

7 Mulberry Lane
Franklin, MA 02038
Single Family

MLS #: **72905321** Status: **Sold**
List Price: **\$1,150,000** Sale Price: **\$1,183,500**
List Date: **10/7/2021** Sale Date: **12/13/2021**
Area: Off Market Date: **11/17/2021**
List\$/Sq. Ft.: **\$308.56** Sold \$/Sq. Ft.: **\$317.55**
Days on Market (Total): **42** Days on Market (Office): **42**
Neighborhood/Sub-Division: **Longwalk Estates**

Property Features

Rooms: **12** Style: **Colonial, Farmhouse, Georgian**
Bedrooms: **5** Type: **Detached**
Baths: **3f 1h** Approx. Acres: **1.26**
Master Bath: **Yes** Apprx Lot Size: **55,060 Sq. Ft.**
Fireplaces: **1** Approx. Living Area: **3,727 Sq. Ft.**
Year Built: **2014** Foundation: **Poured Concrete**
Color: **White** Garage: **3 Attached, Under, Garage Door Opener, Side Entry, Insulated**
Parking: **15 Off-Street, Stone/Gravel**
Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Living Room:	1	22X13	Fireplace, Flooring - Wood, Recessed Lighting, Archway, Decorative Molding
Dining Room:	1	13X11	Flooring - Wood, Window(s) - Picture, Recessed Lighting, Beadboard, Crown Molding
Family Room:	1	17X16	Ceiling - Coffered, Closet, Flooring - Wall to Wall Carpet, French Doors, Recessed Lighting, Beadboard, Crown Molding, Decorative Molding, Tray Ceiling
Kitchen:	1	23X15	Closet/Cabinets - Custom Built, Flooring - Wood, Window(s) - Picture, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Pot Filler Faucet, Walk-in Storage, Gas Stove, Lighting - Pendant, Beadboard, Crown Molding, Decorative Molding
Master Bedroom:	2	22X13	Bathroom - Full, Closet - Walk-in, Flooring - Wood, Balcony - Exterior, Deck - Exterior, Exterior Access, Recessed Lighting, Lighting - Sconce
Bedroom 2:	2	18X18	Ceiling - Beamed, Closet, Recessed Lighting, Decorative Molding
Bedroom 3:	2	16X16	Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box, Recessed Lighting, Decorative Molding
Bedroom 4:	2	14X13	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Closet - Double
Bedroom 5:	1	15X13	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1	6X10	Bathroom - Half, Closet - Linen, Flooring - Wood, Recessed Lighting
Bath 2:	2	10X10	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Double Vanity, Recessed Lighting
Bath 3:	2	28X12	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Bathroom - With Tub, Closet - Linen, Closet - Walk-in, Flooring - Wood, Dressing Room, Recessed Lighting, Closet - Double
Laundry:	2	6X4	Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Mud Room:	1	13X5	Closet, Flooring - Wood, Recessed Lighting
Sitting Room:	1	17X7	Ceiling Fan(s), Flooring - Wood, Deck - Exterior, Exterior Access, Recessed Lighting, Beadboard, Crown Molding
Bathroom:	B	8X6	Bathroom - With Tub & Shower, Deck - Exterior
Center Hall:	2	20X7	Flooring - Wood, Balcony - Exterior, Dryer Hookup - Electric, Exterior Access, Washer Hookup
Mud Room:	B	12X6	-
Office:	2	9X7	Flooring - Wood

Features & Other Information

Appliances: **Range, Wall Oven, Dishwasher, Microwave, Refrigerator, Vent Hood**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Highway Access, House of Worship, Public School, T-Station**
Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Garage Access, Concrete Floor, Exterior Access**
Construction: **Frame**
Cooling: **Central Air, 2 Units**
Electric: **200 Amps**
Exclusions: **Chicken Coop and Please refer to list of exclusions attached to MLS listing documents.**
Exterior: **Vinyl**
Exterior Features: **Porch, Porch - Enclosed, Deck, Pool - Inground, Pool - Inground Heated, Cabana, Gutters, Storage Shed, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens, Garden Area, Stone Wall**
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas, Tankless**
Interior Features: **Central Vacuum, French Doors, Internet Available - Fiber-Optic**
Lead Paint: **Unknown**
Living Area Disclosures: **GLA and Floor plans are approximate and for informational purposes only.**
Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac, Sidewalk**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Remarks

When you wish upon a star! A southern inspired home soaring above premium builders grade construction, designed with a timeless sophisticated interior, impressive architectural elements, and attention to detail. State-of-the-art kitchen boasting 9' custom farmhouse cabinetry, and expansive double islands w/ granite countertops. Stainless appliances including 3 ovens, built-in Electrolux refrigerator, and double TVs! Wide Pine flooring, hand-hewn beams, walk-in pantry, "Tea Room" custom baths with one of a kind vanities & water closets. Grande Master Suite with covered walk out porch, double walk-in closets, claw foot soaking tub and optional office/nursery offer a warm welcome to the end of the day. Optional 1st floor 6th bedroom or family room, built in lofts, play areas & secret hideaways! Established maturely landscaped lot with heated in ground salt water pool with running river rock stream, poolside bar/shed/dressing room.

Tax Information

2021 Taxes: **\$11,903** Assessment: **\$812,500**
Pin #: **M:232 L:059**

Cert: **00000043361** Zoning Code: -
Map: Block: Lot: Book: **32292** Page: **254**

Compensation

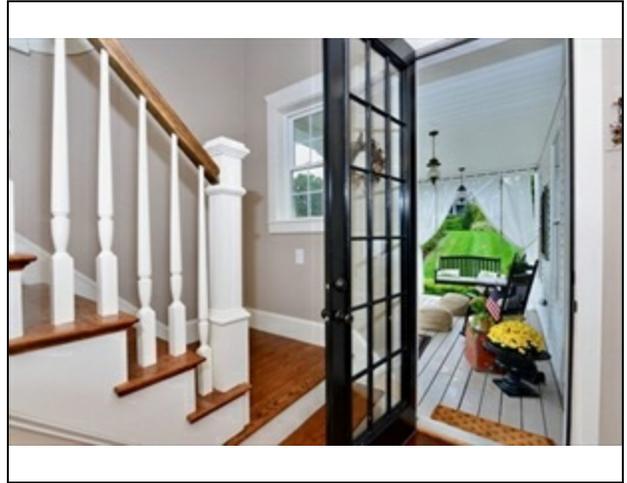
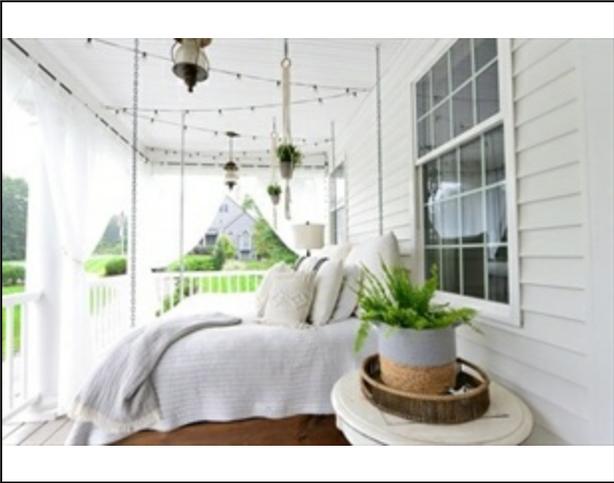
Sub-Agent: **Not Offered**
Compensation Based On: **Net Sale Price**

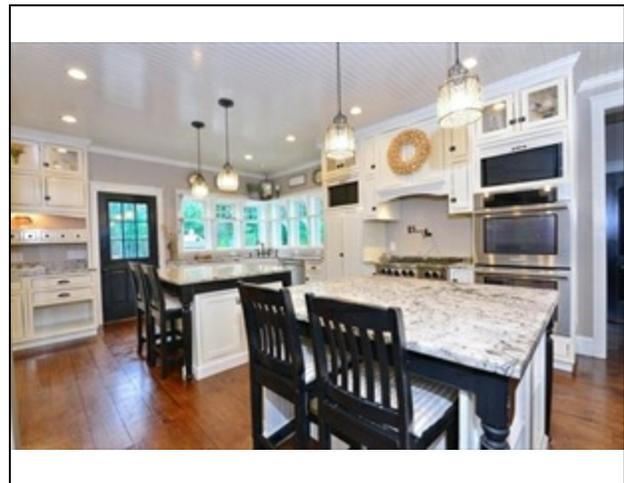
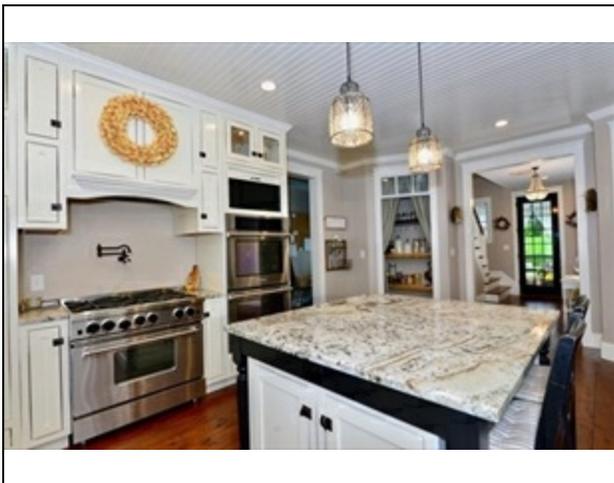
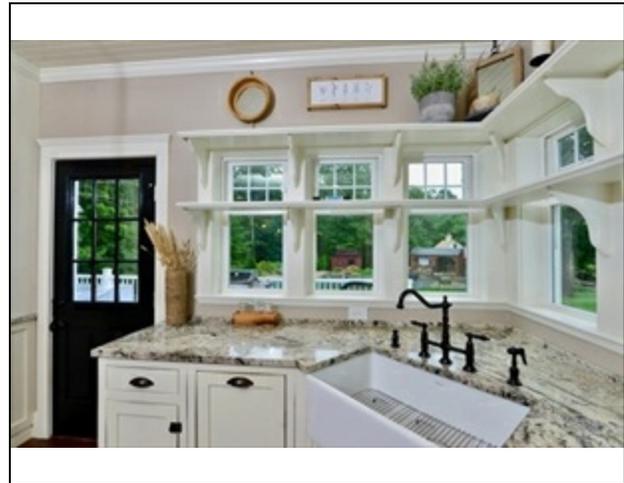
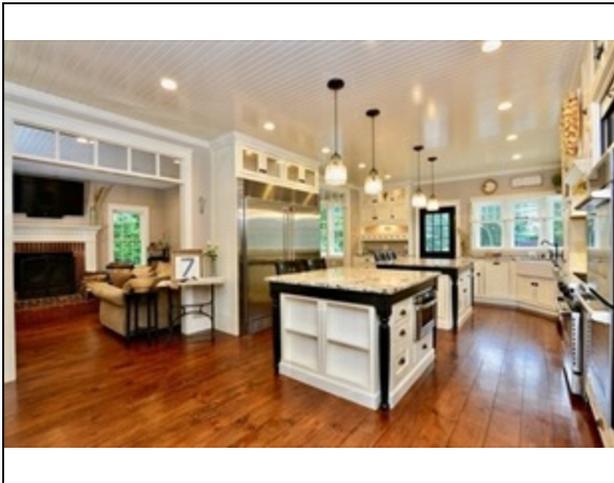
Buyer Agent: **2.0**

Facilitator: **0**

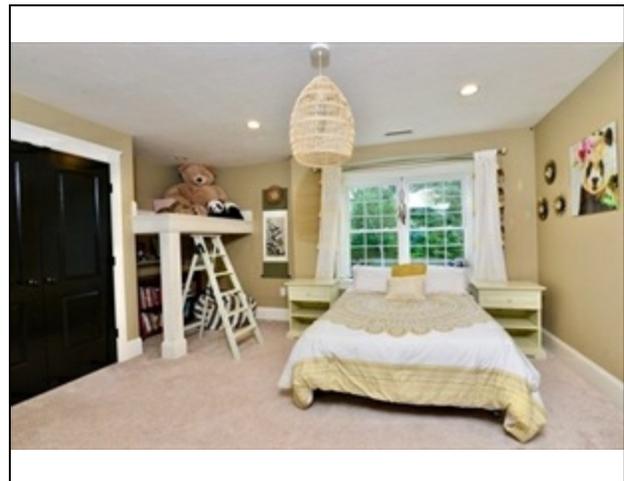
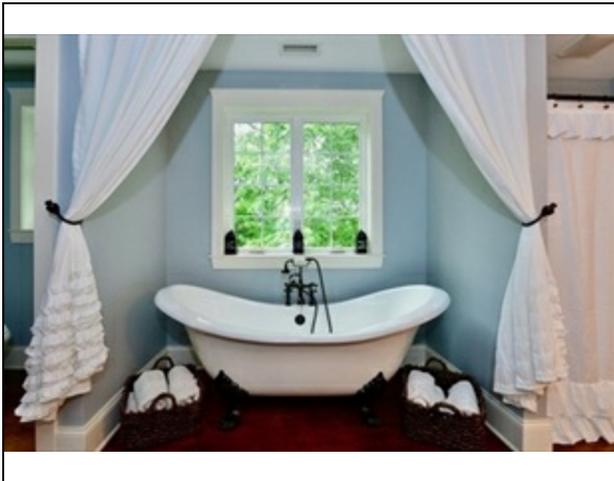
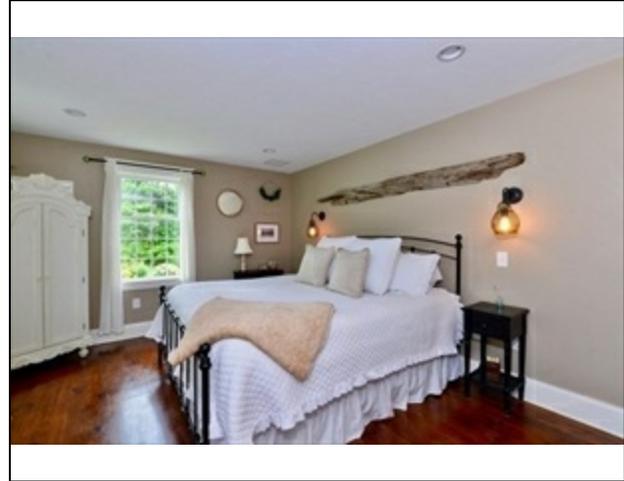
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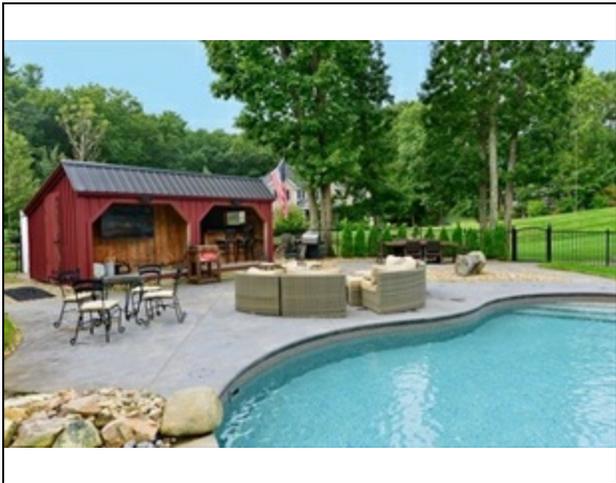
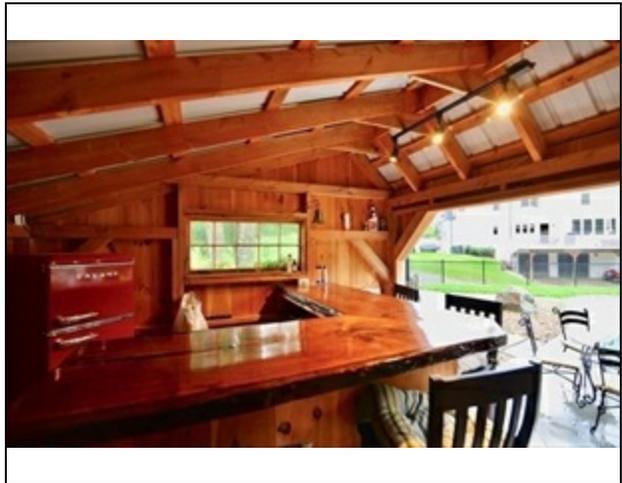
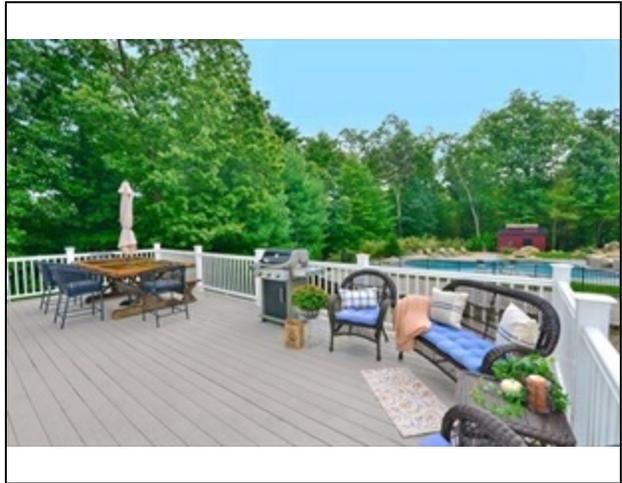
Single Family - Detached
Sale Price: \$1,183,500













**15 Overlook Drive
Franklin, MA 02038
Single Family**

MLS #: 72797765	Status: Sold
List Price: \$1,200,000	Sale Price: \$1,200,000
List Date: 3/12/2021	Sale Date: 6/4/2021
Area:	Off Market Date: 4/4/2021
List\$/Sq. Ft.: \$201.48	Sold \$/Sq. Ft.: \$201.48
Days on Market (Total): 24	Days on Market (Office): 24

Property Features

Rooms: 15	Style: Colonial
Bedrooms: 6	Type: Detached
Baths: 4f 1h	Approx. Acres: 0.78
Master Bath: Yes	Apprx Lot Size: 34,107 Sq. Ft.
Fireplaces: 1	Approx. Living Area: 5,956 Sq. Ft.
Year Built: 2005	Foundation: Poured Concrete
Color: Cream	Garage: 3 Attached, Garage Door Opener, Storage, Work Area, Side Entry, Insulated
Parking: 6 Off-Street, Improved Driveway, Paved Driveway	
Handicap Access/Features:	



Yard - Side

Room Descriptions

Room	Level	Size	Features
Living Room:	1	23X15	Fireplace, Wood / Coal / Pellet Stove, Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Hardwood, French Doors, Cable Hookup, Chair Rail, Deck - Exterior, Exterior Access, Recessed Lighting
Dining Room:	1	19X17	Flooring - Hardwood, French Doors, Chair Rail, Recessed Lighting, Wainscoting, Crown Molding
Family Room:	B	20X13	Open Floor Plan, Recessed Lighting
Kitchen:	1	27X19	Closet/Cabinets - Custom Built, Flooring - Hardwood, Flooring - Stone/Ceramic Tile, Dining Area, Balcony / Deck, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook, Cabinets - Upgraded, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Gas Stove, Lighting - Pendant
Master Bedroom:	2	17X13	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood
Bedroom 2:	2	11X10	Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 3:	2	16X15	Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 4:	2	13X10	Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 5:	2	27X17	Closet, Flooring - Hardwood, Recessed Lighting
Bath 1:	1	9X5	Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1	12X7	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting
Bath 3:	2	15X8	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - With Tub, Closet - Linen, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Recessed Lighting
Laundry:	2	9X7	Flooring - Stone/Ceramic Tile, Laundry Sink
Inlaw Apt.:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet - Linen, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Cable Hookup, Deck - Exterior, Dryer Hookup - Electric, Dryer Hookup - Gas, Exterior Access, Recessed Lighting, Stainless Steel Appliances, Washer Hookup, Gas Stove, Peninsula, Lighting - Pendant, Crown Molding
Second Master Bedroom:	1	19X14	Closet - Walk-in, Flooring - Hardwood, Crown Molding
Game Room:	B	24X18	Flooring - Stone/Ceramic Tile, Recessed Lighting
Bonus Room:	2	25X19	Ceiling - Vaulted, Flooring - Hardwood
Media Room:	B	15X12	Bathroom - 3/4, Flooring - Stone/Ceramic Tile, Recessed Lighting
Bathroom:	2	9X7	Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile

Features & Other Information

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Indoor Grill, Refrigerator**
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Public School, T-Station**
 Basement: **Yes Full, Finished, Interior Access, Bulkhead, Sump Pump, Concrete Floor, Exterior Access**
 Construction: **Frame**
 Cooling: **Central Air, 3 or More**
 Electric: **200 Amps**
 Exclusions: **Washer/Dryer/Window Treatments**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Deck, Deck - Composite, Patio, Covered Patio/Deck, Pool - Inground Heated, Cabana, Gutters, Storage Shed, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens, Fenced Yard, Stone Wall**
 Facing Direction: **Northwest**
 Heating: **Forced Air, Gas, Hydro Air**
 Hot Water: **Natural Gas**
 Interior Features: **Central Vacuum, Security System, Cable Available, French Doors, Wired for Surround Sound**
 Lead Paint: **None**
 Living Area Disclosures: **GLA and Floor Plans are APPROXIMATE and for informational purposes only. Please verify for accuracy.**
 Living Area Includes: **Finished Basement**
 Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac, Sidewalk**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water, Private Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Proudly introducing this well crafted custom New England oversized colonial, with precise positioning of living space. This 15 room, 6 bed 4.5 bath home with 3 car garage and attached in-law offers unparalleled quality, layout and design with thoughtful architectural features, sparkling sun-filled rooms, gleaming hardwood floors, meticulous high-end chef's kitchen with lyptus wood cabinetry, stainless appliances, granite countertops, and dining area flanked by oversized windows and doors overlooking the pool area. The in-law provides a wonderful 1st floor bedroom suite w/custom closets & spa-like bath, an eat-in kitchen, living room and additional private 2nd floor bedroom/bath/family room. The lower level is beautifully finished with inviting space for play, exercise and additional office/media area. Cul-de-sac location with sidewalks and breathtaking views. Convenient location close to schools, shops, restaurants major routes and commuter rail. Welcome Home!

Tax Information

2021 Taxes: \$14,739	Assessment: \$1,006,100	Cert: 118639	Zoning Code: RR2
Pin #: M:259 L:002		Map: 	Block: Lot: Book: 25283 Page: 192

Compensation

Sub-Agent: Not Offered	Buyer Agent: 2.5	Facilitator: 0
Compensation Based On: Net Sale Price		

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MLS # 72797765 - Sold
15 Overlook Drive, Franklin, MA 02038

Single Family - Detached
Sale Price: \$1,200,000



Yard - Side

**3 Teresa Circle
Franklin, MA 02038
Single Family**

MLS #: **72817169** Status: **Sold**
 List Price: **\$1,000,000** Sale Price: **\$1,250,000**
 List Date: **4/19/2021** Sale Date: **5/27/2021**
 Area: Off Market Date: **5/9/2021**
 List\$/Sq. Ft.: **\$214.04** Sold \$/Sq. Ft. **\$267.55**
 Days on Market (Total): **21** Days on Market (Office): **21**
 Neighborhood/Sub-Division: **Fieldstone Farm**

Property Features

Rooms: **15** Style: **Cape**
 Bedrooms: **5** Type: **Detached**
 Baths: **3f 1h** Approx. Acres: **1.85**
 Master Bath: **Yes** Apprx Lot Size: **80,673 Sq. Ft.**
 Fireplaces: **3** Approx. Living Area: **4,672 Sq. Ft.**
 Year Built: **1993** Foundation: **Poured Concrete**
 Color: Garage: **2 Attached**
 Parking: **8 Off-Street**
 Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Cabinets - Upgraded, Open Floor Plan, Stainless Steel Appliances
Master Bedroom:	2		Closet/Cabinets - Custom Built, Flooring - Hardwood
Bedroom 2:	2		Flooring - Hardwood
Bedroom 3:	2		Flooring - Hardwood
Bedroom 4:	2		Flooring - Hardwood
Bedroom 5:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	1		Bathroom - Full
Bath 3:	2		Bathroom - Full
Laundry:	1		Closet/Cabinets - Custom Built, Flooring - Laminate
Sun Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile
Game Room:	B		Closet/Cabinets - Custom Built
Other:	B		Wet bar
Inlaw Apt.:	1		Fireplace, Dining Area
Bathroom:	2		Bathroom - Full
Mud Room:	1		Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile

Features & Other Information

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Walk/Jog Trails, Golf Course, T-Station, University**
 Basement: **Yes Crawl, Finished, Interior Access**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Deck, Patio, Pool - Inground, Storage Shed, Professional Landscaping, Sprinkler System, Fenced Yard**
 Facing Direction: **North**
 Heating: **Forced Air, Gas**
 Hot Water: **Tank**
 Interior Features: **Cable Available, Wetbar**
 Lead Paint: **Unknown**
 Living Area Disclosures: **approximate; includes in-law suite and finished LL - buyers/agents to verify**
 Living Area Includes: **Finished Basement**
 Road Type: **Public**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

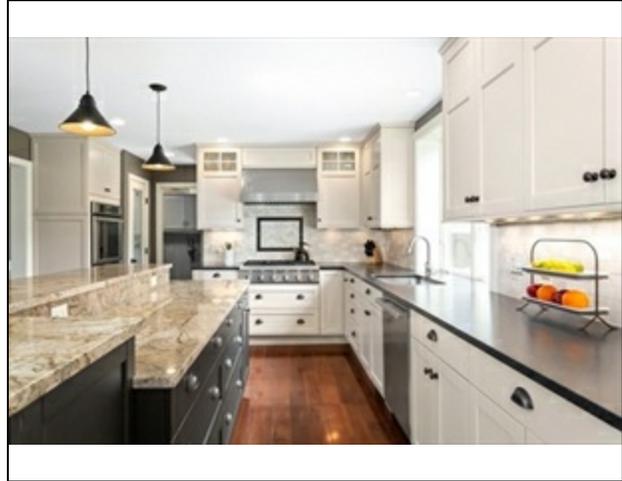
Just wait until you see this absolutely spectacular custom designed sprawling Cape w/ a full in-law suite situated on a 2 acre private cul-de-sac lot. Tired of cookie cutter homes? Look no further. Gorgeous cabinet packed kitchen w/ large center island, high end appliances, granite, pantry & custom backsplash. Step down to sunken FR w/ built in cabinets & gas fireplace. Bright sun room w/ FP overlooking the beautiful back yard w/ inground pool, built in grill, stone island & pool house w/ changing room & storage. Side entrance brings you thru a mud room like no other & it's the private entry to the in-law suite complete with kitchen, dining area, LR w/ FP, BDRM, full bath & craft/laundry room. Master suite w/ full bath & walk in closets and 3 addl generous sized bedrooms upstairs. The amazing LL has 2 rooms perfect for entertaining. Let the pictures tell the full story because there are too many amenities & added bonuses to list here. FLR plans attached to MLS. Wow!!

Tax Information

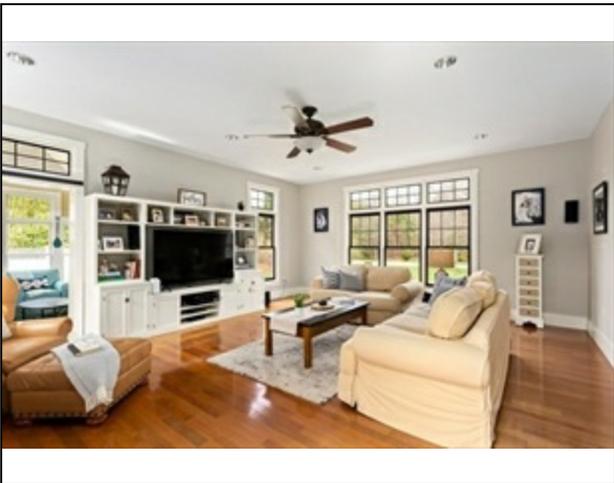
2021 Taxes: \$9,313.01 Assessment: **\$635,700** Cert: Zoning Code: **res**
 Pin #: Map: Block: Lot: Book: **10119** Page: **101**

Compensation

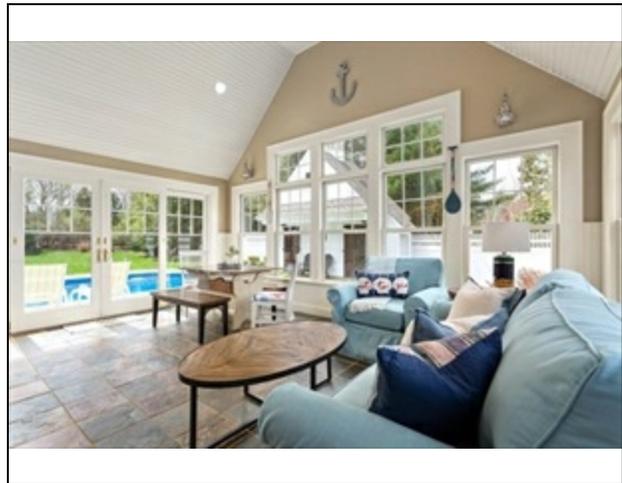
Sub-Agent: **Not Offered** Buyer Agent: **2.0** Facilitator: **2.0**
 Compensation Based On: **Net Sale Price**



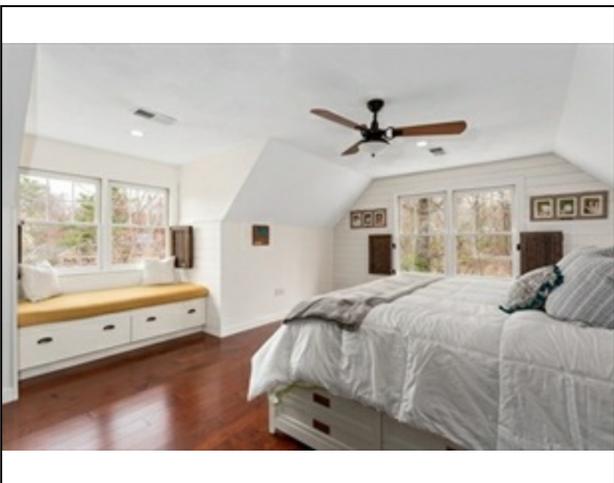
Kitchen



Family Room

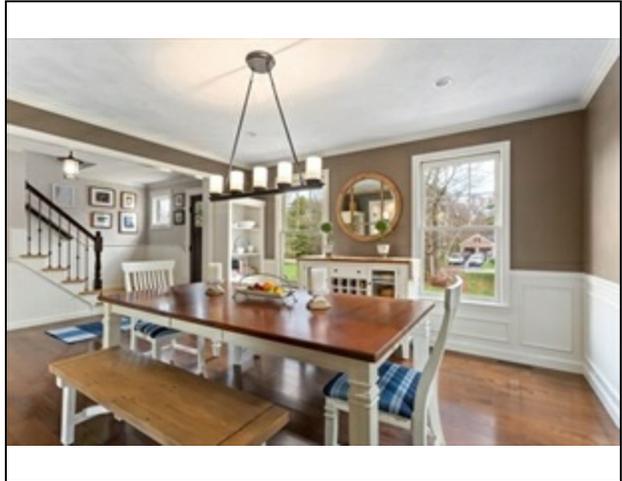
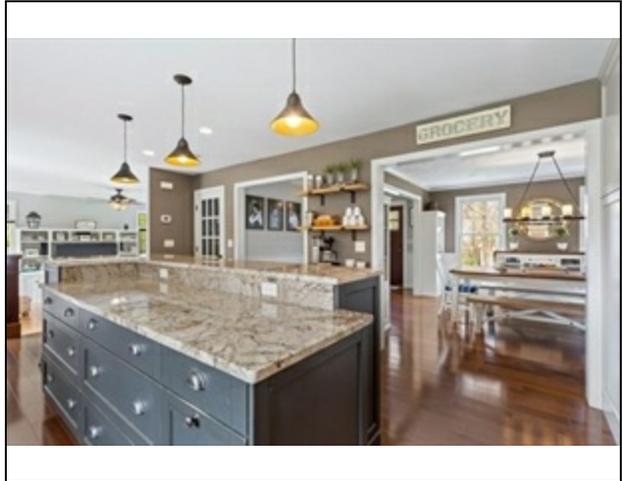
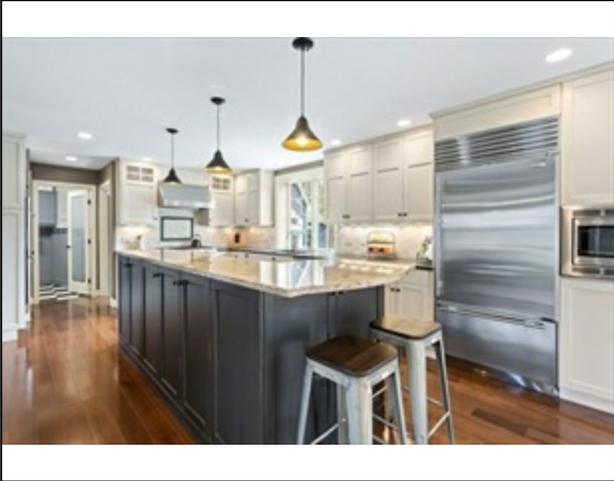


Sun Room

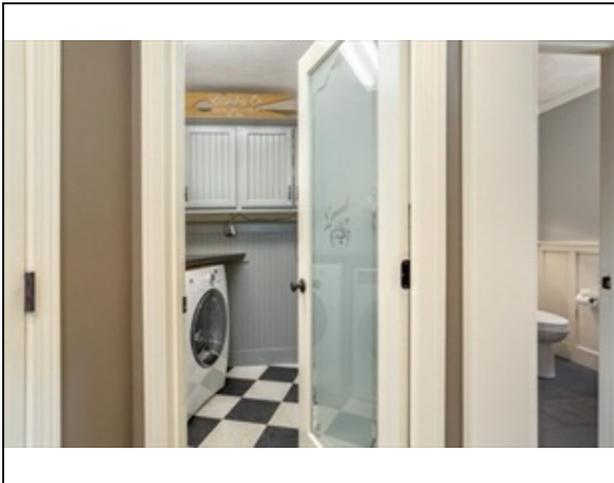
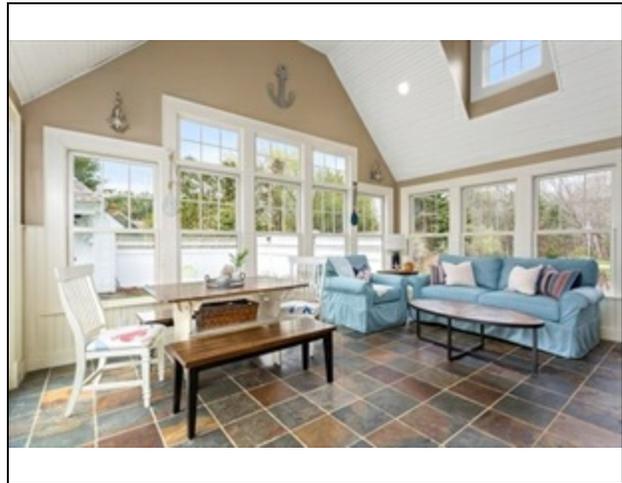
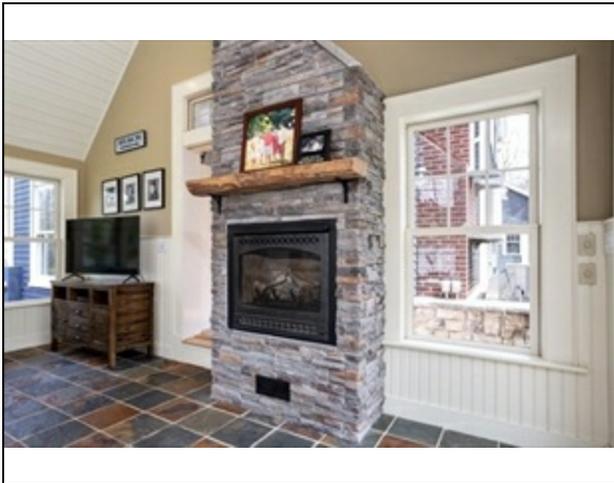
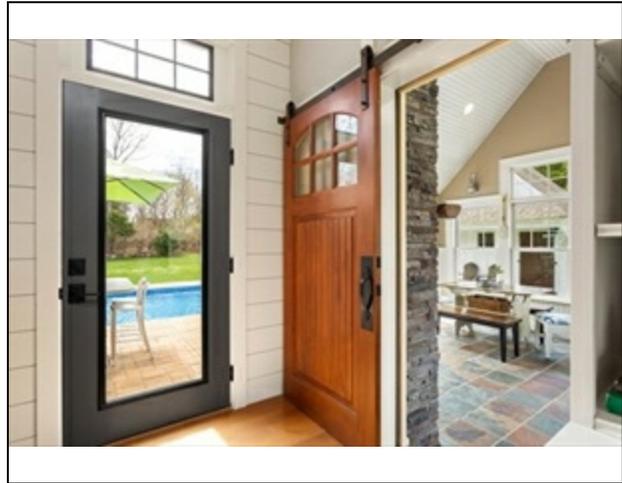
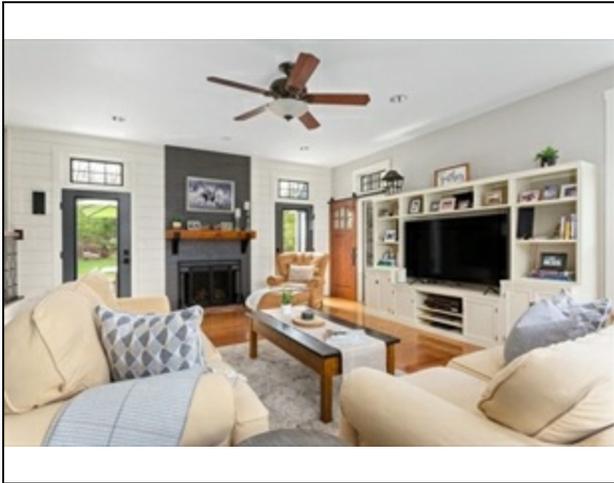


Bathroom - Master

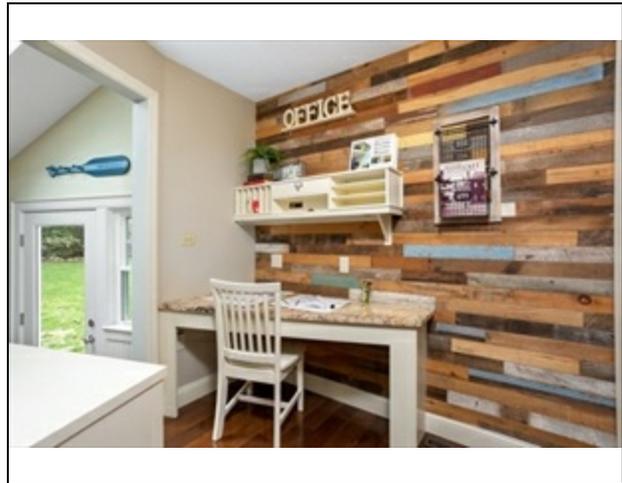




Dining Room



Laundry Room/Area

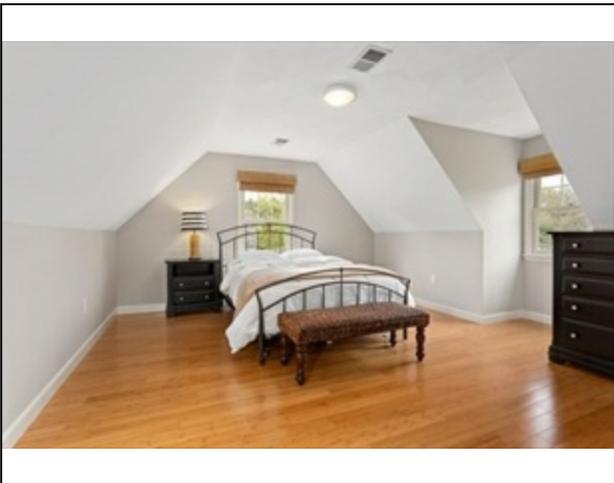
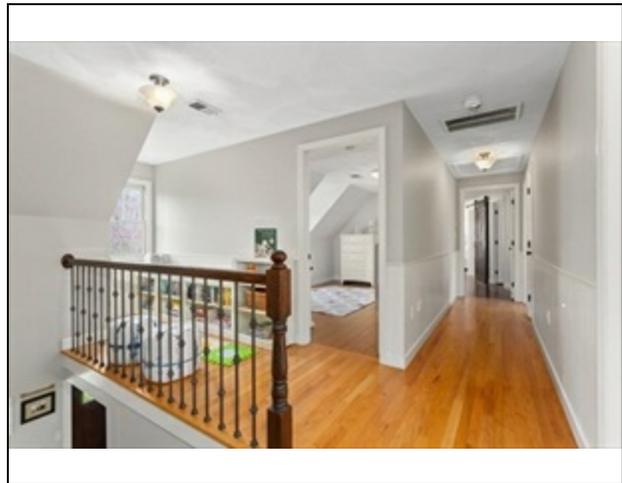
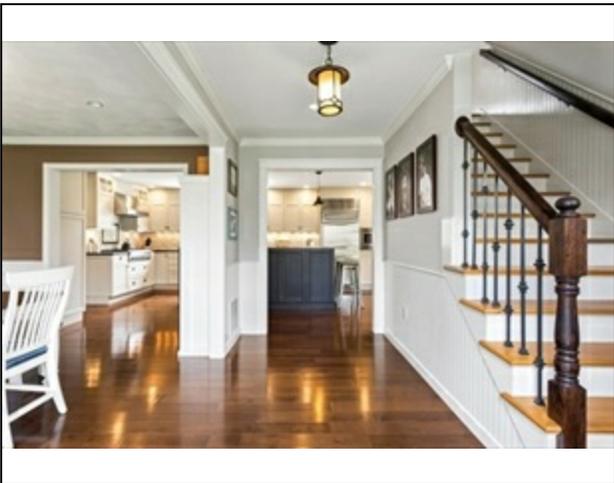




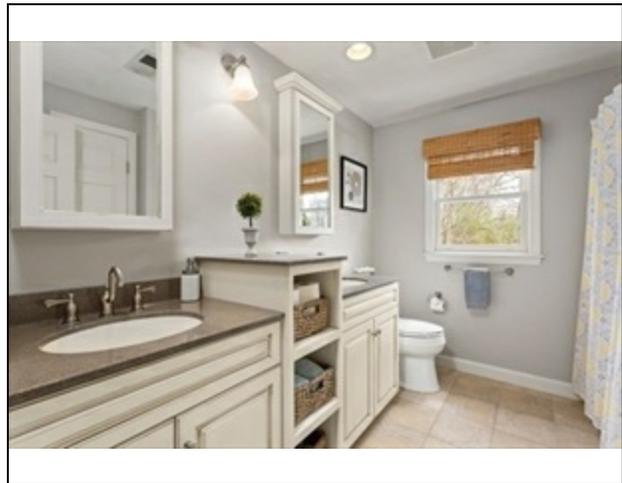
Bathroom - Half



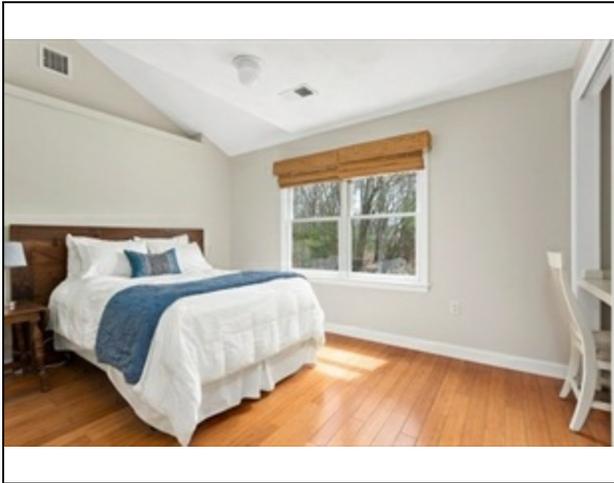
Mud Room



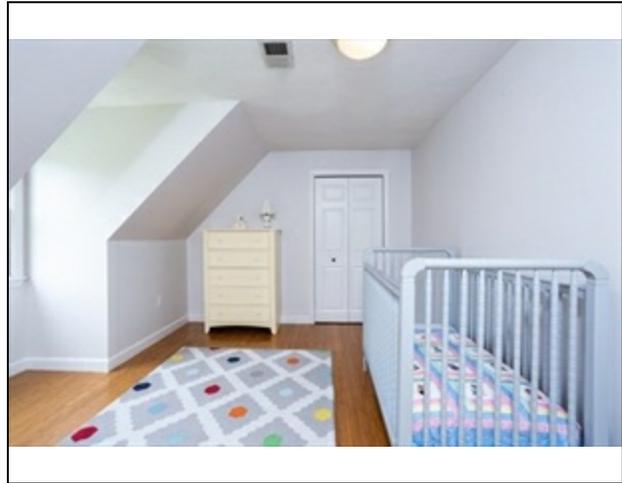
Bathroom 2



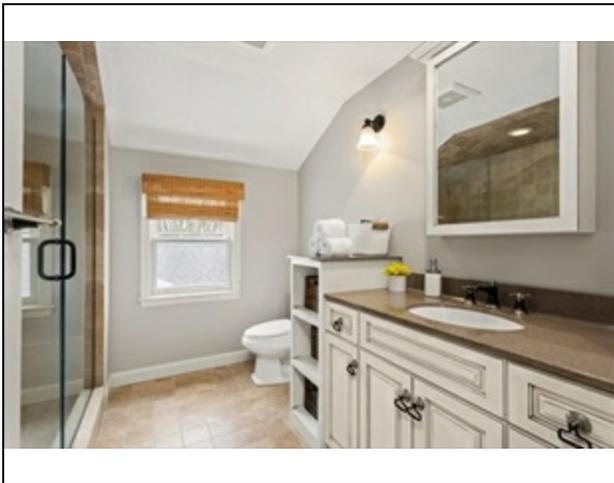
Bathroom - Full



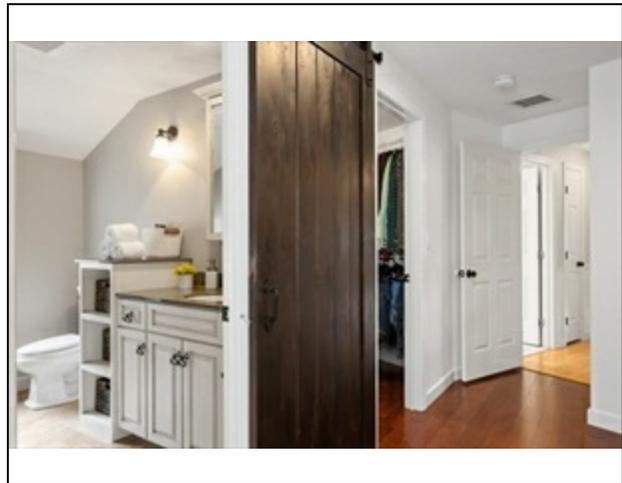
Bedroom 3



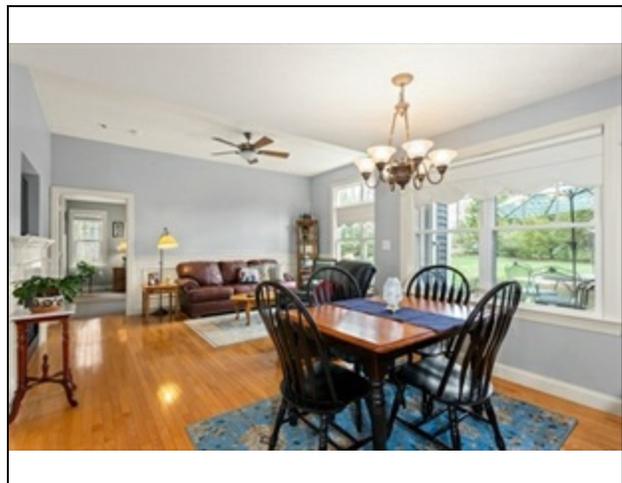
Bedroom 4



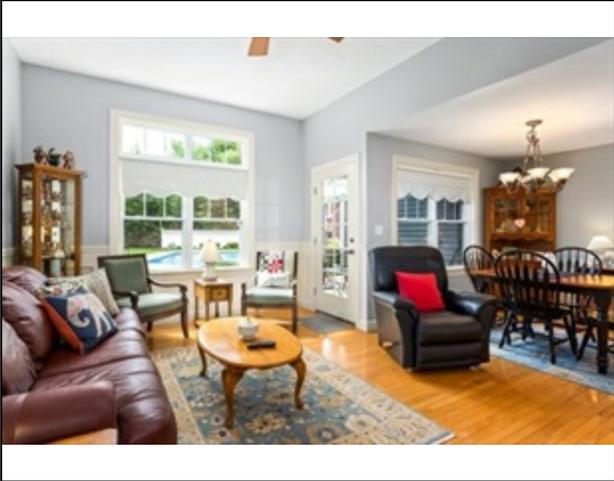
Bathroom - Master



In-Law Apartment



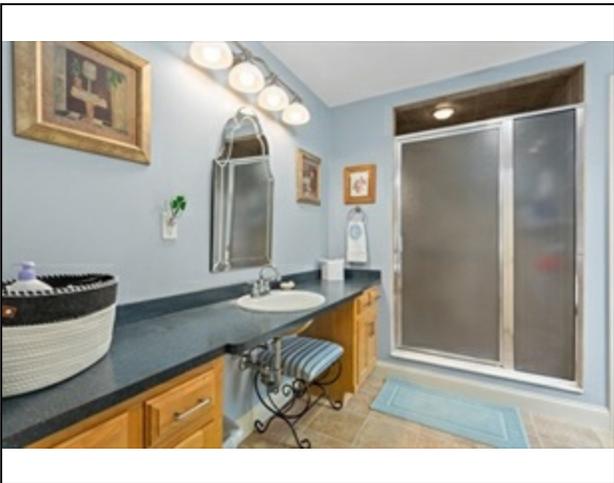
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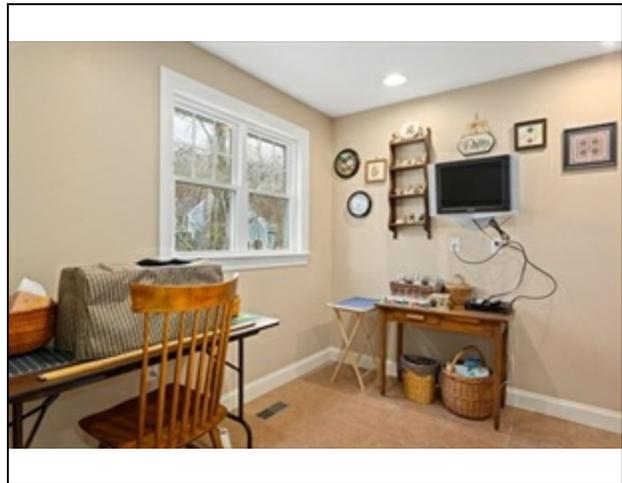
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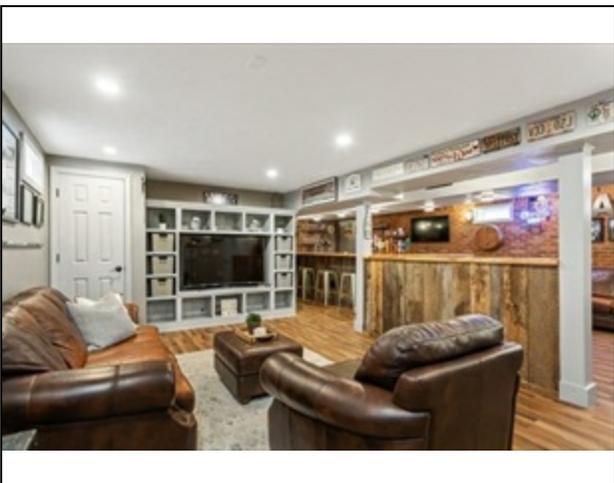
In-Law Apartment



In-Law Apartment



In-Law Apartment



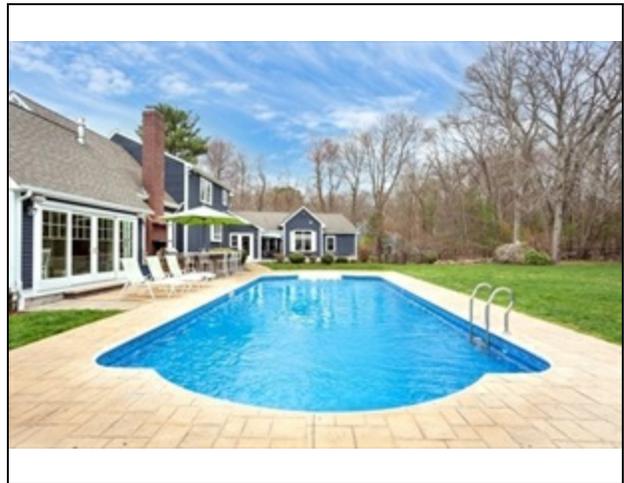
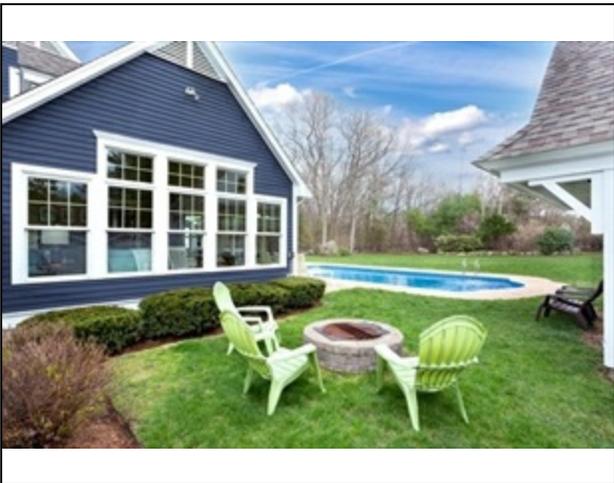
Media Room



Wet Bar



Wet Bar



**10 Countryside Ln
Franklin, MA 02038
Single Family**

MLS #: **72828269** Status: **Sold**
 List Price: **\$1,550,000** Sale Price: **\$1,577,000**
 List Date: **5/10/2021** Sale Date: **6/25/2021**
 Area: Off Market Date: **5/15/2021**
 List\$/Sq. Ft.: **\$232.04** Sold \$/Sq. Ft. **\$236.08**
 Days on Market (Total): **5** Days on Market (Office): **5**

Property Features

Rooms: **12** Style: **Contemporary**
 Bedrooms: **4** Type: **Detached**
 Baths: **4f 1h** Approx. Acres: **1.15**
 Master Bath: **Yes** Apprx Lot Size: **49,963 Sq. Ft.**
 Fireplaces: **2** Approx. Living Area: **6,680 Sq. Ft.**
 Year Built: **2015** Foundation: **Poured Concrete**
 Color: Garage: **3 Attached**
 Parking: **8 Off-Street, Paved Driveway**
 Handicap Access/Features:



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Ceiling - Coffered, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood, Window(s) - Picture, Chair Rail, Lighting - Overhead, Crown Molding
Family Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Recessed Lighting, Gas Stove
Kitchen:	1		Ceiling - Vaulted, Flooring - Hardwood, Balcony / Deck, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook, Open Floor Plan, Recessed Lighting, Wine Chiller, Lighting - Pendant, Lighting - Overhead
Master Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Stone/Ceramic Tile, Recessed Lighting, Steam / Sauna
Bedroom 2:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Stone/Ceramic Tile, Recessed Lighting
Bedroom 3:	2		Closet, Recessed Lighting
Bedroom 4:	2		Closet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Hot Tub / Spa, Countertops - Stone/Granite/Solid, Steam / Sauna, Pocket Door
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub, Countertops - Stone/Granite/Solid
Laundry:	2		Flooring - Stone/Ceramic Tile
Bathroom:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Countertops - Stone/Granite/Solid
Bathroom:	B		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Sun Room:	1		Flooring - Hardwood, Recessed Lighting, Slider
Exercise Room:	B		-

Features & Other Information

Appliances: **Wall Oven, Dishwasher, Microwave, Countertop Range, Refrigerator**
 Area Amenities: **Shopping, Park, Walk/Jog Trails, Conservation Area, Highway Access, House of Worship, Public School**
 Basement: **Yes Full, Finished**
 Cooling: **Central Air, Ductless Mini-Split System**
 Electric: **400 Amps**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Porch, Deck, Deck - Composite, Patio, Pool - Inground Heated, Storage Shed, Sprinkler System**
 Heating: **Forced Air, Gas, Ductless Mini-Split System**
 Interior Features: **Intercom, Walk-up Attic**
 Lead Paint: **None**
 Living Area Disclosures: **estimated based on measurement.**
 Living Area Includes: **Finished Basement**
 Road Type: **Public**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Not Done**
 Water Utilities: **Private Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

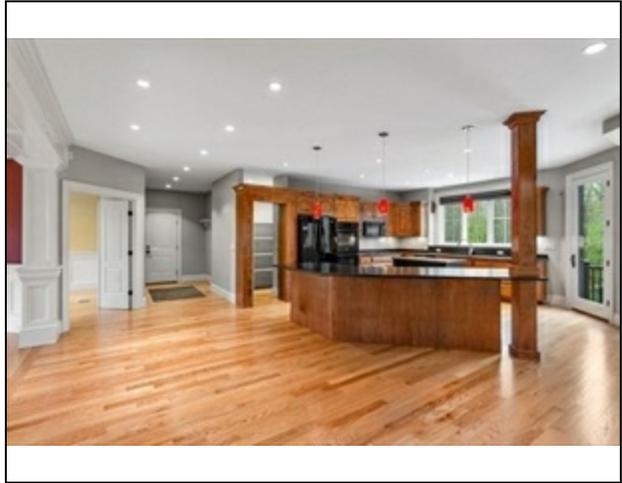
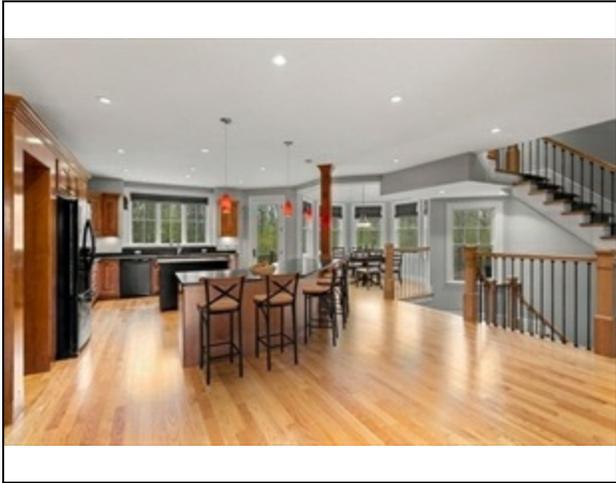
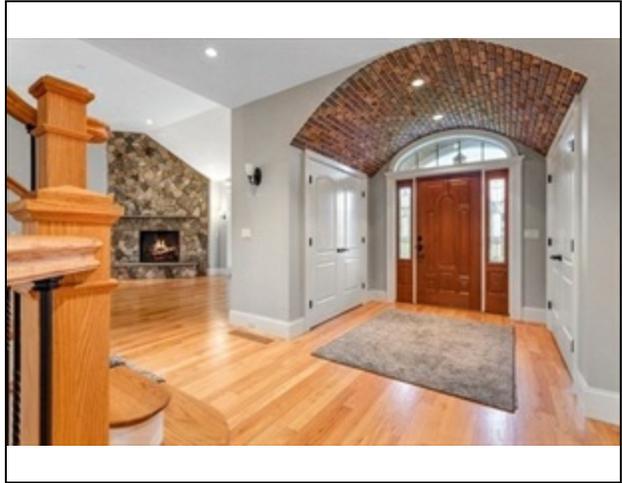
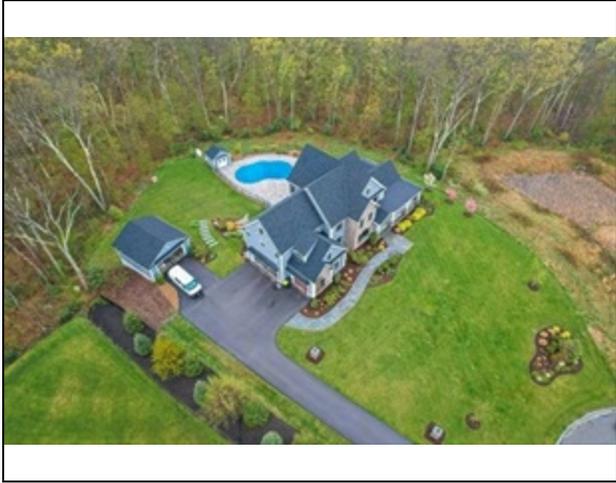
Open House Canceled! Spectacular Custom Built Home located in the most coveted Neighborhood in Franklin! Situated at the end of an Exclusive Cul De Sac The impeccable landscaping and detailed exterior design is just the beginning. As you enter the home the amount of quality space it provides will carry throughout the tour. The massive custom kitchen with leathered granite countertops and a vaulted ceiling breakfast nook are the centerpiece of a perfectly divided main living level. Enjoy the formal dining room and cathedral great room. On the second floor you find a master bedroom with his and hers closets and a spa like en suite bathroom. 3 additional bedrooms and a bonus room are coupled with there two additional bathrooms. 3rd floor features a sprawling Entertainment room. The lower level has an in home gym, a media room with a bar, and a bonus room with a full bath. The In ground salt water pool and lush green scape creates a perfect oasis.

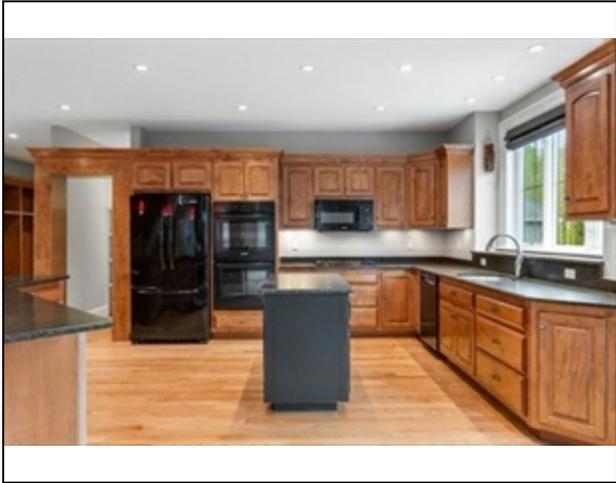
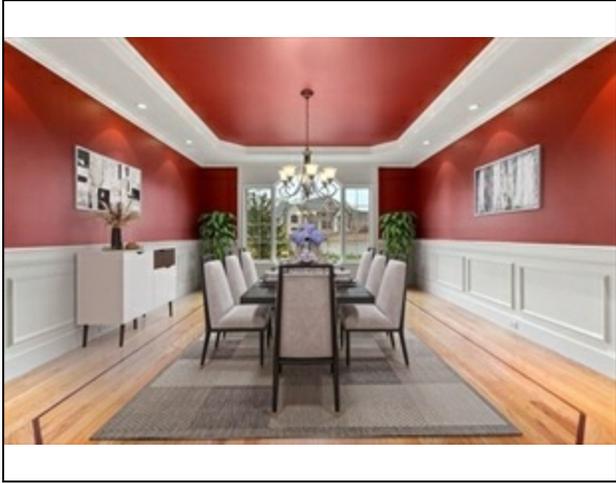
Tax Information

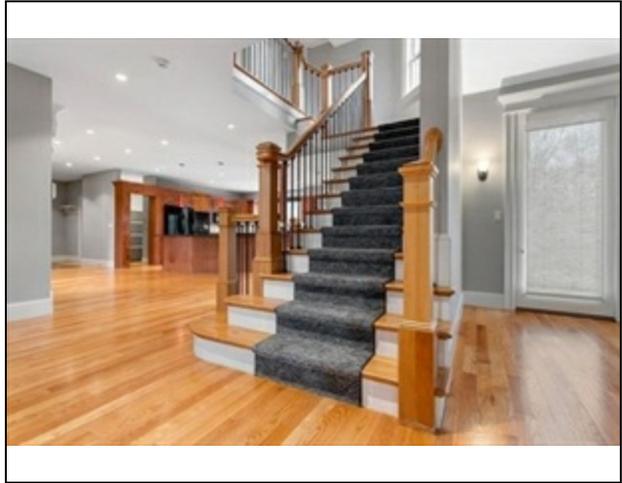
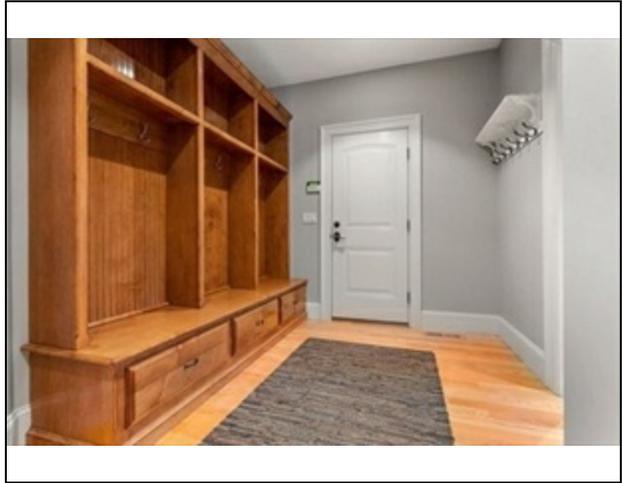
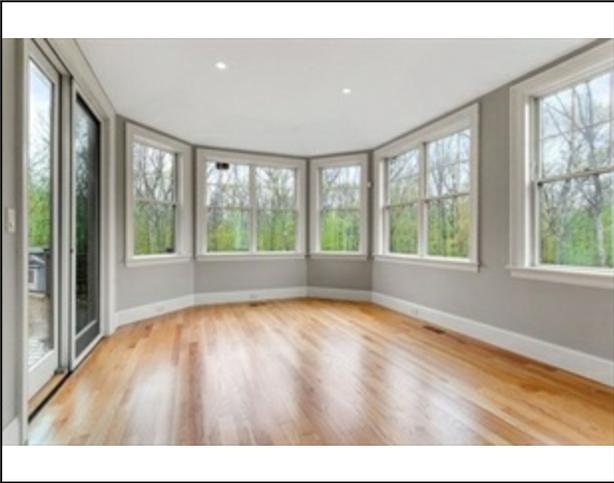
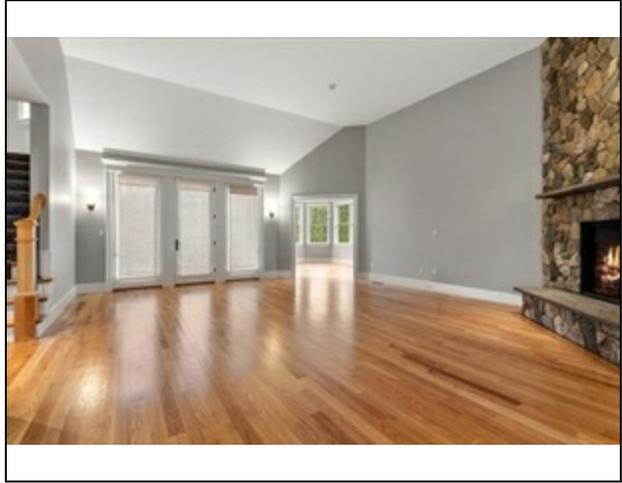
2021 Taxes: **\$15,302** Assessment: **\$1,044,500** Cert: Zoning Code: **999**
 Pin #: **M:325 L:023-003** Map: Block: Lot: Book: **32567** Page: **320**

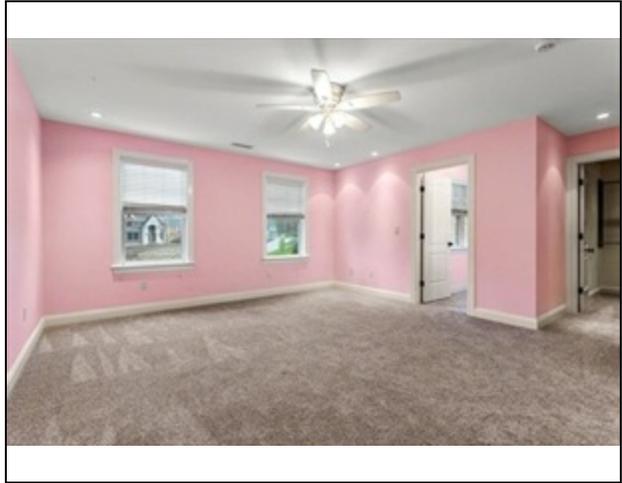
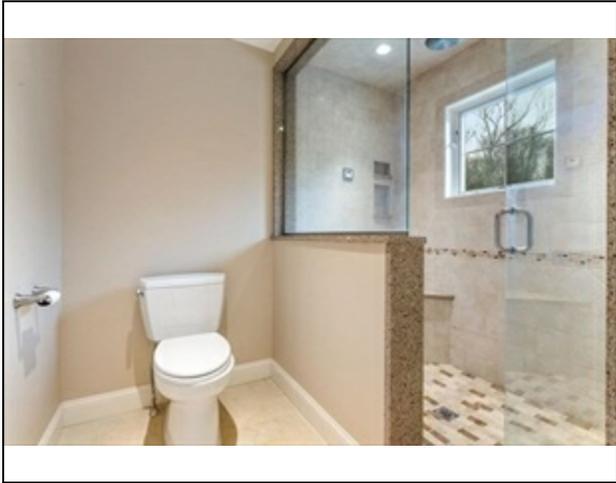
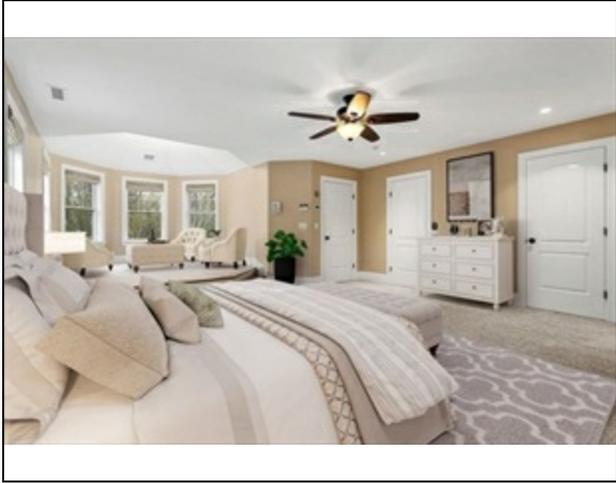
Compensation

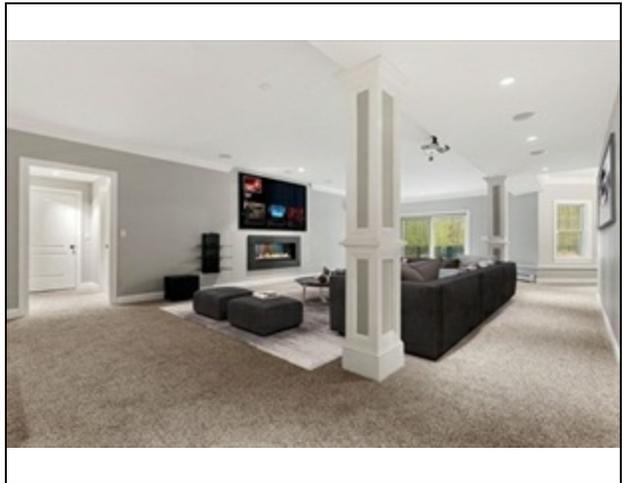
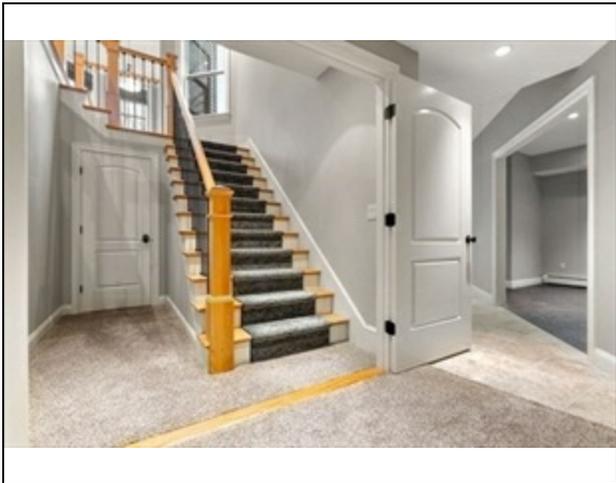
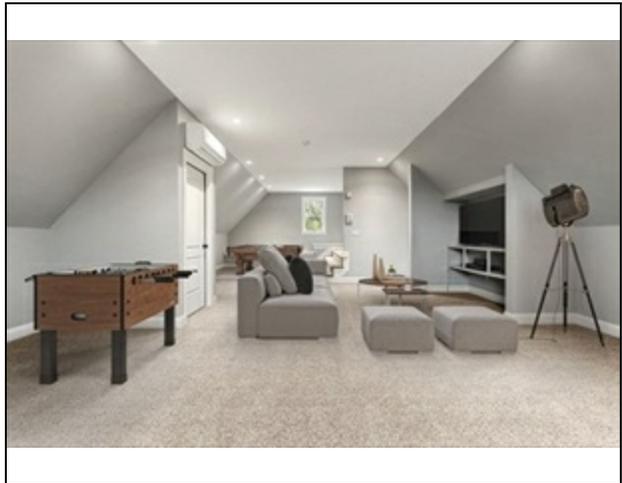
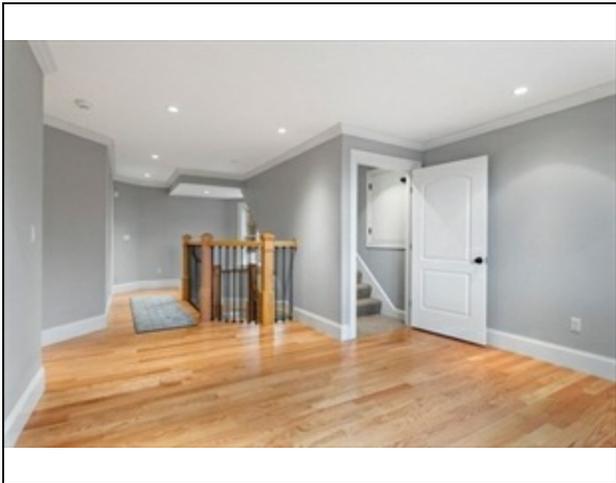
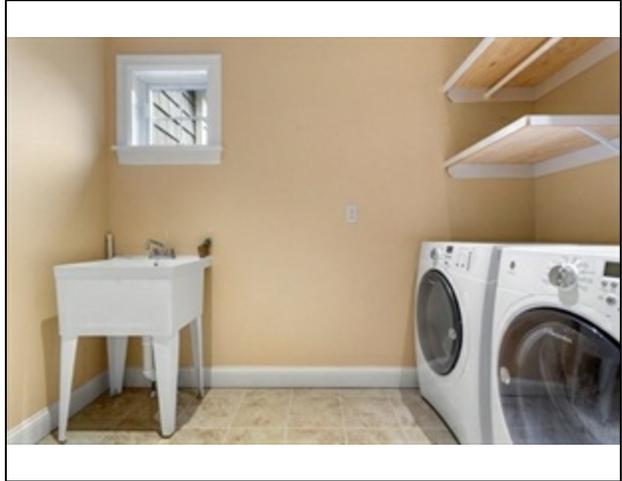
Sub-Agent: **Not Offered** Buyer Agent: **2** Facilitator: **1**
 Compensation Based On: **Net Sale Price**

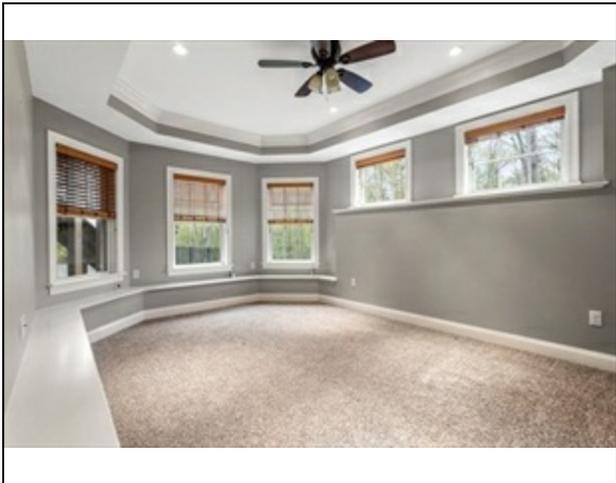
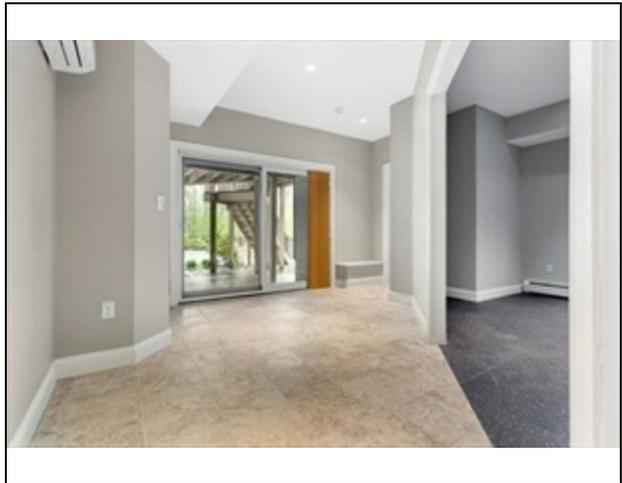
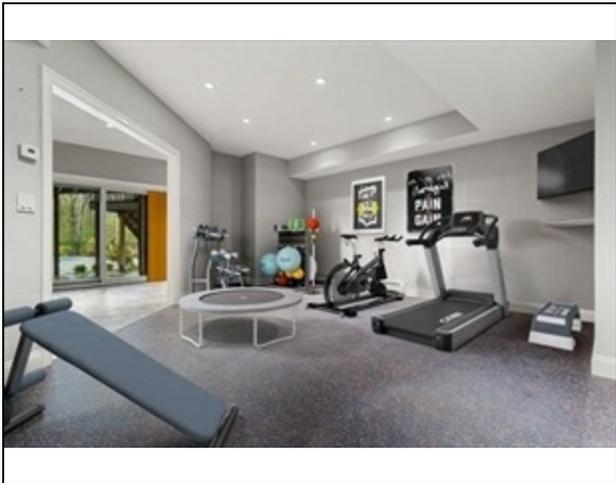
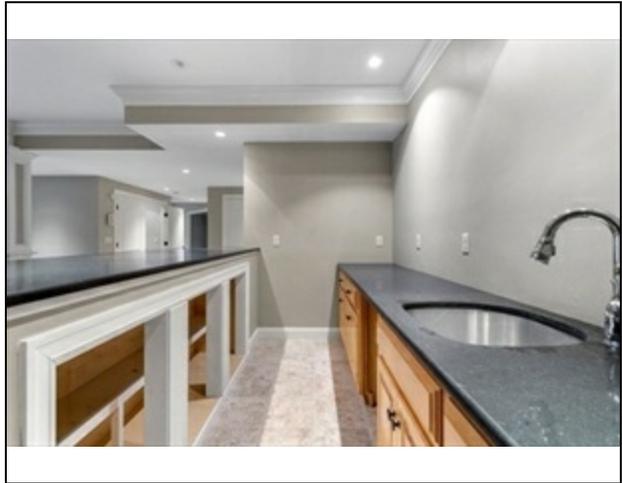
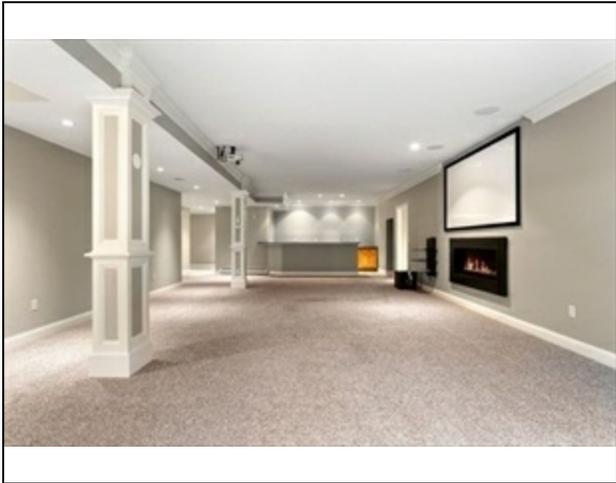














**60 High Ridge Circle
Franklin, MA 02038
Single Family**

MLS #: **72850916** Status: **Sold**
 List Price: **\$1,649,900** Sale Price: **\$1,677,900**
 List Date: **6/16/2021** Sale Date: **8/19/2021**
 Area: Off Market Date: **7/6/2021**
 List\$/Sq. Ft.: **\$194.91** Sold \$/Sq. Ft. **\$198.22**
 Days on Market (Total): **21** Days on Market (Office): **21**

Property Features

Rooms: **14** Style: **Colonial**
 Bedrooms: **6** Type: **Detached**
 Baths: **6f 2h** Approx. Acres: **0.69**
 Master Bath: **Yes** Apprx Lot Size: **30,209 Sq. Ft.**
 Fireplaces: **2** Approx. Living Area: **8,465 Sq. Ft.**
 Year Built: **2004** Foundation: **irregular Poured Concrete**
 Color: Garage: **3 Attached, Heated, Insulated**
 Parking: **8 Off-Street**
 Handicap Access/Features: **No**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	24X22	Fireplace, Flooring - Hardwood
Dining Room:	1	18X14	Flooring - Hardwood, Recessed Lighting
Family Room:	1	24X19	Fireplace, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Recessed Lighting
Kitchen:	1	24X16	Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook, Second Dishwasher, Pot Filler Faucet
Master Bedroom:	1	21X16	Bathroom - Full, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Dressing Room, Recessed Lighting
Bedroom 2:	2	20X16	Bathroom - Full, Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Bedroom 3:	2	18X14	Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Bedroom 4:	2	22X18	Closet - Walk-in, Flooring - Wall to Wall Carpet, Recessed Lighting
Bedroom 5:	2	15X15	Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Bath 1:	1	13X13	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub
Bath 2:	2	9X8	Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting
Bath 3:	2	10X6	Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting
Laundry:	2	7X9	Flooring - Stone/Ceramic Tile
Bedroom:	2	19X13	Flooring - Wall to Wall Carpet, Recessed Lighting
Home Office:	1	14X12	Closet - Walk-in, Flooring - Hardwood, Recessed Lighting
Bathroom:	2	12X10	Bathroom - Full, Bathroom - Double Vanity/Sink, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Media Room:	B	19X14	Flooring - Wall to Wall Carpet
Game Room:	B	37X29	Flooring - Laminate, Recessed Lighting
Bonus Room:	B	13X18	-

Features & Other Information

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Freezer, Vent Hood**
 Area Amenities: **Public Transportation, Shopping, Swimming Pool, Golf Course, Highway Access, T-Station, University**
 Basement: **Yes Full, Finished, Interior Access, Garage Access, Sump Pump, Radon Remediation System, Concrete Floor**
 Construction: **Frame**
 Cooling: **Central Air, 3 or More**
 Electric: **Circuit Breakers, 200 Amps**
 Exclusions:
 Exterior: **Clapboard, Stone**
 Exterior Features: **Covered Patio/Deck, Pool - Inground, Pool - Inground Heated, Cabana, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens, Fenced Yard**
 Facing Direction: **West**
 Heating: **Radiant, Gas, Hydro Air**
 Hot Water: **Natural Gas, Separate Booster**
 Interior Features: **Central Vacuum, Security System, Cable Available, Walk-up Attic**
 Lead Paint: **None**
 Living Area Includes: **Finished Basement**
 Road Type: **Public**
 Roof: **Asphalt/Fiberglass Shingles**
 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

Live lavishly in this massive, 6-bed, exquisite Colonial! Jaw dropping foyer opens to the DR w/tray ceilings & conversation LR w/bar. Huge FR offers a gas fireplace, cathedral ceiling w/large windows bathing the space in natural light. Open floor plan flows into the designer kitchen w/columns, island w/seating, gas cooking, walk-in pantry, wall ovens, French white cabinets w/lighting & more. 1st flr opulent master is everything you want; walk-in closet, priv laundry, & steam bath w/2 sep vanities, jet tub, & walk-in shower. Other features: 2nd laundry rm, office, hardwoods, central air, security, finished base w/media rm & unfin walk-up 3rd flr! Luxurious backyard boasts covered patio, beach entry saltwater pool, cabana, kitchen w/island seating, outdoor bath, hot tub.. everything you will need for the ultimate summer party! Settled in one of the most sought out neighborhoods on a dead-end road you have the privacy of secluded living yet mins to Franklin High, 140, 495, & Medway.

Tax Information

2021 Taxes: **\$22,252** Assessment: **\$1,449,600** Cert: Zoning Code: **RES**
 Pin #: Map: Block: Lot: Book: **32313** Page: **260**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.0** Facilitator: **1.0**
 Compensation Based On: **Net Sale Price**

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