

92 Highbank Road - Unit 92
Franklin, MA 02038
Condo

MLS #: 72964359	Status: Sold
List Price: \$475,000	Sale Price: \$465,000
List Date: 4/7/2022	Sale Date: 6/30/2022
Area:	Off Market Date: 5/9/2022
List\$/Sq. Ft.: \$259.56	Sold \$/Sq. Ft. \$254.10
Days on Market (Total): 33	Days on Market (Office): 33

Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement: Middle
Main Bath: Yes	Approx. Living Area Total: 1,830 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1988	Approx. Above Grade: 1,830 SqFt
# Units: 100	Approx. Below Grade:
Elevator:	Outdoor Space Avail: Yes - Private
Handicap Access/Features:	Garage: 1 Attached, Garage Door Opener
Association: Yes Fee: \$377 Parking: 2 Off-Street	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Vaulted, Flooring - Hardwood, Deck - Exterior, Exterior Access, Slider
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood
Main Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	2		-
Home Office:	1		Flooring - Hardwood
Loft:	2		Flooring - Wall to Wall Carpet
Exercise Room:	B		-

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Bulkhead**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **Breakfast dining area window blinds**
 Exterior: **Clapboard**
 Exterior Features: **Porch, Deck, Professional Landscaping, Sprinkler System**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Does not include any area in basement**
 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

SPRUCE POND VILLAGE, Have it all with little to no maintenance! This light and bright townhome with direct access attached garage sits in one of the most private settings at desirable Spruce Pond Village. Updated kitchen appliances. Wide open floor plan dining room, soaring ceiling family room with wood burning fireplace. 1st floor home office can serve as den or 3rd bedroom. Second level has large open loft with vaulted ceiling and 2 skylights, handy 2nd floor laundry with washer/dryer included. Gleaming hardwood floors throughout first floor, newer carpeting upstairs. Front porch overlooks wooded nature area and rear deck provides the setting for serene outdoor dining and private views with easy steps access to back yard for a stroll or dog walking. Even more bonus space in lower level plus additional storage. Town water/sewer, gas for newer heat and hot water. Exceptionally well managed association welcomes pets and even has your driveway, walkway and front steps shoveled in winter.

Tax Information

2022 Taxes: \$5,485.12	Assessment: \$390,400	Cert:	Zoning Code: Res
Pin #:		Map:	Block: Lot: Book: 11614 Page: 424

Compensation

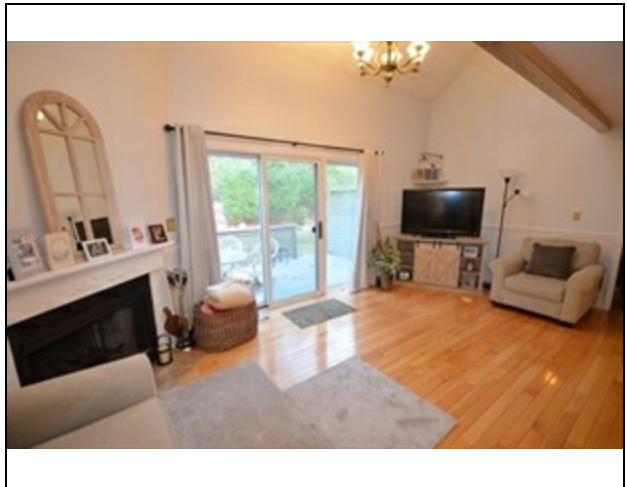
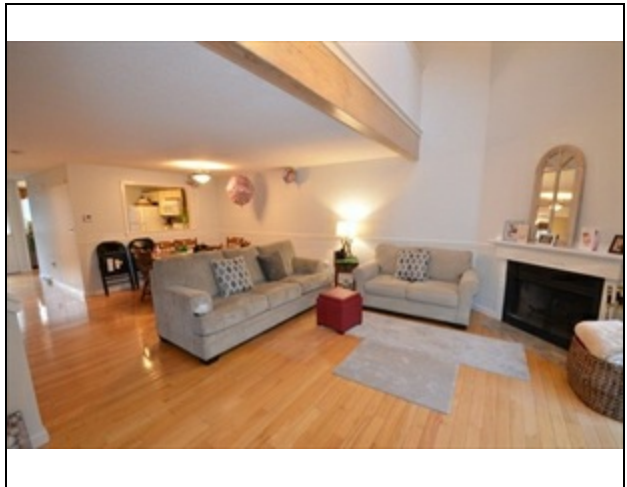
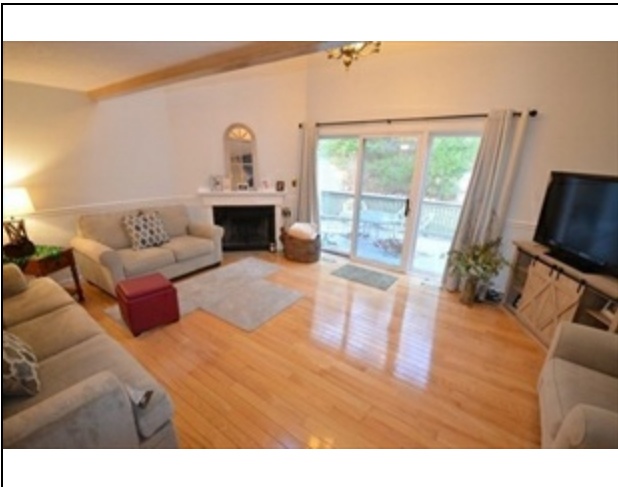
Sub-Agent: Not Offered	Buyer Agent: 2.0	Facilitator: 0
Compensation Based On: Net Sale Price		

Market History for 92 Highbank Road U:92, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72964359	4/7/2022	Listed for \$475,000			\$475,000
CTG	4/26/2022	Status Changed to: Contingent	19		
UAG	5/10/2022	Status Changed to: Under Agreement	33		
SLD	7/1/2022	Status Changed to: Sold	33		
	6/30/2022	Sold for \$465,000	33	17	\$465,000
Market History for Office Id: BB5301			33	17	\$465,000
Market History for this property			33	17	\$465,000

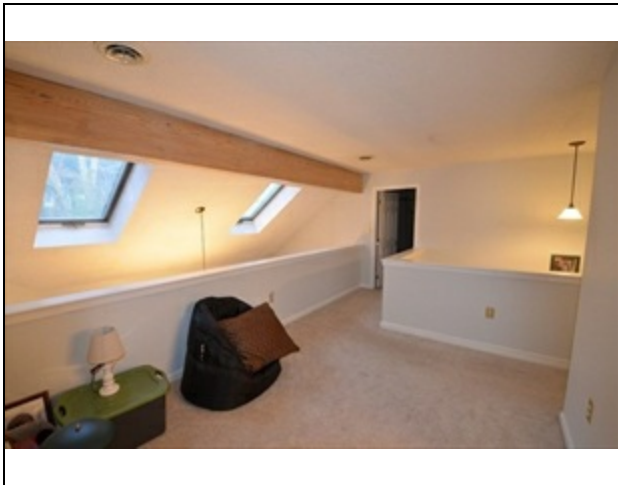
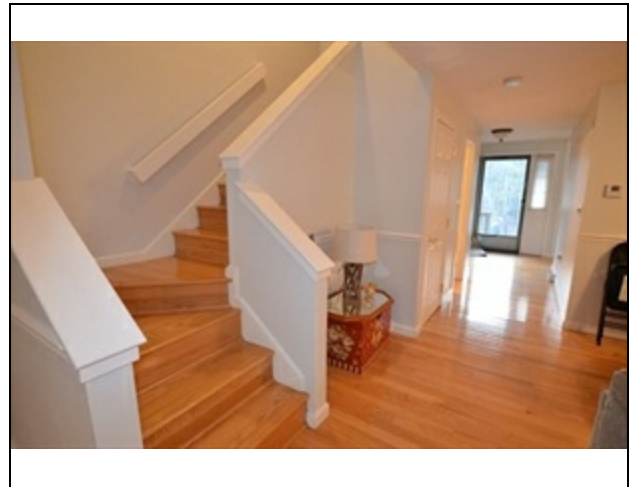
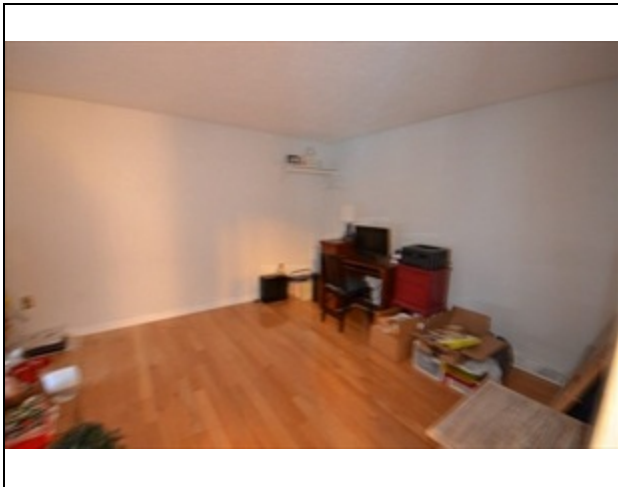
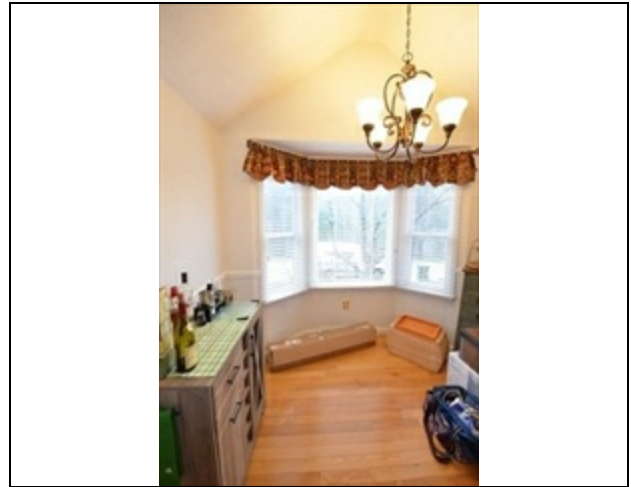
MLS # 72964359 - Sold
92 Highbank Road U:92, Franklin, MA 02038

Condominium - Condo
Sale Price: \$465,000



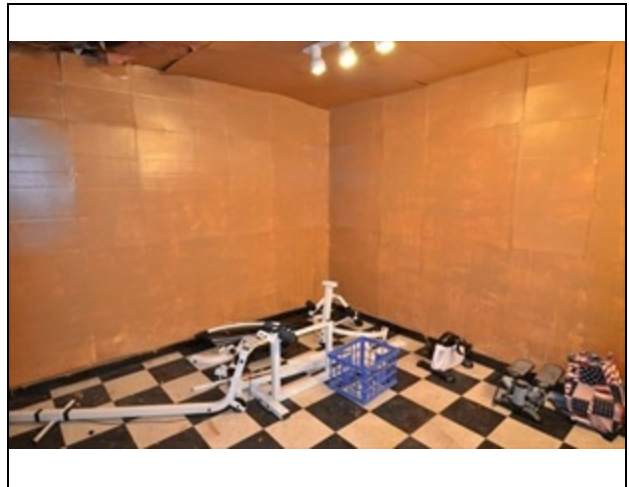
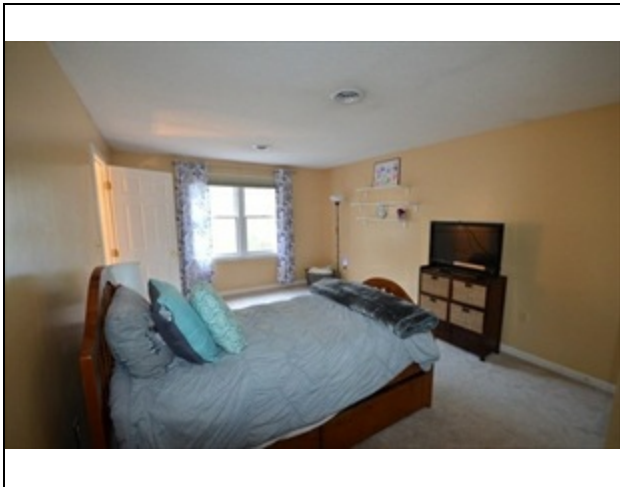
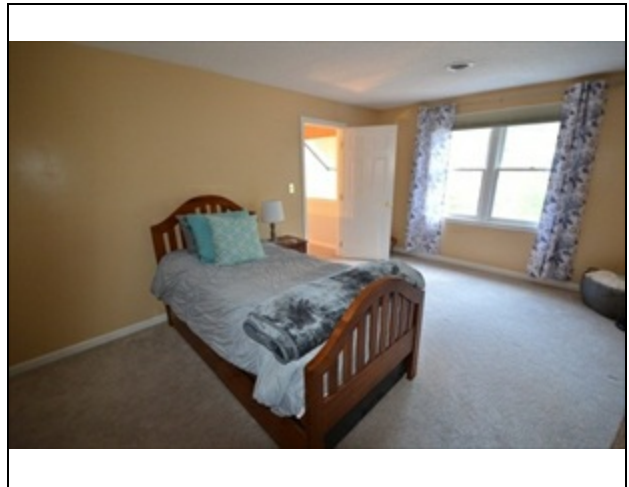
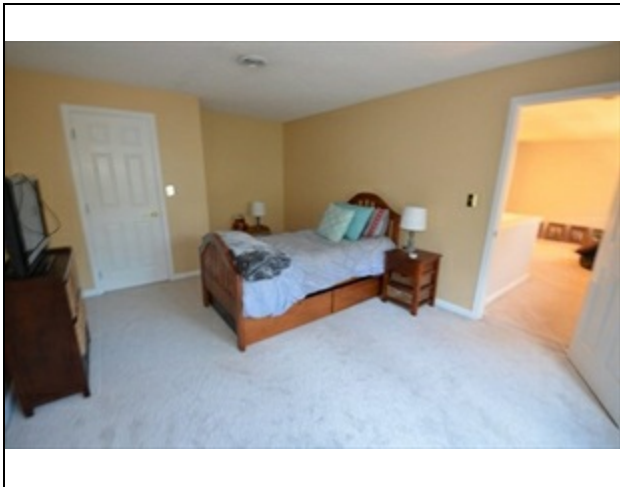
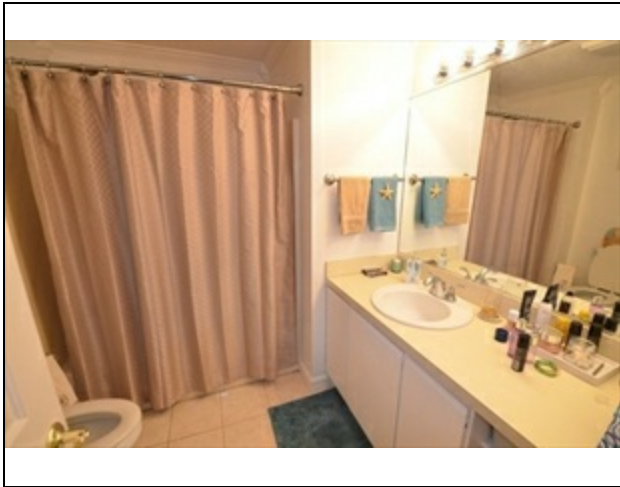
MLS # 72964359 - Sold
92 Highbank Road U:92, Franklin, MA 02038

Condominium - Condo
Sale Price: \$465,000



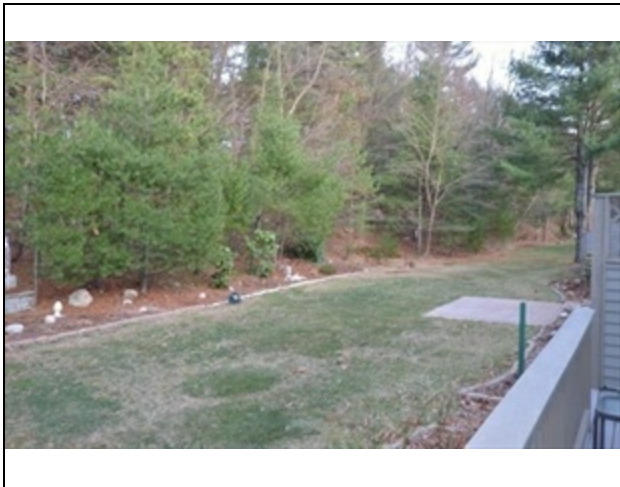
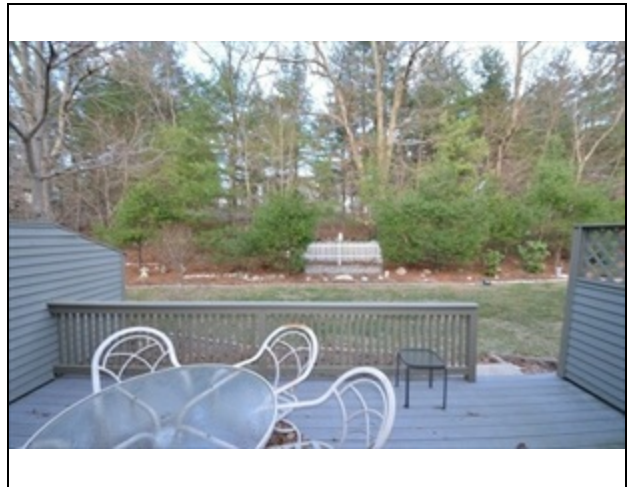
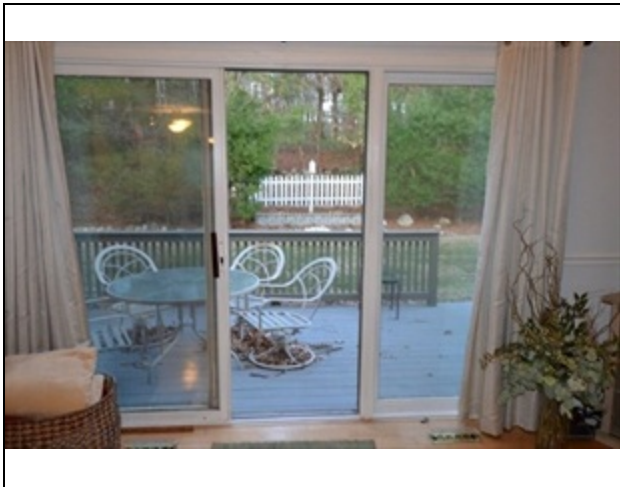
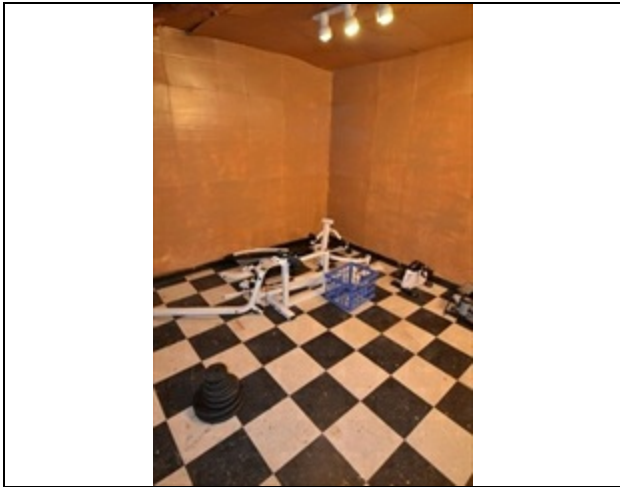
MLS # 72964359 - Sold
92 Highbank Road U:92, Franklin, MA 02038

Condominium - Condo
Sale Price: \$465,000



MLS # 72964359 - Sold
92 Highbank Road U:92, Franklin, MA 02038

Condominium - Condo
Sale Price: \$465,000



MLS # 72964359 - Sold
92 Highbank Road U:92, Franklin, MA 02038

Condominium - Condo
Sale Price: \$465,000



58 Bayberry Common - Unit 58

Franklin, MA 02038

Condo

MLS #: **72980493** Status: **Sold**
 List Price: **\$475,000** Sale Price: **\$527,500**
 List Date: **5/12/2022** Sale Date: **6/24/2022**
 Area: Off Market Date: **5/16/2022**
 List\$/Sq. Ft.: **\$258.15** Sold \$/Sq. Ft. **\$286.68**
 Days on Market (Total): **4** Days on Market (Office): **4**

Property Features

Rooms: **7** Style: **Townhouse**
 Bedrooms: **2** Type: **Condo**
 Baths: **2f 1h** Unit Level: **1** Placement: **Middle**
 Main Bath: **Yes** Approx. Living Area Total: **1,840 SqFt**
 Fireplaces: **1** Living Area Includes Below-Grade SqFt: **No**
 Year Built: **1986** Approx. Above Grade: **1,840 SqFt**
 # Units: **100** Approx. Below Grade:
 Elevator: Outdoor Space Avail: **Yes - Private**
 Handicap Access/Features: Garage: **1 Attached, Garage Door Opener**
 Association: **Yes** Fee: **\$377** Parking: **2 Off-Street**
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Vaulted, Flooring - Hardwood, Deck - Exterior, Exterior Access, Slider
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Stainless Steel Appliances
Main Bedroom:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	2		Dryer Hookup - Electric, Washer Hookup
Home Office:	1		Flooring - Wall to Wall Carpet
Loft:	2		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Walk Out**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Porch, Deck - Composite, Professional Landscaping, Sprinkler System**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Central Vacuum**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Does not include any area in basement**
 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

Open House Sunday May 15th, Noon-2 pm. SPRUCE POND VILLAGE! Light and bright townhome with direct access attached garage sits in a desired cul-de-sac setting at Spruce Pond Village. Updated kitchen cabinets with quartz counters and gas cooking. Wide open floor plan dining room, soaring ceiling family room with wood burning fireplace. 1st floor home office can serve as den or 3rd bedroom. Second level has large open loft with vaulted ceiling, 2 skylights, handy 2nd office and 2nd floor laundry with washer/dryer included. Gleaming hardwood floors on first floor. Front neighborhood porch and rear deck sets the scene for serene outdoor dining and private views. Walkout lower level provides easy access to backyard to stroll or dog walking. Even more bonus space in lower level plus additional storage. Town water/sewer, gas for newer heat, cooking and hot water. Exceptionally well managed association welcomes pets and even has your driveway, walkway and front steps shoveled in winter.

Tax Information

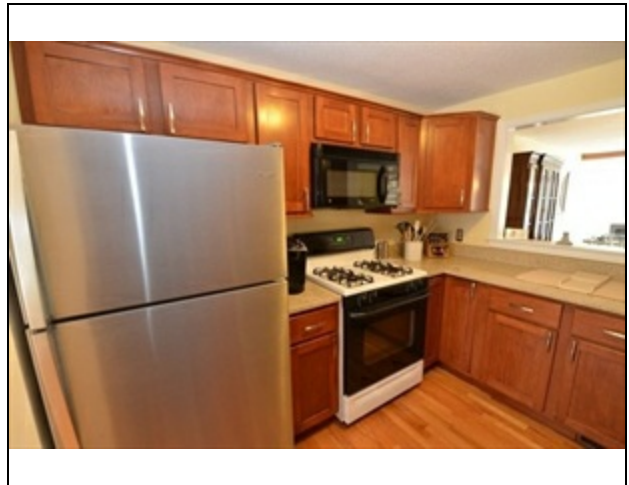
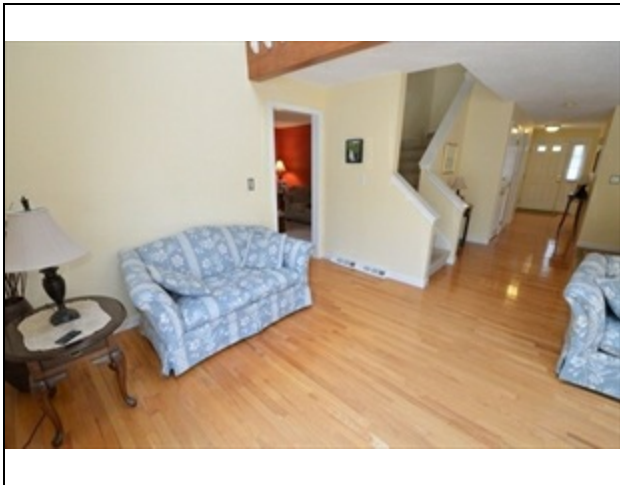
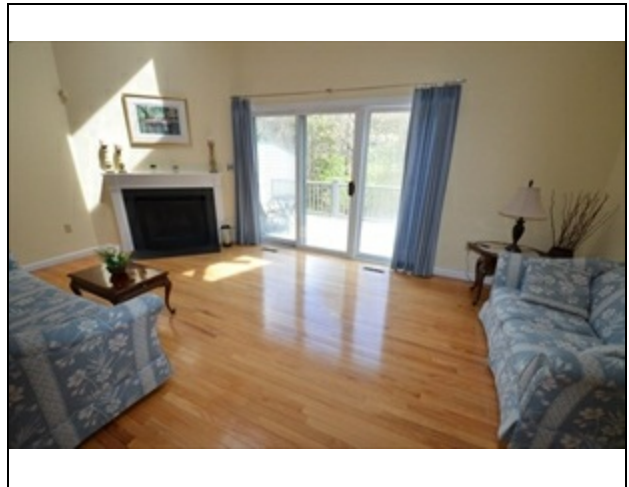
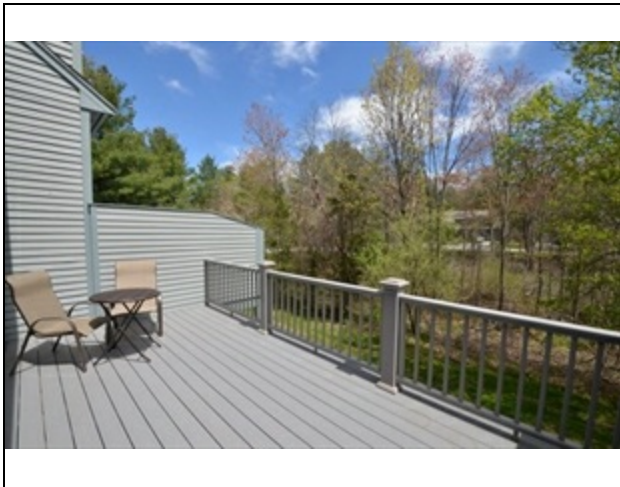
2022 Taxes: \$5,518.84 Assessment: **\$392,800** Cert: Zoning Code: **Res**
 Pin #: Map: Block: Lot: Book: **24007** Page: **267**

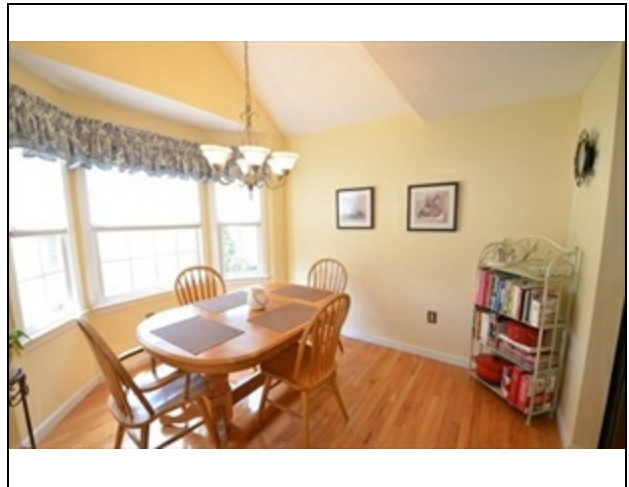
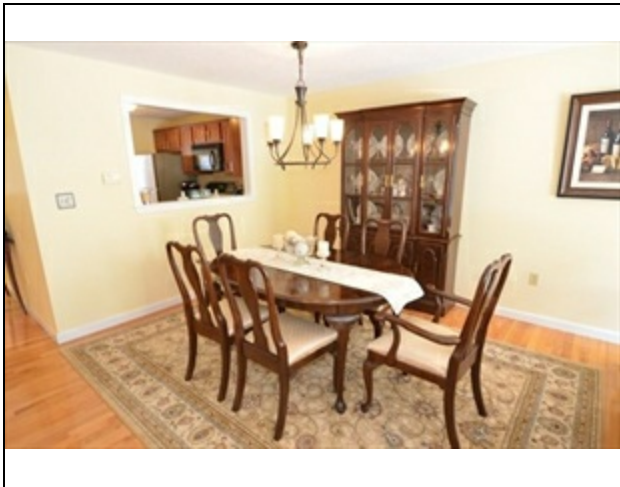
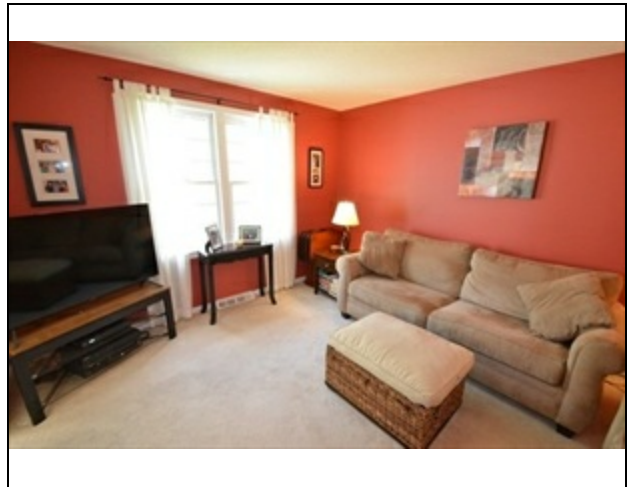
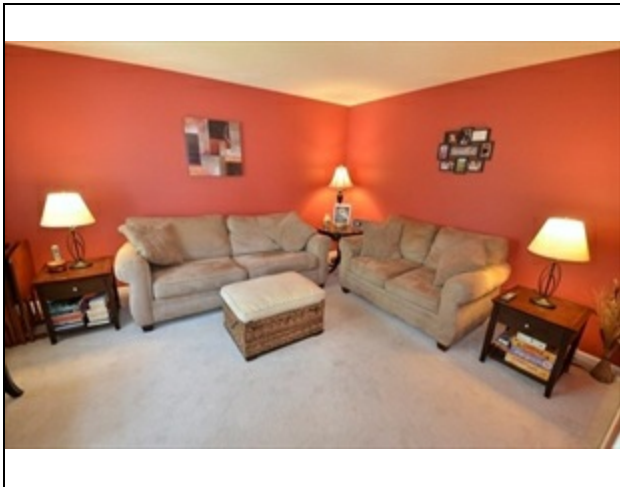
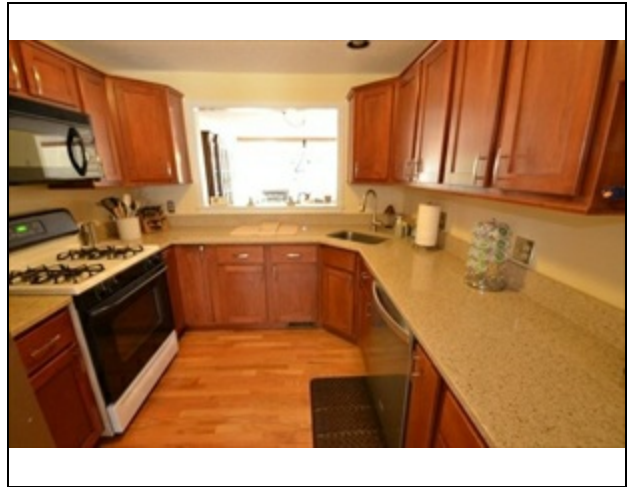
Compensation

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

Market History for 58 Bayberry Common U:58, Franklin, MA 02038

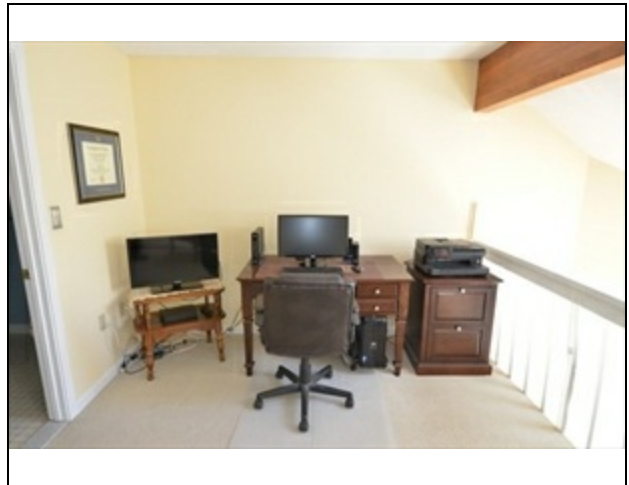
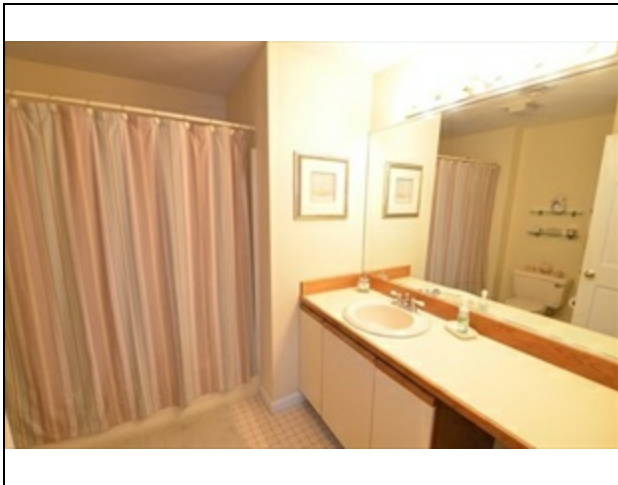
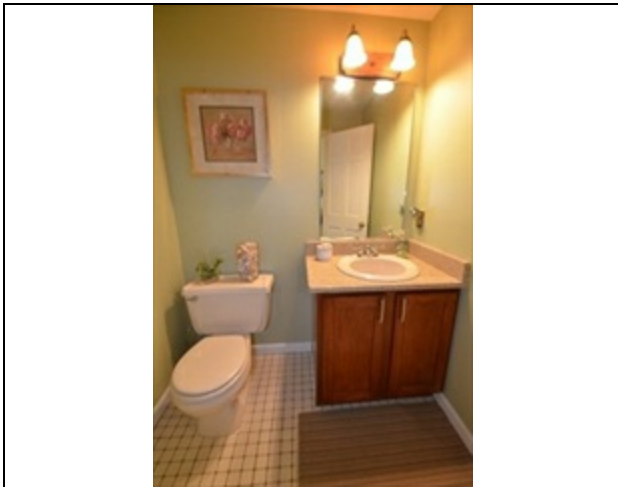
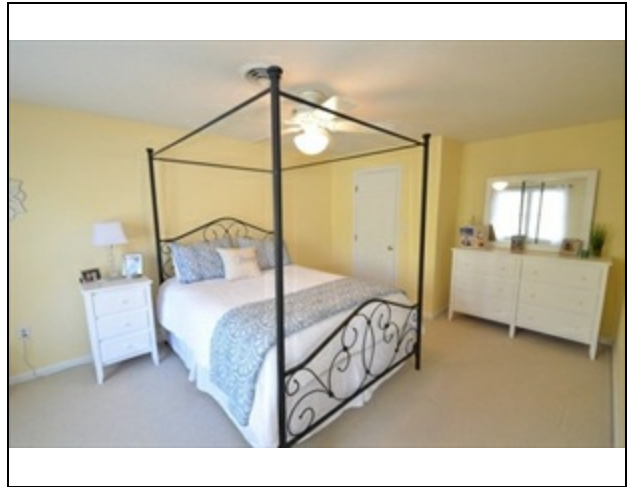
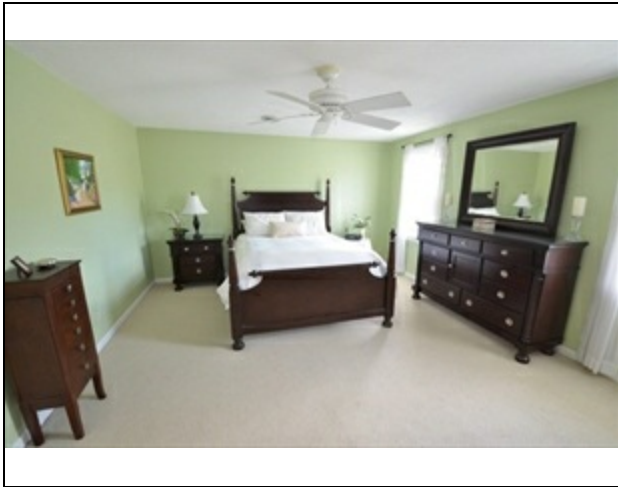
MLS #	Date		DOM	DTO	Price
72980493	5/12/2022	Listed for \$475,000			\$475,000
UAG	5/16/2022	Status Changed to: Under Agreement	4		
SLD	6/25/2022	Status Changed to: Sold	4		
	6/24/2022	Sold for \$527,500	4	4	\$527,500
Market History for Office Id: BB5301			4	4	\$527,500
Market History for this property			4	4	\$527,500





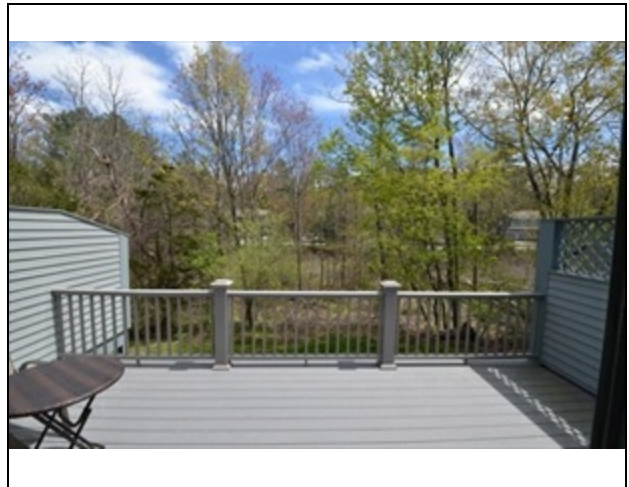
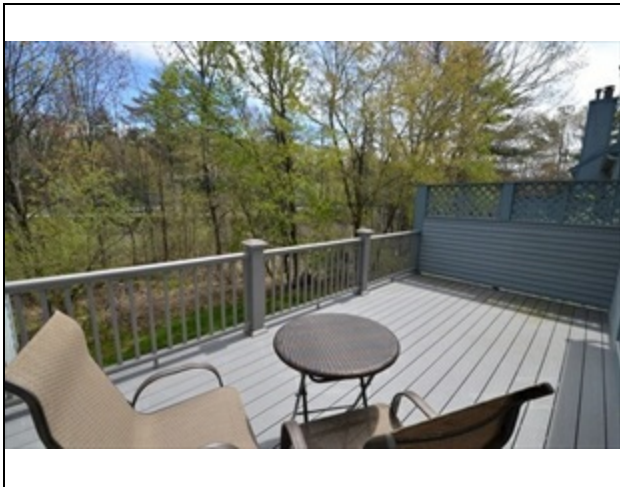
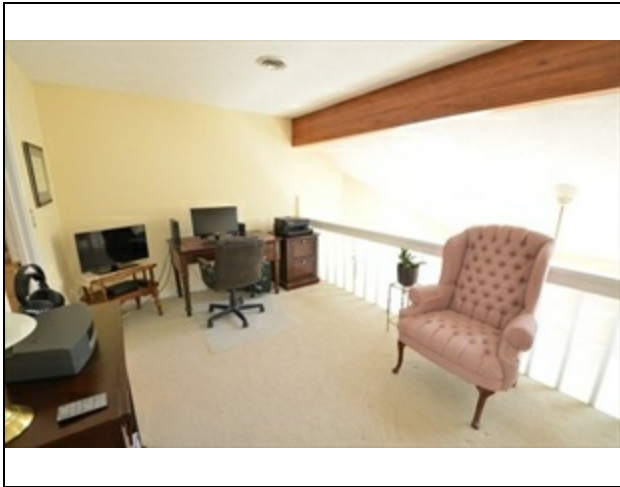
MLS # 72980493 - Sold
58 Bayberry Common U:58, Franklin, MA 02038

Condominium - Condo
Sale Price: \$527,500



MLS # 72980493 - Sold
58 Bayberry Common U:58, Franklin, MA 02038

Condominium - Condo
Sale Price: \$527,500



72 Highbank Road - Unit 72
Franklin, MA 02038-2500
Condo

MLS #: 72969621	Status: Sold
List Price: \$495,000	Sale Price: \$550,000
List Date: 4/21/2022	Sale Date: 6/10/2022
Area:	Off Market Date: 4/25/2022
List\$/Sq. Ft.: \$243	Sold \$/Sq. Ft. \$270
Days on Market (Total): 4	Days on Market (Office): 4

Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement: End
Main Bath: Yes	Approx. Living Area Total: 2,037 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1986	Approx. Above Grade: 2,037 SqFt
# Units: 100	Approx. Below Grade:
Elevator:	Outdoor Space Avail: Yes - Private
Handicap Access/Features:	Garage: 2 Attached, Garage Door Opener
Association: Yes Fee: \$412 Parking: 2 Off-Street, Paved Driveway	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds	



Room Descriptions

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

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Vacuum System**
 Basement: **Yes Full, Interior Access, Bulkhead**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **220 Volts, Circuit Breakers**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Porch, Deck - Composite**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Central Vacuum**
 Lead Paint: **Unknown**
 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

LARGEST LUXURY UNIT AT SPRUCE POND VILLAGE-2 CAR GARAGE! Pristine end unit with lots of light, this townhome sits in a most desirable private setting. Updated granite kitchen, newer Bosch stainless steel appliances and 5 burner gas cooktop. Gleaming hardwood throughout the wide open floor plan dining room, home office and soaring ceiling family room with gas fireplace. 1st floor home office serves as den or 3rd bedroom. Kingsize master bedroom suite features walk-in closet and luxury spa-like glass and tile oversized walk-in shower, double granite vanity. Large open loft, vaulted ceiling, 2 skylights, newer washer/dryer in handy 2nd floor laundry. Front porch overlooks wooded nature area and rear trex deck provides the setting for serene outdoor dining and private views. More bonus space for additional storage in lower level. Town water/sewer, gas heat/hot water/cooking. Exceptionally well managed association welcomes pets and even shovels your walkway and front steps in winter!

Tax Information

2022 Taxes: \$5,749.26	Assessment: \$409,200	Cert:	Zoning Code: res
Pin #:		Map:	Block: Lot: Book: 32461 Page: 274

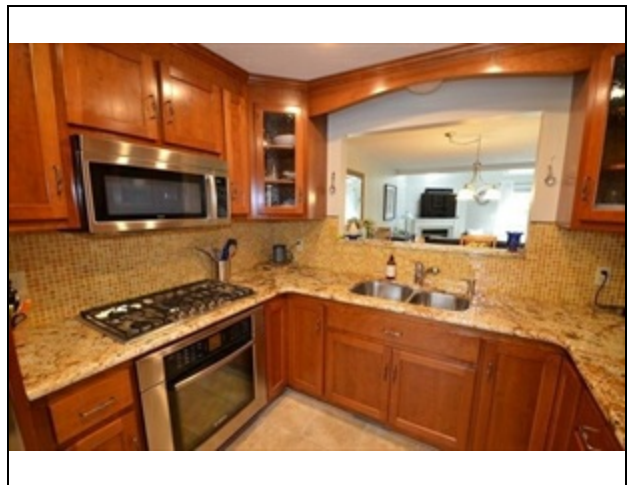
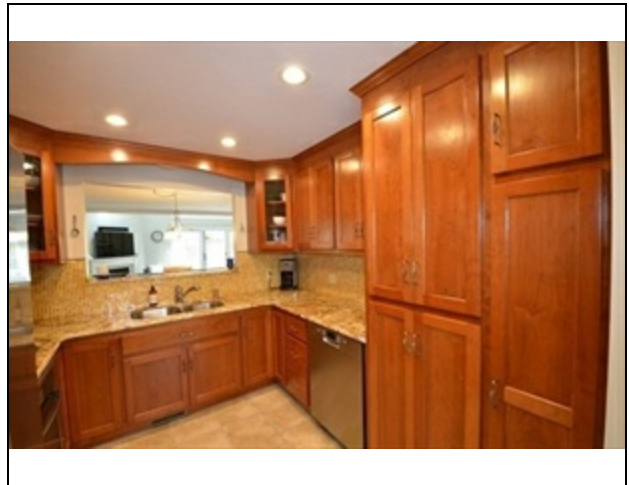
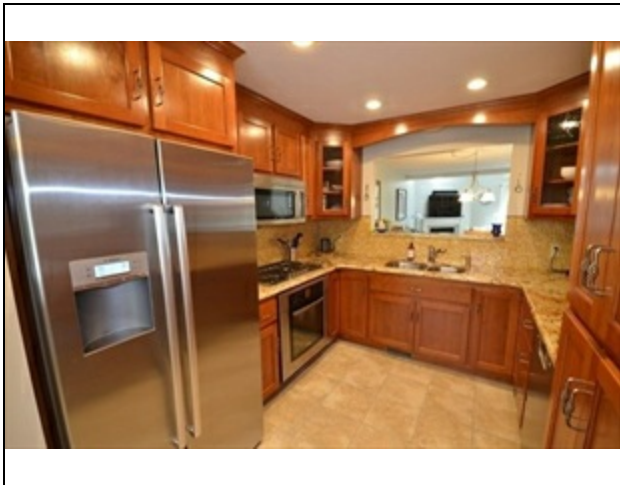
Compensation

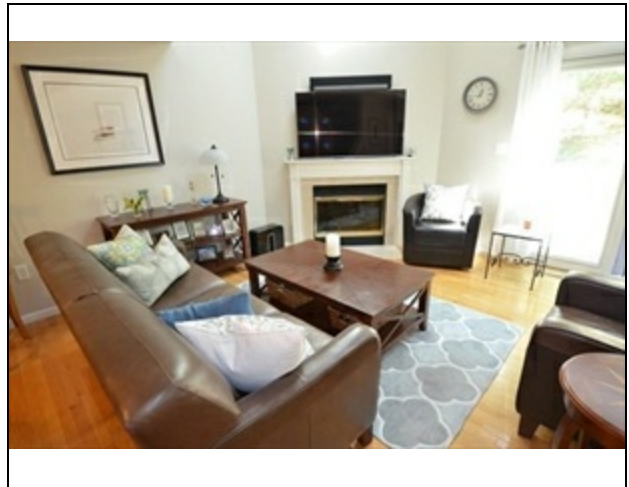
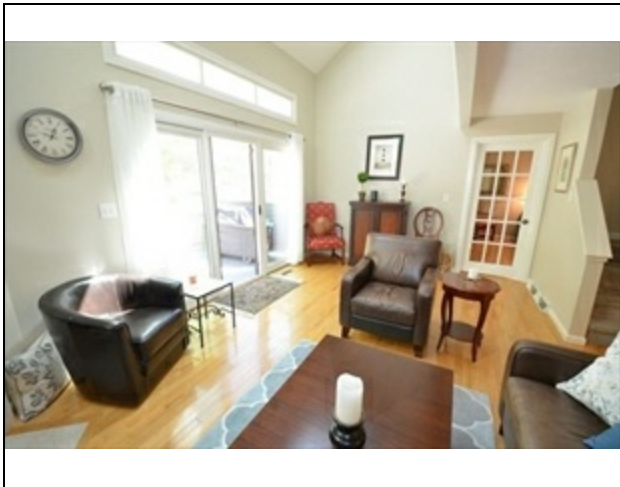
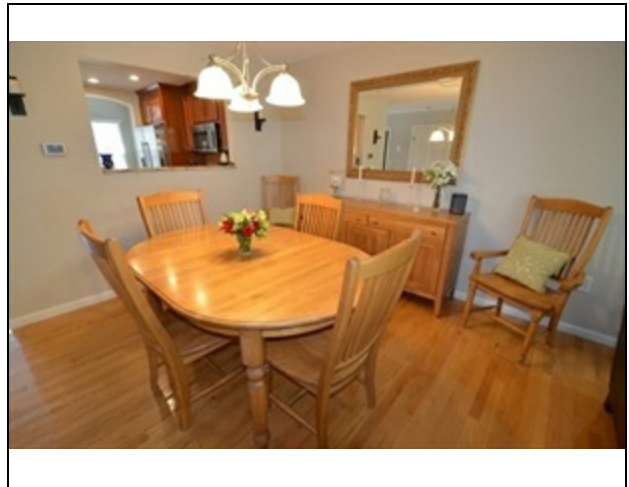
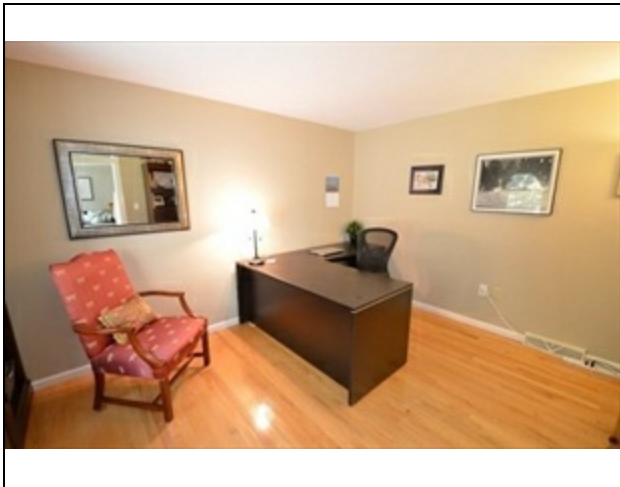
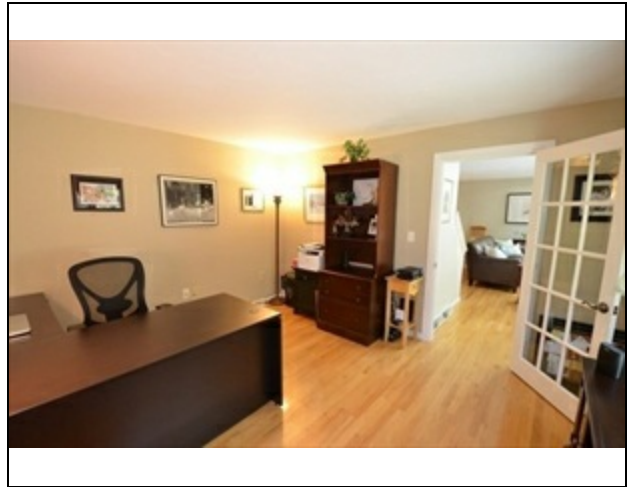
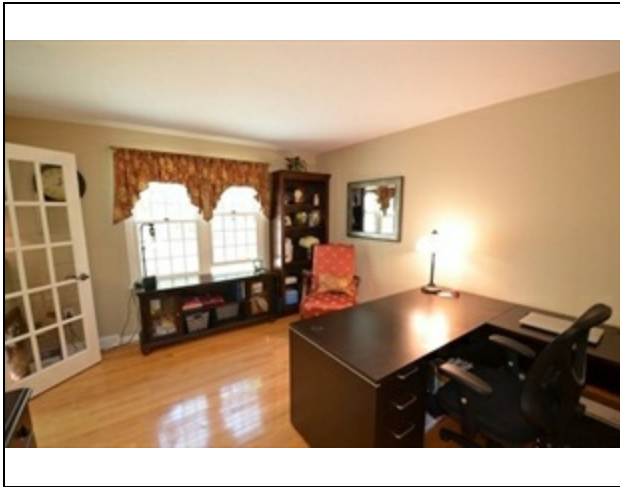
Sub-Agent: Not Offered	Buyer Agent: 2%	Facilitator: 0
Compensation Based On: Net Sale Price		

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 ©2023 MLS Property Information Network, Inc.

Market History for 72 Highbank Road U:72, Franklin, MA 02038-2500

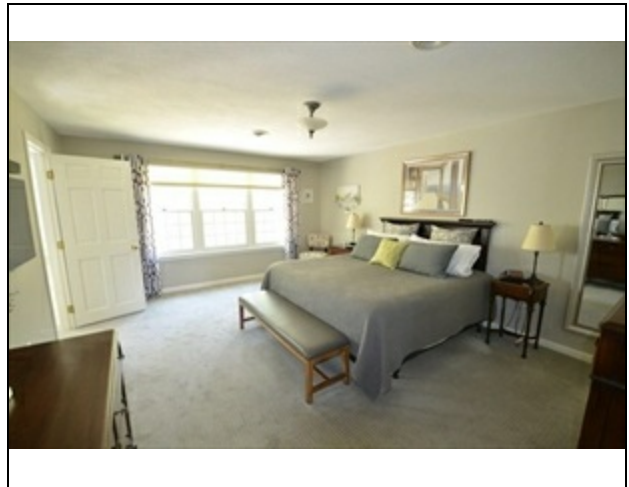
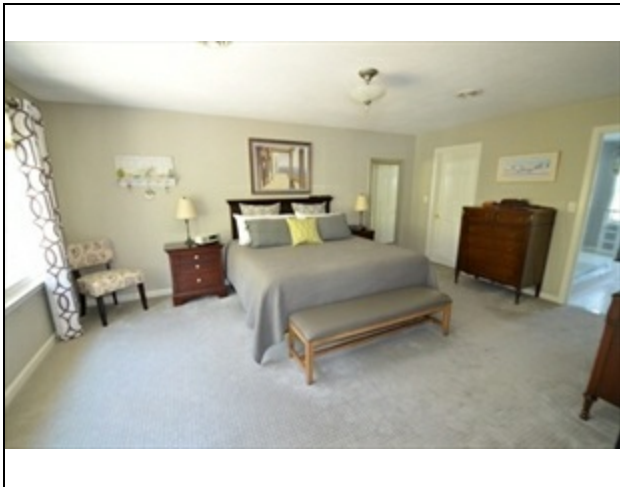
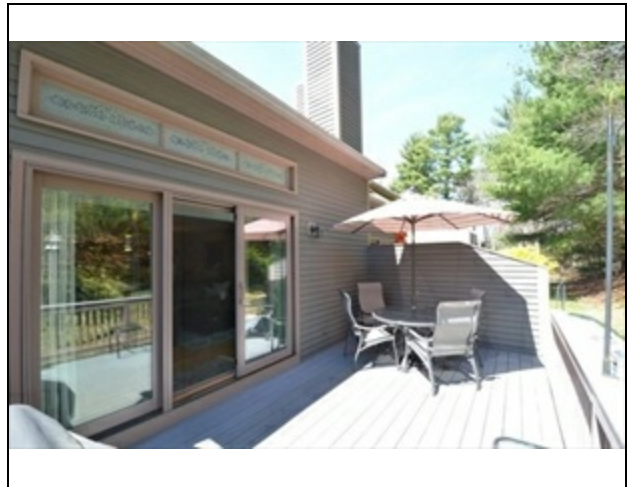
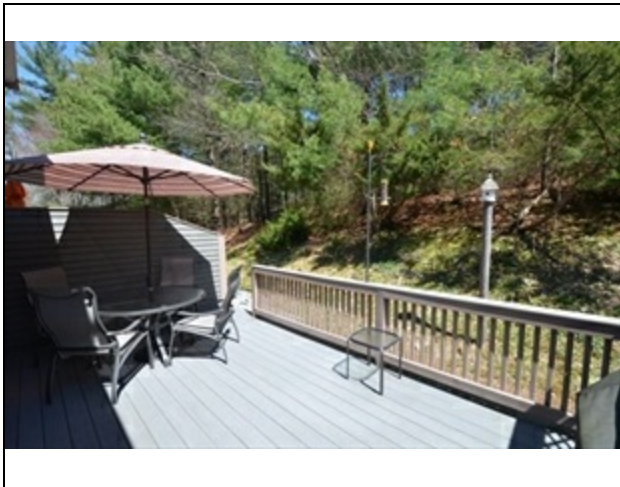
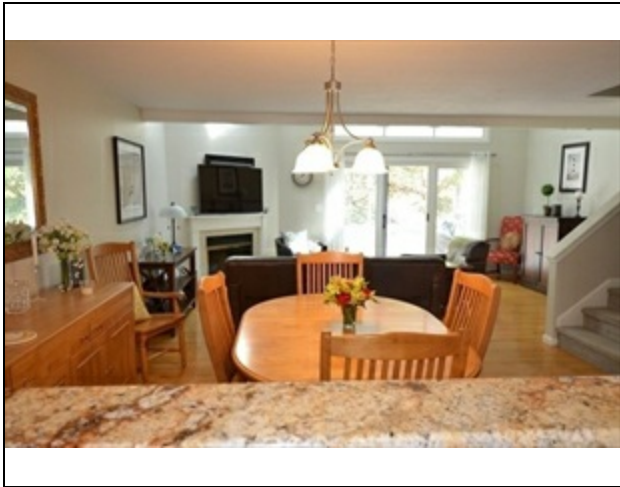
MLS #	Date		DOM	DTO	Price
72969621	4/21/2022	Listed for \$495,000			\$495,000
UAG	4/25/2022	Status Changed to: Under Agreement	4		
SLD	6/13/2022	Status Changed to: Sold	4		
	6/10/2022	Sold for \$550,000	4	4	\$550,000
Market History for Office Id: BB5301			4	4	\$550,000
Market History for this property			4	4	\$550,000

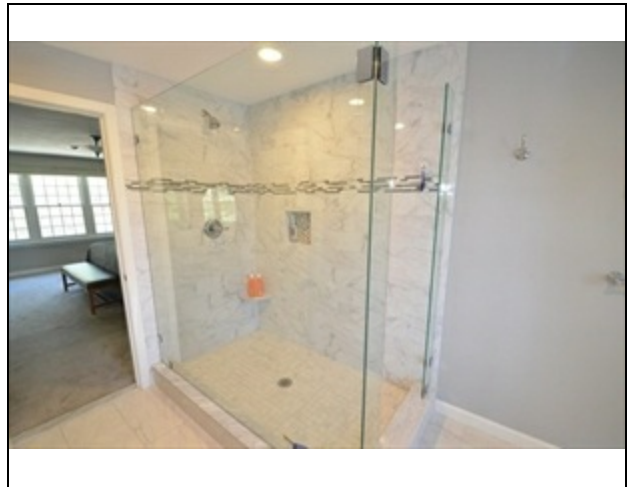
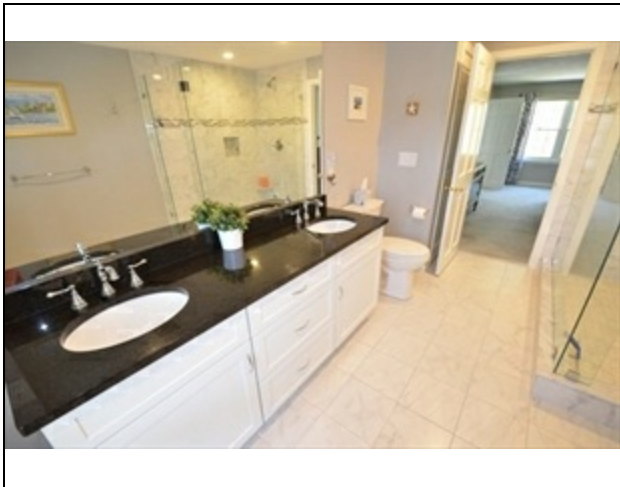
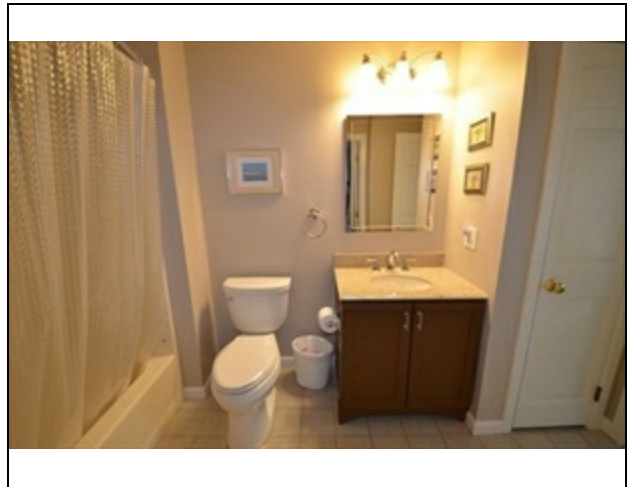
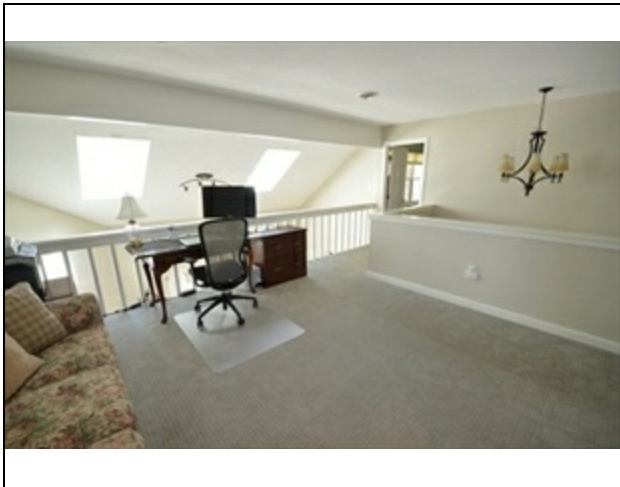
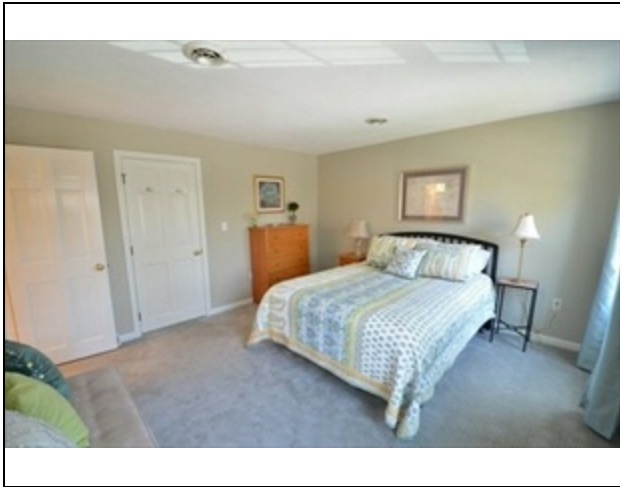


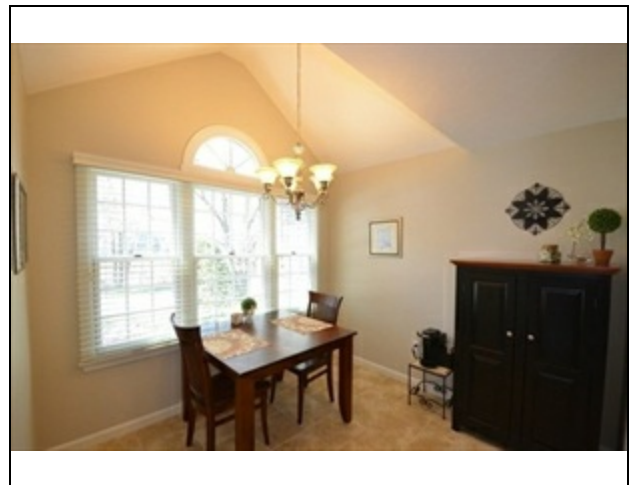
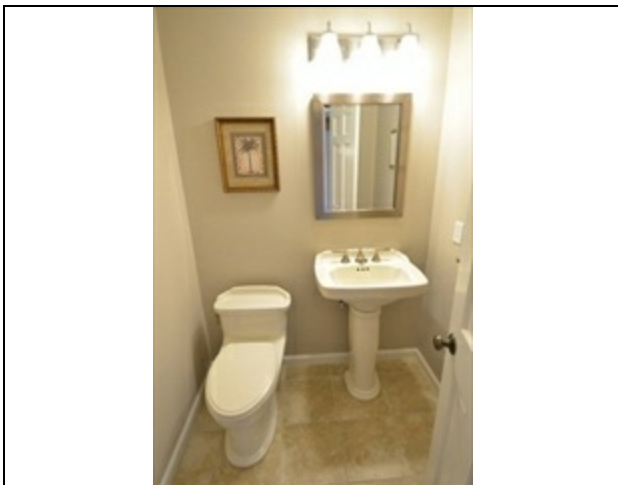
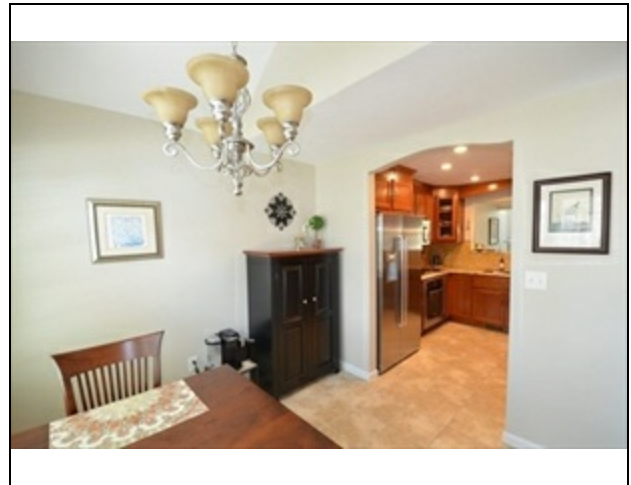
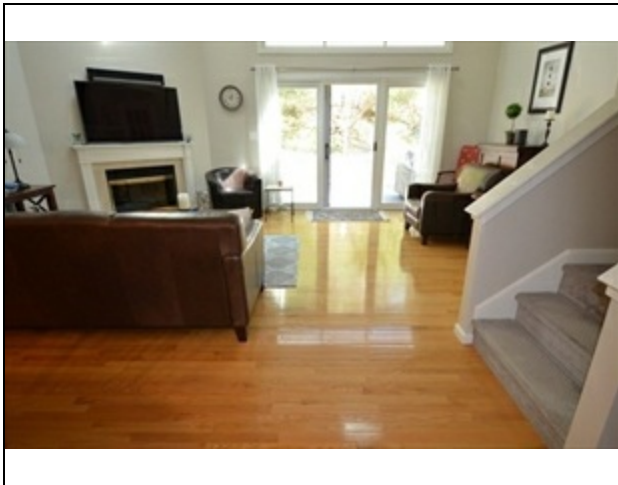
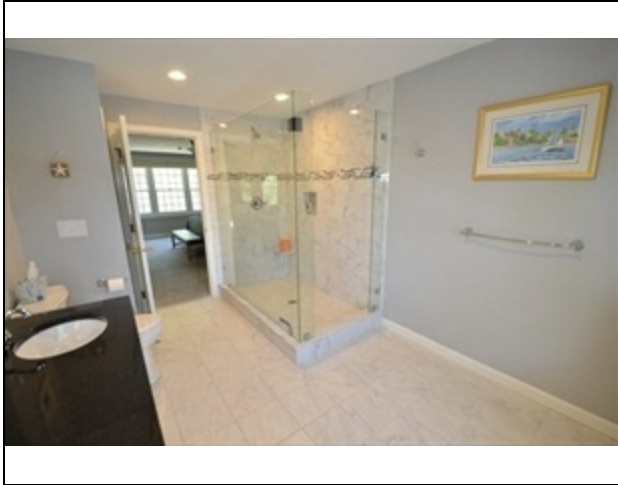


MLS # 72969621 - Sold
72 Highbank Road U:72, Franklin, MA 02038-2500

Condominium - Condo
Sale Price: \$550,000







MLS # 72969621 - Sold
72 Highbank Road U:72, Franklin, MA 02038-2500

Condominium - Condo
Sale Price: \$550,000

