

**7 Spruce Pond Road - Unit 7**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72886933</b>	Status: <b>Sold</b>
List Price: <b>\$425,000</b>	Sale Price: <b>\$430,000</b>
List Date: <b>8/26/2021</b>	Sale Date: <b>9/30/2021</b>
Area:	Off Market Date: <b>8/31/2021</b>
List\$/Sq. Ft.: <b>\$231.86</b>	Sold \$/Sq. Ft. <b>\$234.59</b>
Days on Market (Total): <b>5</b>	Days on Market (Office): <b>5</b>

**Property Features**

Rooms: <b>7</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level: <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Street, Walkout</b>
Fireplaces: <b>1</b>	Approx. Living Area: <b>1,833 Sq. Ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>100</b>	Garage: <b>1 Attached, Garage Door Opener</b>
Elevator:	Parking: <b>2 Off-Street, Paved Driveway</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$329</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Deck - Exterior, Open Floor Plan
Dining Room:	1		Flooring - Wall to Wall Carpet, Open Floor Plan
Kitchen:	1		Flooring - Vinyl, Dining Area, Stainless Steel Appliances
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	2		Dryer Hookup - Electric, Washer Hookup
Home Office:	1		Flooring - Wall to Wall Carpet
Loft:	2		Skylight, Ceiling - Vaulted, Flooring - Wall to Wall Carpet

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes Full, Walk Out, Interior Access, Unfinished Basement, Exterior Access**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **220 Volts, Circuit Breakers**  
 Exclusions:  
 Exterior: **Clapboard**  
 Exterior Features: **Porch, Deck - Composite, Gutters, Professional Landscaping, Sprinkler System**  
 Facing Direction: **Southwest**  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tank**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **NOT including unfinished walkout lower level**  
 Pets Allowed: **Yes**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **Yes** Water View: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

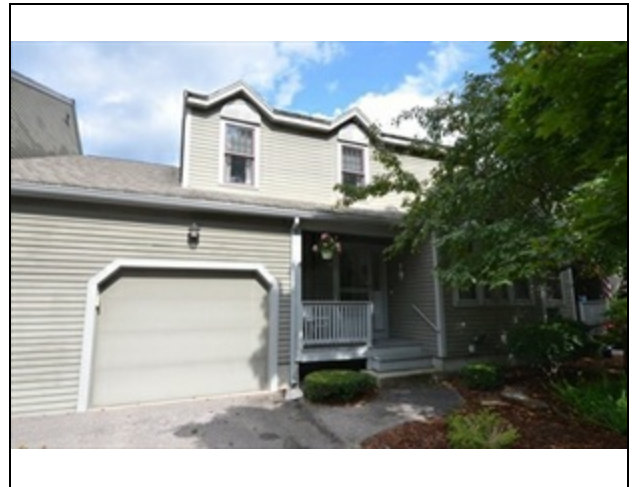
**Highly Desirable and Pet Friendly Spruce Pond Village Waterfront with Walkout Basement! Come see this fine offering with attached, direct entry garage and spectacular water views and a walkout lower level with great options to finish and still have plenty of wonderful storage! Newer stainless steel refrigerator, microwave and handy eat in kitchen dining area. Main level open floor plan dining and family room, fireplace, large open concept loft with vaulted ceiling and 2 skylights on second level. Two home office options, perfect for today's remote work requirements or distance learning. 1st floor office doubles as 3rd bedroom. Spacious trex deck overlooks the lush landscaped backyard and serene pond. Updated heating and hot water. Central A/C, Town water/sewer, gas for heat, hot water, and potential for cooking and fireplace. Superb Neighborhood Location and exceptionally well managed association even has your walkway and front steps shoveled in winter! All appliances included in sale.**

**Tax Information**

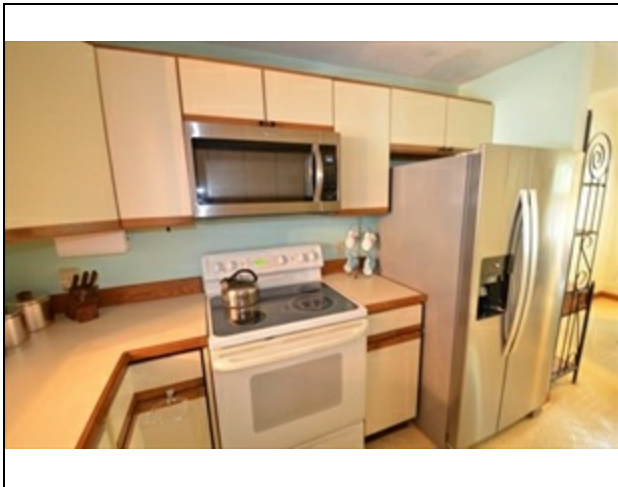
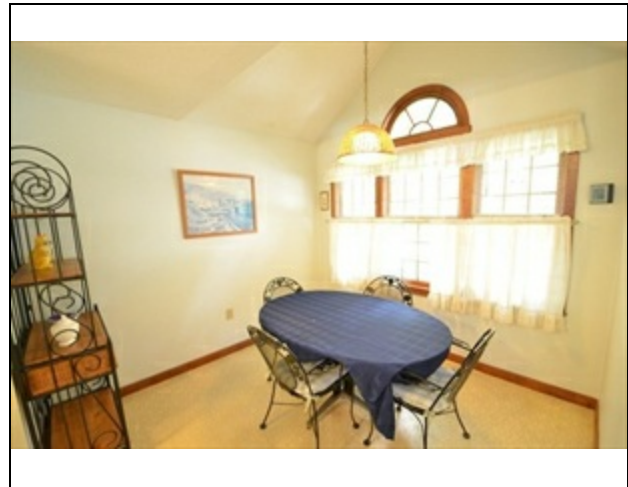
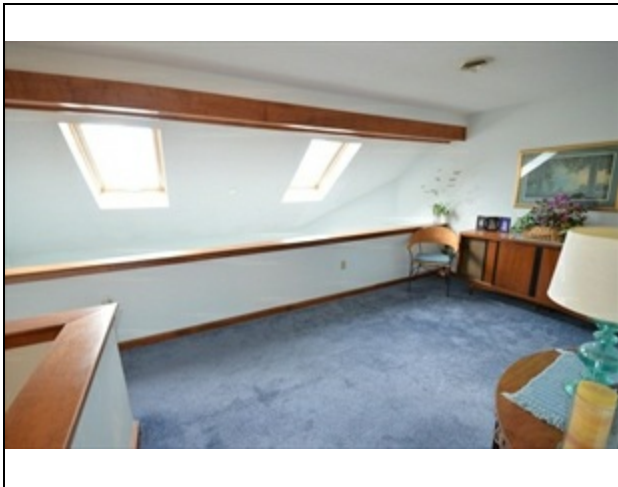
<b>2021 Taxes: \$4,784.69</b>	Assessment: <b>\$326,600</b>	Cert:	Zoning Code: <b>Res</b>
Pin #:		Map:	Block: Lot: Book: <b>11690</b> Page: <b>46</b>

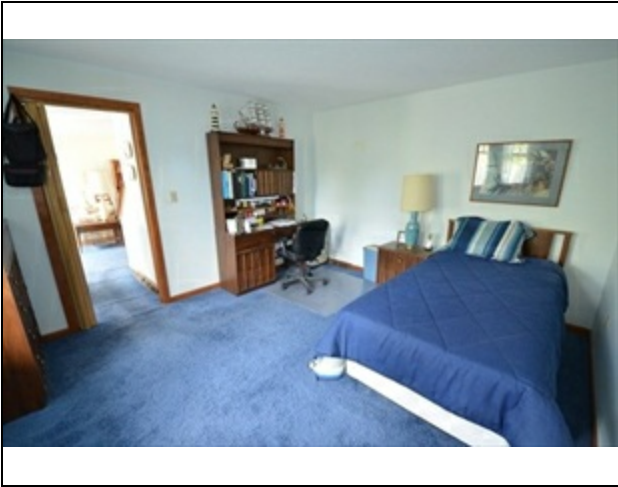
**Compensation**

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

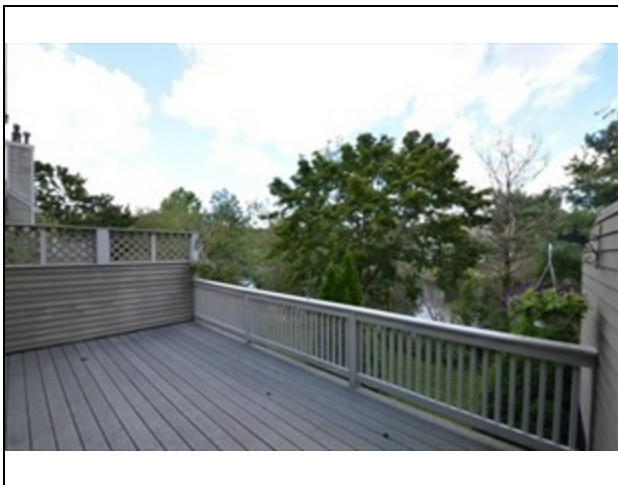
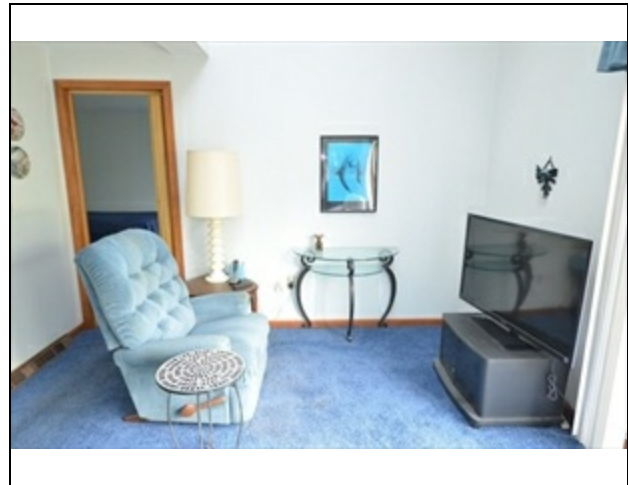
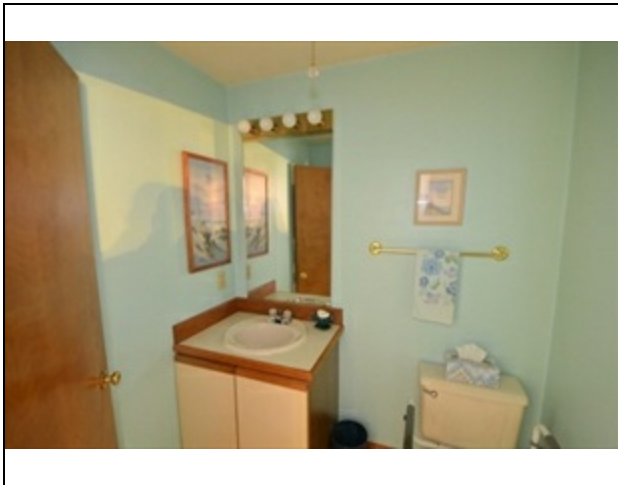












**MLS # 72886933 - Sold**  
**7 Spruce Pond Road U:7, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$430,000**

