

**100 Highwood Dr - Unit 100**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72934554</b>	Status: <b>Sold</b>
List Price: <b>\$299,900</b>	Sale Price: <b>\$282,000</b>
List Date: <b>1/17/2022</b>	Sale Date: <b>3/25/2022</b>
Area:	Off Market Date: <b>2/15/2022</b>
List\$/Sq. Ft.: <b>\$267.05</b>	Sold \$/Sq. Ft. <b>\$251.11</b>
Days on Market (Total): <b>29</b>	Days on Market (Office): <b>29</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level: <b>1</b> Placement:
Main Bath: <b>No</b>	Approx. Living Area Total: <b>1,123 SqFt</b>
Fireplaces: <b>1</b>	Living Area Includes Below-Grade SqFt: <b>Unspecified</b>
Year Built: <b>1981</b>	Approx. Above Grade:
# Units: <b>56</b>	Approx. Below Grade:
Elevator:	Outdoor Space Avail: <b>Yes - Common</b>
Handicap Access/Features:	Garage: <b>0 Common</b>
Association: <b>Yes</b> Fee: <b>\$383</b>	Parking: <b>1 Off-Street, Assigned, Common, Guest, Paved Driveway</b>

Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Snow Removal, Refuse Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Wood, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Wood</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Pantry</b>
Main Bedroom:	<b>2</b>		<b>Flooring - Wood</b>
Bedroom 2:	<b>2</b>		<b>Flooring - Wood</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Cooling: **Wall AC**  
 Exclusions: **Property owned by tenant. TV mounts on walls.**  
 Exterior: **Wood, Stucco**  
 Exterior Features: **Patio, Storage Shed**  
 Facing Direction:  
 Heating: **Electric Baseboard**  
 Hot Water: **Electric, Tank**  
 Lead Paint: **Unknown**  
 Pets Allowed: **Yes w/ Restrictions**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No** Water View: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**Hardwood and tile abound in this desirable townhouse at Highwood in Franklin. Fully applianced kitchen has pantry and pass-through to elegant dining/living room with floor-to-ceiling brick hearth and slider to wooded common area and storage shed. Half bath boasts updated vanity and tile floor. New wood floor on first floor will be installed by seller. (Existing wood floor was damaged by water leak from hot water tank. New tank has been installed.) Two spacious bedrooms and updated hollywood bath with tile floor on 2nd floor. In-unit laundry, ample closets. Superior location! Just 0.6 mi to shopping, eateries and high school, 0.9 mi to middle and elementary schools and I-495, 2 mi to Forge Park commuter rail station. Franklin offers excellent schools, plentiful shopping and services, two exits on I-495 and two commuter rail stations. Unit currently leased for \$1,900/mo. Lease expires 7/31/2022. Showings only Noon - 2 PM Sundays and Momdays..**

**Tax Information**

<b>2021 Taxes: \$3,368</b>	Assessment: <b>\$229,900</b>	Cert:	Zoning Code: <b>Res</b>
Pin #: <b>M:270 L:041-011</b>		Map:	Block: Lot: Book: <b>38687</b> Page: <b>198</b>

**Compensation**

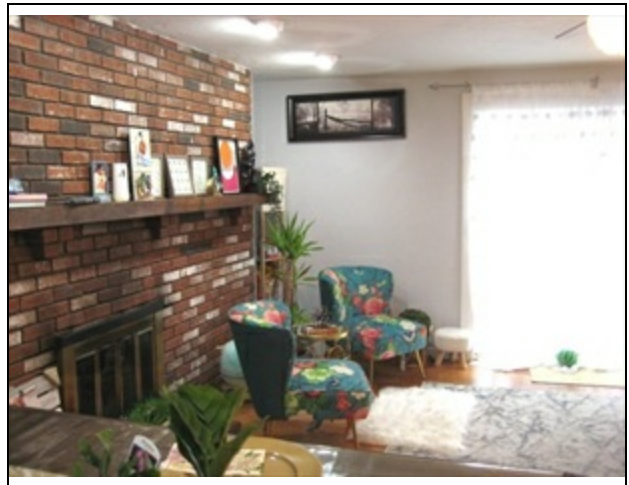
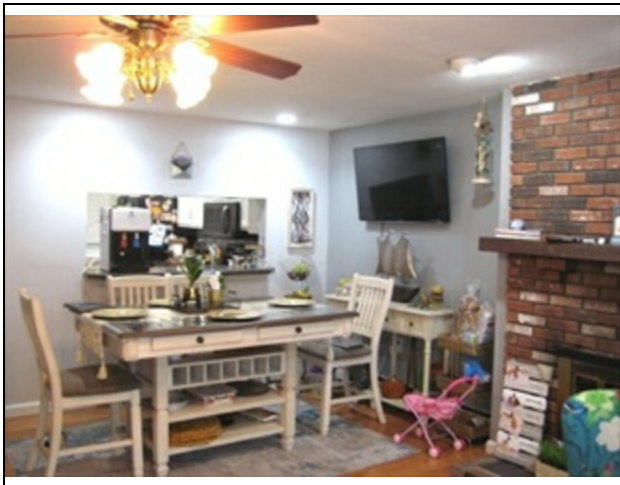
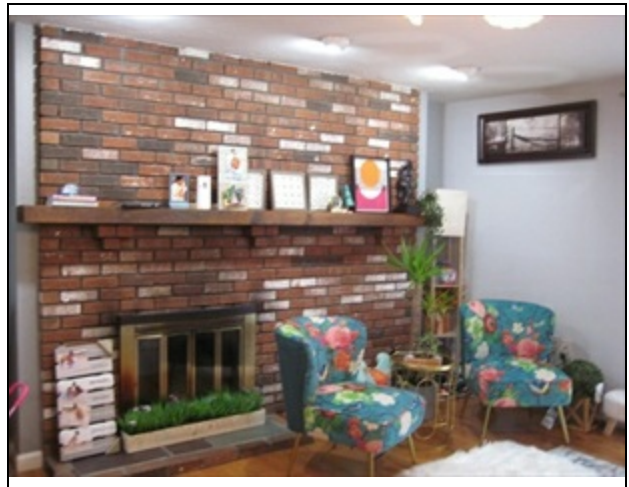
Sub-Agent: <b>Not Offered</b>	Buyer Agent: <b>2.5</b>	Facilitator: <b>2.5</b>
Compensation Based On: <b>Net Sale Price</b>		

## Market History for 100 Highwood Dr U:100, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72934554	1/17/2022	Listed for <b>\$299,900</b>			\$299,900
UAG	2/15/2022	Status Changed to: <b>Under Agreement</b>	29		
SLD	3/25/2022	Status Changed to: <b>Sold</b>	29		
	3/25/2022	Sold for <b>\$282,000</b>	29	29	<b>\$282,000</b>
Market History for Office Id: AN4875			<b>29</b>	<b>29</b>	<b>\$282,000</b>
Market History for this property			<b>29</b>	<b>29</b>	<b>\$282,000</b>

MLS # 72934554 - Sold  
100 Highwood Dr U:100, Franklin, MA 02038

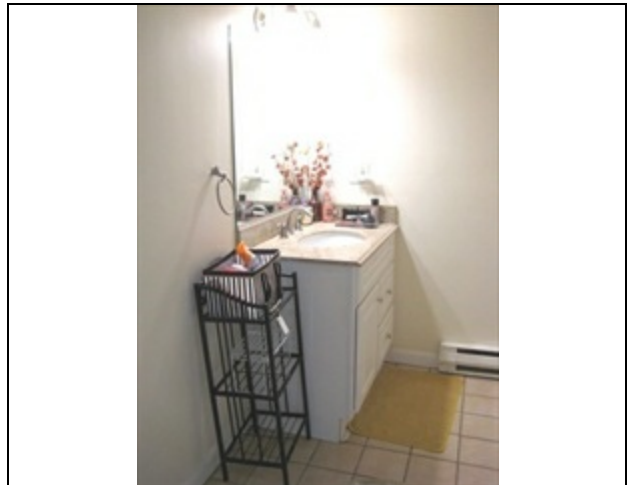
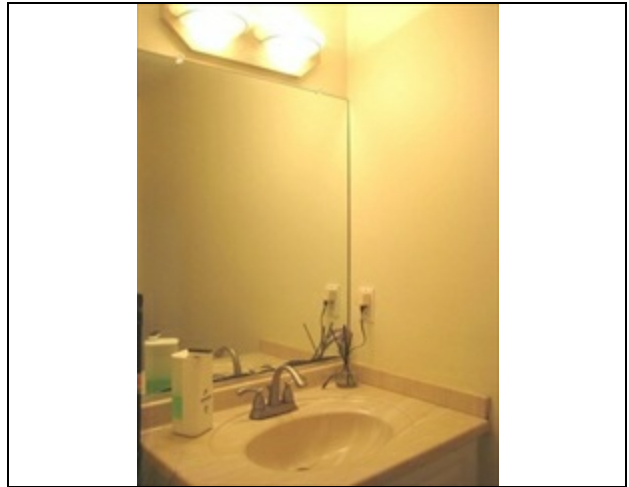
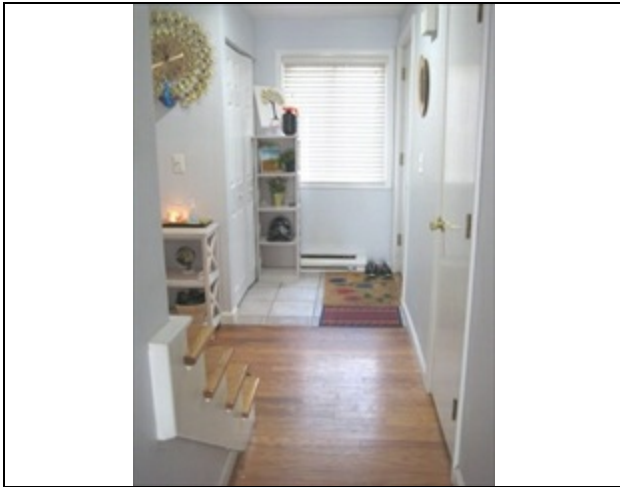
Condominium - Condo  
Sale Price: \$282,000





MLS # 72934554 - Sold  
100 Highwood Dr U:100, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$282,000



**78 Highwood Drive - Unit 78**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72943927</b>	Status: <b>Sold</b>
List Price: <b>\$255,000</b>	Sale Price: <b>\$290,000</b>
List Date: <b>2/17/2022</b>	Sale Date: <b>3/30/2022</b>
Area:	Off Market Date: <b>2/26/2022</b>
List\$/Sq. Ft.: <b>\$258.88</b>	Sold \$/Sq. Ft. <b>\$294.42</b>
Days on Market (Total): <b>9</b>	Days on Market (Office): <b>9</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>3</b> Placement: <b>Top/Penthouse</b>
Main Bath: <b>No</b>	Approx. Living Area Total: <b>985 SqFt</b>
Fireplaces: <b>0</b>	Living Area Includes Below-Grade SqFt: <b>Unspecified</b>
Year Built: <b>1982</b>	Approx. Above Grade:
# Units: <b>56</b>	Approx. Below Grade:
Elevator: <b>No</b>	Outdoor Space Avail: <b>Yes - Common</b>
Handicap Access/Features: <b>No</b>	Garage: <b>0</b>
Association: <b>Yes</b> Fee: <b>\$342</b> Parking: <b>1 Assigned, Deeded, Guest</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		Ceiling - Cathedral, Ceiling Fan(s), Closet, Flooring - Stone/Ceramic Tile, Flooring - Wall to Wall Carpet, Balcony / Deck, Exterior Access, Slider
Kitchen:	<b>1</b>		Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Dining Area
Main Bedroom:	<b>1</b>		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Balcony / Deck, Balcony - Exterior, Slider
Bedroom 2:	<b>1</b>		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	<b>1</b>		Bathroom - With Tub
Laundry:	<b>1</b>		Closet, Dryer Hookup - Electric, Washer Hookup

**Features & Other Information**

Appliances: **Range, Disposal, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Cooling: **Wall AC**  
 Exclusions:  
 Exterior: **Clapboard**  
 Exterior Features: **Porch - Screened**  
 Facing Direction:  
 Heating: **Electric Baseboard**  
 Hot Water: **Electric**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **addtl. attic space and screened porch/balcony storage closet.**  
 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**

**Walk into this move-in ready home & take notice of the soaring cathedral ceiling & natural light in the spacious living room. A slider leads to the screened porch/balcony that extends the width of the living area. Two spacious bedrooms with good sized closets. Climb out of bed and open the slider in the primary bedroom to the screened porch/balcony where you can enjoy looking out at nature and have your morning coffee or tea. The bathroom at the end of the hallway has a second doorway into the primary bedroom. A hallway closet houses the included washer and dryer. The living room, hallway and primary bedroom have been recently painted, and both air conditioning units have been replaced within the last 2 years. There is attic space above the hallway and bedrooms which could be used for storage. There is also a storage closet in the screened area. Highwood is conveniently located near route 495, restaurants and shopping and is a very walkable and pet friendly complex.**

**Tax Information**

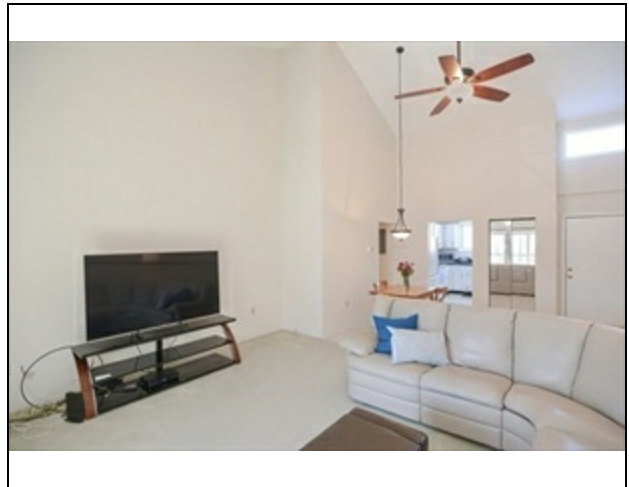
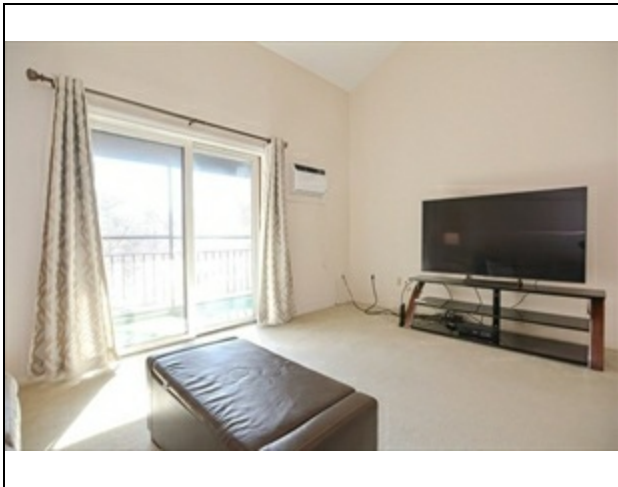
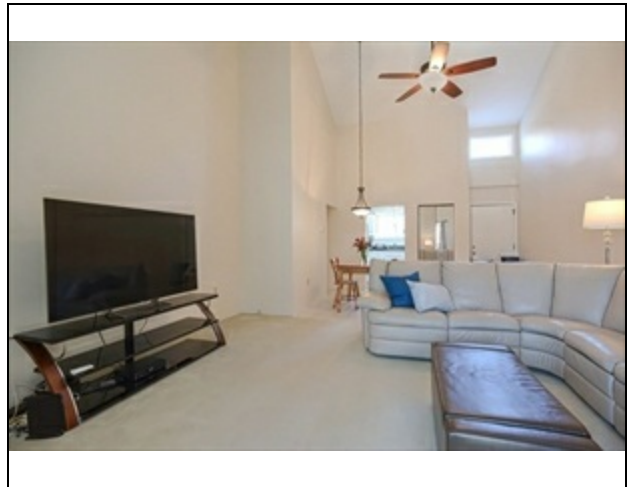
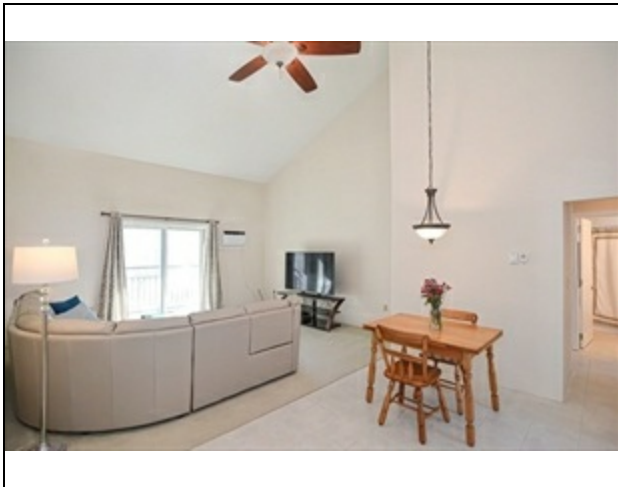
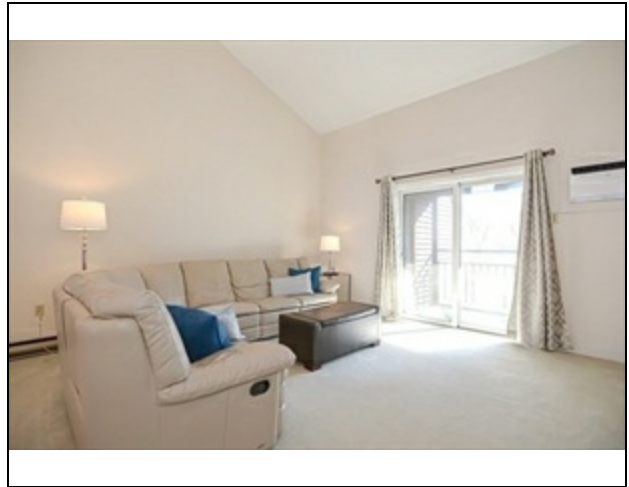
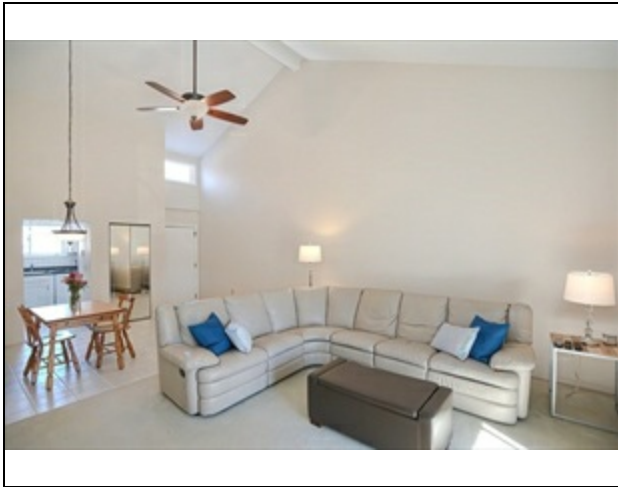
<b>2021 Taxes: \$2,839.17</b>	Assessment: <b>\$193,800</b>	Cert:	Zoning Code: <b>RES</b>
Pin #:		Map:	Block: Lot: Book: <b>35887</b> Page: <b>248</b>

**Compensation**

Sub-Agent: <b>Not Offered</b>	Buyer Agent: <b>2.5</b>	Facilitator: <b>1</b>
Compensation Based On: <b>Net Sale Price</b>		

## Market History for 78 Highwood Drive U:78, Franklin, MA 02038

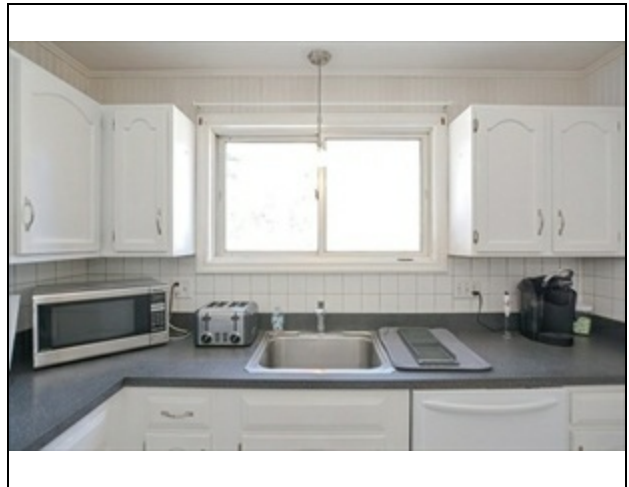
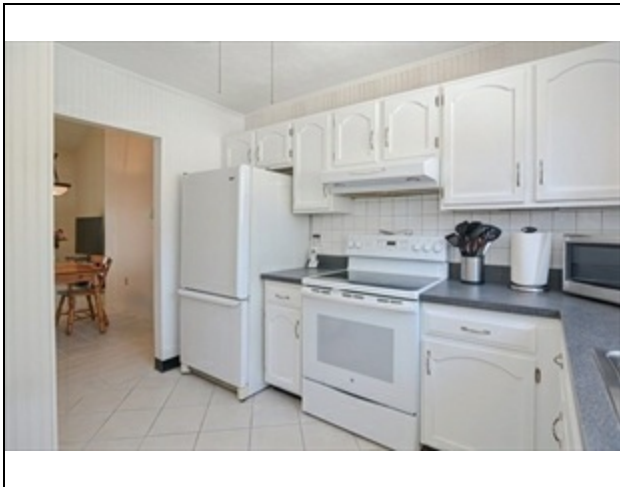
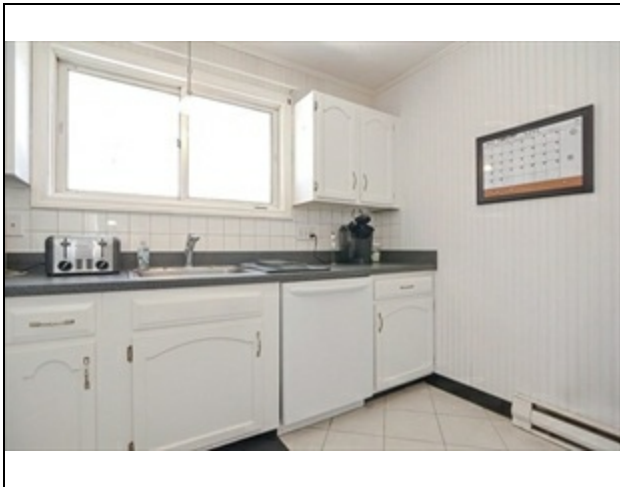
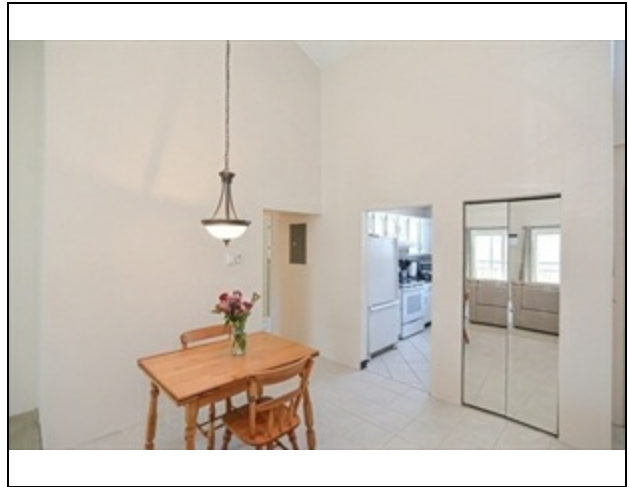
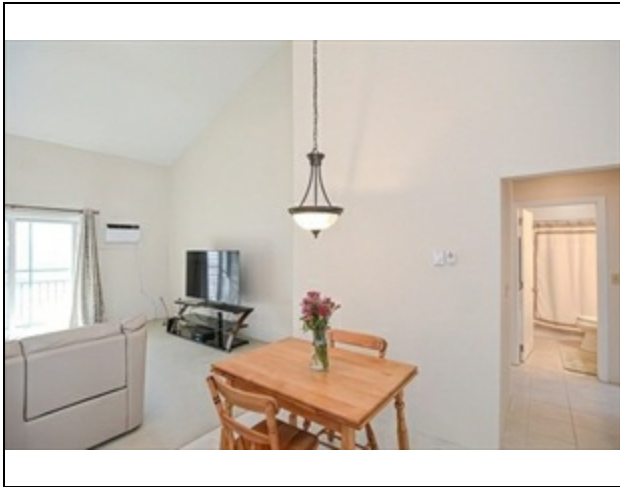
MLS #	Date		DOM	DTO	Price
72943927	2/17/2022	Listed for <b>\$255,000</b>			\$255,000
CTG	2/22/2022	Status Changed to: <b>Contingent</b>	5		
UAG	2/26/2022	Status Changed to: <b>Under Agreement</b>	9		
SLD	3/31/2022	Status Changed to: <b>Sold</b>	9		
	3/30/2022	Sold for <b>\$290,000</b>	9	5	<b>\$290,000</b>
Market History for Office Id: AN5657			<b>9</b>	<b>5</b>	<b>\$290,000</b>
Market History for this property			<b>9</b>	<b>5</b>	<b>\$290,000</b>





**MLS # 72943927 - Sold**  
**78 Highwood Drive U:78, Franklin, MA 02038**

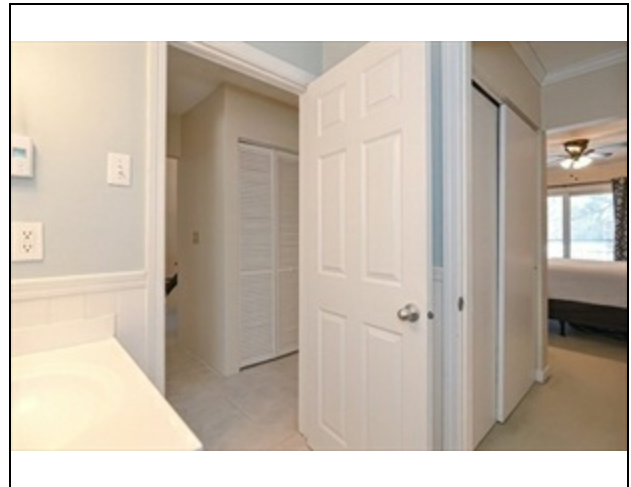
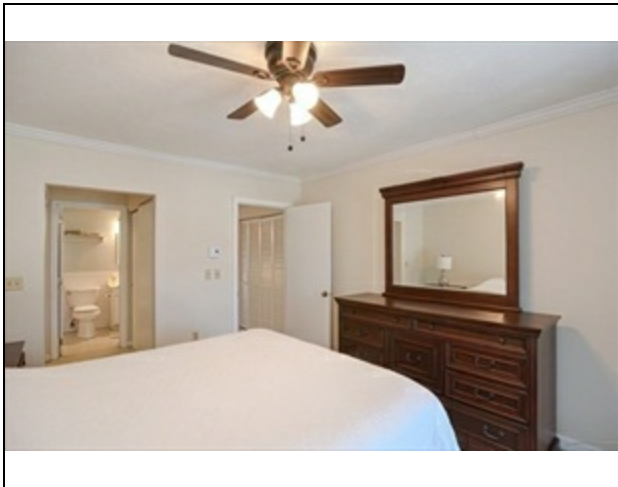
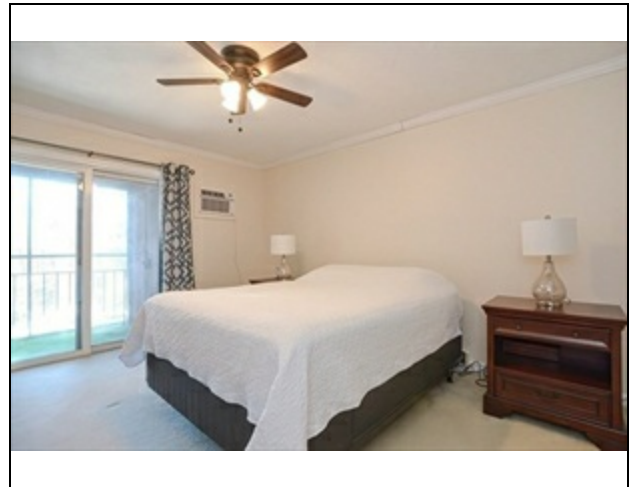
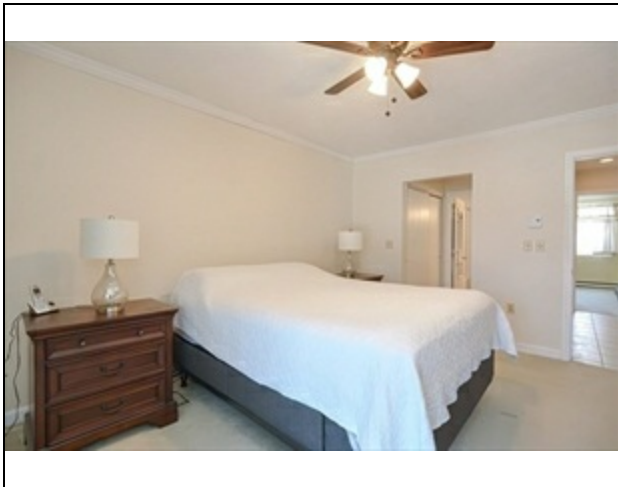
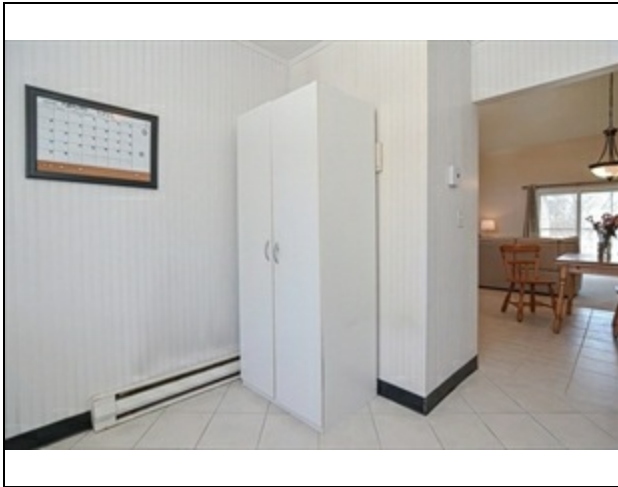
**Condominium - Condo**  
**Sale Price: \$290,000**

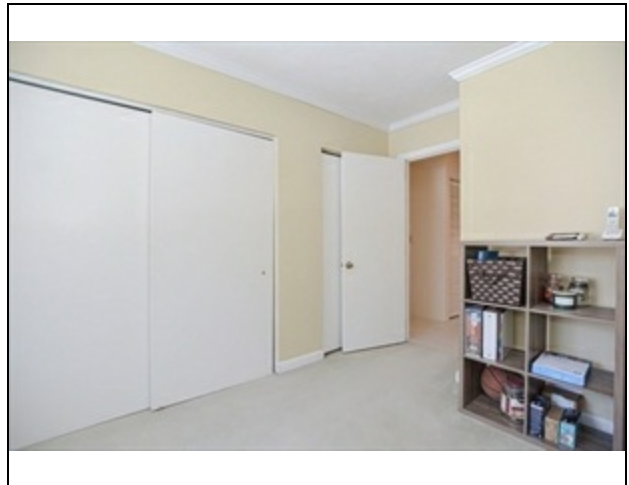
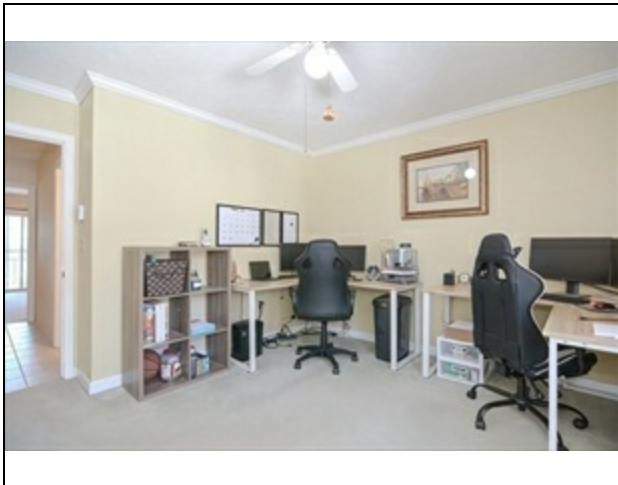
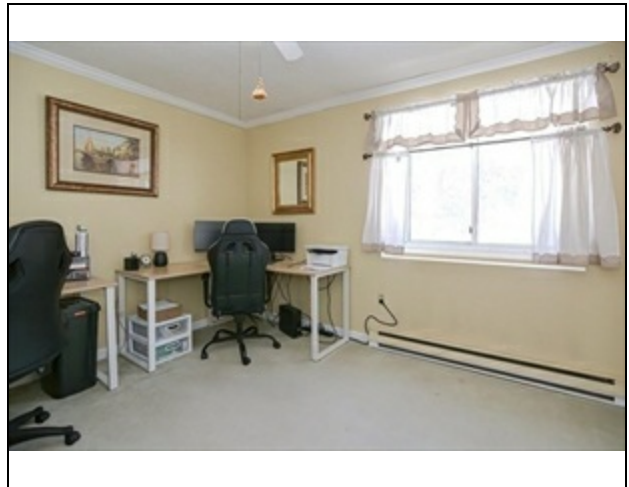
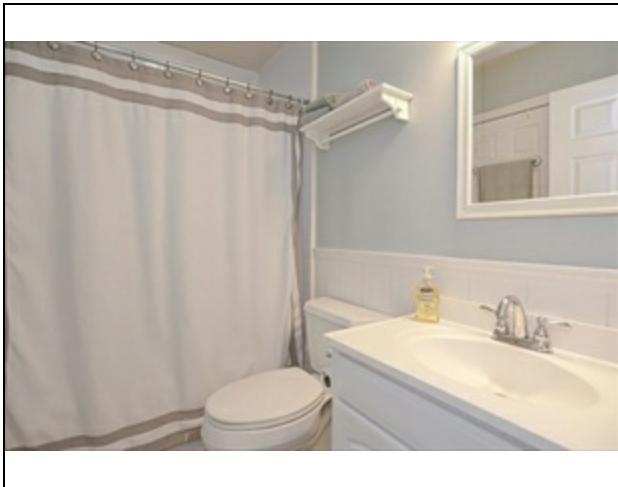
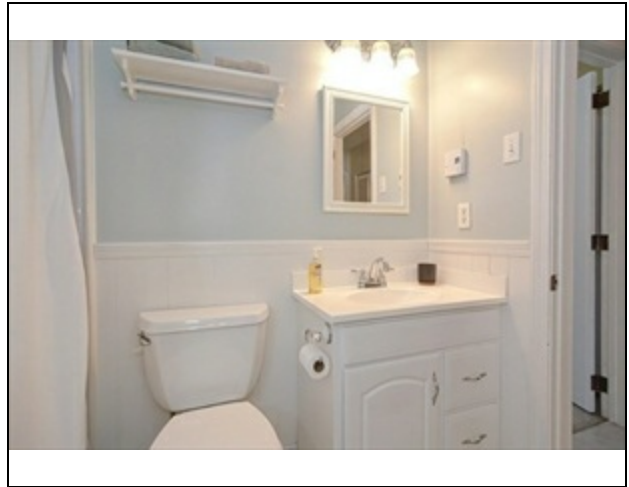
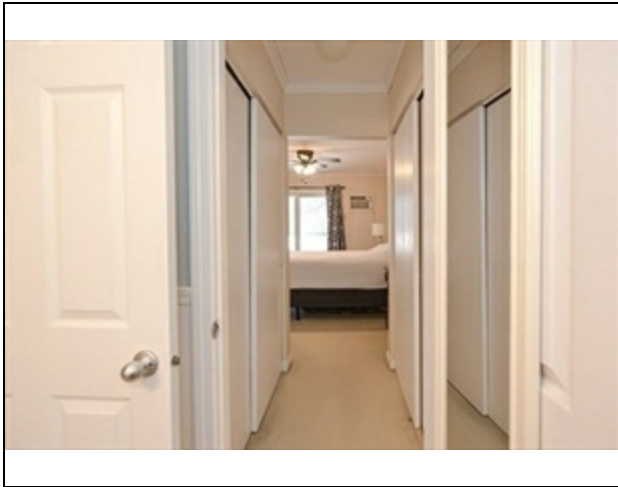




**MLS # 72943927 - Sold**  
**78 Highwood Drive U:78, Franklin, MA 02038**

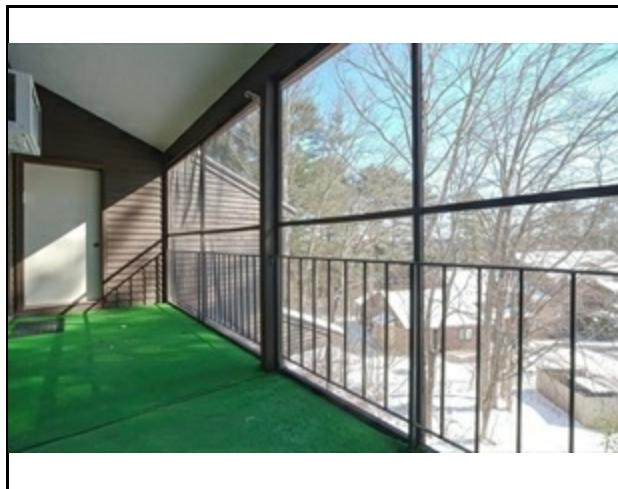
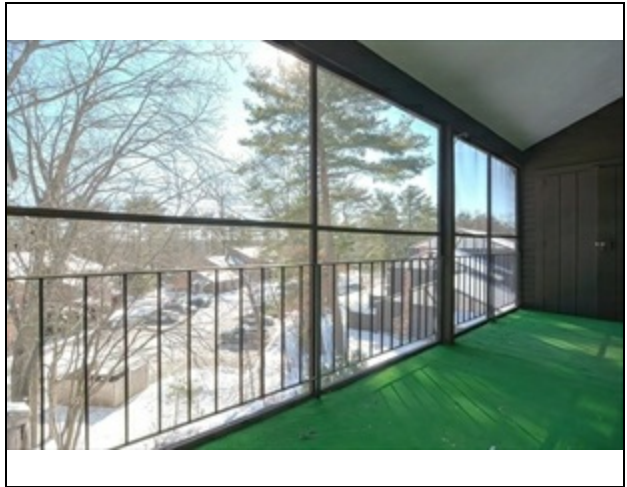
**Condominium - Condo**  
**Sale Price: \$290,000**





**MLS # 72943927 - Sold**  
**78 Highwood Drive U:78, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$290,000**

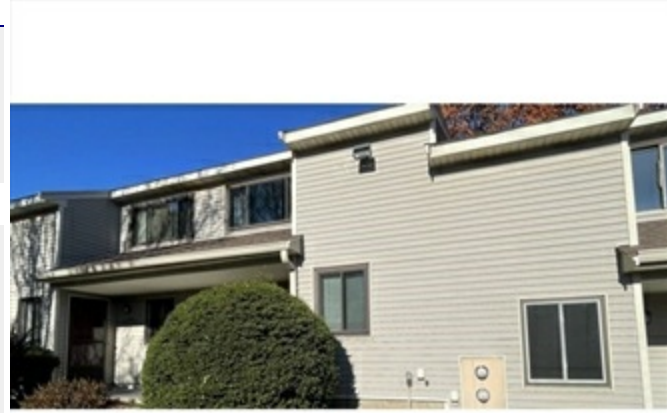


**134 Highwood Dr - Unit 134**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72925485</b>	Status: <b>Sold</b>
List Price: <b>\$279,900</b>	Sale Price: <b>\$291,000</b>
List Date: <b>12/6/2021</b>	Sale Date: <b>2/8/2022</b>
Area:	Off Market Date: <b>1/11/2022</b>
List\$/Sq. Ft.: <b>\$249.69</b>	Sold \$/Sq. Ft. <b>\$259.59</b>
Days on Market (Total): <b>35</b>	Days on Market (Office): <b>35</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level: <b>1</b> Placement: <b>Ground</b>
Main Bath: <b>No</b>	Approx. Living Area Total: <b>1,121 SqFt</b>
Fireplaces: <b>1</b>	Living Area Includes Below-Grade SqFt: <b>Unspecified</b>
Year Built: <b>1986</b>	Approx. Above Grade:
# Units: <b>67</b>	Approx. Below Grade:
Elevator:	Outdoor Space Avail: <b>Yes - Common</b>
Handicap Access/Features: <b>No</b>	Garage: <b>0</b>
Association: <b>Yes</b> Fee: <b>\$289</b>	Parking: <b>2 Assigned</b>
Fee Includes: <b>Master Insurance, Landscaping, Snow Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace</b>
Kitchen:			<b>Countertops - Stone/Granite/Solid</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Electric: **110 Volts, 220 Volts, Circuit Breakers**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Deck - Wood**  
 Facing Direction: **South**  
 Green Certified: **No**  
 Heating: **Electric**  
 Hot Water: **Electric, Other (See Remarks)**  
 Interior Features: **Cable Available, Internet Available - Fiber-Optic**  
 Lead Paint: **None**  
 Pets Allowed: **Yes**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No** Water View: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**Welcome to your new home in desirable Franklin. This comfortable two bedroom condo has new granite counter tops in kitchen, walk-in closet in 2nd bedroom, fireplace and wall to wall in living room. Close to 495 and Commuter rail for easy commute. Full and half bath. 2nd floor laundry hook ups. Energy efficient hybrid water heater.**

**Tax Information**

<b>2021 Taxes: \$3,331</b>	<b>Assessment: \$227,400</b>	Cert: <b>49591</b>	Zoning Code: <b>res</b>
<b>Pin #: M:270 L:043-019</b>		Map:    Block:    Lot:    Book: <b>27707</b>	Page: <b>267</b>

**Compensation**

Sub-Agent: <b>Not Offered</b>	Buyer Agent: <b>2.5</b>	Facilitator: <b>2.5</b>
Compensation Based On: <b>Net Sale Price</b>		

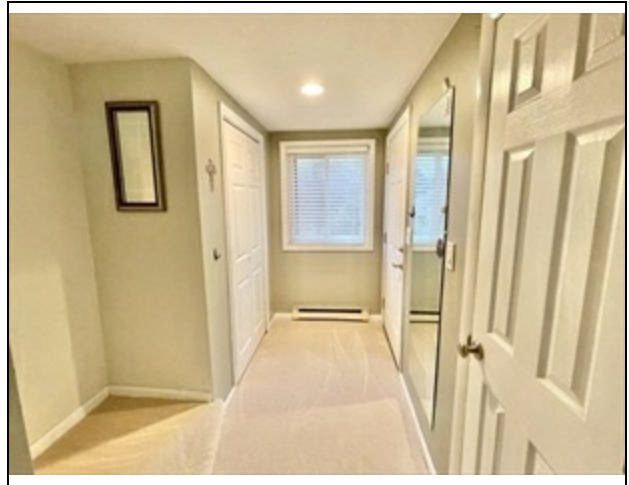
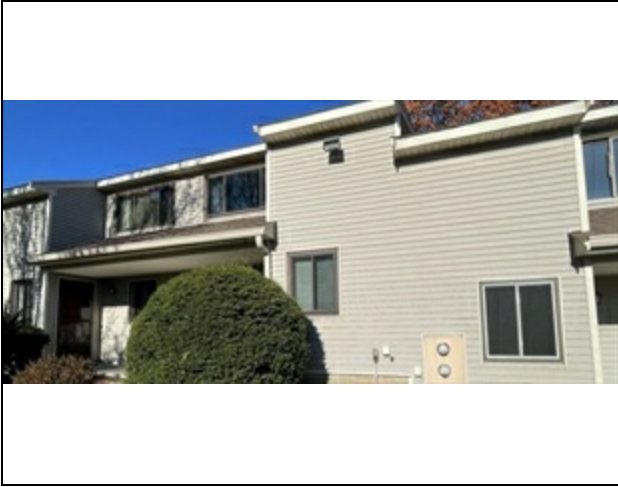


## Market History for 134 Highwood Dr U:134, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72925485	12/6/2021	Listed for <b>\$279,900</b>			\$279,900
CTG	12/11/2021	Status Changed to: <b>Contingent</b>	5		
UAG	12/25/2021	Status Changed to: <b>Under Agreement</b>	19		
BOM	12/27/2021	Status Changed to: <b>Back on Market</b>	19		
CTG	12/29/2021	Status Changed to: <b>Contingent</b>	21		
UAG	1/12/2022	Status Changed to: <b>Under Agreement</b>	35		
SLD	2/11/2022	Status Changed to: <b>Sold</b>	35		
	2/8/2022	Sold for <b>\$291,000</b>	35	21	<b>\$291,000</b>
Market History for Office Id: AN3805			<b>35</b>	<b>21</b>	<b>\$291,000</b>
Market History for this property			<b>35</b>	<b>21</b>	<b>\$291,000</b>

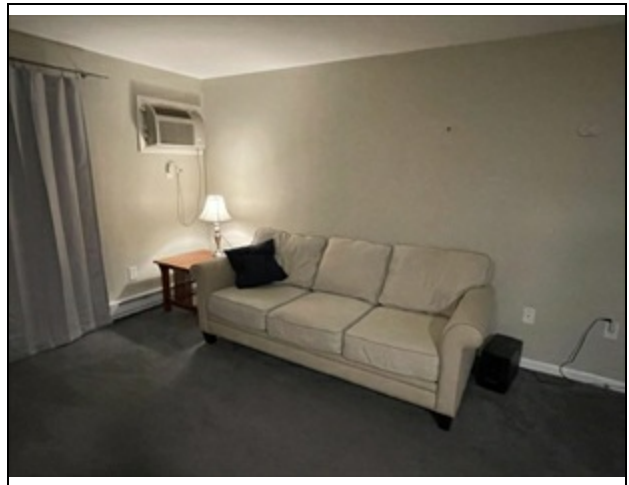
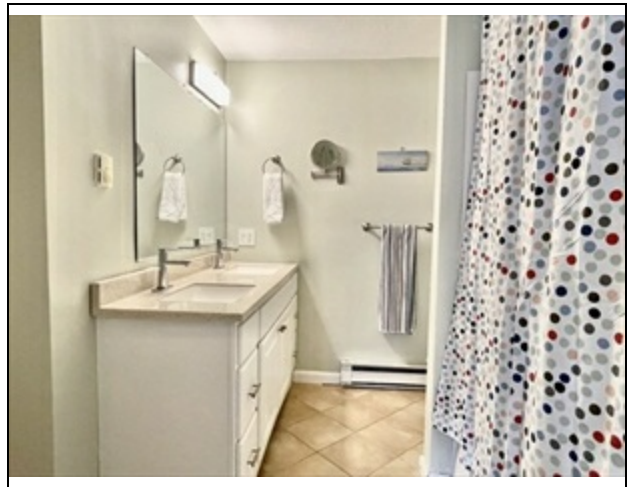
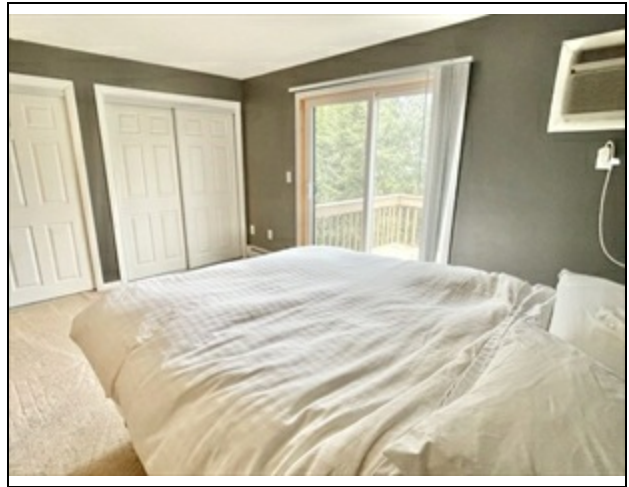
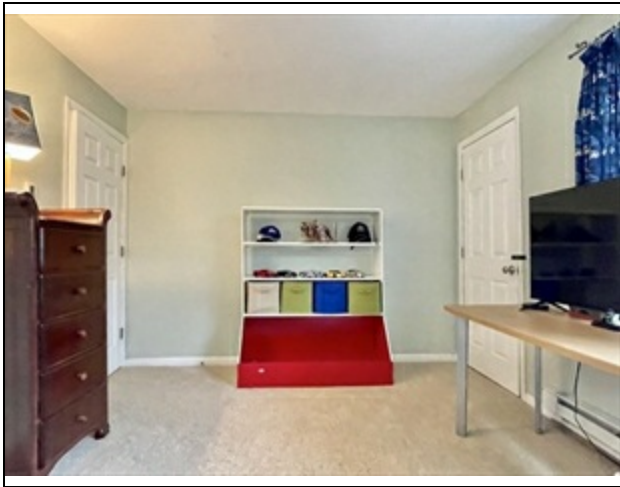
**MLS # 72925485 - Sold**  
**134 Highwood Dr U:134, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$291,000**



**MLS # 72925485 - Sold**  
**134 Highwood Dr U:134, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$291,000**





**MLS # 72925485 - Sold**  
**134 Highwood Dr U:134, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$291,000**





# 12 Highwood Dr - Unit 12

## Franklin, MA 02038

### Condo

MLS #: **72991742** Status: **Sold**  
 List Price: **\$289,900** Sale Price: **\$305,000**  
 List Date: **6/2/2022** Sale Date: **7/22/2022**  
 Area: Off Market Date: **6/4/2022**  
 List\$/Sq. Ft.: **\$294.31** Sold \$/Sq. Ft. **\$309.64**  
 Days on Market (Total): **2** Days on Market (Office): **2**

### Property Features

Rooms: **4** Style: **Mid-Rise**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **1f 0h** Unit Level: **2** Placement: **Middle, Back**  
 Main Bath: **No** Approx. Living Area Total: **985 SqFt**  
 Fireplaces: **0** Living Area Includes Below-Grade SqFt: **No**  
 Year Built: **1976** Approx. Above Grade: **985 SqFt**  
 # Units: **59** Approx. Below Grade:  
 Elevator: **No** Outdoor Space Avail: **Yes - Common**  
 Handicap Access/Features: Garage: **0**  
 Association: **Yes** Fee: **\$259** Parking: **2 Off-Street, Common, Guest, Paved Driveway**  
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Exterior Access, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Laminate</b>
Kitchen:	<b>1</b>		<b>Flooring - Laminate, Countertops - Stone/Granite/Solid, Stainless Steel Appliances</b>
Main Bedroom:	<b>1</b>		<b>Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Exterior Access, Slider</b>
Bedroom 2:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Laminate</b>
Laundry:	<b>1</b>		<b>-</b>

### Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Brick**  
 Exterior Features: **Balcony**  
 Facing Direction:  
 Heating: **Forced Air, Electric**  
 Hot Water: **Electric**  
 Interior Features: **Cable Available**  
 Lead Paint: **Unknown**  
 Pets Allowed: **Yes w/ Restrictions**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No** Water View: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

### Remarks

**OPEN HOUSE CANCELED - OFFER ACCEPTED!!!** This is the condo unit you have been waiting for - updated and gorgeous, ready for you to move right in! Beautiful modern kitchen with quartz countertops, grey cabinets and stainless steel appliances. Adorable dining room area with lovely light fixture and laminate floors. Open floor plan living/dining room - living room with cozy newer carpet and a slider out to the oversized balcony. Great primary bedroom including newer carpet, two closets with custom shelving, new slider to balcony and ceiling fan. Second bedroom with new carpet and closet. Full bathroom offers tub/shower, laminate floor and solid topped vanity. Fantastic and convenient laundry right in the unit - washer/dryer included in the sale. HVAC replaced in 2018 as well. Highwood is a wonderful complex convenient to shopping, major routes, downtown area and much more. Do not miss this amazing opportunity!

### Tax Information

2022 Taxes: **\$3,106** Assessment: **\$221,100**  
 Pin #: **M:270 L:040-012**

Cert: **000000008549** Zoning Code: **RES**  
 Map: Block: Lot: Book: **37562** Page: **50**

### Compensation

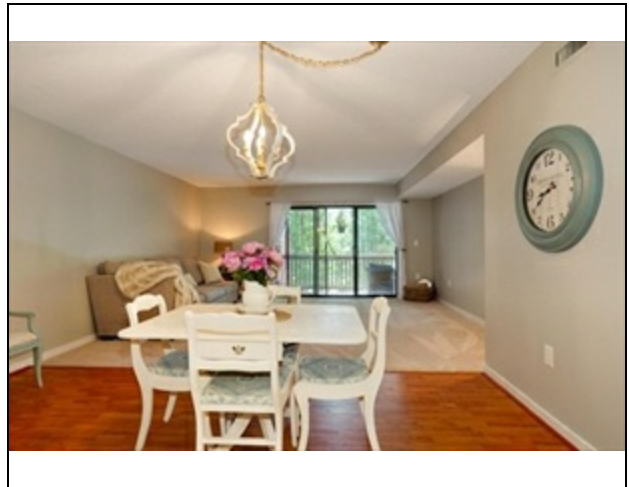
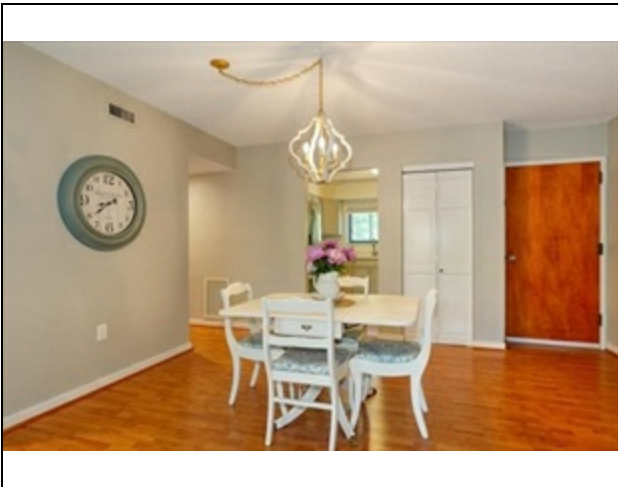
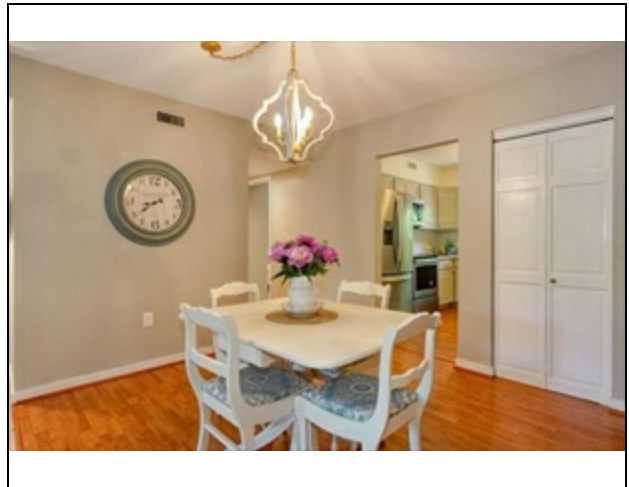
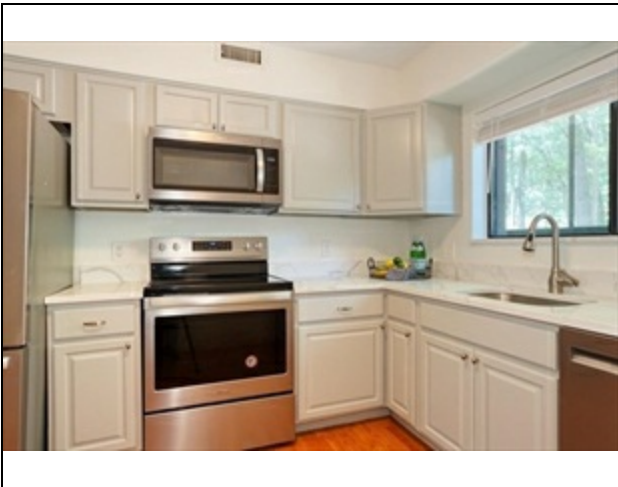
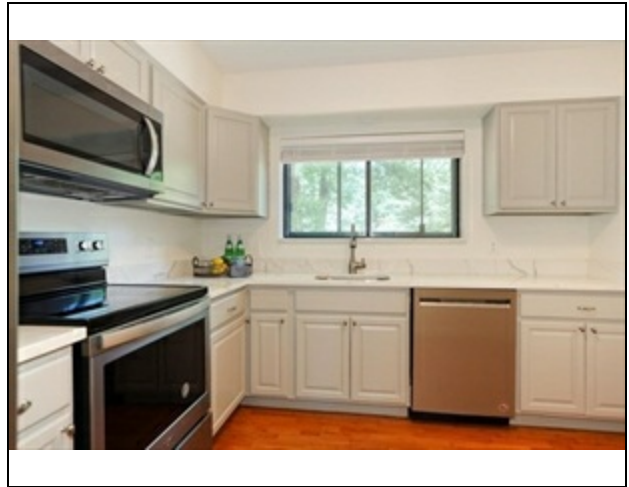
Sub-Agent: **Not Offered** Buyer Agent: **2.5** Facilitator: **0**  
 Compensation Based On: **Net Sale Price**

## Market History for 12 Highwood Dr U:12, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72991742	6/2/2022	Listed for <b>\$289,900</b>			\$289,900
UAG	6/4/2022	Status Changed to: <b>Under Agreement</b>	2		
SLD	7/23/2022	Status Changed to: <b>Sold</b>	2		
	7/22/2022	Sold for <b>\$305,000</b>	2	2	<b>\$305,000</b>
Market History for Office Id: AN4237			2	2	<b>\$305,000</b>
Market History for this property			2	2	<b>\$305,000</b>

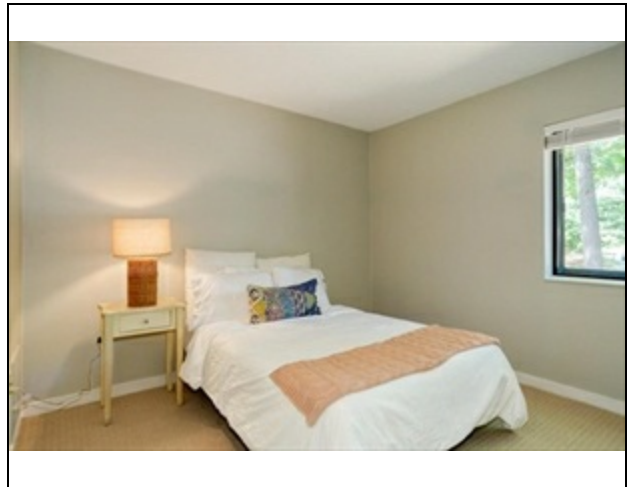
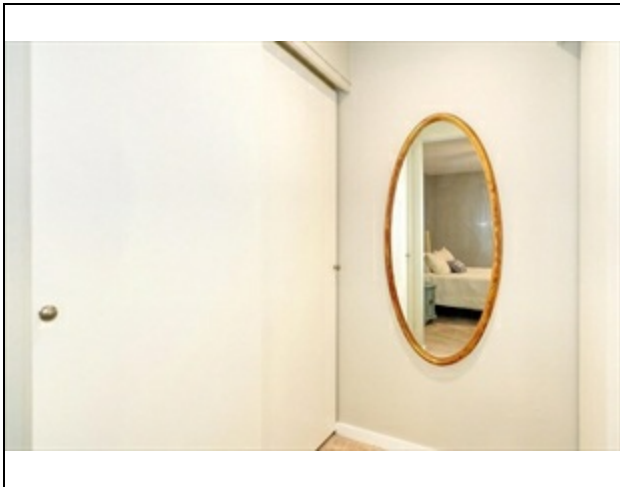
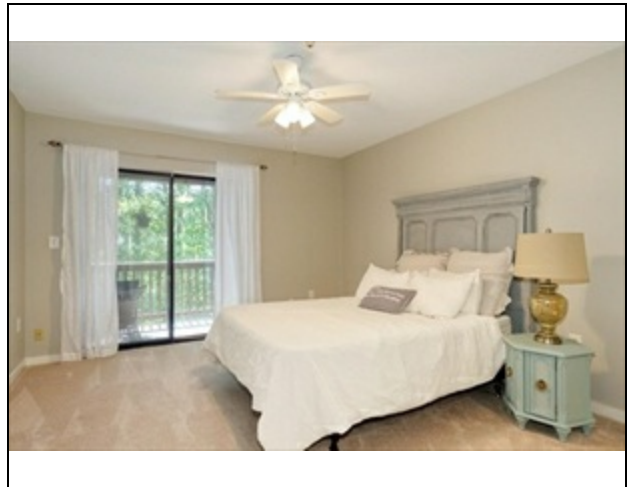
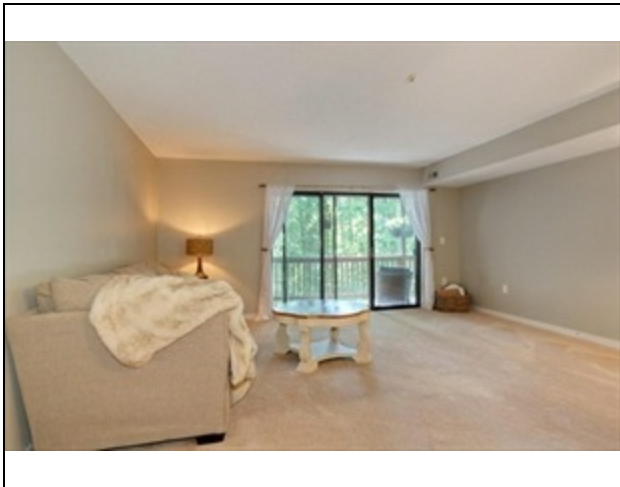
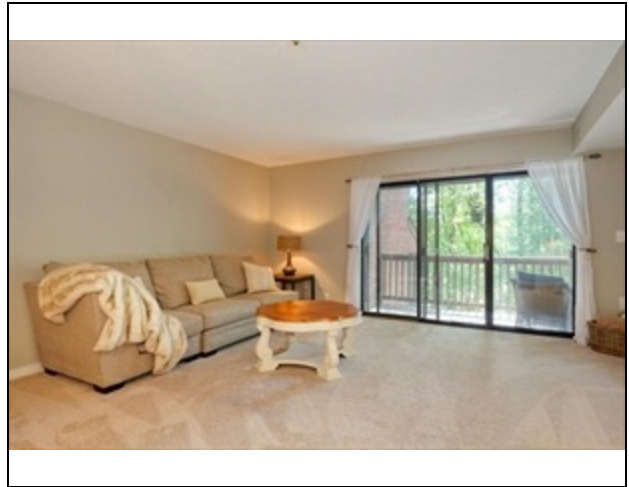
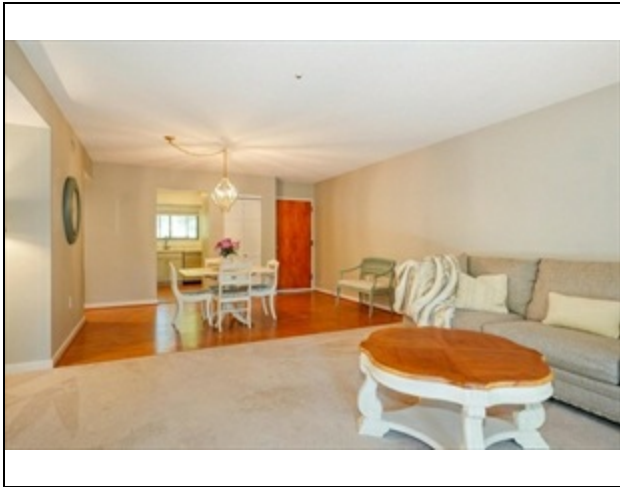
MLS # 72991742 - Sold  
12 Highwood Dr U:12, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$305,000



**MLS # 72991742 - Sold**  
**12 Highwood Dr U:12, Franklin, MA 02038**

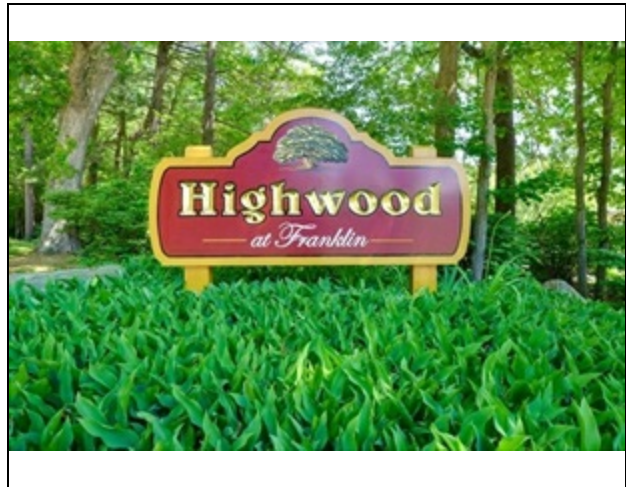
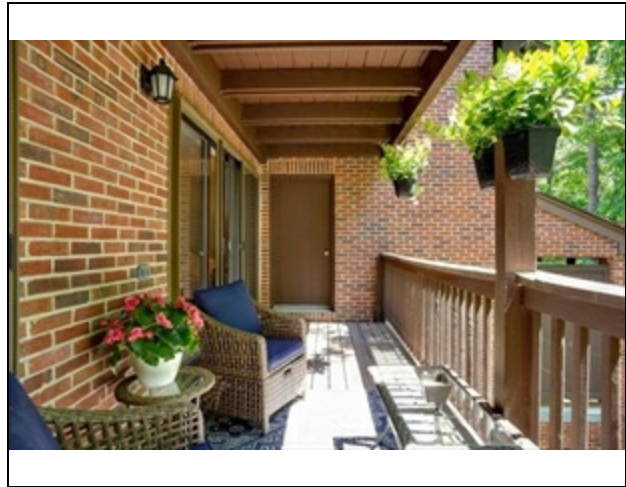
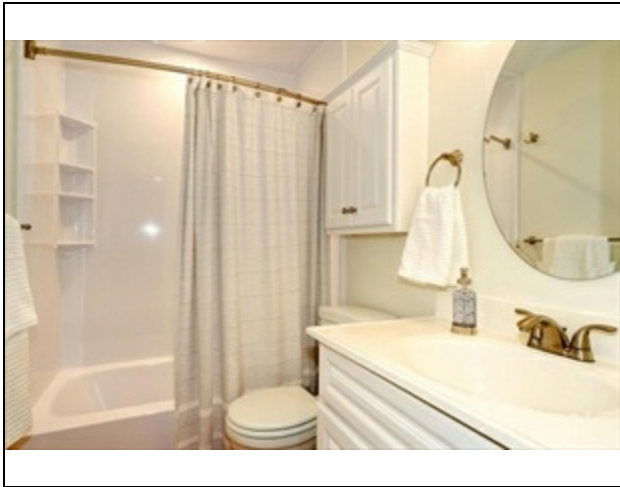
**Condominium - Condo**  
**Sale Price: \$305,000**





MLS # 72991742 - Sold  
12 Highwood Dr U:12, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$305,000



**7 Highwood Dr - Unit 7**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72935428</b>	Status: <b>Sold</b>
List Price: <b>\$299,900</b>	Sale Price: <b>\$308,000</b>
List Date: <b>1/20/2022</b>	Sale Date: <b>2/28/2022</b>
Area:	Off Market Date: <b>1/24/2022</b>
List\$/Sq. Ft.: <b>\$271.40</b>	Sold \$/Sq. Ft. <b>\$278.73</b>
Days on Market (Total): <b>4</b>	Days on Market (Office): <b>4</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Loft</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>3</b> Placement: <b>Top/Penthouse</b>
Main Bath:	Approx. Living Area Total: <b>1,105 SqFt</b>
Fireplaces: <b>1</b>	Living Area Includes Below-Grade SqFt: <b>Unspecified</b>
Year Built: <b>1976</b>	Approx. Above Grade:
# Units: <b>0</b>	Approx. Below Grade:
Elevator:	Outdoor Space Avail: <b>Yes - Common</b>
Handicap Access/Features:	Garage: <b>0</b>
Association: <b>Yes</b> Fee: <b>\$290</b>	Parking: <b>1 Assigned, Common, Guest</b>

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



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Wall to Wall Carpet, Balcony / Deck, Slider Remodeled</b>
Kitchen:	<b>1</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony / Deck, Slider</b>
Main Bedroom:	<b>1</b>		<b>Flooring - Wall to Wall Carpet Remodeled</b>
Bedroom 2:	<b>1</b>		<b>-</b>
Bath 1:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Laundry:	<b>1</b>		
Home Office:	<b>2</b>		

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers, 100 Amps**  
 Exclusions: **Sellers Personal Property**  
 Exterior: **Brick**  
 Exterior Features: **Porch - Screened, Covered Patio/Deck**  
 Facing Direction:  
 Heating: **Forced Air, Electric**  
 Hot Water: **Electric, Tank**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **includes second level loft area**  
 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**

**Unique loft styled top floor condo unit located in Highwood. Main level features living room with cathedral ceilings, fireplace and slider to covered balcony area. Kitchen with all appliances remaining, updated full bathroom, new electric panel, two bedrooms including main bedroom with walk in closet and slider access to covered private balcony area and a dedicated laundry closet. A spiral staircase leads you to up to a 12x12 loft area which would be great for a home office or extra living space. Storage closet on balcony. All electric utilities. Reasonable condo fee at \$290/mo. Pet friendly (see pet policy/rules and regs). Plenty of parking. Great location with easy access to shopping, commuter rail and highways. Due to Covid-19 concerns there will be no open houses and masks are required for entry.**

**Tax Information**

<b>2021 Taxes: \$3,062</b>	<b>Assessment: \$205,800</b>	Cert:	Zoning Code: <b>RES</b>
<b>Pin #: M:270 L:040-007</b>		Map: <b>270</b>	Block: <b>007</b> Lot: <b>040</b> Book: <b>21598</b> Page: <b>327</b>

**Compensation**

Sub-Agent: <b>Not Offered</b>	Buyer Agent: <b>2.0%</b>	Facilitator: <b>0</b>
Compensation Based On: <b>Net Sale Price</b>		

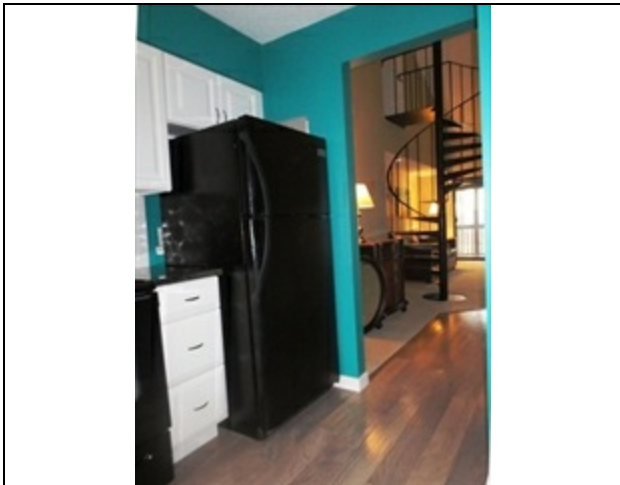
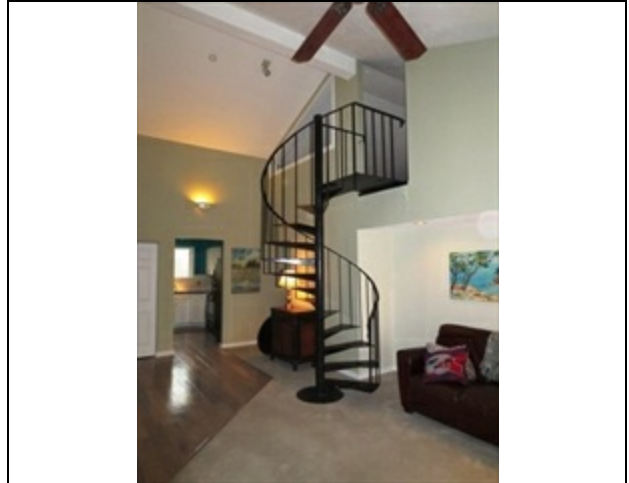
## Market History for 7 Highwood Dr U:7, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72935428	1/20/2022	Listed for <b>\$299,900</b>			\$299,900
UAG	1/24/2022	Status Changed to: <b>Under Agreement</b>	4		
SLD	2/28/2022	Status Changed to: <b>Sold</b>	4		
	2/28/2022	Sold for <b>\$308,000</b>	4	4	<b>\$308,000</b>
Market History for Office Id: AN6384			<b>4</b>	<b>4</b>	<b>\$308,000</b>
Market History for this property			<b>4</b>	<b>4</b>	<b>\$308,000</b>



MLS # 72935428 - Sold  
7 Highwood Dr U:7, Franklin, MA 02038

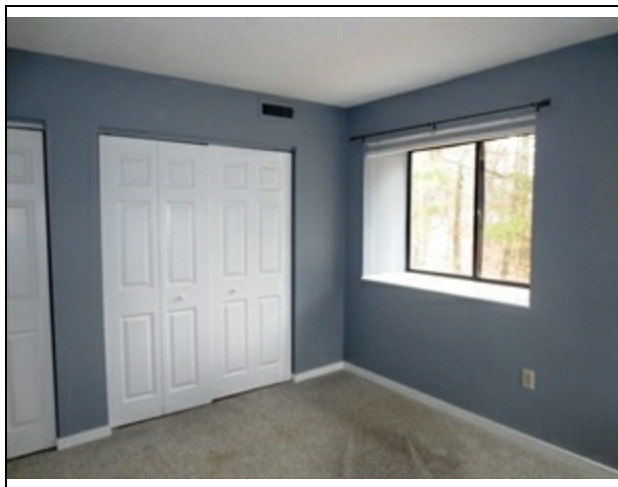
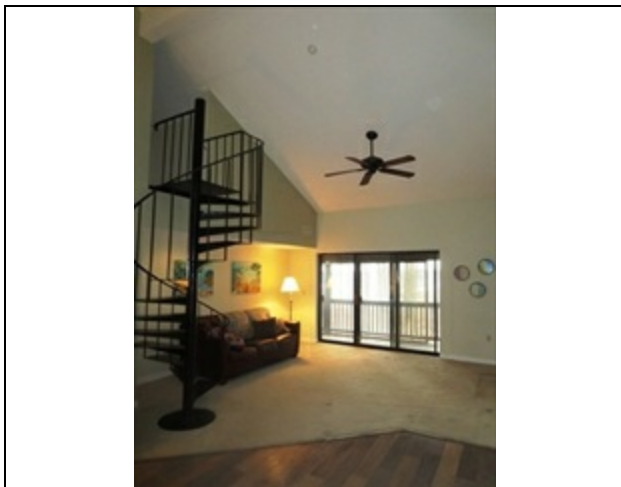
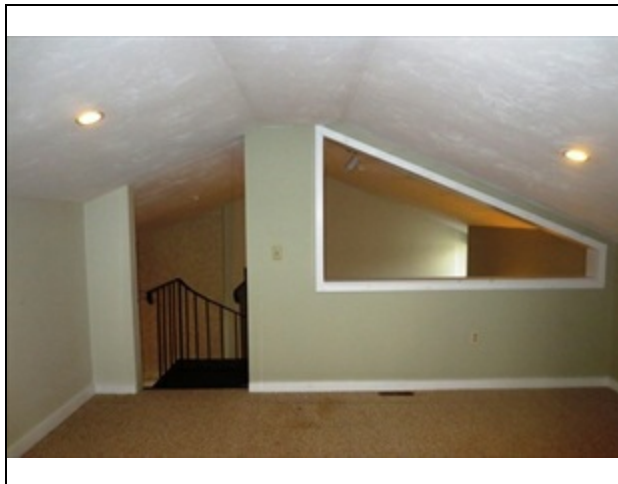
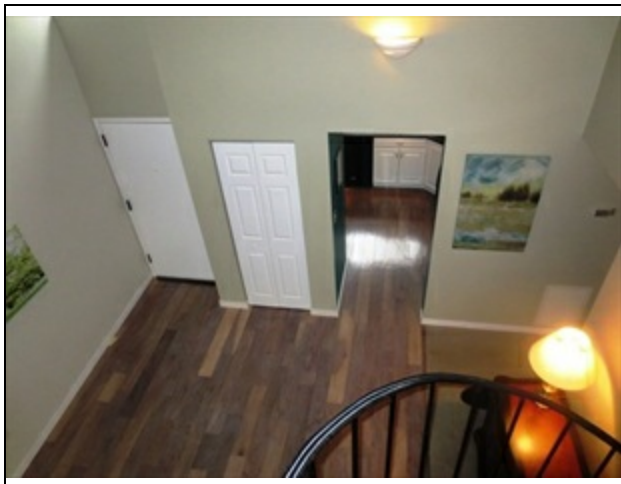
Condominium - Condo  
Sale Price: \$308,000





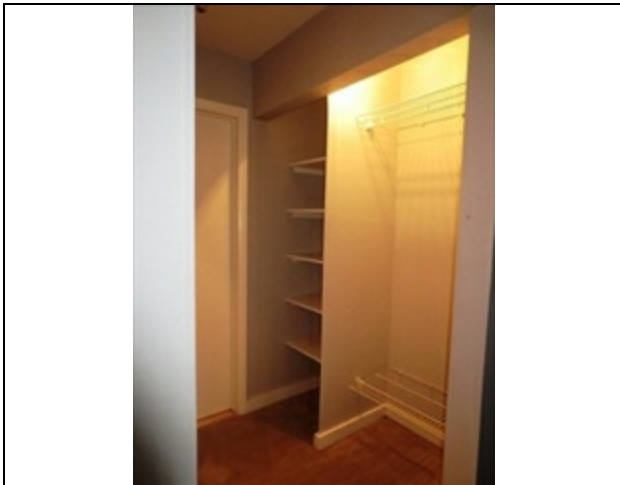
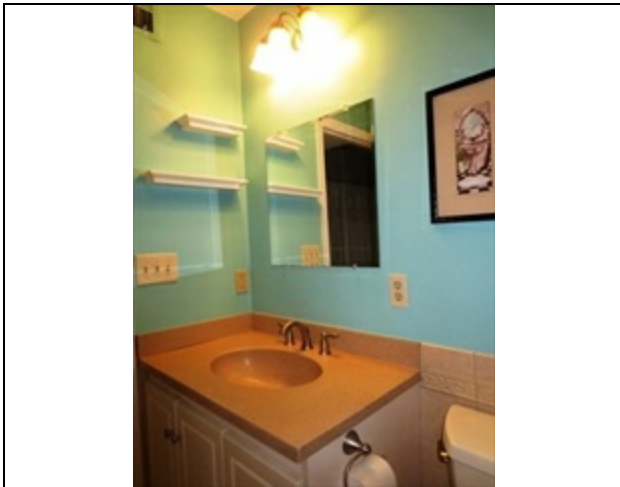
MLS # 72935428 - Sold  
7 Highwood Dr U:7, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$308,000



MLS # 72935428 - Sold  
7 Highwood Dr U:7, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$308,000



**MLS # 72935428 - Sold**  
**7 Highwood Dr U:7, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$308,000**





**68 Highwood Drive - Unit 68**  
**Franklin, MA 02038-2921**  
**Condo**

MLS #: <b>72987302</b>	Status: <b>Sold</b>
List Price: <b>\$289,000</b>	Sale Price: <b>\$320,000</b>
List Date: <b>5/25/2022</b>	Sale Date: <b>6/30/2022</b>
Area:	Off Market Date: <b>6/8/2022</b>
List\$/Sq. Ft.: <b>\$231.57</b>	Sold \$/Sq. Ft. <b>\$256.41</b>
Days on Market (Total): <b>14</b>	Days on Market (Office): <b>14</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>3</b> Placement: <b>Top/Penthouse</b>
Main Bath:	Approx. Living Area Total: <b>1,248 SqFt</b>
Fireplaces: <b>0</b>	Living Area Includes Below-Grade SqFt: <b>No</b>
Year Built: <b>1982</b>	Approx. Above Grade: <b>1,248 SqFt</b>
# Units: <b>56</b>	Approx. Below Grade:
Elevator:	Outdoor Space Avail:
Handicap Access/Features:	Garage: <b>0</b>
Association: <b>Yes</b> Fee: <b>\$341</b> Parking: <b>2 Off-Street, Deeded</b>	
Fee Includes: <b>Master Insurance, Road Maintenance, Landscaping, Snow Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>3</b>	<b>16X14</b>	<b>Ceiling - Vaulted, Flooring - Wall to Wall Carpet, Balcony - Exterior, Slider</b>
Dining Room:	<b>3</b>	<b>17X11</b>	<b>Ceiling - Vaulted, Flooring - Laminate</b>
Kitchen:	<b>3</b>	<b>10X10</b>	<b>Ceiling Fan(s), Flooring - Vinyl</b>
Main Bedroom:	<b>3</b>	<b>12X14</b>	<b>Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony - Exterior, Slider</b>
Bedroom 2:	<b>3</b>	<b>11X12</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>3</b>	<b>8X4</b>	<b>Bathroom - With Tub &amp; Shower, Flooring - Vinyl</b>
Laundry:	<b>3</b>	<b>2X5</b>	<b>-</b>
Bonus Room:	<b>2</b>	<b>15X20</b>	<b>Flooring - Wall to Wall Carpet</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Exclusions: **Excluded Personal Property - all appliances convey.**  
 Exterior: **Wood**  
 Exterior Features: **Porch - Screened, Storage Shed**  
 Facing Direction:  
 Heating: **Electric**  
 Interior Features: **Cable Available**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **Measurements are approximate and need to be verified by the buyer.**  
 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**

**Amazing opportunity to own this penthouse, 2 level, 2 bedroom, 1 bath, condo in desired Highwood in Franklin. New carpet, new interior paint, new water tank make this one move-in ready. Soaring ceilings and an open floorplan in the Living Room/Dining Room. Sunny, cabinet packed Kitchen. 2 Bedrooms to include Primary w/walk-in closet and Hollywood bath. Convenient laundry in unit. Enjoy the wooded view from the spacious screened balcony. Upstairs is a bonus/flex space for extra guests, game room, etc. All appliances convey. Deeded parking spot right up front plus ample visitor parking. Close proximity to sculpture park, shopping, dining, commuter rail and major routes. Come see all the town of Franklin has to offer!**

**Tax Information**

<b>2022 Taxes: \$2,907</b>	<b>Assessment: \$206,900</b>	Cert: <b>000000018297</b>	Zoning Code: <b>RES</b>
Pin #: <b>M:259 L:007-009</b>		Map:    Block:    Lot:	Book: <b>37636</b> Page: <b>5</b>

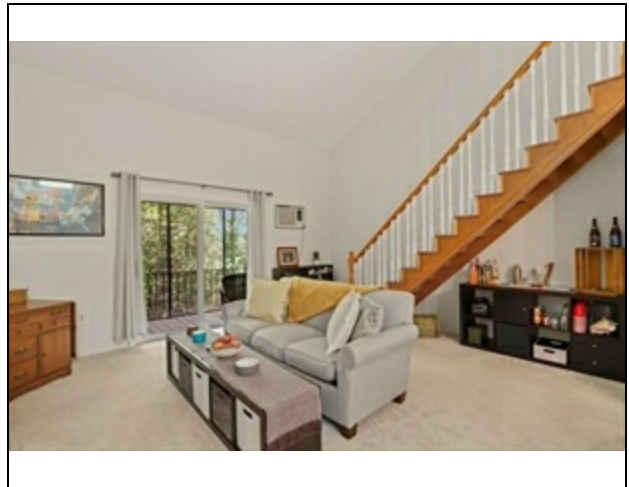
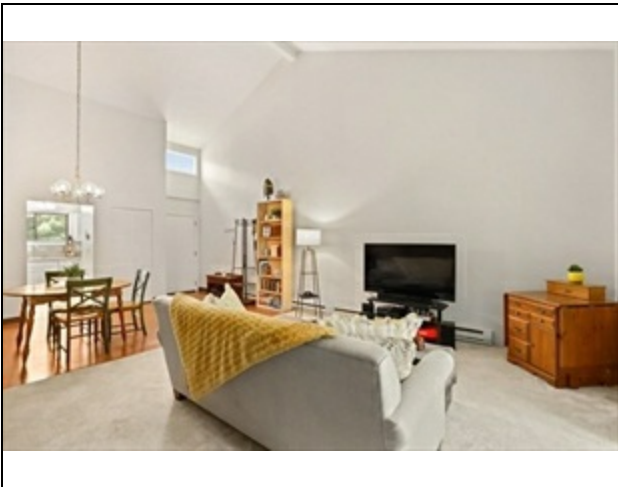
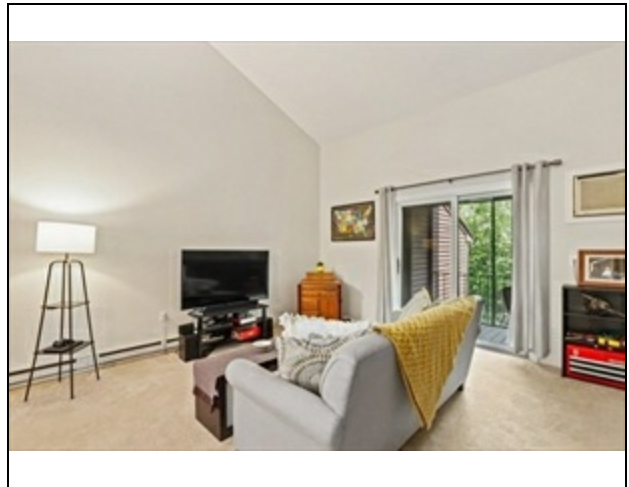
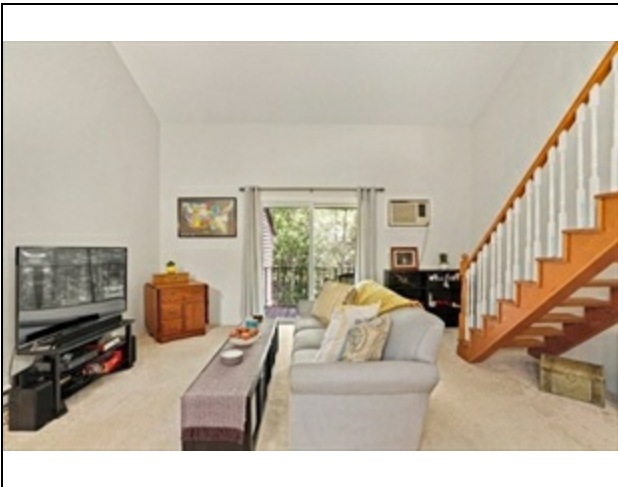
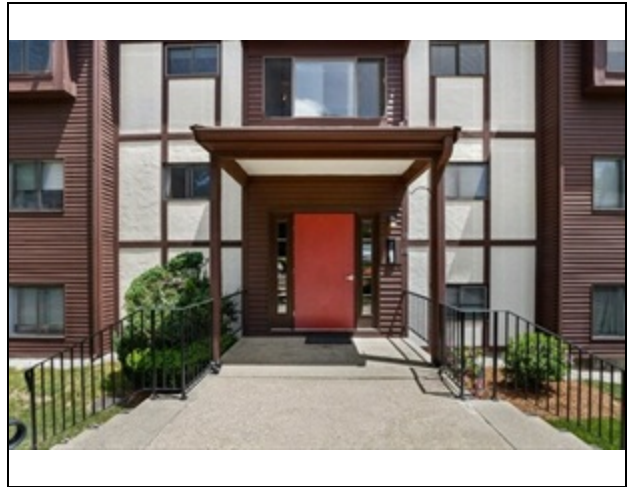
**Compensation**

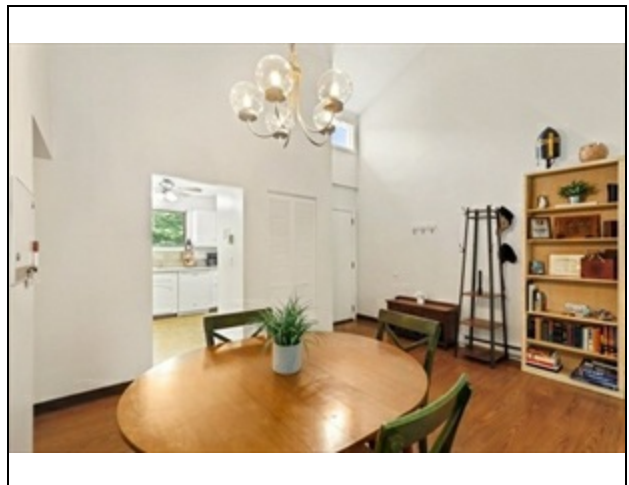
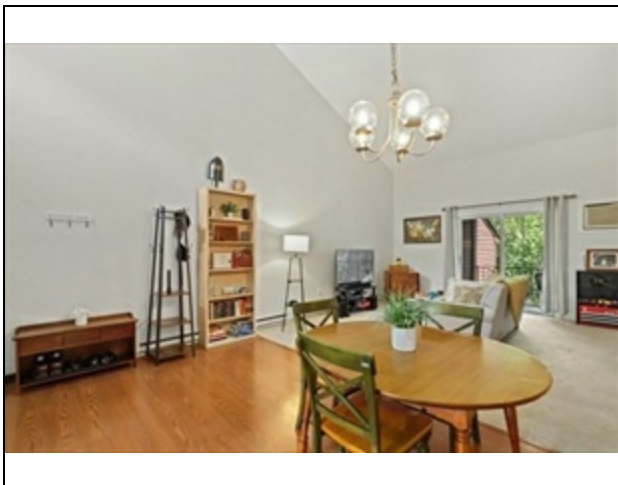
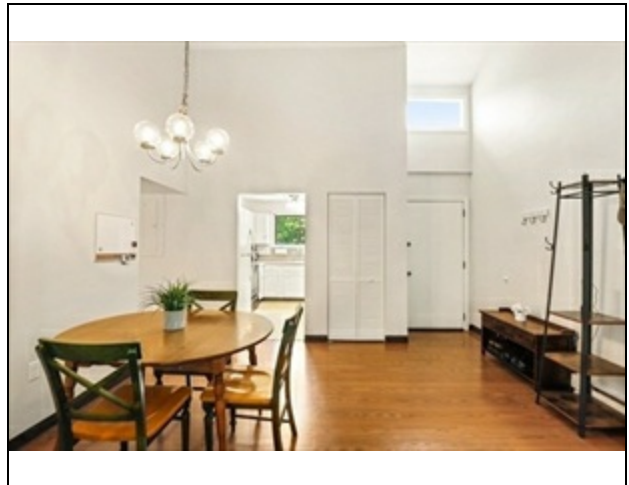
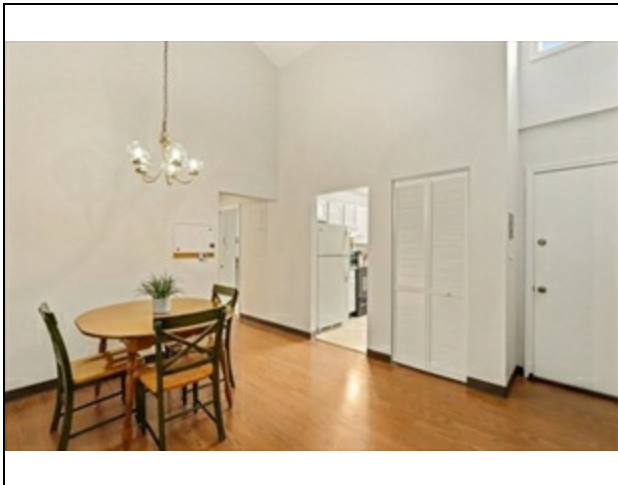
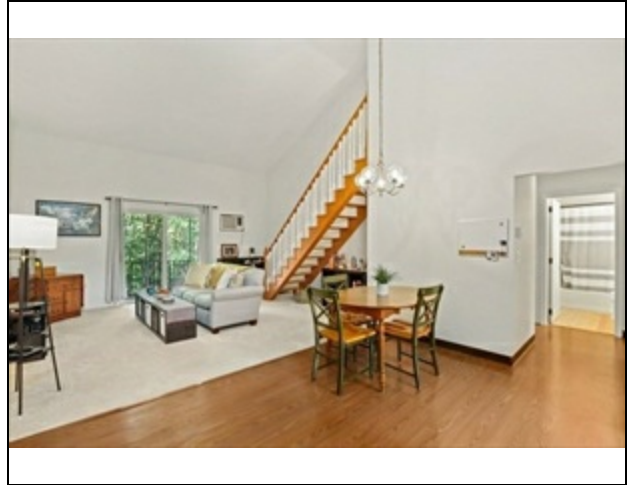
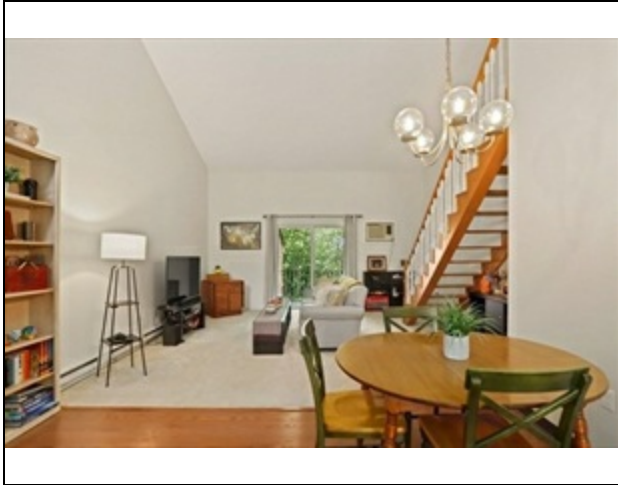
Sub-Agent: <b>Not Offered</b>	Buyer Agent: <b>2</b>	Facilitator: <b>0</b>
Compensation Based On: <b>Net Sale Price</b>		



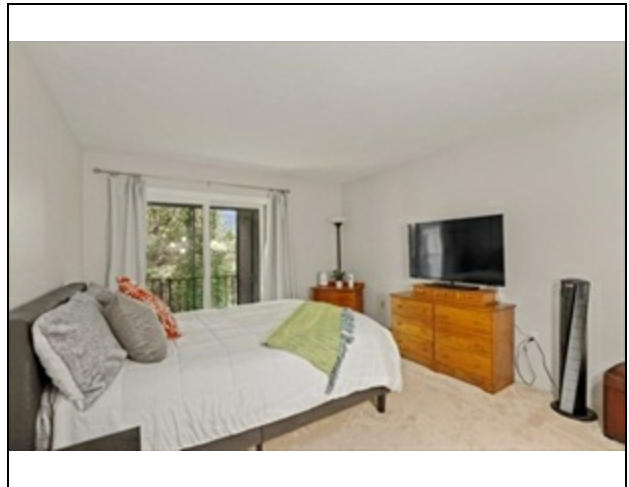
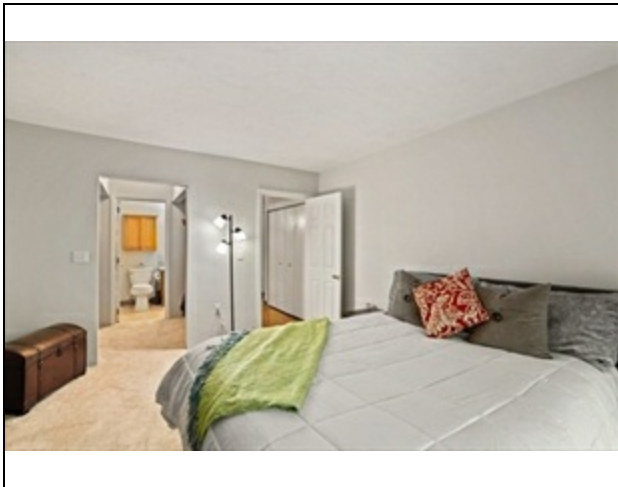
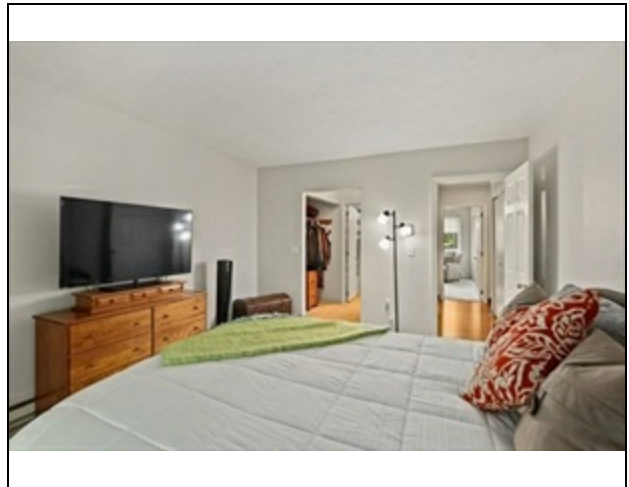
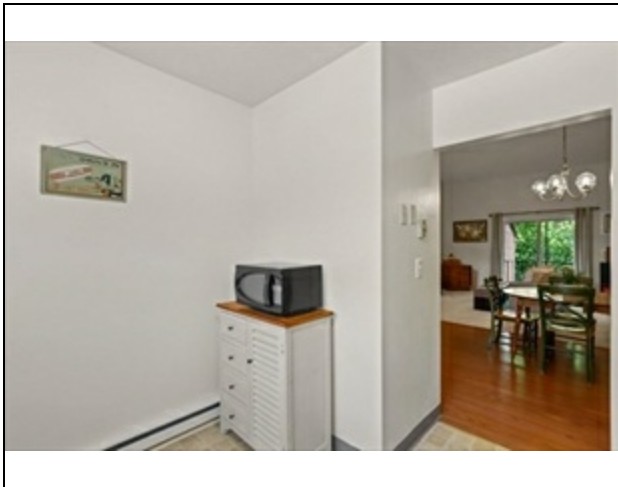
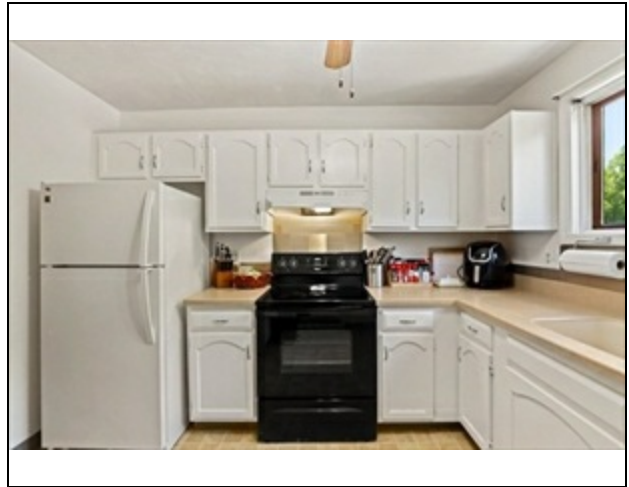
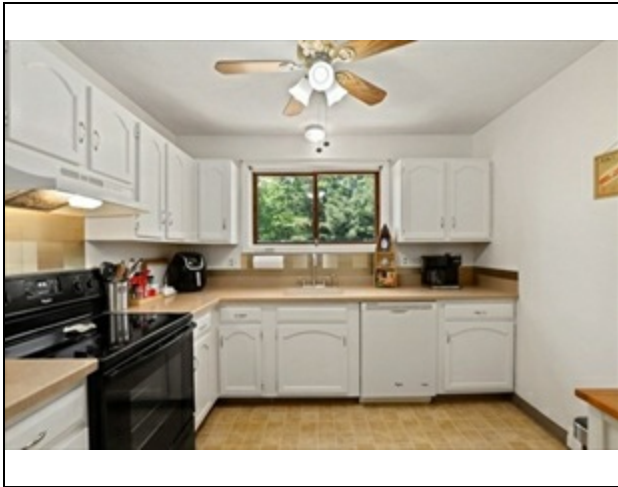
## Market History for 68 Highwood Drive U:68, Franklin, MA 02038-2921

MLS #	Date		DOM	DTO	Price
72987302	5/25/2022	Listed for <b>\$289,000</b>			\$289,000
CTG	6/1/2022	Status Changed to: <b>Contingent</b>	7		
UAG	6/8/2022	Status Changed to: <b>Under Agreement</b>	14		
SLD	6/30/2022	Status Changed to: <b>Sold</b>	14		
	6/30/2022	Sold for <b>\$320,000</b>	14	6	<b>\$320,000</b>
Market History for Office Id: NB3534			<b>14</b>	<b>6</b>	<b>\$320,000</b>
Market History for this property			<b>14</b>	<b>6</b>	<b>\$320,000</b>

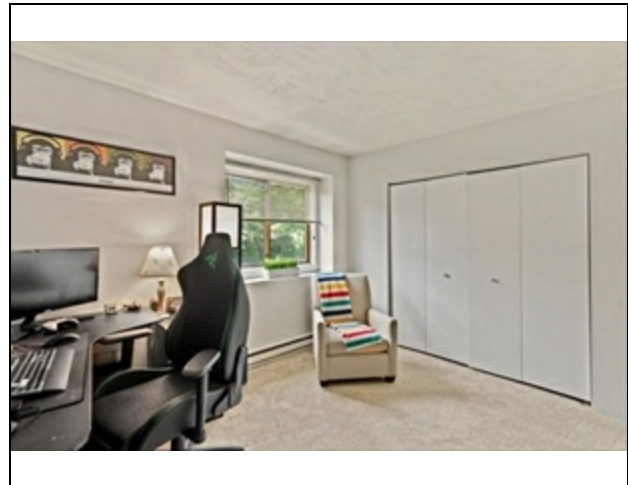
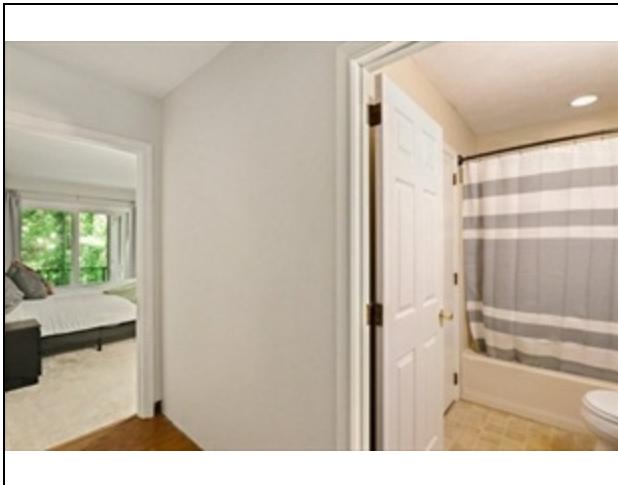
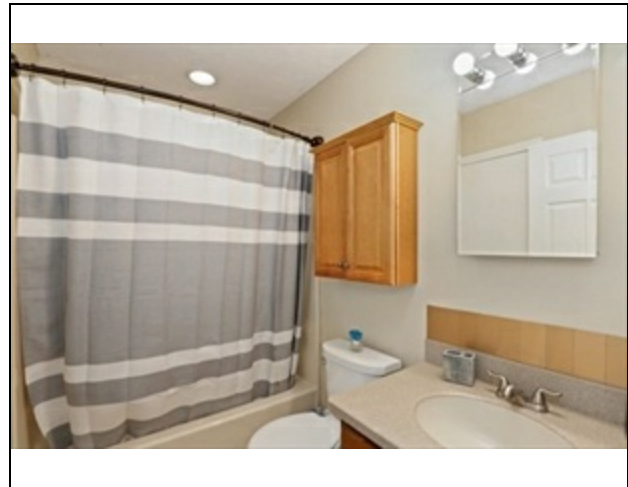
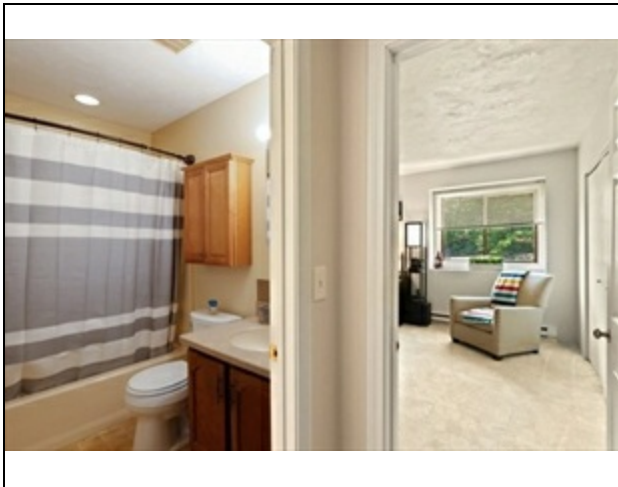
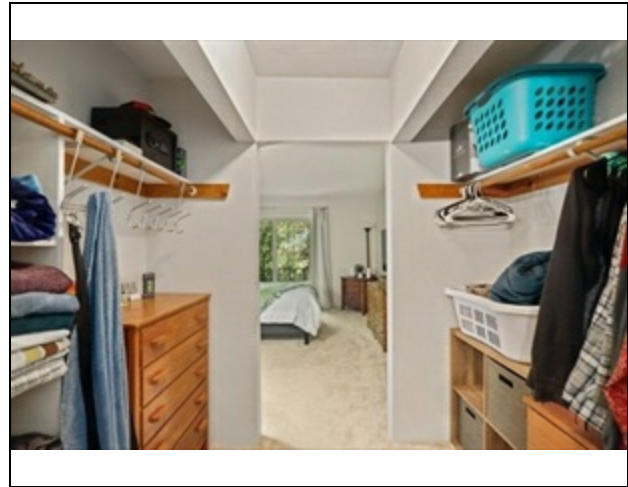
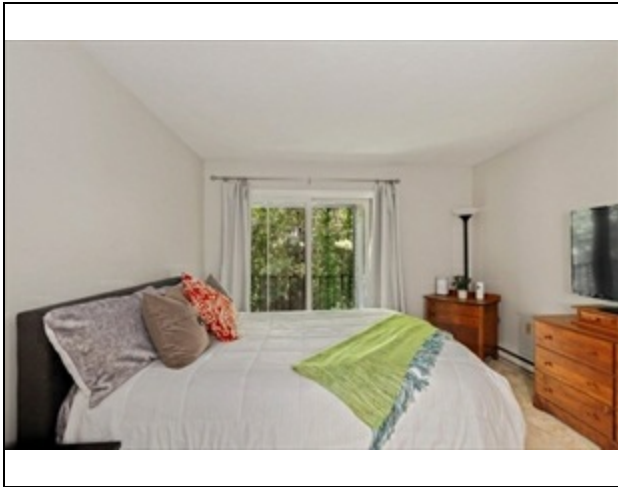


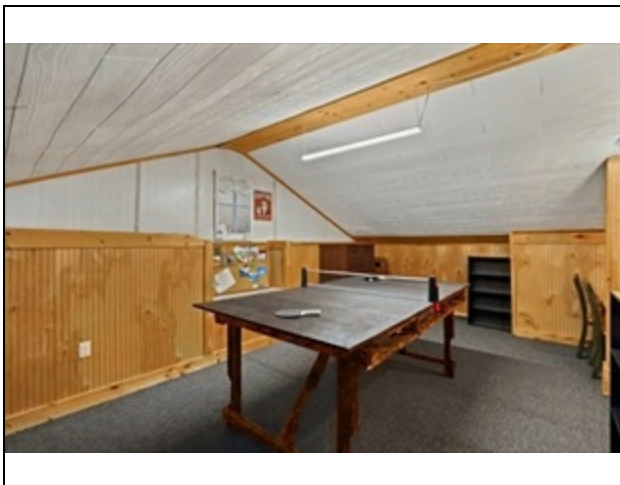
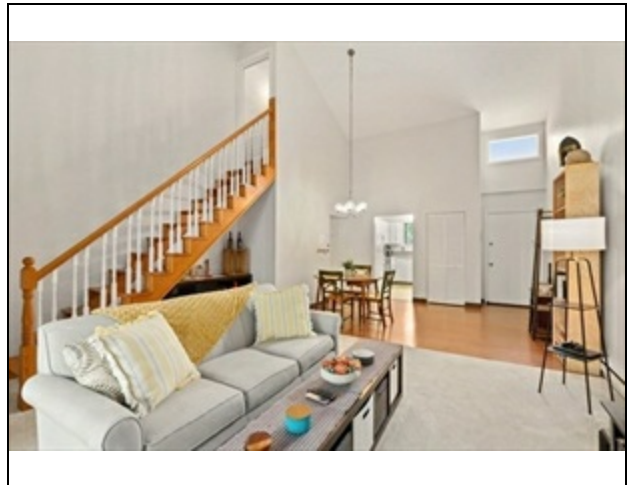
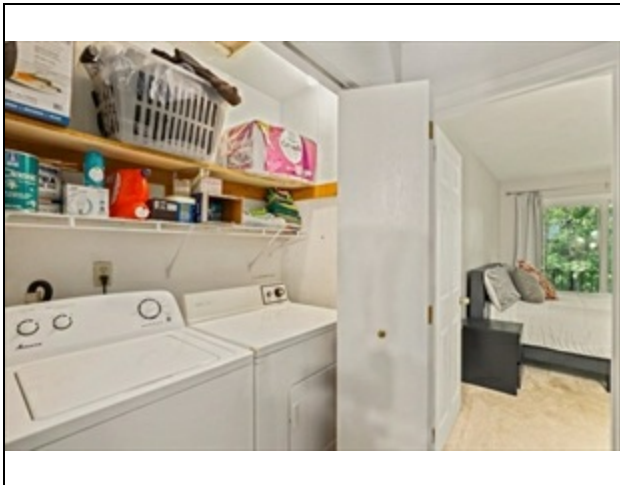
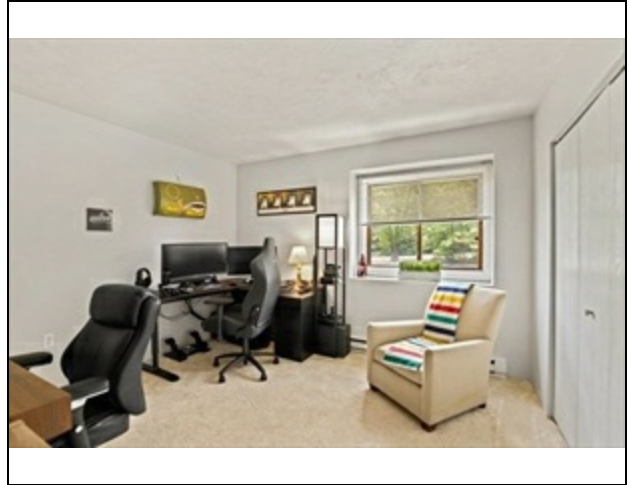
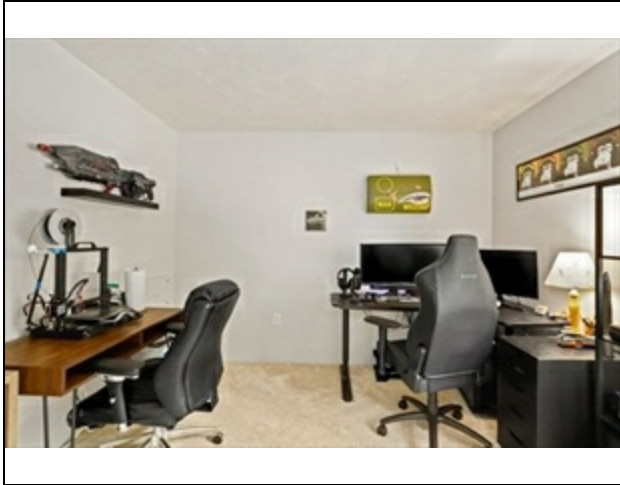




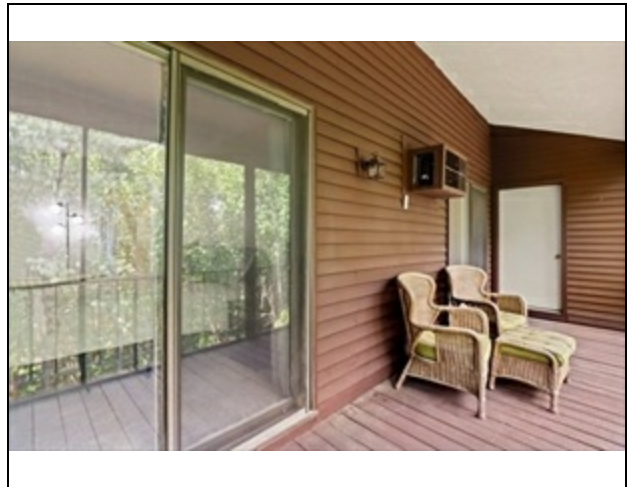
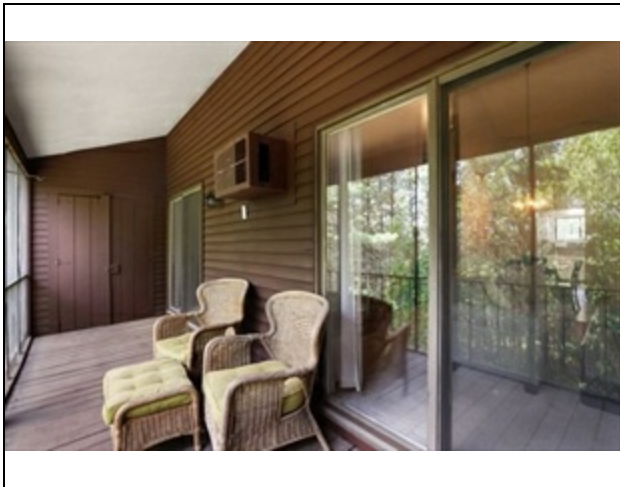
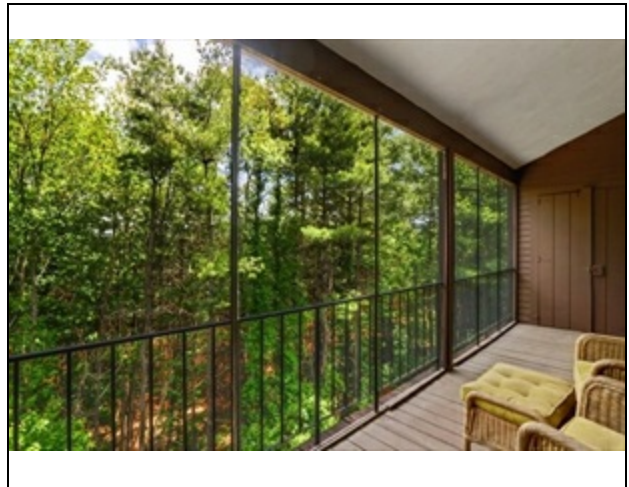
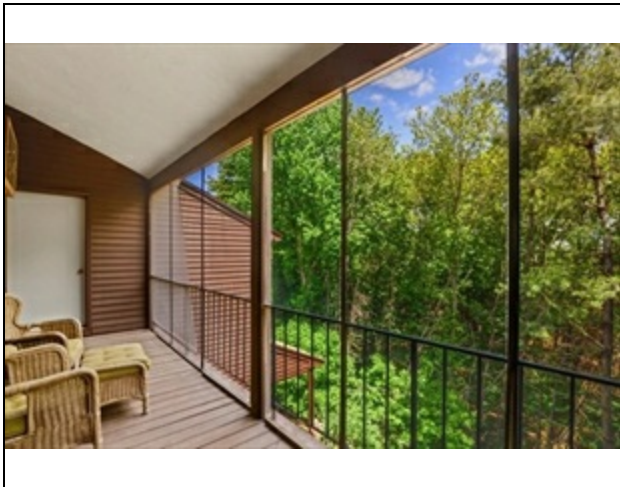
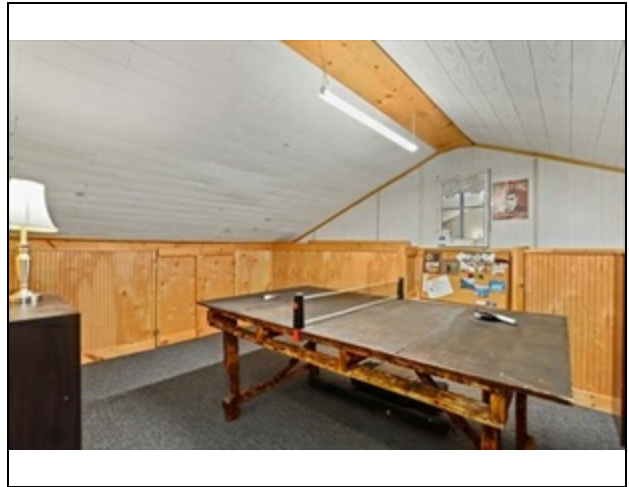












**MLS # 72987302 - Sold**  
**68 Highwood Drive U:68, Franklin, MA 02038-2921**

**Condominium - Condo**  
**Sale Price: \$320,000**





**131 Highwood Dr - Unit 131**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72979924</b>	Status: <b>Sold</b>
List Price: <b>\$310,000</b>	Sale Price: <b>\$325,000</b>
List Date: <b>5/11/2022</b>	Sale Date: <b>6/8/2022</b>
Area:	Off Market Date: <b>5/25/2022</b>
List\$/Sq. Ft.: <b>\$217.24</b>	Sold \$/Sq. Ft. <b>\$227.75</b>
Days on Market (Total): <b>14</b>	Days on Market (Office): <b>14</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 0h</b>	Unit Level: <b>1</b> Placement: <b>End</b>
Main Bath: <b>Yes</b>	Approx. Living Area Total: <b>1,427 SqFt</b>
Fireplaces: <b>1</b>	Living Area Includes Below-Grade SqFt: <b>No</b>
Year Built: <b>1985</b>	Approx. Above Grade: <b>1,427 SqFt</b>
# Units: <b>1</b>	Approx. Below Grade:
Elevator: <b>No</b>	Outdoor Space Avail:
Handicap Access/Features:	Garage: <b>0</b>
Association: <b>Yes</b> Fee: <b>\$337</b>	Parking: <b>2</b>
Fee Includes: <b>Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Management Fee</b>	



**Room Descriptions**

Room	Level	Size	Features
------	-------	------	----------

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Cooling: **None**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Deck - Wood**  
 Facing Direction:  
 Heating: **Electric Baseboard**  
 Hot Water: **Electric**  
 Lead Paint: **None**  
 Pets Allowed: **Yes**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**Must see this rare 3 bedroom, 2 full bathroom end unit in Highwood at Franklin. This well maintained unit has a main floor large bedroom which can be used as a second living room and full bathroom for convenient 1 floor living. The kitchen is conveniently located for entertaining to open concept dining and living room with fireplace and access to back patio. Upstairs offers another primary bedroom with en suite bathroom, walk out deck and 2 large closets. A 3rd bedroom and hallway laundry closet complete the upstairs. Updates include new window AC unit in primary bedroom, new bathroom floors, new sliding door to deck, and new hot water tank. Unit includes outside storage shed and 2 parking spaces. Enjoy easy access to major highways, the commuter rail, restaurants, and shopping!**

**Tax Information**

2022 Taxes: **\$3,583** Assessment: **\$255,000**  
 Pin #: **M:270 L:043-016**

Cert:      Zoning Code: **r**  
 Map:      Block:      Lot:      Book: **21352**      Page: **301**

**Compensation**

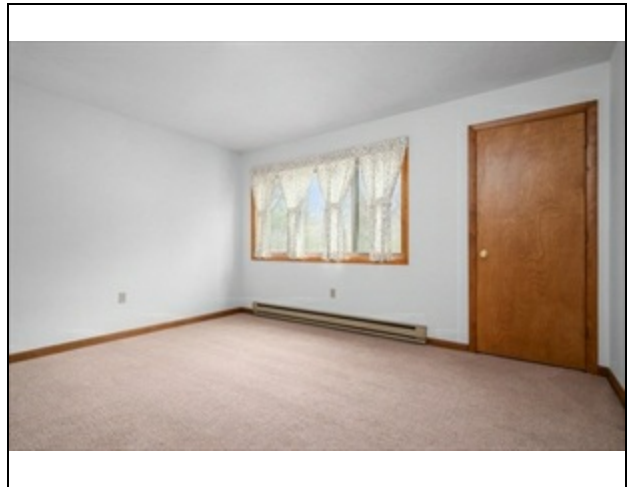
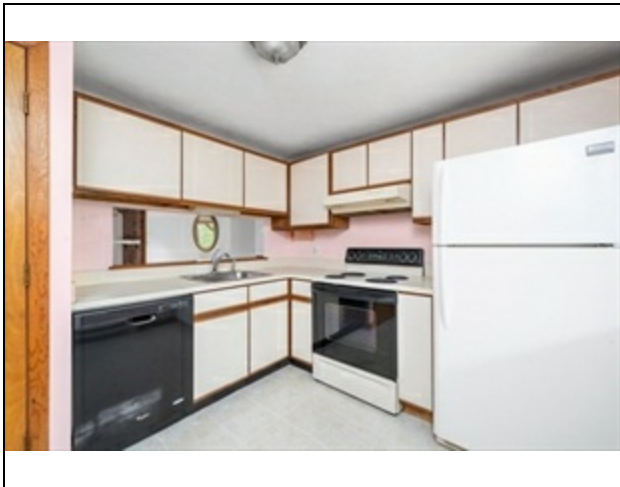
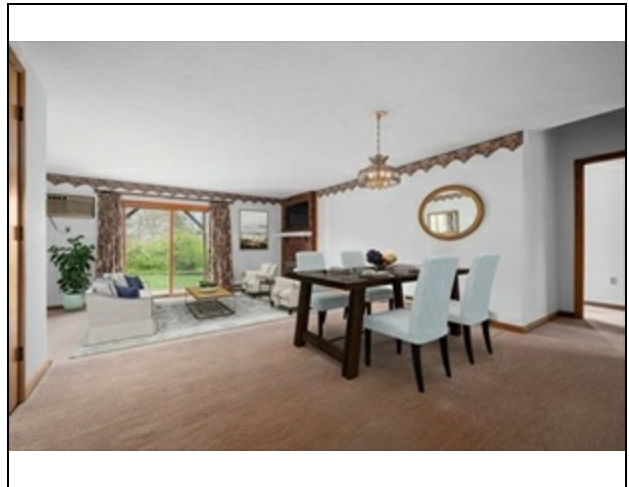
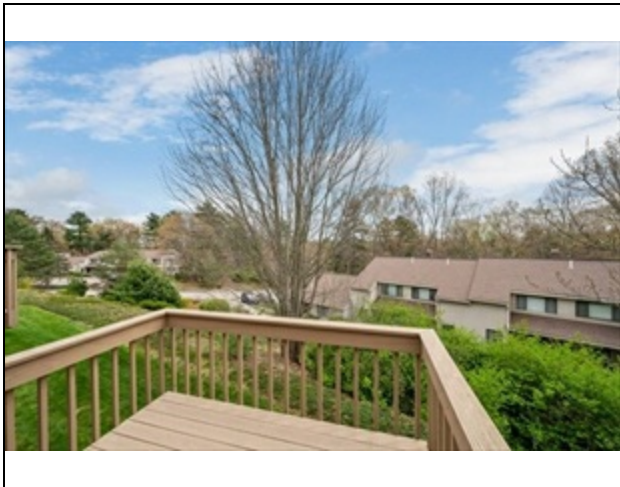
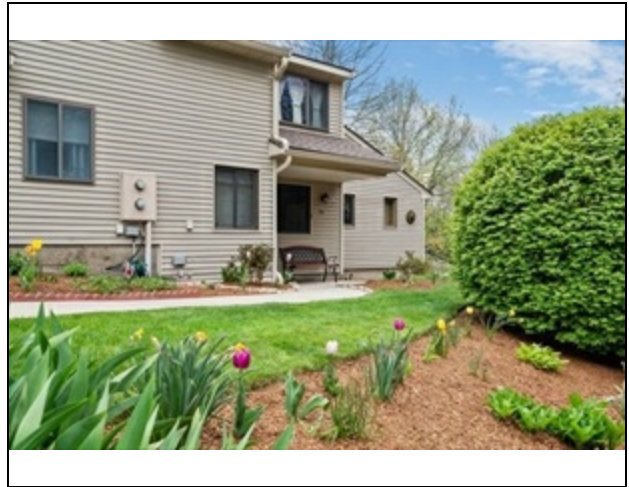
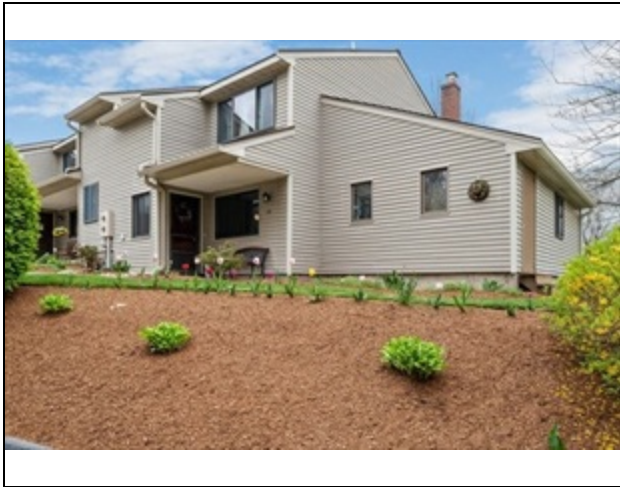
Sub-Agent: <b>Not Offered</b>	Buyer Agent: <b>2.5%</b>	Facilitator: <b>0</b>
Compensation Based On: <b>Net Sale Price</b>		

## Market History for 131 Highwood Dr U:131, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72979924	5/11/2022	Listed for <b>\$310,000</b>			\$310,000
CTG	5/12/2022	Status Changed to: <b>Contingent</b>	1		
UAG	5/25/2022	Status Changed to: <b>Under Agreement</b>	14		
SLD	6/15/2022	Status Changed to: <b>Sold</b>	14		
	6/8/2022	Sold for <b>\$325,000</b>	14	0	<b>\$325,000</b>
Market History for Office Id: AN3697			<b>14</b>	<b>0</b>	<b>\$325,000</b>
Market History for this property			<b>14</b>	<b>0</b>	<b>\$325,000</b>

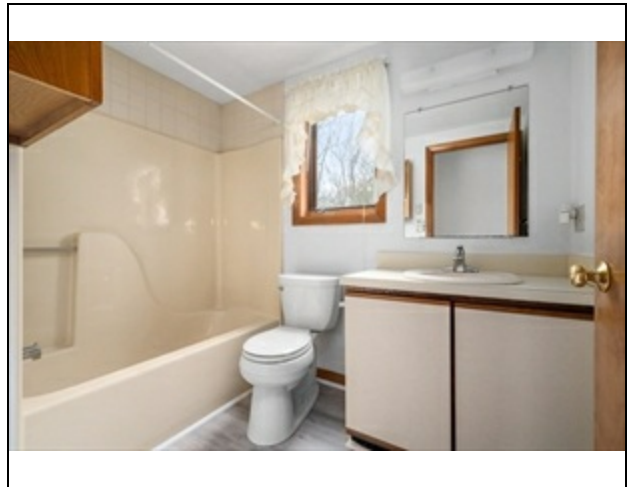
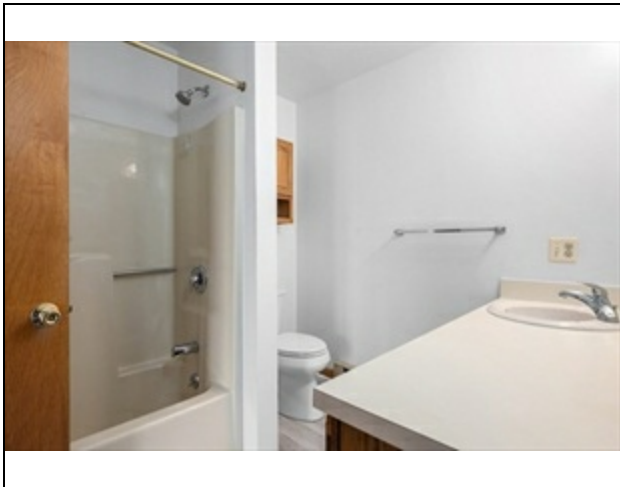
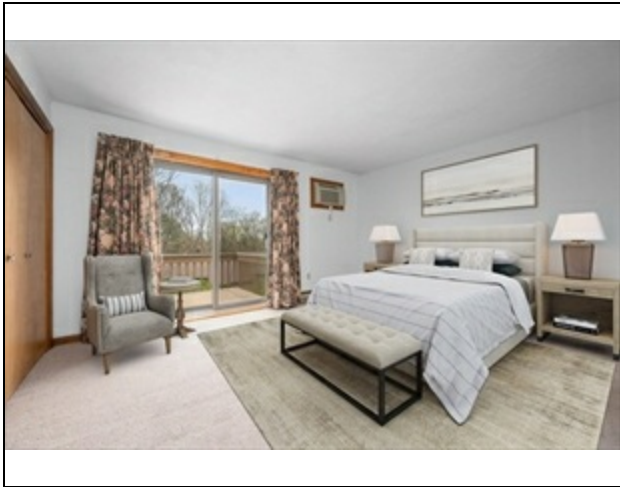
**MLS # 72979924 - Sold**  
**131 Highwood Dr U:131, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$325,000**



**MLS # 72979924 - Sold**  
**131 Highwood Dr U:131, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$325,000**





**103 Highwood Dr - Unit 103**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72978811</b>	Status: <b>Sold</b>
List Price: <b>\$334,900</b>	Sale Price: <b>\$365,000</b>
List Date: <b>5/10/2022</b>	Sale Date: <b>7/29/2022</b>
Area:	Off Market Date: <b>5/29/2022</b>
List\$/Sq. Ft.: <b>\$235.35</b>	Sold \$/Sq. Ft. <b>\$256.50</b>
Days on Market (Total): <b>20</b>	Days on Market (Office): <b>20</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 0h</b>	Unit Level: <b>1</b> Placement: <b>End, Walkout</b>
Main Bath:	Approx. Living Area Total: <b>1,423 SqFt</b>
Fireplaces: <b>0</b>	Living Area Includes Below-Grade SqFt: <b>No</b>
Year Built: <b>1981</b>	Approx. Above Grade: <b>1,423 SqFt</b>
# Units: <b>56</b>	Approx. Below Grade:
Elevator:	Outdoor Space Avail: <b>Yes - Common</b>
Handicap Access/Features:	Garage: <b>0</b>
Association: <b>Yes</b> Fee: <b>\$447</b>	Parking: <b>1 Assigned, Guest, Paved Driveway</b>

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



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		-
Dining Room:	<b>1</b>		-
Kitchen:	<b>1</b>		-
Main Bedroom:	<b>1</b>		-
Bedroom 2:	<b>2</b>		-
Bedroom 3:	<b>2</b>		-
Laundry:	<b>2</b>		-
Sun Room:	<b>1</b>		-

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Electric: **100 Amps**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Porch - Enclosed, Patio**  
 Facing Direction:  
 Heating: **Electric Baseboard**  
 Hot Water: **Electric**  
 Interior Features: **Wired for Surround Sound**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **Does not include finished space in sunroom, unheated**  
 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**

**NEW TO MARKET! Rare and much sought after 3-bedroom end unit in Highwood Estates. There is a lovely, enclosed sunroom with floor to ceiling windows, a large living room which has surround sound, new engineered flooring and a large eating area. The updated kitchen with Omega custom cabinets, stainless appliances and granite counters is sure to impress with plenty of storage and nice natural light. Large first floor master with California closets and cathedral ceilings. Upstairs you will find 2 additional spacious bedrooms with a Hollywood bath and laundry area. Private and wooded with newer paver patio for your entertaining and summer grilling. Ample parking, close to schools, shopping, parks and highway. All showings begin at the Commuter Open House Thursday 5/12 5-630pm, Saturday 5/14 12-130. Don't miss this opportunity-you're going to love it here! Any and all offers to be reviewed with seller on Monday 5/16. Please make all offers good through 5/16 @ 7pm.**

**Tax Information**

2022 Taxes: **\$3,539** Assessment: **\$251,900**  
 Pin #: **M:270 L:041-014**

Cert: **000000032127** Zoning Code: **res**  
 Map: Block: Lot: Book: **32213** Page: **97**

**Compensation**

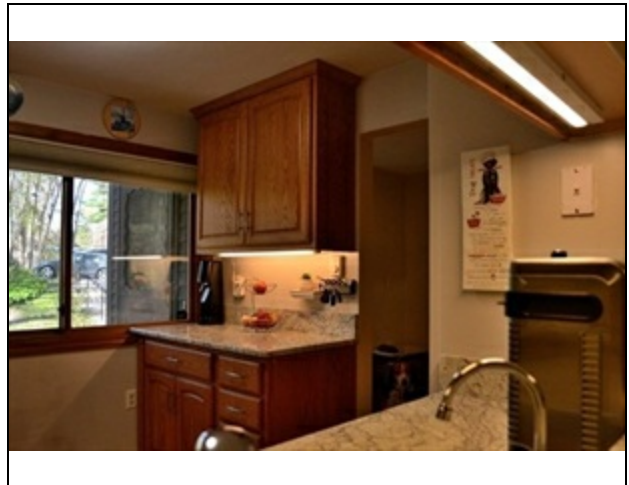
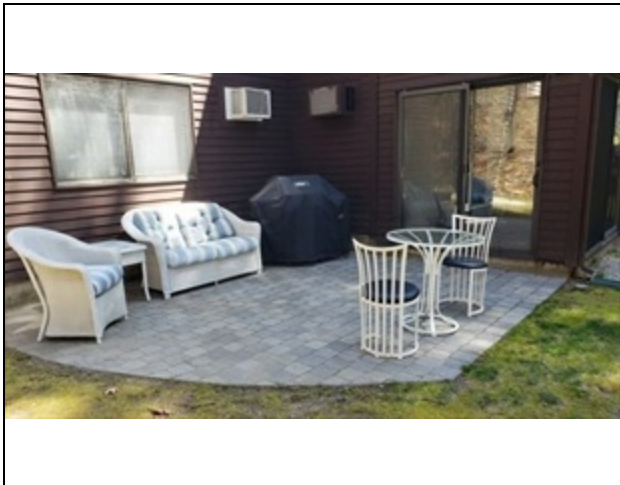
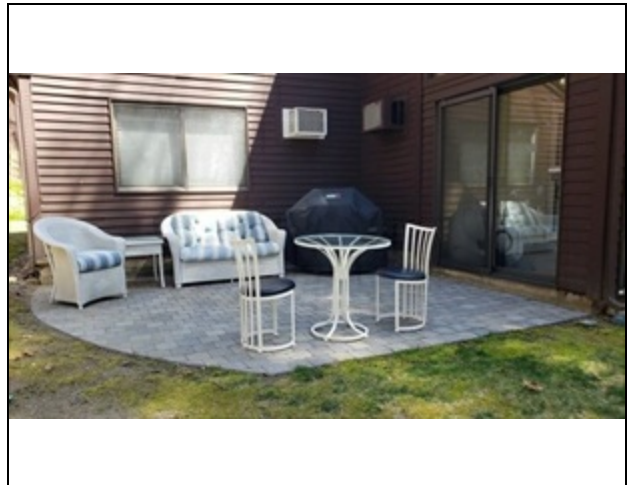
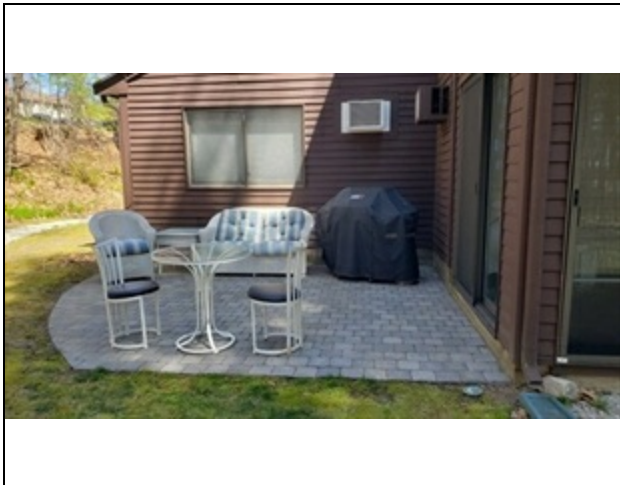
Sub-Agent: **Not Offered** Buyer Agent: **2.5** Facilitator: **0**  
 Compensation Based On: **Net Sale Price**

## Market History for 103 Highwood Dr U:103, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72978811	5/10/2022	Listed for <b>\$334,900</b>			\$334,900
CTG	5/16/2022	Status Changed to: <b>Contingent</b>	6		
UAG	5/30/2022	Status Changed to: <b>Under Agreement</b>	20		
SLD	7/29/2022	Status Changed to: <b>Sold</b>	20		
	7/29/2022	Sold for <b>\$365,000</b>	20	6	<b>\$365,000</b>
Market History for Office Id: AN4893			<b>20</b>	<b>6</b>	<b>\$365,000</b>
Market History for this property			<b>20</b>	<b>6</b>	<b>\$365,000</b>

MLS # 72978811 - Sold  
103 Highwood Dr U:103, Franklin, MA 02038

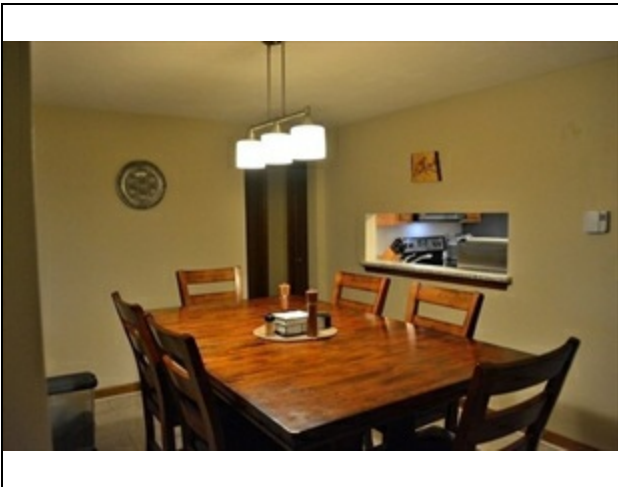
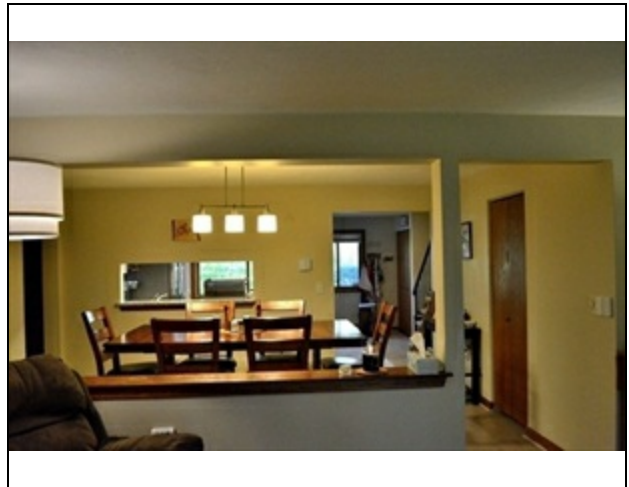
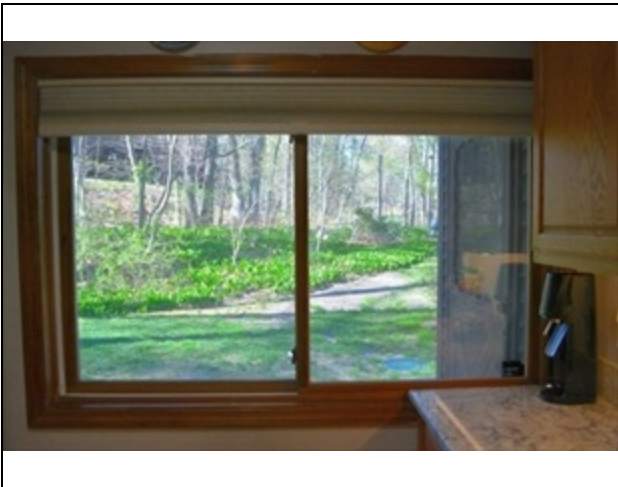
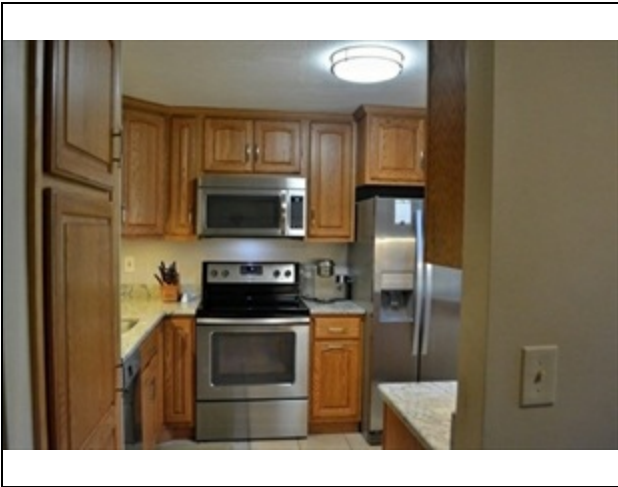
Condominium - Condo  
Sale Price: \$365,000





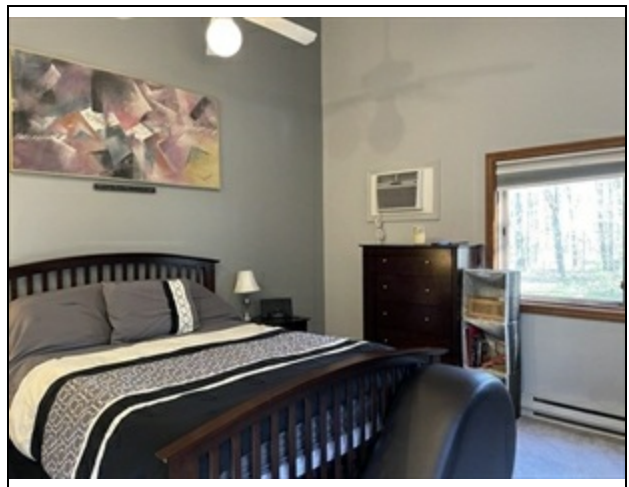
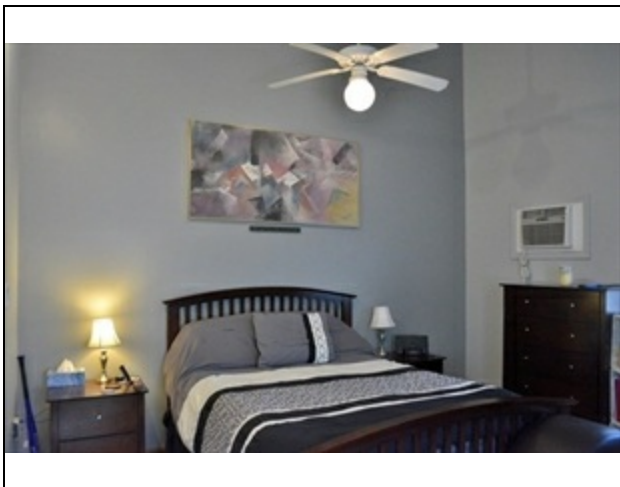
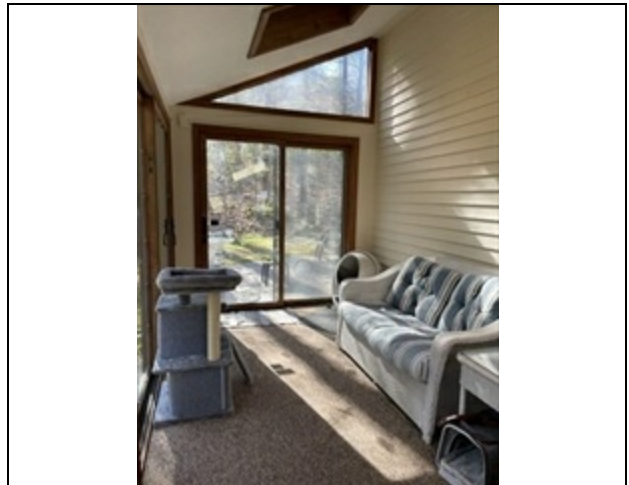
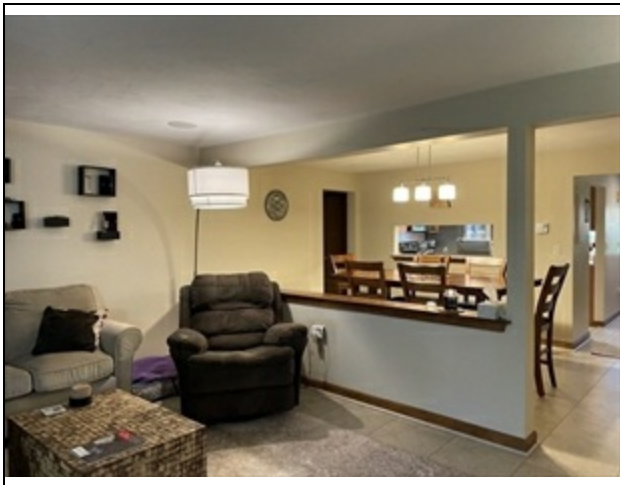
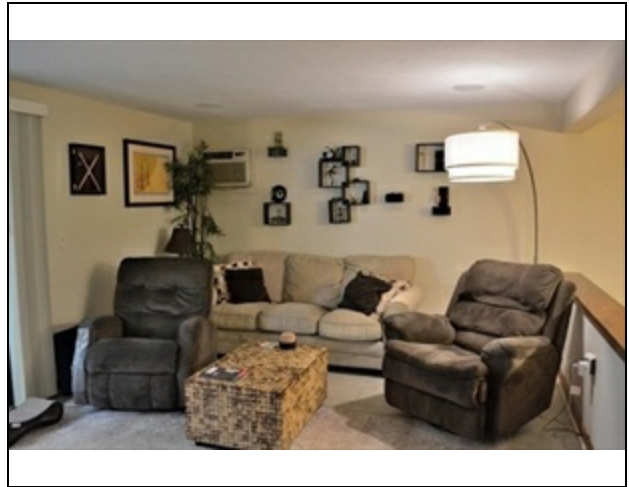
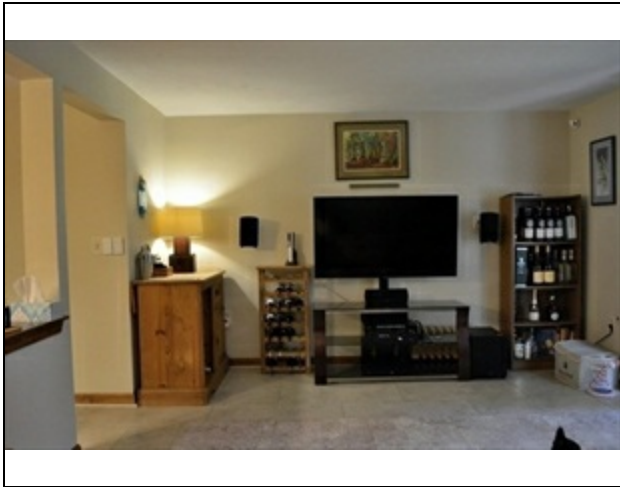
MLS # 72978811 - Sold  
103 Highwood Dr U:103, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$365,000

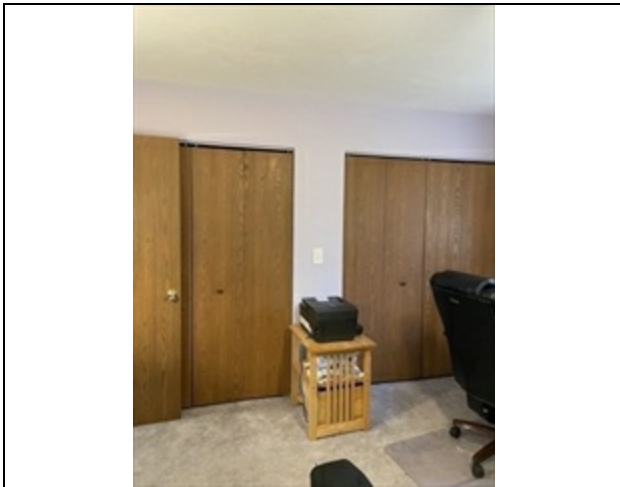
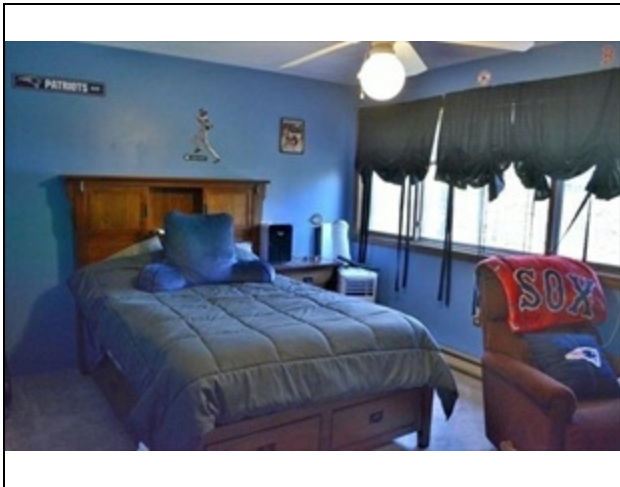
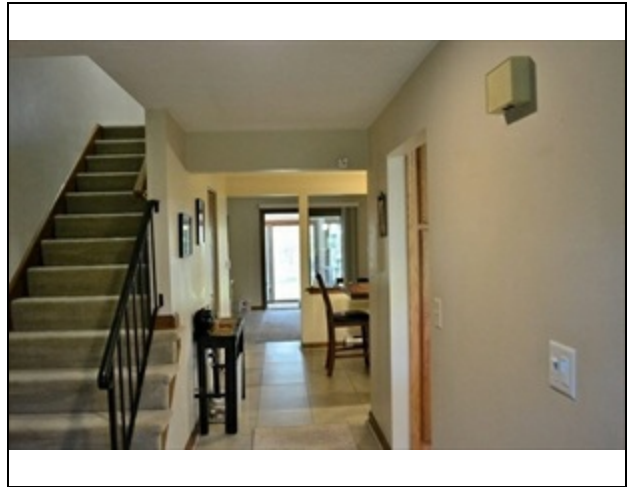
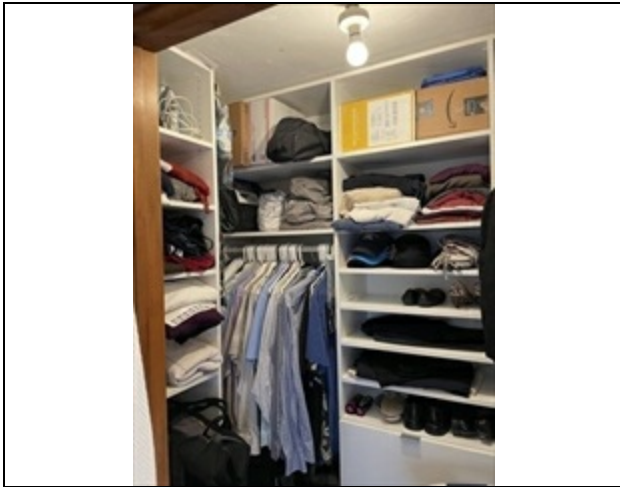


MLS # 72978811 - Sold  
103 Highwood Dr U:103, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$365,000









**MLS # 72978811 - Sold**  
**103 Highwood Dr U:103, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$365,000**

