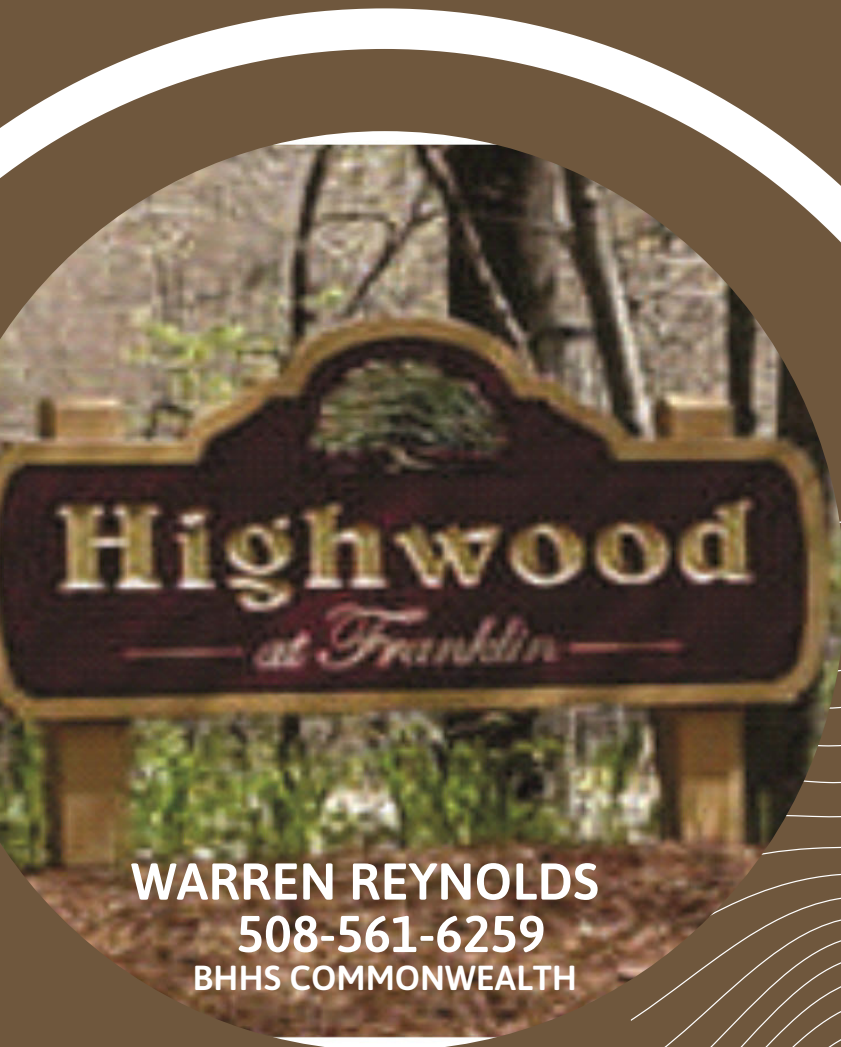


# ANNUAL SALES REPORT

2021

*HIGHWOOD CONDOS, FRANKLIN, MA*



**WARREN REYNOLDS**  
508-561-6259  
BHHS COMMONWEALTH



**95 Highwood Drive - Unit 95**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72888337** Status: **Sold**  
List Price: **\$245,000** Sale Price: **\$250,000**  
List Date: **8/31/2021** Sale Date: **9/30/2021**  
Area: Off Market Date: **9/13/2021**  
List\$/Sq. Ft.: **\$248.73** Sold \$/Sq. Ft. **\$253.81**  
Days on Market (Total): **13** Days on Market (Office): **13**

**Property Features**

Rooms: **5** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **2**  
Master Bath: **Yes** Placement: **Middle, Garden**  
Fireplaces: **0** Approx. Living Area: **985 Sq. Ft.**  
Year Built: **1981** Outdoor Space Avail:  
# Units: **56** Garage: **0**  
Elevator: **No** Parking: **1 Off-Street, Assigned, Guest**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$341**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet, Balcony / Deck, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Master Bedroom:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet, Slider</b>
Bedroom 2:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		-
Laundry:	<b>1</b>		-

**Features & Other Information**

Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Exclusions:  
Exterior Features: **Porch - Screened**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric**  
Lead Paint: **None**  
Pets Allowed: **Yes**  
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**

**HIGHWOOD II - 2 Bedroom Condo - READY FOR OCCUPANCY -ONE LEVEL LIVING - Open Dining Area - Living Room - Slider to Screened Porch - Master Bedroom with Slider to Porch - Dual Closets - Spacious Second Bedroom - Washer and Dryer in Unit (INCLUDED) - Easy to Show - Quick Closing Possible. Easy access to Town Center, Commuter Rail, Schools, Dean College and Major Routes - Great Investment Opportunity!**

**Tax Information**

**2021 Taxes: \$2,943** Assessment: **\$200,900**  
Pin #:

Cert: Zoning Code: **condo**  
Map: Block: Lot: Book: **39797** Page: **214**

**Compensation**

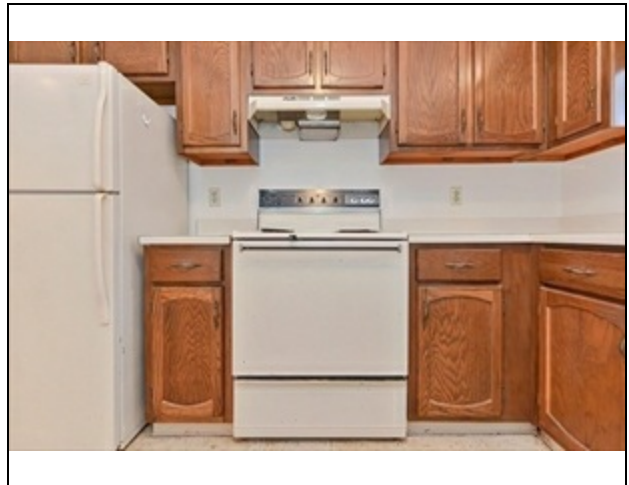
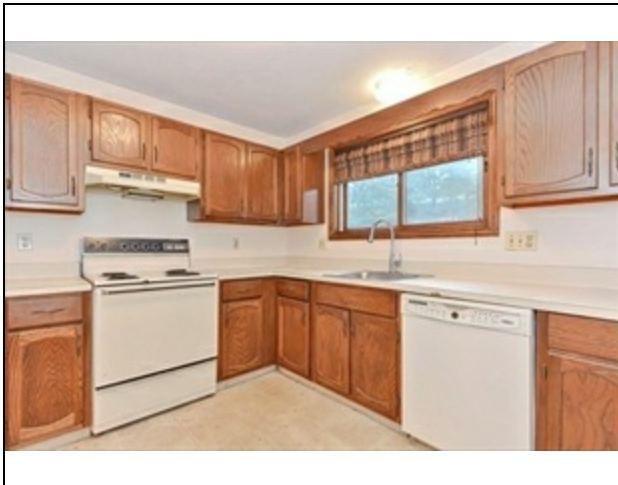
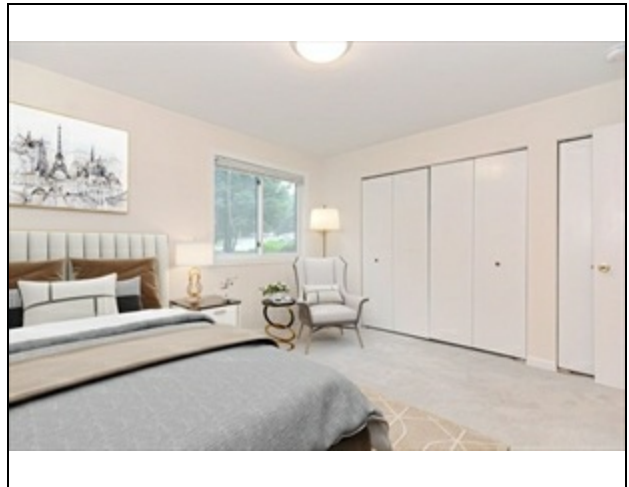
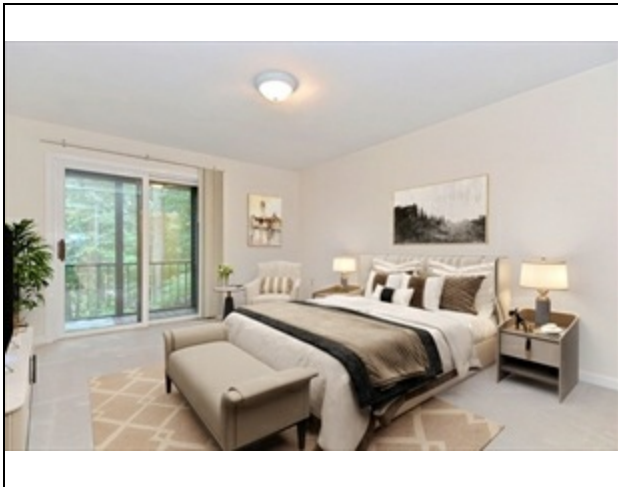
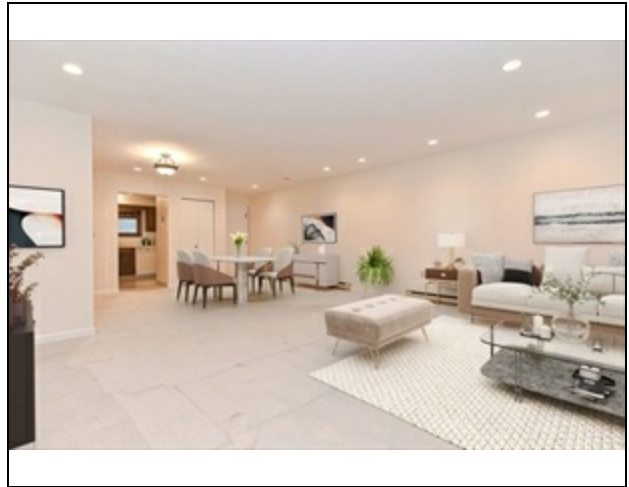
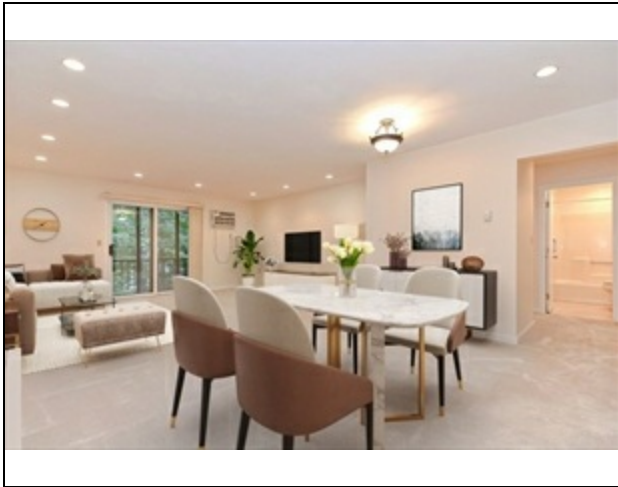
Sub-Agent: **Not Offered**  
Compensation Based On: **Net Sale Price**

Buyer Agent: **2.0**

Facilitator: **0**

**MLS # 72888337 - Sold**  
**95 Highwood Drive U:95, Franklin, MA 02038**

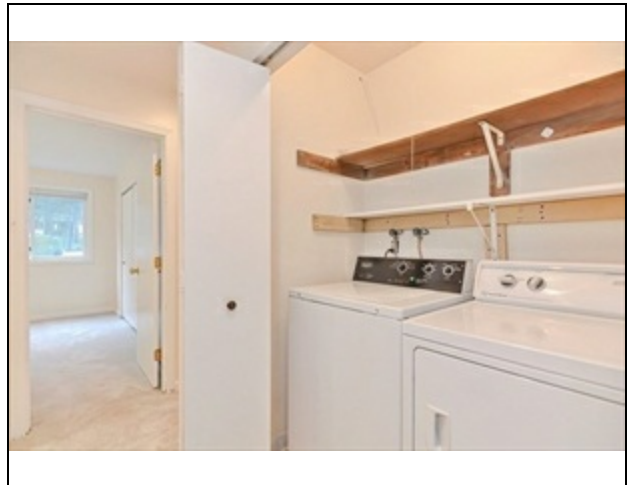
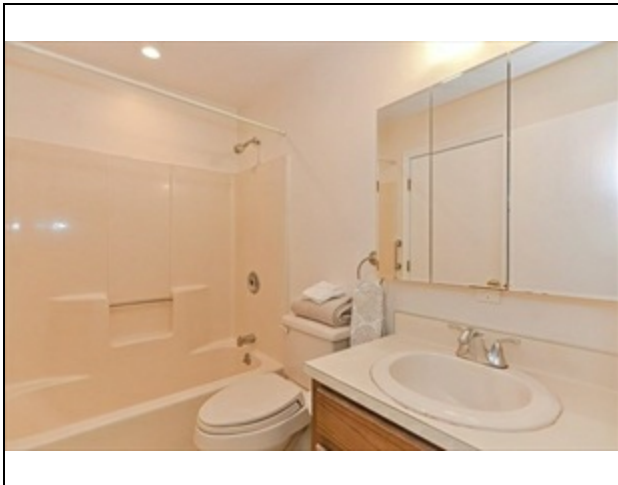
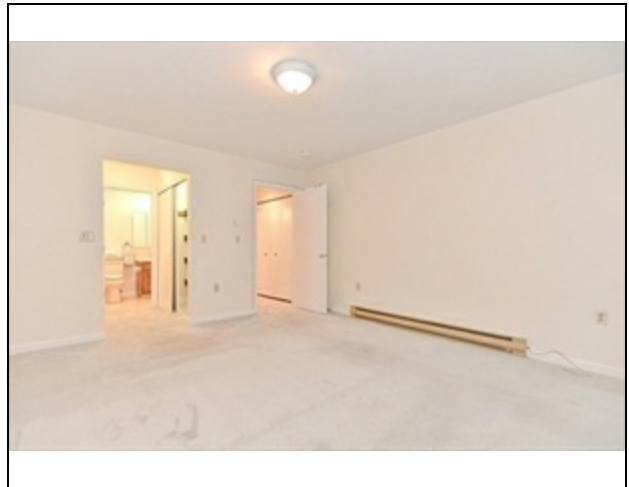
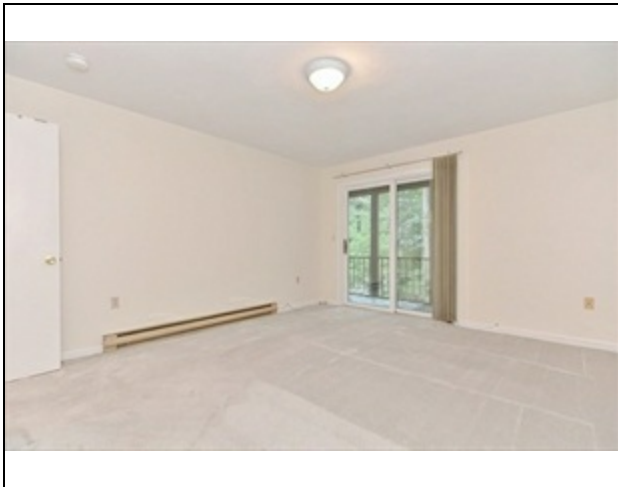
**Condominium - Condo**  
**Sale Price: \$250,000**





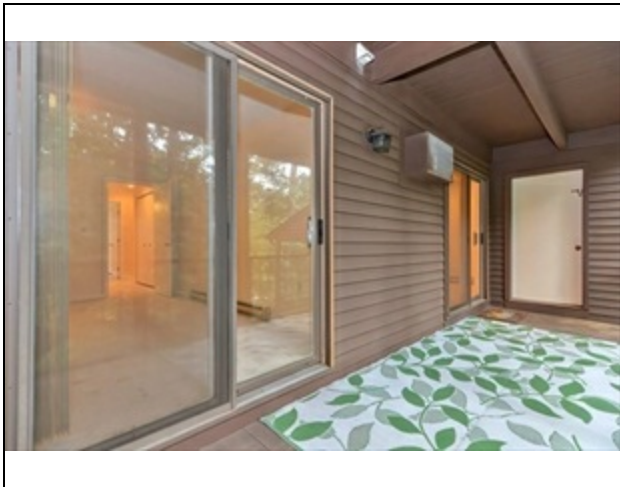
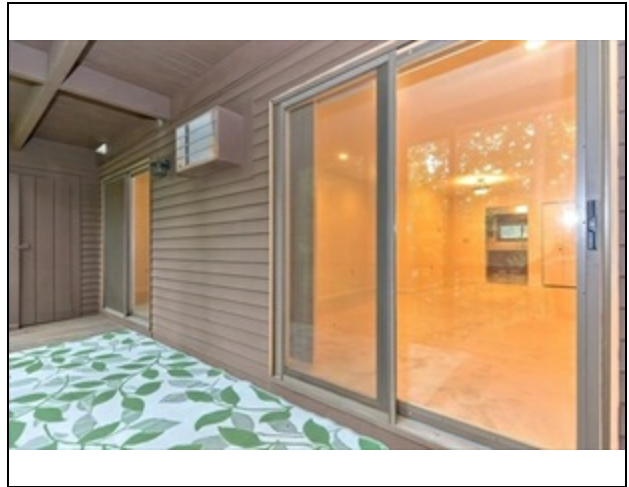
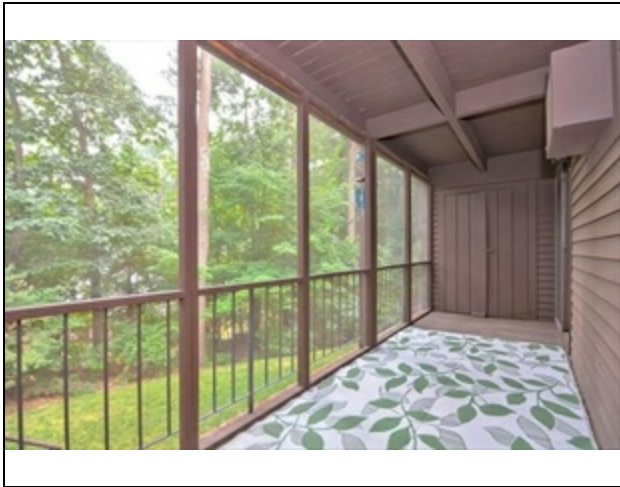
**MLS # 72888337 - Sold**  
**95 Highwood Drive U:95, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$250,000**



MLS # 72888337 - Sold  
95 Highwood Drive U:95, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$250,000



**86 HIGHWOOD DRIVE - Unit 86**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72828432</b>	Status: <b>Sold</b>
List Price: <b>\$239,900</b>	Sale Price: <b>\$252,000</b>
List Date: <b>5/10/2021</b>	Sale Date: <b>6/29/2021</b>
Area:	Off Market Date: <b>5/26/2021</b>
List\$/Sq. Ft.: <b>\$243.55</b>	Sold \$/Sq. Ft. <b>\$255.84</b>
Days on Market (Total): <b>16</b>	Days on Market (Office): <b>16</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>1</b>
Master Bath:	Placement: <b>Garden</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>985 Sq. Ft.</b>
Year Built: <b>1981</b>	Outdoor Space Avail:
# Units: <b>59</b>	Garage: <b>0</b>
Elevator:	Parking: <b>2 Off-Street, Assigned, Guest</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$341</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
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**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **None**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Clapboard, Wood**  
 Exterior Features: **Covered Patio/Deck**  
 Facing Direction:  
 Heating: **Electric Baseboard**  
 Hot Water: **Electric, Tank**  
 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**

**GREAT GARDEN LEVEL unit at popular Highwood II. Open floor-plan, dining//living room combination w/ slider to covered patio & storage unit. Attractive laminate wood grain floors in all rooms except the bathroom. Stainless steel appliances include refrigerator, electric range, dishwasher all purchased and installed in 2016 . Washer/dryer hook ups in unit & complete with newer washer/dryer installed 2016. 50 gal hot water tank for all your needs. Good size bedroom closets for you and your guests. Close to shopping, restaurants, route 495 and commuter rail. This unit is in pristine condition and easy to show with some notice.**

**Tax Information**

<b>2021 Taxes: \$2,762.99</b>	<b>Assessment: \$188,600</b>	Cert:	Zoning Code: <b>res</b>
Pin #:		Map:	Block: Lot: Book: <b>34554</b> Page: <b>102</b>

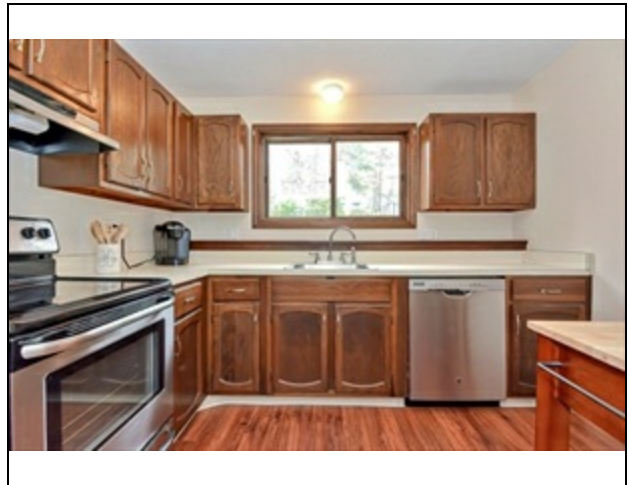
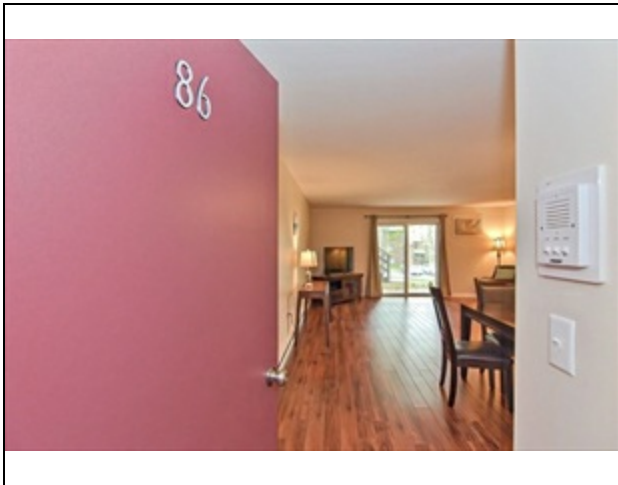
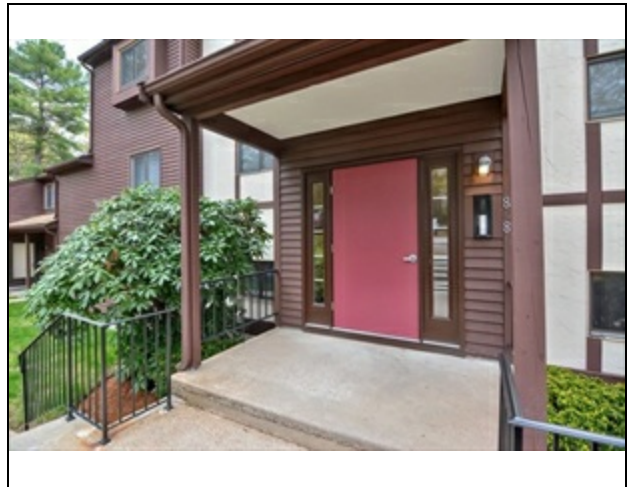
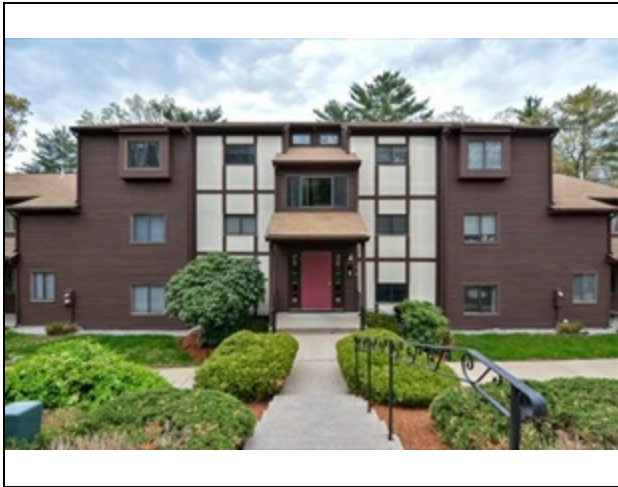
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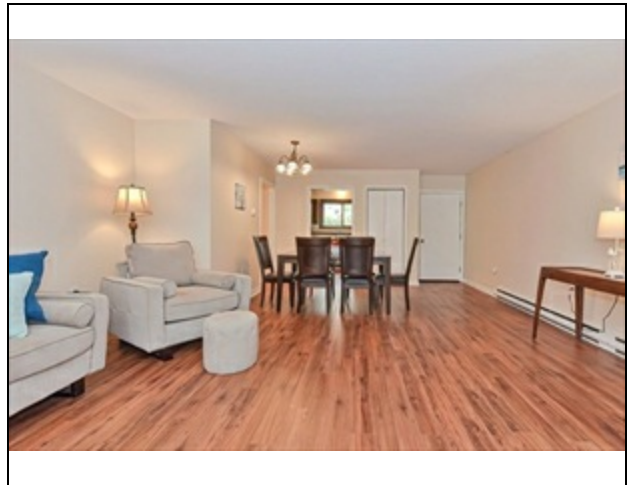
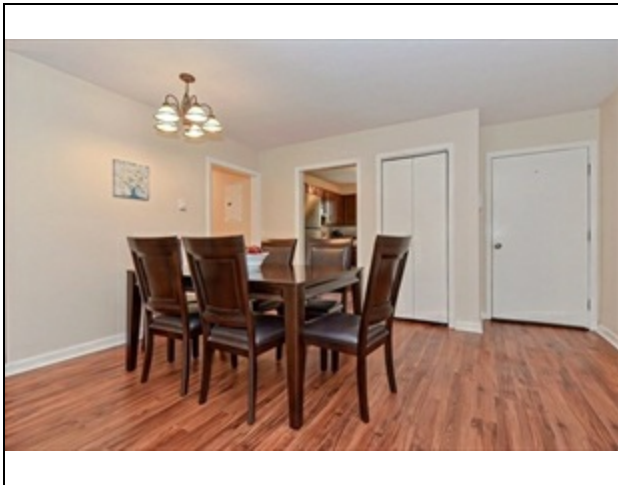
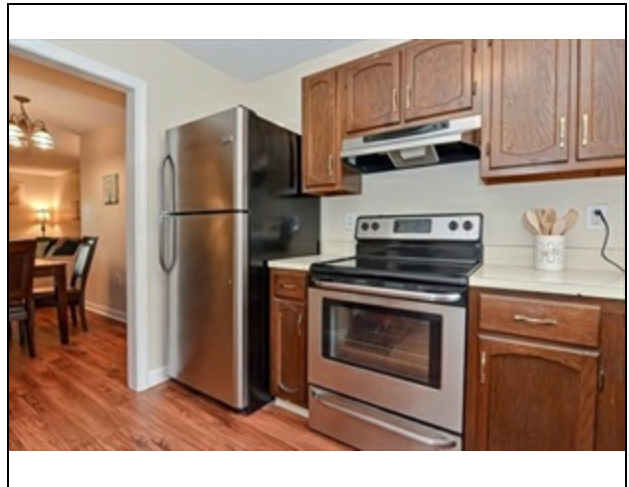
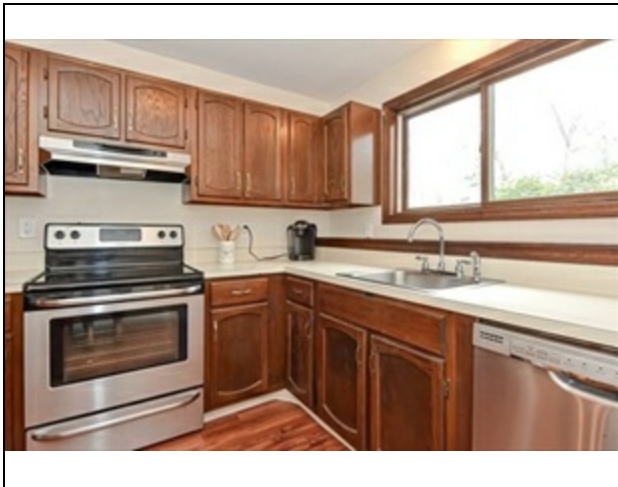
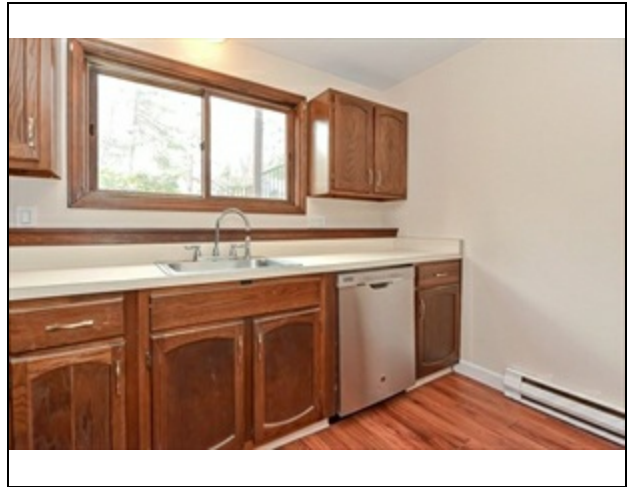
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Compensation Based On: <b>Net Sale Price</b>		



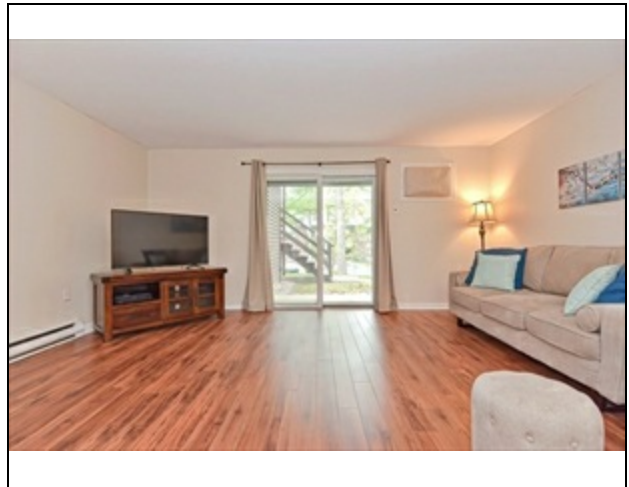
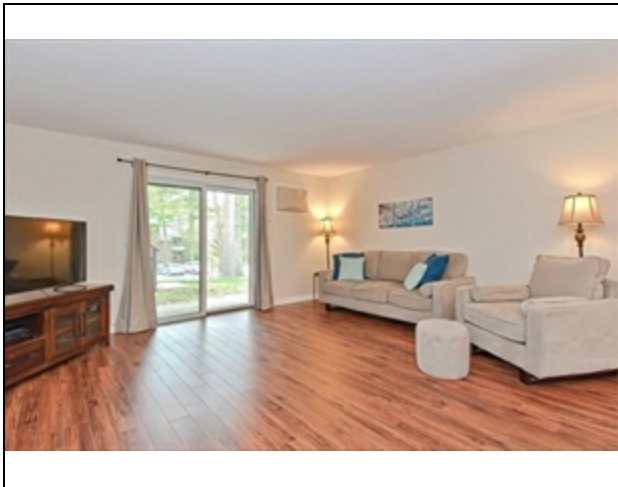
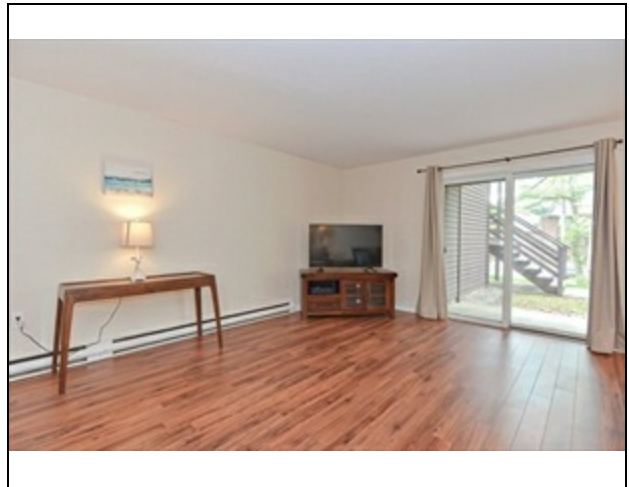
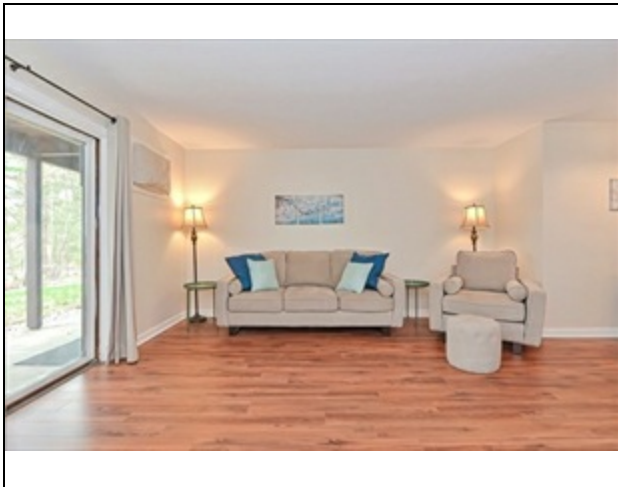
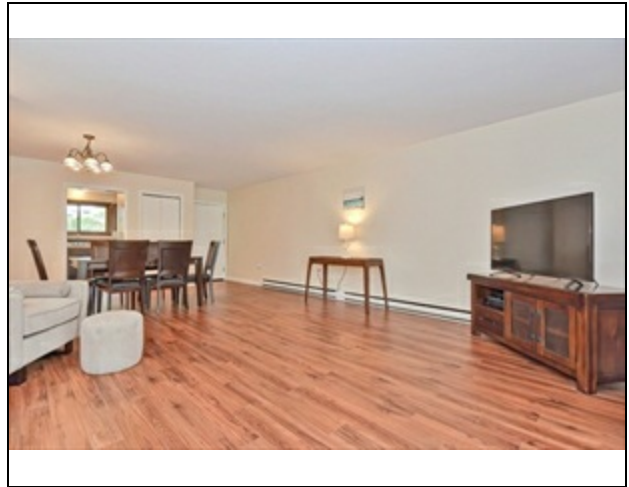
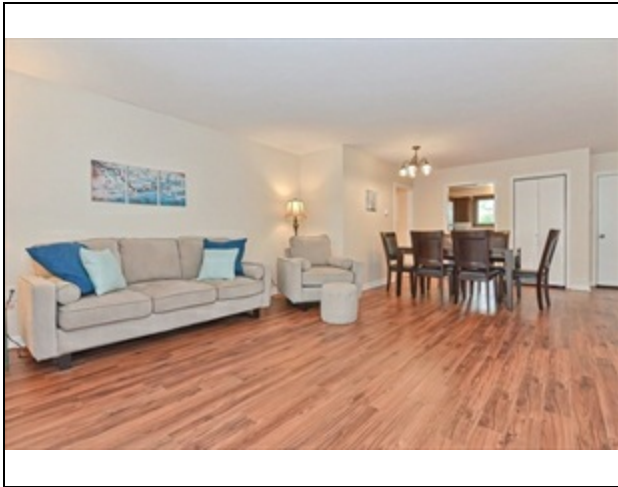
MLS # 72828432 - Sold  
86 HIGHWOOD DRIVE U:86, Franklin, MA 02038

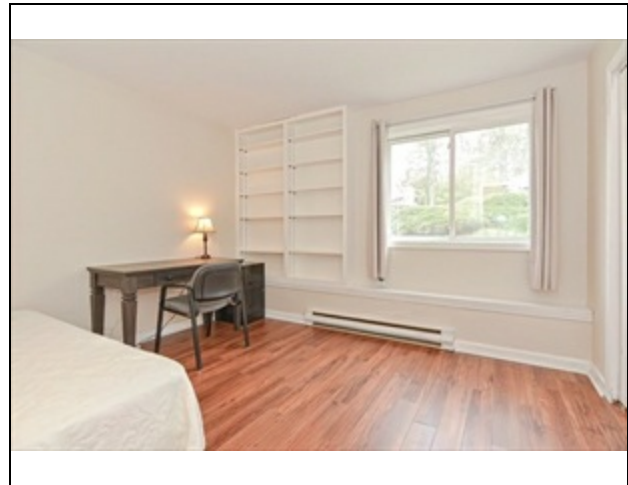
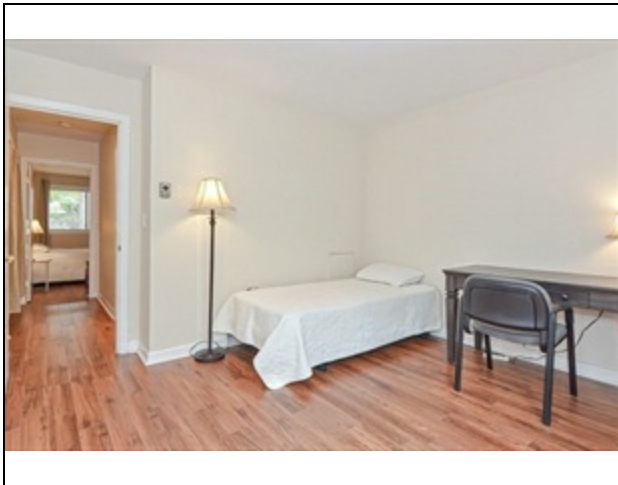
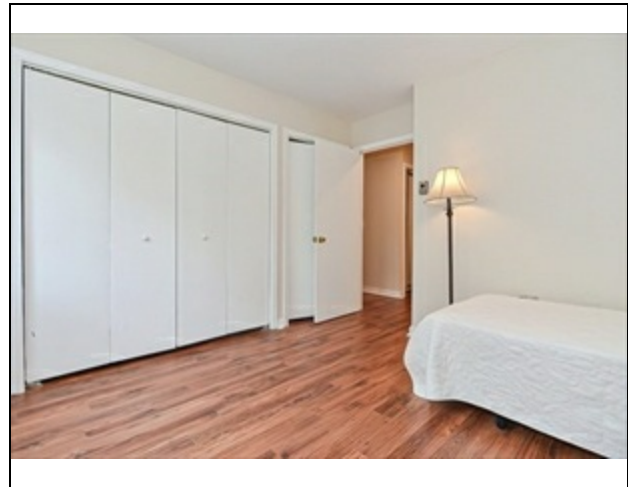
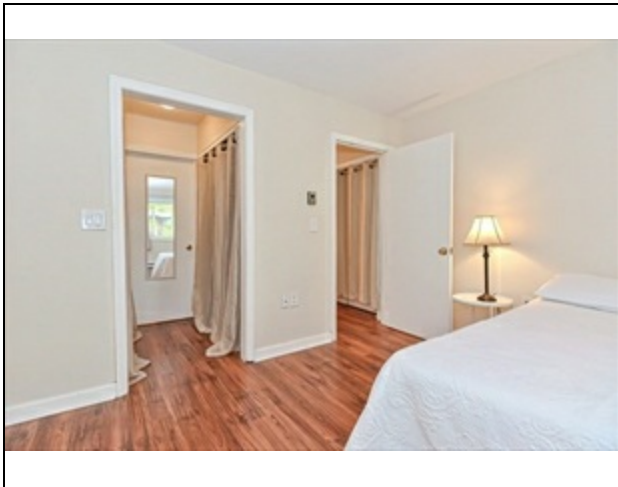
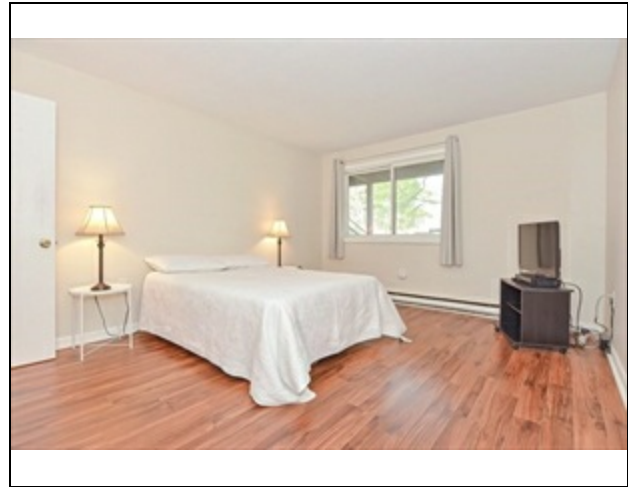
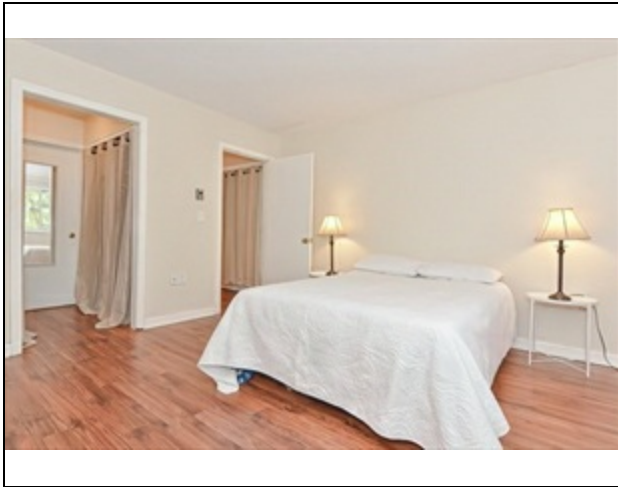
Condominium - Condo  
Sale Price: \$252,000







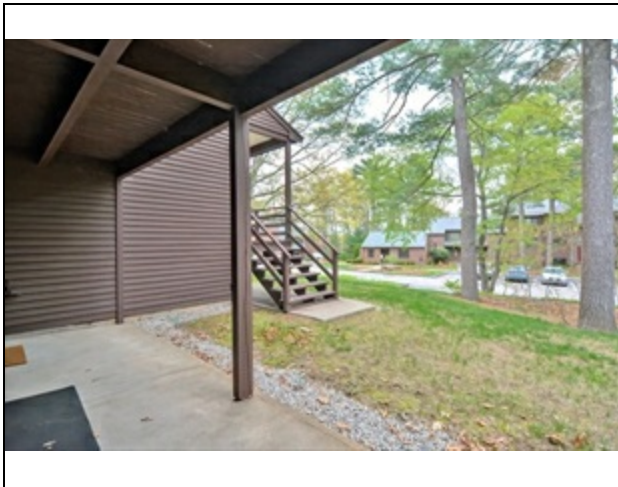
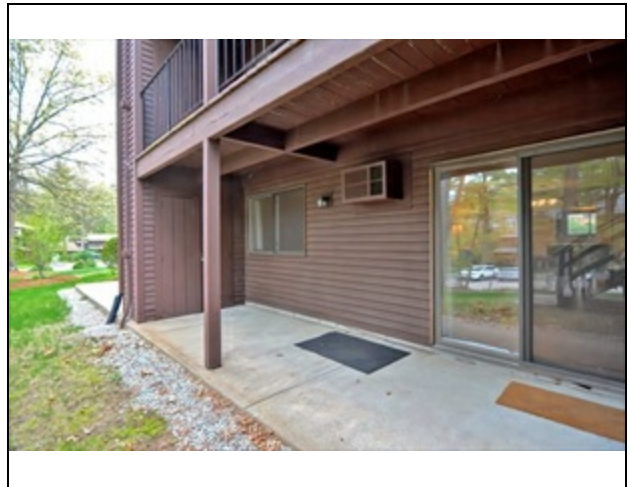
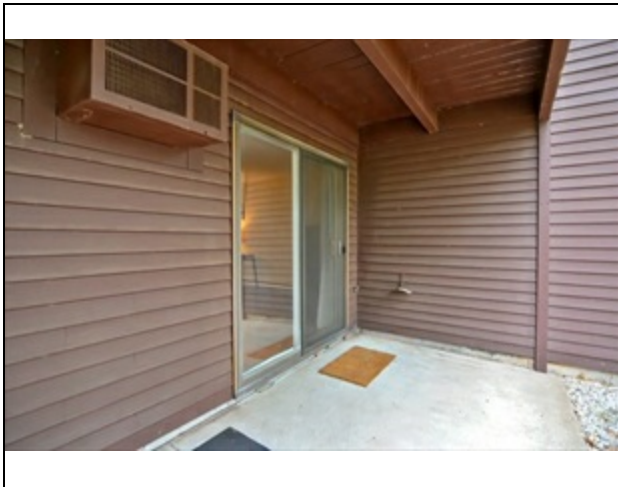
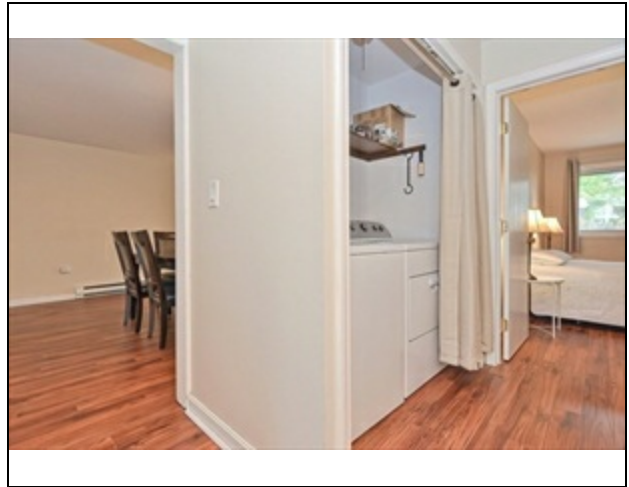
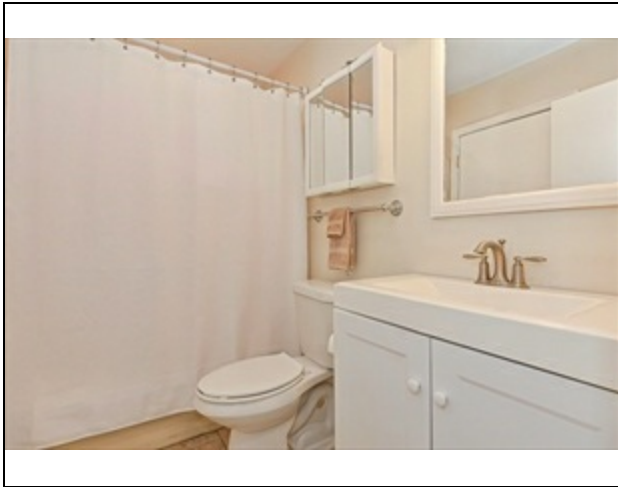






**MLS # 72828432 - Sold**  
**86 HIGHWOOD DRIVE U:86, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$252,000**





MLS # 72828432 - Sold  
86 HIGHWOOD DRIVE U:86, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$252,000



**175 Highwood Dr - Unit 175**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72878640</b>	Status: <b>Sold</b>
List Price: <b>\$259,900</b>	Sale Price: <b>\$275,000</b>
List Date: <b>8/9/2021</b>	Sale Date: <b>10/14/2021</b>
Area:	Off Market Date: <b>8/26/2021</b>
List\$/Sq. Ft.: <b>\$232.26</b>	Sold \$/Sq. Ft. <b>\$245.76</b>
Days on Market (Total): <b>17</b>	Days on Market (Office): <b>17</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level: <b>1</b>
Master Bath:	Placement: <b>Street, Middle</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,119 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail:
# Units: <b>56</b>	Garage: <b>0</b>
Elevator:	Parking: <b>2</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$289</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Slider</b>
Dining Room:	<b>1</b>		-
Kitchen:	<b>1</b>		-
Master Bedroom:	<b>2</b>		-
Bedroom 2:	<b>2</b>		-
Bath 1:	<b>1</b>		<b>Bathroom - Half</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full</b>
Laundry:	<b>2</b>		-

**Features & Other Information**

Basement: **No**  
Cooling: **Wall AC**  
Exclusions: **Washer& dryer**  
Exterior: **Vinyl**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Tank**  
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**

**\*\*\*OFFER DEADLINE MONDAY 8/16 BY 12PM\*\*\*Welcome home to Highwood Condominiums! This condo offers commuter convenience as well as a quiet community. This multi-level two bedroom condo boasts just over 1100 sqft. The living room/dining area have updated engineered hardwood floors, a wood burning brick fireplace & access to the outside patio as well. The master bedroom has double closets & an en suite bathroom (Jack and Jill style). The second bedroom has ample closet space as well with its own walk-in closet. Laundry hook up is conveniently located on the second level. Plenty of parking with two assigned spaces and guest parking also.**

**Tax Information**

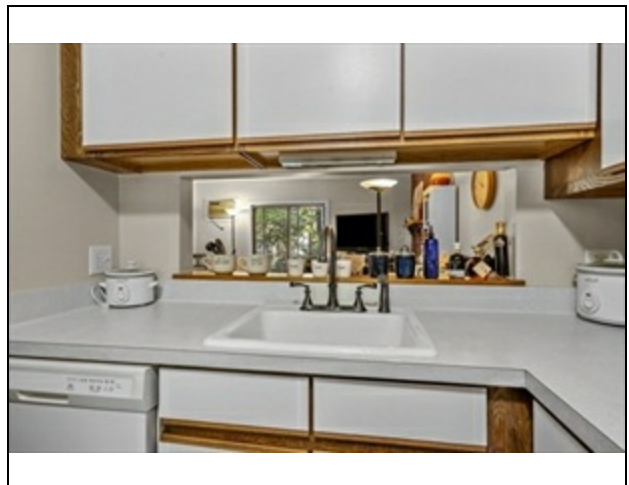
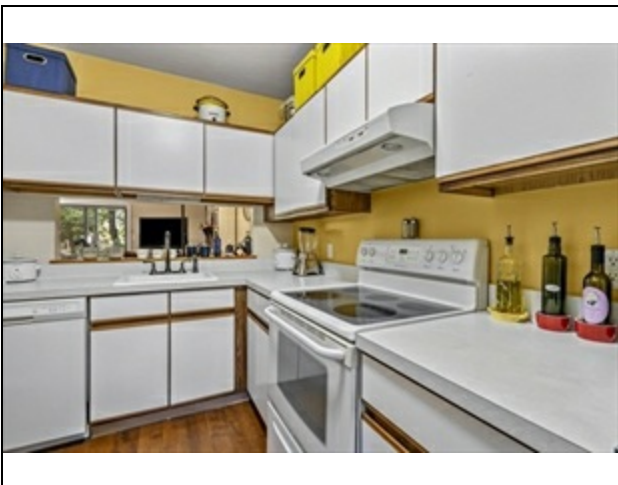
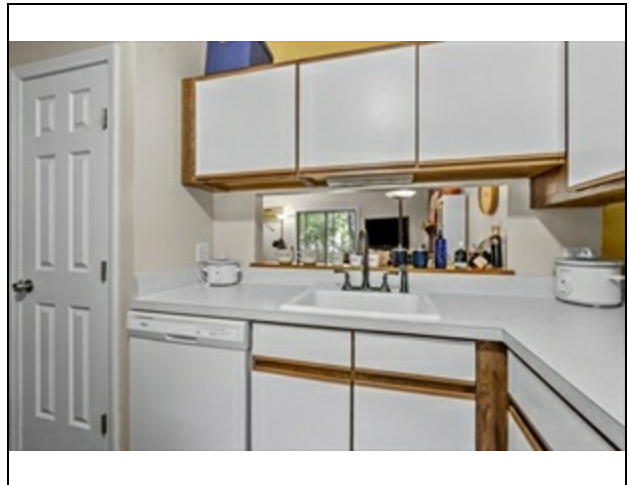
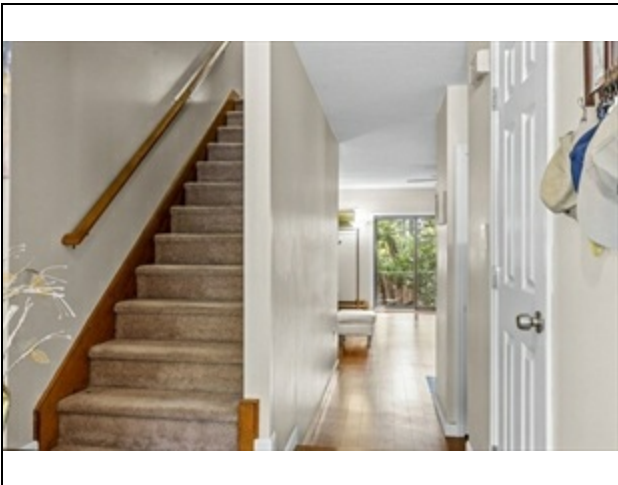
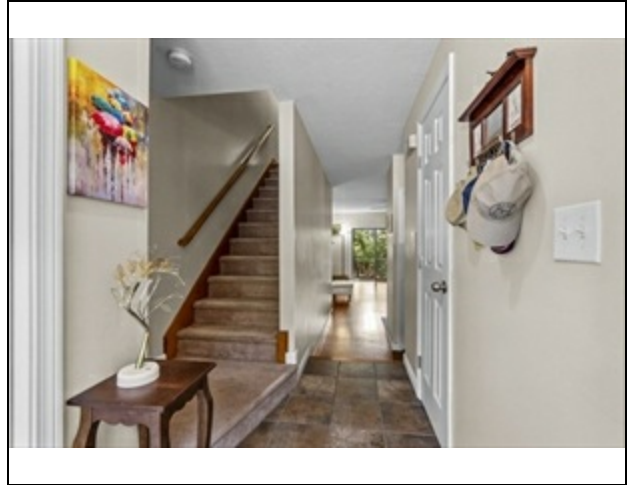
<b>2021 Taxes: \$3,349</b>	<b>Assessment: \$228,600</b>	Cert:	Zoning Code: <b>res</b>
<b>Pin #: M:259 L:006-012</b>		Map:	Block: Lot: Book: <b>21085</b> Page: <b>428</b>

**Compensation**

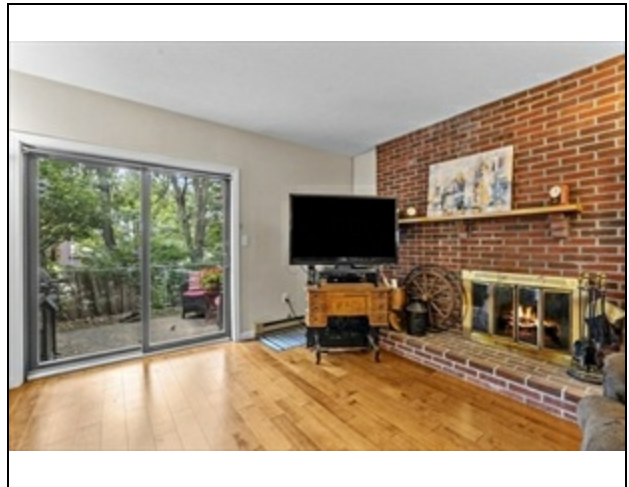
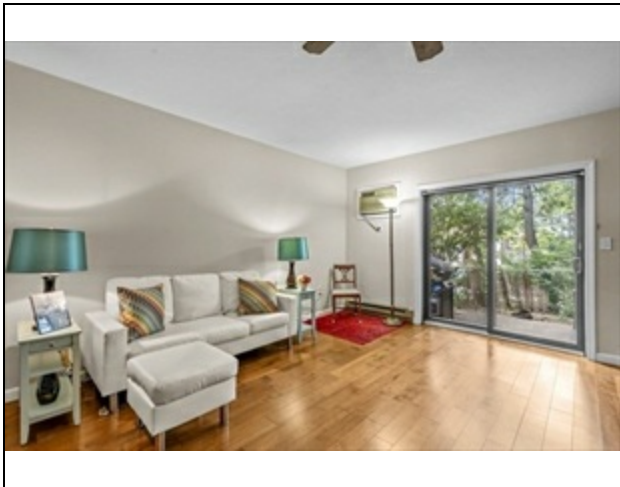
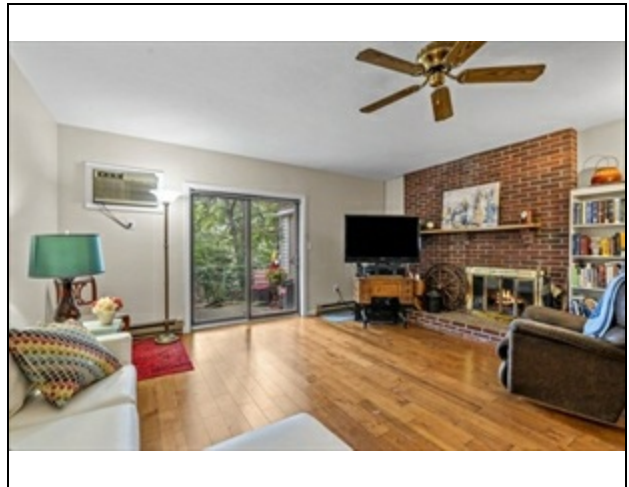
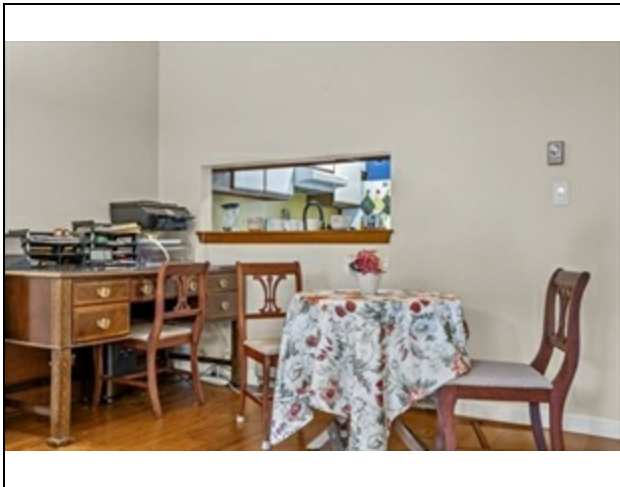
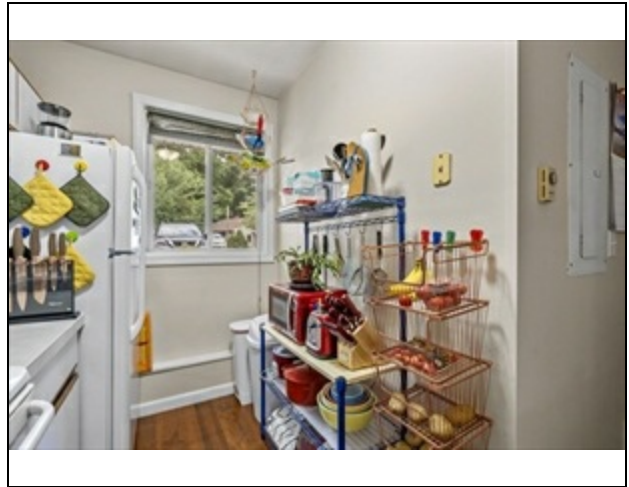
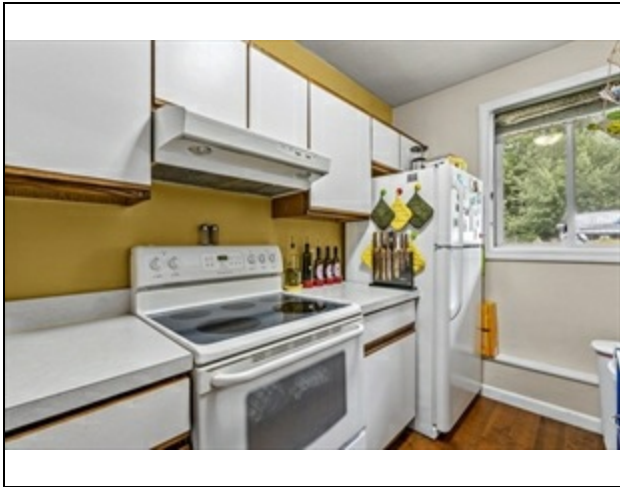
Sub-Agent: <b>Not Offered</b>	Buyer Agent: <b>2%</b>	Facilitator: <b>2%</b>
Compensation Based On: <b>Net Sale Price</b>		

**MLS # 72878640 - Sold**  
**175 Highwood Dr U:175, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$275,000**

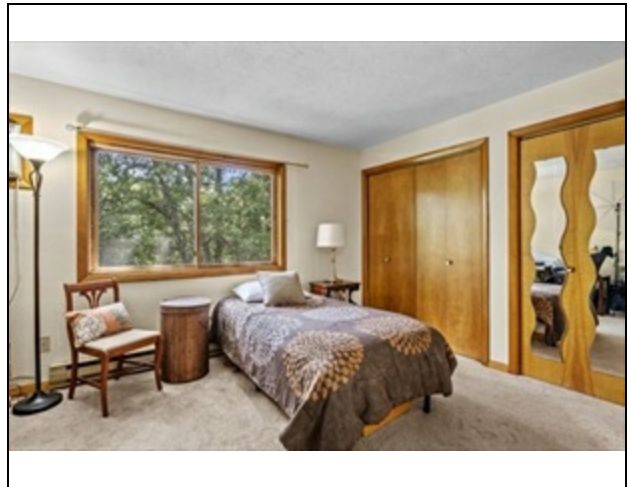
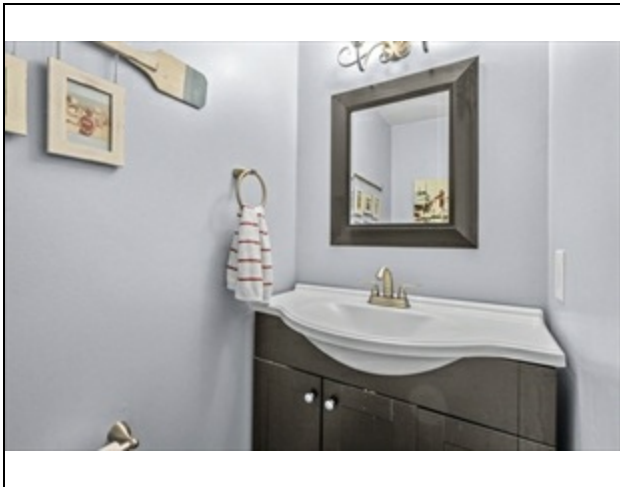
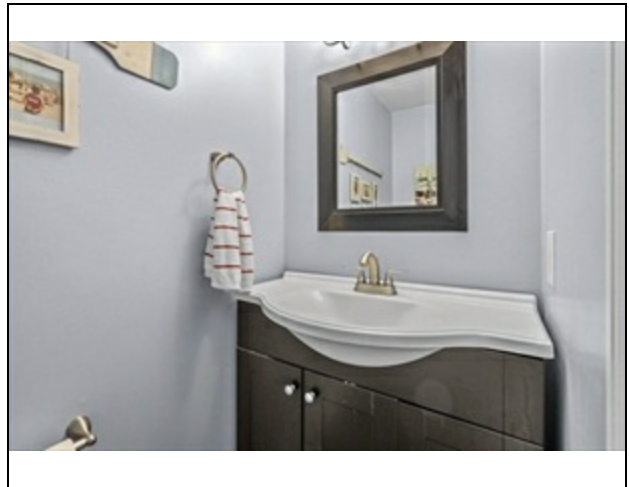
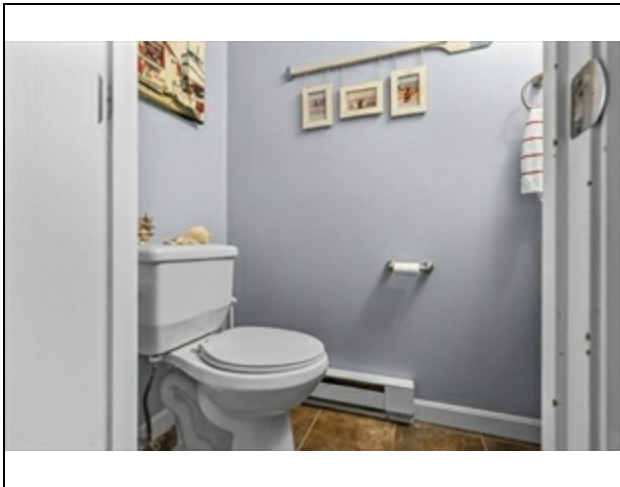
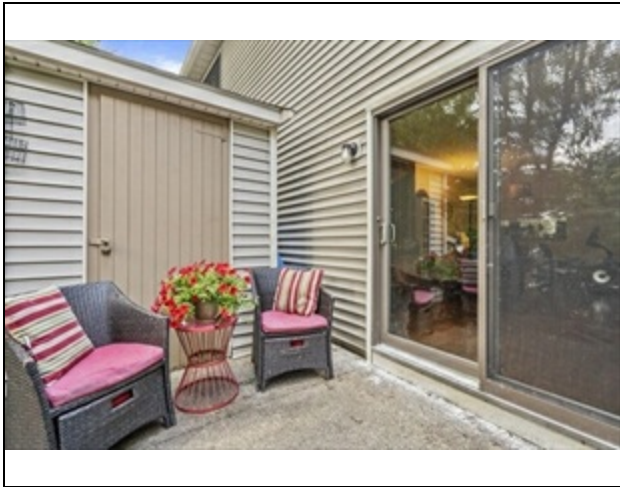






MLS # 72878640 - Sold  
175 Highwood Dr U:175, Franklin, MA 02038

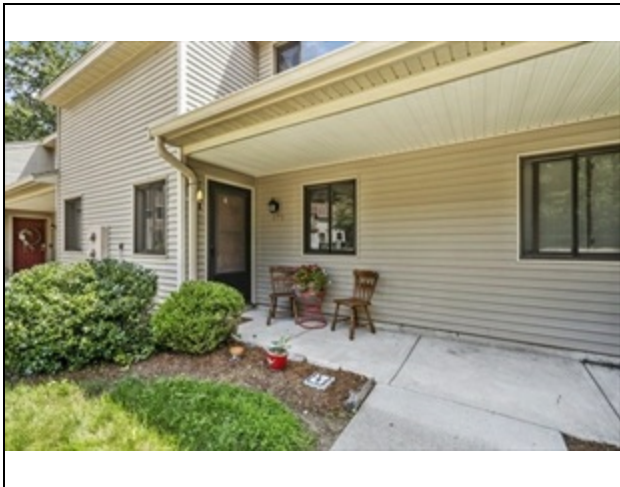
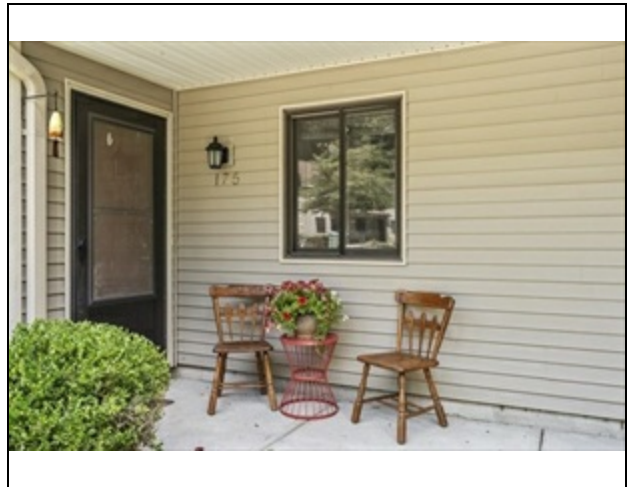
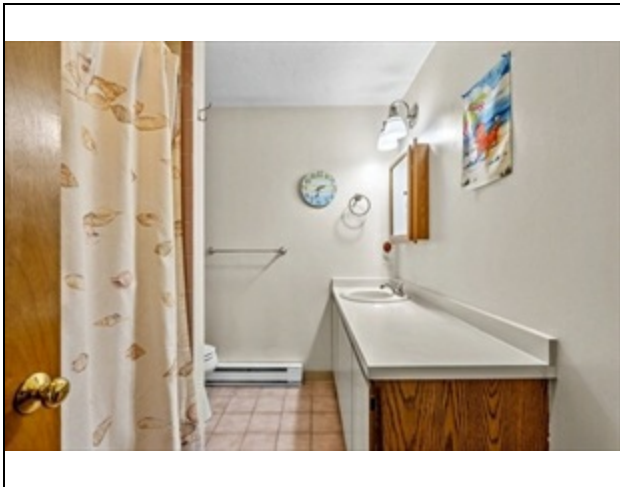
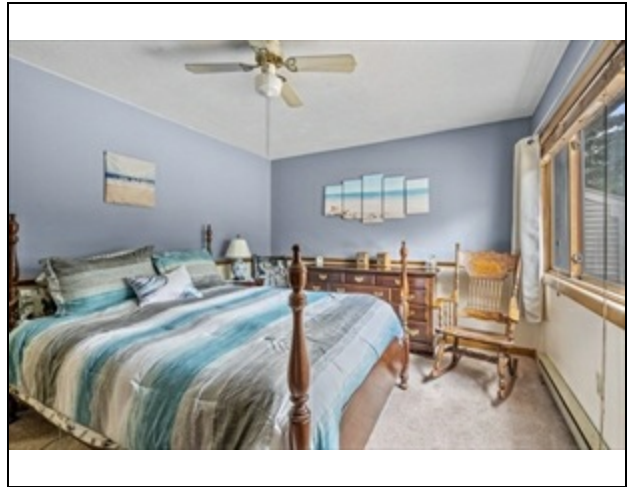
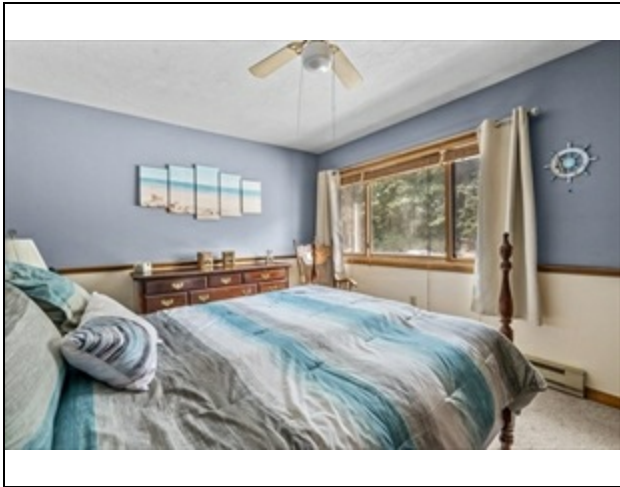
Condominium - Condo  
Sale Price: \$275,000





**MLS # 72878640 - Sold**  
**175 Highwood Dr U:175, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$275,000**





**MLS # 72878640 - Sold**  
**175 Highwood Dr U:175, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$275,000**



**141 Highwood III - Unit 141**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72860352</b>	Status: <b>Sold</b>
List Price: <b>\$275,000</b>	Sale Price: <b>\$285,000</b>
List Date: <b>7/6/2021</b>	Sale Date: <b>9/14/2021</b>
Area:	Off Market Date: <b>7/26/2021</b>
List\$/Sq. Ft.: <b>\$245.10</b>	Sold \$/Sq. Ft. <b>\$254.01</b>
Days on Market (Total): <b>21</b>	Days on Market (Office): <b>21</b>

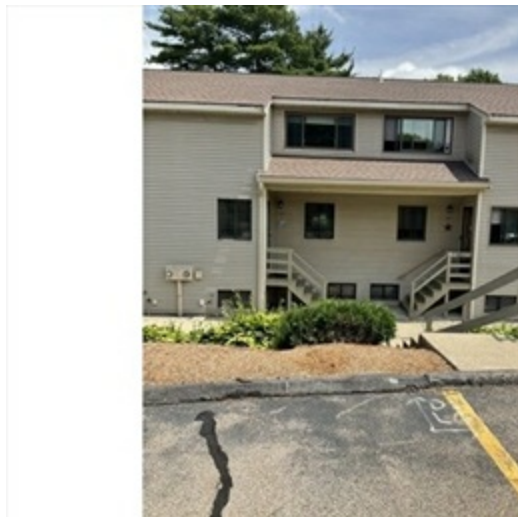
**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level: <b>1</b>
Master Bath: <b>No</b>	Placement: <b>Street, Middle</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,122 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>145</b>	Garage: <b>0</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Assigned</b>

Handicap Access/Features:

Association: **Yes** Fee: **\$289**

Fee Includes: **Master Insurance, Road Maintenance, Landscaping, Snow Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		-
Family Room:	<b>B</b>		-
Kitchen:	<b>1</b>		-
Master Bedroom:	<b>2</b>		-
Bedroom 2:	<b>2</b>		-
Bath 1:	<b>1</b>		-
Bath 2:	<b>2</b>		-
Laundry:	<b>B</b>		-

**Features & Other Information**

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

Basement: **Yes Full, Partially Finished, Walk Out, Interior Access**

Construction: **Frame**

Cooling: **Wall AC**

Electric: **220 Volts**

Exclusions: **Washer/Dryer negotiable**

Exterior: **Vinyl**

Exterior Features: **Deck**

Facing Direction:

Heating: **Electric**

Hot Water: **Electric**

Lead Paint: **Unknown**

Living Area Disclosures: **SF does not include the finished room in basement.**

Pets Allowed: **Yes**

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 Highwood centrally located with easy access to major routes, shopping, and schools. This location is a commuter's dream! This 2 bedroom townhouse has an open floor plan with new living room slider and hardwoods which leads out to deck overlooking private wooded backyard. Lots of storage throughout the unit. 2nd floor has a large master with double closets and access to Hollywood bath and sliders leading to private balcony. Spacious 2nd bedroom and full bath complete the level. Basement has a finished room and laundry room with storage and work area. Lower level has a walkout to the backyard. Showings to begin at open house Thursday, 7/8 from 4-6 and Saturday 7/10 from 11-1. Offers due by Monday 7/12 at noon.

**Tax Information**

**2021 Taxes: \$2,700** Assessment: **\$238,200**

Pin #:

Cert: Zoning Code: **res**

Map: Block: Lot: Book: **0** Page: **0**

**Compensation**

Sub-Agent: **Not Offered**

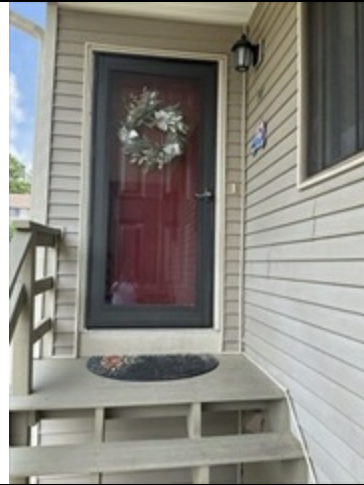
Buyer Agent: **2.5**

Facilitator: **2.5**

Compensation Based On: **Net Sale Price**

MLS # 72860352 - Sold  
141 Highwood III U:141, Franklin, MA 02038

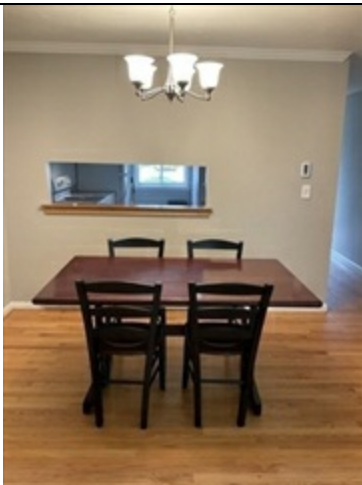
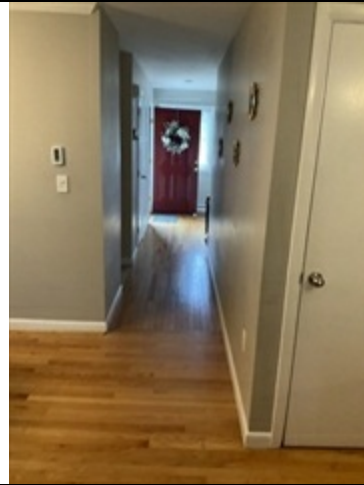
Condominium - Condo  
Sale Price: \$285,000





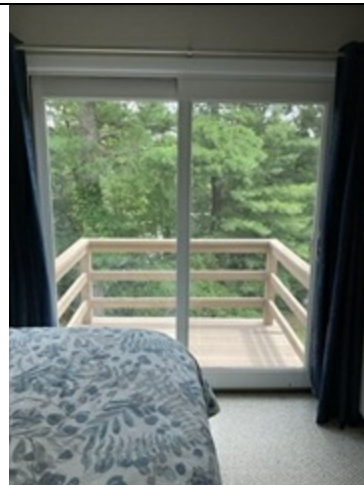
MLS # 72860352 - Sold  
141 Highwood III U:141, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$285,000



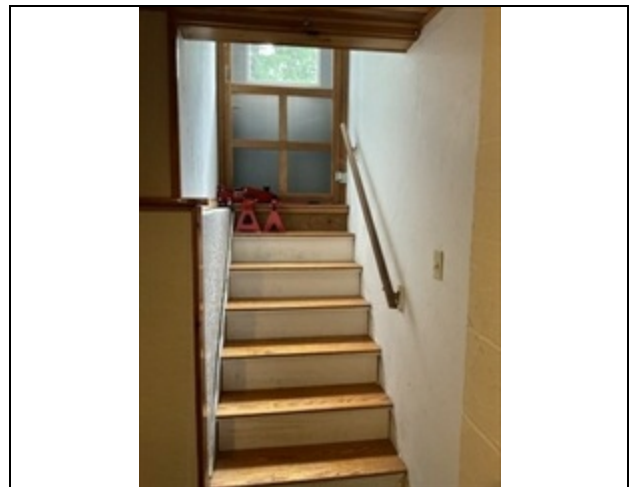
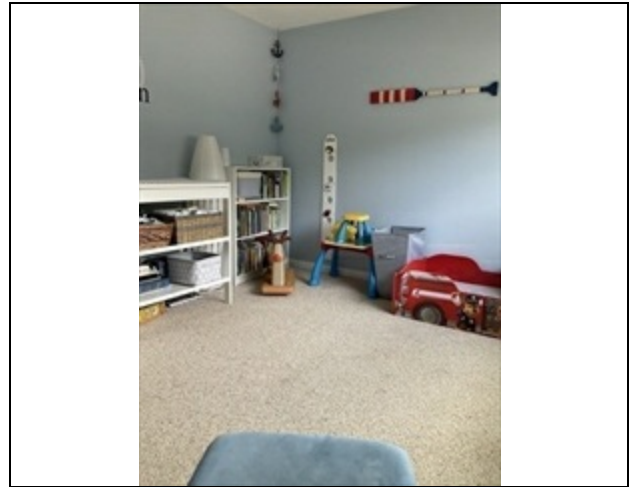
MLS # 72860352 - Sold  
141 Highwood III U:141, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$285,000



MLS # 72860352 - Sold  
141 Highwood III U:141, Franklin, MA 02038

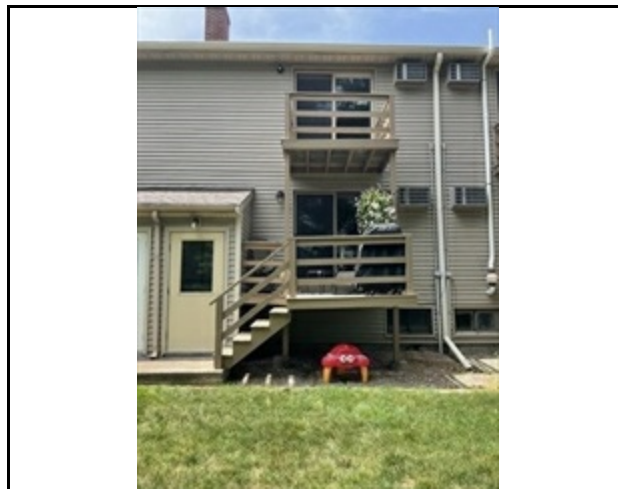
Condominium - Condo  
Sale Price: \$285,000





**MLS # 72860352 - Sold**  
**141 Highwood III U:141, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$285,000**



**159 Highwood Dr - Unit 159**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72863734</b>	Status: <b>Sold</b>
List Price: <b>\$279,000</b>	Sale Price: <b>\$294,000</b>
List Date: <b>7/11/2021</b>	Sale Date: <b>8/27/2021</b>
Area:	Off Market Date: <b>7/31/2021</b>
List\$/Sq. Ft.: <b>\$248.66</b>	Sold \$/Sq. Ft. <b>\$262.03</b>
Days on Market (Total): <b>21</b>	Days on Market (Office): <b>21</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement:
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,122 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>68</b>	Garage: <b>0</b>
Elevator:	Parking: <b>2 Assigned, Guest</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$289</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Snow Removal, Refuse Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
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**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Basement: **Yes Partially Finished, Walk Out, Interior Access**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Deck - Wood**  
 Facing Direction:  
 Heating: **Electric Baseboard**  
 Hot Water: **Electric**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **Does not include finished space in 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**

**\*OPEN HOUSE CANCELLED. OFFER ACCEPTED\*** Come view this beautiful two bedroom townhouse in the desirable town of Franklin! Enjoy a morning coffee on either of your two decks surrounded by peaceful wooded views. Basement boasts a finished room, ample storage, with direct walk out access. Kitchen has been updated, with fresh paint throughout most of the home. Appliances to transfer with sale including washer and dryer. Master bedroom features master bath, double closets, and its own deck overlooking the backyard. Unit includes two assigned parking spaces in front, and visitor parking throughout complex. Living room has a fireplace that's regularly serviced, sliders leading to the back deck, and room for dining attached. Convenient area, with easy highway access and much to offer near by! Great area for commuting. Seller's are relocating to NH and want to move quickly!

**Tax Information**

**2021 Taxes: \$3,243.51** Assessment: **\$221,400**  
 Pin #:

Cert: Zoning Code: **R**  
 Map: Block: Lot: Book: **31270** Page: **20**

**Compensation**

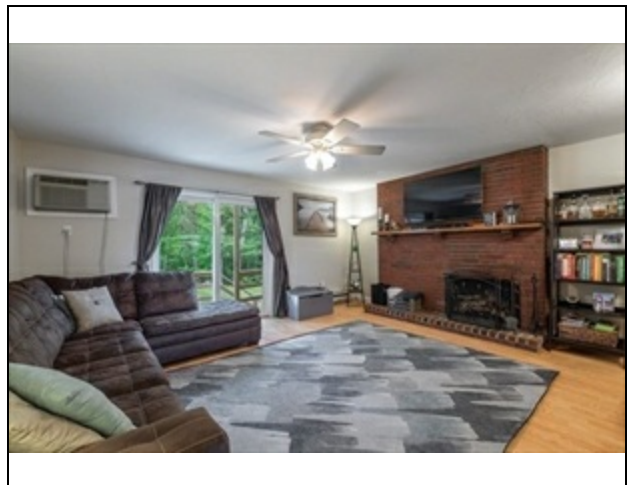
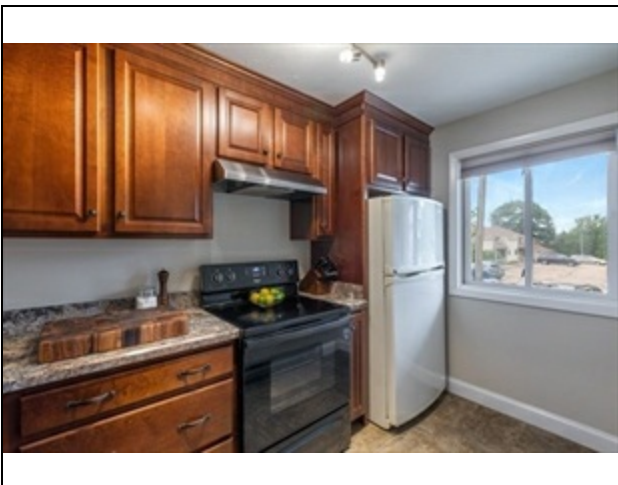
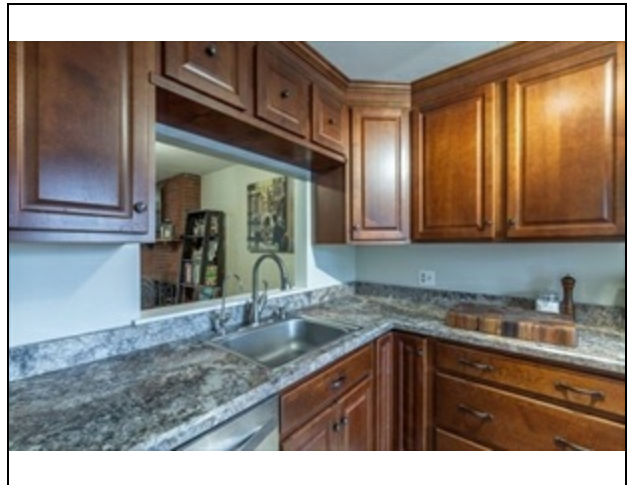
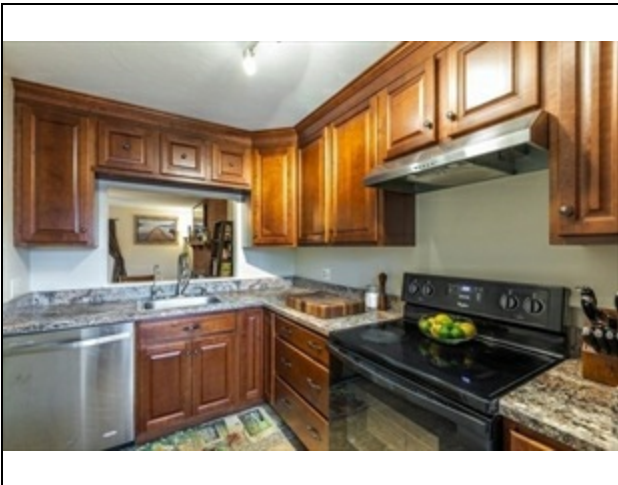
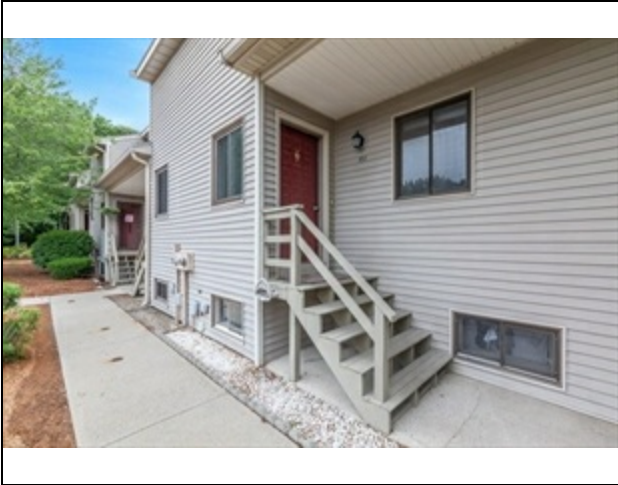
Sub-Agent: **Not Offered**  
 Compensation Based On: **Net Sale Price**

Buyer Agent: **2.5**

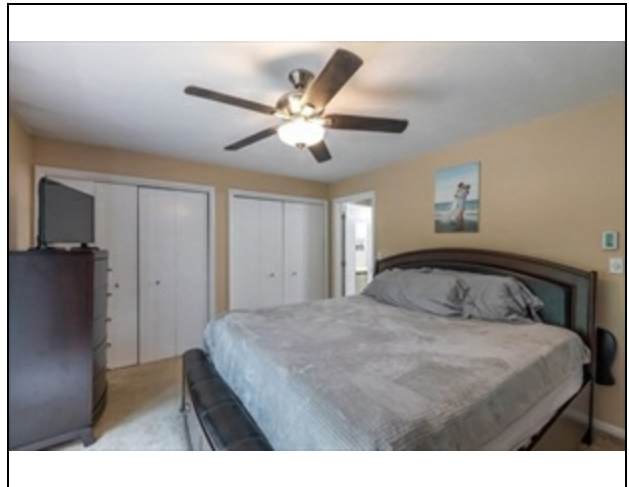
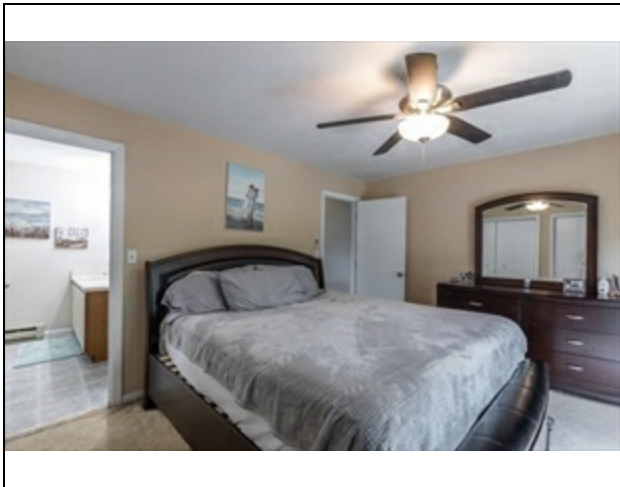
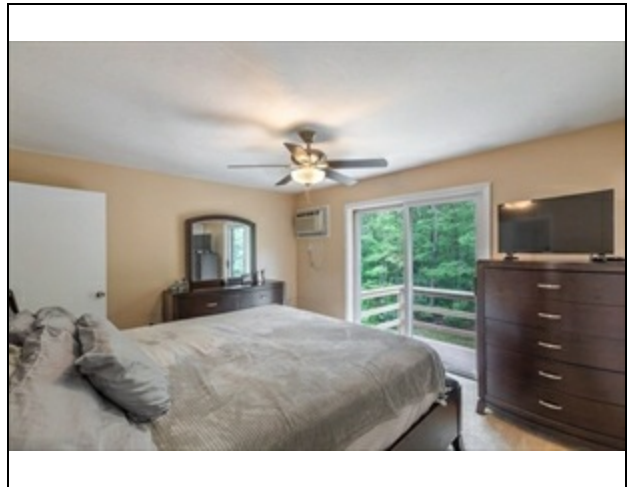
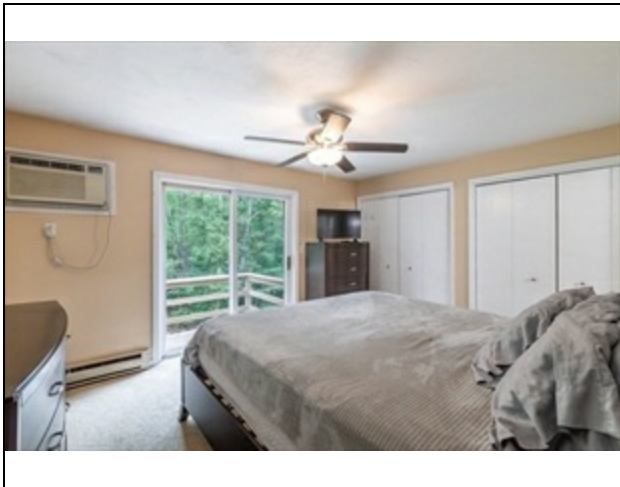
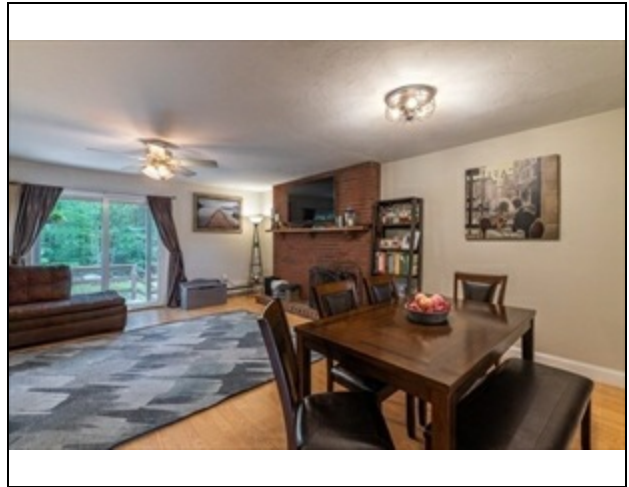
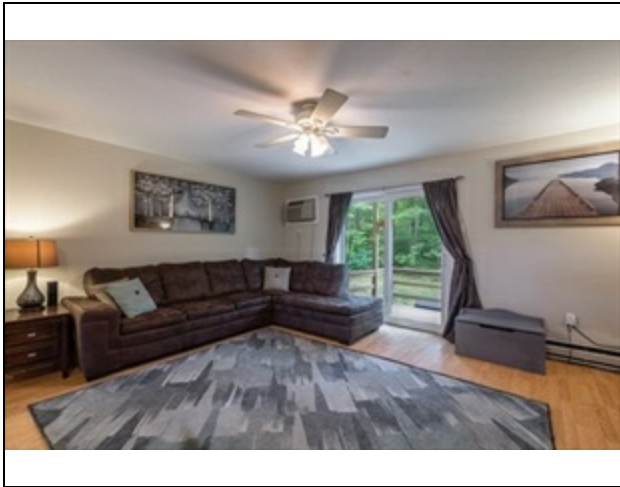
Facilitator: **1**

**MLS # 72863734 - Sold**  
**159 Highwood Dr U:159, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$294,000**

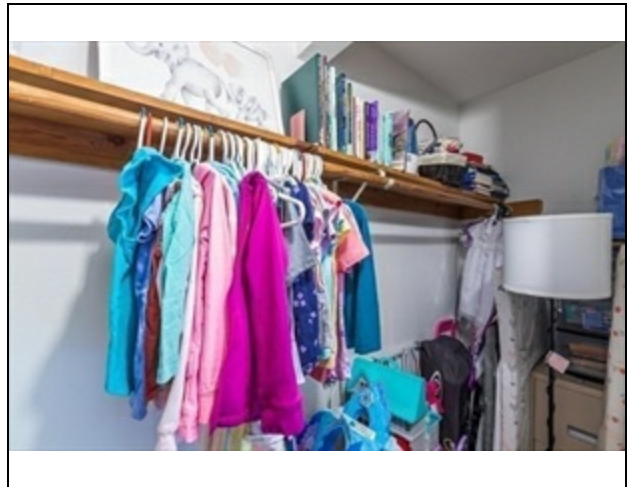
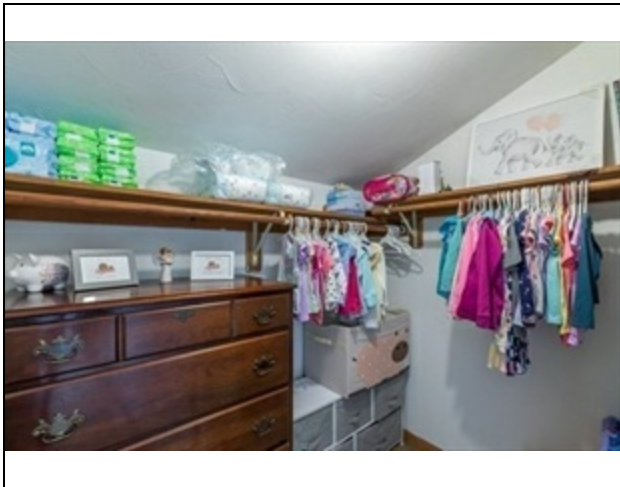
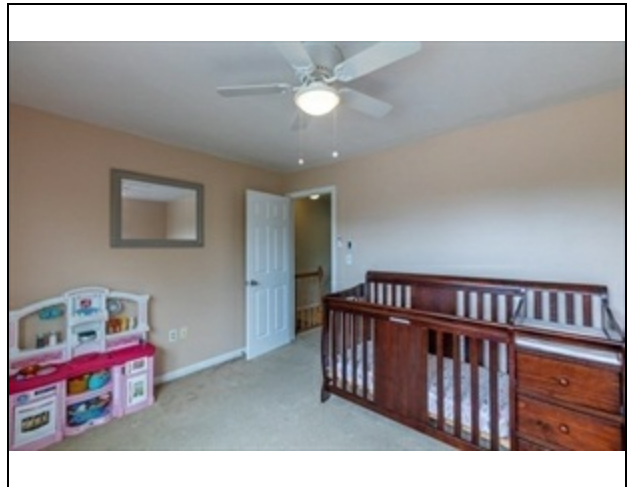
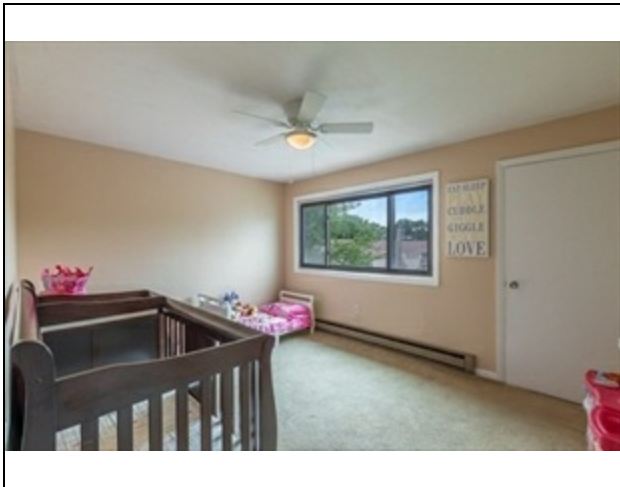
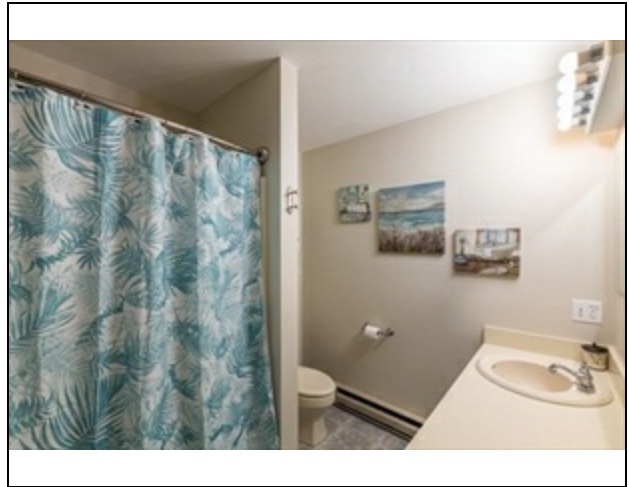
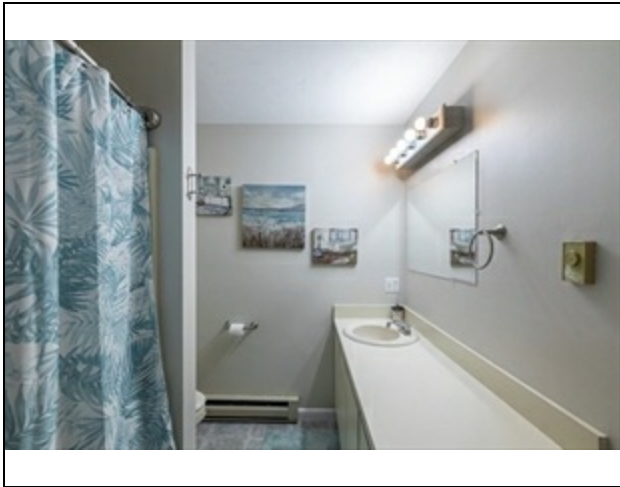




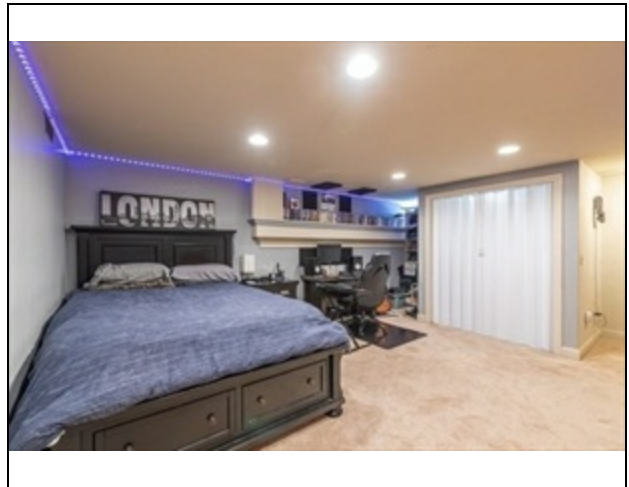
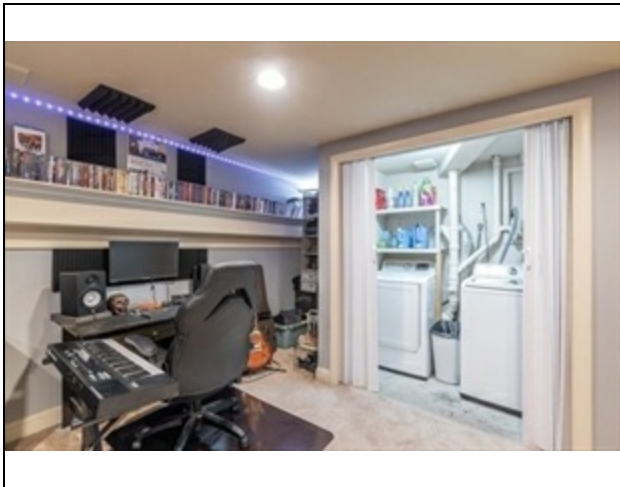
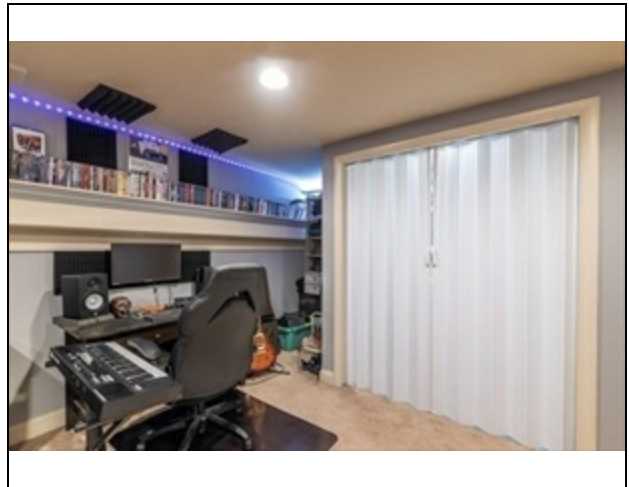
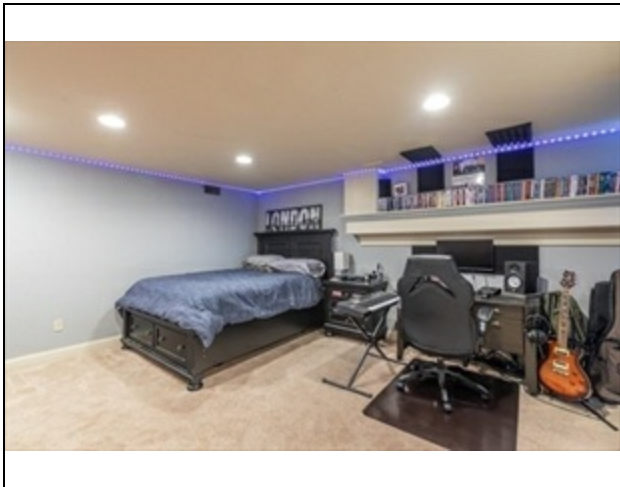
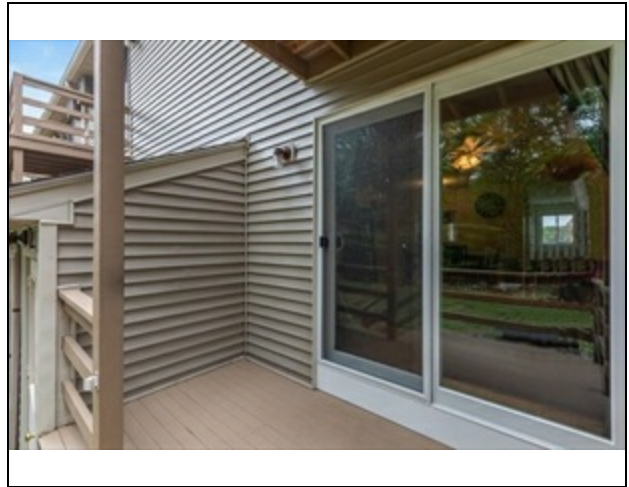
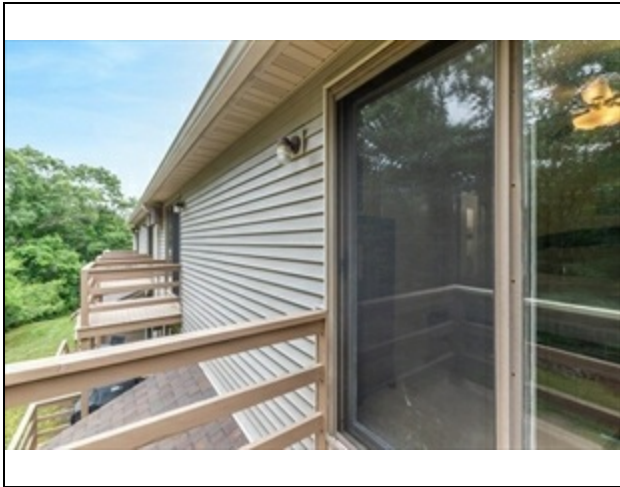


MLS # 72863734 - Sold  
159 Highwood Dr U:159, Franklin, MA 02038

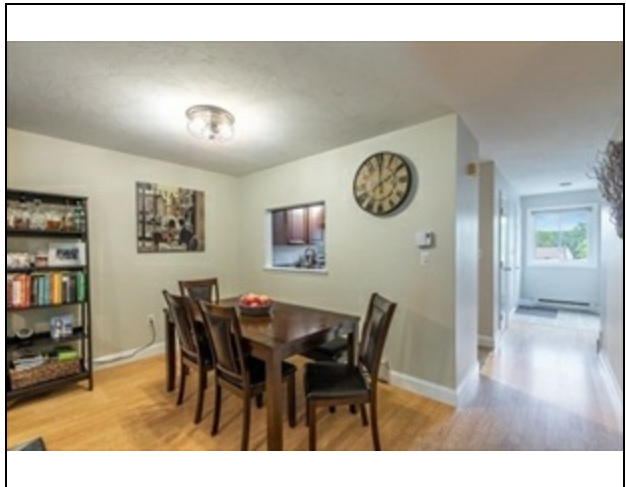
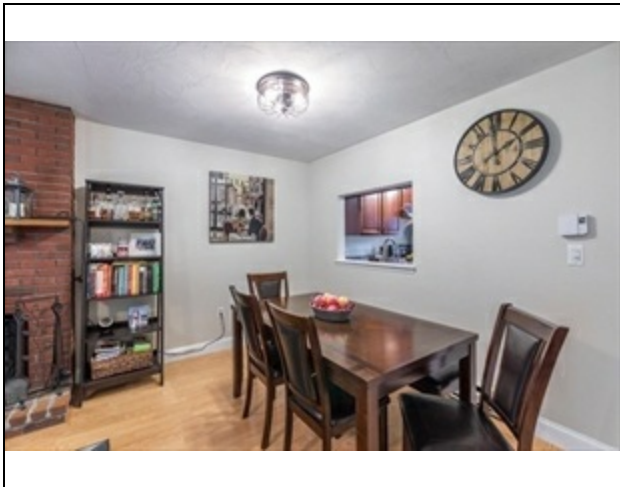
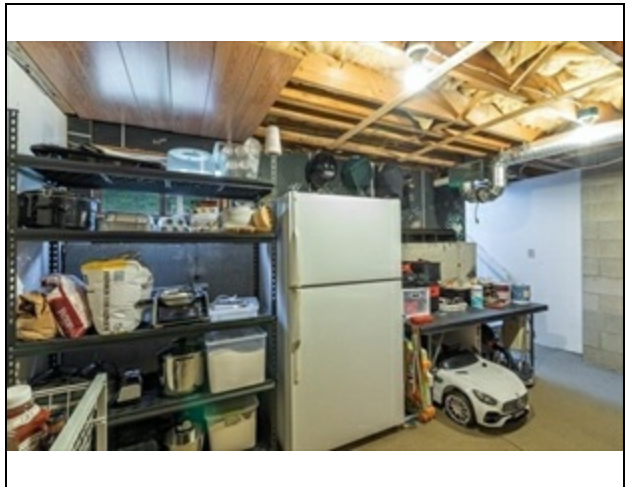
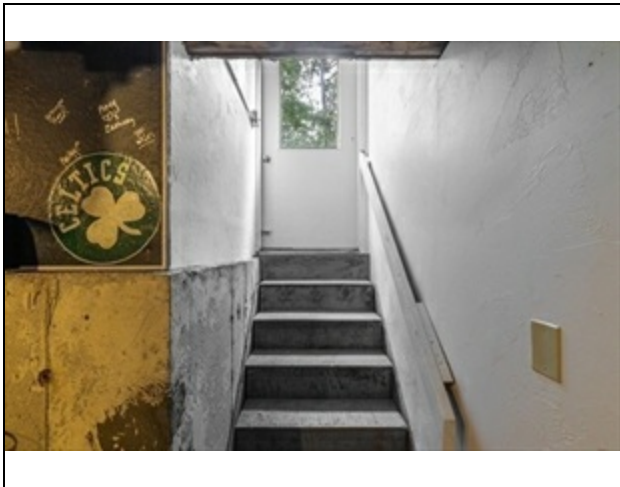
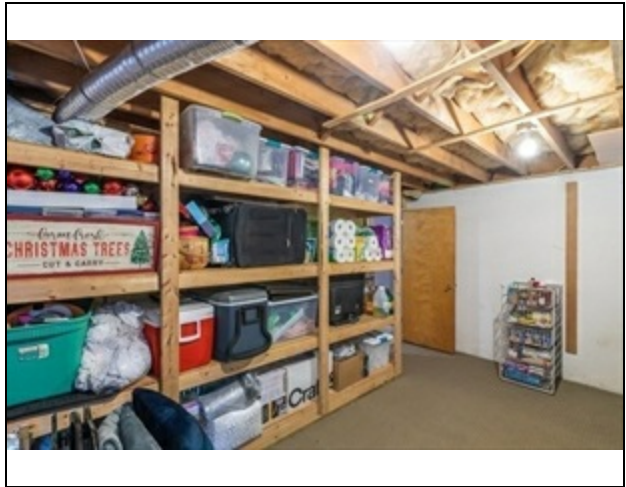
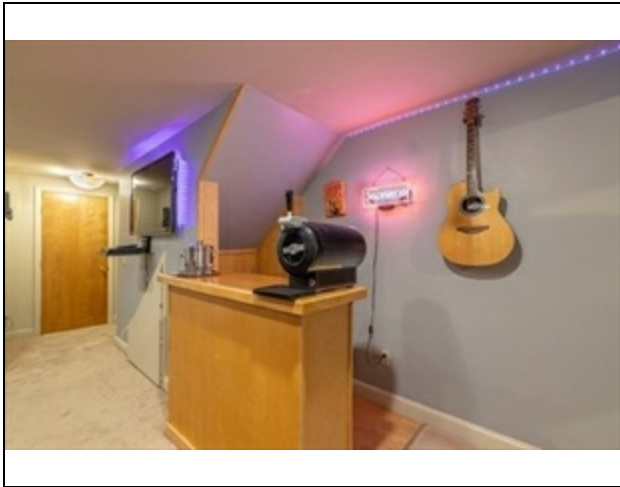
Condominium - Condo  
Sale Price: \$294,000





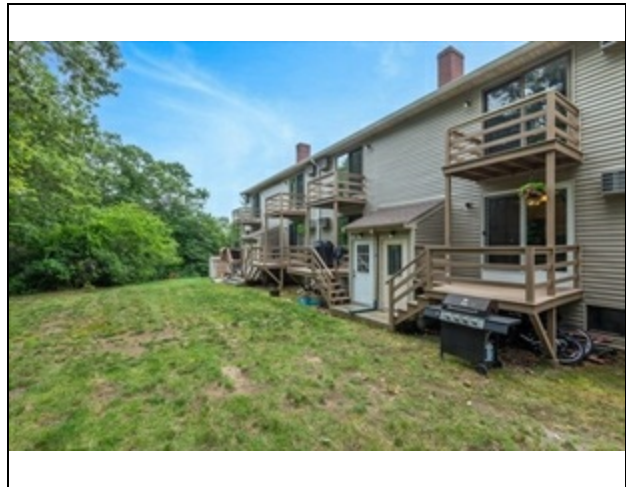
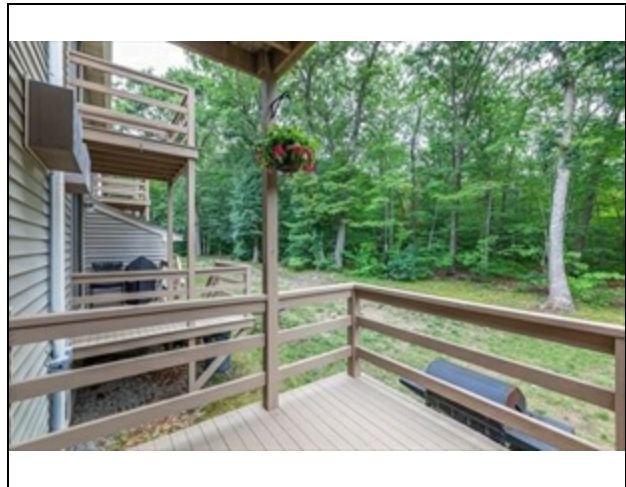
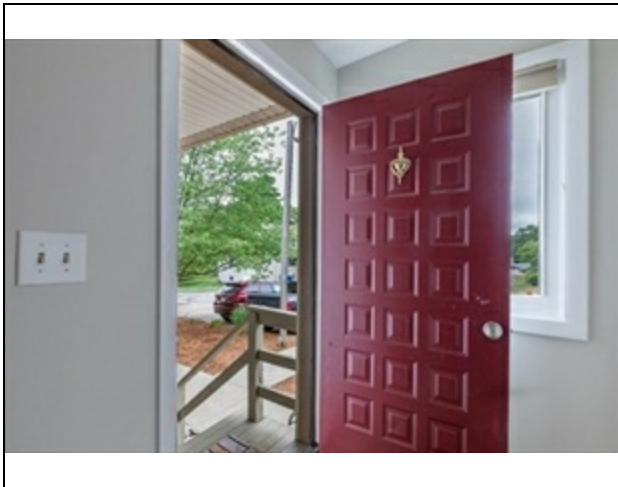
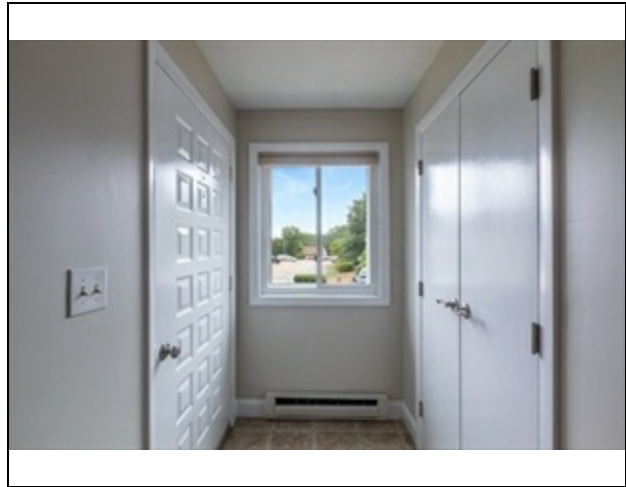
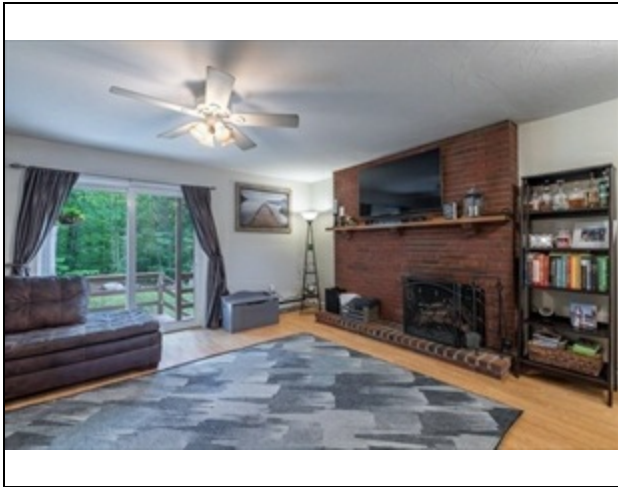






**MLS # 72863734 - Sold**  
**159 Highwood Dr U:159, Franklin, MA 02038**

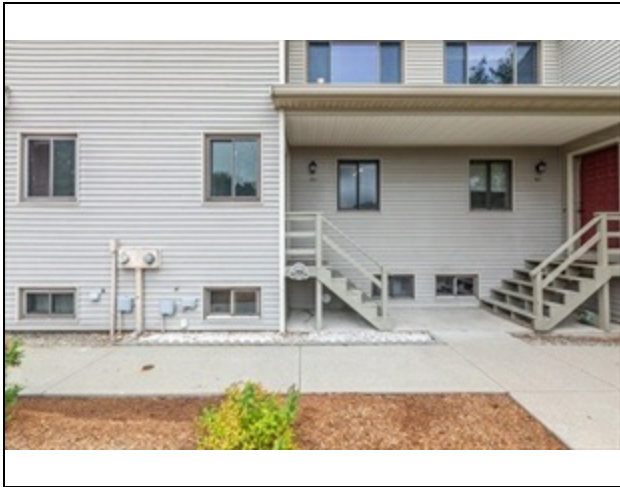
**Condominium - Condo**  
**Sale Price: \$294,000**





**MLS # 72863734 - Sold**  
**159 Highwood Dr U:159, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$294,000**





**65 HIGHWOOD DR1 - Unit 65**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72883688</b>	Status: <b>Sold</b>
List Price: <b>\$289,900</b>	Sale Price: <b>\$300,000</b>
List Date: <b>8/19/2021</b>	Sale Date: <b>10/8/2021</b>
Area:	Off Market Date: <b>8/24/2021</b>
List\$/Sq. Ft.: <b>\$265.23</b>	Sold \$/Sq. Ft. <b>\$274.47</b>
Days on Market (Total): <b>5</b>	Days on Market (Office): <b>5</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>4</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>3</b>
Master Bath:	Placement: <b>Top/Penthouse</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>1,093 Sq. Ft.</b>
Year Built: <b>1982</b>	Outdoor Space Avail:
# Units: <b>56</b>	Garage: <b>0 Assigned</b>
Elevator:	Parking: <b>2 Off-Street</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$341</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	



**Exterior - Front**

**Room Descriptions**

Room	Level	Size	Features
Dining Room:	<b>1</b>	<b>10X14</b>	<b>Flooring - Laminate</b>
Family Room:	<b>1</b>	<b>14X13</b>	<b>Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony - Exterior</b>
Kitchen:	<b>1</b>	<b>11X10</b>	<b>Flooring - Laminate, Countertops - Stone/Granite/Solid, Stainless Steel Appliances</b>
Master Bedroom:	<b>1</b>	<b>14X12</b>	<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony - Exterior, Closet - Double</b>
Bedroom 2:	<b>1</b>	<b>11X12</b>	<b>Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>	<b>16X12</b>	<b>Flooring - Wall to Wall Carpet</b>
Bedroom 4:	<b>2</b>	<b>11X14</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>	<b>5X8</b>	<b>Bathroom - Full, Bathroom - Tiled With Tub</b>
Laundry:	<b>1</b>		<b>Closet</b>

**Features & Other Information**

Basement: **No**  
Cooling: **Wall AC**  
Exclusions:  
Exterior: **Wood**  
Exterior Features: **Balcony**  
Facing Direction:  
Heating: **Forced Air, Electric**  
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**

**BEST AND FINAL OFFERS DUE TUESDAY AT 10:00AM!!!** Sit on your rear balcony and take in the fall foliage among your serene backdrop as you take in the epitome of maintenance free living! Open floor plan is adorned with neutral decor and updated spaces, providing a "turn-key" dynamic lay out for a variety of uses! Updated kitchen with classy granite counters offers eat-in spaces and surprising storage! Main level bedrooms create privacy and single level living while the 2 rooms upstairs create ample space and remote working options! Near by assigned parking, your own storage shed adjacent to the balcony and in-unit laundry ensure practicality is not compromised! A professionally maintained complex located moments from local amenities, major routes, and commuter rail create a convenience factor that is unmatched! Rare top floor, townhouse style is your phenomenal opportunity to get into the HIGHWOOD complex and desirable Franklin market!

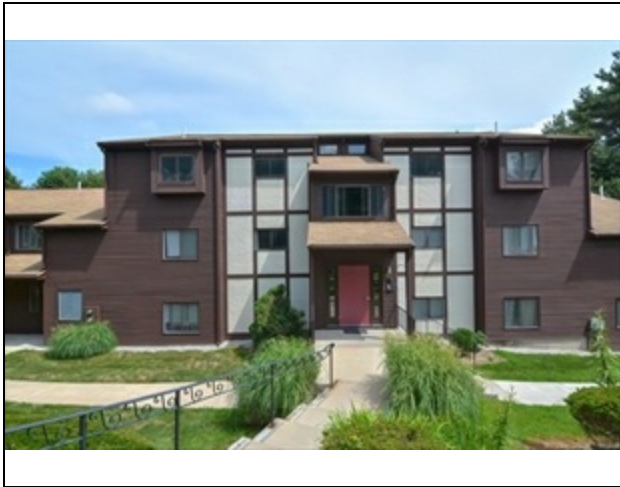
**Tax Information**

2021 Taxes: **\$3,183** Assessment: **\$217,300**  
Pin #: **M:259 L:007-006**

Cert: **000000044824** Zoning Code: **R**  
Map: Block: Lot: Book: **36859** Page: **458**

**Compensation**

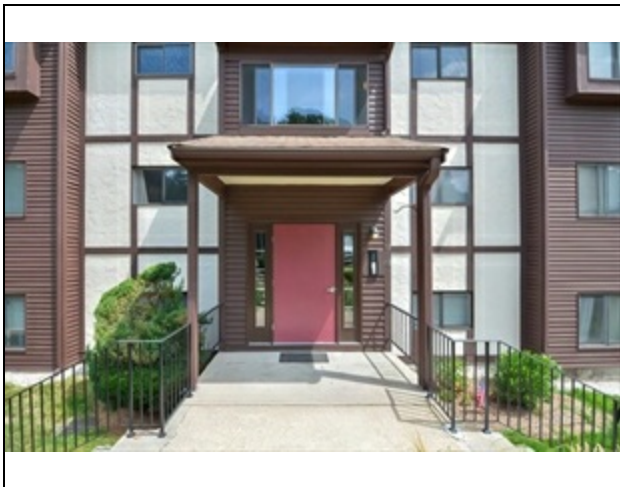
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Compensation Based On: **Net Sale Price**



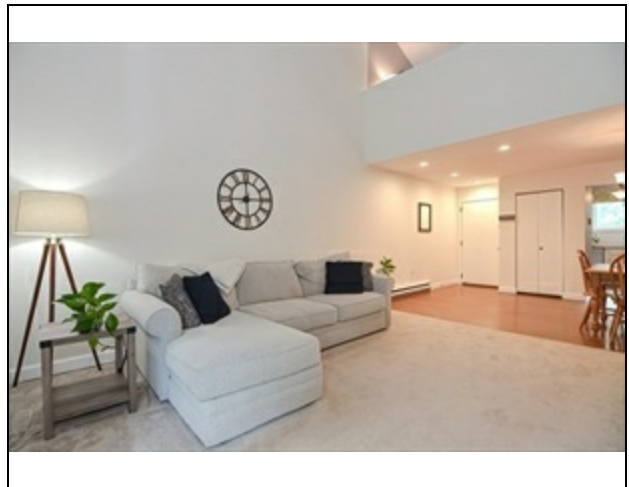
**Exterior - Front**



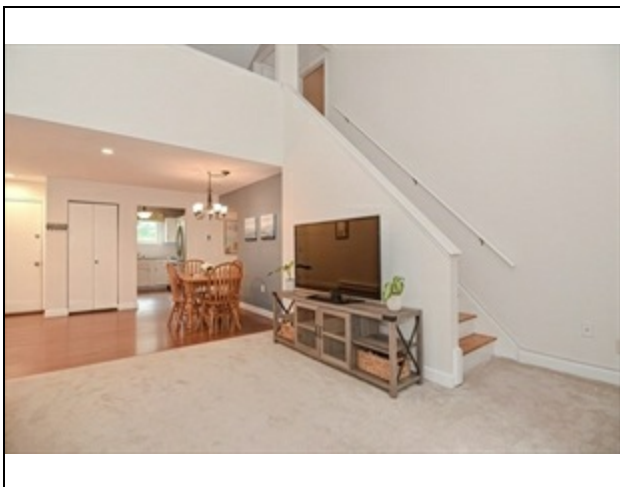
**Complex Name**



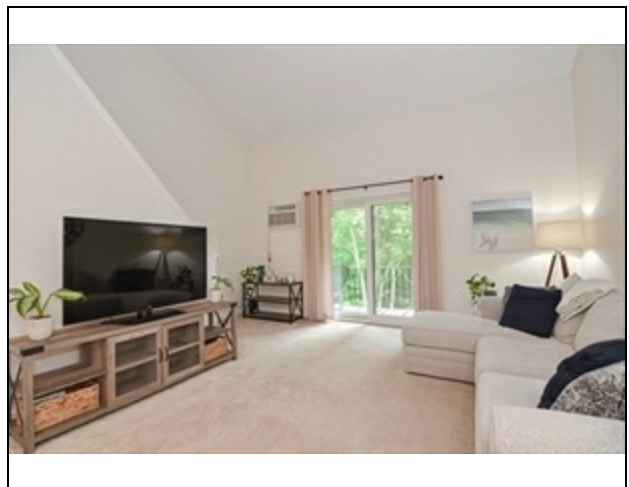
**Exterior - Front**



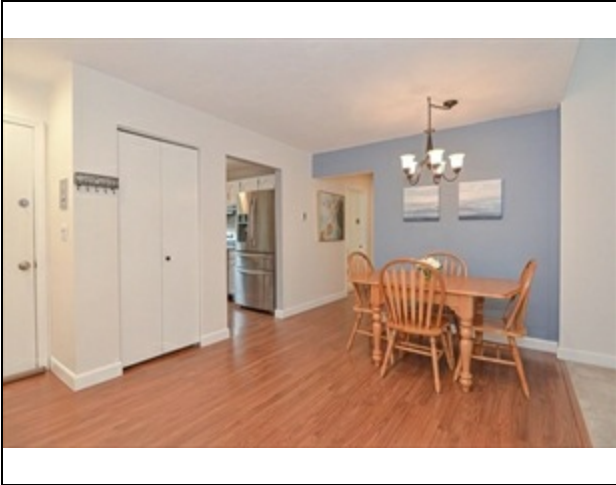
**Family Room**



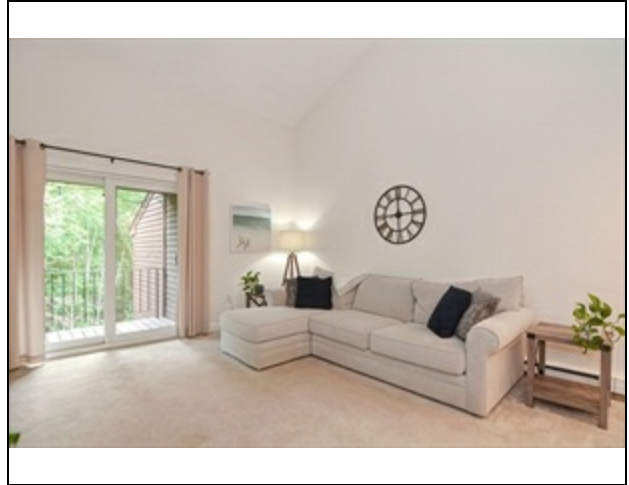
**Family Room**



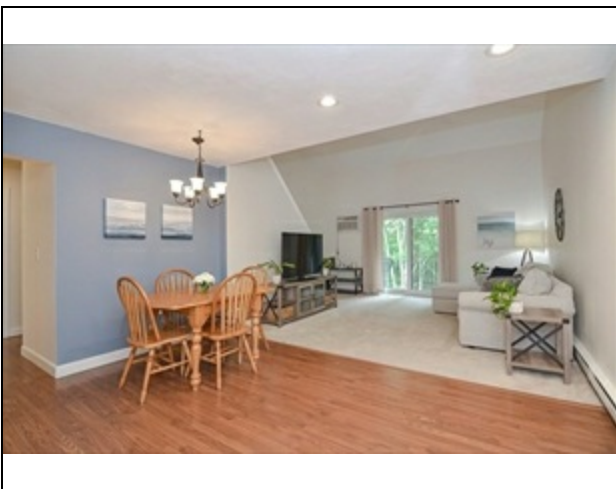
**Family Room**



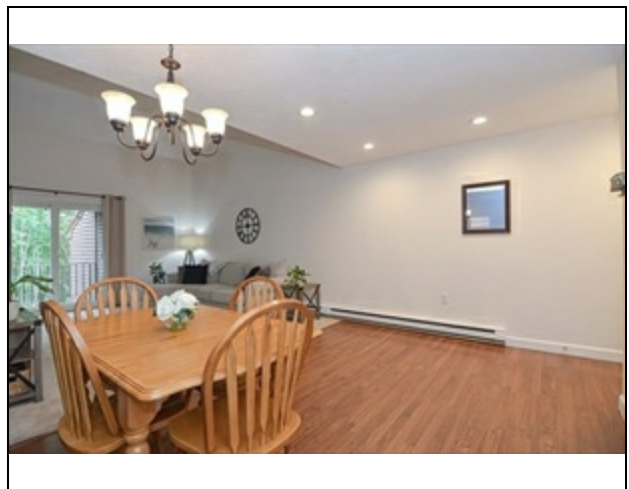
**Dining Room**



**Family Room**



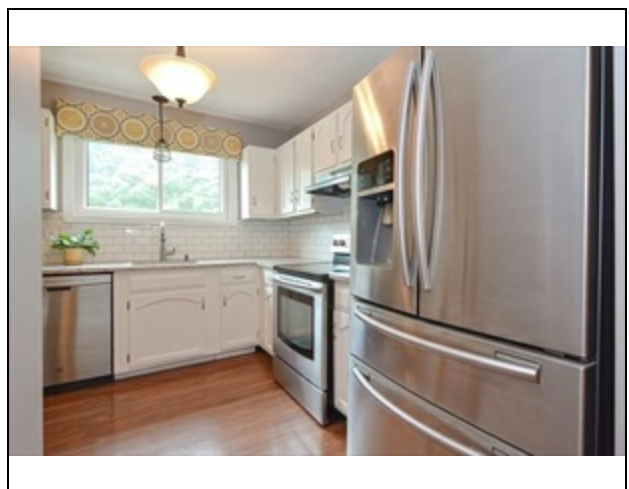
**Dining Room**



**Dining Room**



**Kitchen**

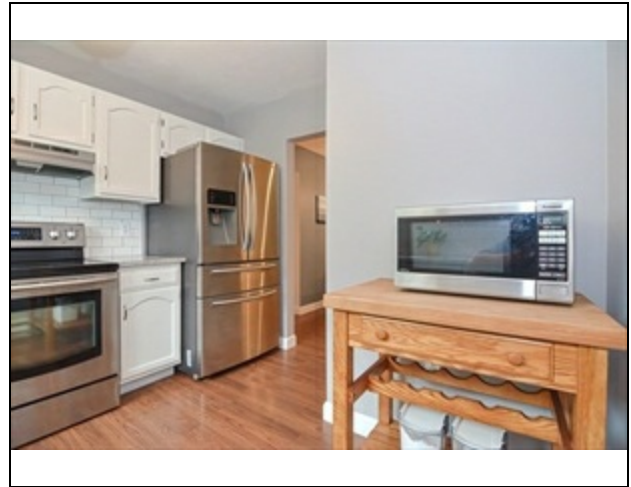


**Kitchen**

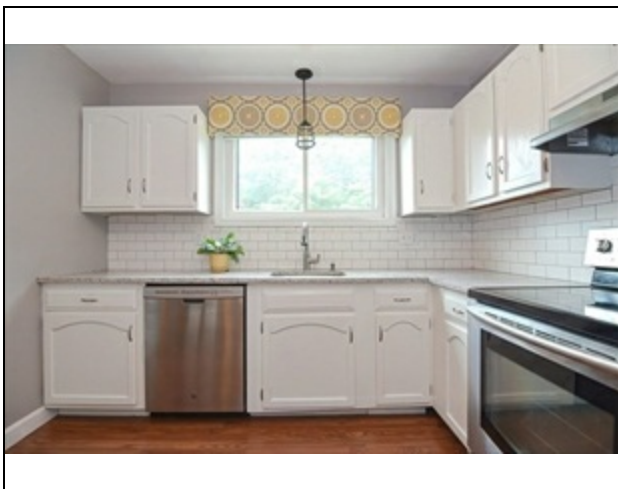




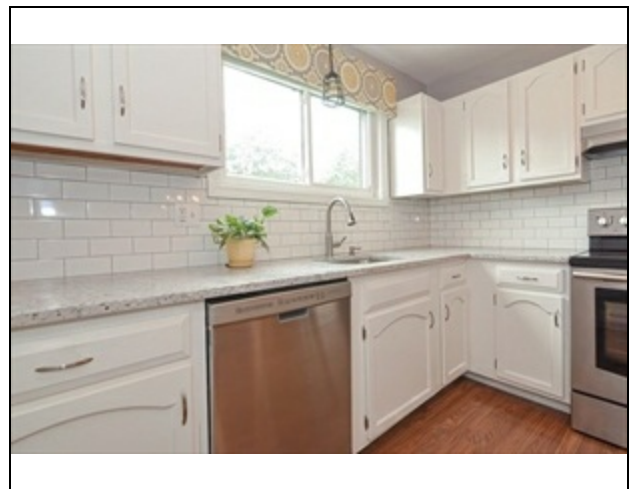
**Kitchen**



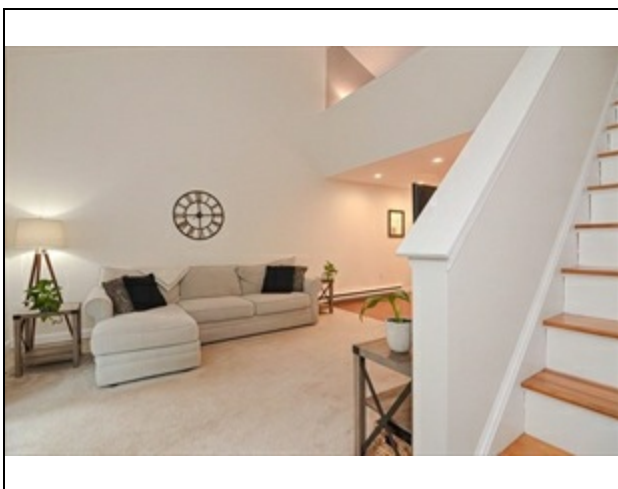
**Kitchen**



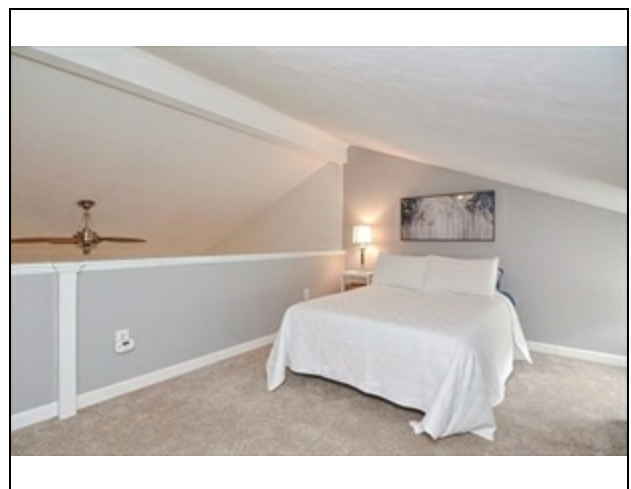
**Kitchen**



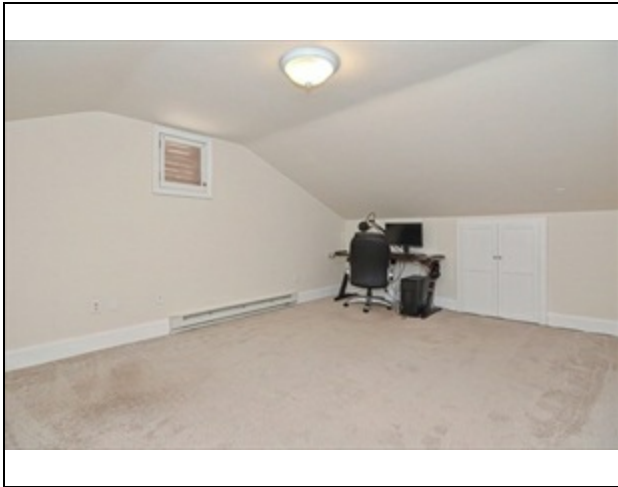
**Kitchen**



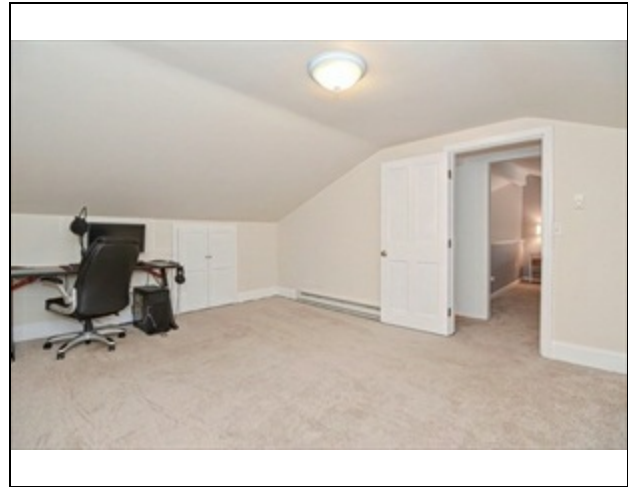
**Family Room**



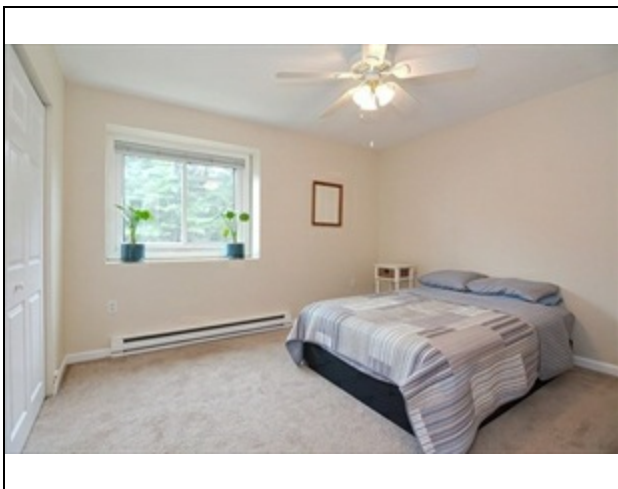
**Bedroom**



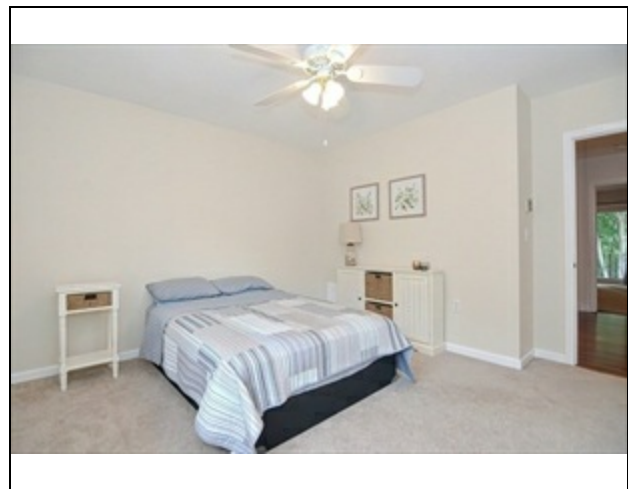
**Bedroom 2**



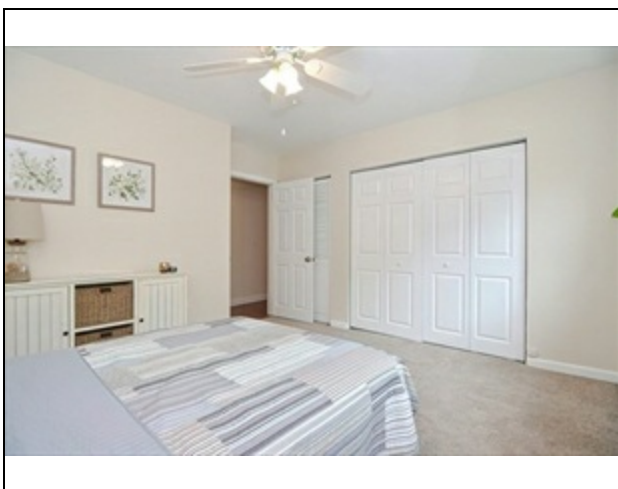
**Bedroom 2**



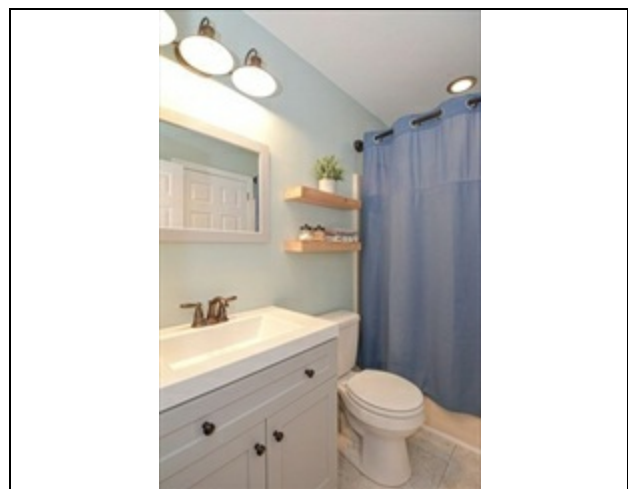
**Bedroom 3**



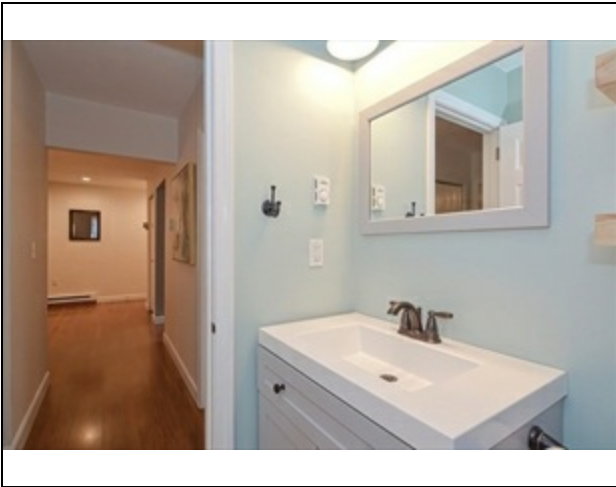
**Bedroom 3**



**Bedroom 3**



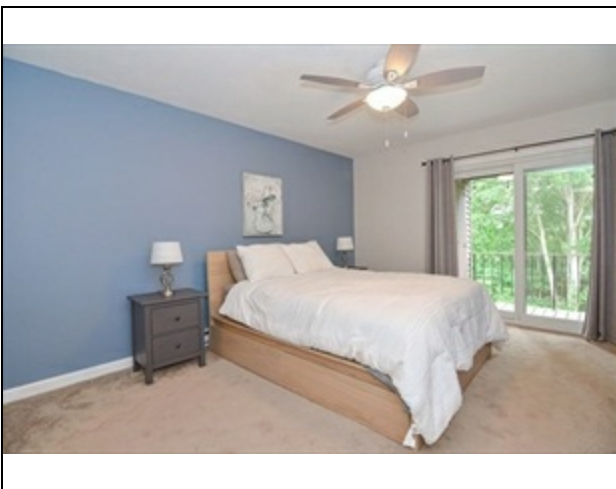
**Bathroom - Full**



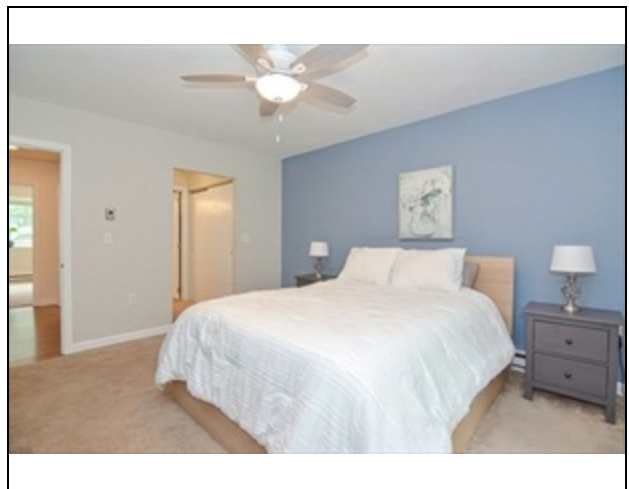
**Bathroom - Half**



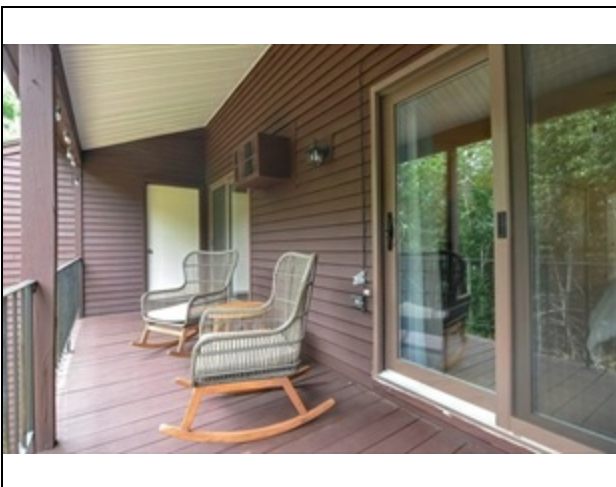
**Bedroom 4**



**Bedroom 4**



**Bedroom 4**



**Deck**



**Exterior - Back**



**MLS # 72883688 - Sold**  
**65 HIGHWOOD DR1 U:65, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$300,000**



**View from Property**

**59 Highwood Drive - Unit 59**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72913987</b>	Status: <b>Sold</b>
List Price: <b>\$289,900</b>	Sale Price: <b>\$300,000</b>
List Date: <b>10/28/2021</b>	Sale Date: <b>12/15/2021</b>
Area:	Off Market Date: <b>11/2/2021</b>
List\$/Sq. Ft.: <b>\$287.60</b>	Sold \$/Sq. Ft. <b>\$297.62</b>
Days on Market (Total): <b>5</b>	Days on Market (Office): <b>5</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Attached, Other (See Remarks)</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>1</b>
Master Bath: <b>No</b>	Placement: <b>Street, End, Walkout</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>1,008 Sq. Ft.</b>
Year Built: <b>1977</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>59</b>	Garage: <b>0</b>
Elevator: <b>No</b>	Parking: <b>1 Assigned, Guest, Paved Driveway</b>

Handicap Access/Features:

Association: **Yes** Fee: **\$300**

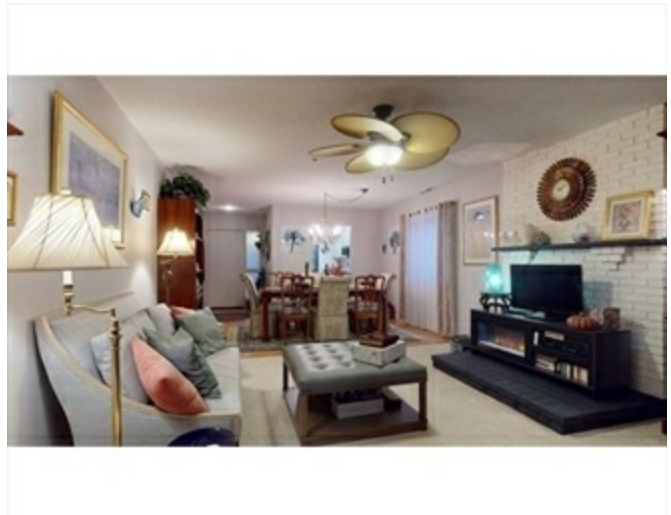
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal, Garden Area, Reserve Funds, Management Fee, Additional Parking Space**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Wall to Wall Carpet, Main Level, Open Floor Plan, Lighting - Overhead</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Main Level, Open Floor Plan, Lighting - Overhead</b>
Kitchen:	<b>1</b>		<b>Flooring - Laminated, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Stainless Steel Appliances, Lighting - Overhead</b>
Master Bedroom:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet, Main Level, Closet - Double</b>
Bedroom 2:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet, Main Level</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - Tiled With Tub &amp; Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Main Level, Lighting - Overhead</b>
Laundry:	<b>1</b>		<b>Main Level, Dryer Hookup - Electric, Washer Hookup, Lighting - Overhead</b>
Sun Room:	<b>1</b>		<b>Ceiling - Cathedral, Ceiling - Beamed, Flooring - Wall to Wall Carpet, Main Level, Exterior Access, Open Floor Plan, Slider</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Central Air, Heat Pump, Unit Control**  
 Electric: **Circuit Breakers**  
 Exclusions: **All personal belongings.**  
 Exterior: **Brick**  
 Exterior Features: **Storage Shed, Screens, Gutters, Professional Landscaping**  
 Facing Direction:  
 Green Certified: **No**  
 Heating: **Heat Pump, Electric, Unit Control**  
 Hot Water: **Electric, Tank**  
 Interior Features: **Cable Available, Internet Available - Unknown**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **Three season room adds an additional (approximate) 150 sq. ft.**  
 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**

One level living at it's best! Come see everything this ranch style, end unit has to offer! Rain, snow, no worries, you have a covered entry. Come into the spacious entryway and hang your coat in the coat closet. Look through the dining and living rooms straight out to the sunroom. The kitchen has new granite counters and stainless steel appliances along with a new light fixture and paint. Enjoy entertaining in the open concept dining room and living room. Windows throughout offer views of the natural surroundings. The sunroom has sliders all around with a wooden cathedral ceiling with beams-open the sliders and enjoy the breeze. The main bedroom is a great size and offers two double closets and access to the bathroom. The second bedroom is also a good size and offers a large closet. The hallway between the two bedrooms hosts the laundry (new washer & dryer), attic access, linen closet and utility closet. Enjoy the private outdoor space offered by this end unit. Attached shed out back.

**Tax Information**

2021 Taxes: **\$3,168.8** Assessment: **\$216,300**

Pin #:

Cert: Zoning Code: **condo**

Map: Block: Lot: Book: **35317** Page: **538**

## Compensation

Sub-Agent: **Not Offered**

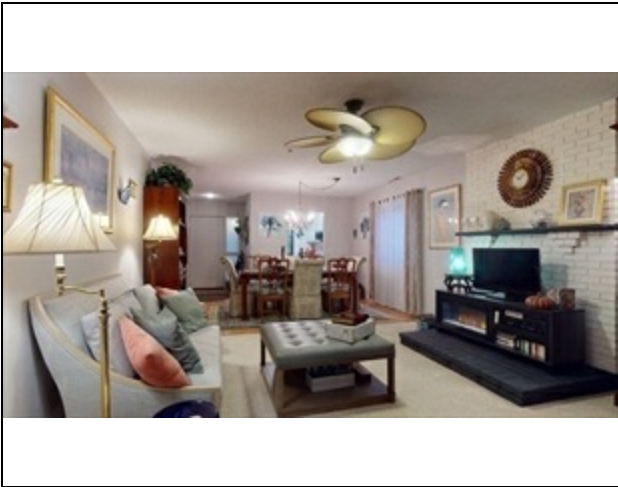
Buyer Agent: **2%**

Facilitator: **1%**

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.

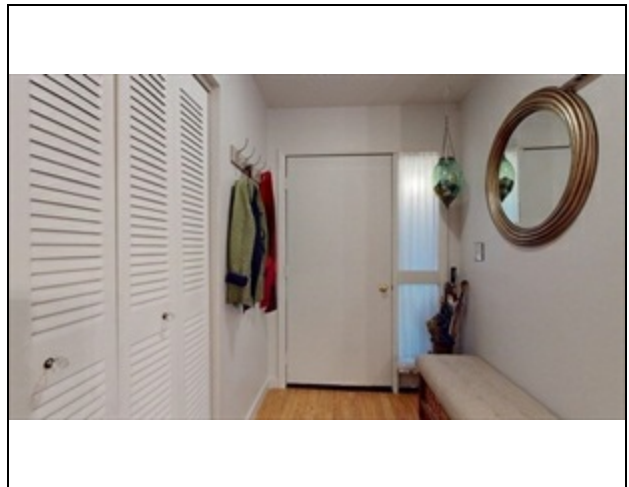




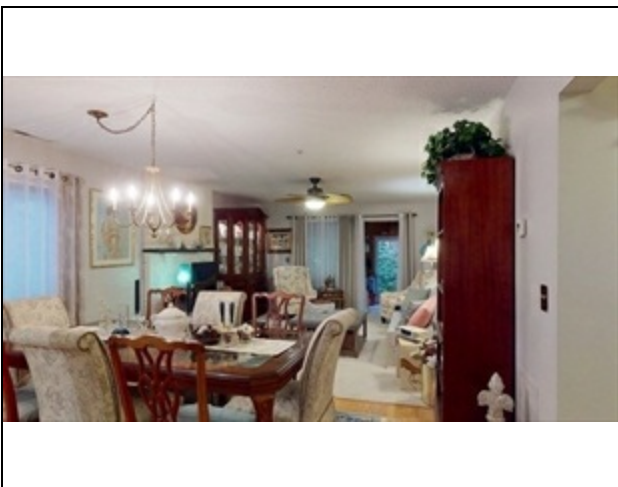
**Exterior - Front**



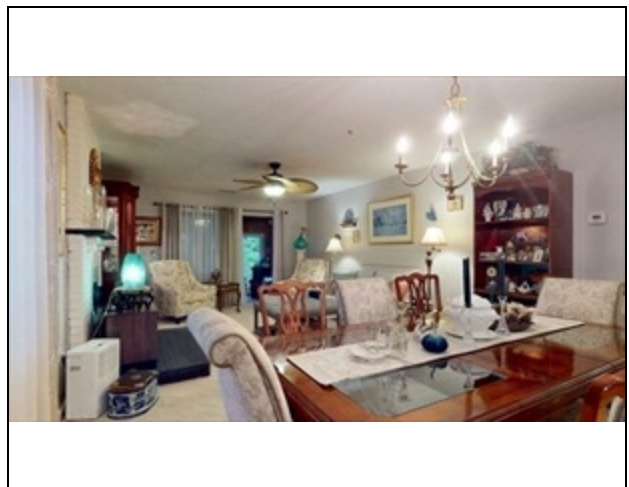
**Exterior - Front**



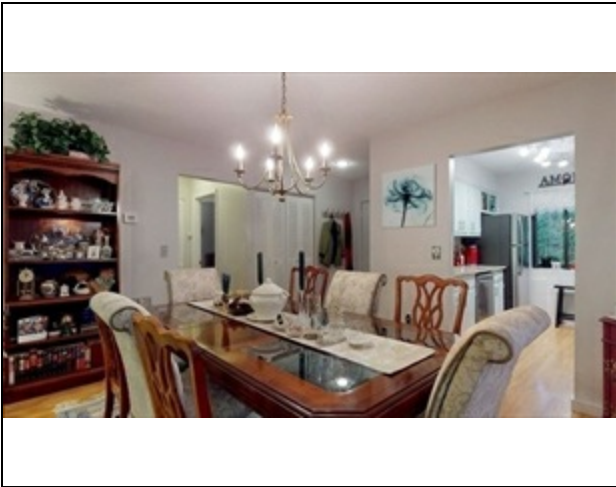
**Foyer**



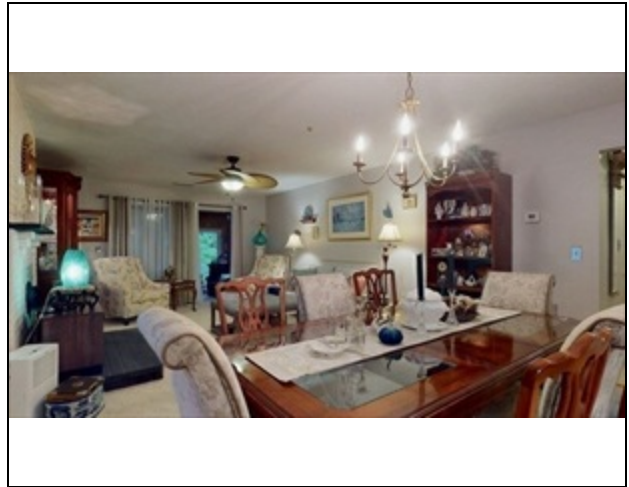
**Dining Room**



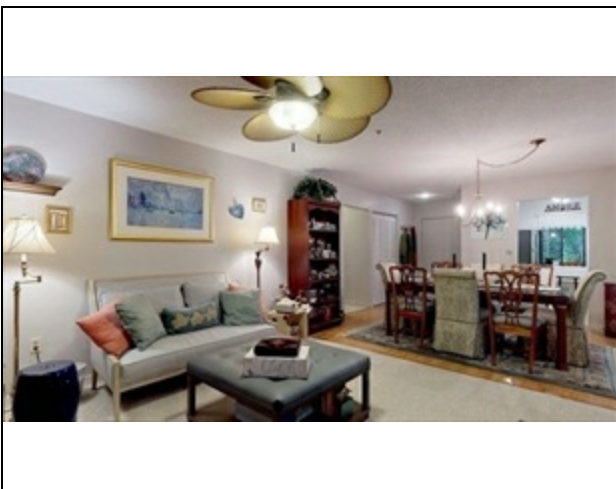
**Dining Room**



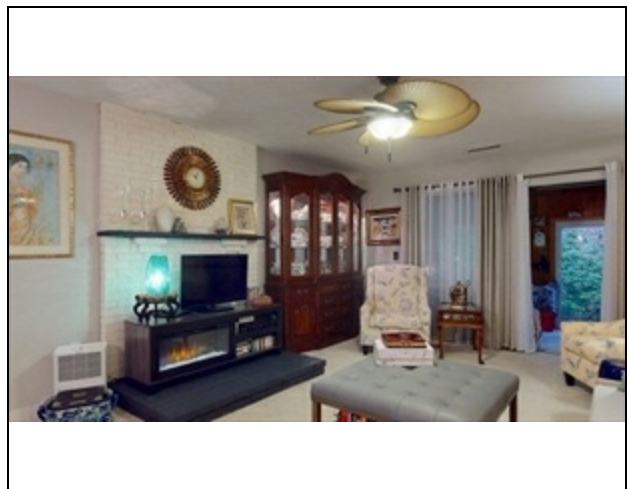
**Dining Room**



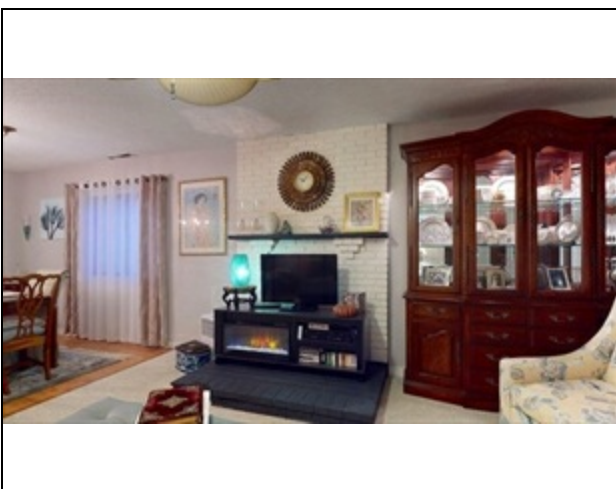
**Dining Room**



**Living Room**



**Living Room**

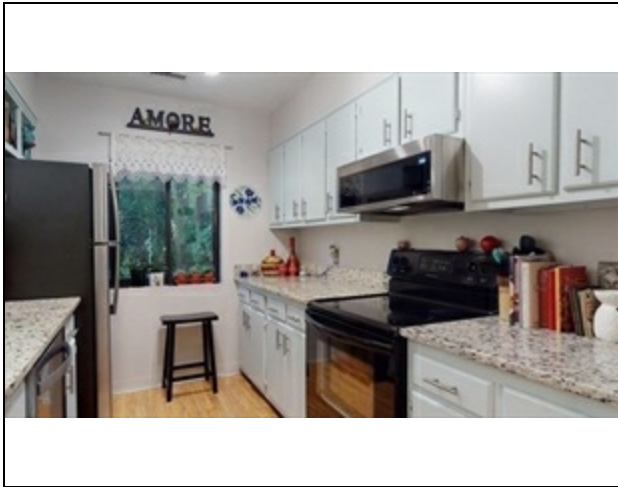


**Living Room**

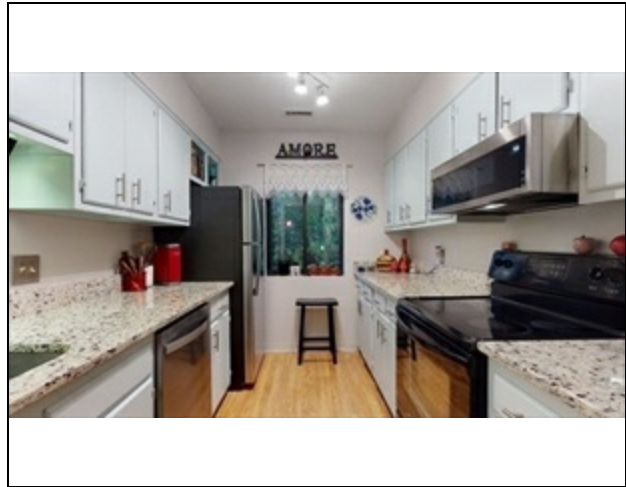


**Kitchen**

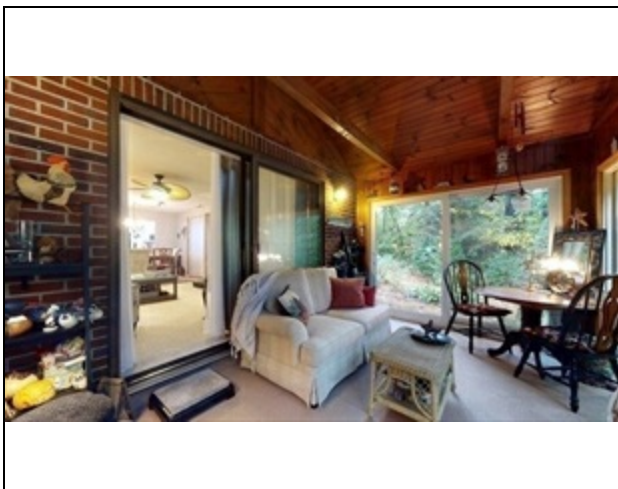




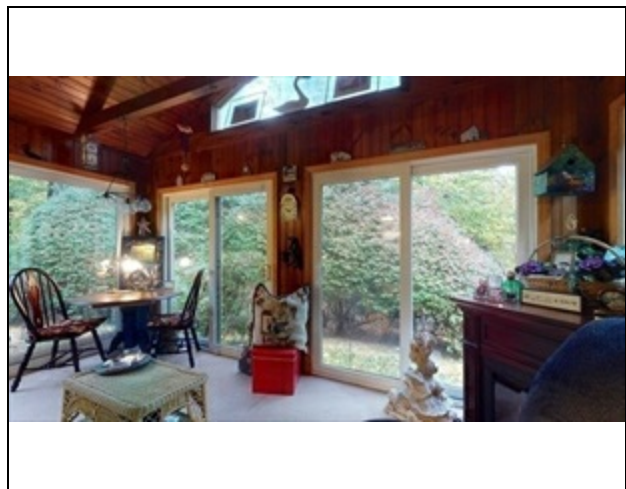
**Kitchen**



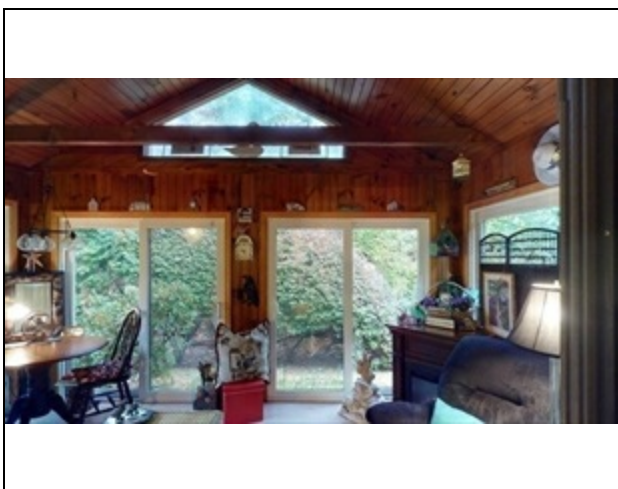
**Kitchen**



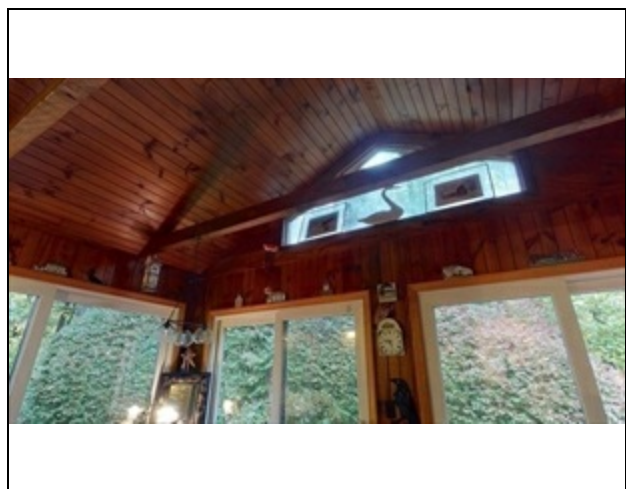
**Sun Room**



**Sun Room**



**Sun Room**



**Sun Room**





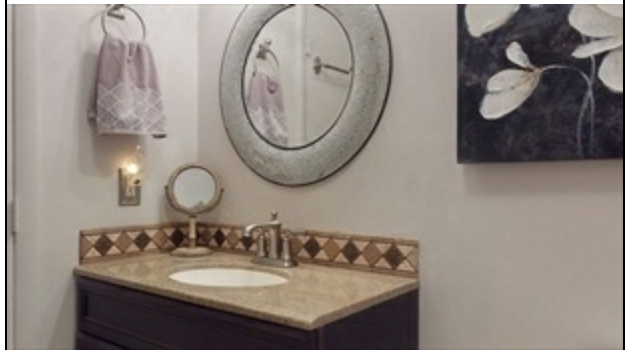
**Sun Room**



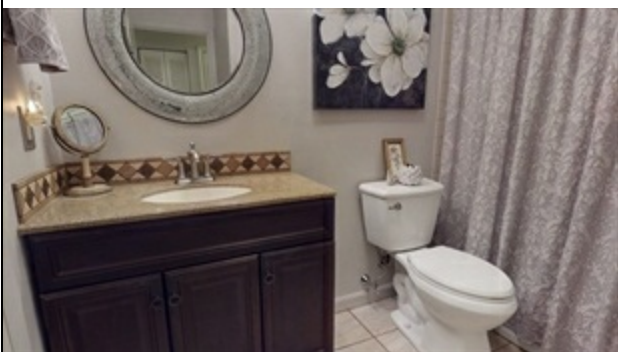
**Bedroom 2**



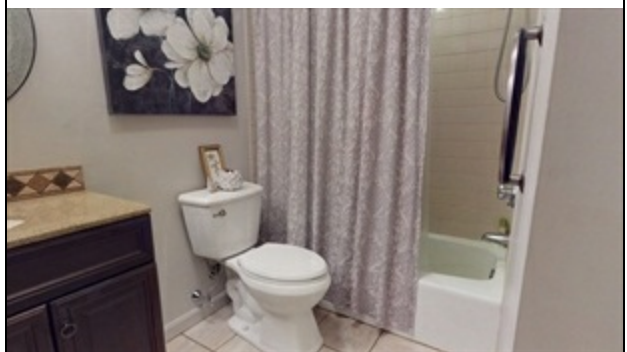
**Bathroom - Full**



**Bathroom - Full**



**Bathroom - Full**



**Bathroom - Full**



**Laundry Room/Area**



**Master Bedroom**



**Master Bedroom**



**Master Bedroom**



**Master Bedroom**



**Exterior - Side**

**MLS # 72913987 - Sold**  
**59 Highwood Drive U:59, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$300,000**



**Floor Plan**



**173 Highwood Dr - Unit 173**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72897001</b>	Status: <b>Sold</b>
List Price: <b>\$299,500</b>	Sale Price: <b>\$305,000</b>
List Date: <b>9/17/2021</b>	Sale Date: <b>10/19/2021</b>
Area:	Off Market Date: <b>9/24/2021</b>
List\$/Sq. Ft.: <b>\$263.18</b>	Sold \$/Sq. Ft. <b>\$268.01</b>
Days on Market (Total): <b>7</b>	Days on Market (Office): <b>7</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level: <b>1</b>
Master Bath:	Placement: <b>Street, Middle</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,138 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail: <b>Yes - Private</b>
# Units: <b>50</b>	Garage: <b>0</b>
Elevator:	Parking: <b>2 Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$293</b>	
Fee Includes: <b>Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds, Additional Parking Space</b>	



**Exterior - Front**

**Room Descriptions**

Room	Level	Size	Features
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**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame, Stone/Concrete**  
 Cooling: **None**  
 Electric: **110 Volts**  
 Exclusions: **microwave, outdoor grill, tv (wall mount stays) and personal belongings**  
 Exterior: **Vinyl**  
 Exterior Features: **Patio**  
 Facing Direction: **Southwest**  
 Heating: **Electric**  
 Hot Water: **Tank**  
 Interior Features: **Internet Available - Fiber-Optic**  
 Lead Paint: **None**  
 Pets Allowed: **Yes**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**MULTIPLE OFFERS PLEASE SUBMIT HIGHEST AND BEST BY 5:00 pm, bring your personals and move right in. This Meticulously updated Townhouse in the very desirable area of Highwood Condominiums III in Franklin. Oak hardwood floors throughout, stair treads and railing installed 2019 along with ceramic tile in the kitchen and baths, new roof for unit and shed, new water heater. Custom faux wood blinds installed in all windows in 2021. SS appliances installed in 2020. Laundry is conveniently located on the second floor. Lots of closet space including a walk-in closet, and extra storage in the shed. In the Living room area you will find a beautiful painted fireplace and outside the sliding door is your private patio area to enjoy that favorite beverage.. Perfect commuter location close to 495 and commuter rail stations, Elementary, middle and high school all within walking distance, also within proximity is shopping, great restaurants & more! Come and utilize everything Franklin has to offer.**

**Tax Information**

**2021 Taxes: \$3,295** Assessment: **\$224,900**  
 Pin #: **M:259 L:006-010**

Cert: **000000106811** Zoning Code: **RE**  
 Map: Block: Lot: Book: **37354** Page: **87**

**Compensation**

Sub-Agent: <b>Not Offered</b>	Buyer Agent: <b>2</b>	Facilitator: <b>0</b>
Compensation Based On: <b>Net Sale Price</b>		



**Exterior - Front**



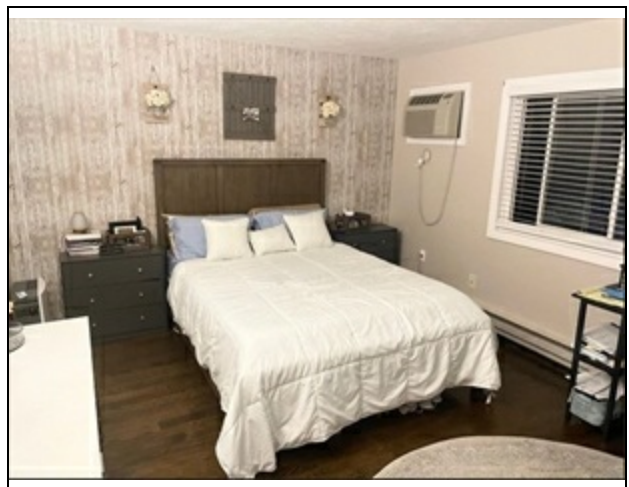
**Living Room**



**Kitchen**



**Stone Flooring**



**Bedroom**



**Bedroom 2**



**Bathroom - Full**



**Hardwood Flooring**