

3 Applewood Ln - Unit 3 Franklin, MA 02038 Condo

MLS #: **72939335** Status: **Sold**
List Price: **\$449,000** Sale Price: **\$515,000**
List Date: **2/3/2022** Sale Date: **4/7/2022**
Area: Off Market Date: **2/8/2022**
List\$/Sq. Ft.: **\$224.50** Sold \$/Sq. Ft. **\$257.50**
Days on Market (Total): **6** Days on Market (Office): **6**

Property Features

Rooms: **6** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **2f 1h** Unit Level: **1** Placement: **End**
Main Bath: **Yes** Approx. Living Area Total: **2,000 SqFt**
Fireplaces: **1** Living Area Includes Below-Grade SqFt: **Unspecified**
Year Built: **1988** Approx. Above Grade:
Units: **130** Approx. Below Grade:
Elevator: Outdoor Space Avail:
Handicap Access/Features: Garage: **1 Attached**
Association: **Yes** Fee: Parking: **1 Off-Street, Paved Driveway**
\$455

Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Flooring - Laminate, Wet bar, Deck - Exterior, Open Floor Plan, Sunken
Dining Room:	1		Flooring - Hardwood, Main Level
Family Room:	B		Bathroom - Half, Closet, Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Laminate, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Gas Stove
Main Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower
Bathroom:	B		Bathroom - Half
Office:	1		-

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Vent Hood**
Basement: **Yes Full**
Cooling: **Central Air**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Deck**
Facing Direction:
Heating: **Hot Water Baseboard, Gas**
Interior Features: **Central Vacuum, Wetbar, Whole House Fan**
Lead Paint: **None**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **Unknown**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Remarks

Beautiful, open condo with high ceilings, skylights, and space for all. An entertainer's dream that features a large kitchen that flows seamlessly into the dining area, sunken living room, and deck. Upstairs, a balcony overlooks the first floor while two ample bedrooms also offer substantial closet space. A finished lower level has potential for additional living space, family room, gym, and more!

Tax Information

2021 Taxes: **\$5,230** Assessment: **\$357,000**
Pin #: **M:281 L:005-003**

Cert: **111855** Zoning Code: **condo**
Map: Block: Lot: Book: **26193** Page: **234**

Compensation

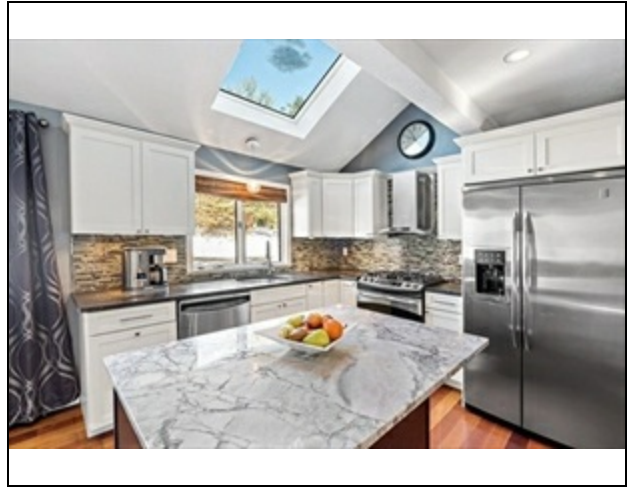
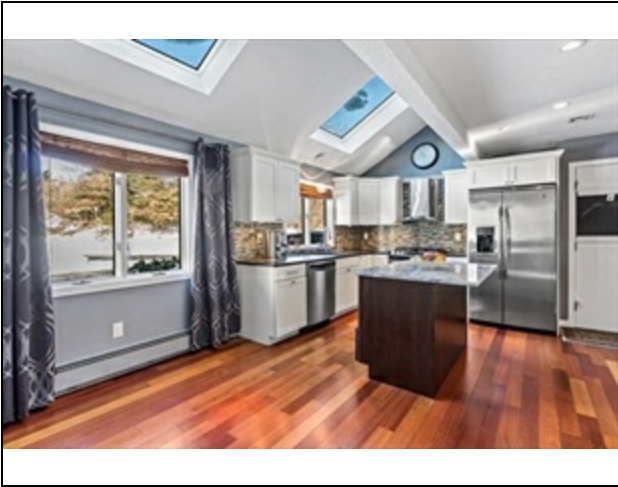
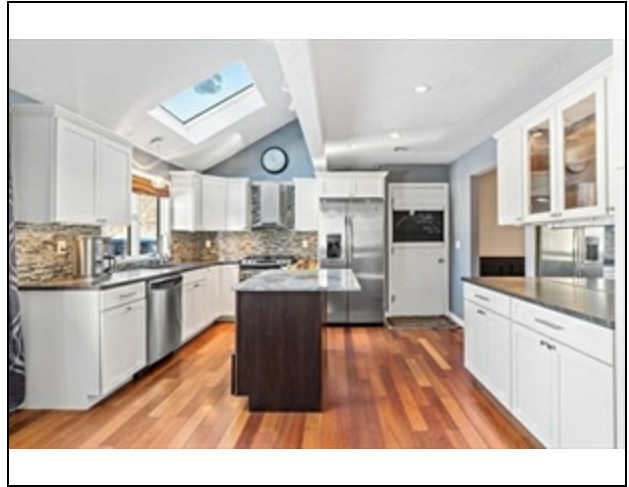
Sub-Agent: **Not Offered** Buyer Agent: **2.5** Facilitator: **0**
Compensation Based On: **Net Sale Price**

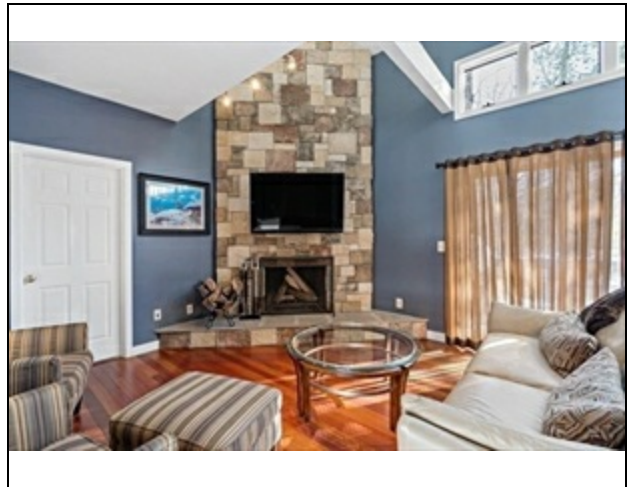
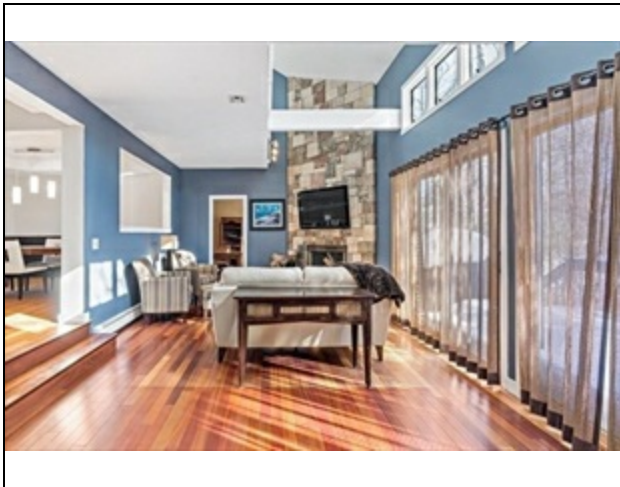
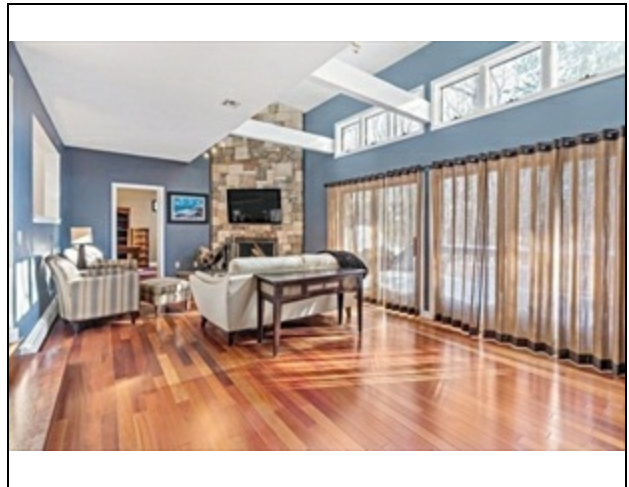
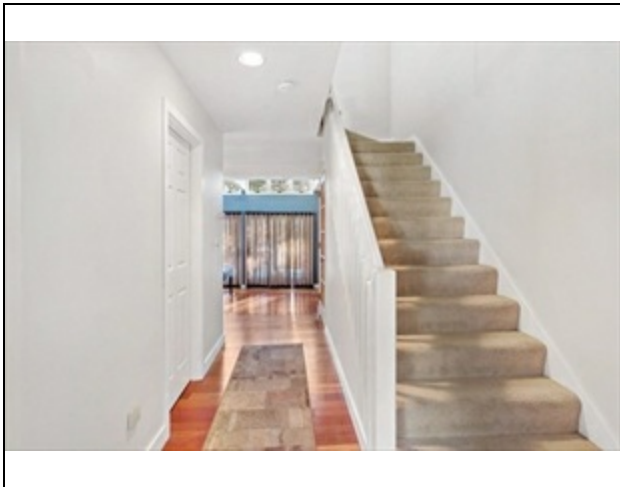
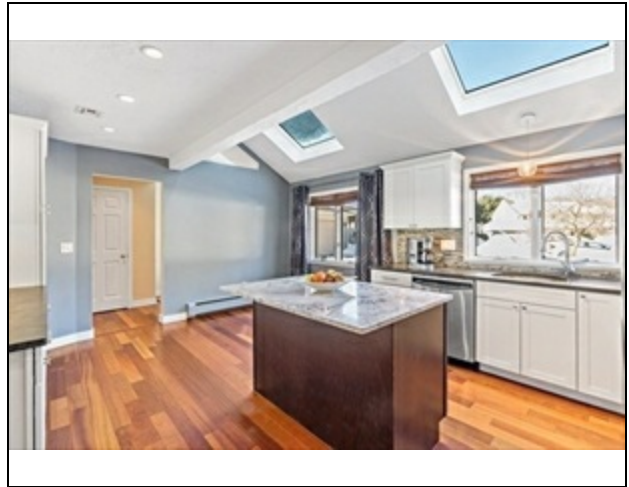
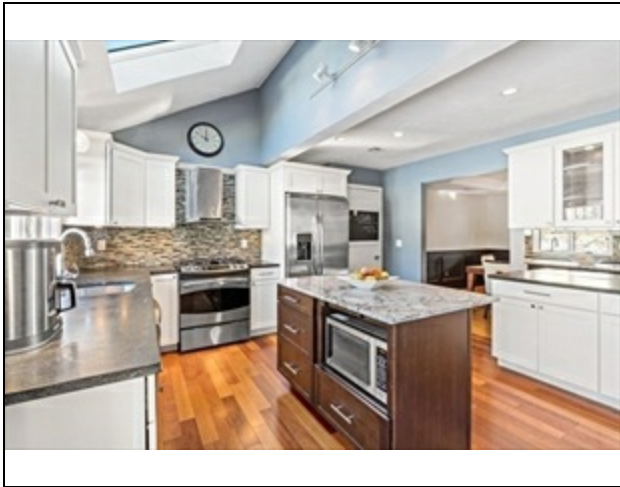
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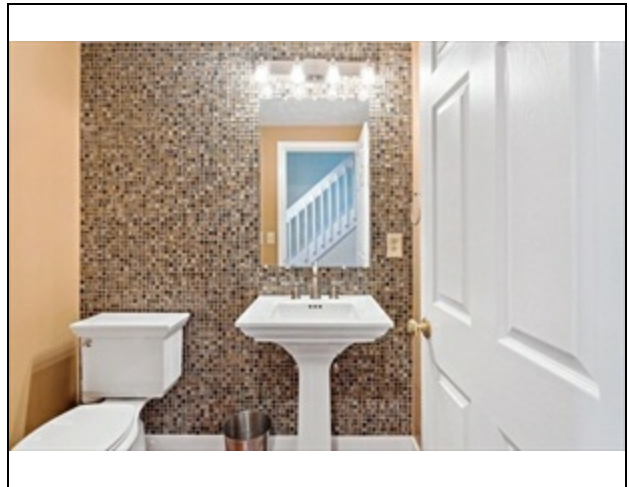
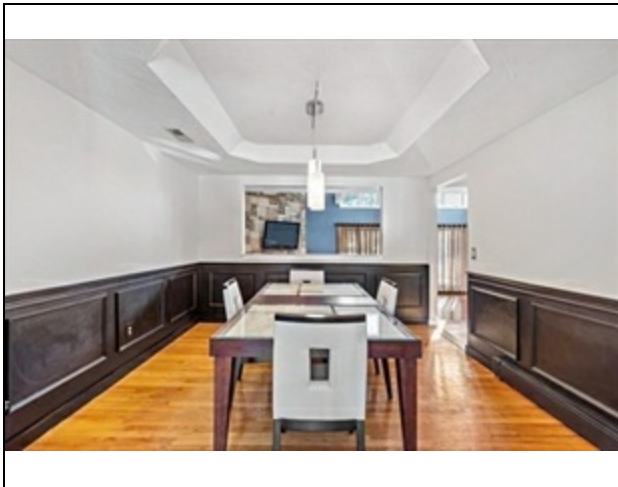
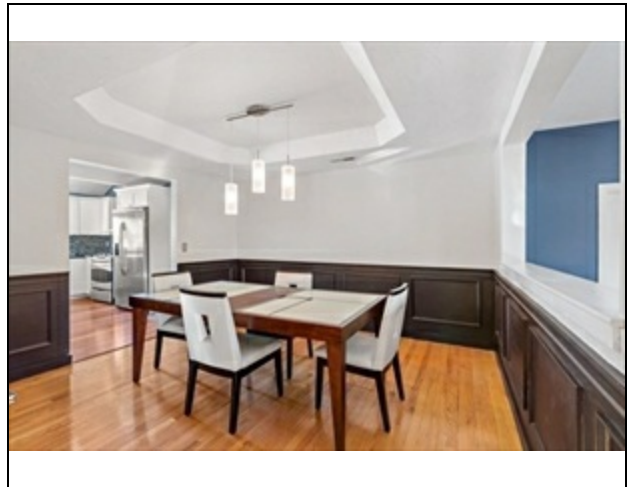
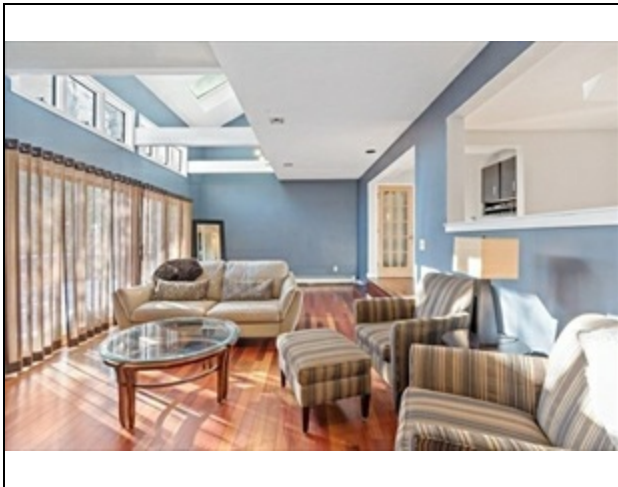
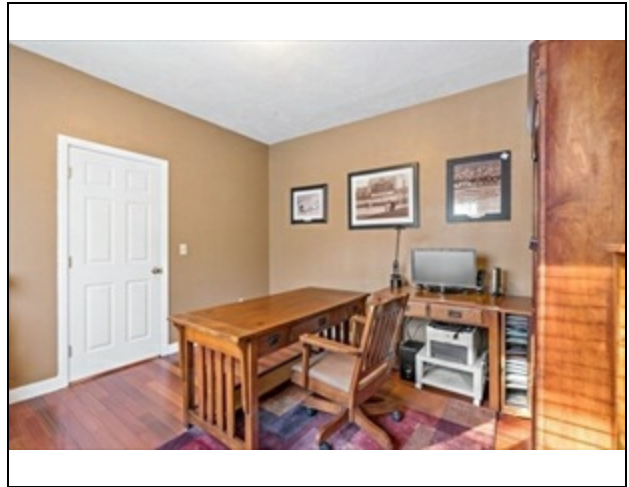
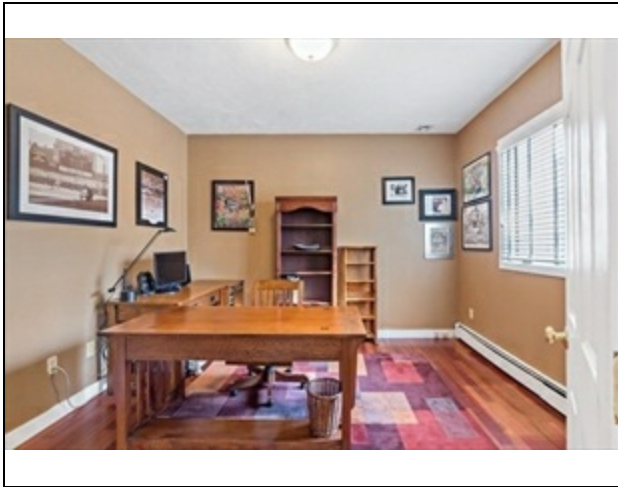
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UAG	2/9/2022	Status Changed to: Under Agreement	6		
SLD	4/8/2022	Status Changed to: Sold	6		
	4/7/2022	Sold for \$515,000	6	5	\$515,000
Market History for Office Id: AN6789			6	5	\$515,000
Market History for this property			6	5	\$515,000

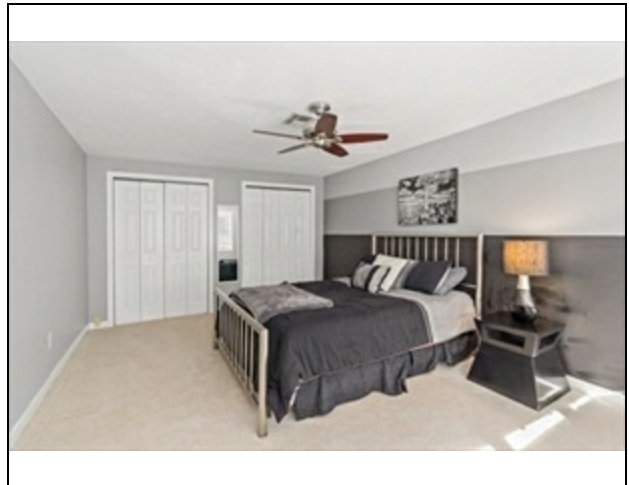
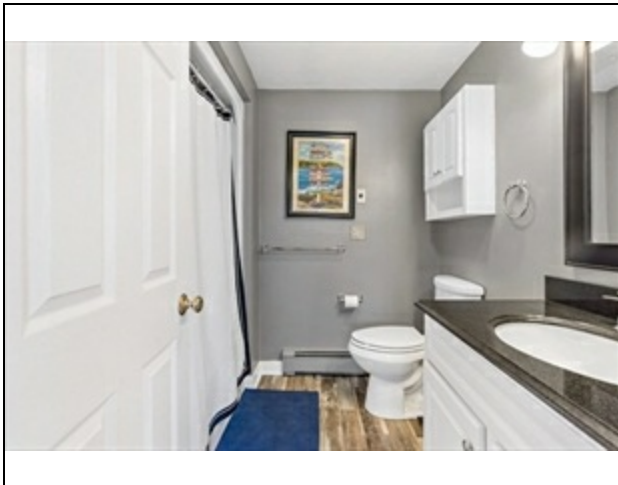
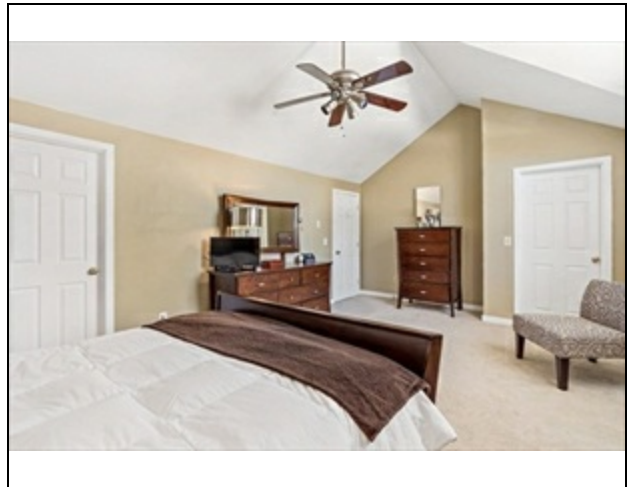
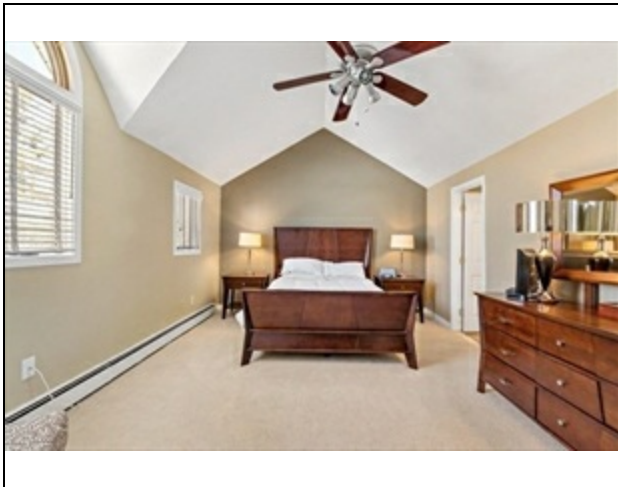
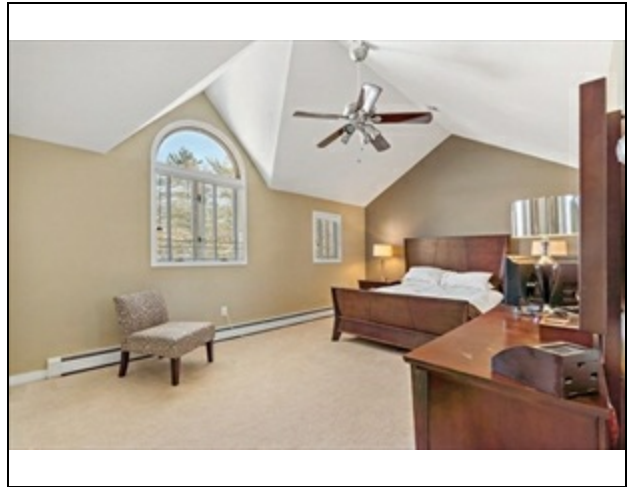
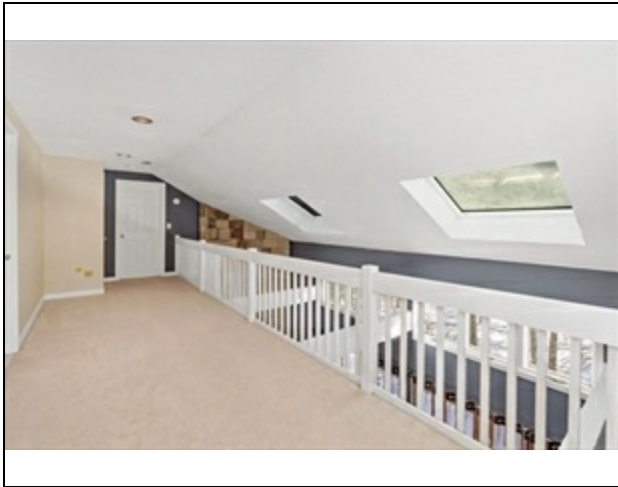
MLS # 72939335 - Sold
3 Applewood Ln U:3, Franklin, MA 02038

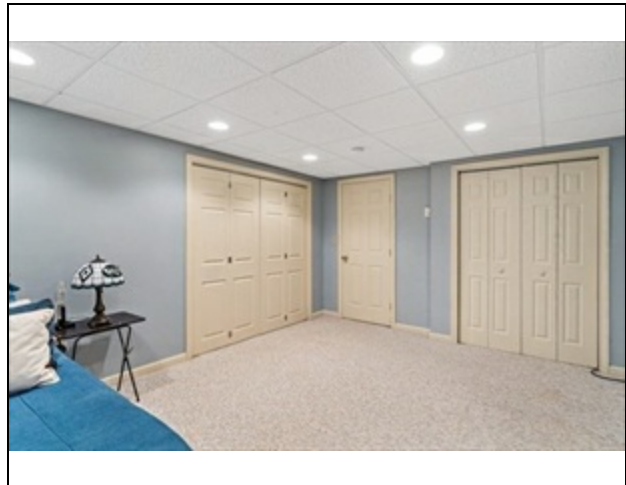
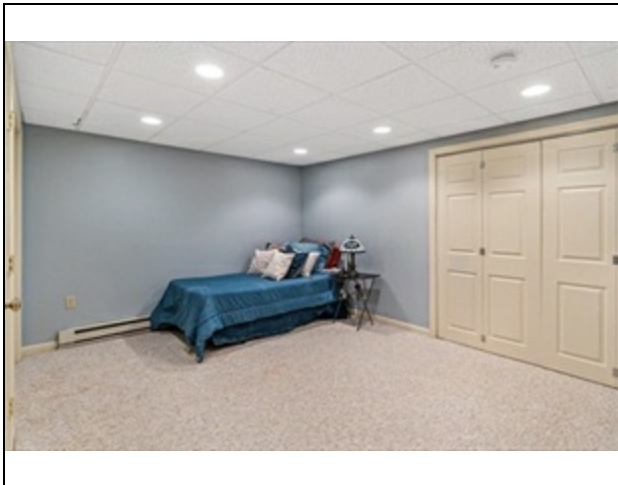
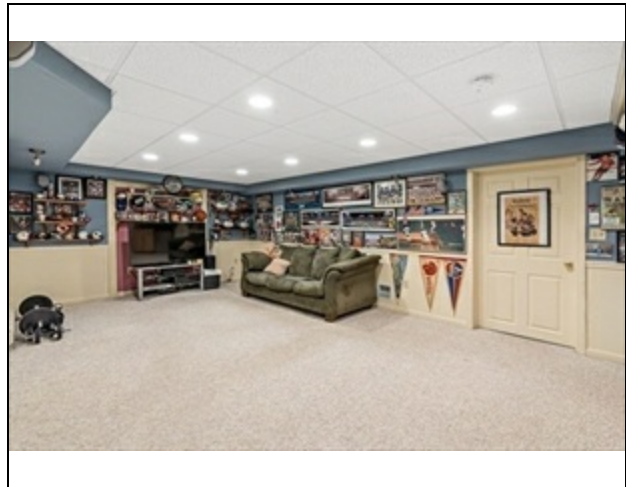
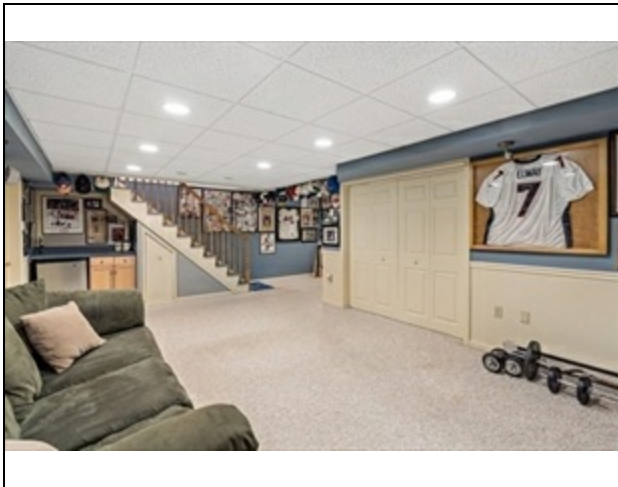
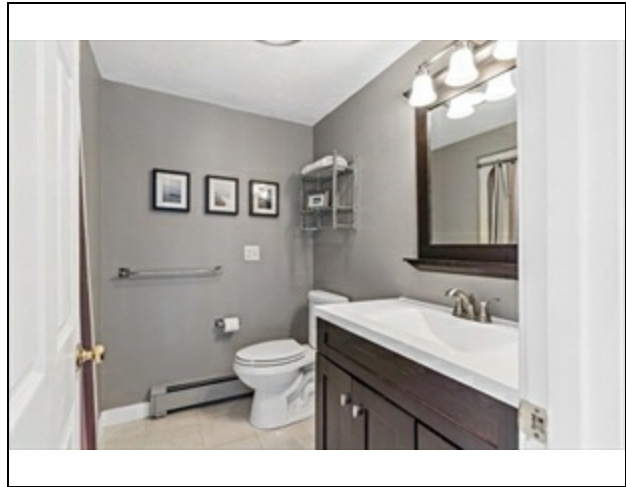
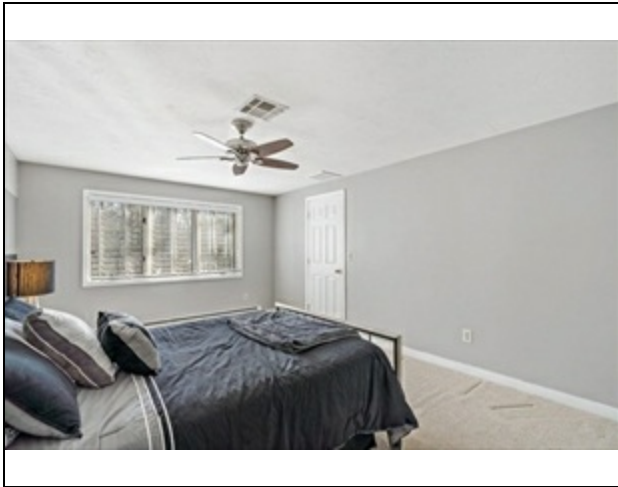
Condominium - Condo
Sale Price: \$515,000





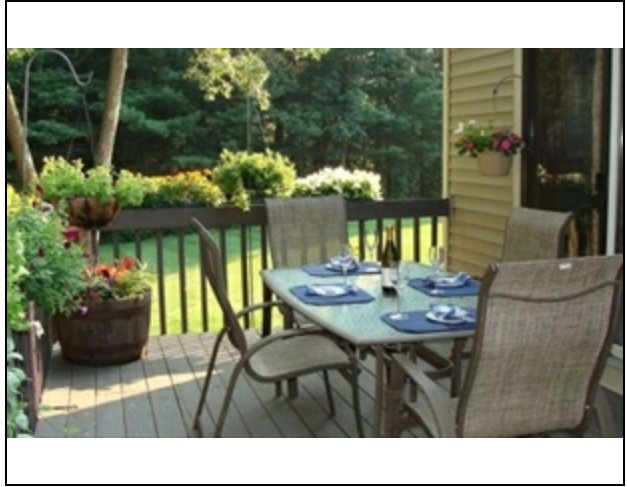
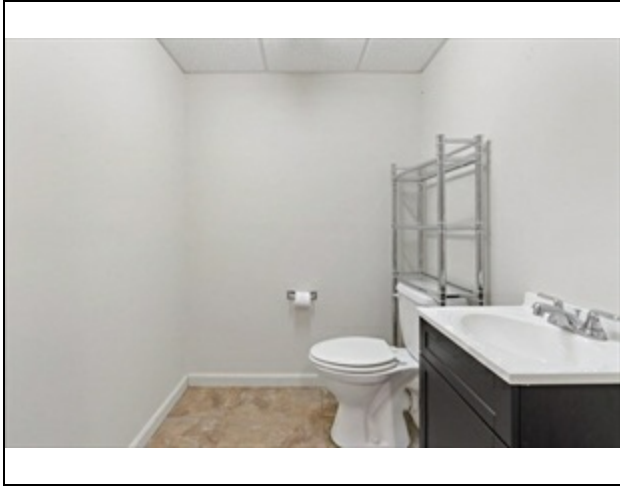






MLS # 72939335 - Sold
3 Applewood Ln U:3, Franklin, MA 02038

Condominium - Condo
Sale Price: \$515,000



3 Pear Tree Lane - Unit 3 Franklin, MA 02038 Condo

MLS #: 72934834	Status: Sold
List Price: \$500,000	Sale Price: \$530,000
List Date: 1/18/2022	Sale Date: 2/24/2022
Area:	Off Market Date: 1/25/2022
List\$/Sq. Ft.: \$265.82	Sold \$/Sq. Ft. \$281.77
Days on Market (Total): 7	Days on Market (Office): 7

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement:
Main Bath: Yes	Approx. Living Area Total: 1,881 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: Unspecified
Year Built: 1998	Approx. Above Grade:
# Units: 75	Approx. Below Grade:
Elevator:	Outdoor Space Avail:
Handicap Access/Features:	Garage: 1 Attached
Association: Yes Fee:	Parking: 2 Off-Street
\$510	

Fee Includes: **Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds**



Room Descriptions

Room	Level	Size	Features
Dining Room:	1		Flooring - Hardwood, Chair Rail, Crown Molding
Family Room:	1		Fireplace, Ceiling - Vaulted, Flooring - Wall to Wall Carpet, Balcony / Deck, Balcony - Interior, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Slider
Kitchen:	1		Ceiling - Cathedral, Closet, Flooring - Hardwood, Dining Area, Pantry, Kitchen Island, Dryer Hookup - Electric, Open Floor Plan, Recessed Lighting, Washer Hookup
Main Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	1		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	1		Closet - Walk-in

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Walk Out, Concrete Floor, Unfinished Basement, Exterior Access**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Porch, Deck - Wood, Deck - Composite, Screens, Gutters, Professional Landscaping**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **GLA and floor plans are approximate and for informational purposes only.**
 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

Just listed! Beautifully maintained Townhouse at Chestnut Ridge II. First floor Master Suite with full bath and walk in closet. Vaulted kitchen with pantry, center island, stainless steel appliances, and laundry closet. Open floor plan with hardwood flooring, crown moldings, recessed lighting, dining/living room and loft overlooking family room with gas fireplace and slider to deck. HUGE unfinished walk-out basement, with ample storage space, perfect for a future game room or home office. Updates (2017/2018) include gas furnace, central air conditioning, appliances, first floor front windows, and refinished hardwoods. Exterior was painted in 2021. Large deck overlooking wooded private backyard. Additional assigned parking. Readily accessible to all major routes, train station and local area shopping. Sought after Chestnut Ridge Community features tree lined roads, established landscaping and Association pool area. Please join us at our first open house on Sunday, 1/23 from 11am-1pm!

Tax Information

2021 Taxes: \$5,699	Assessment: \$389,000	Cert: 000000050386	Zoning Code: -
Pin #: M:281 L:006-019		Map: Block: Lot:	Book: 35176 Page: 139

Compensation

Sub-Agent: Not Offered	Buyer Agent: 2.0	Facilitator: 0
Compensation Based On: Net Sale Price		

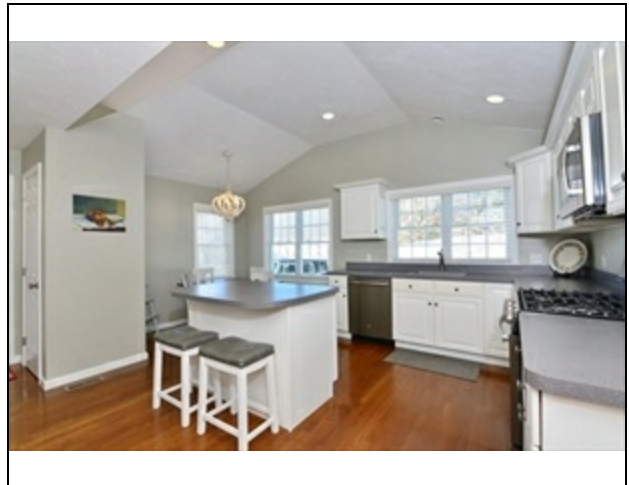
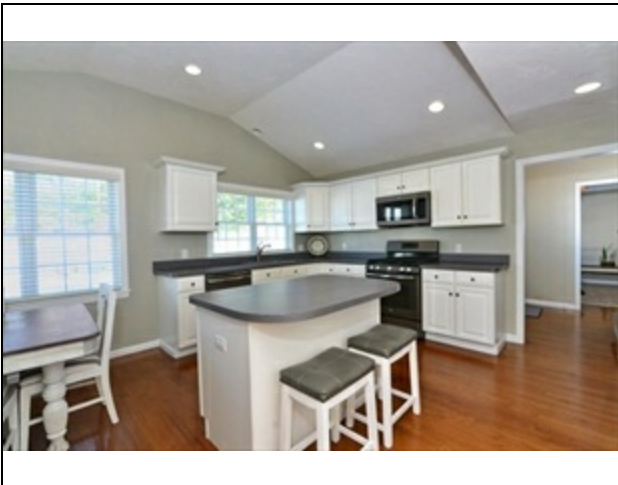
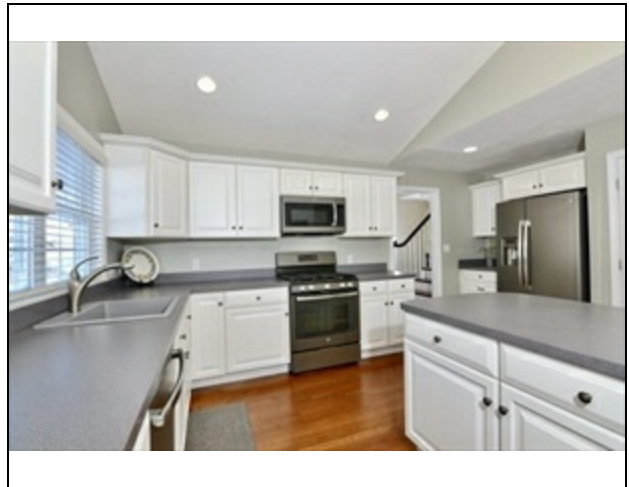
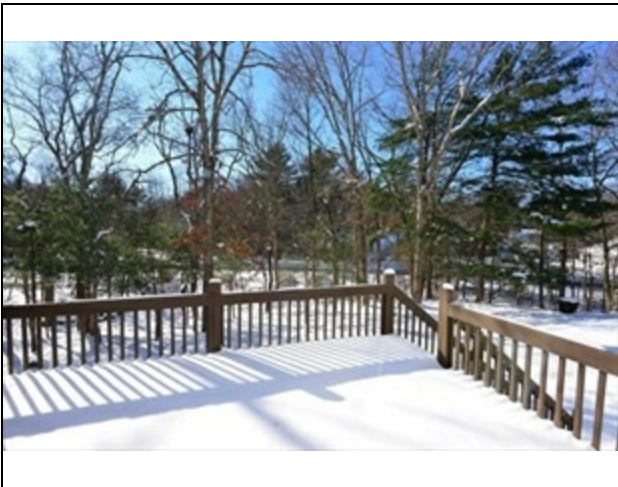
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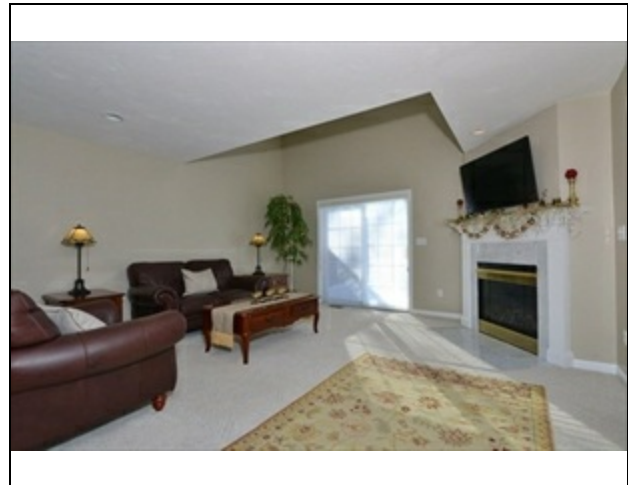
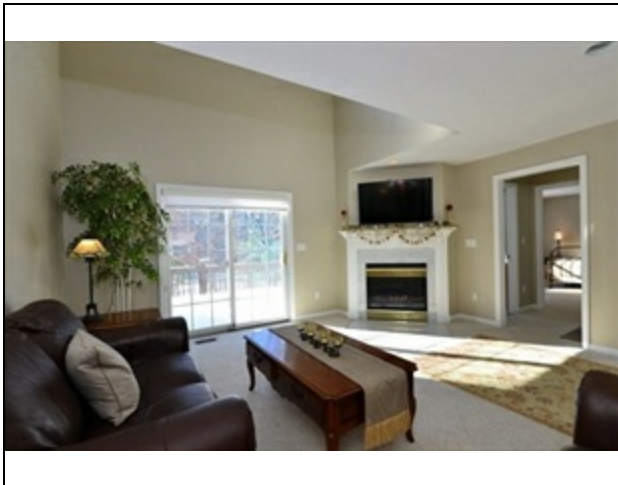
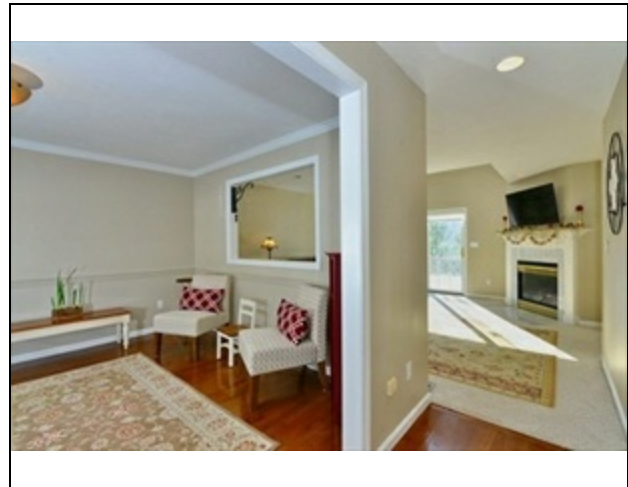
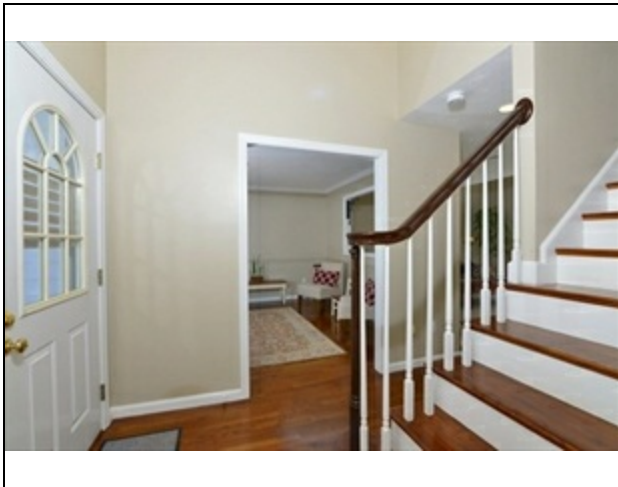
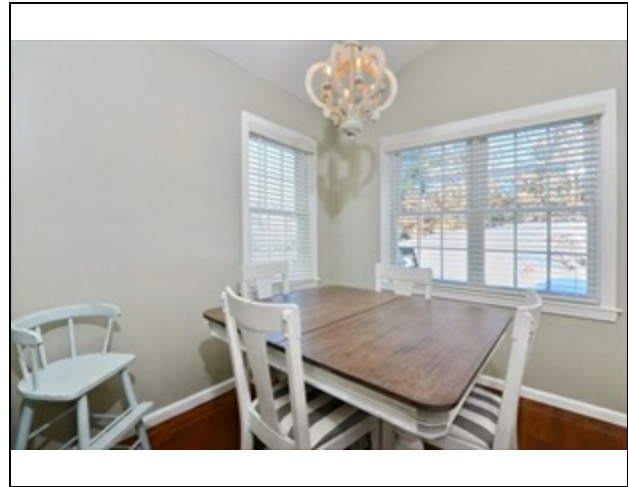
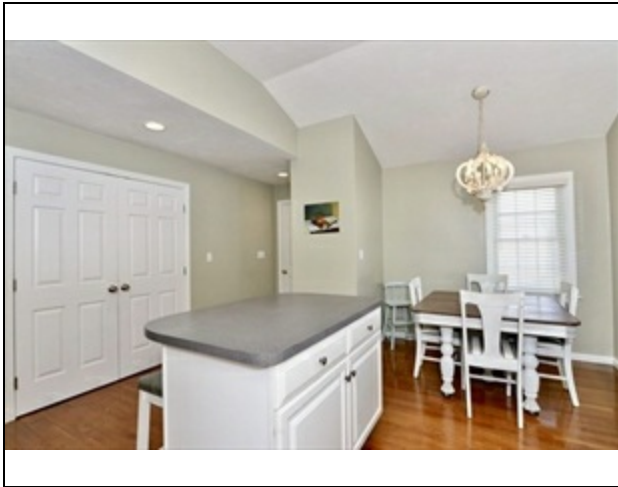
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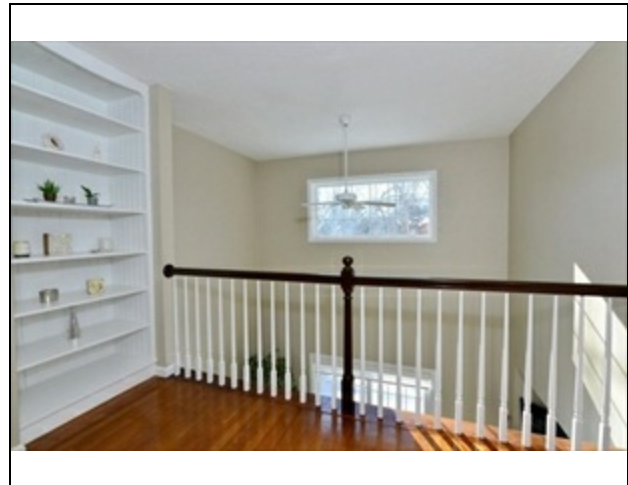
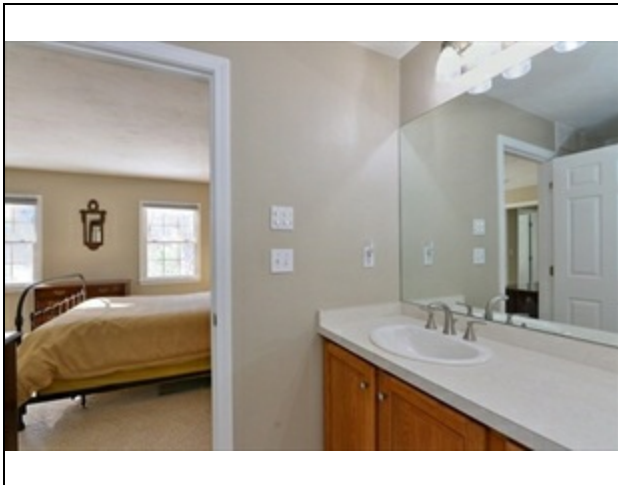
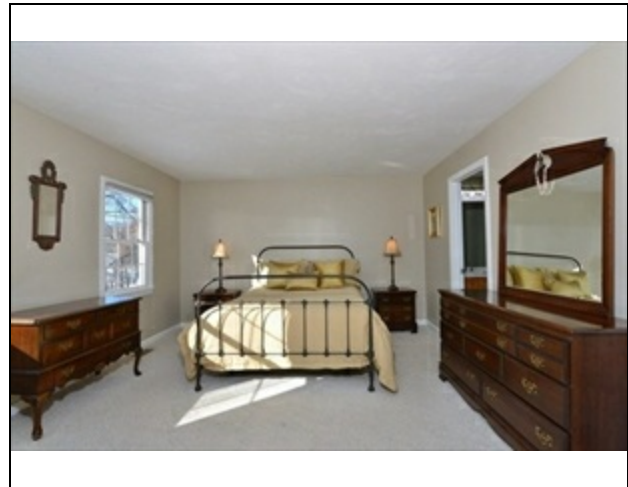
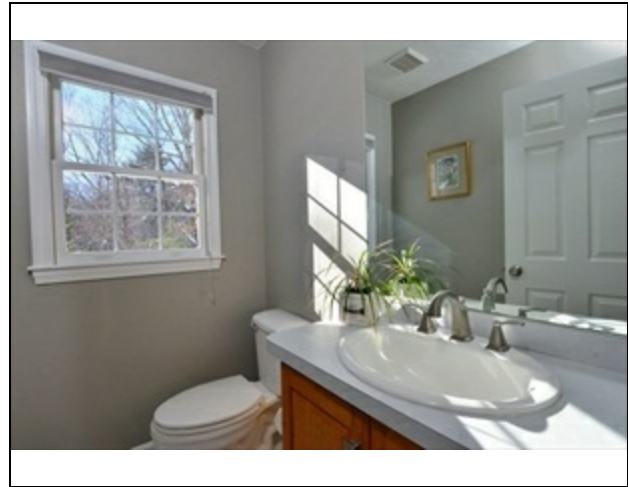
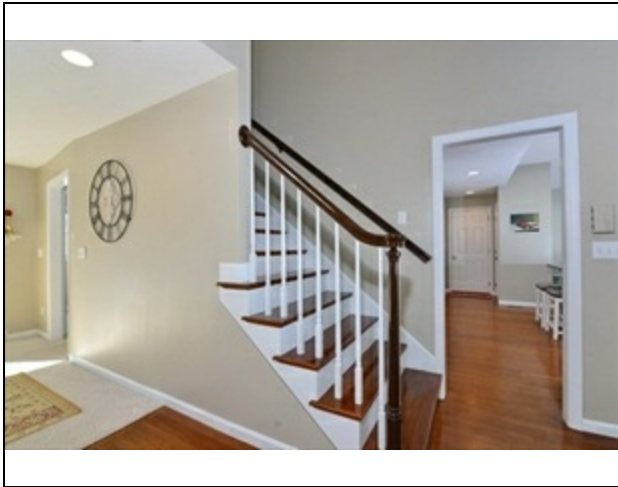
MLS #	Date		DOM	DTO	Price
72934834	1/18/2022	Listed for \$500,000			\$500,000
UAG	1/25/2022	Status Changed to: Under Agreement	7		
SLD	2/24/2022	Status Changed to: Sold	7		
	2/24/2022	Sold for \$530,000	7	7	\$530,000
Market History for Office Id: BB5301			7	7	\$530,000
Market History for this property			7	7	\$530,000

MLS # 72934834 - Sold
3 Pear Tree Lane U:3, Franklin, MA 02038

Condominium - Condo
Sale Price: \$530,000

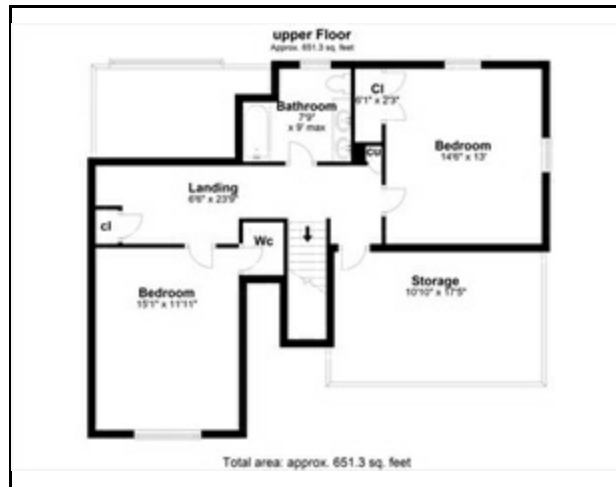
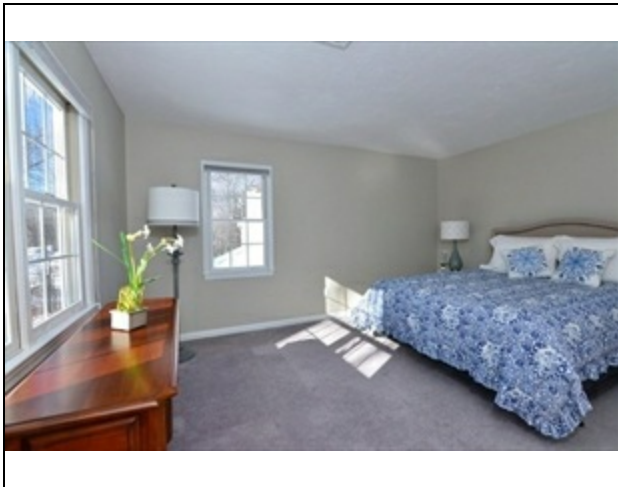
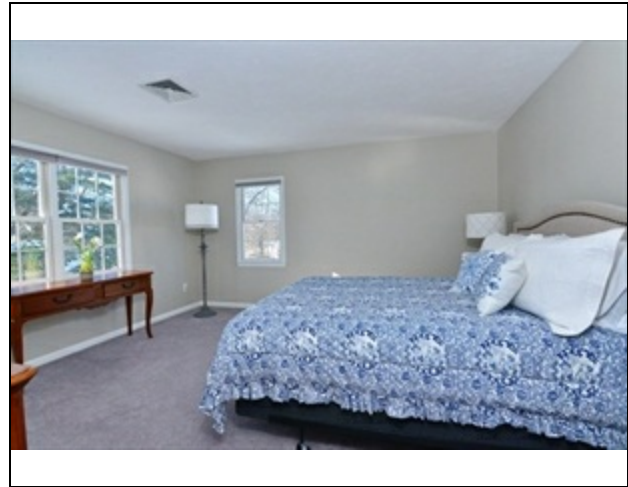






MLS # 72934834 - Sold
3 Pear Tree Lane U:3, Franklin, MA 02038

Condominium - Condo
Sale Price: \$530,000



1 Applewood Ln - Unit 1
Franklin, MA 02038
Condo

MLS #: 72947063	Status: Sold
List Price: \$490,000	Sale Price: \$540,000
List Date: 3/1/2022	Sale Date: 4/29/2022
Area:	Off Market Date: 3/7/2022
List\$/Sq. Ft.: \$236.83	Sold \$/Sq. Ft. \$261
Days on Market (Total): 6	Days on Market (Office): 6

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 3f 0h	Unit Level: 1 Placement: End
Main Bath: Yes	Approx. Living Area Total: 2,069 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: Unspecified
Year Built: 1988	Approx. Above Grade:
# Units: 56	Approx. Below Grade:
Elevator: No	Outdoor Space Avail: Yes - Common
Handicap Access/Features:	Garage: 1 Attached
Association: Yes Fee: \$450	Parking: 2 Off-Street, Guest

Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



Kitchen

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Deck - Exterior, Exterior Access, Slider
Dining Room:	1		Flooring - Hardwood, Wainscoting, Crown Molding
Family Room:	1		Flooring - Hardwood
Kitchen:	1		Skylight, Ceiling - Cathedral, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Cabinets - Upgraded, Recessed Lighting, Remodeled, Gas Stove
Main Bedroom:	2		Bathroom - Full, Ceiling - Cathedral, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Closet - Double
Bedroom 2:	2		Bathroom - Full, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Remodeled
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Double Vanity, Remodeled
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Remodeled
Laundry:	B		-
Bonus Room:	B		-
Workshop:	B		-
Other:	B		-

Features & Other Information

Basement: **Yes Full, Partially Finished, Interior Access, Bulkhead, Radon Remediation System**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions: **Variety of small wooden organizers in kitchen drawers. Mounts on walls for TVs will convey.**
 Exterior: **Vinyl**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Hot Water Baseboard, Gas**
 Hot Water: **Natural Gas, Tank**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Assessor SFLA incorrect; 2,069 SFLA per developer. Assessors cite 2,026 SFLA for similar units**
 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

Outstanding renovation rivals new construction without the wait! Totally refurbished townhouse in prime condo community functions like a luxury single-family home. Available to all ages – no age 55+ limitation! Exquisite new kitchen features custom cabinetry by Metropolitan Cabinets with undermount lighting, tile backsplash, built-in pantry, utility cabinet with power supply, soft-close drawers with dovetail joinery, glass-front showcase cabinets and Silgranit sink. The "Wow Factor" continues in the gorgeous new full bath on first floor, highlighted by spectacular walk-in tile shower. Formal dining room. Sunken living room has

floor-to-ceiling fireplace and double sliders to private deck. First-floor family room could easily become a bedroom for one-level living. Upstairs are two bedrooms, each with beautiful new full baths. Master BR has double walk-in closets. Spacious basement with workshop, separate storage room and large open area. Seize this once in a lifetime opportunity!

Tax Information

2021 Taxes: \$5,034 Assessment: \$343,600

Cert: 000000016917 Zoning Code: res

Pin #: M:281 L:005-001

Map: Block: Lot: Book: 34935 Page: 506

Compensation

Sub-Agent: Not Offered

Buyer Agent: 2.5

Facilitator: 2.5

Compensation Based On: Net Sale Price

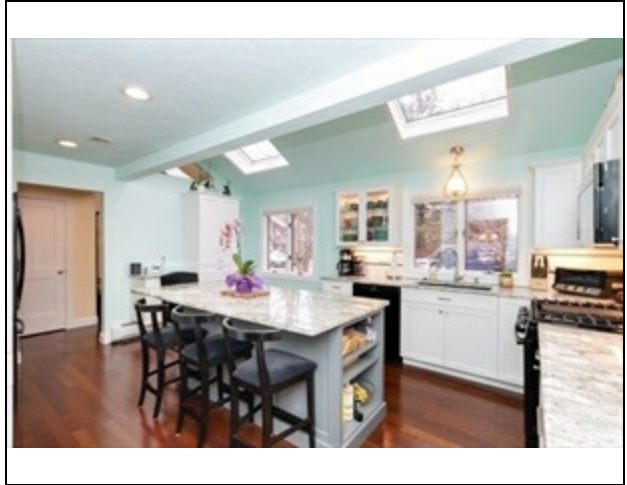
The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2022 MLS Property Information Network, Inc.

Market History for 1 Applewood Ln U:1, Franklin, MA 02038

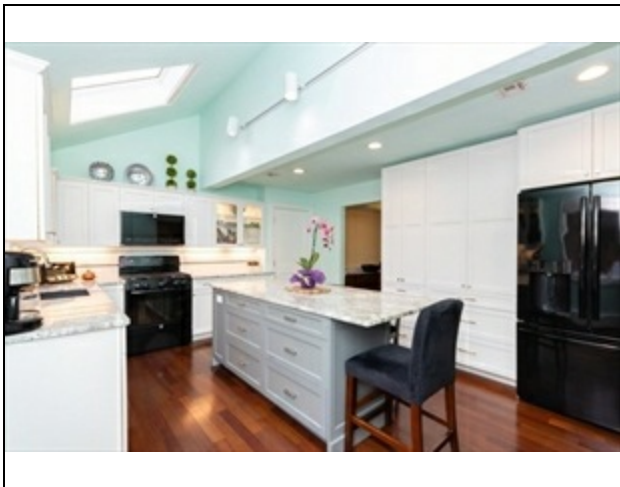
MLS #	Date		DOM	DTO	Price
72947063	3/1/2022	Listed for \$490,000			\$490,000
UAG	3/7/2022	Status Changed to: Under Agreement	6		
SLD	4/29/2022	Status Changed to: Sold	6		
	4/29/2022	Sold for \$540,000	6	6	\$540,000
Market History for Office Id: AN4875			6	6	\$540,000
Market History for this property			6	6	\$540,000



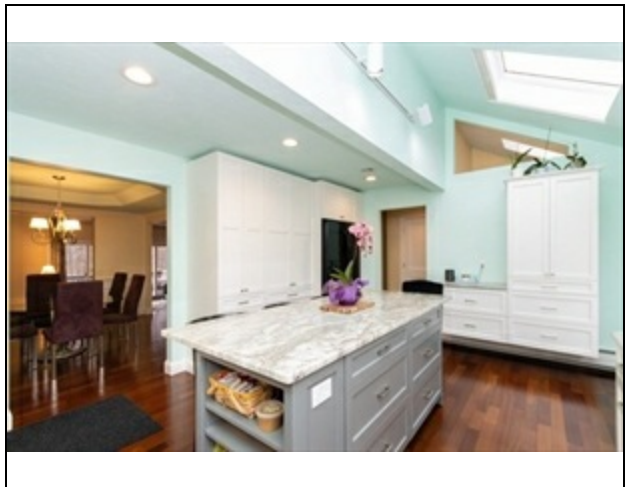
Kitchen



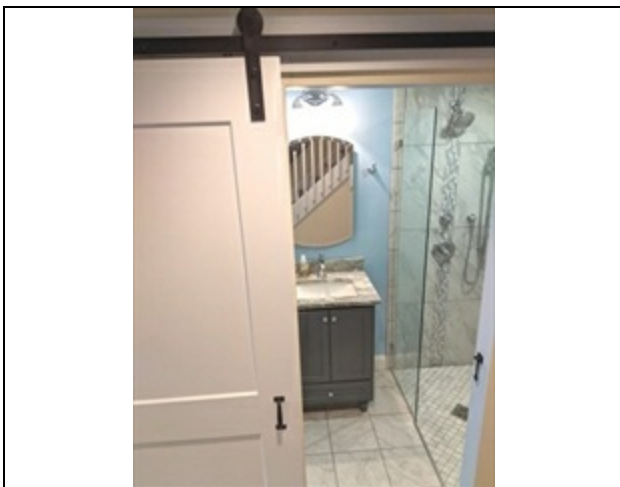
Kitchen



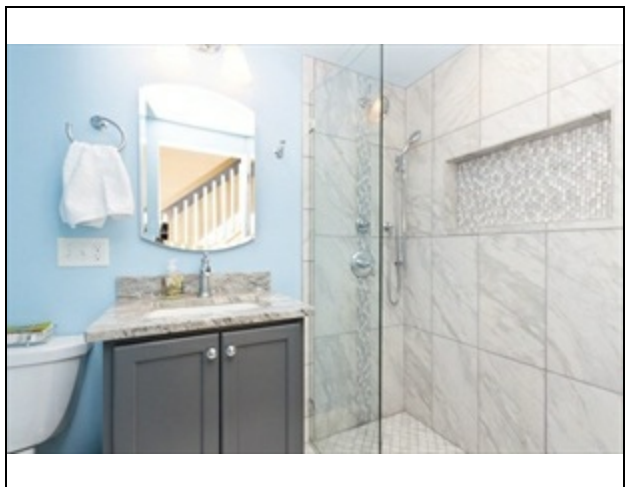
Kitchen



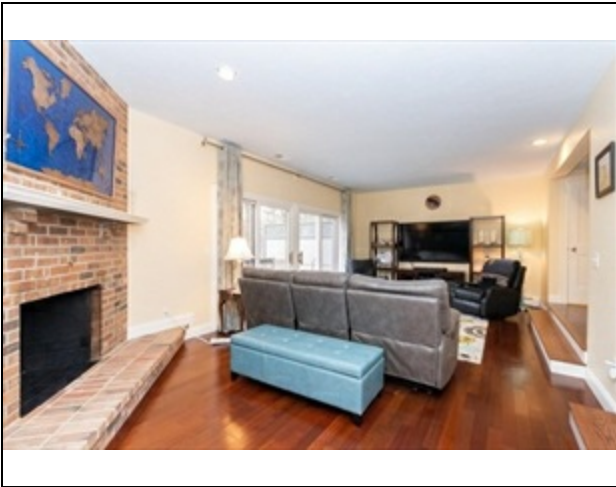
Kitchen



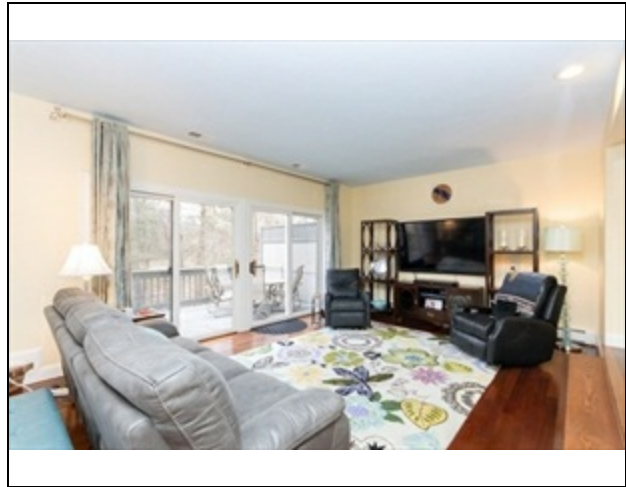
Bathroom - Full



Bathroom - Full



Living Room



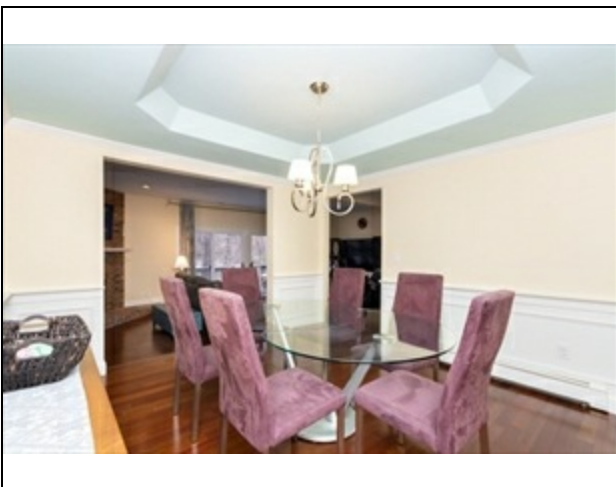
Living Room



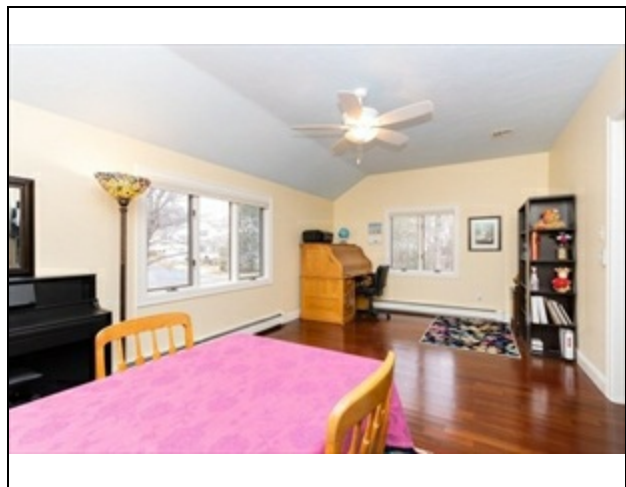
Deck



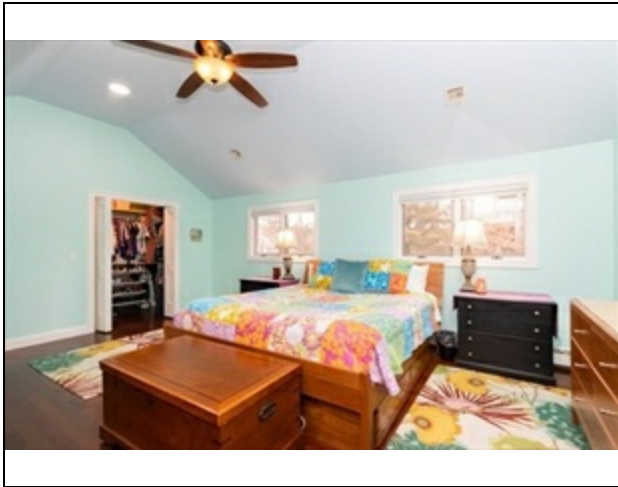
Deck



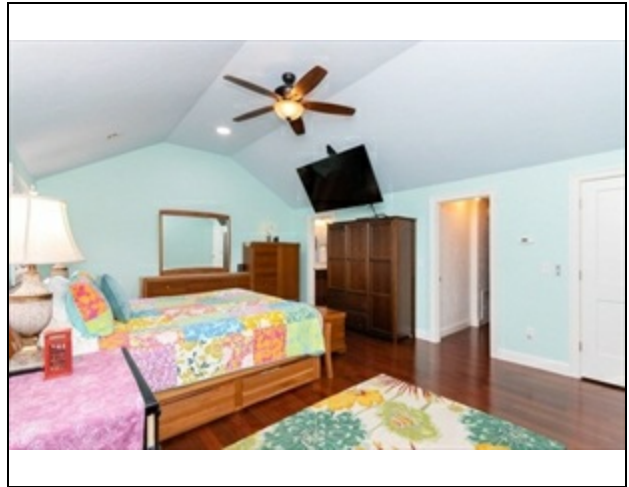
Dining Room



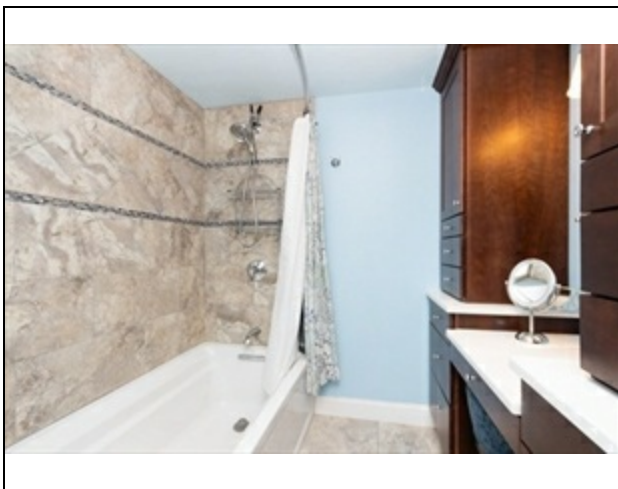
Family Room



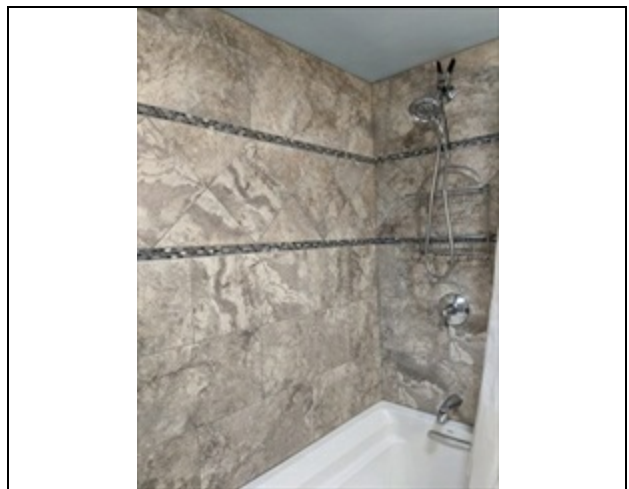
Bedroom



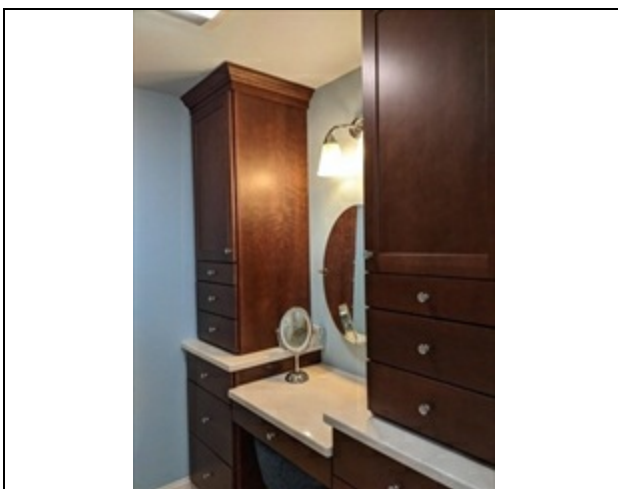
Bedroom



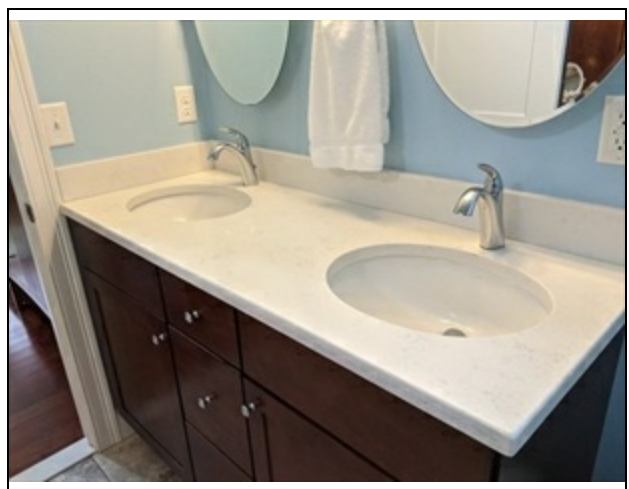
Bathroom - Main



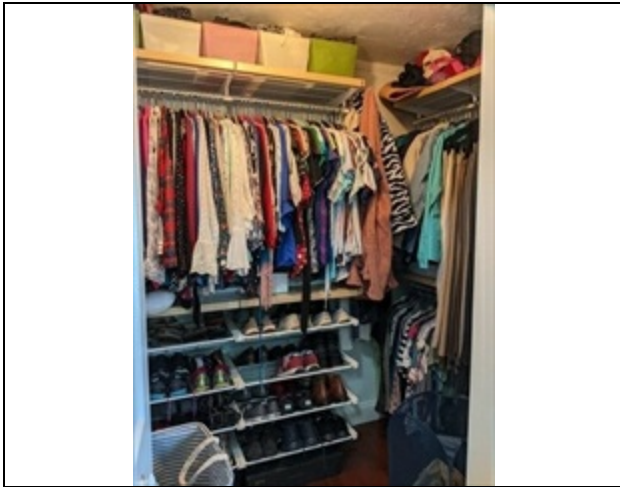
Bathroom - Main



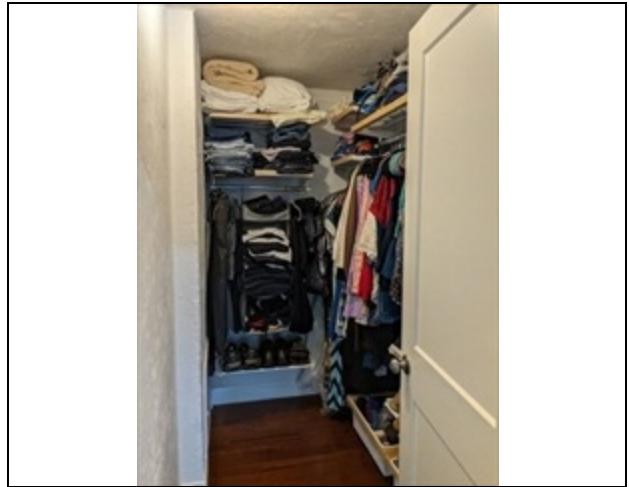
Bathroom - Main



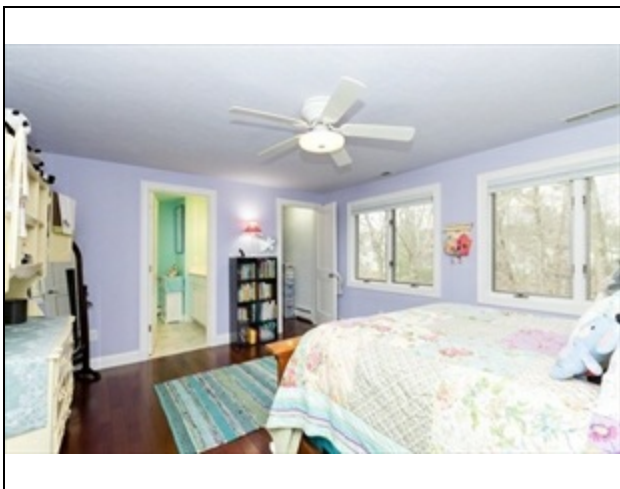
Bathroom - Main



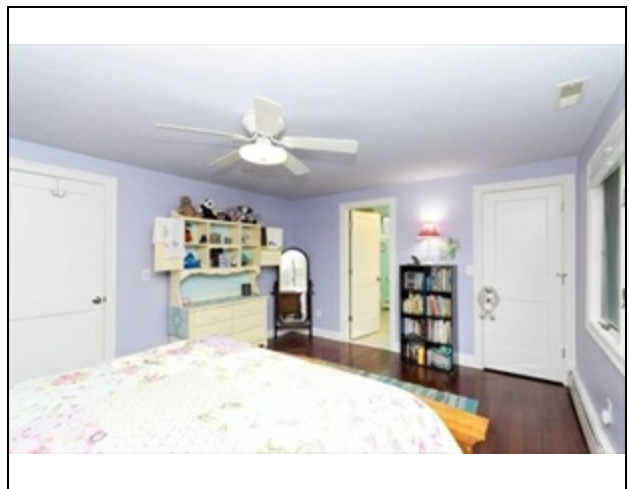
Walk-In Closet



Walk-In Closet



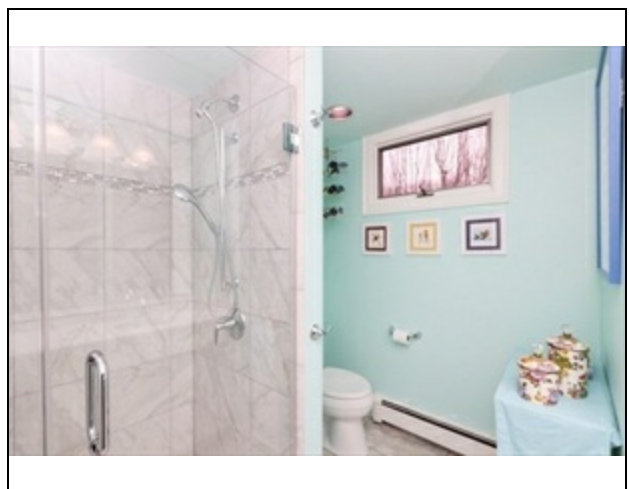
Bedroom 2



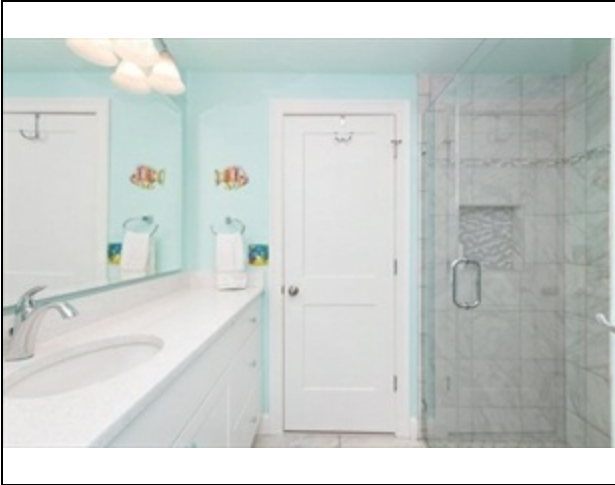
Bedroom 2



Bathroom - Full



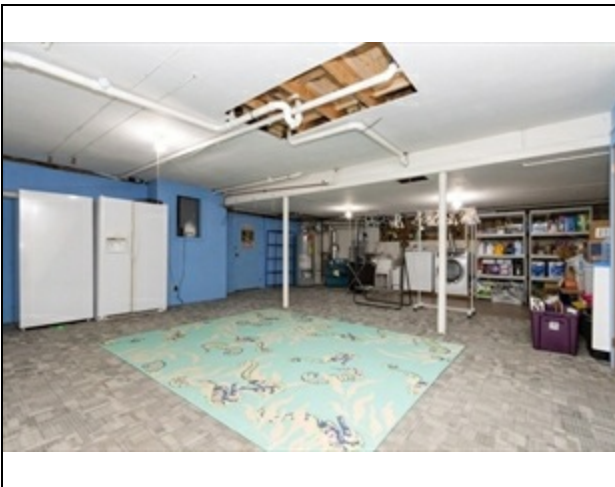
Bathroom - Full



Bathroom - Full



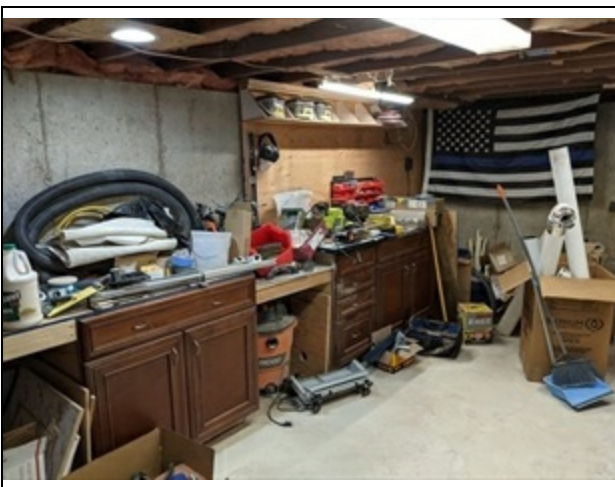
Walk-In Closet



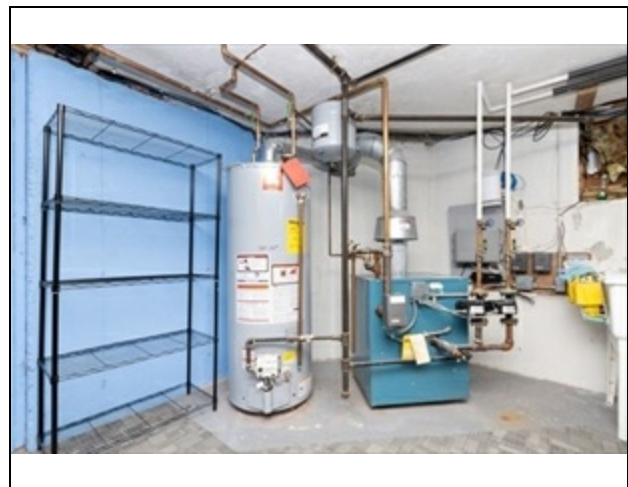
Basement



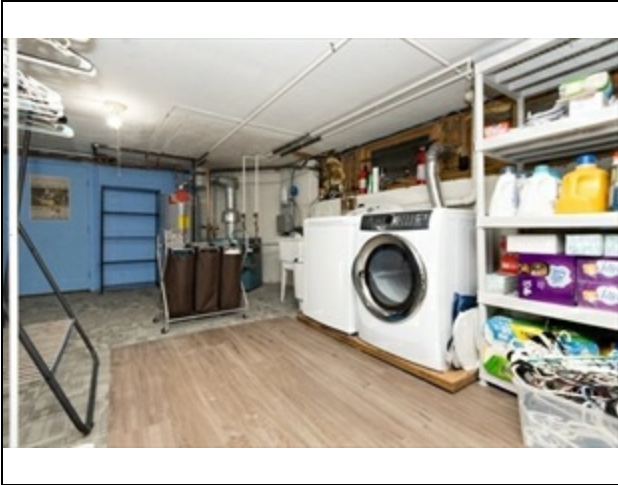
Basement



Workshop



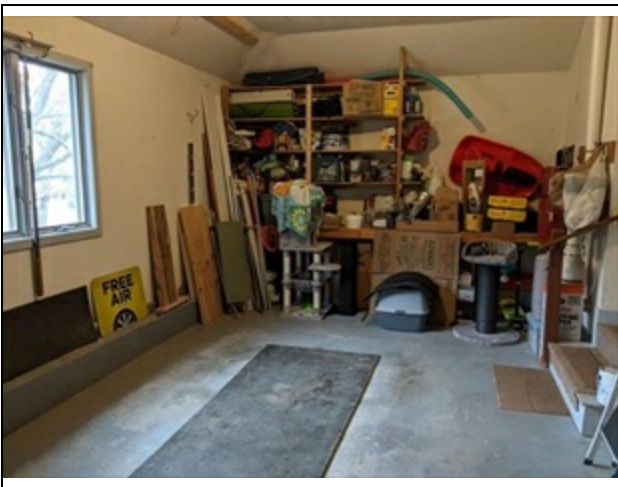
Basement



Basement



Basement



Garage



Exterior - Front



Exterior - Back



Exterior - Back

MLS # 72947063 - Sold
1 Applewood Ln U:1, Franklin, MA 02038

Condominium - Condo
Sale Price: \$540,000



Exterior - Side



Exterior - Front



Deck

6 Mountain Ash Ln - Unit 6
Franklin, MA 02038
Condo

MLS #: 72959004	Status: Sold
List Price: \$515,000	Sale Price: \$567,000
List Date: 3/29/2022	Sale Date: 5/11/2022
Area:	Off Market Date: 4/3/2022
List\$/Sq. Ft.: \$221.79	Sold \$/Sq. Ft. \$244.19
Days on Market (Total): 5	Days on Market (Office): 5

Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement: Street, End
Main Bath: Yes	Approx. Living Area Total: 2,322 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1996	Approx. Above Grade: 2,322 SqFt
# Units: 75	Approx. Below Grade:
Elevator:	Outdoor Space Avail: Yes - Common
Handicap Access/Features: Yes	Garage: 1 Attached, Garage Door Opener
Association: Yes Fee: \$510	Parking: 1

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



Exterior - Front

Room Descriptions

Room	Level	Size	Features
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Fireplace, Flooring - Wall to Wall Carpet, Slider
Kitchen:	1		Ceiling - Cathedral, Dining Area, Countertops - Stone/Granite/Solid, Recessed Lighting, Gas Stove
Main Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Double Vanity
Laundry:	1		-
Office:	2		Flooring - Hardwood

Features & Other Information

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

Basement: **Yes Full, Concrete Floor, Unfinished Basement**

Cooling: **Central Air**

Exclusions: **Stair-lift included.**

Exterior: **Wood**

Exterior Features: **Porch - Enclosed**

Handicap Amenities: **Chair Lift**

Facing Direction:

Heating: **Forced Air, Gas**

Hot Water: **Natural Gas, Tank**

Lead Paint: **Unknown**

Living Area Disclosures: **Per public record**

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

End unit at Chestnut Ridge II delivers 1st floor master suite, attached garage, full basement, handy bonus room on 2nd floor and a delightful 3-season porch. Available to all - no 55+ age restriction. Quick closing available! Updates include vinyl replacement windows w/ custom blinds, solid surface kitchen countertops, custom pull-out drawers in kitchen, recent gas furnace, AC compressor, and water heater. Vaulted kitchen is white & bright with stainless steel appliances, center isle, eat-in area, recessed lights and convenient laundry center. Hardwood dining room. Fireplaced family room has slider to wonderful 3-season enclosed porch. 1st floor master offers walk-in closet and en suite bath with attractive tile shower. 2nd floor has two additional bedrooms, full bath and 18 ft X 10 ft storage rm. Former loft has been enclosed and is now an office/exercise area – a super space-creating enhancement! Only 0.7 mi to Big Y, 1 mi to Shaw's, 1.4 mi to commuter rail, and 2.1 mi to I-495

Tax Information

2022 Taxes: \$5,464	Assessment: \$388,900	Cert:	Zoning Code: res
Pin #: M:281 L:006-009		Map:	Block: Lot: Book: 21902 Page: 271

Compensation

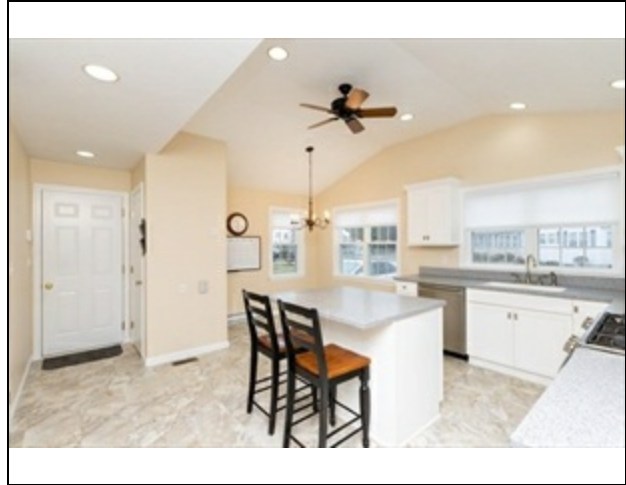
Sub-Agent: Not Offered	Buyer Agent: 2.5	Facilitator: 2.5
Compensation Based On: Net Sale Price		

Market History for 6 Mountain Ash Ln U:6, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72959004	3/29/2022	Listed for \$515,000			\$515,000
UAG	4/3/2022	Status Changed to: Under Agreement	5		
SLD	5/12/2022	Status Changed to: Sold	5		
	5/11/2022	Sold for \$567,000	5	5	\$567,000
Market History for Office Id: AN4875			5	5	\$567,000
Market History for this property			5	5	\$567,000



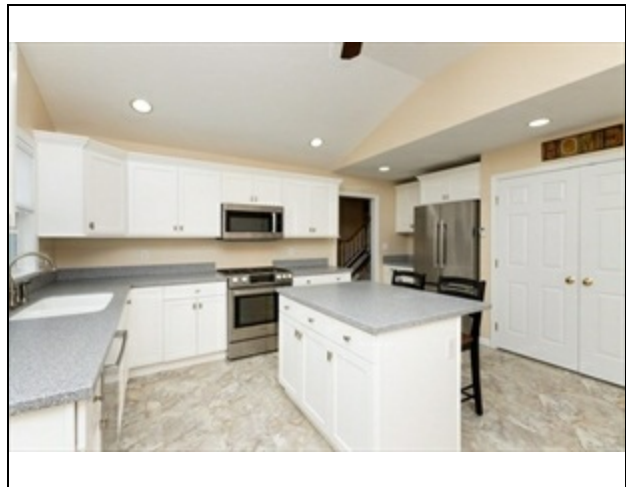
Exterior - Front



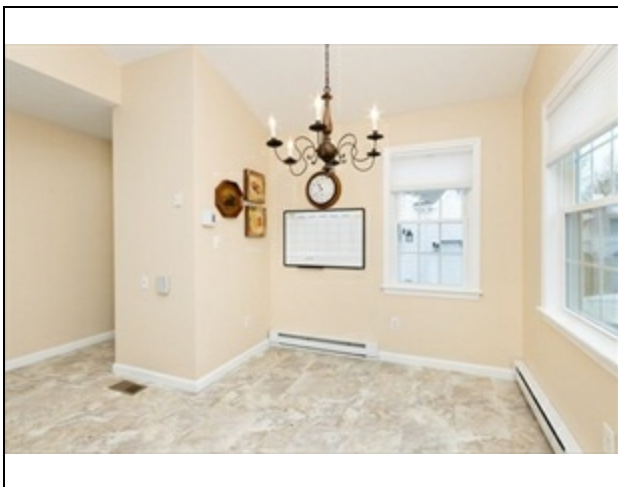
Kitchen



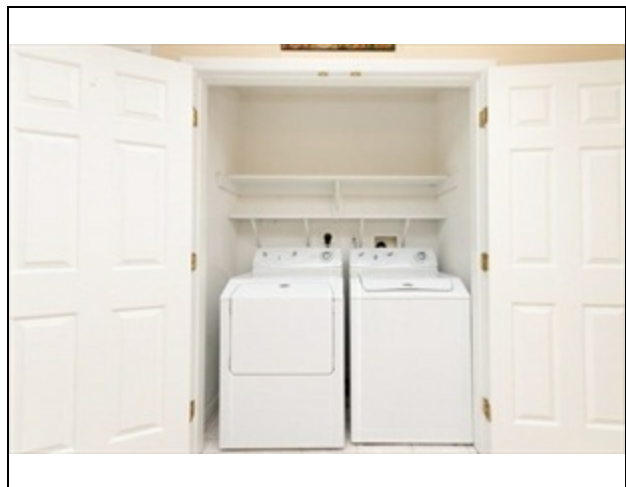
Kitchen



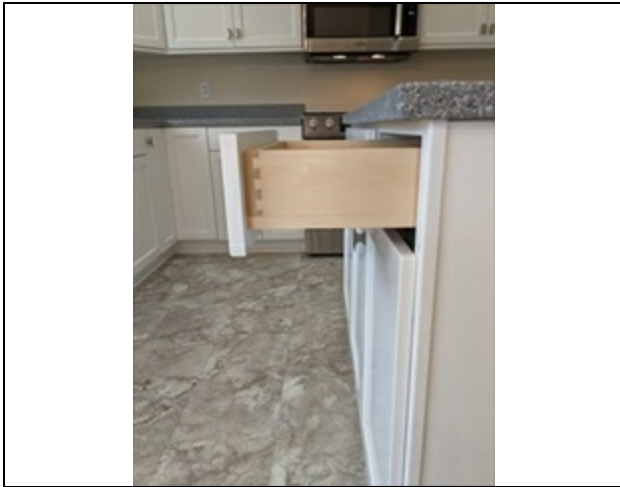
Kitchen



Breakfast Nook



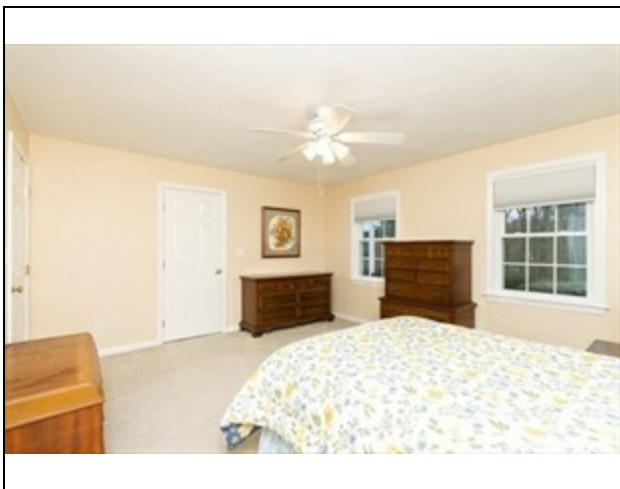
Laundry Room/Area



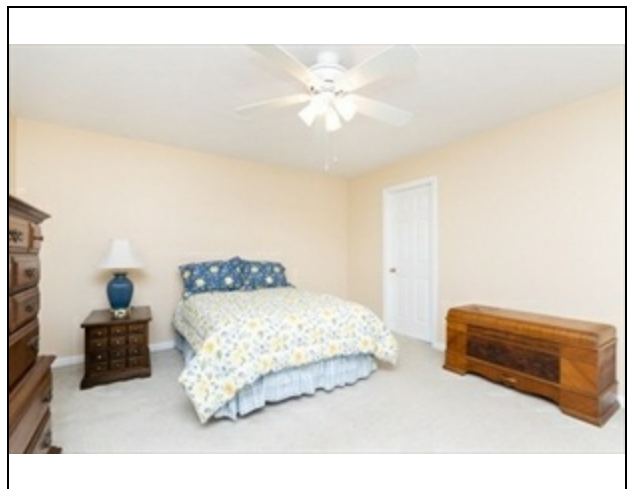
Cabinets



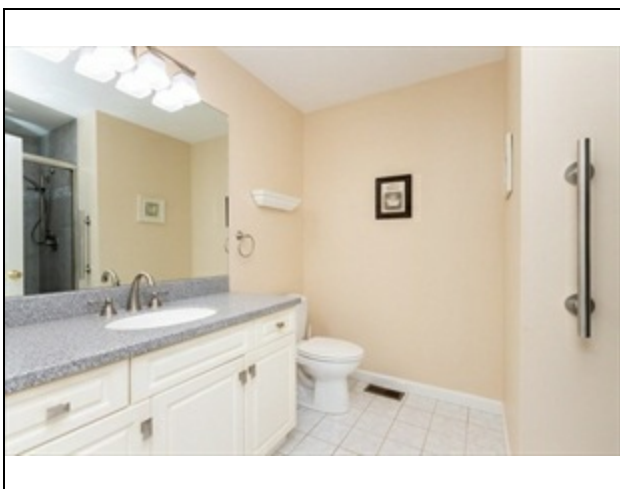
Custom Cabinets



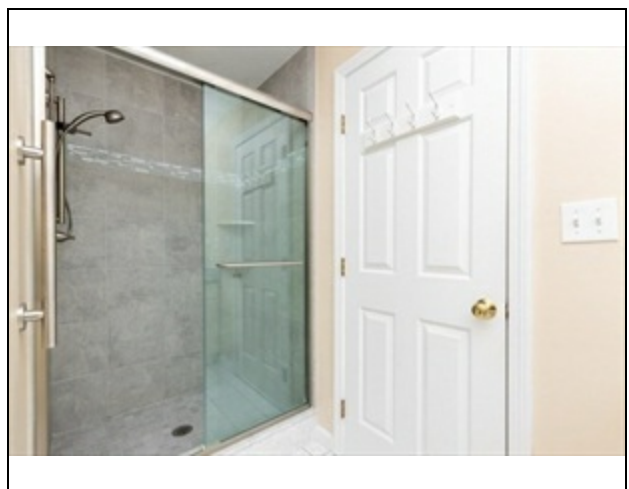
Bedroom - Main



Bedroom - Main



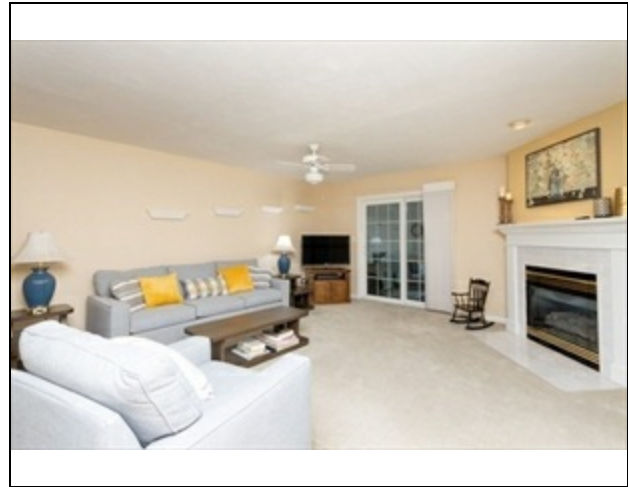
Bathroom - Main



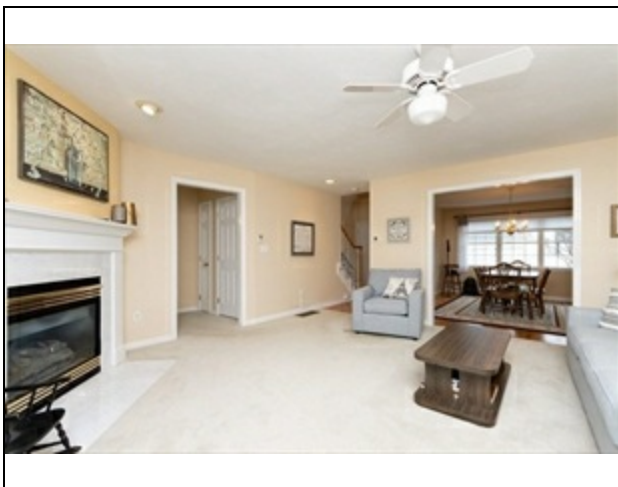
Bathroom - Main



Bathroom - Main



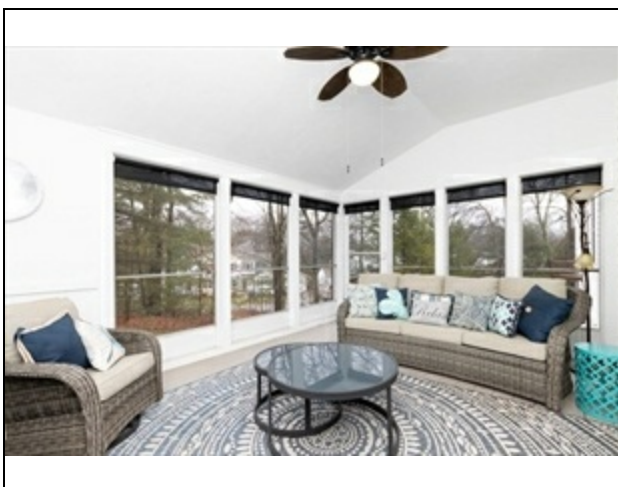
Family Room



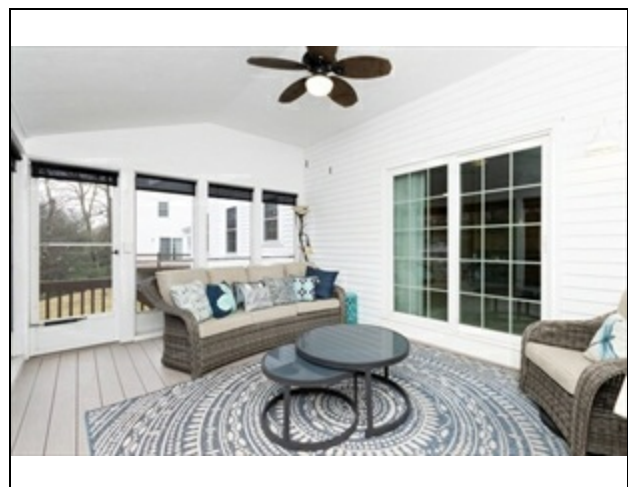
Family Room



Slider



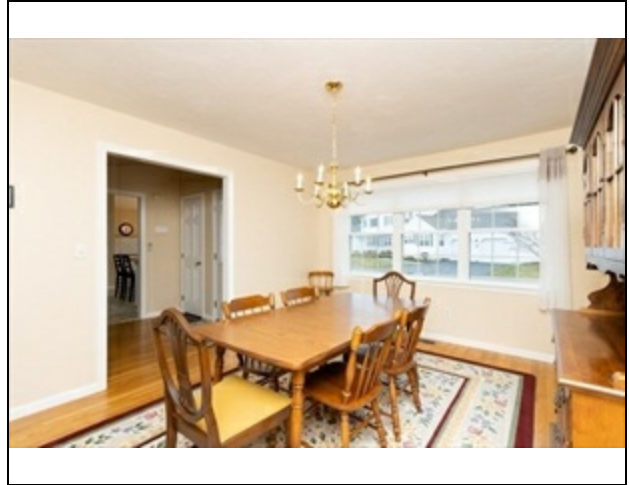
Enclosed Porch



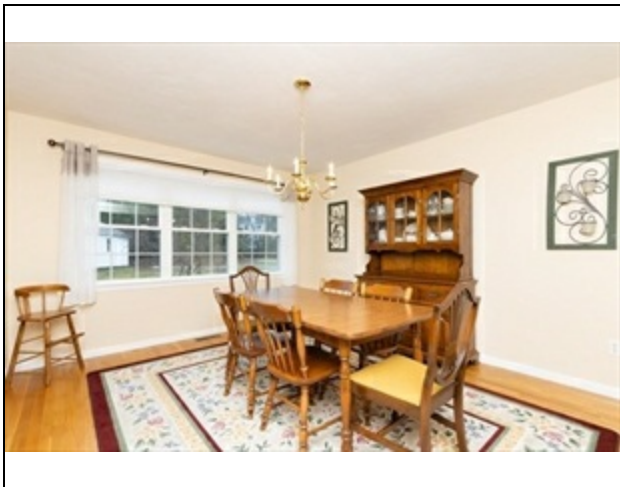
Enclosed Porch



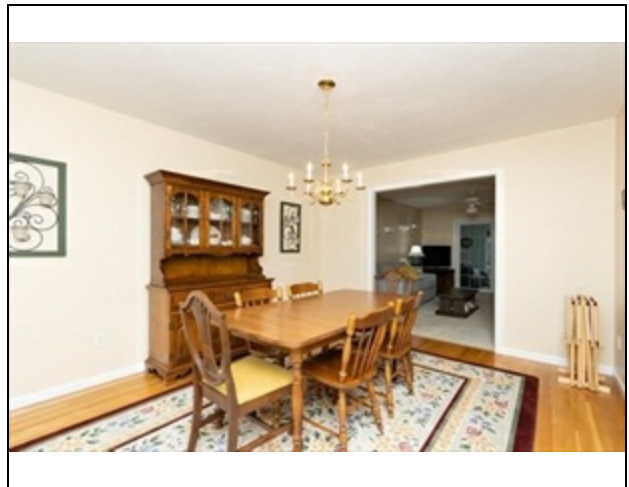
Enclosed Porch



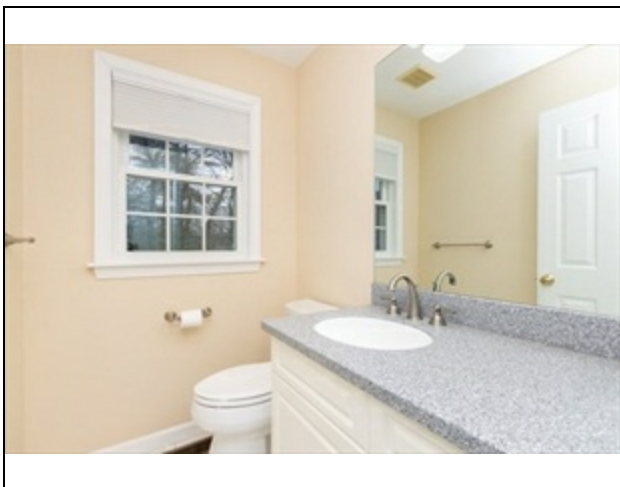
Dining Room



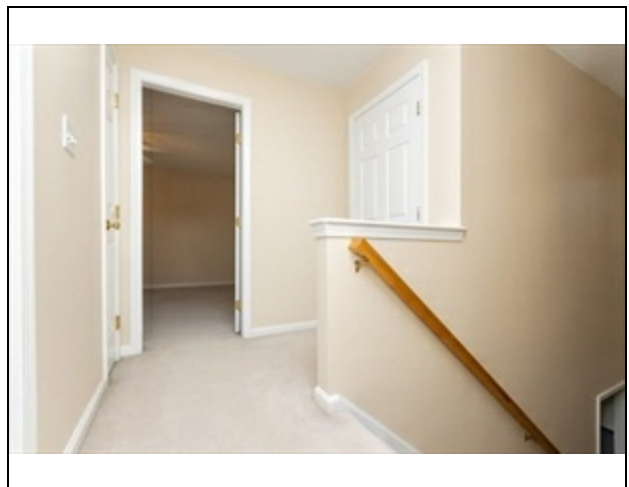
Dining Room



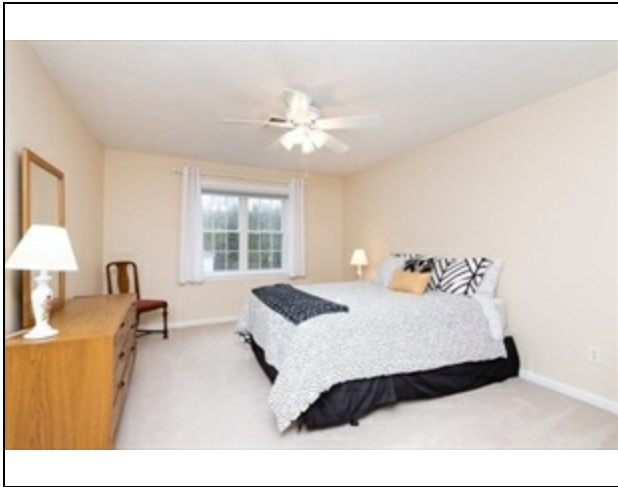
Dining Room



Bathroom - Half



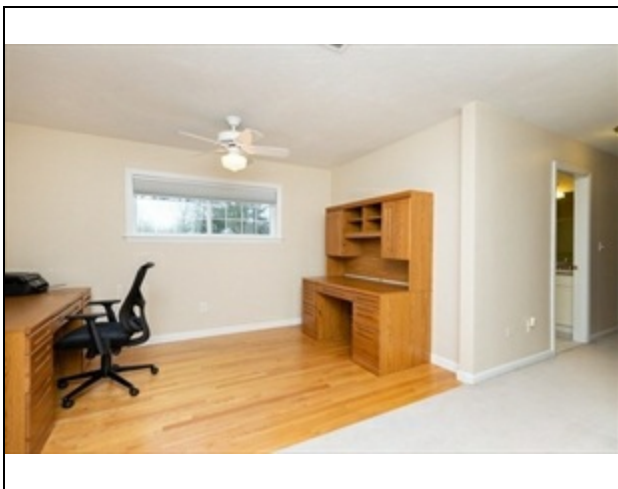
Staircase



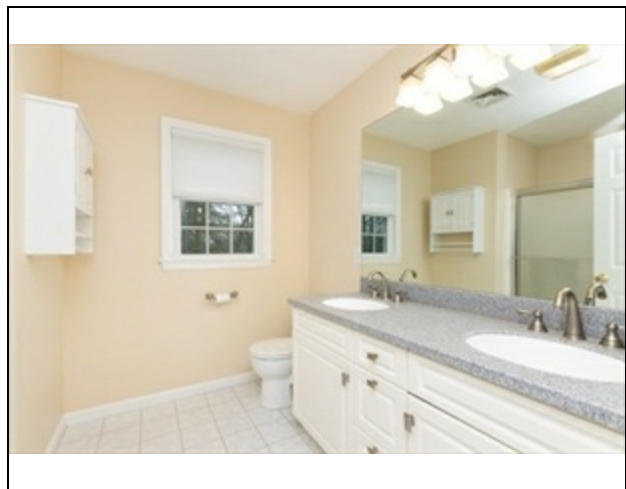
Bedroom 2



Bedroom 3



Office



Bathroom 2



Bathroom 2



Storage



Basement



Basement



Heating System



Heating System



Cooling System



Common Area

MLS # 72959004 - Sold
6 Mountain Ash Ln U:6, Franklin, MA 02038

Condominium - Condo
Sale Price: \$567,000



Exterior - Back