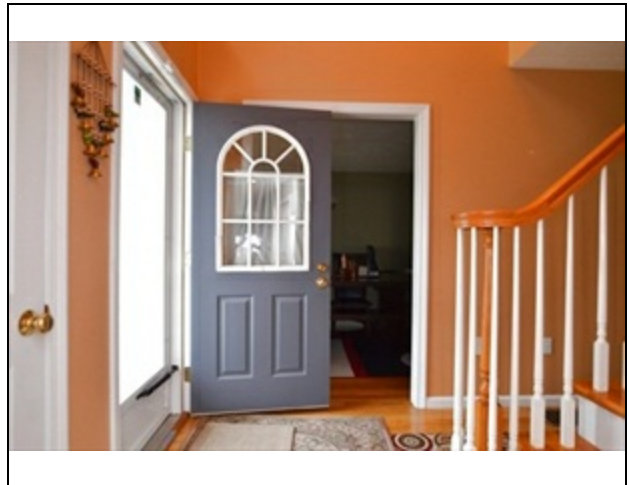
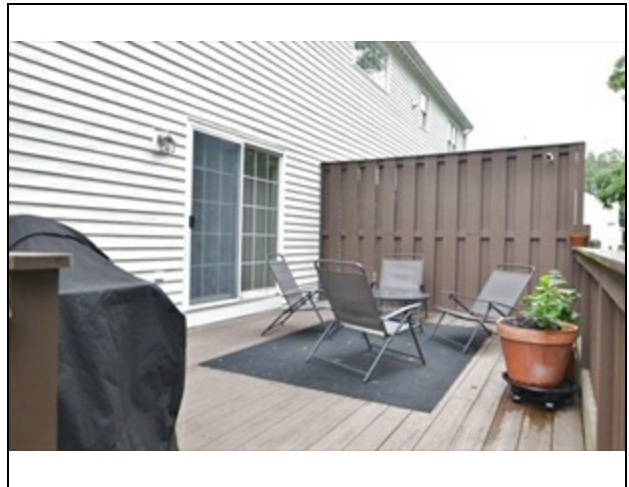
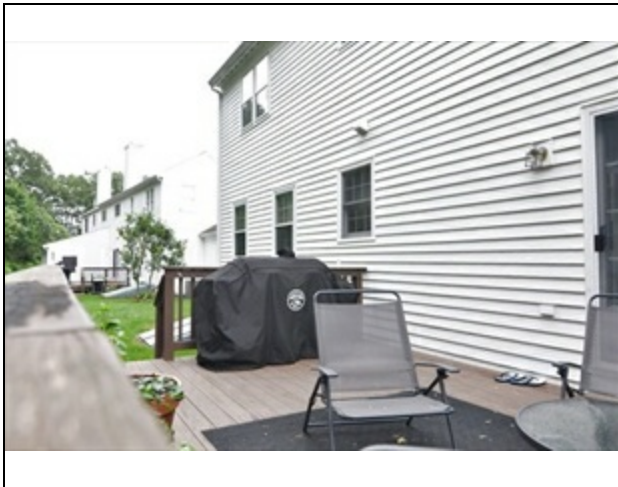
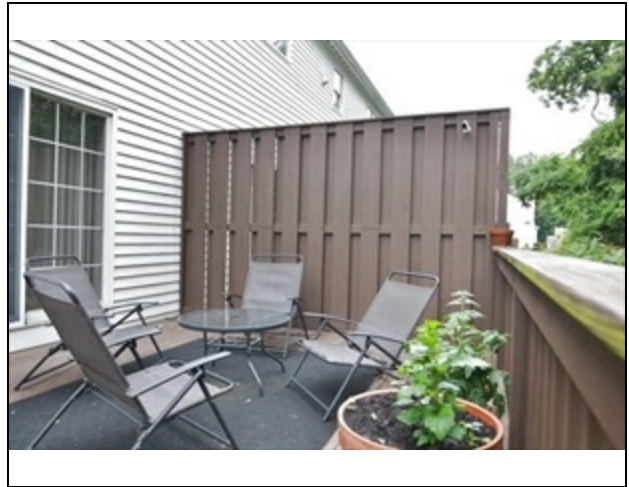
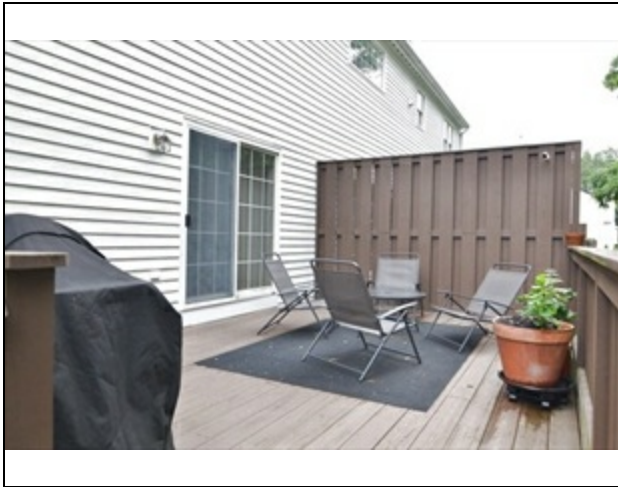
MLS # 72865730 - Sold
10 Crab Apple Lane U:10, Franklin, MA 02038

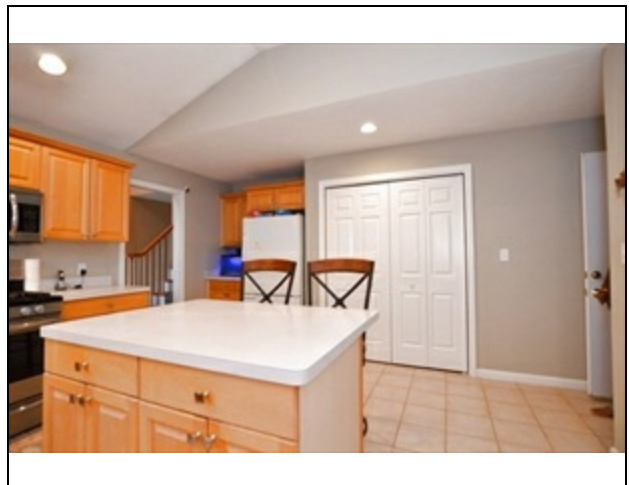
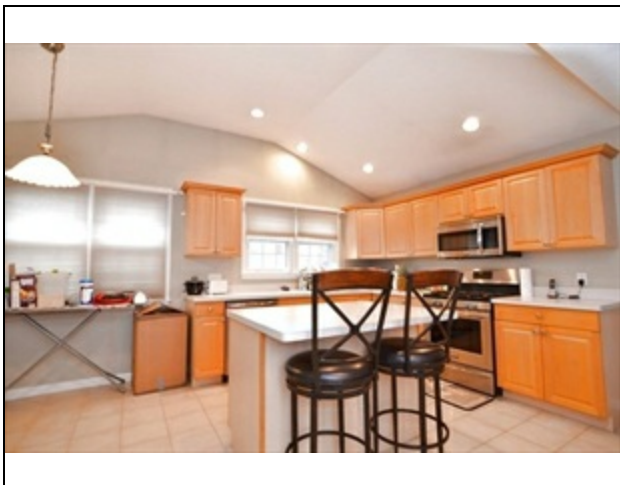
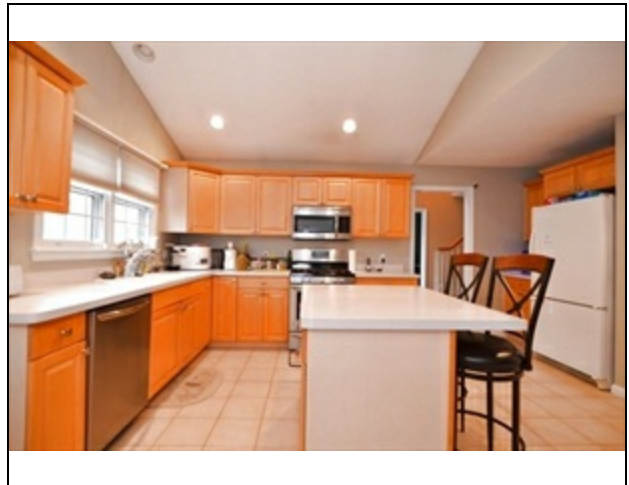
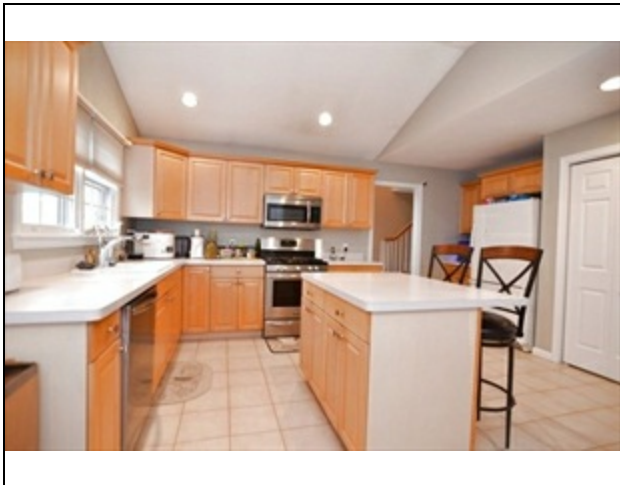
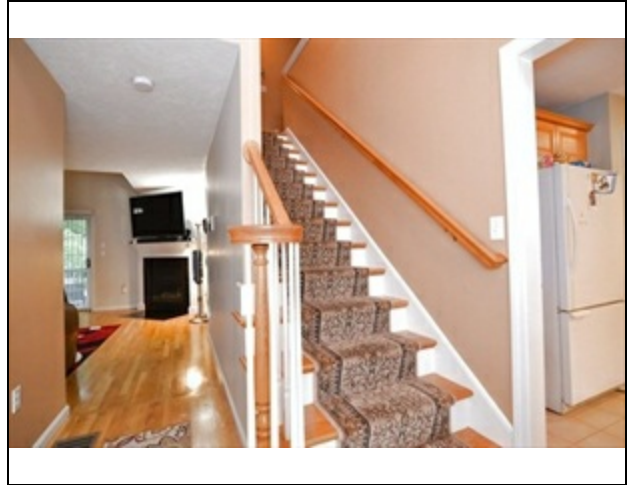
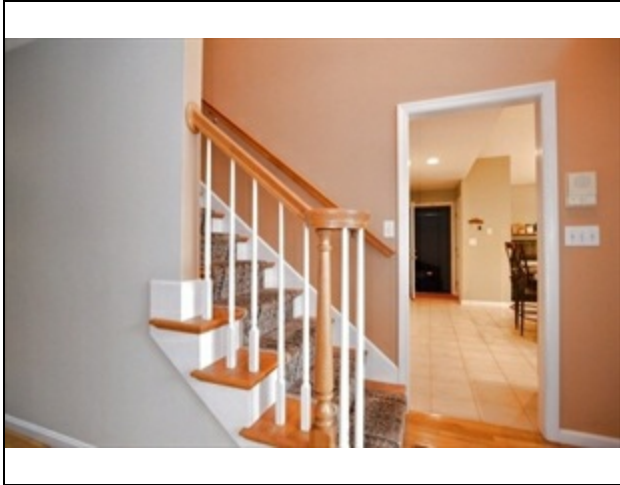
Condominium - Condo
Sale Price: \$499,000

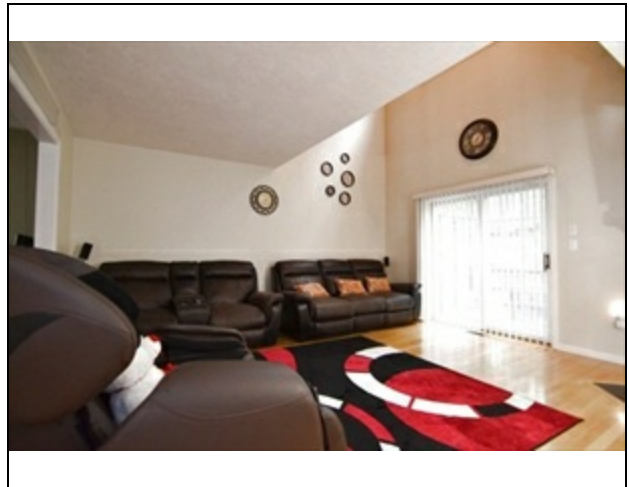
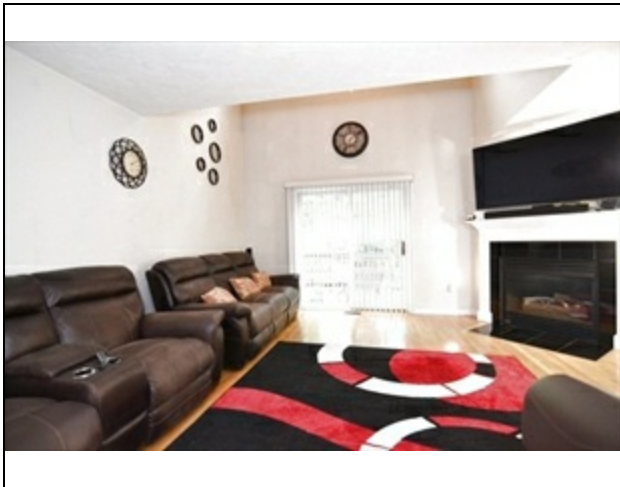
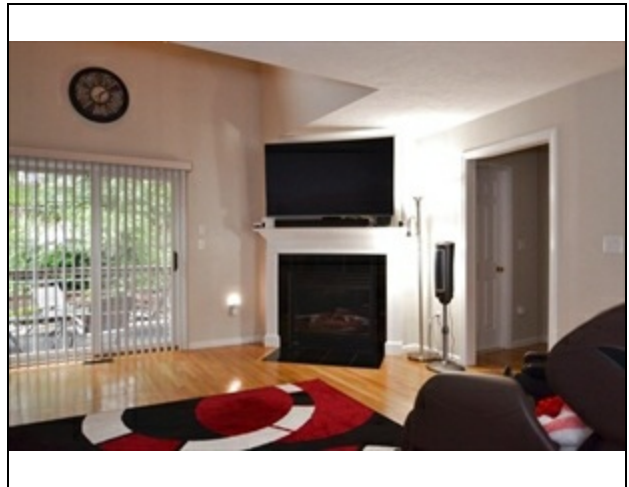
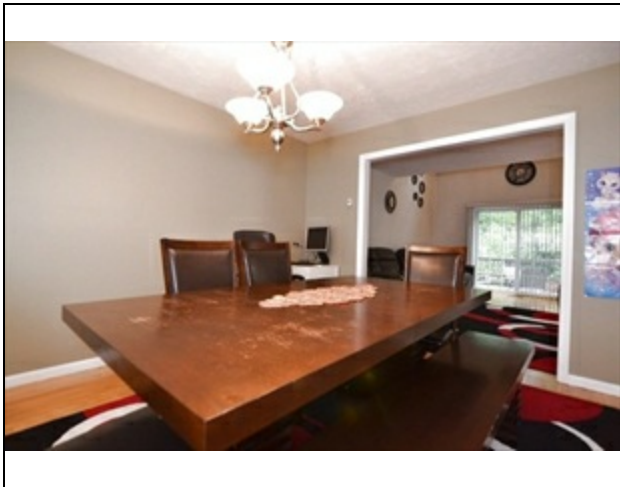
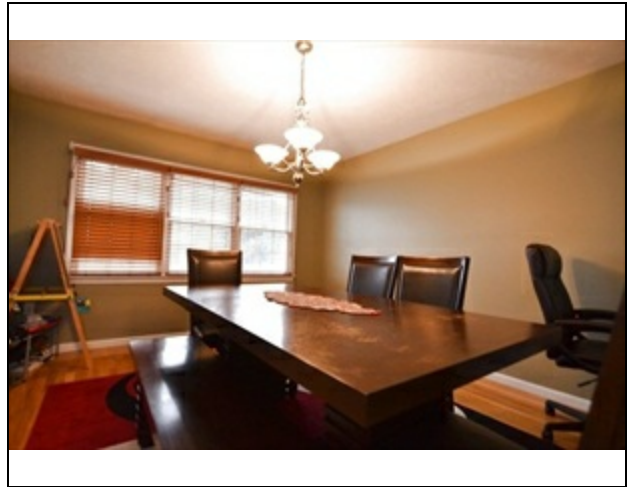
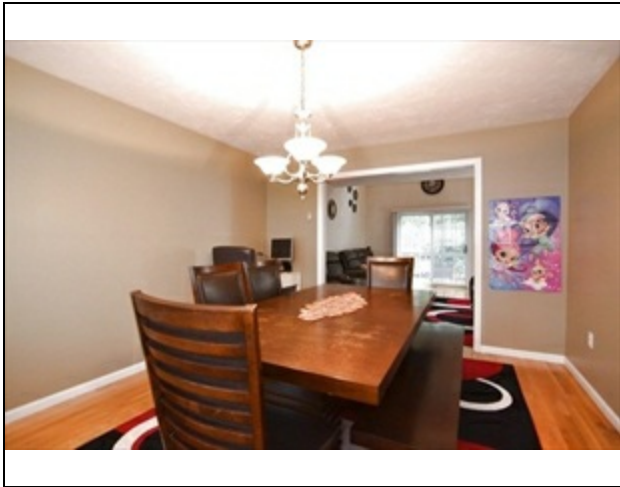


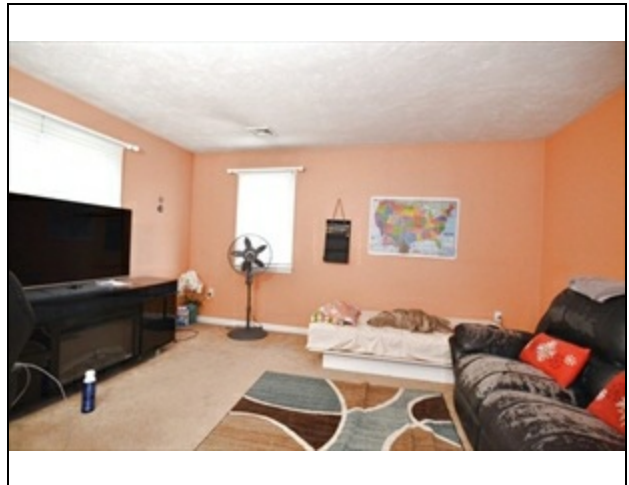
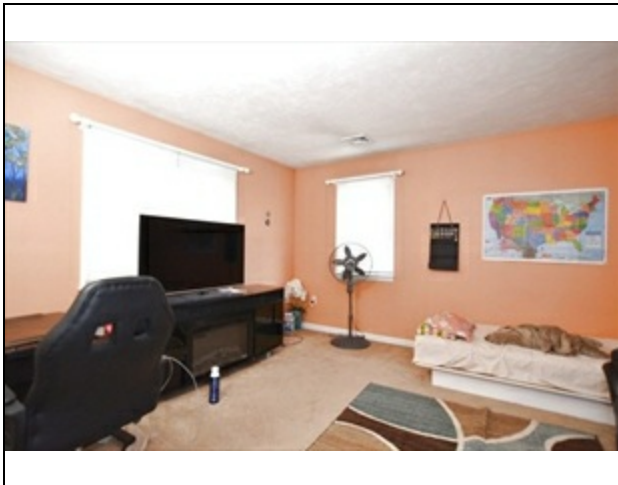
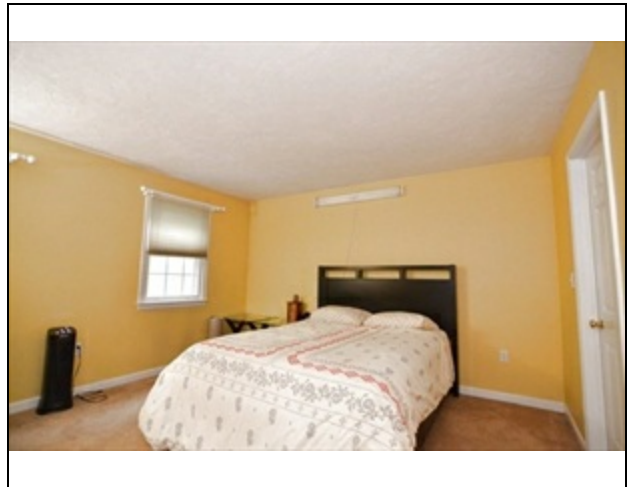
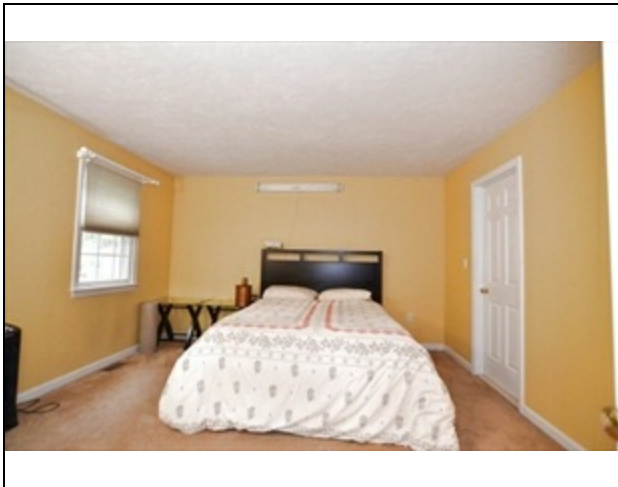
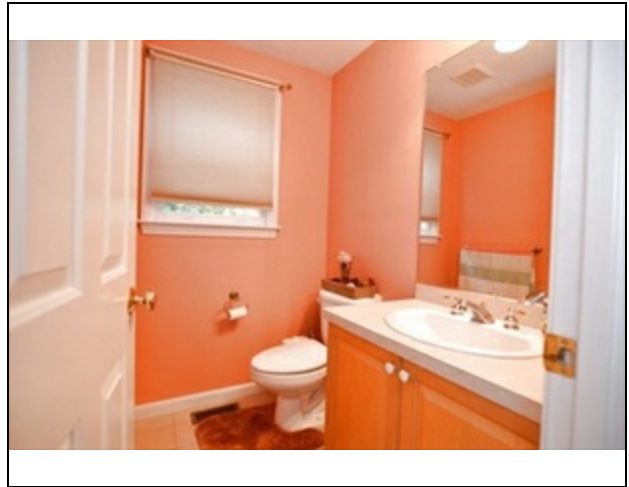
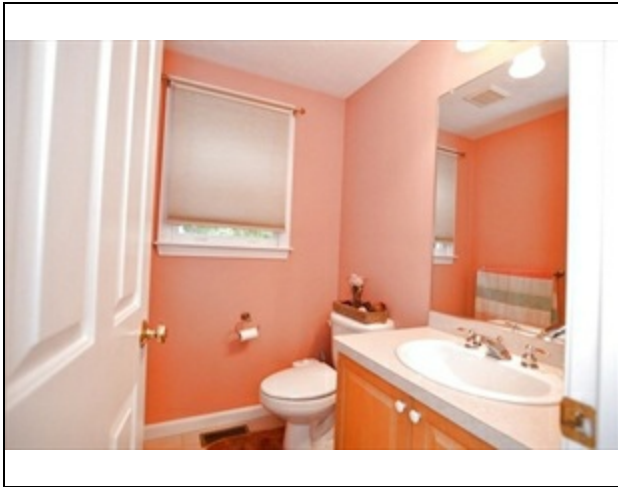
MLS # 72865730 - Sold
10 Crab Apple Lane U:10, Franklin, MA 02038

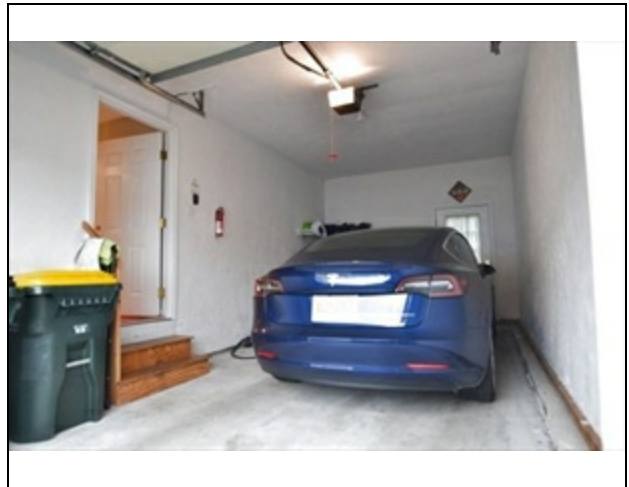
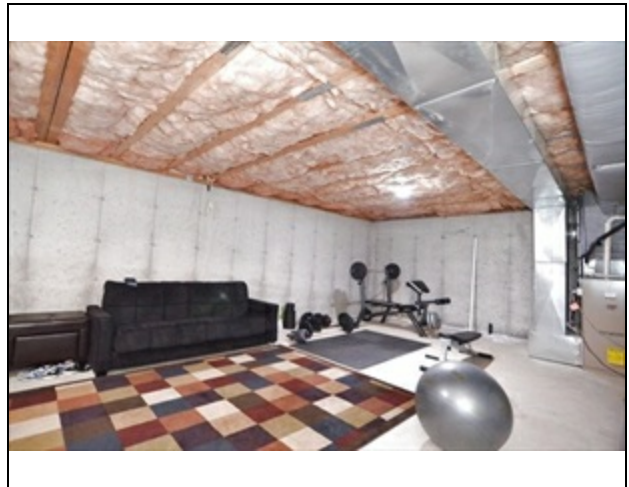
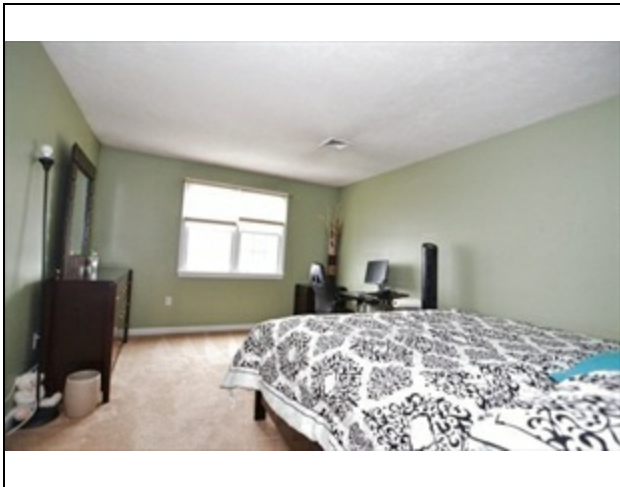
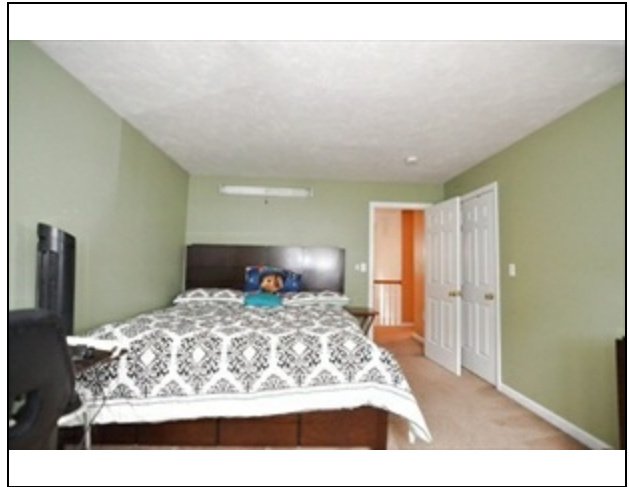
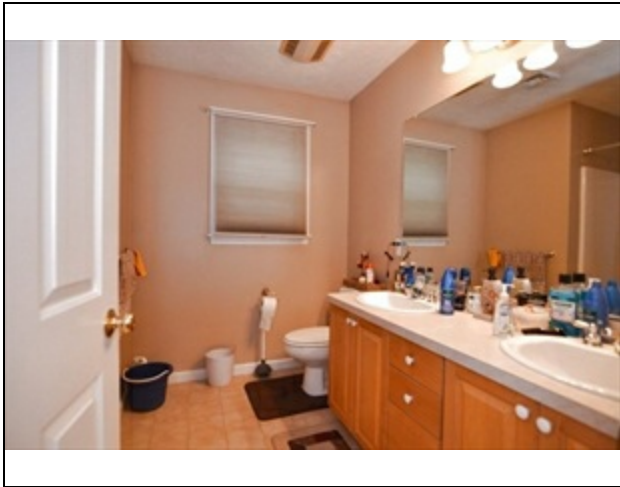
Condominium - Condo
Sale Price: \$499,000





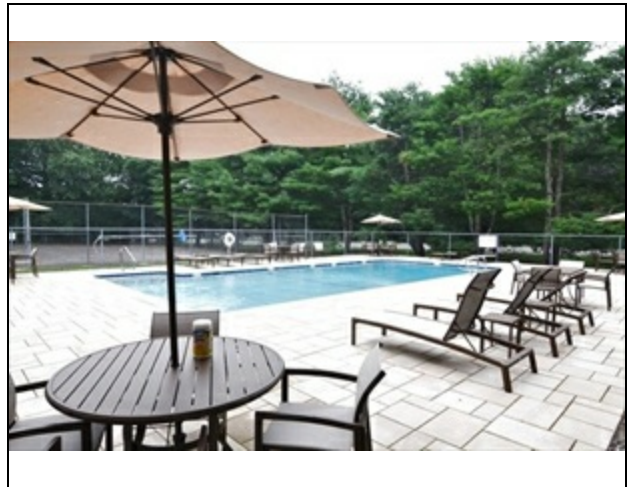
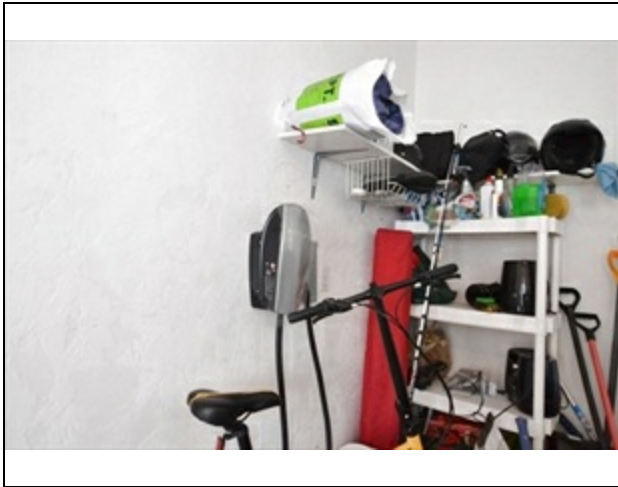






MLS # 72865730 - Sold
10 Crab Apple Lane U:10, Franklin, MA 02038

Condominium - Condo
Sale Price: \$499,000



2 Oak View Ter - Unit 2 Franklin, MA 02038 Condo

MLS #: **72809784** Status: **Sold**
List Price: **\$490,000** Sale Price: **\$500,000**
List Date: **4/7/2021** Sale Date: **5/27/2021**
Area: Off Market Date: **4/23/2021**
List\$/Sq. Ft.: **\$209.13** Sold \$/Sq. Ft. **\$213.40**
Days on Market (Total): **16** Days on Market (Office): **16**

Property Features

Rooms: **8** Style: **Townhouse, Half-Duplex**
Bedrooms: **3** Type: **Condo**
Baths: **2f 1h** Unit Level: **1**
Master Bath: **Yes** Placement: **End**
Fireplaces: **1** Approx. Living Area: **2,343 Sq. Ft.**
Year Built: **2000** Outdoor Space Avail: **Yes - Common**
Units: **75** Garage: **1 Attached, Garage Door Opener, Side Entry**
Elevator: **No** Parking: **2 Off-Street, Paved Driveway**
Handicap Access/Features:
Association: **Yes** Fee: **\$510**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



Exterior - Front

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Cable Hookup, Deck - Exterior, Exterior Access, Slider
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Gas Stove
Master Bedroom:	1		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level
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
Bath 2:	1		Bathroom - Full, Bathroom - With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Upgraded
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Bonus Room:	1		Flooring - Wall to Wall Carpet, Recessed Lighting
Loft:	2		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes Full, Partially Finished, Interior Access**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers, 200 Amps**
Exclusions:
Exterior: **Wood**
Exterior Features: **Deck, Patio, Gutters, Sprinkler System**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Tank, Leased Heater**
Interior Features: **Central Vacuum, Cable Available, Other (See Remarks)**
Lead Paint: **None**
Living Area Disclosures: **1943 per public record (additional +- 400 sqft in 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

FANTASTIC opportunity to call this beautiful townhome in Chestnut Ridge II your own! | UPDATED WHERE IT COUNTS!!! ~ NEW FURNACE AND AC (2018) | NEW CONSTRUCTION WINDOWS on order to be installed before closing | NEW SLIDER (2018) | NEW DECK | End unit/Half Duplex w/8 rooms, 3 beds & 2.5 baths | All appliances will convey to next owner, including washer/dryer | Beautiful 2-Story Foyer | Desirable floor plan w/Spacious 1st Floor Master | Open concept front-to-back LR/DR w/gas fireplace leading to private outdoor living space | Oversized Garage w/durable epoxied floor | Ample Kitchen w/granite counters, center island, pantry, vaulted ceiling w/recessed lights, matching appliances & separate informal dining area | Two additional generously-sized bedrooms on 2nd Level transitioning to a perfect loft that overlooks the LR | Loads of Natural Light | Gleaming Hardwoods | Lower Level Bonus Room on one side w/Huge Storage room on the other | Conveniently located near shopping, major routes, MBTA

Tax Information

2021 Taxes: **\$5,809** Assessment: **\$396,500**

Cert: Zoning Code: **Res**

Compensation

Sub-Agent: Not Offered	Buyer Agent: 2.25	Facilitator: 0
Compensation Based On: Net Sale Price		

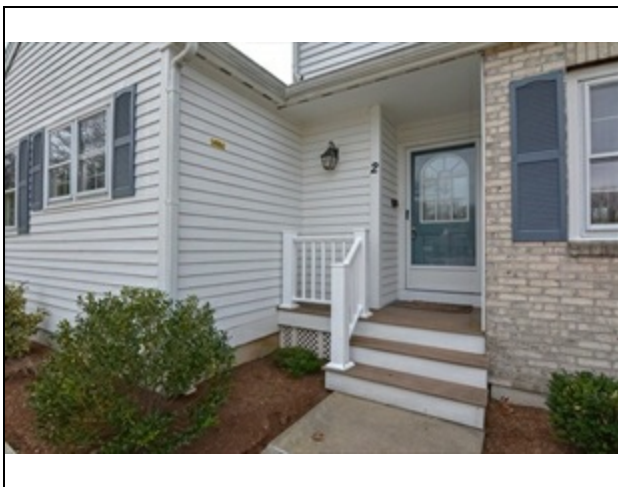
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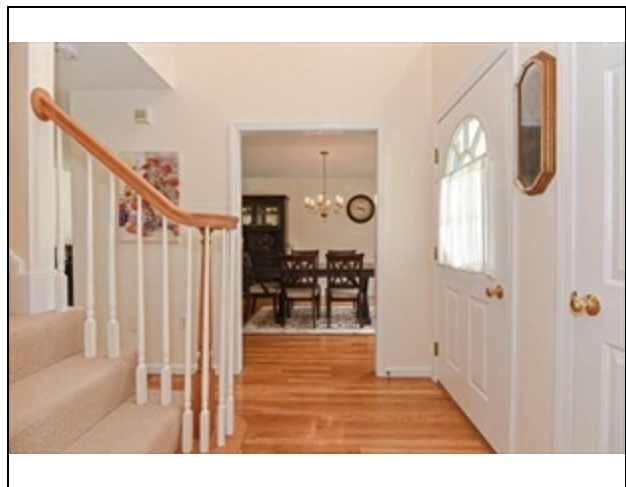
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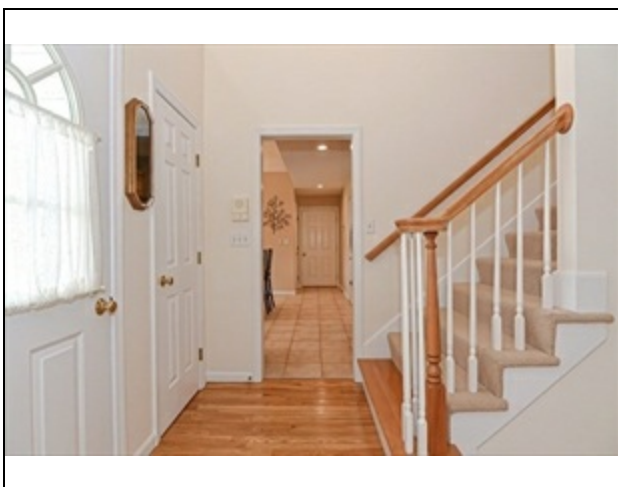
Exterior - Front



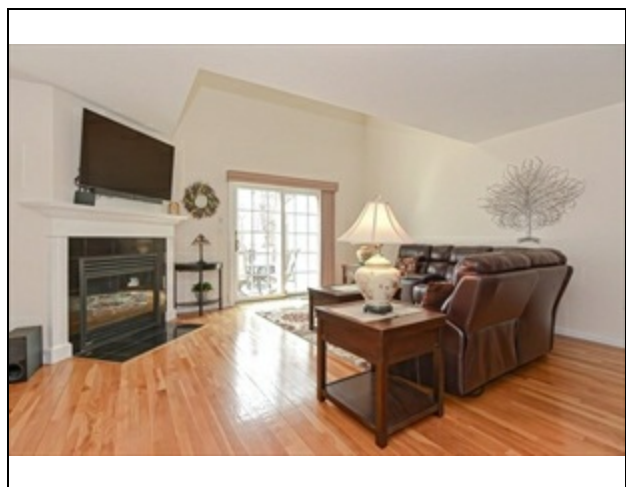
Main Entry



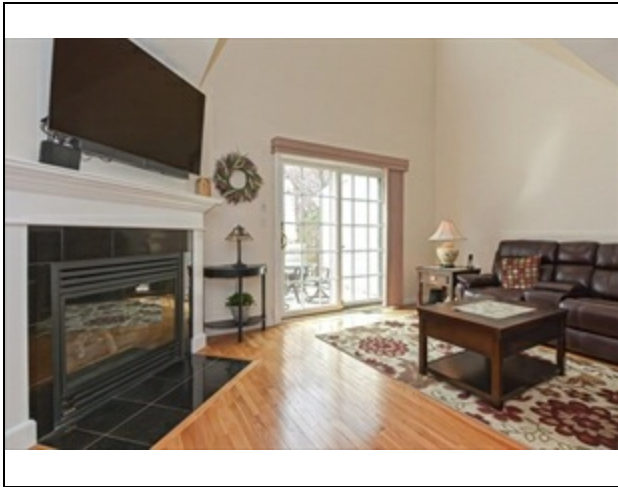
Foyer - Front



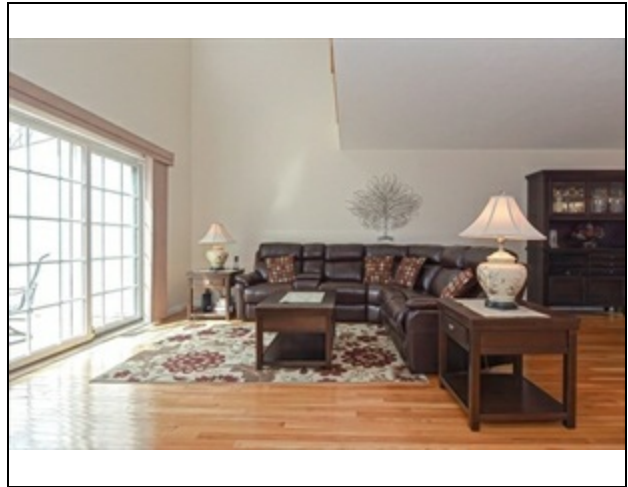
Foyer



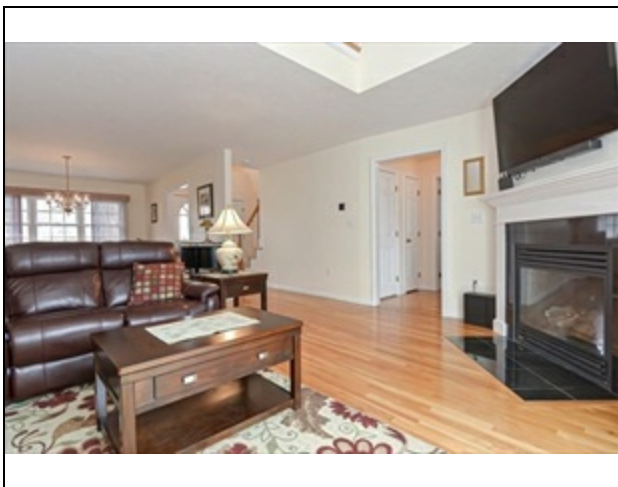
Living Room



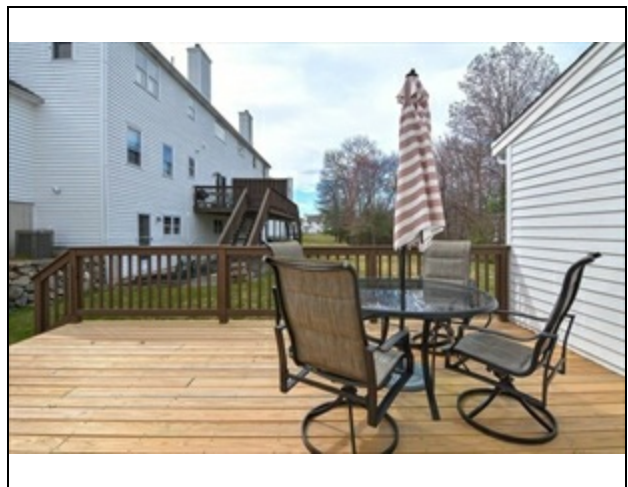
Living Room



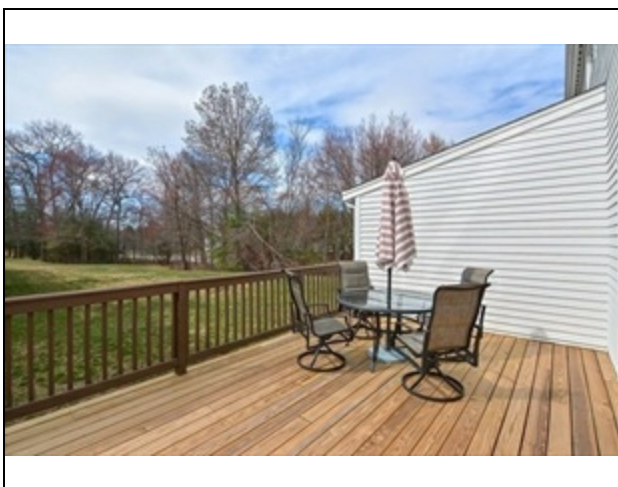
Cathedral Ceiling



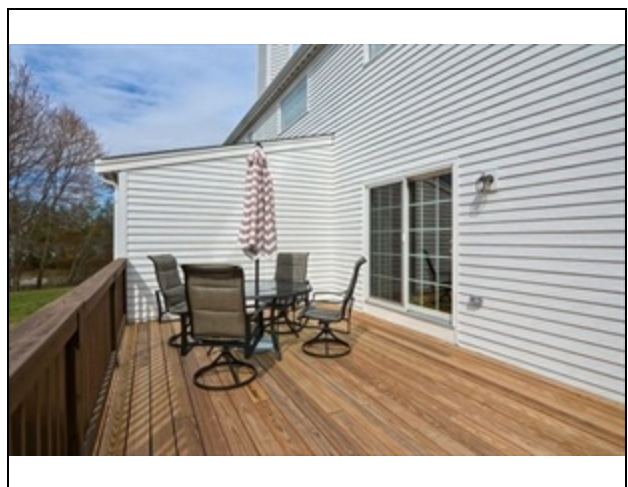
Living Room



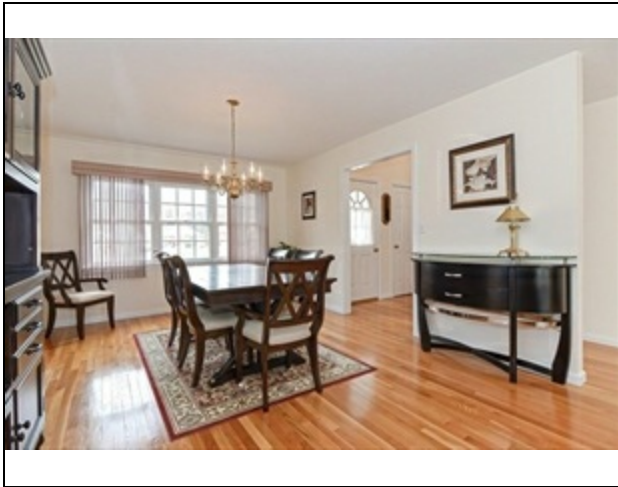
Deck



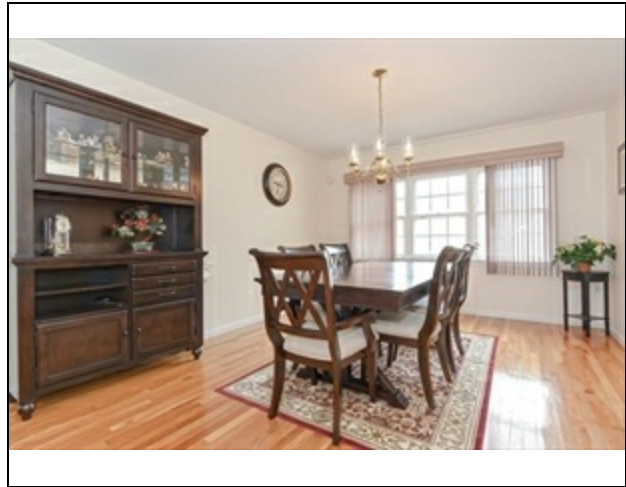
Deck



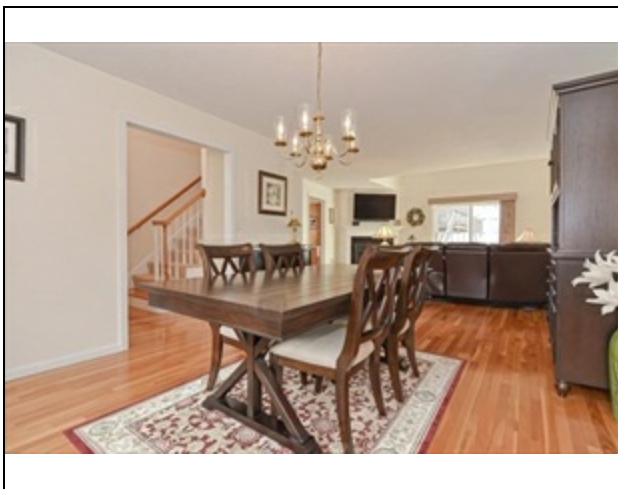
Deck



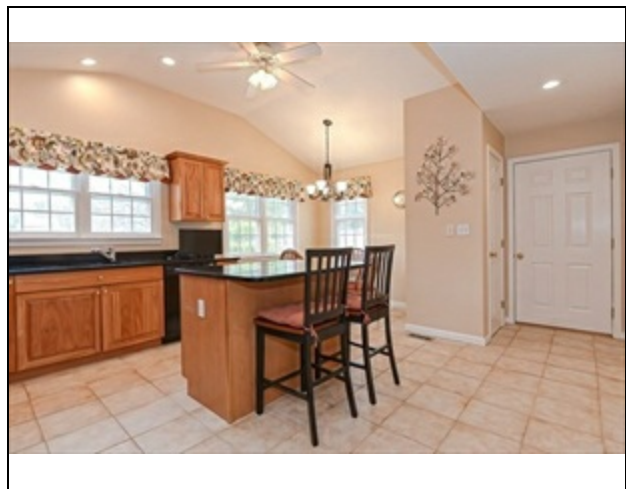
Dining Room



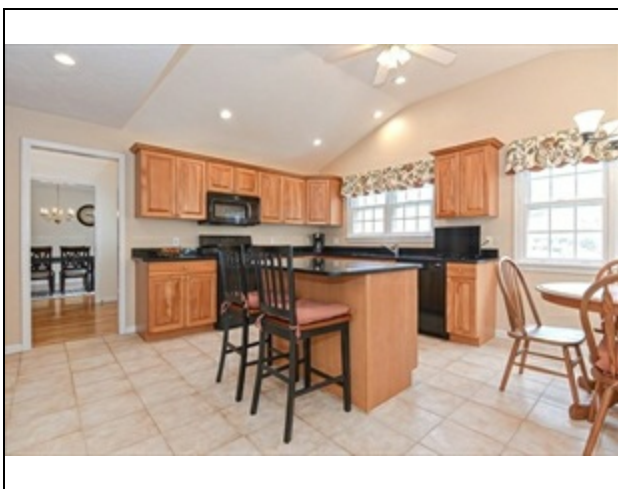
Dining Room



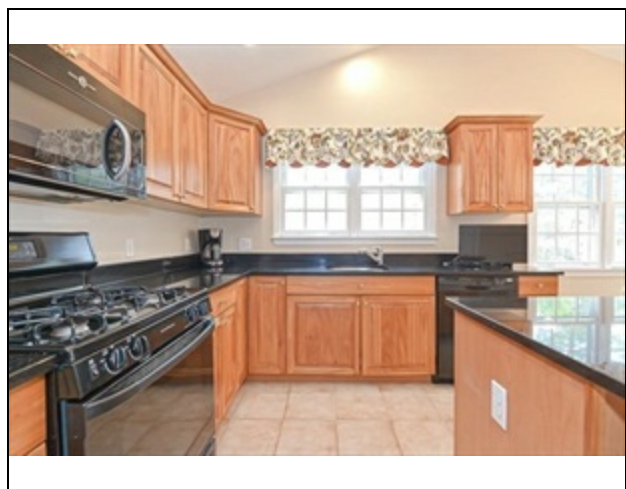
Dining Room



Kitchen



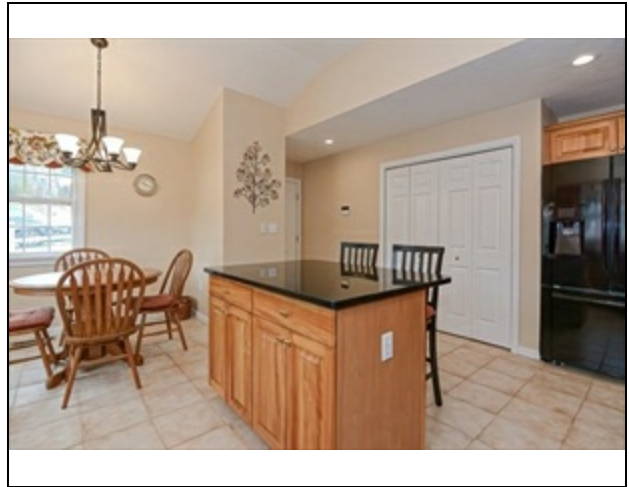
Kitchen



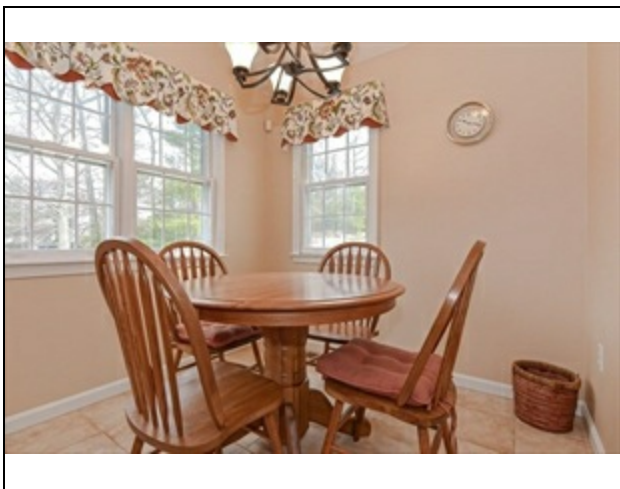
Granite Countertop



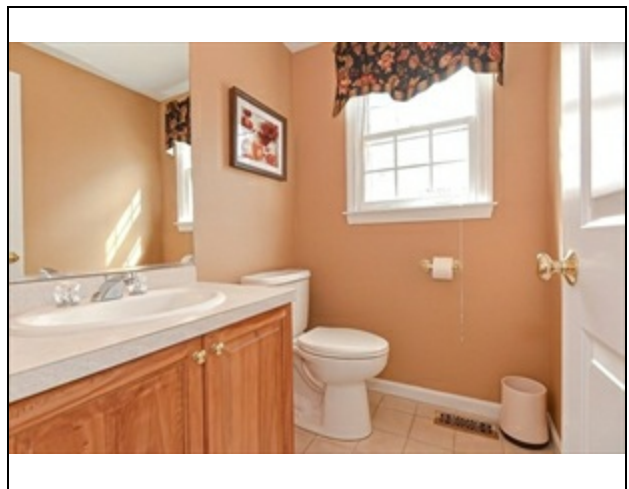
Kitchen



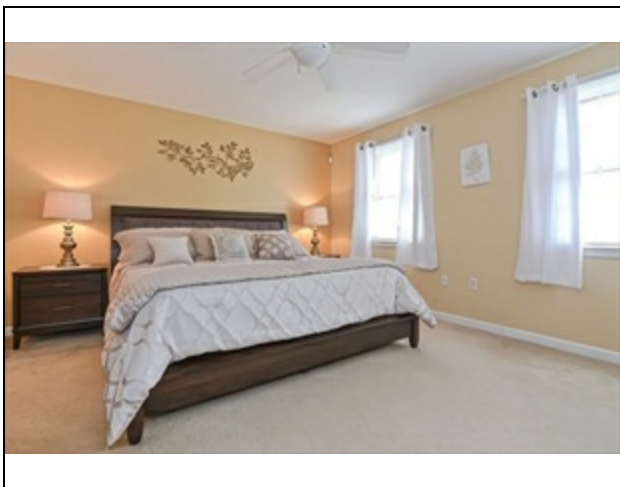
Kitchen



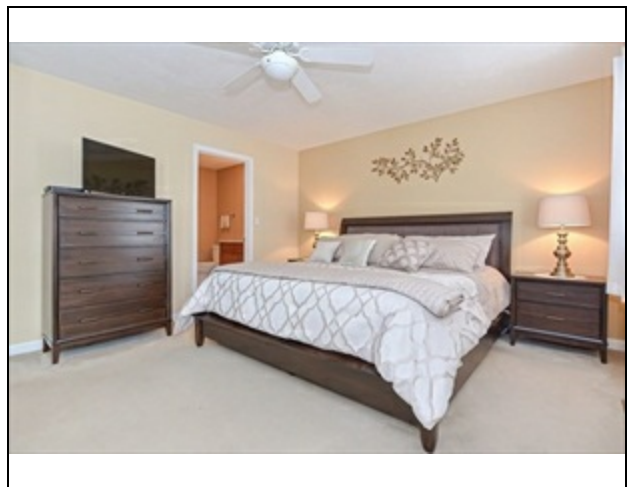
Kitchen/Dining Combo



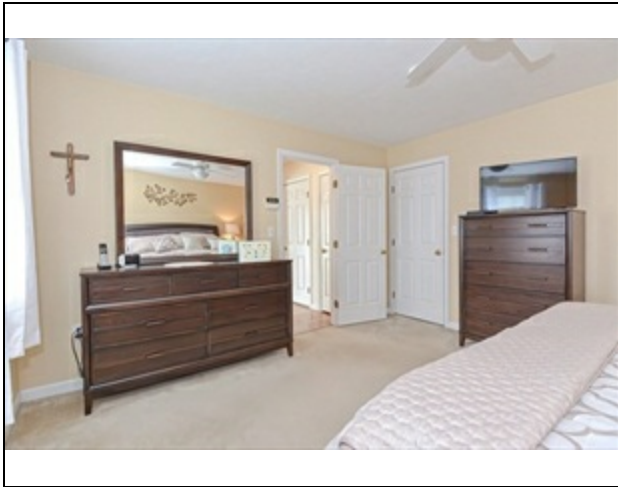
Bathroom - Half



Master Bedroom



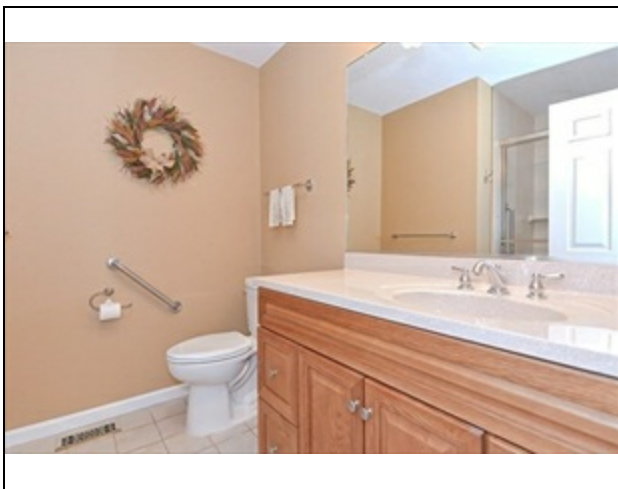
Master Bedroom



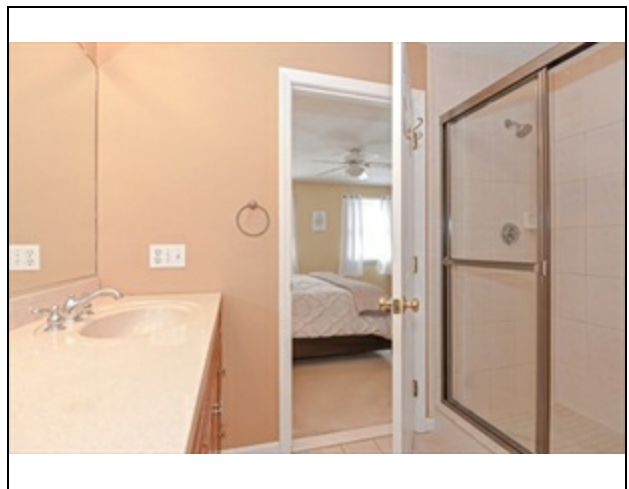
Master Bedroom



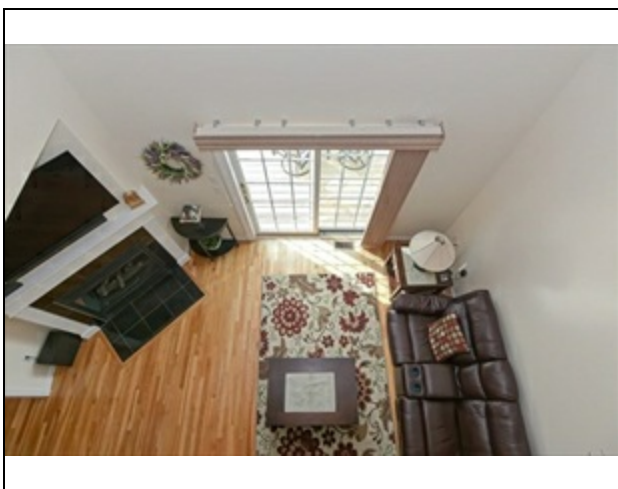
Master Bedroom



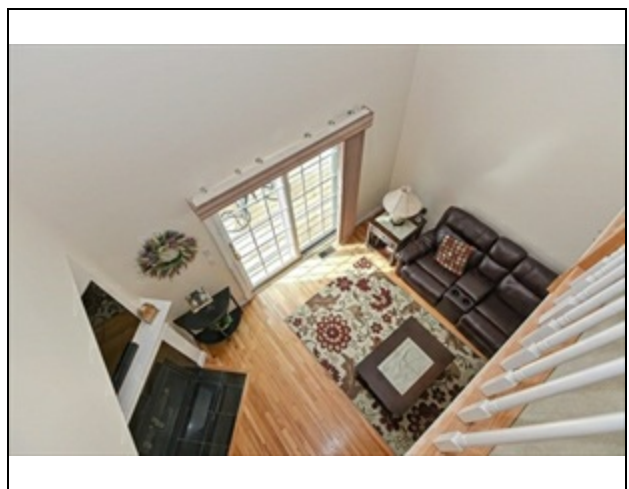
Bathroom - Master



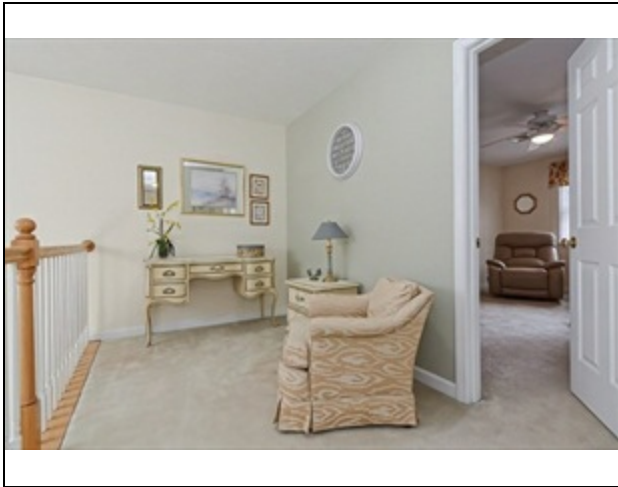
Bathroom - Master



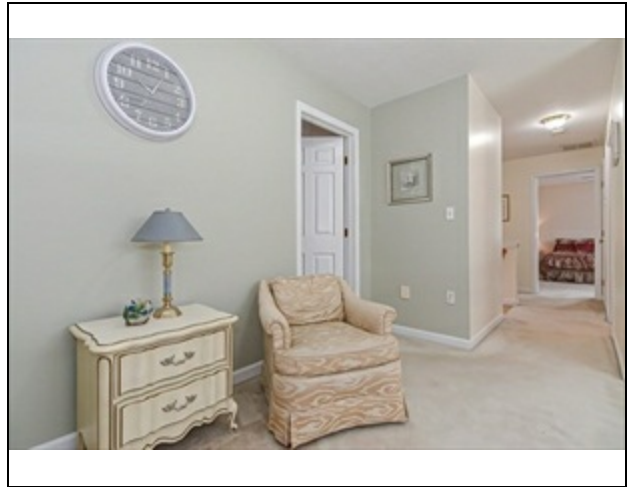
Cathedral Ceiling



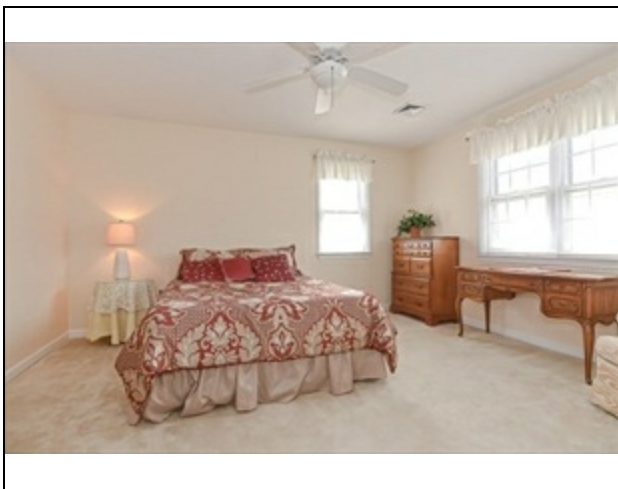
Cathedral Ceiling



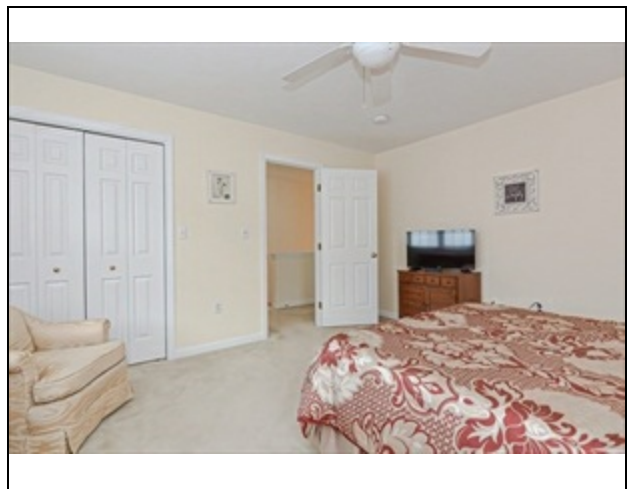
Loft



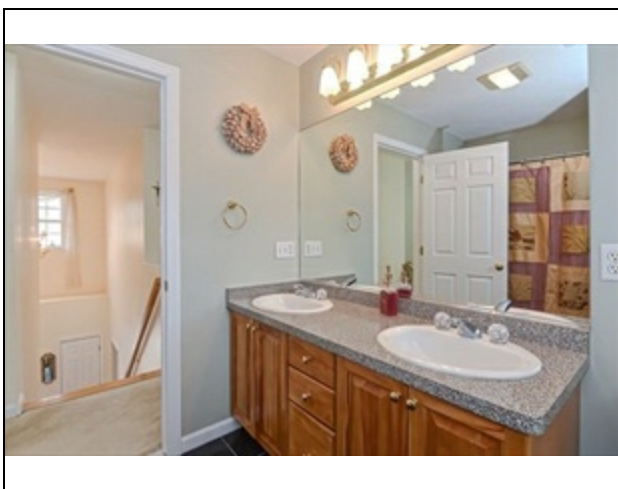
Loft



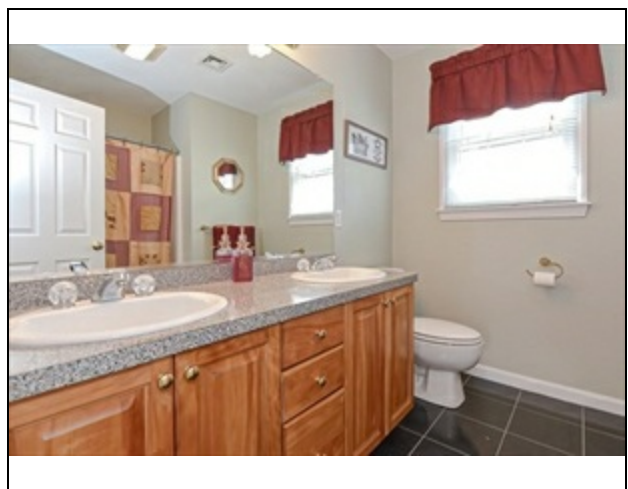
Bedroom 2



Bedroom 2



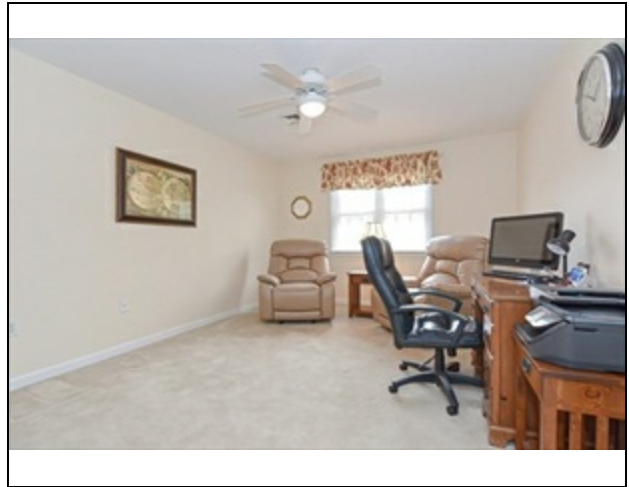
Bathroom - Full



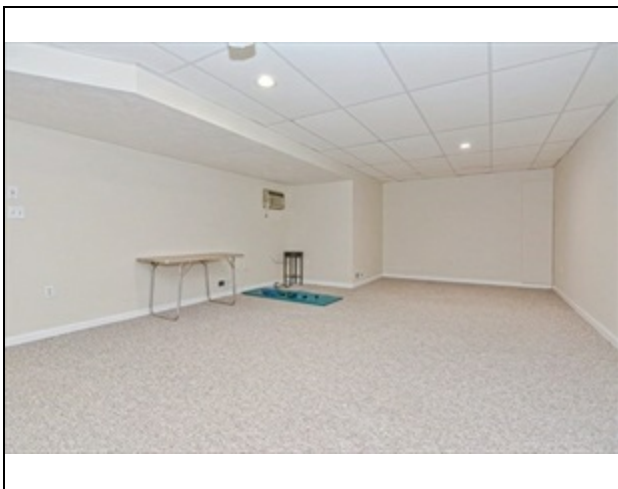
Double Vanity



Bedroom 3



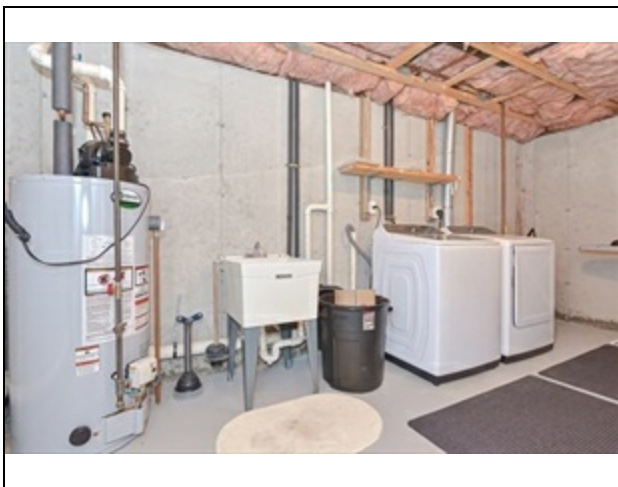
Bedroom 3



Bonus Room



Storage



Laundry Room/Area



15 Pear Tree Ln - Unit 15
Franklin, MA 02038-3936
Condo

MLS #: 72844103	Status: Sold
List Price: \$489,900	Sale Price: \$515,000
List Date: 6/4/2021	Sale Date: 8/2/2021
Area:	Off Market Date: 6/8/2021
List\$/Sq. Ft.: \$255.16	Sold \$/Sq. Ft. \$268.23
Days on Market (Total): 4	Days on Market (Office): 4

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement:
Fireplaces: 1	Approx. Living Area: 1,920 Sq. Ft.
Year Built: 1998	Outdoor Space Avail: Yes - Common
# Units: 75	Garage: 1 Attached, Garage Door Opener, Deeded
Elevator:	Parking: 2
Handicap Access/Features:	
Association: Yes Fee: \$510	
Fee Includes: Master Insurance, Swimming Pool, Landscaping, Snow Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	1	16X16	Fireplace, Flooring - Hardwood, Deck - Exterior, Recessed Lighting
Dining Room:	1	11X14	Flooring - Hardwood
Kitchen:	1	17X14	Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting
Master Bedroom:	1	15X13	Flooring - Wall to Wall Carpet
Bedroom 2:	2	11X15	Flooring - Wall to Wall Carpet
Bedroom 3:	2	13X14	Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	1		Bathroom - Tiled With Shower Stall
Bath 3:	2		Bathroom - Full
Laundry:	B		-

Features & Other Information

Appliances: **Range, Dishwasher, Disposal**
 Basement: **Yes Full, Interior Access**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **Washer and dryer are excluded. The mirror in the living room is excluded. Refrigerator is negotiable**
 Exterior: **Wood**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 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

An impressive condominium that gives you the privacy of a single family home. This beautiful townhouse features an open concept floor plan. You will enjoy the lofted living room with its cozy gas fireplace, and sliding glass doors that open to a deck perfect for those summer barbecues. Living room & dining room feature lovely hardwood floors, freshly painted. Spacious cabinet packed kitchen with center island, granite counters, subway tile backsplash, Bosch dishwasher, recessed lighting, & breakfast nook. Perfect for the enthusiastic cook, and/or for entertaining. Direct entry to one car garage. First floor master bedroom with its own renovated private bath. Tiled oversized shower stall and granite topped vanity. 1/2 bath recently renovated. Second level features two bedrooms and another full bath. Storage area off of hallway. Balcony style hallway overlooking living room. Lots of natural light throughout the home. Gas heat, C/A, and a Nest thermostat. Picturesque yard.

Tax Information

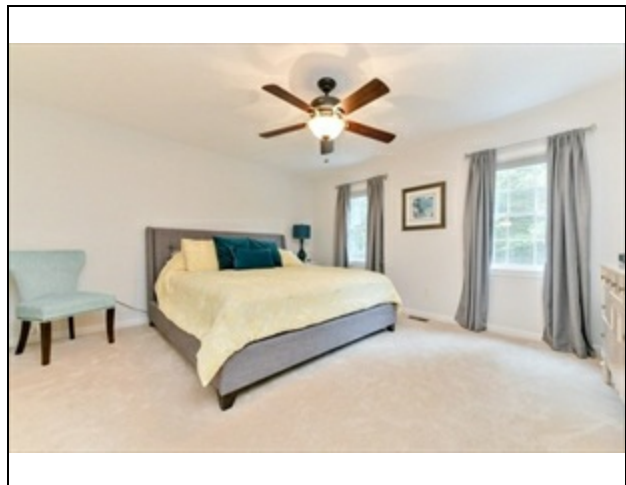
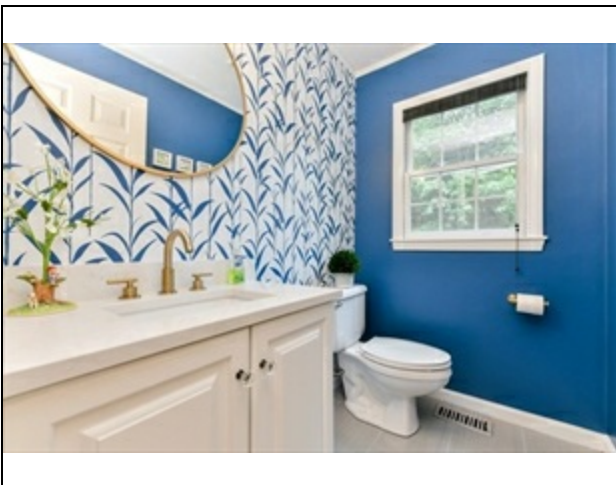
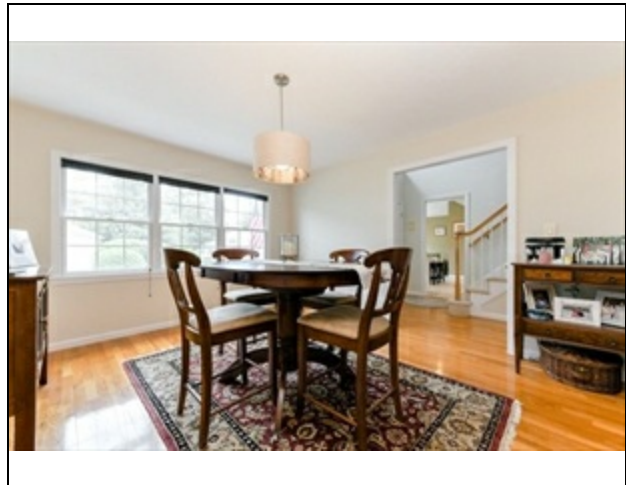
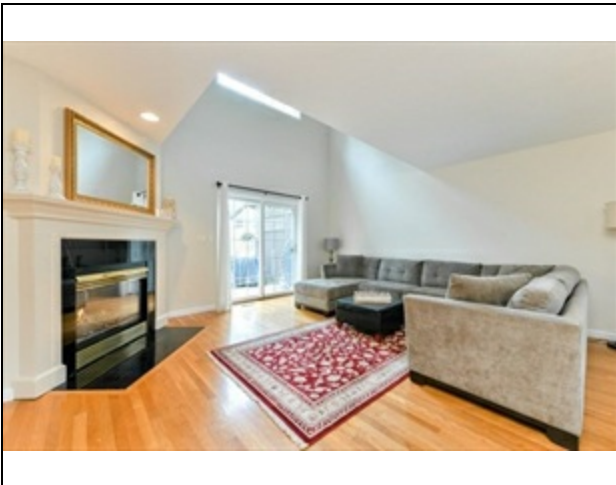
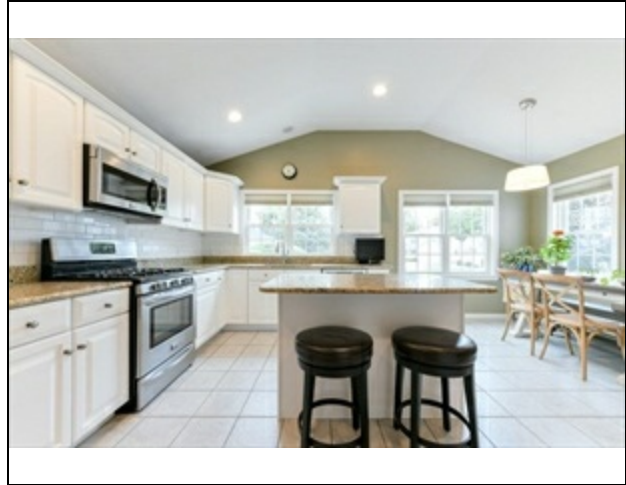
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Pin #: M:281 L:006-005		Map: Block: Lot: Book: 34406	Page: 406

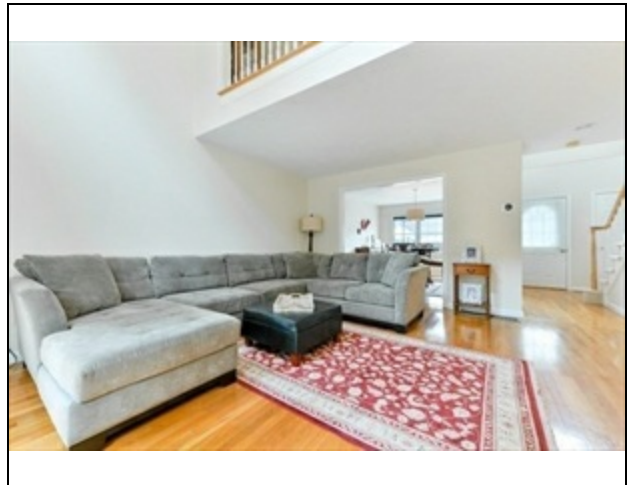
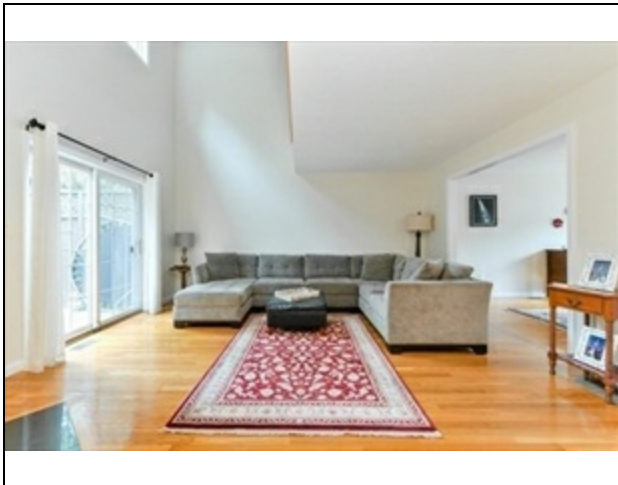
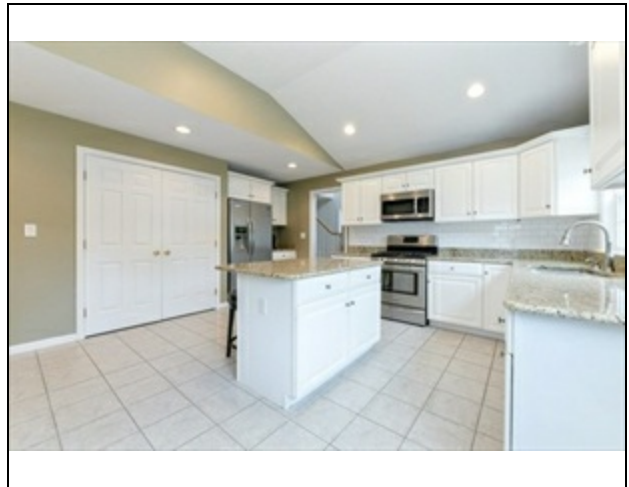
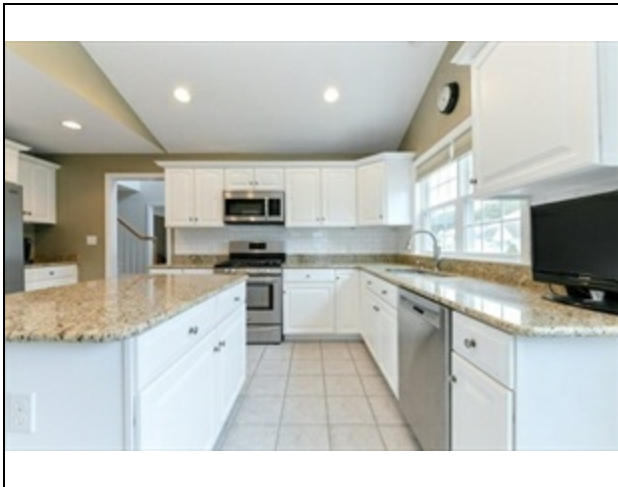
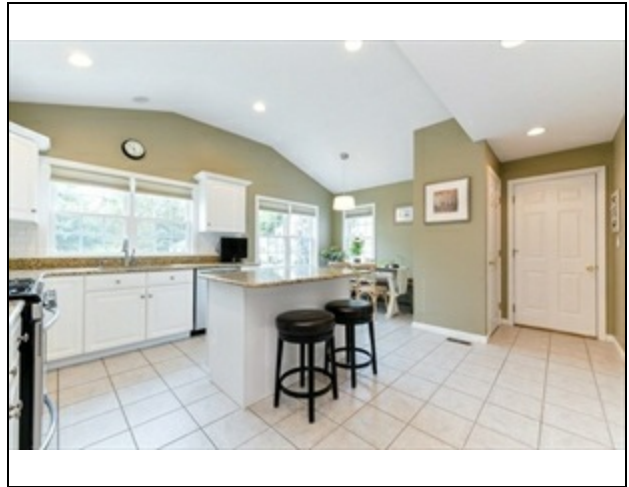
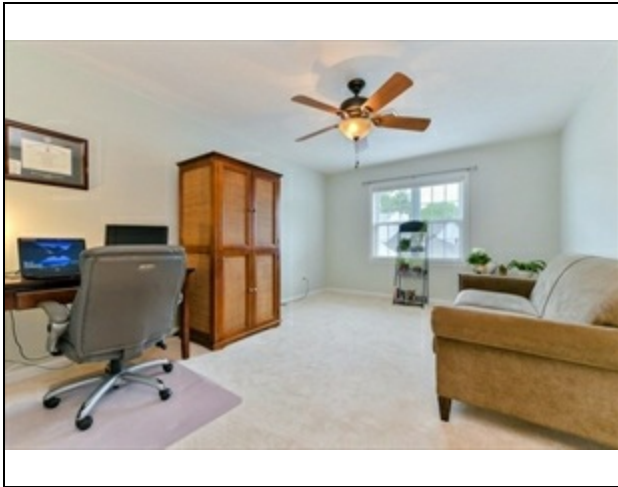
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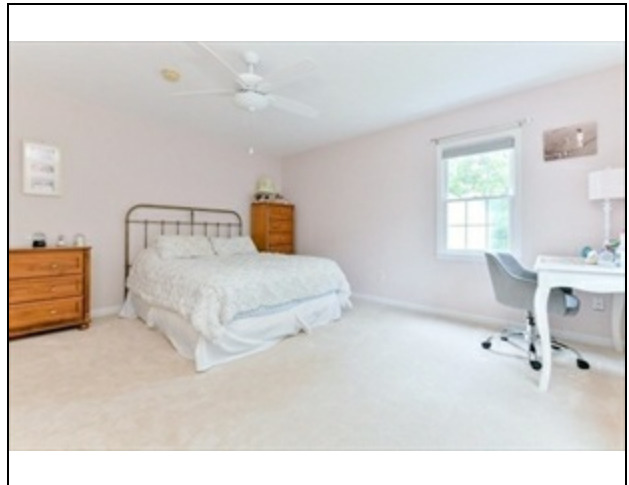
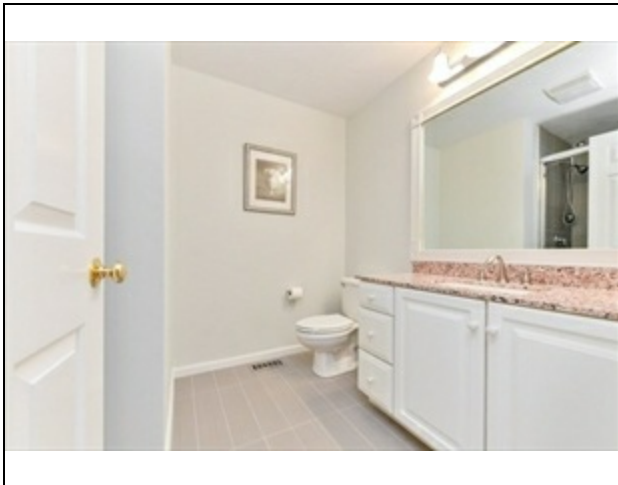
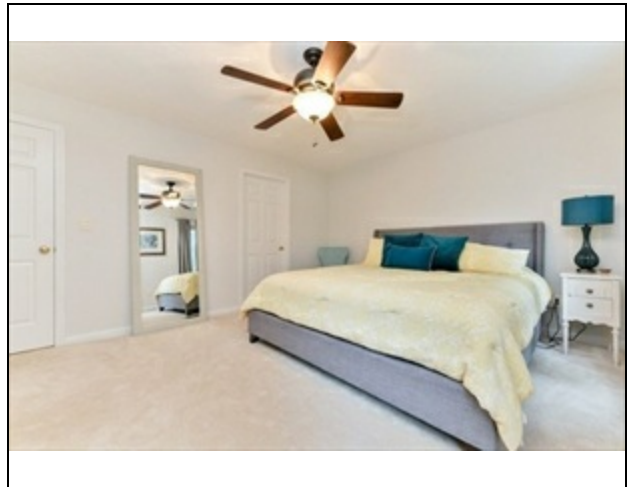
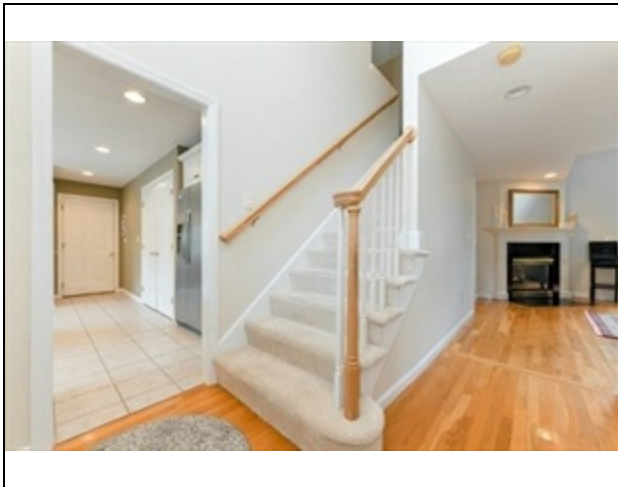
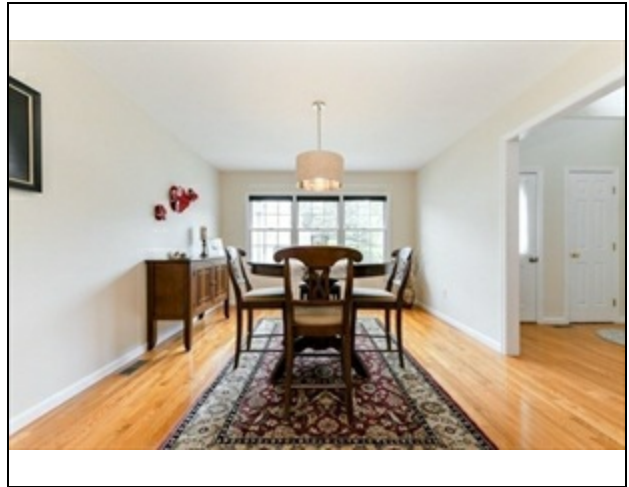
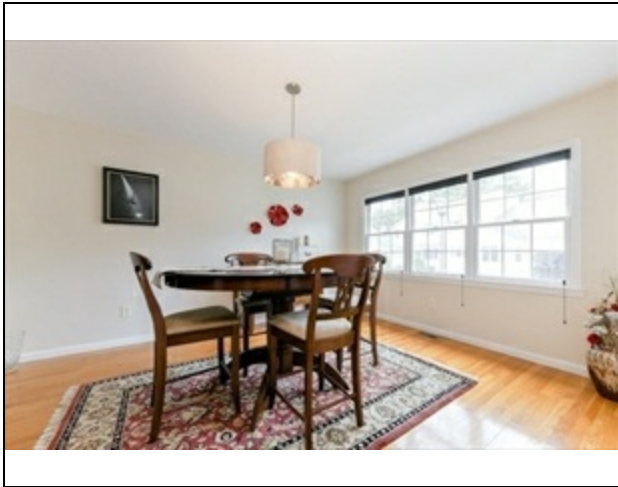
Sub-Agent: Not Offered	Buyer Agent: 2	Facilitator: 2
Compensation Based On: Gross/Full Sale Price		

MLS # 72844103 - Sold
15 Pear Tree Ln U:15, Franklin, MA 02038-3936

Condominium - Condo
Sale Price: \$515,000

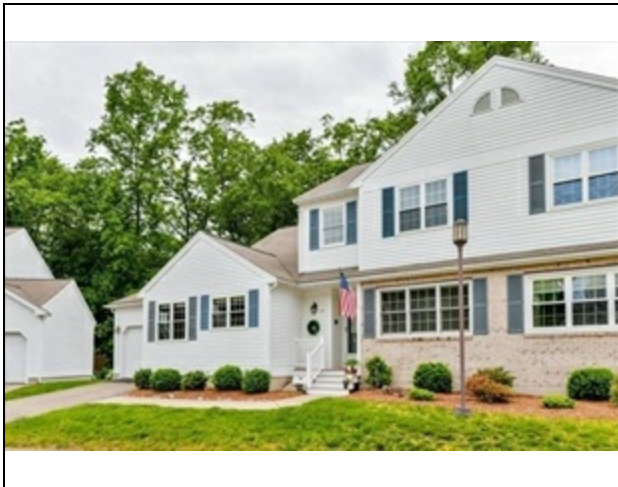
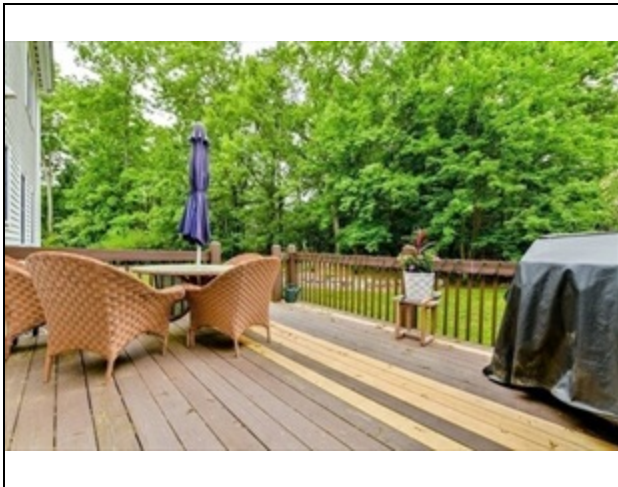
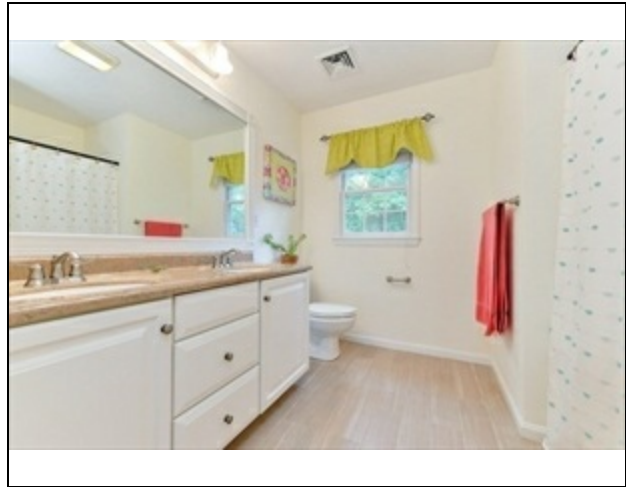
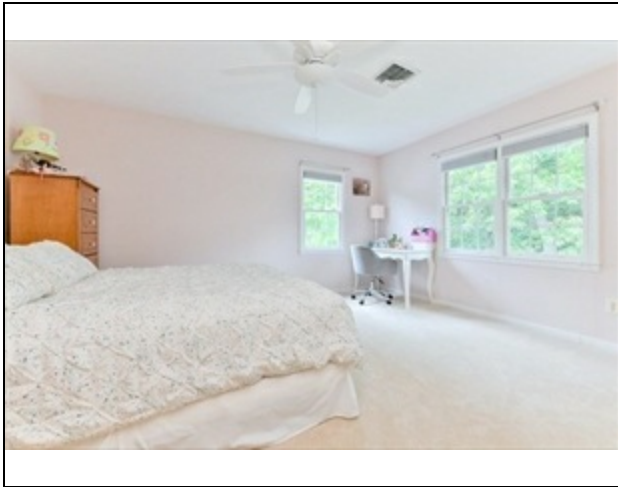






MLS # 72844103 - Sold
15 Pear Tree Ln U:15, Franklin, MA 02038-3936

Condominium - Condo
Sale Price: \$515,000



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

MLS #: 72879849	Status: Sold
List Price: \$579,000	Sale Price: \$570,000
List Date: 8/11/2021	Sale Date: 11/10/2021
Area:	Off Market Date: 9/6/2021
List\$/Sq. Ft.: \$261.40	Sold \$/Sq. Ft. \$257.34
Days on Market (Total): 27	Days on Market (Office): 27

Property Features

Rooms: 7	Style: Detached
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement: Street
Fireplaces: 1	Approx. Living Area: 2,215 Sq. Ft.
Year Built: 1998	Outdoor Space Avail:
# Units: 75	Garage: 1 Attached, Garage Door Opener, Storage, Side Entry, Insulated
Elevator: No	Parking: 1 Off-Street

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		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 II!! 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**

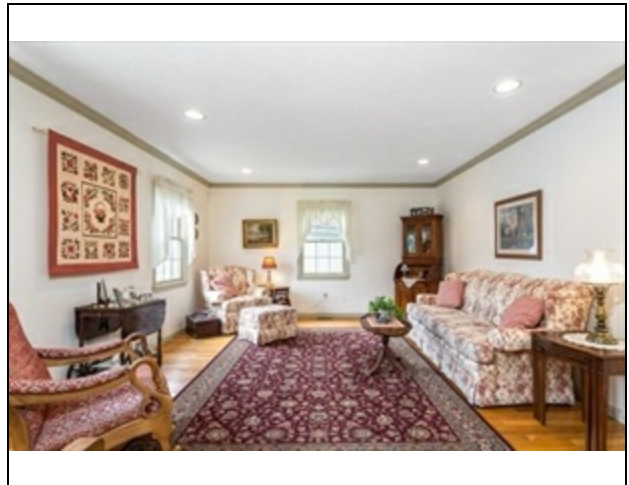
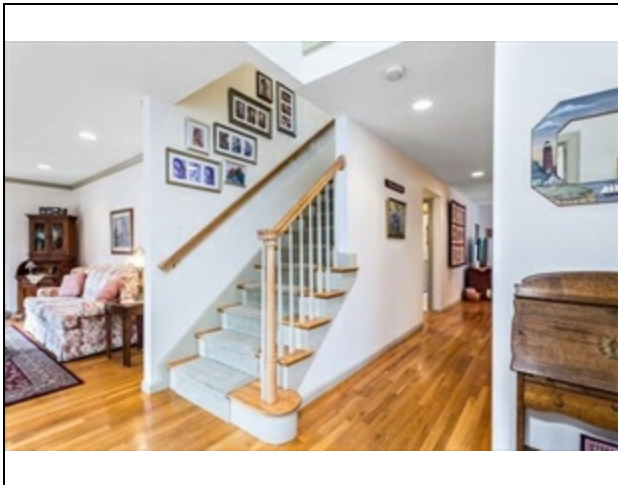
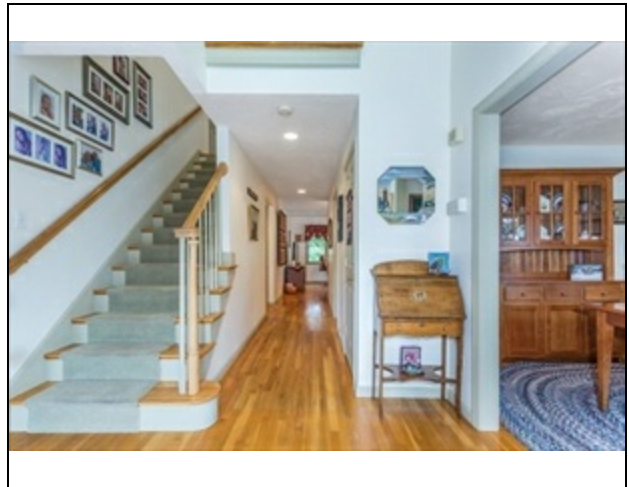
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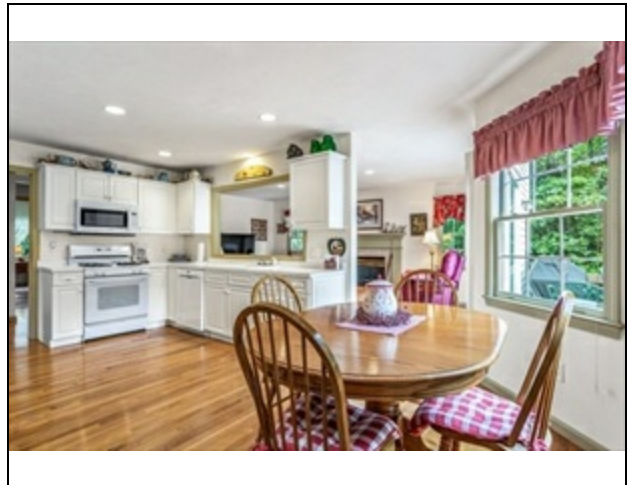
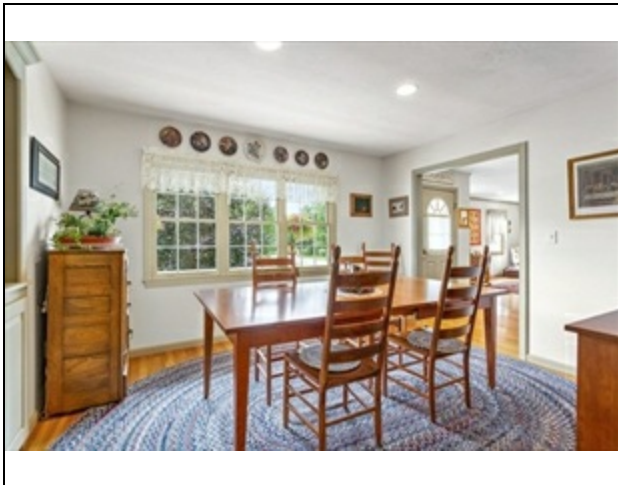
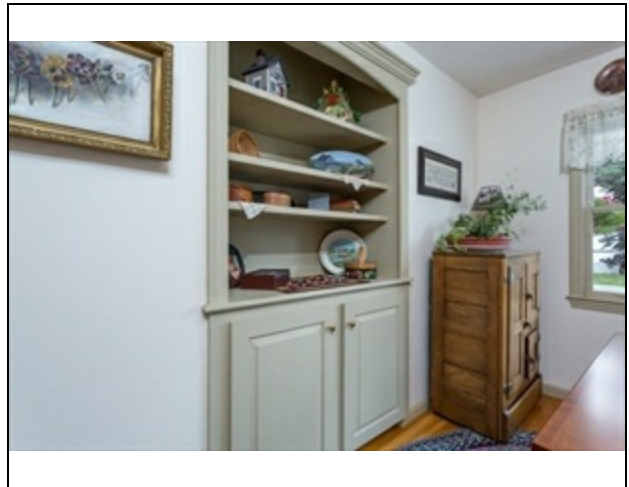
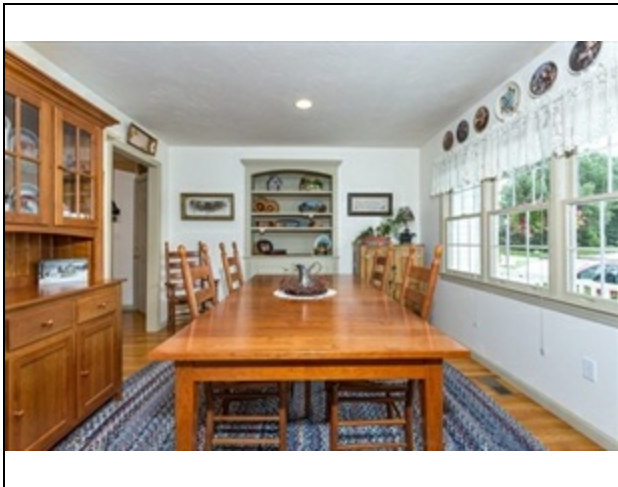
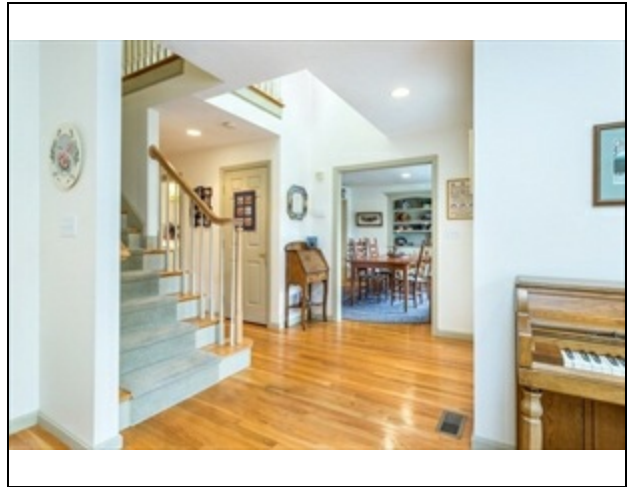
Compensation Based On: **Net Sale Price**

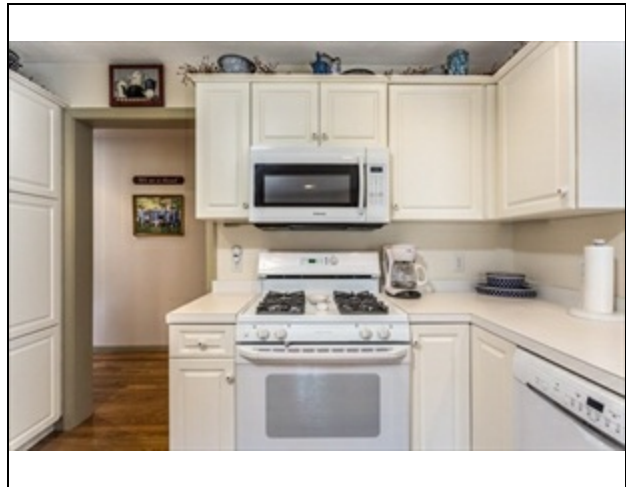
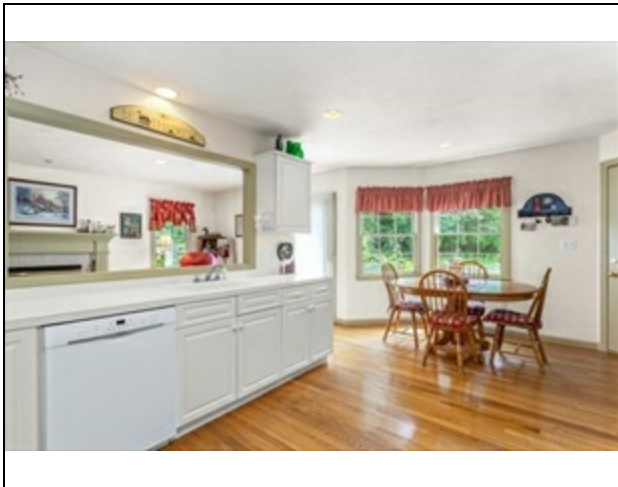
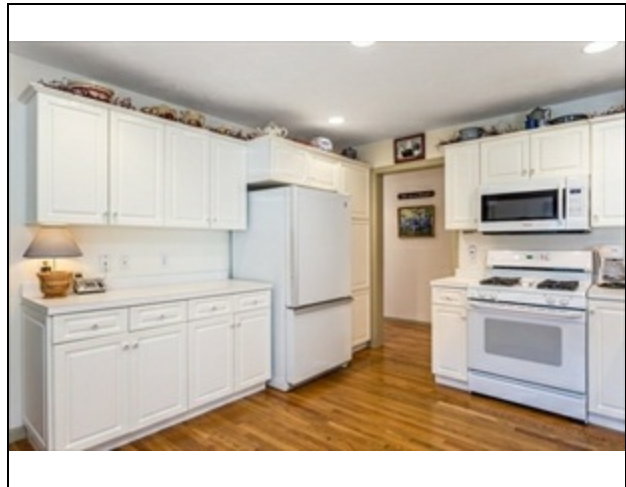
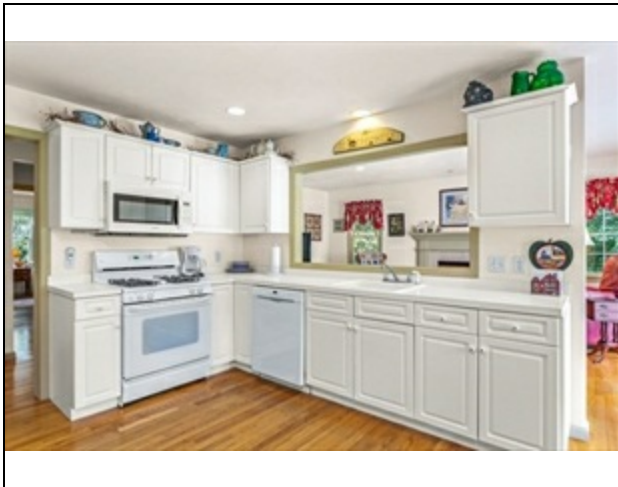
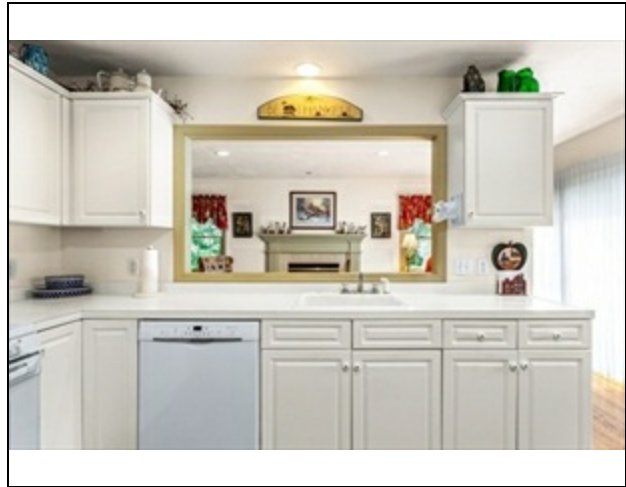
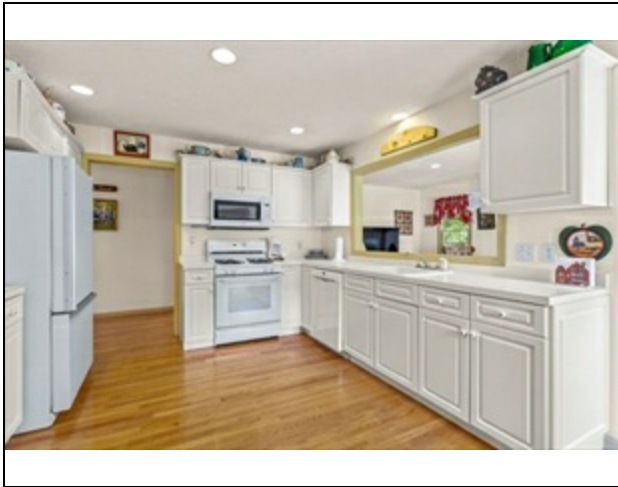
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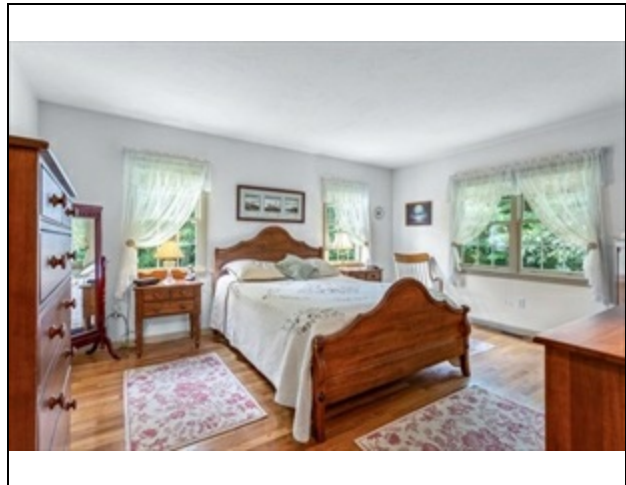
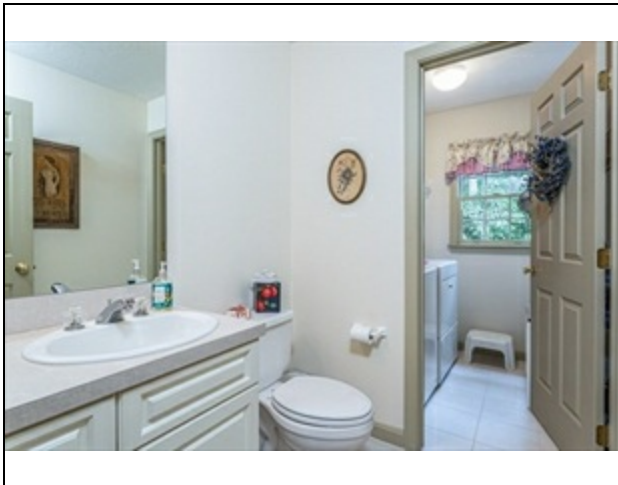
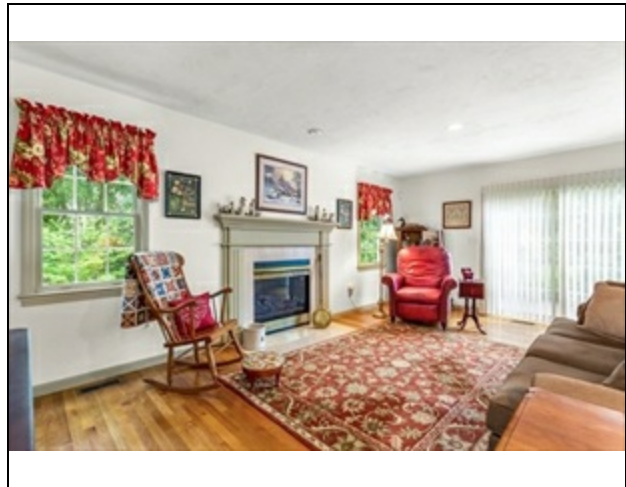
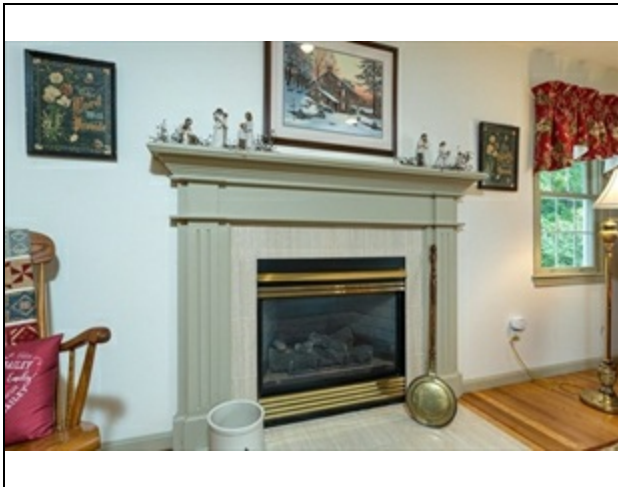
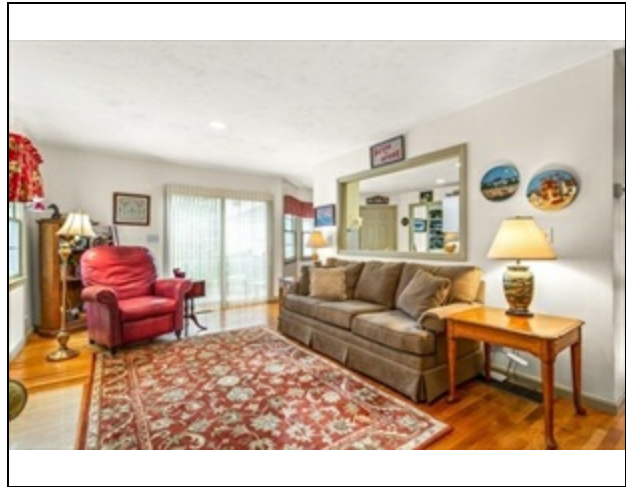
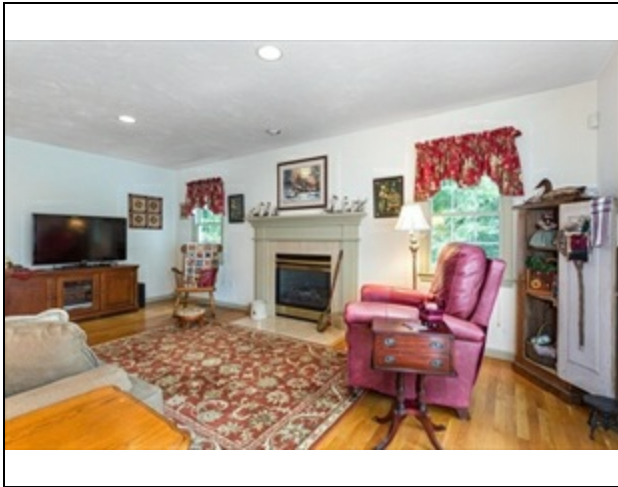
MLS # 72879849 - Sold
14 Pear Tree Ln U:14, Franklin, MA 02038

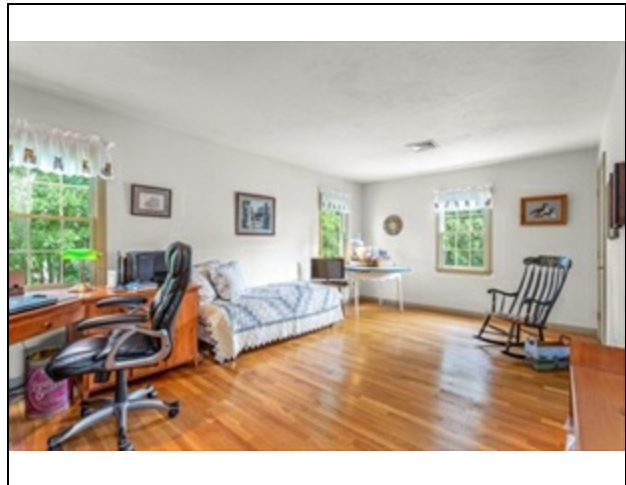
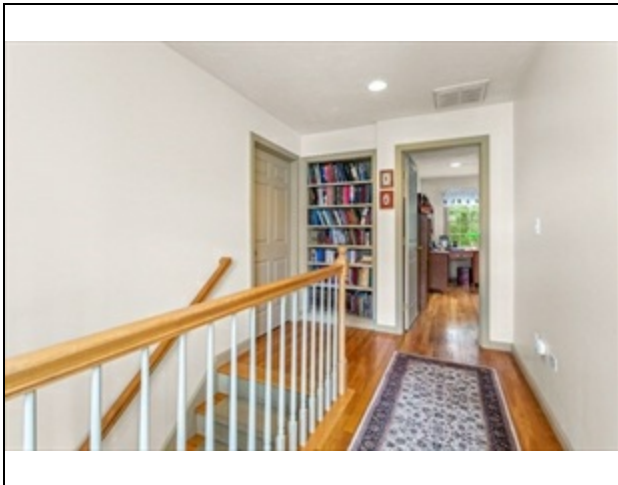
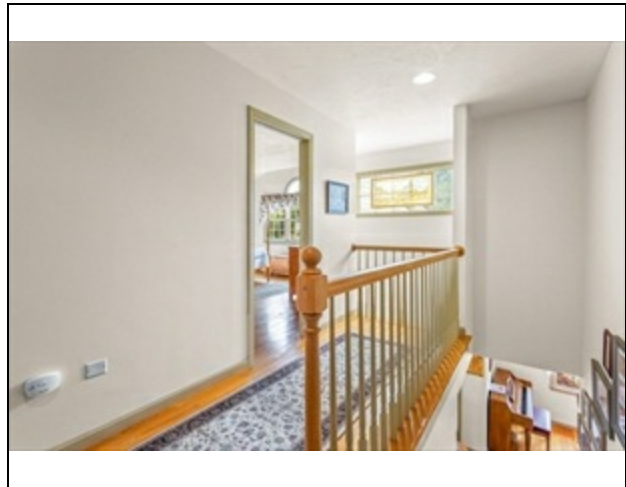
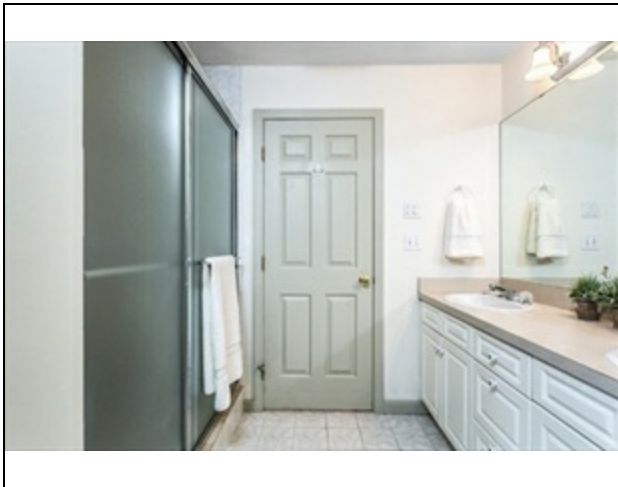
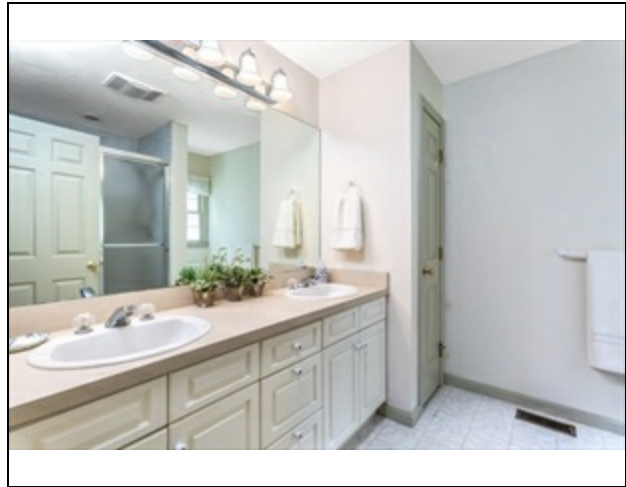
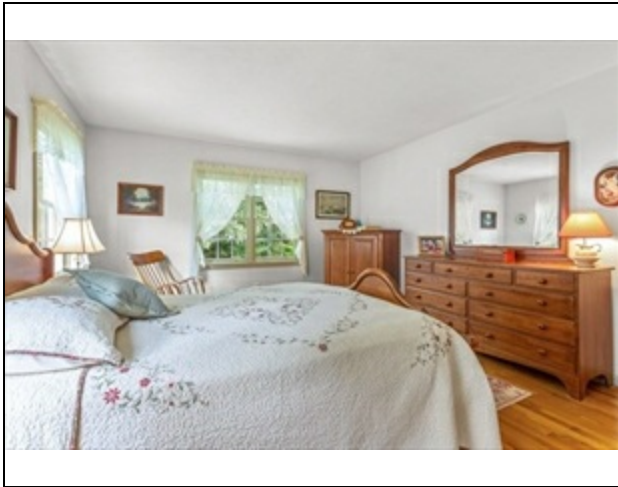
Condominium - Condo
Sale Price: \$570,000





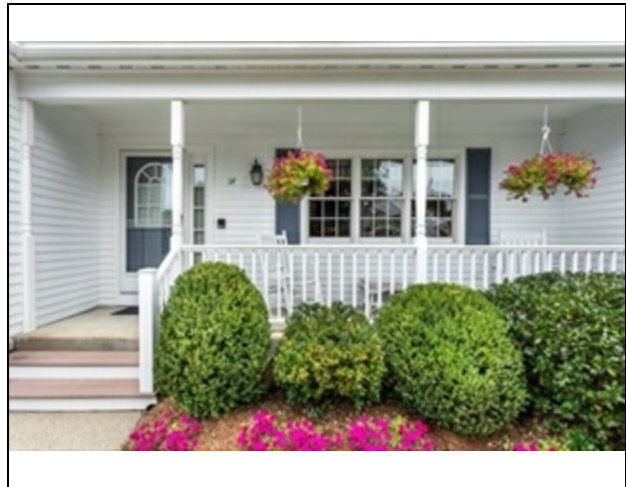
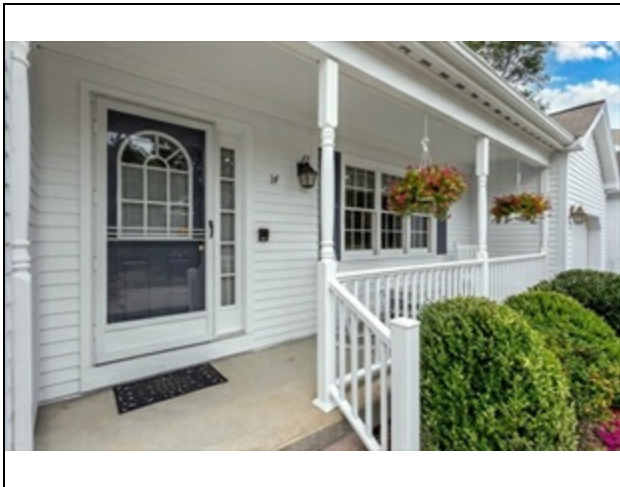
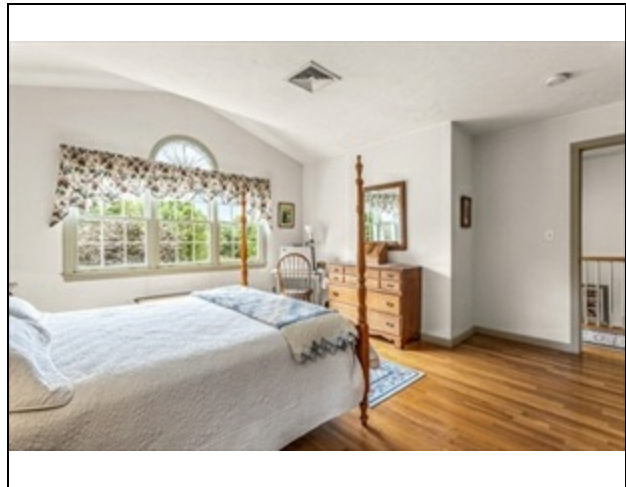
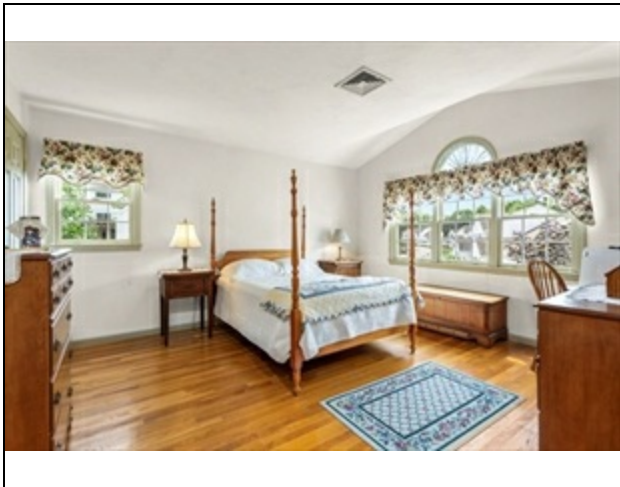
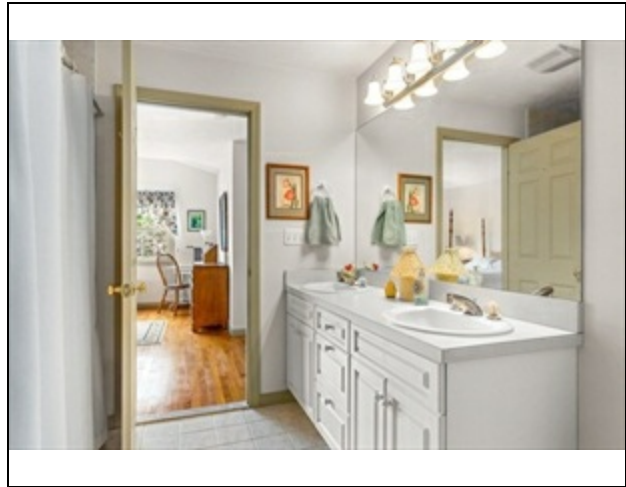
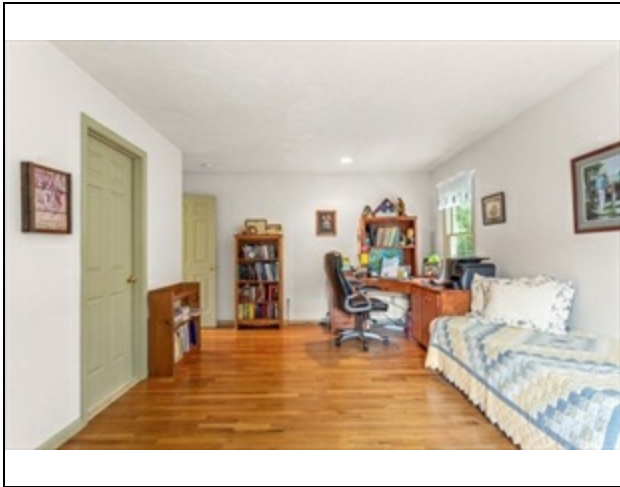






MLS # 72879849 - Sold
14 Pear Tree Ln U:14, Franklin, MA 02038

Condominium - Condo
Sale Price: \$570,000



MLS # 72879849 - Sold
14 Pear Tree Ln U:14, Franklin, MA 02038

Condominium - Condo
Sale Price: \$570,000

