

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

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

Property Features

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



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**

Pin #:

Cert: Zoning Code: **RES**

Map: Block: Lot: Book: **32313** Page: **260**

Compensation

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

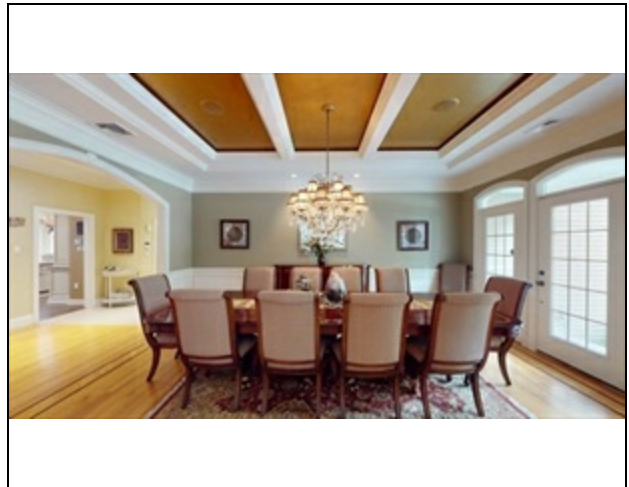
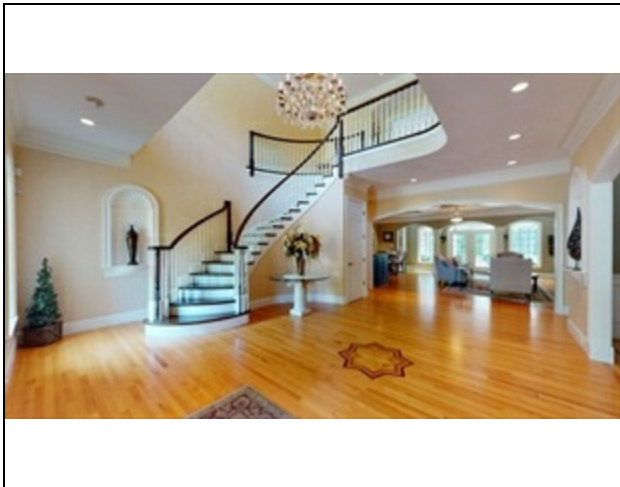
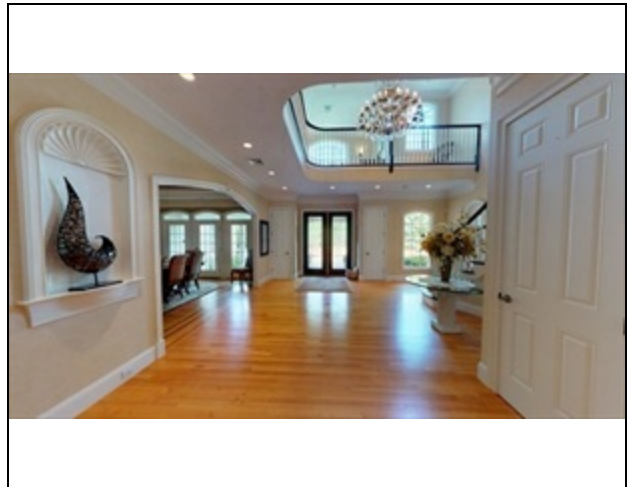
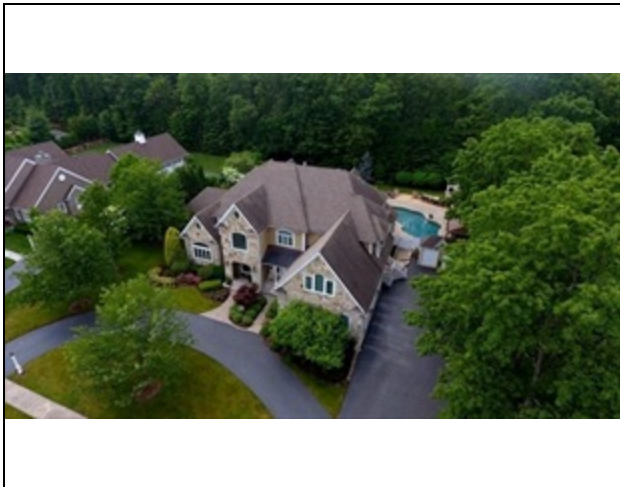
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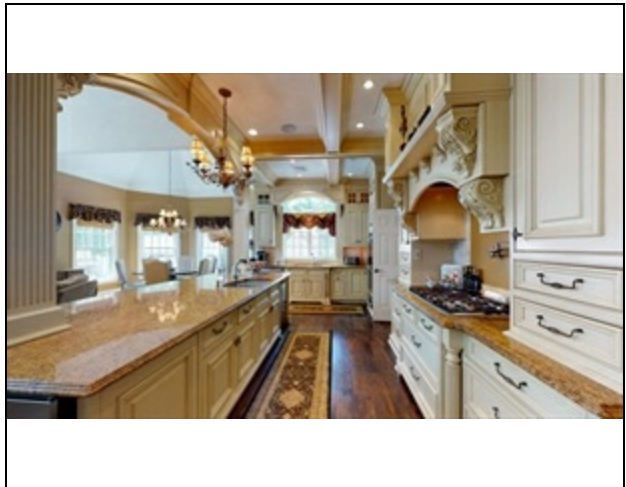
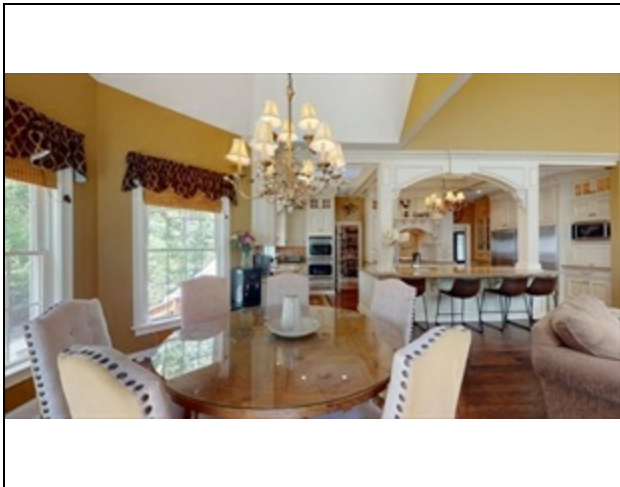
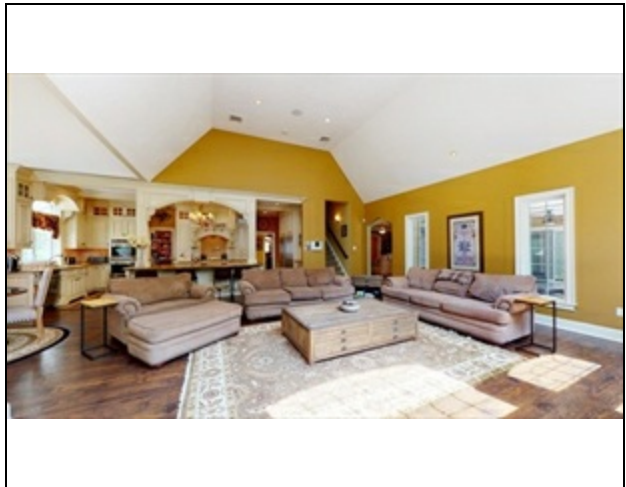
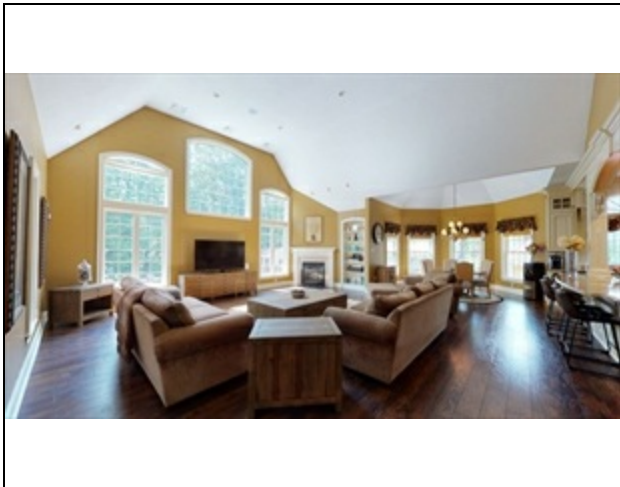
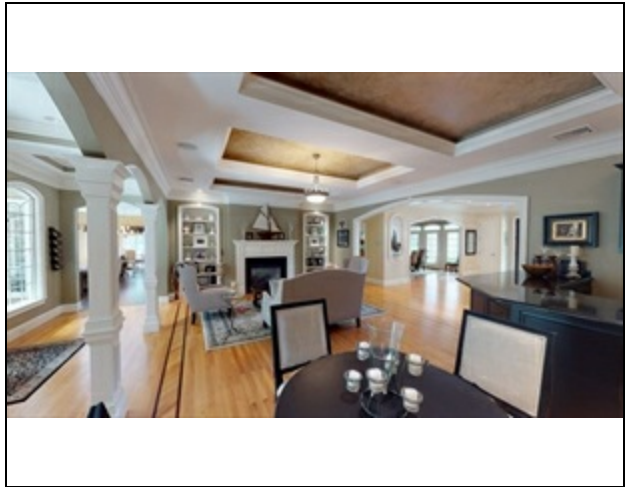
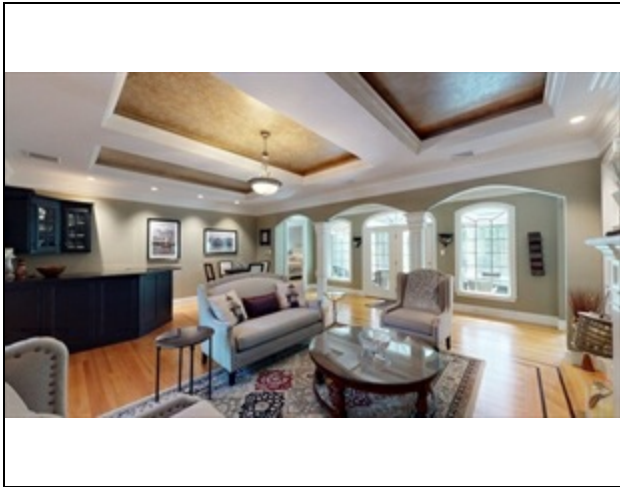
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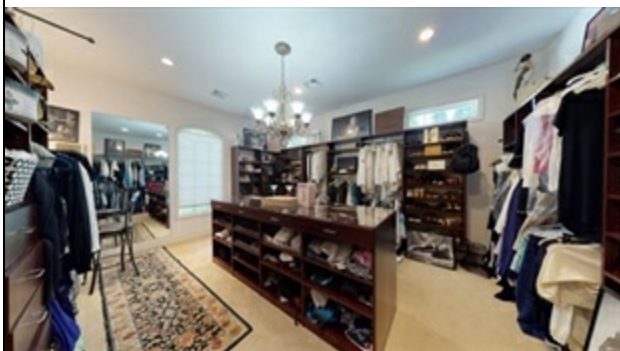
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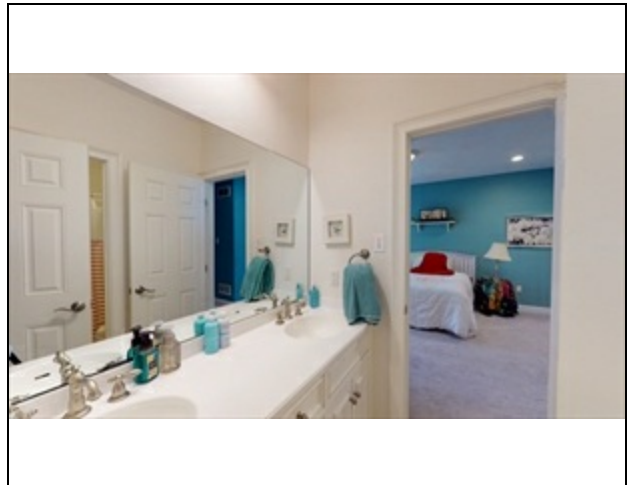
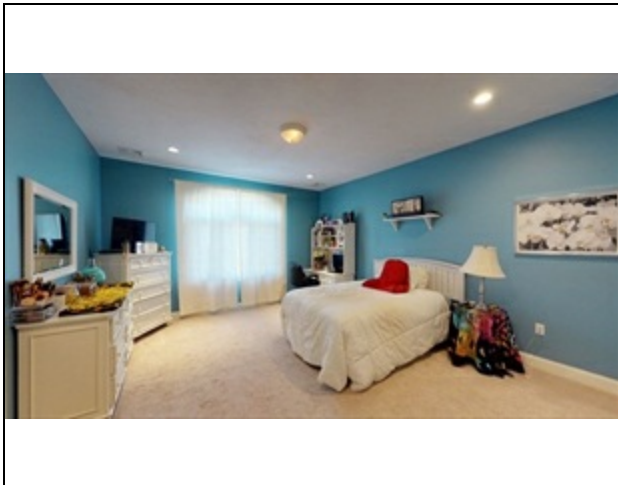
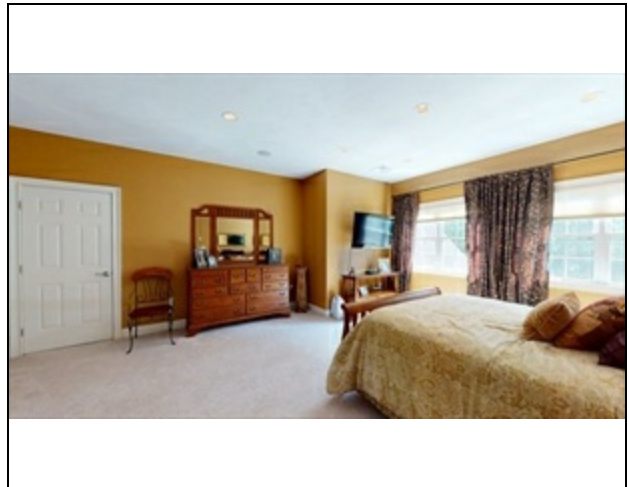
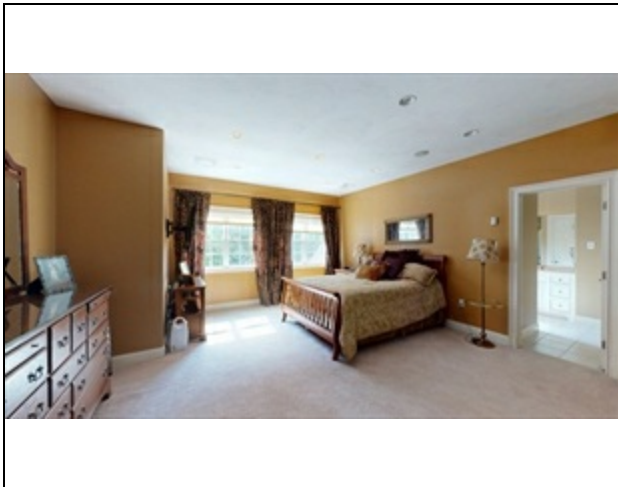
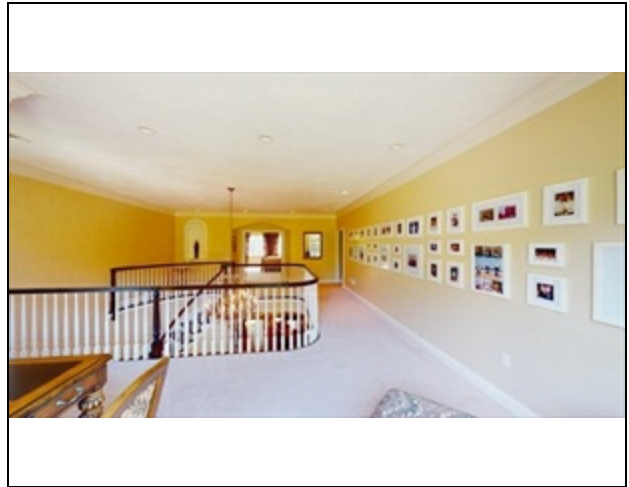
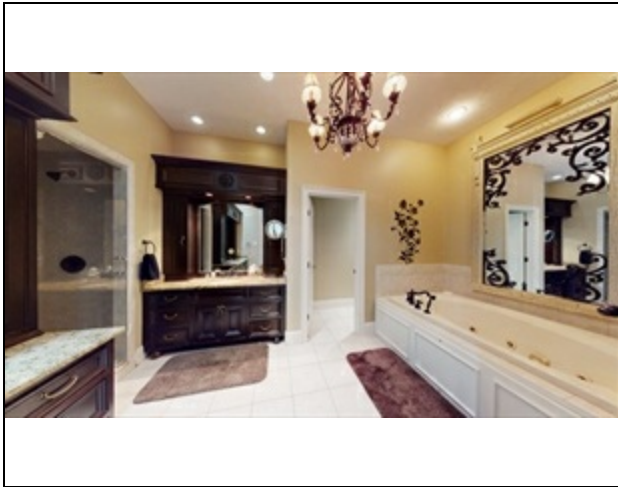
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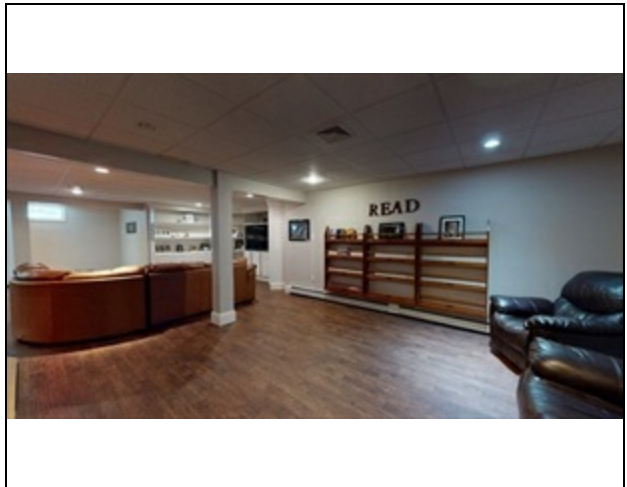
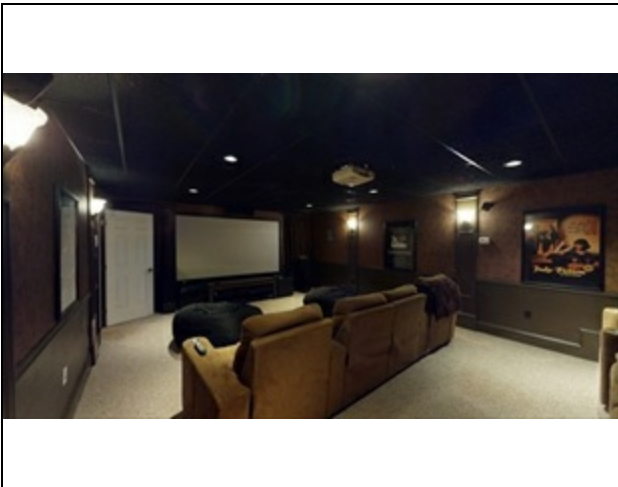
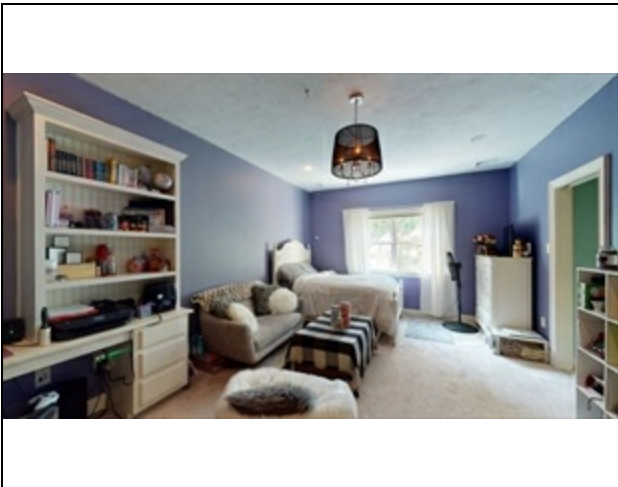
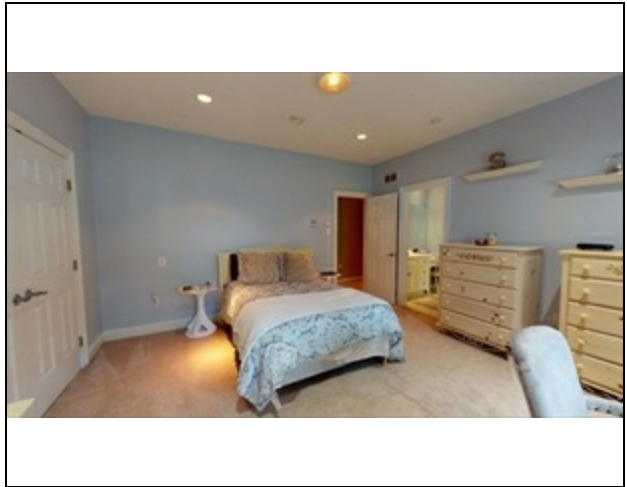
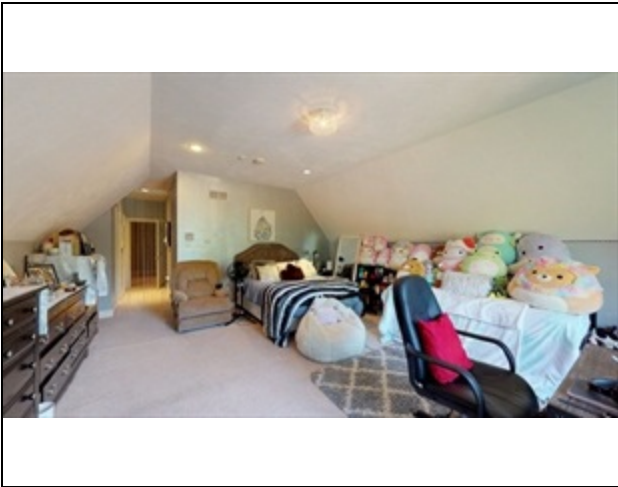


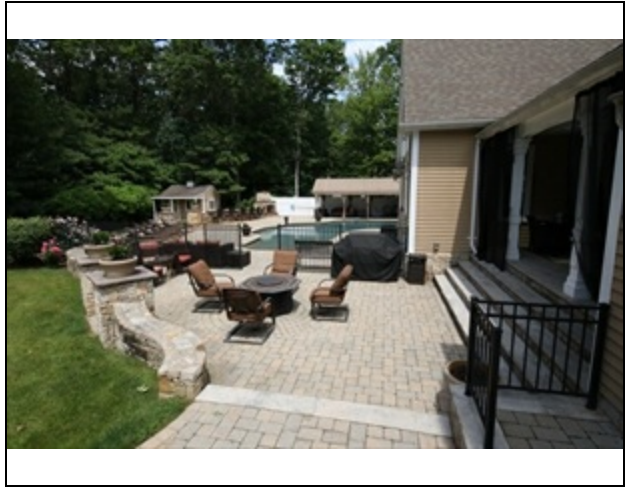
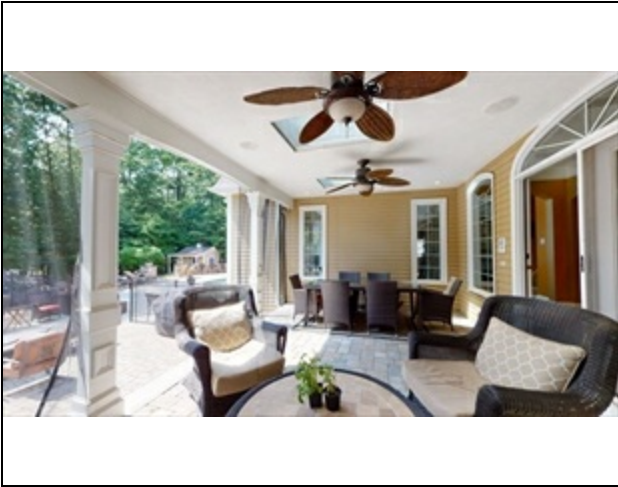
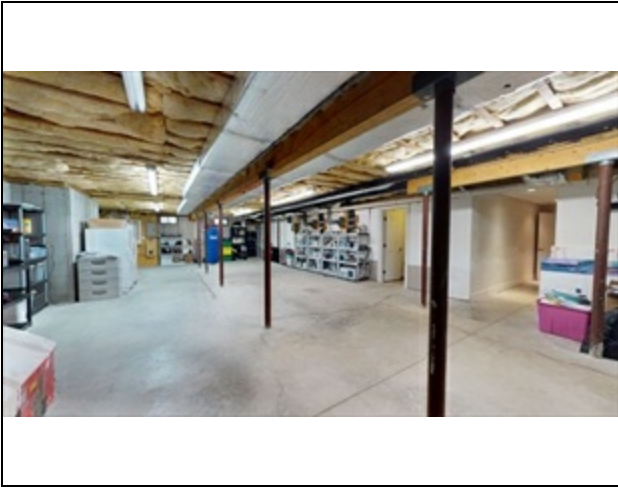
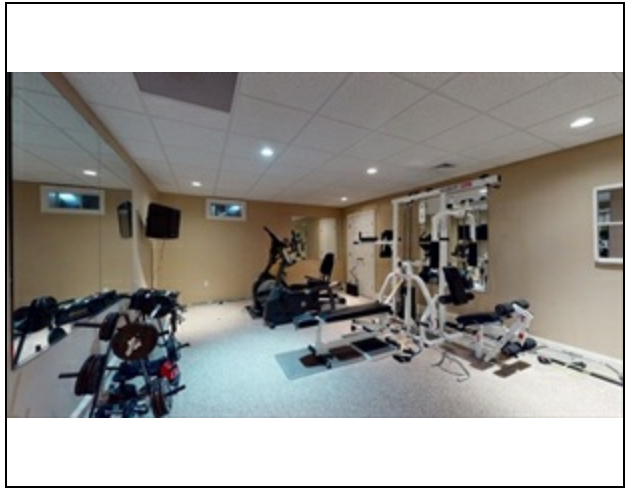




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