

138 Stone Ridge Rd. - Unit 138
Franklin, MA 02038
Condo

MLS #: 72993993	Status: Sold
List Price: \$359,900	Sale Price: \$385,000
List Date: 6/8/2022	Sale Date: 7/25/2022
Area:	Off Market Date: 6/17/2022
List\$/Sq. Ft.: \$285.63	Sold \$/Sq. Ft. \$305.56
Days on Market (Total): 9	Days on Market (Office): 9

Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement: Middle, Ground
Main Bath: Yes	Approx. Living Area Total: 1,260 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1986	Approx. Above Grade: 1,260 SqFt
# Units: 92	Approx. Below Grade:
Elevator:	Outdoor Space Avail: Yes - Common
Handicap Access/Features:	Garage: 1 Attached
Association: Yes Fee: \$411 Parking: 1 Assigned	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal, Clubhouse, Reserve Funds, Management Fee	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		-
Kitchen:	1		-
Main Bedroom:	2		-
Bedroom 2:	2		-
Bath 1:	1		Bathroom - Half
Bath 2:	2		-
Bath 3:	2		-
Laundry:	2		-

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Unfinished Basement**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Wood, Vinyl**
 Exterior Features: **Deck - Wood**
 Facing Direction: **Northeast**
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Lead Paint: **Unknown**
 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

You'll love the quiet wooded setting for this condo at Stone Ridge! This 2 bedroom 2.5 bath condo features a roomy eat-in kitchen with newer appliances and wood-look porcelain tile floor. Plenty of counter space! The living room features hardwood floors and fireplace. Half bath completes the first floor. Main bedroom has double closets in separate dressing area outside the attached full bath. Second bedroom is also a good size. Convenient 2nd floor laundry room! Roomy basement for storage. New roof in 2020! This complex features a salt water swimming pool, tennis courts, a pickleball court and play area for kids. Clubhouse can be booked for parties! Ideal Franklin location with easy access to 495 and the train, Franklin YMCA, great shopping and restaurants!

Tax Information

2022 Taxes: \$4,195.33 Assessment: **\$298,600**
 Pin #:

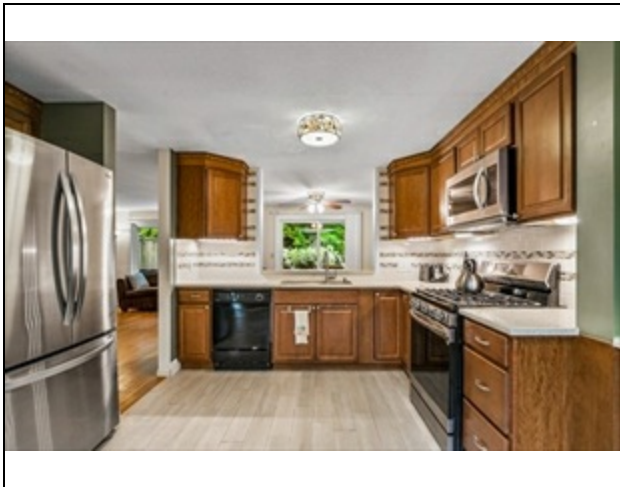
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 Map: Block: Lot: Book: **0** Page: **0**

Compensation

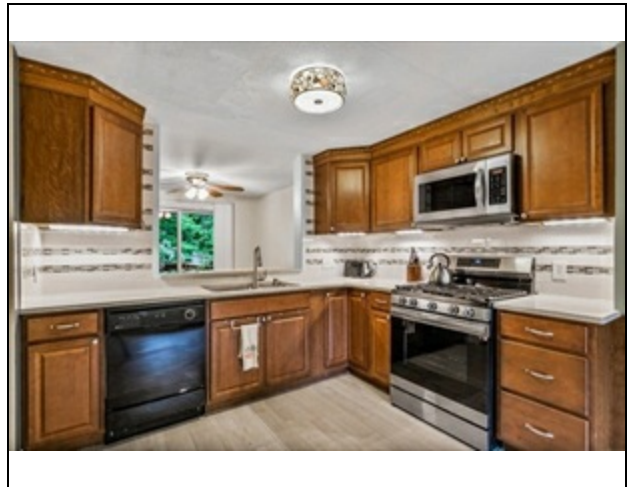
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 Compensation Based On: **Net Sale Price**

Market History for 138 Stone Ridge Rd. U:138, Franklin, MA 02038

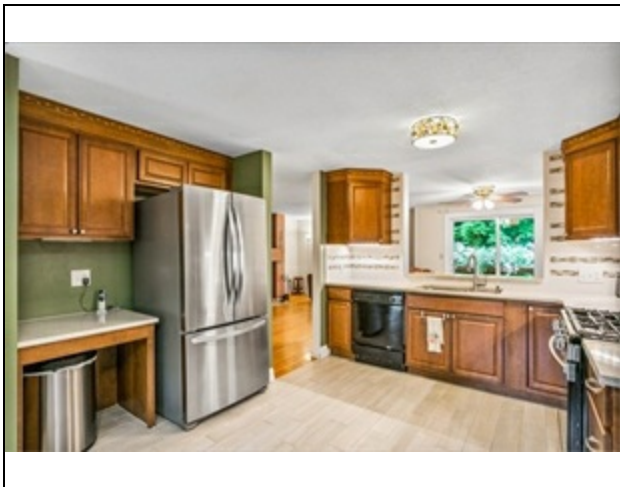
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CTG	6/10/2022	Status Changed to: Contingent	2		
UAG	6/17/2022	Status Changed to: Under Agreement	9		
SLD	7/25/2022	Status Changed to: Sold	9		
	7/25/2022	Sold for \$385,000	9	2	\$385,000
Market History for Office Id: AN6228			9	2	\$385,000
Market History for this property			9	2	\$385,000



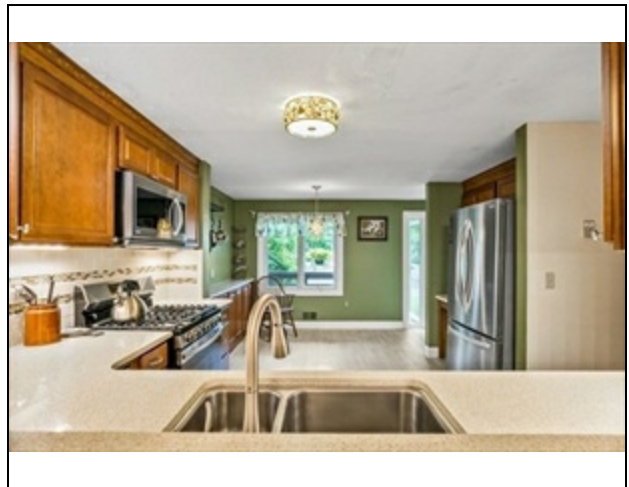
Kitchen



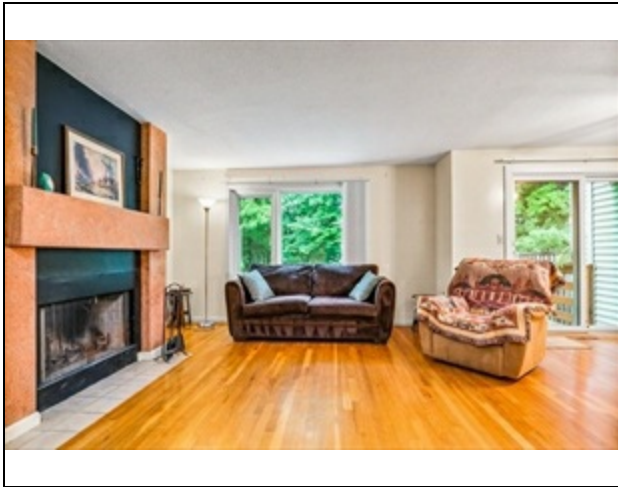
Kitchen



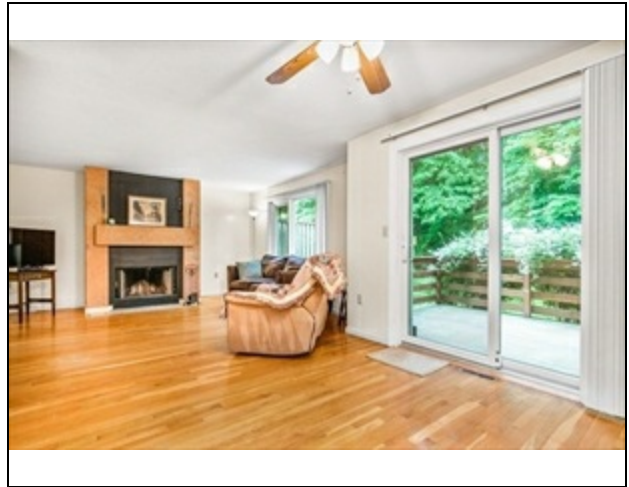
Kitchen



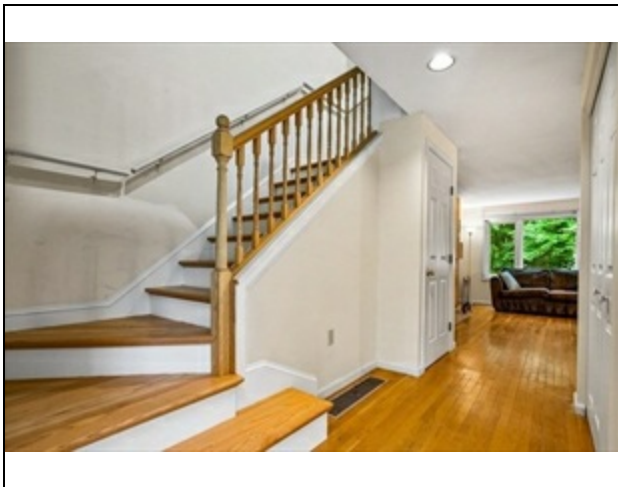
Kitchen



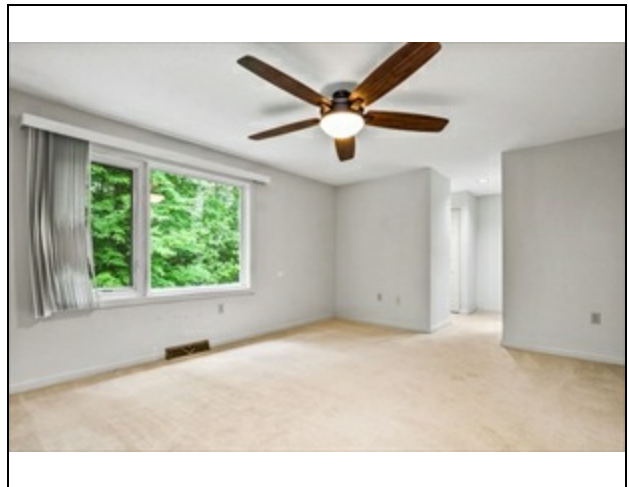
Living Room



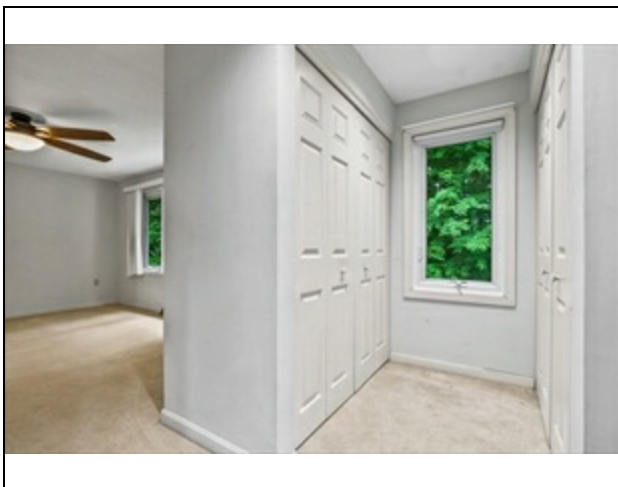
Living Room



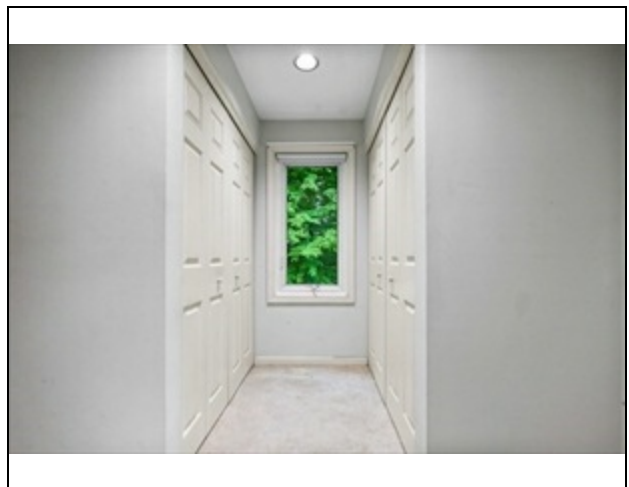
Entry Hall



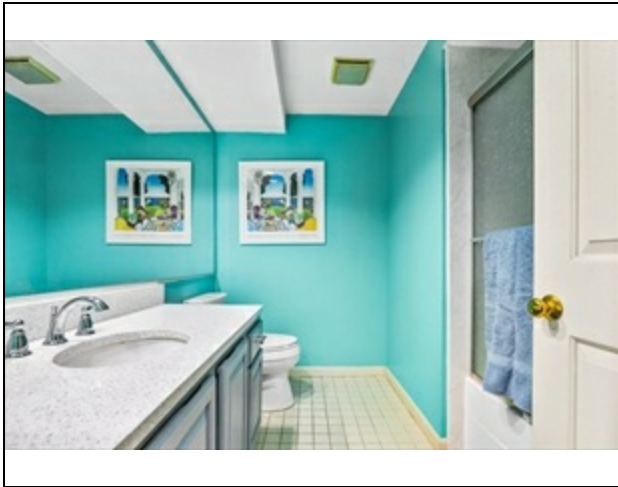
Bedroom



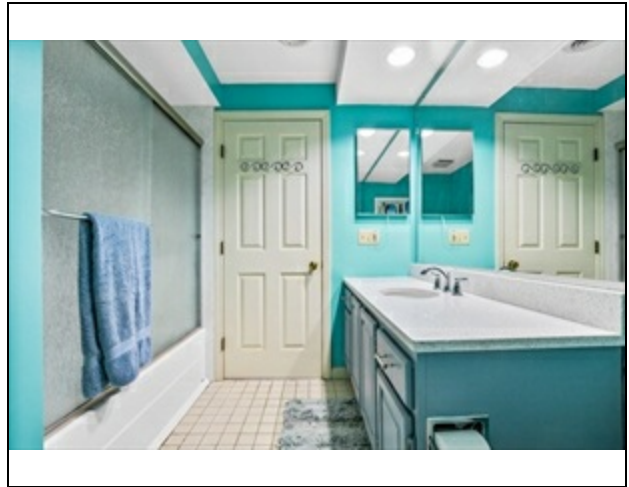
Bedroom



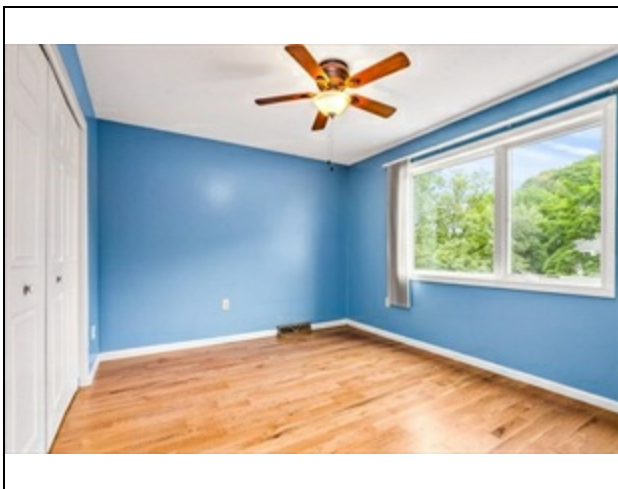
Bedroom



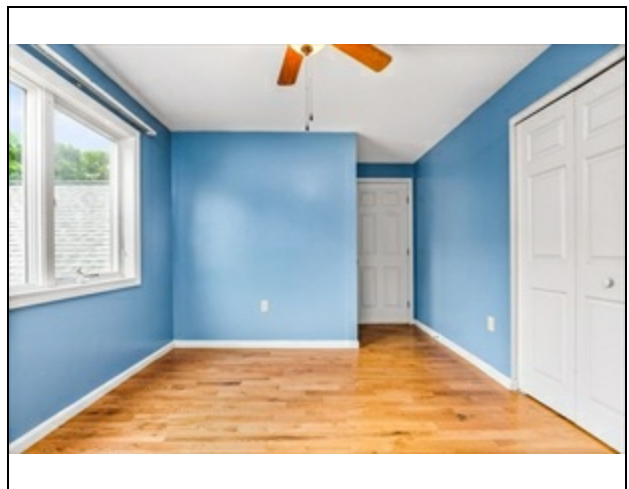
Bathroom - Full



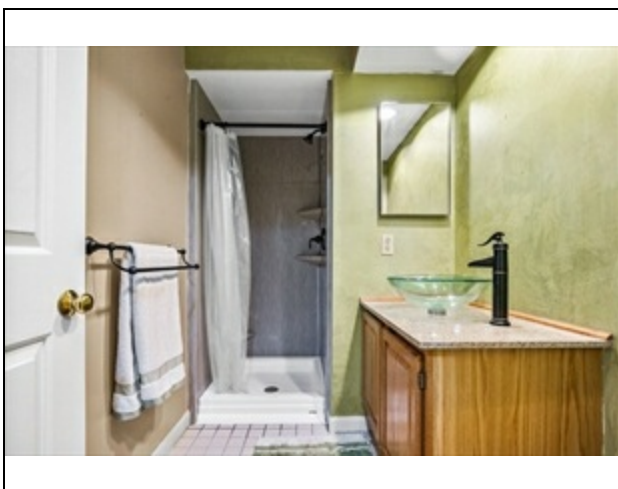
Bathroom - Full



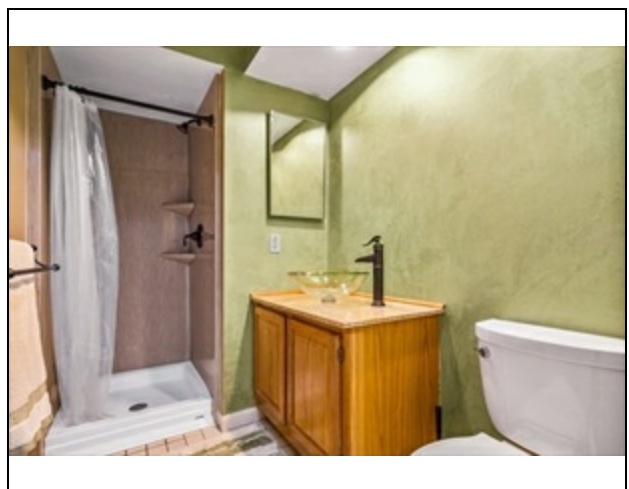
Bedroom 2



Bedroom 2



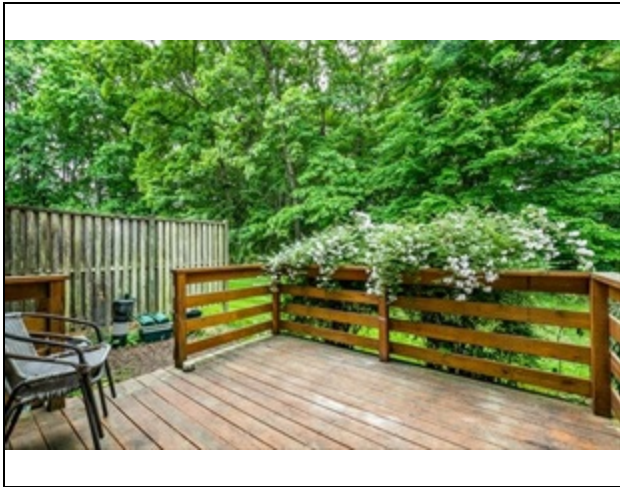
Bathroom - Full



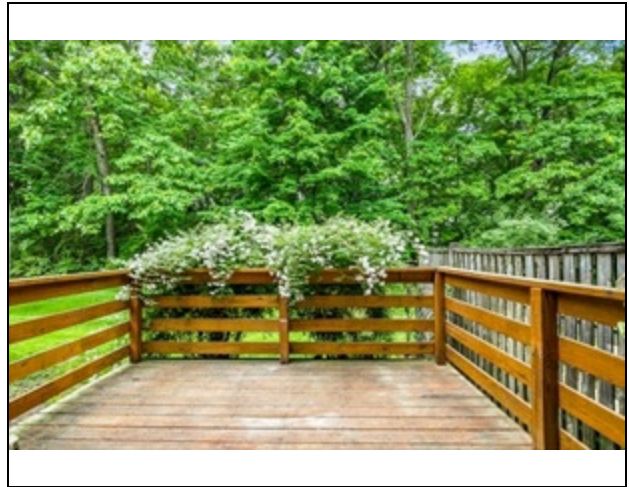
Bathroom - Full

MLS # 72993993 - Sold
138 Stone Ridge Rd. U:138, Franklin, MA 02038

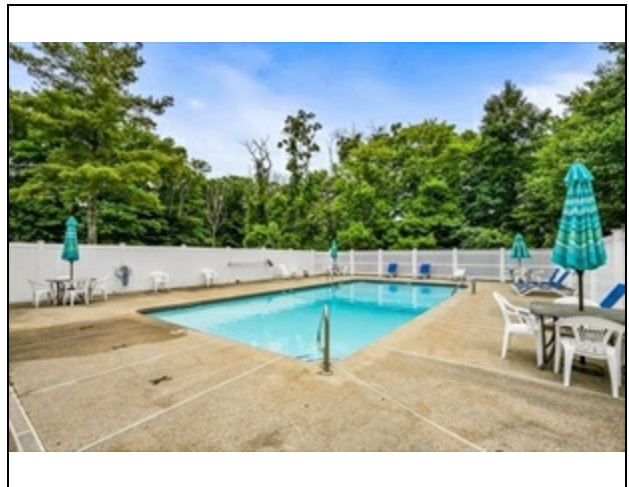
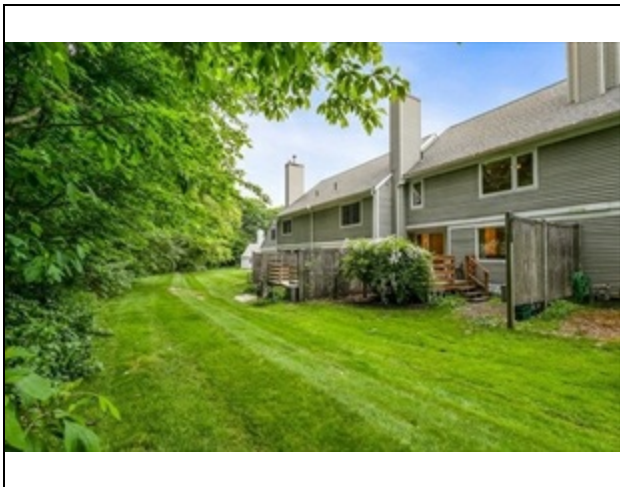
Condominium - Condo
Sale Price: \$385,000



Deck



Deck



Swimming Pool

111 Stone Ridge Rd - Unit 111
Franklin, MA 02038
Condo

MLS #: 72931475	Status: Sold
List Price: \$359,900	Sale Price: \$385,000
List Date: 1/5/2022	Sale Date: 2/28/2022
Area:	Off Market Date: 1/9/2022
List\$/Sq. Ft.: \$241.54	Sold \$/Sq. Ft. \$258.39
Days on Market (Total): 4	Days on Market (Office): 4

Property Features

Rooms: 6	Style: Townhouse, Other (See Remarks)
Bedrooms: 2	Type: Condo
Baths: 2f 0h	Unit Level: 1 Placement: Street, End
Main Bath: Yes	Approx. Living Area Total: 1,490 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: Unspecified
Year Built: 1986	Approx. Above Grade:
# Units: 71	Approx. Below Grade:
Elevator: No	Outdoor Space Avail: Yes - Private
Handicap Access/Features:	Garage: 1 Attached, Garage Door Opener
Association: Yes Fee: \$432	Parking: 1 Off-Street, Assigned, Guest, Paved Driveway

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



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Cable Hookup, Deck - Exterior, Exterior Access, Slider
Dining Room:	1		Flooring - Wall to Wall Carpet, Slider
Kitchen:	1		Ceiling Fan(s), Flooring - Hardwood
Main Bedroom:	1		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		Dryer Hookup - Electric, Washer Hookup
Loft:	2		Ceiling Fan(s), Flooring - Hardwood

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Unfinished Basement**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **Seller's personal possessions**
 Exterior: **Wood, Other (See Remarks)**
 Exterior Features: **Deck, Gutters**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Tank**
 Interior Features: **Cable Available, Internet Available - Broadband**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Living Area sourced via Public Record**
 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

Fantastic opportunity! Highly desirable Ranch Style, End Unit Townhome located in sought-after & well-managed Stone Ridge Condominium Complex | One of the larger models built with just under 1500 sqft of finished living space | Attached 1 car garage & an additional assigned space | Open concept LR/DR with Vaulted Ceilings, wood-burning fireplace & ceiling fan | Sliders access the private deck | Loads of natural light | Master has newly installed carpet along with 2 closets & adjoining Master Bath | Spacious 2nd Bedroom with ceiling fan | Upper level finished room w/hardwoods & ceiling fan offers tremendous flexibility | Kitchen is spacious & all appliances are included | Full unfinished basement awaits your plans for expansion | Furnaced replaced (2016) | Central AC replaced (2021) | Washer/Dryer included | Complex amenities: inground salt water pool, pickle ball court, basketball court & clubhouse | Conveniently located ~ Franklin YMCA, RT 495, Commuter Rail, Shopping all nearby

Tax Information

2021 Taxes: **\$4,265** Assessment: **\$291,100**
 Pin #: **M:276 L:016-038**

Cert: Zoning Code: **Res VI**
 Map: Block: Lot: Book: **C188** Page: **141**

Compensation

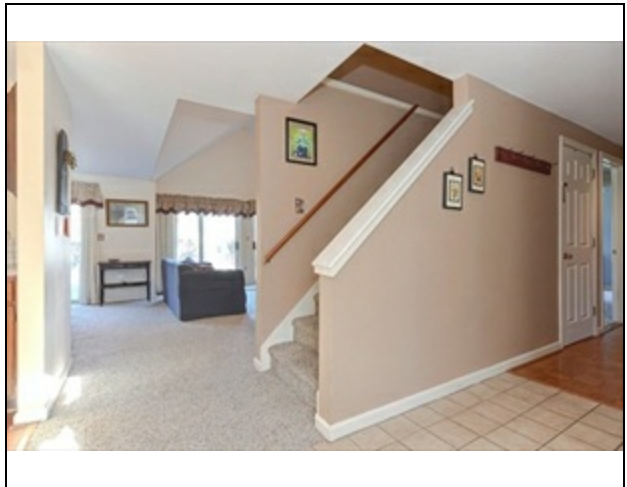
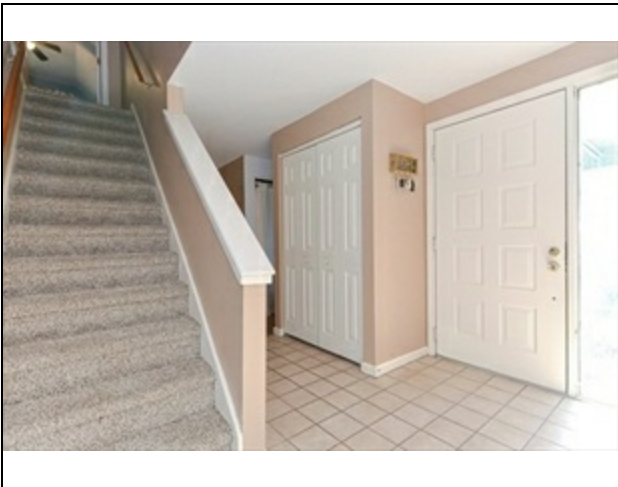
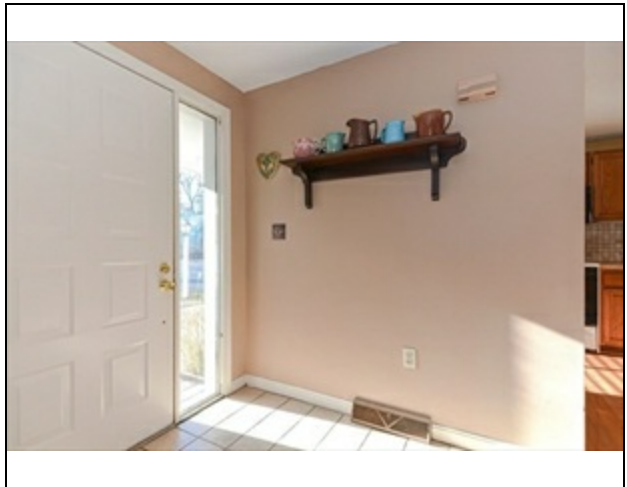
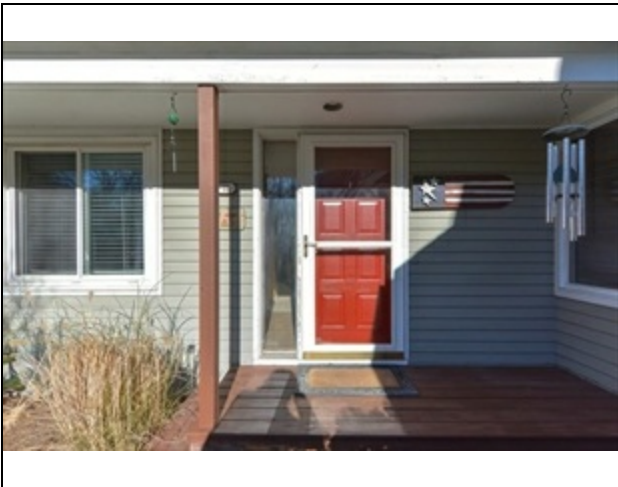
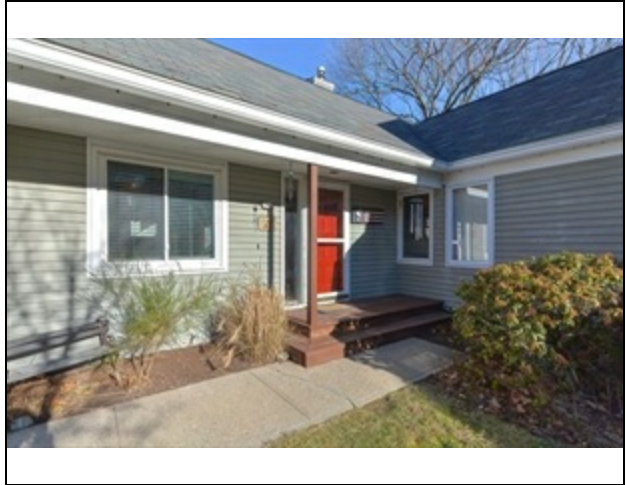
Sub-Agent: **Not Offered** Buyer Agent: **2.0** Facilitator: **1.0**
 Compensation Based On: **Gross/Full Sale Price**

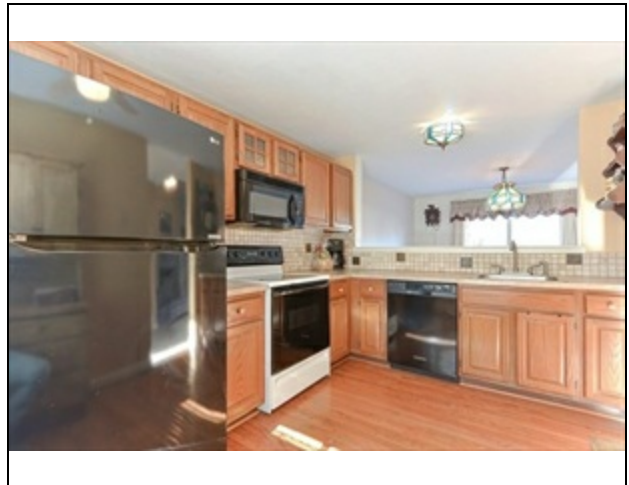
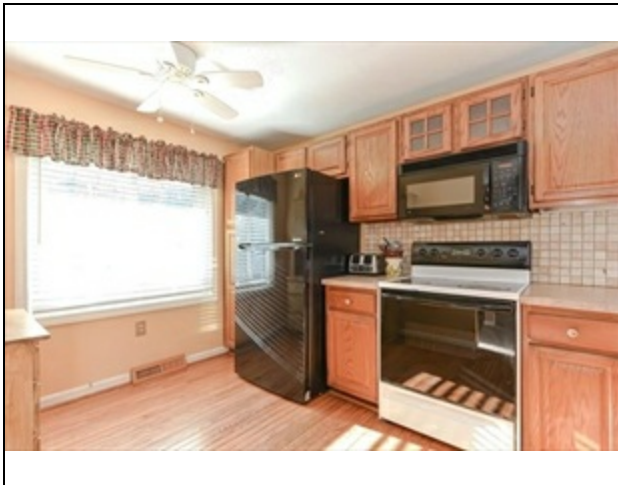
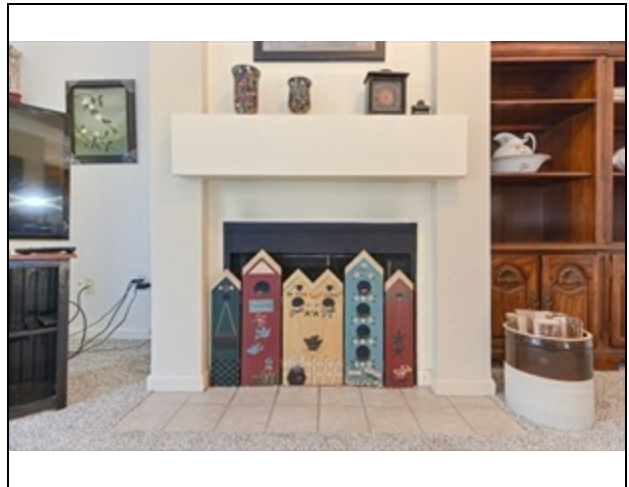
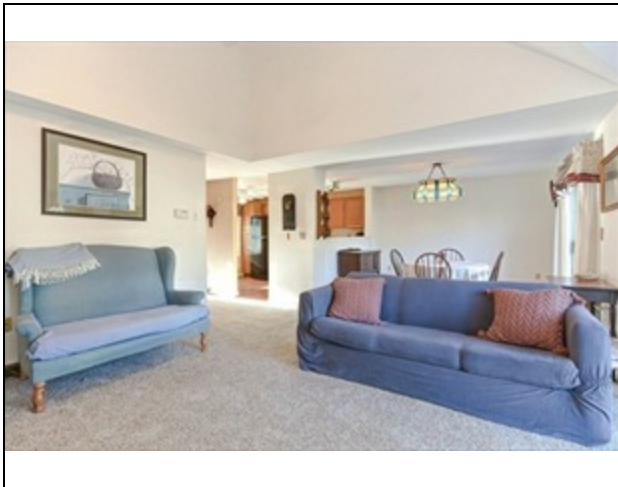
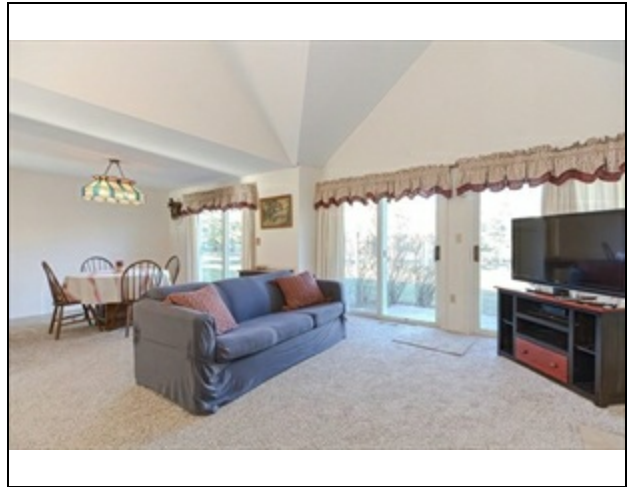
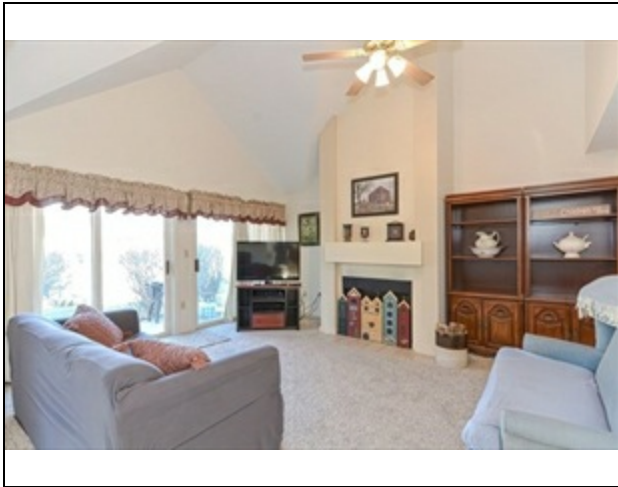
Market History for 111 Stone Ridge Rd U:111, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
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UAG	1/9/2022	Status Changed to: Under Agreement	4		
SLD	2/28/2022	Status Changed to: Sold	4		
	2/28/2022	Sold for \$385,000	4	4	\$385,000
Market History for Office Id: BB1175			4	4	\$385,000
Market History for this property			4	4	\$385,000

MLS # 72931475 - Sold
111 Stone Ridge Rd U:111, Franklin, MA 02038

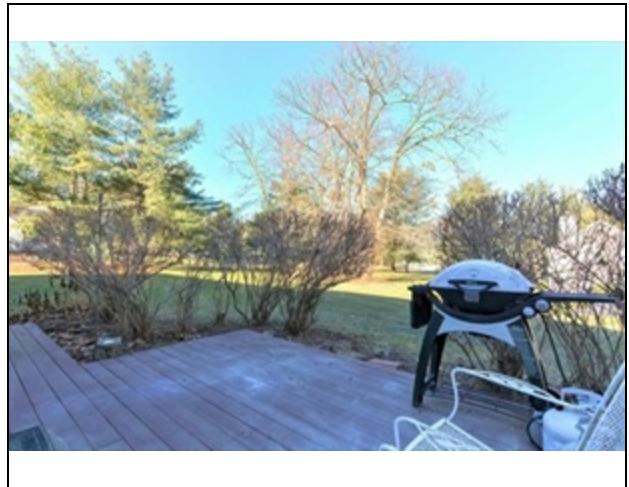
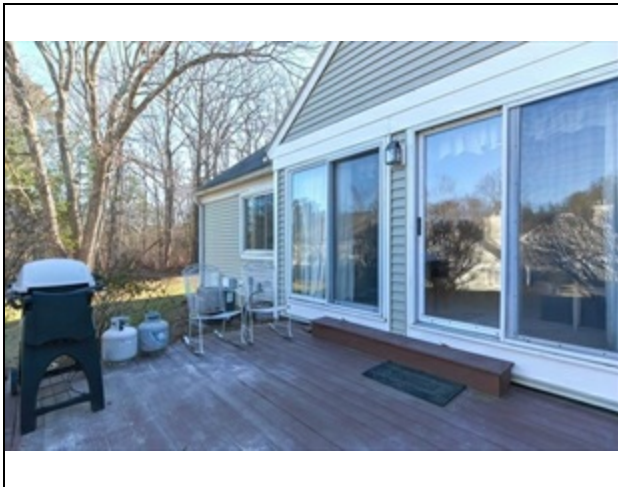
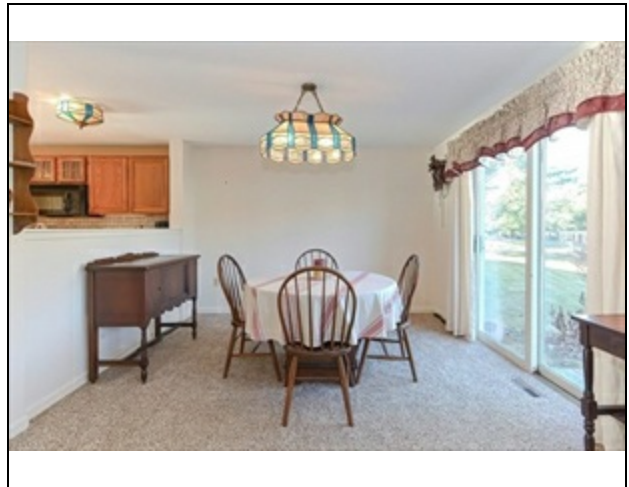
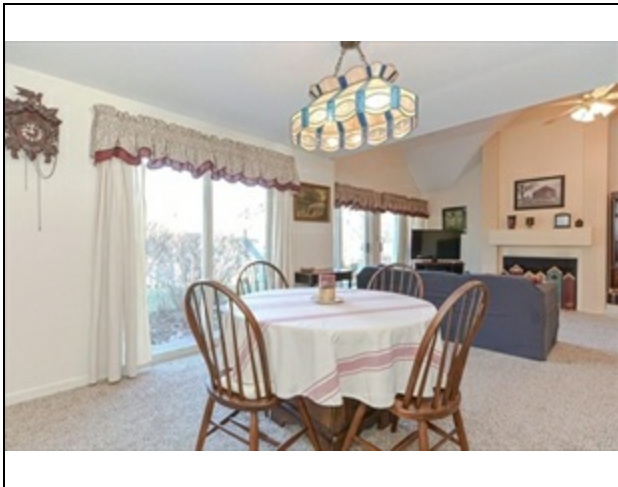
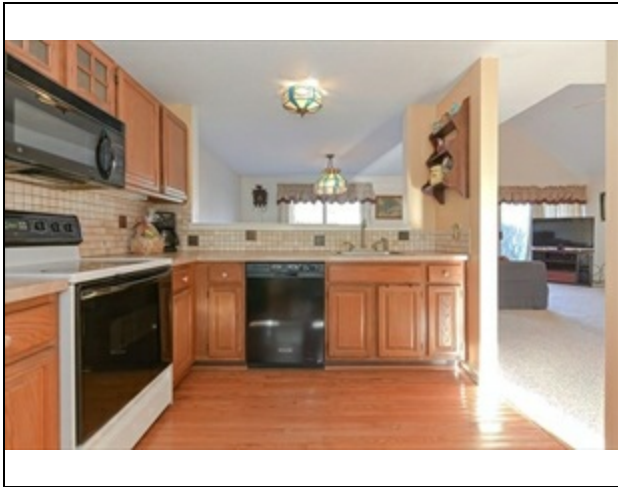
Condominium - Condo
Sale Price: \$385,000

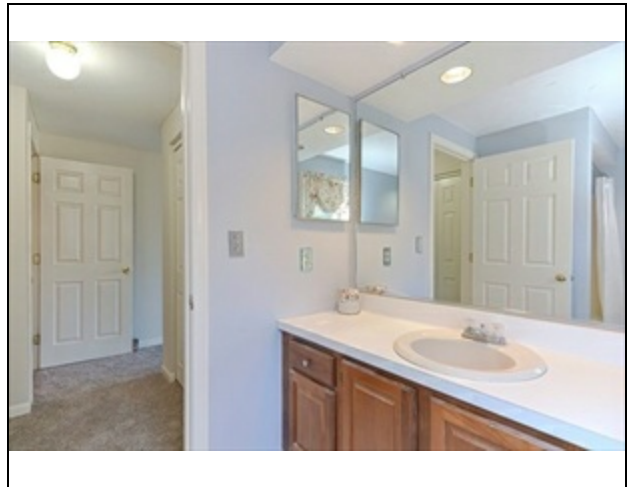
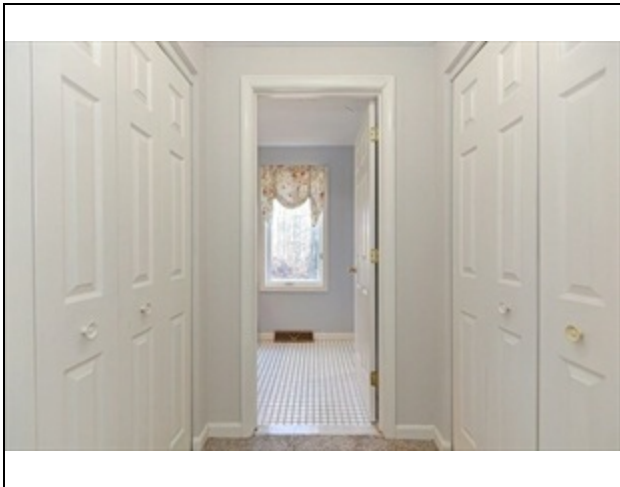
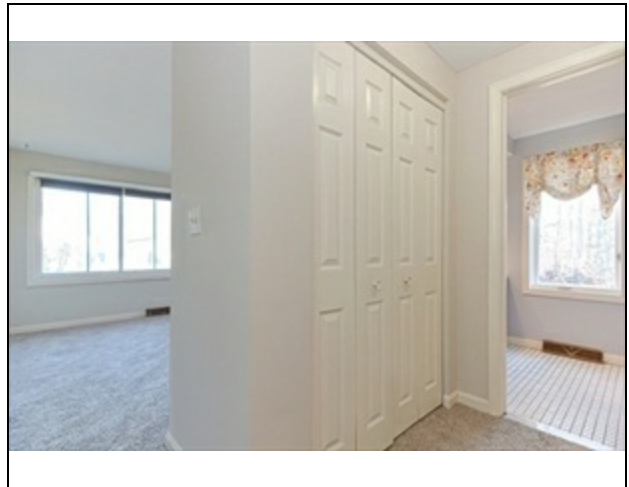
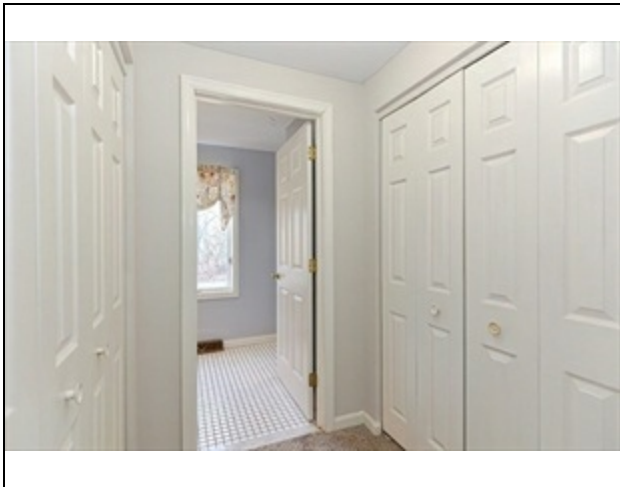
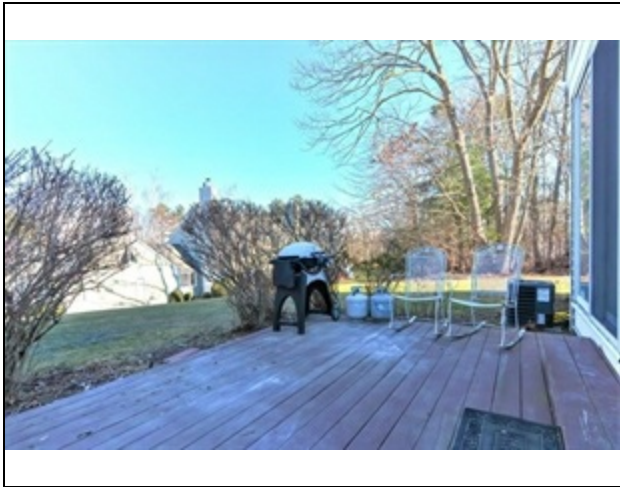


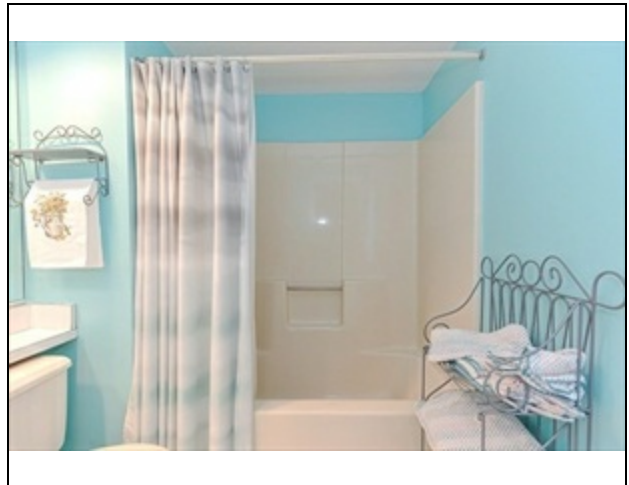
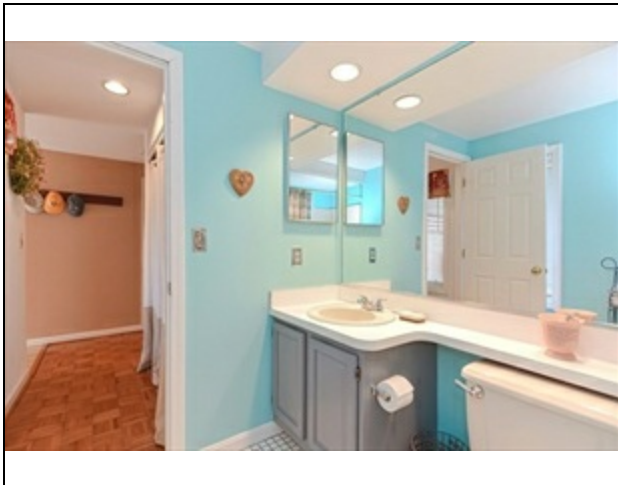
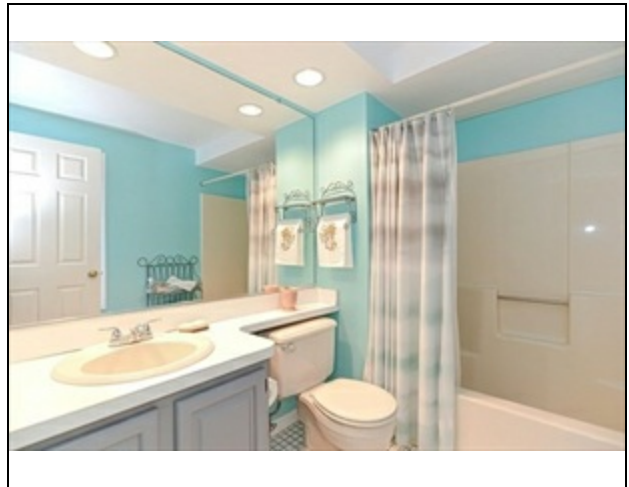
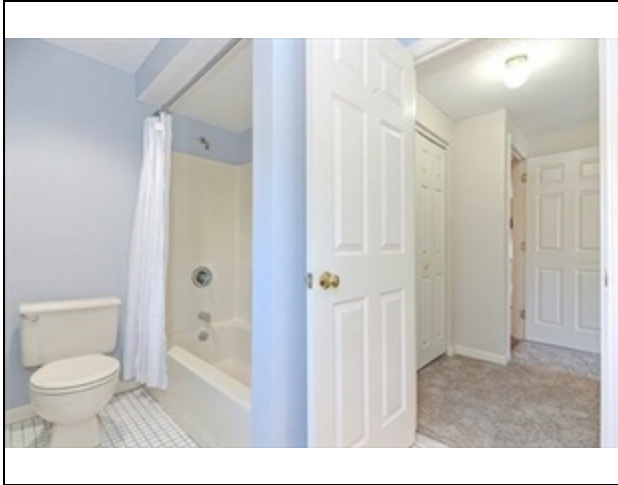


MLS # 72931475 - Sold
111 Stone Ridge Rd U:111, Franklin, MA 02038

Condominium - Condo
Sale Price: \$385,000

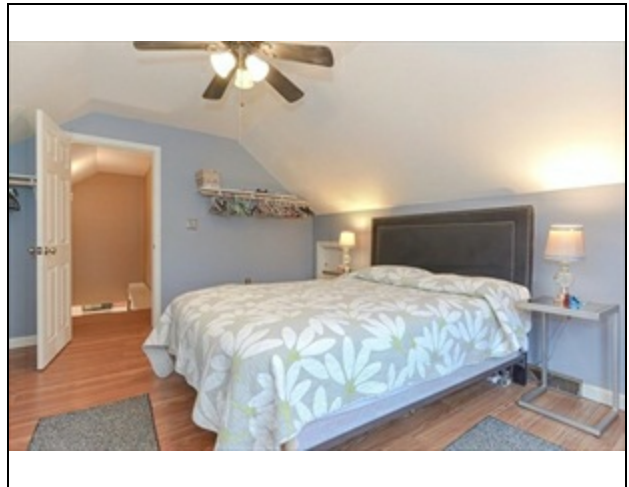
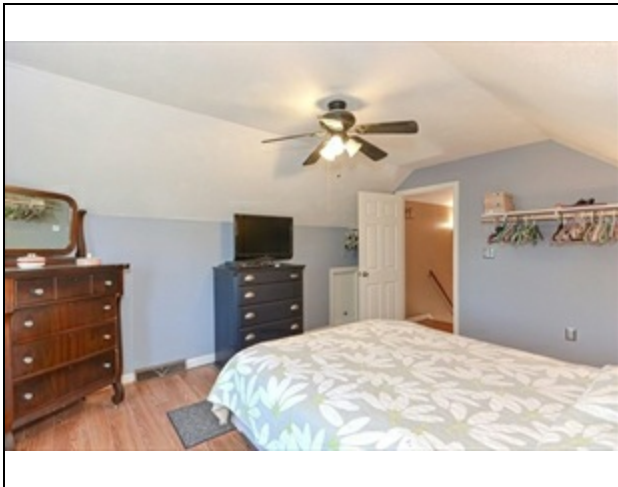
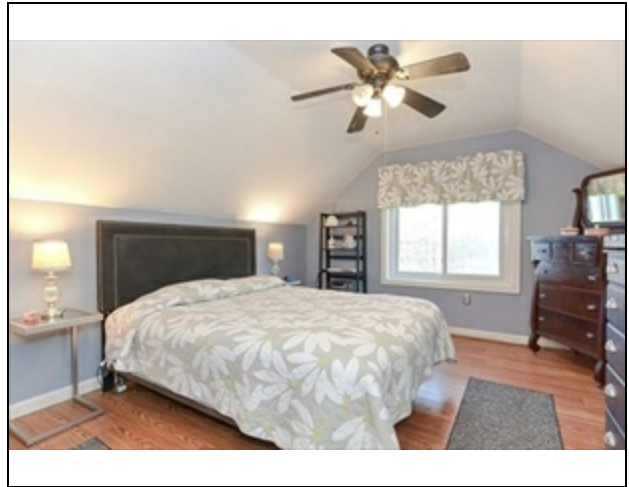
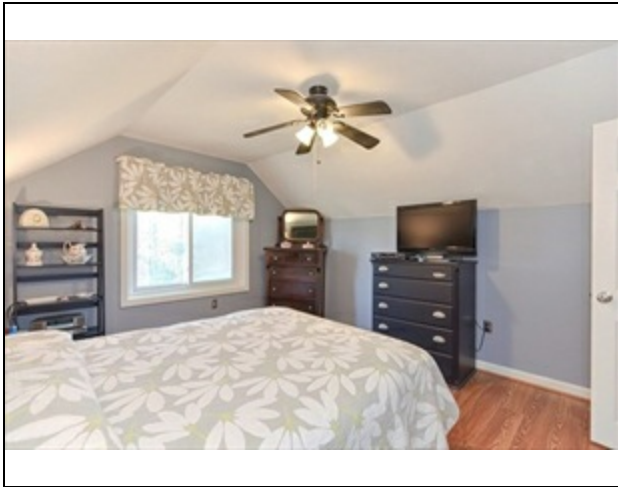






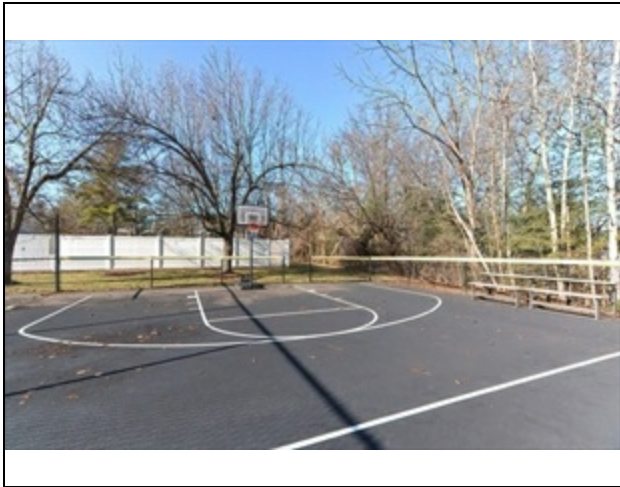
MLS # 72931475 - Sold
111 Stone Ridge Rd U:111, Franklin, MA 02038

Condominium - Condo
Sale Price: \$385,000



MLS # 72931475 - Sold
111 Stone Ridge Rd U:111, Franklin, MA 02038

Condominium - Condo
Sale Price: \$385,000



34 Stone Ridge Rd - Unit 34
Franklin, MA 02038
Condo

MLS #: 72971300	Status: Sold
List Price: \$375,000	Sale Price: \$400,000
List Date: 4/25/2022	Sale Date: 6/28/2022
Area:	Off Market Date: 5/2/2022
List\$/Sq. Ft.: \$251.68	Sold \$/Sq. Ft. \$268.46
Days on Market (Total): 7	Days on Market (Office): 7

Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 0h	Unit Level: 1 Placement: Ground
Main Bath: Yes	Approx. Living Area Total: 1,490 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1986	Approx. Above Grade: 1,490 SqFt
# Units: 92	Approx. Below Grade:
Elevator: No	Outdoor Space Avail: Yes - Common
Handicap Access/Features: No	Garage: 1 Detached
Association: Yes Fee: \$422	Parking: 1 Off-Street, Deeded, Guest, Paved Driveway

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



Exterior - Front

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Vaulted, Flooring - Wall to Wall Carpet, Deck - Exterior, Exterior Access, Slider
Dining Room:	1		Flooring - Wall to Wall Carpet, Deck - Exterior, Slider
Kitchen:	1		Flooring - Vinyl, Gas Stove
Main Bedroom:	1		Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		-
Loft:	2		Flooring - Wall to Wall Carpet

Features & Other Information

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

Basement: **Yes Full, Interior Access, Unfinished Basement**

Cooling: **Central Air**

Exclusions:

Exterior: **Wood, Vinyl**

Exterior Features: **Deck - Wood**

Facing Direction:

Heating: **Forced Air, Gas**

Hot Water: **Natural Gas**

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

Enjoy one-level living at this spacious ranch townhouse at Stone Ridge! Tile entry leads past fully-applianced kitchen to a dramatic 16.5 ft X 16 ft combination living/dining room. This impressive open space features soaring cathedral ceiling, fireplace and triple-door sliders to expansive deck. Two bedrooms on main living level. Master has en suite bath and double closets. 1st floor laundry adjoins 2nd full bath. Upstairs is a handy finished loft; great as a den, exercise area or home office. Vinyl replacement windows, paddle fans in most rooms. Full basement offers valuable storage and future finishing potential. Stone Ridge is a pet-friendly association with no age restrictions. Wonderful location only 0.5 mi to the Hockomock YMCA and the Franklin State Forest with miles of walking and biking trails, 0.6 mi to I-495, 0.9 mi to BJ's Wholesale, 1 mi to the Franklin Village Shopping Center and 1.2 mi to the Forge Park commuter rail station with service to South Station!

Tax Information

2022 Taxes: \$3,986 Assessment: **\$283,700**

Pin #: **M:276 L:017-060**

Cert: **822851** Zoning Code: **res**

Map: Block: Lot: Book: **0** Page: **0**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5** Facilitator: **2.5**

Compensation Based On: **Net Sale Price**

Market History for 34 Stone Ridge Rd U:34, Franklin, MA 02038

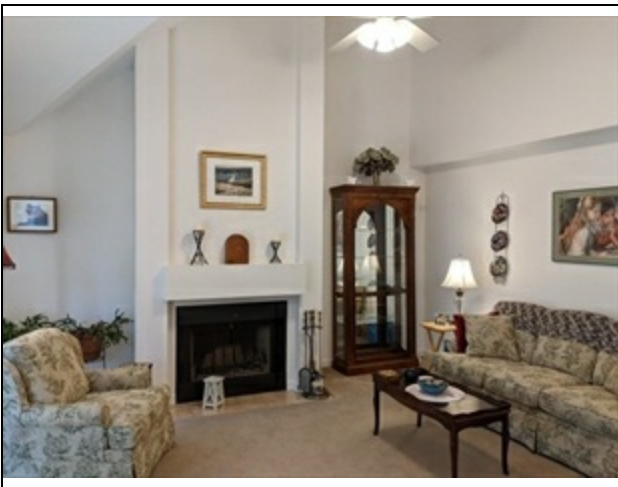
MLS #	Date		DOM	DTO	Price
72971300	4/25/2022	Listed for \$375,000			\$375,000
UAG	5/2/2022	Status Changed to: Under Agreement	7		
SLD	6/28/2022	Status Changed to: Sold	7		
	6/28/2022	Sold for \$400,000	7	7	\$400,000
Market History for Office Id: AN4875			7	7	\$400,000
Market History for this property			7	7	\$400,000



Exterior - Front



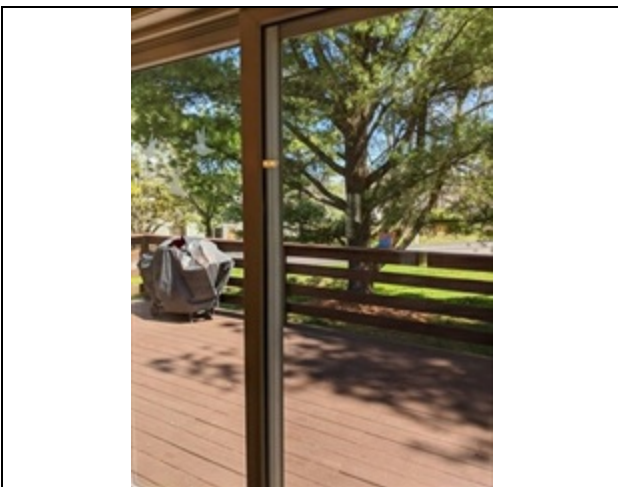
Living Room



Live-In Help Quarters



Living Room



Deck



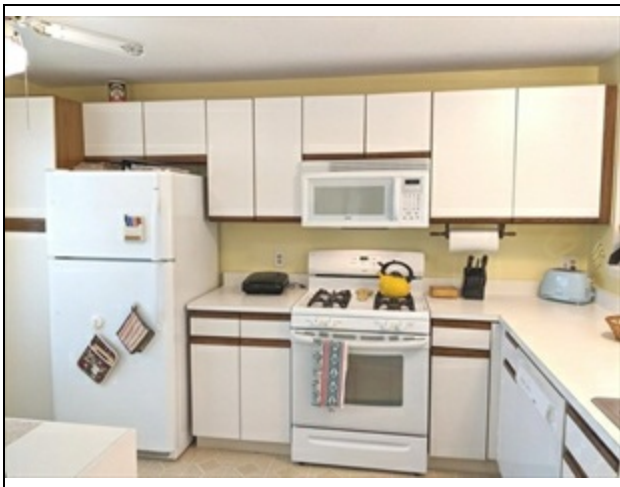
Deck



Deck



Deck



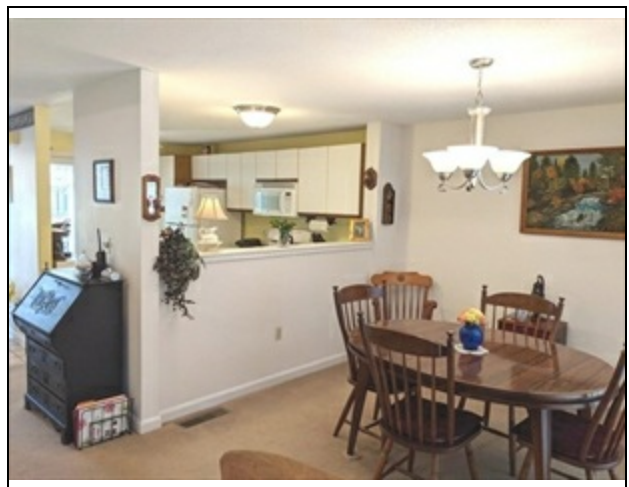
Kitchen



Kitchen



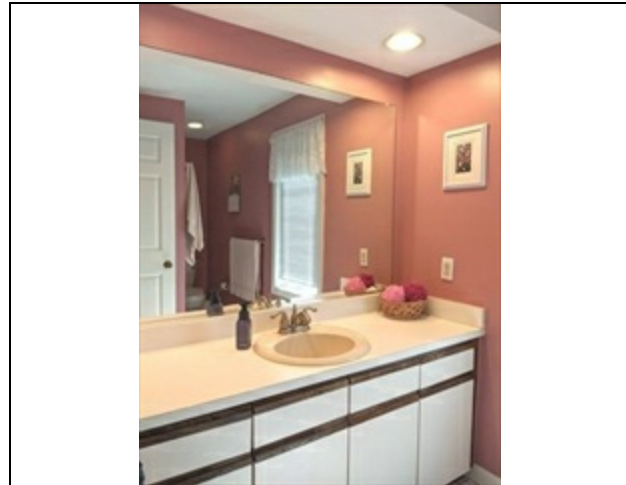
Kitchen



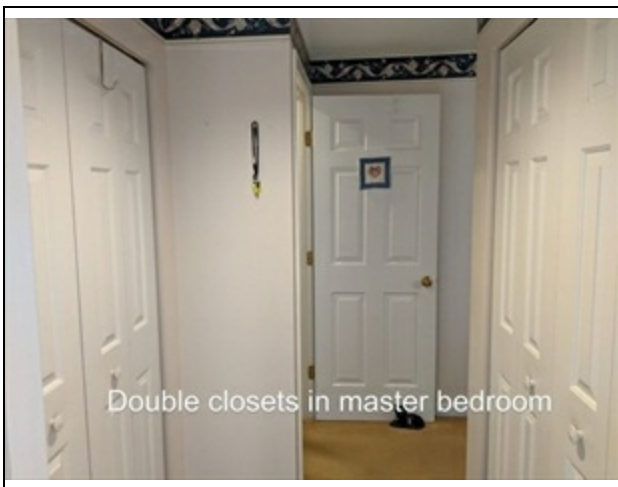
Dining Room



Bedroom - Main



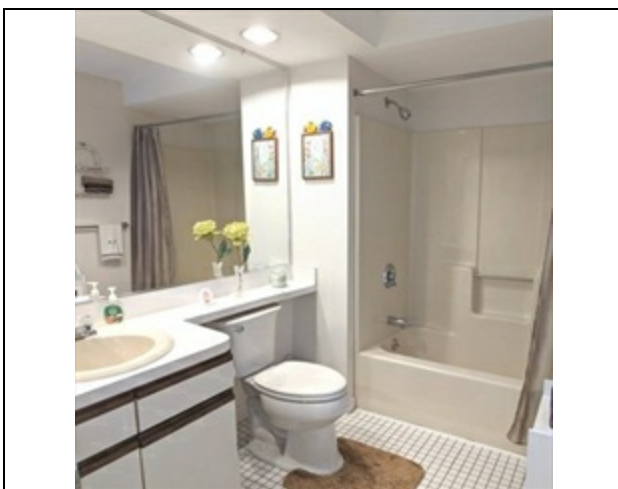
Bathroom - Main



Bedroom - Main



Bedroom 2



Bathroom 2



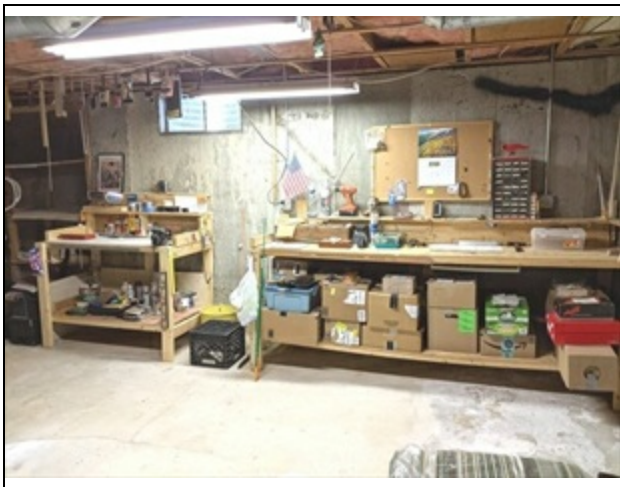
Loft



Basement



Basement



Basement



Exterior - Back

119 Stone Ridge Rd - Unit 119
Franklin, MA 02038
Condo

MLS #: 72909922	Status: Sold
List Price: \$359,900	Sale Price: \$405,000
List Date: 10/27/2021	Sale Date: 1/19/2022
Area:	Off Market Date: 11/15/2021
List\$/Sq. Ft.: \$272.24	Sold \$/Sq. Ft. \$306.35
Days on Market (Total): 20	Days on Market (Office): 20

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 0h	Unit Level: 1 Placement: End
Main Bath: Yes	Approx. Living Area Total: 1,322 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: Unspecified
Year Built: 1986	Approx. Above Grade:
# Units: 163	Approx. Below Grade:
Elevator: No	Outdoor Space Avail: Yes - Common
Handicap Access/Features:	Garage: 1 Detached
Association: Yes Fee: \$379	Parking: 1 Off-Street, Deeded

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



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling Fan(s), Ceiling - Vaulted, Flooring - Hardwood, French Doors, Open Floor Plan
Dining Room:	1		Flooring - Hardwood, Open Floor Plan
Kitchen:	1		Flooring - Vinyl, Countertops - Stone/Granite/Solid, Cabinets - Upgraded
Main Bedroom:	1		Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bonus Room:	2		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Unfinished Basement**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Patio**
 Facing Direction:
 Heating: **Forced Air, Gas, Electric**
 Hot Water: **Natural Gas**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 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

Welcome Home! Sought after Stone Ridge Ranch Style Townhome located in a highly desirable complex. Enjoy the Open Floor Plan that Lends itself to Today's Care Free Lifestyle. Updated Custom Kitchen with Quartz Countertops and S/S Steel Appliances. Dining Area with Build In Book Cases, Formal Living or Den with Wood Burning Fireplace and Vaulted Ceilings. Hardwood in Formal Rooms with Liv Rm French Doors leading to exterior Patio. First Floor Master with Master Bath and Second Bedroom located on the First Floor. An added feature is a bonus spare room on the second level to fit your needs for an office or library. Private treed Patio! One car Garage is detached but next to the unit for easy access to the home. Plus Washer and Dryer are included! Full Unfinished Basement! In ground pool, tennis courts, and a clubhouse complete the complex. Close to Major Highways and Train to Boston! Open House Sunday, October 31st 12 to 2 PM! Come See!

Tax Information

2021 Taxes: \$4,004 Assessment: \$273,300
 Pin #: **M:276 L:017-029**

Cert: **C184-336** Zoning Code: **Res Condo**
 Map: Block: Lot: Book: **0** Page: **0**

Compensation

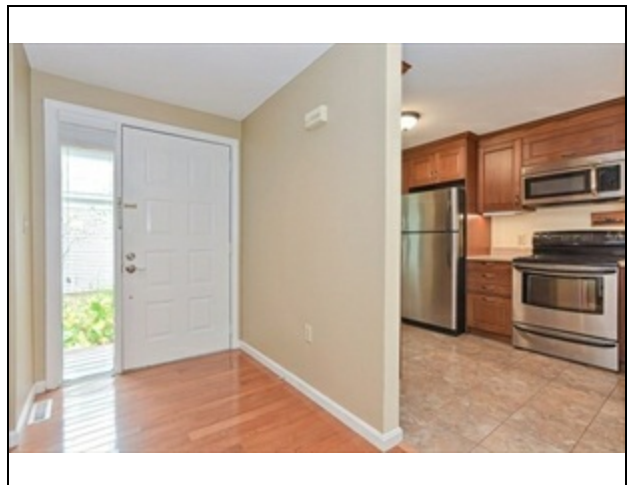
Sub-Agent: Not Offered	Buyer Agent: 2.5	Facilitator: 1
Compensation Based On: Net Sale Price		

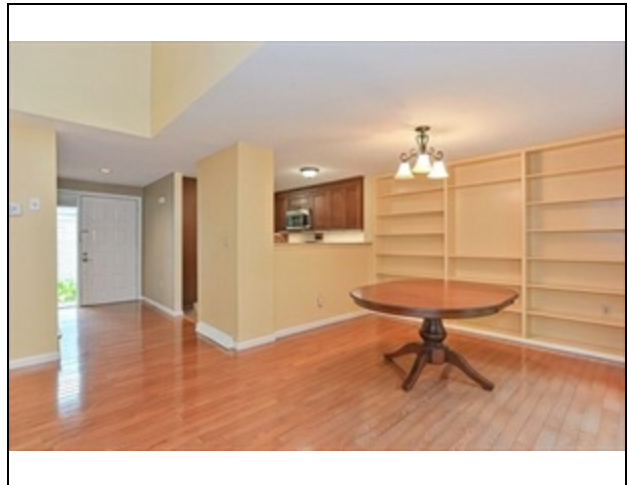
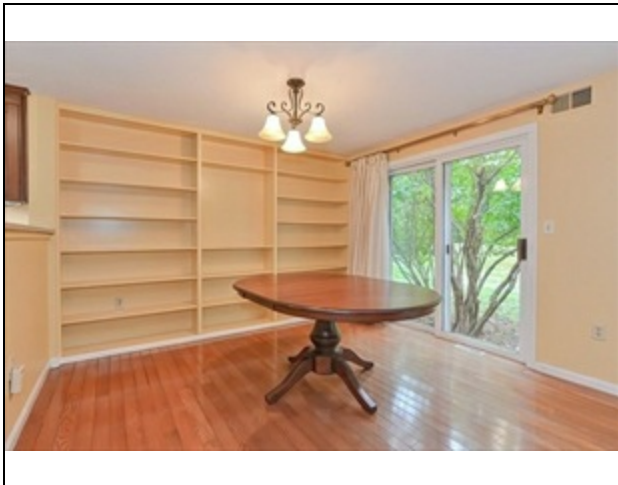
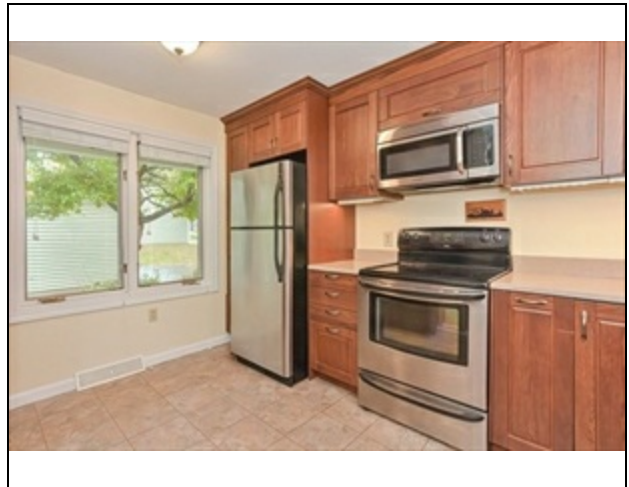
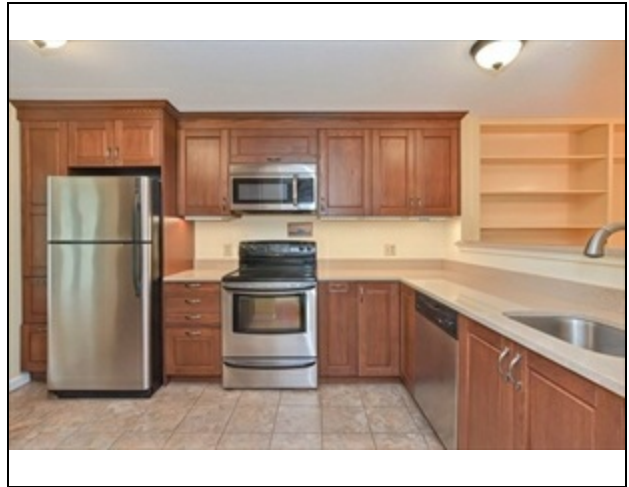
Market History for 119 Stone Ridge Rd U:119, Franklin, MA 02038

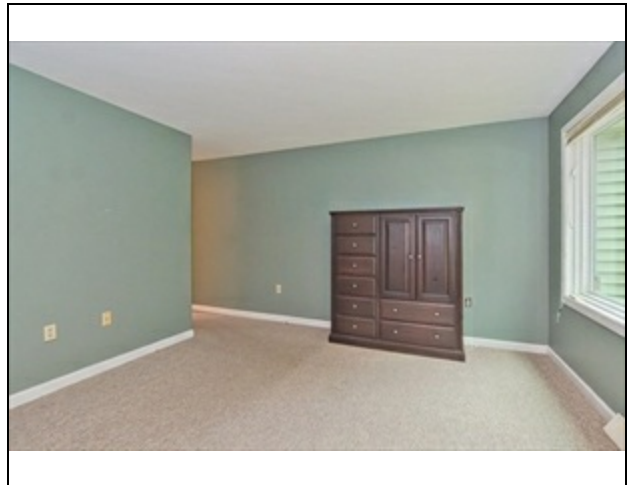
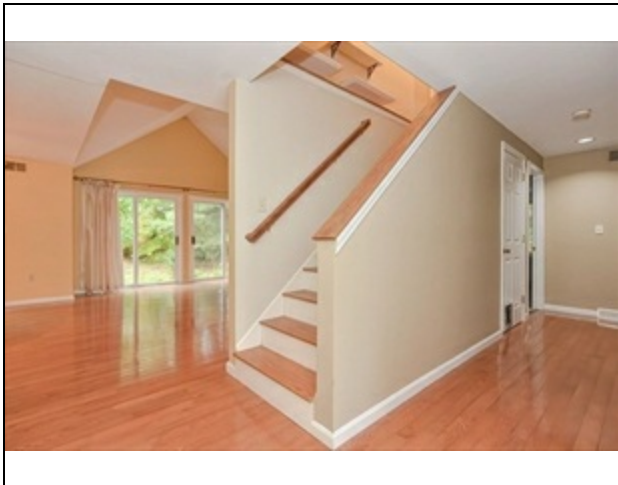
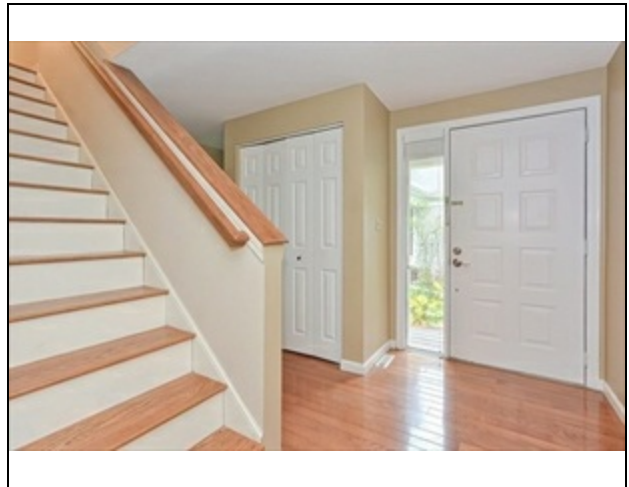
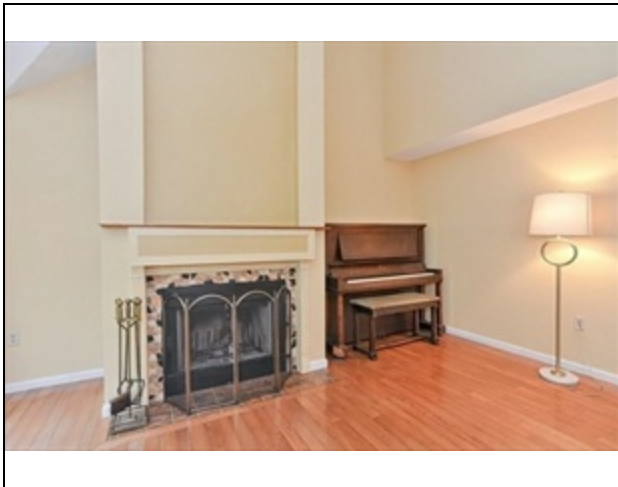
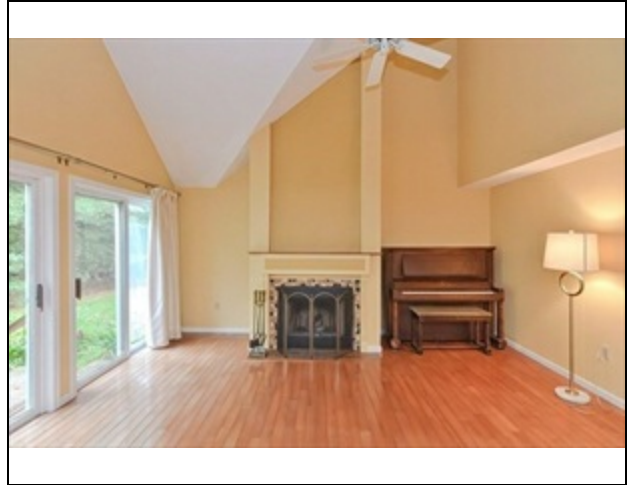
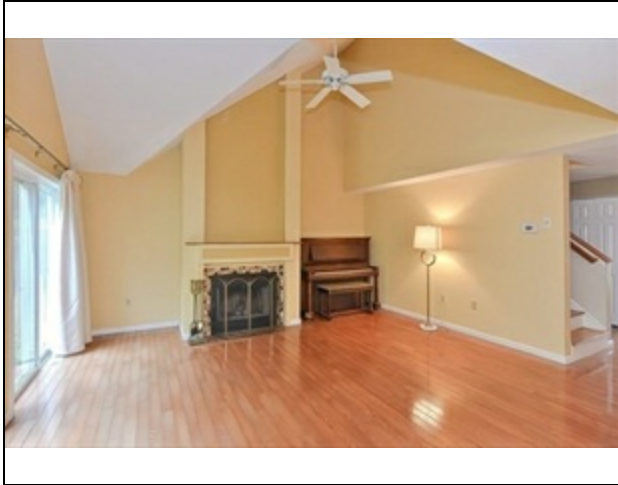
MLS #	Date		DOM	DTO	Price
72909922	10/18/2021	Listed as Coming Soon for \$359,900			\$359,900
NEW	10/27/2021	Status Changed to: New	0		
CTG	11/2/2021	Status Changed to: Contingent	6		
UAG	11/16/2021	Status Changed to: Under Agreement	20		
SLD	1/19/2022	Status Changed to: Sold	20		
	1/19/2022	Sold for \$405,000	20	5	\$405,000
Market History for Office Id: AN7063			20	5	\$405,000
Market History for this property			20	5	\$405,000

MLS # 72909922 - Sold
119 Stone Ridge Rd U:119, Franklin, MA 02038

Condominium - Condo
Sale Price: \$405,000

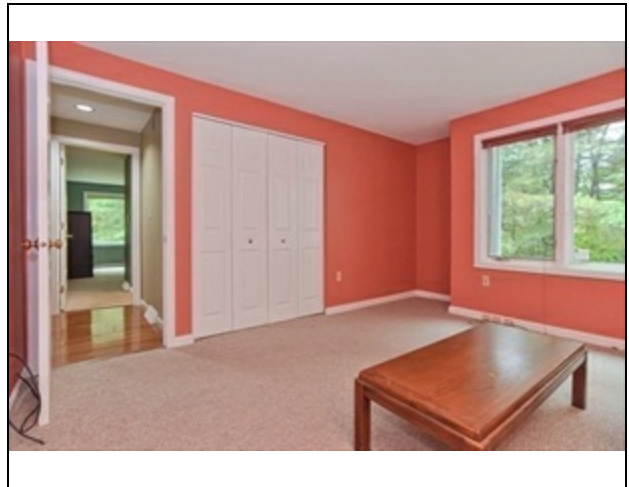
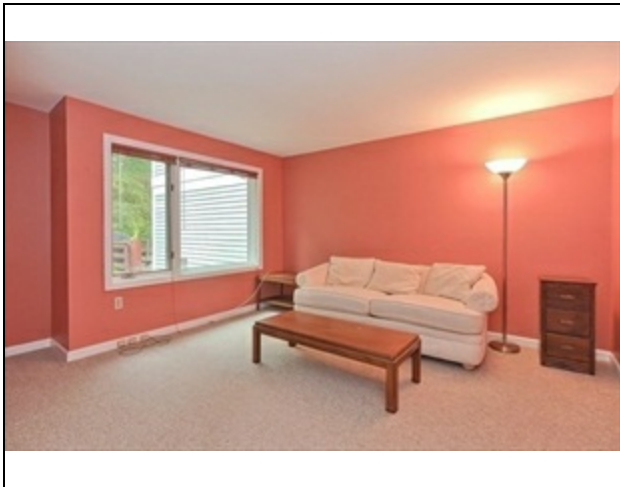
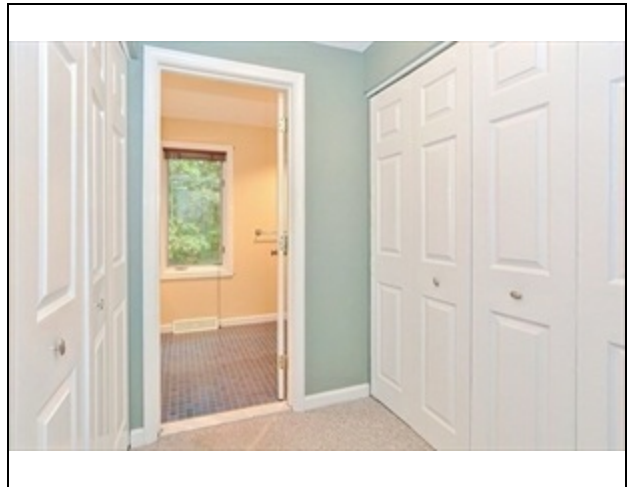
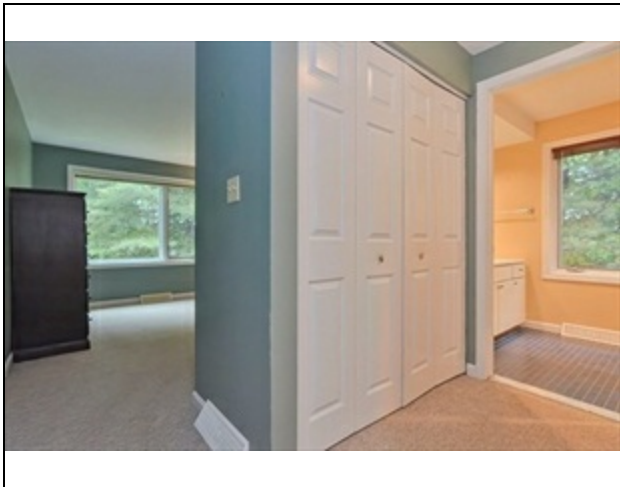
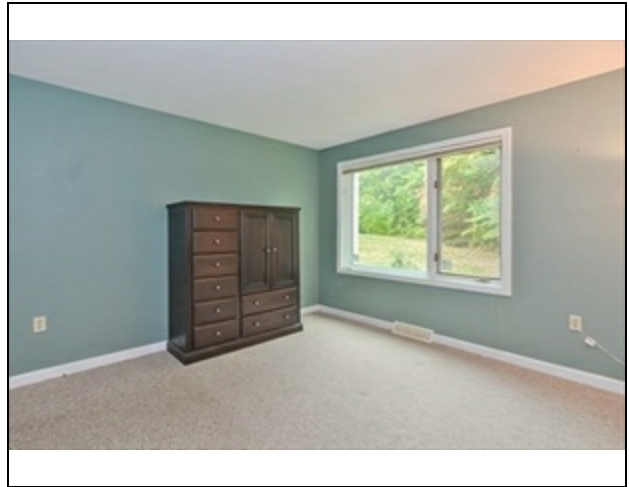






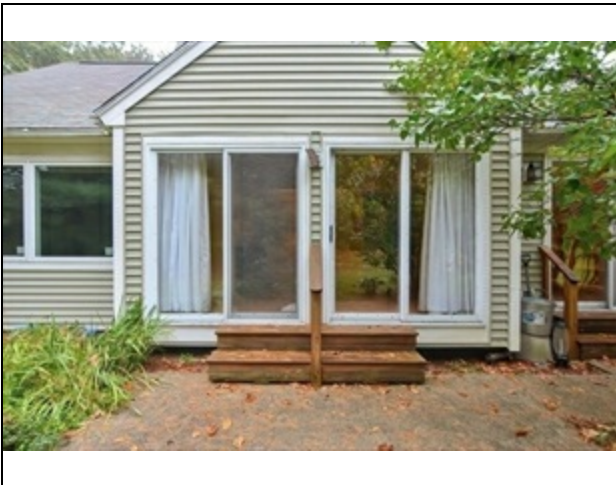
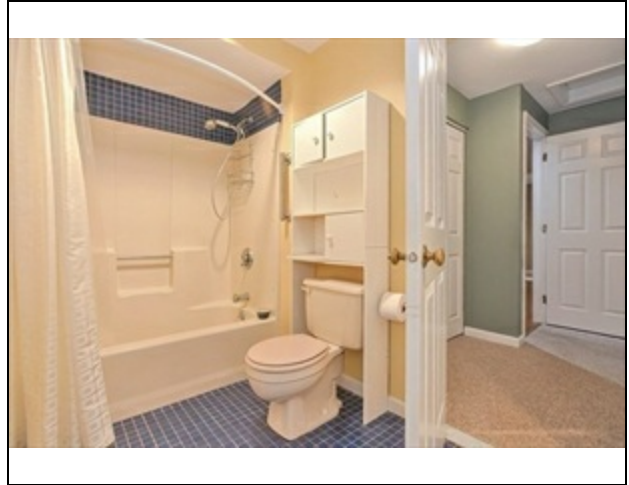
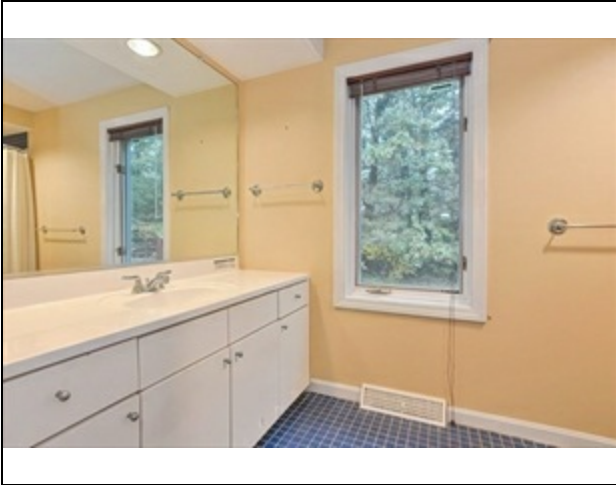
MLS # 72909922 - Sold
119 Stone Ridge Rd U:119, Franklin, MA 02038

Condominium - Condo
Sale Price: \$405,000



MLS # 72909922 - Sold
119 Stone Ridge Rd U:119, Franklin, MA 02038

Condominium - Condo
Sale Price: \$405,000



MLS # 72909922 - Sold
119 Stone Ridge Rd U:119, Franklin, MA 02038

Condominium - Condo
Sale Price: \$405,000



71 Stone Ridge Rd - Unit 71
Franklin, MA 02038
Condo

MLS #: 72940184	Status: Sold
List Price: \$379,900	Sale Price: \$435,000
List Date: 2/7/2022	Sale Date: 4/14/2022
Area:	Off Market Date: 2/25/2022
List\$/Sq. Ft.: \$196.13	Sold \$/Sq. Ft. \$224.57
Days on Market (Total): 19	Days on Market (Office): 19

Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement:
Main Bath: Yes	Approx. Living Area Total: 1,937 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: Unspecified
Year Built: 1986	Approx. Above Grade:
# Units: 163	Approx. Below Grade:
Elevator:	Outdoor Space Avail: Yes - Private
Handicap Access/Features:	Garage: 1 Attached
Association: Yes Fee:	Parking: 1
\$411	

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



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile
Main Bedroom:	2		Bathroom - Full, Closet, Flooring - Hardwood
Bedroom 2:	2		Flooring - Hardwood
Laundry:	2		-

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Finished**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck, Deck - Wood**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Total living space includes finished 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

Welcome to 71 Stone Ridge Rd Unit-71 Franklin! This 2 bedroom, 2.5 bath spacious townhome features 3 levels of living space. First floor features a nice size living room/dining room over looking the cozy gas fireplace with nice hardwood floors. The slider off the dining room leads to great size deck. Kitchen features butcher block counter tops with stainless steel appliances and half bath complete the first floor. The 2nd floor features a nice size master bedroom with a beautiful master bath, closet space and nice size second bedroom that can also be used as a great office. This townhouse also features a huge finished basement that can be used as family room or exercise room. Also, 1 car garage parking and an additional outdoor parking spot. Enjoy the nice amenities in the Summer with the pool, clubhouse and tennis court that are all part of the complex. Fantastic location just minutes to RT495, shops, restaurants and the commuter train.

Tax Information

2021 Taxes: \$4,005 Assessment: \$273,400
 Pin #: **M:276 L:017-046**

Cert: **000001446725** Zoning Code: **0**
 Map: Block: Lot: Book: **0** Page: **0**

Compensation

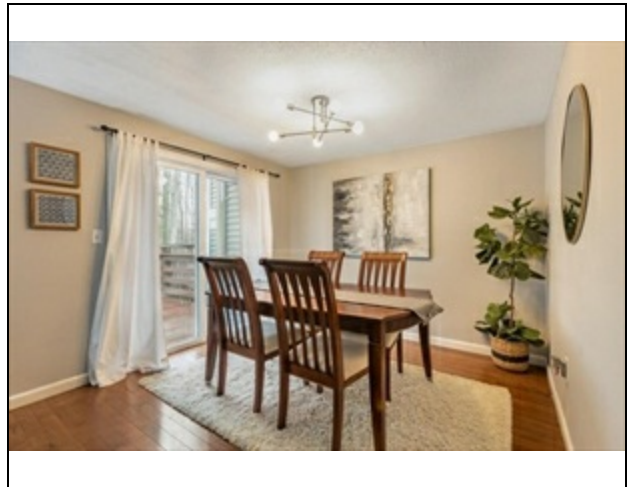
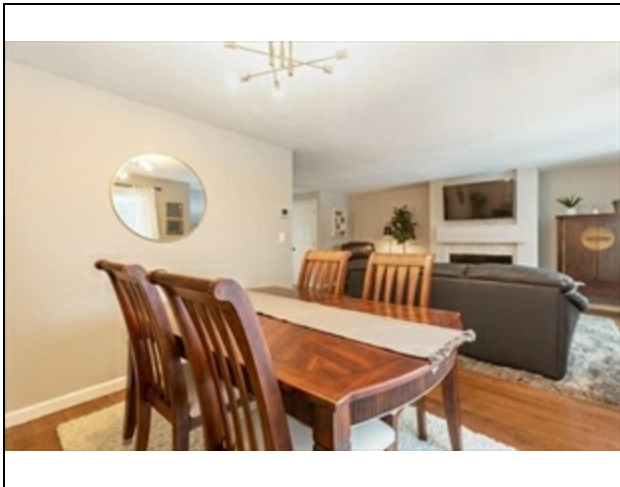
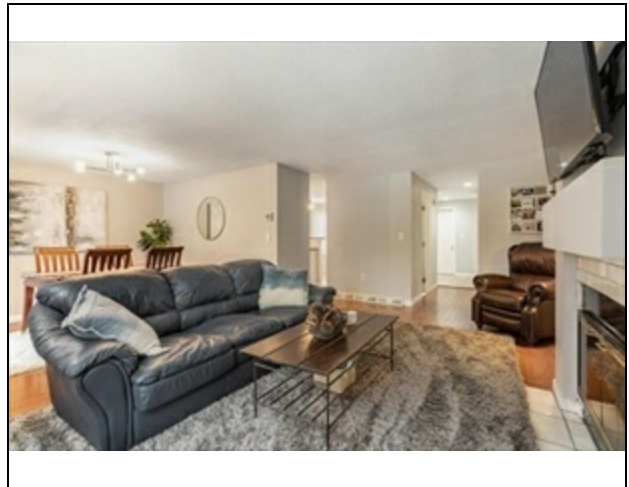
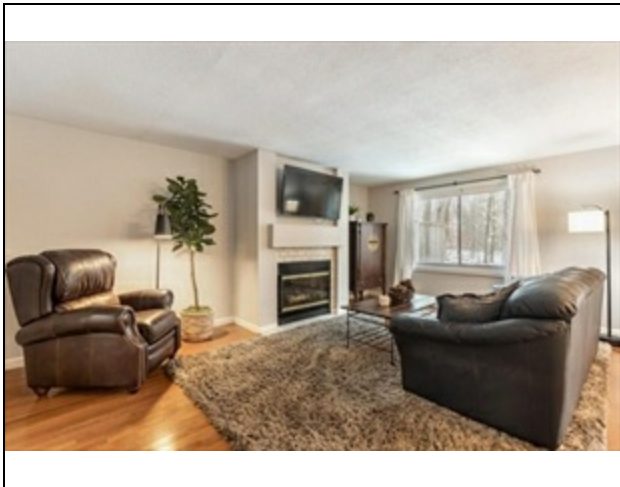
Sub-Agent: **Not Offered** Buyer Agent: **2.25** Facilitator: **0**
 Compensation Based On: **Net Sale Price**

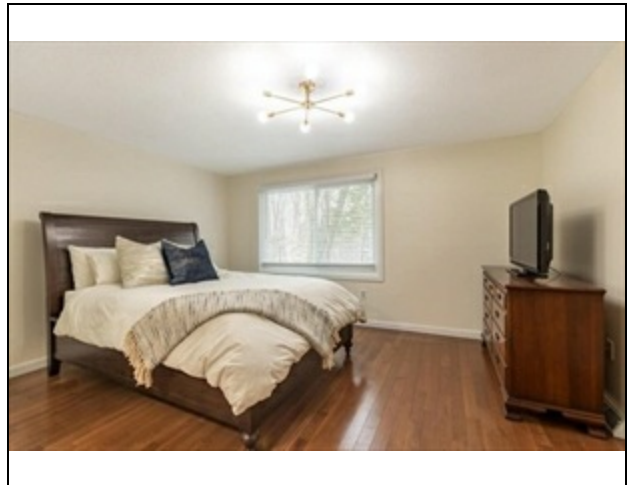
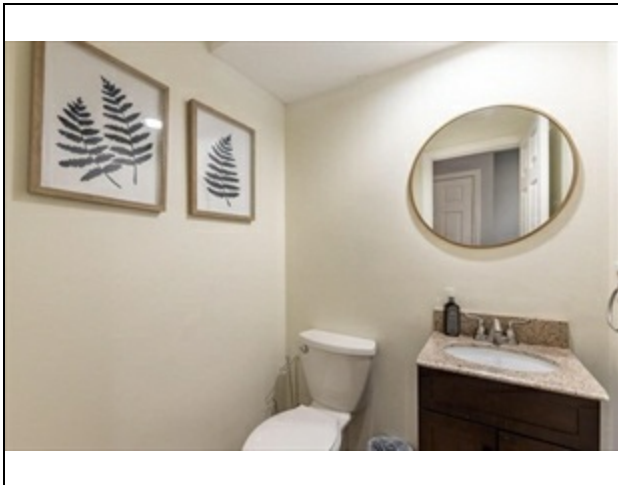
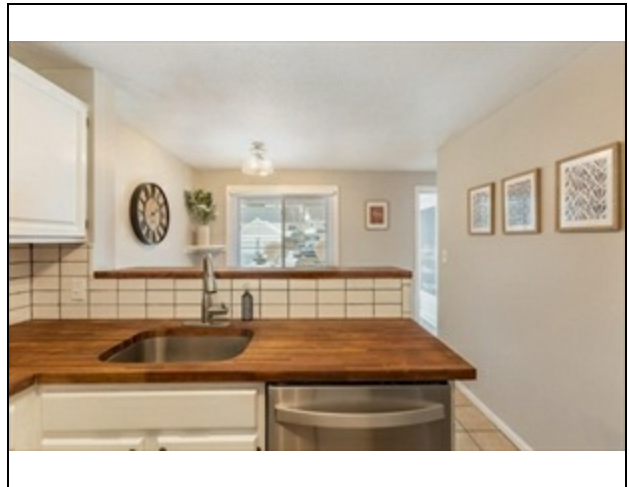
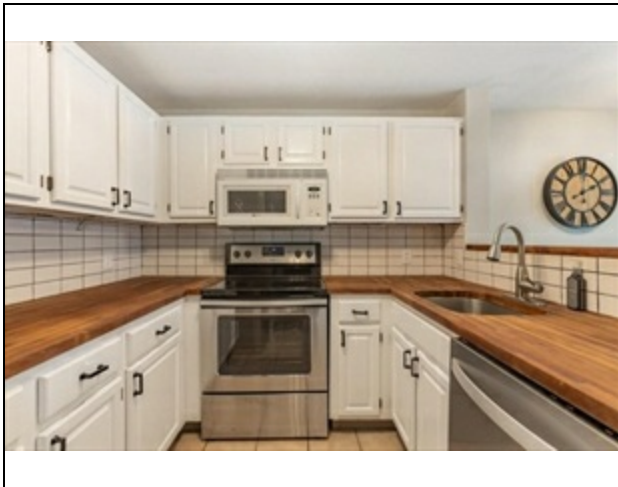
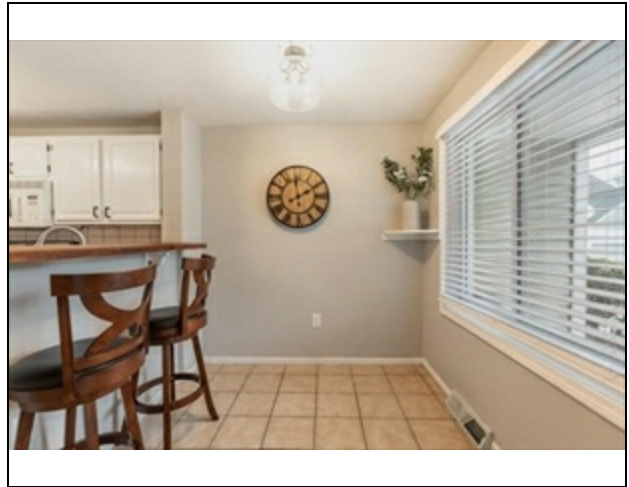
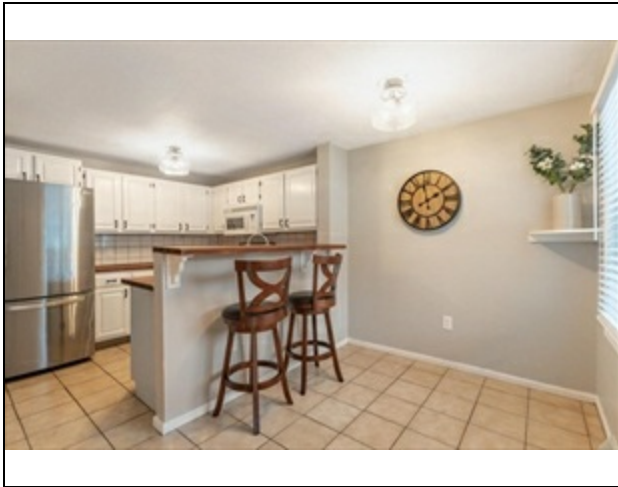
Market History for 71 Stone Ridge Rd U:71, Franklin, MA 02038

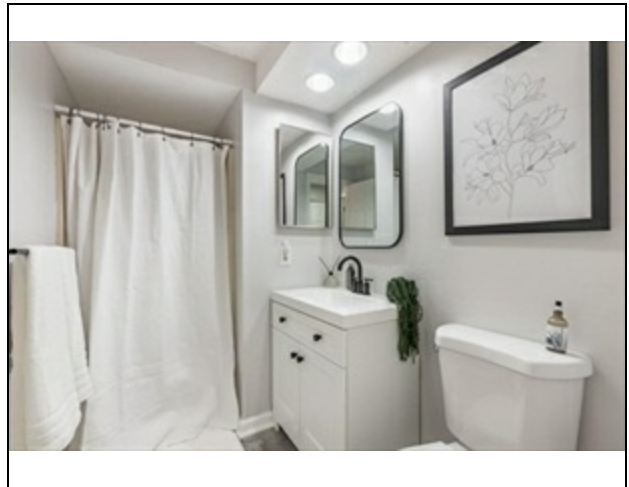
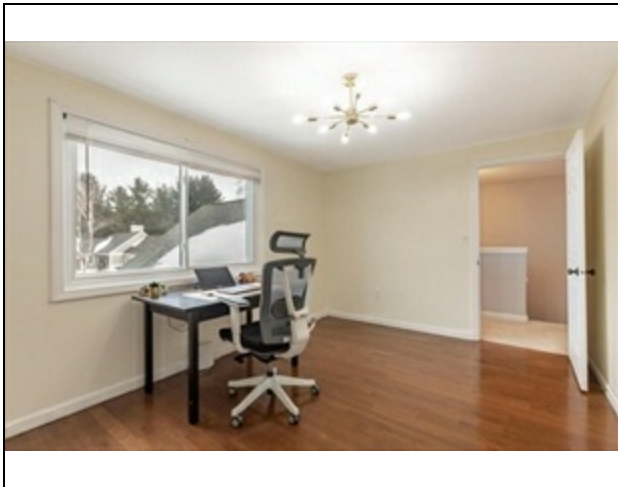
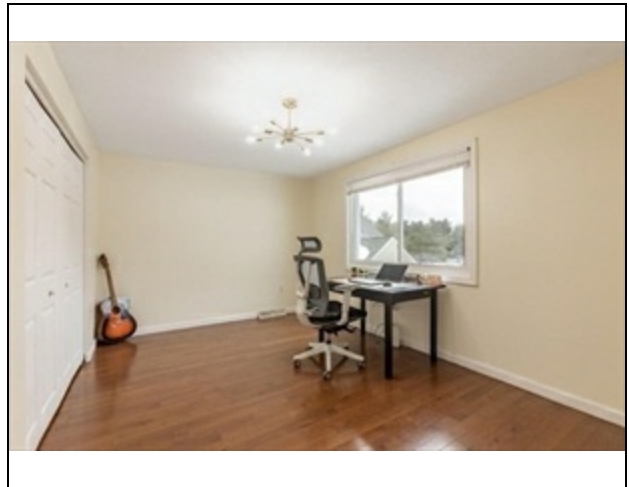
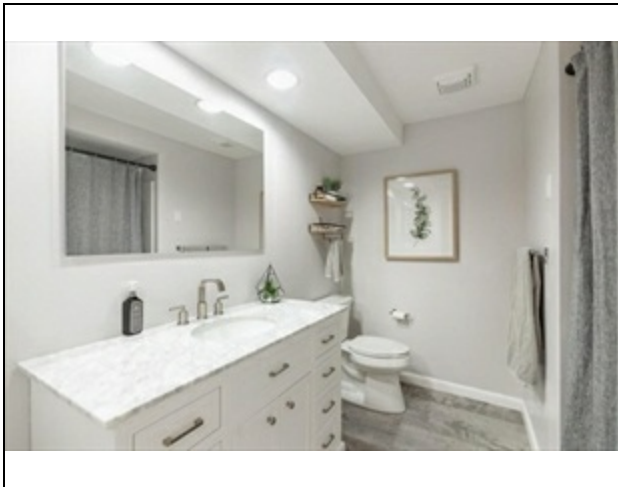
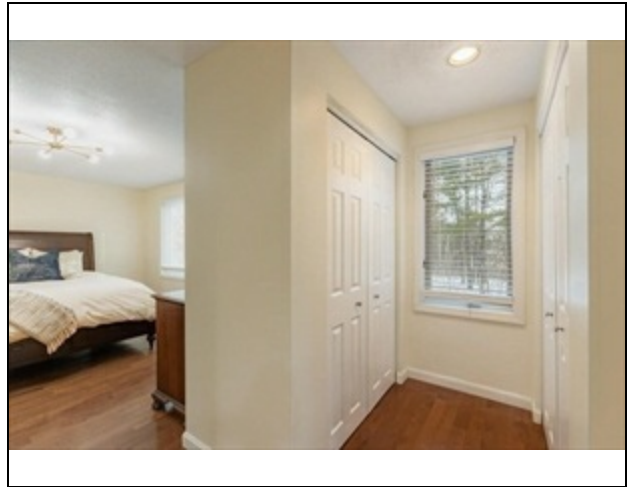
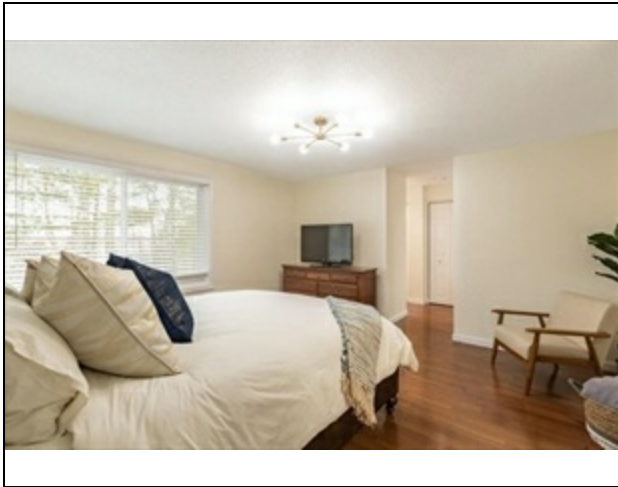
MLS #	Date		DOM	DTO	Price
72940184	2/7/2022	Listed for \$379,900			\$379,900
CTG	2/8/2022	Status Changed to: Contingent	1		
BOM	2/10/2022	Status Changed to: Back on Market	3		
CTG	2/12/2022	Status Changed to: Contingent	5		
UAG	2/26/2022	Status Changed to: Under Agreement	19		
SLD	4/14/2022	Status Changed to: Sold	19		
	4/14/2022	Sold for \$435,000	19	5	\$435,000
Market History for Office Id: AN2383			19	5	\$435,000
Market History for this property			19	5	\$435,000

MLS # 72940184 - Sold
71 Stone Ridge Rd U:71, Franklin, MA 02038

Condominium - Condo
Sale Price: \$435,000

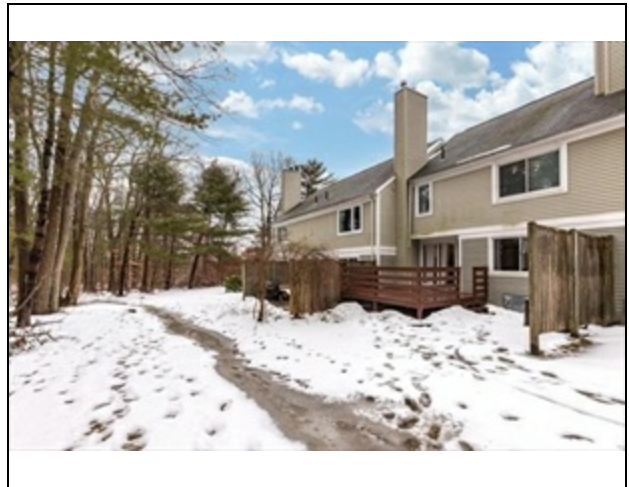
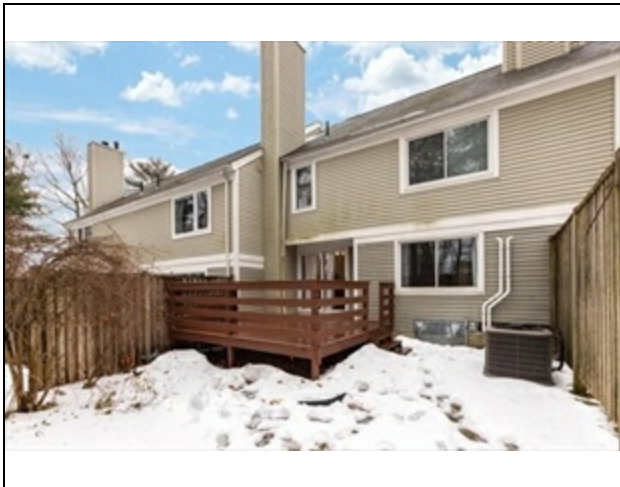
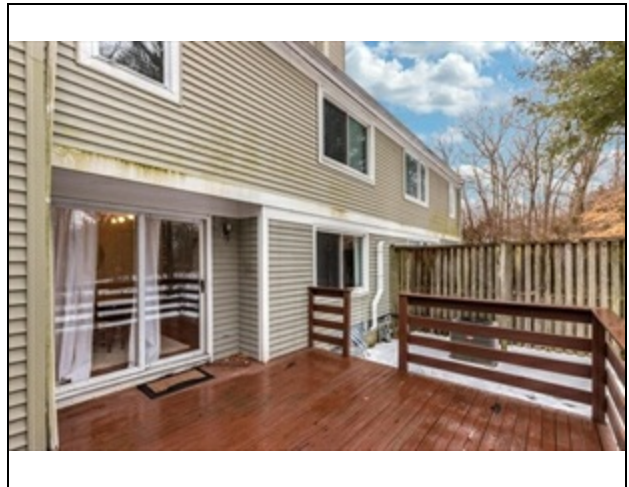
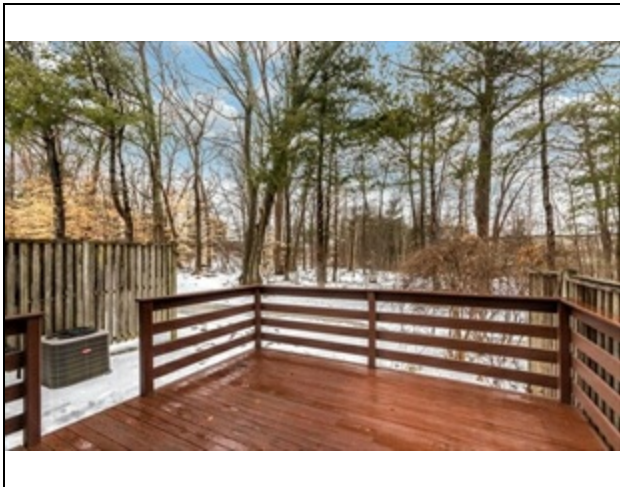
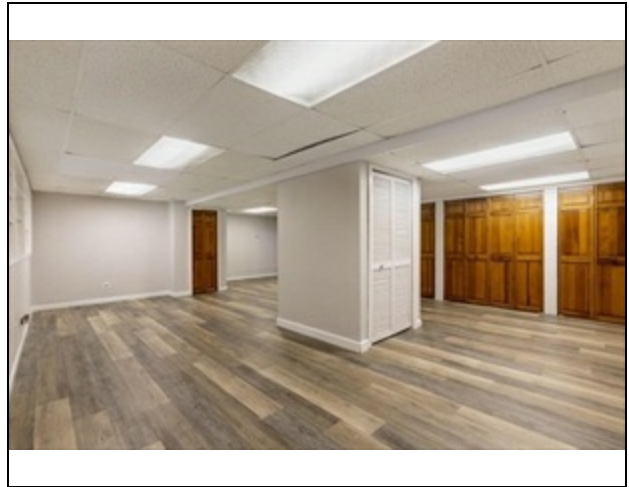
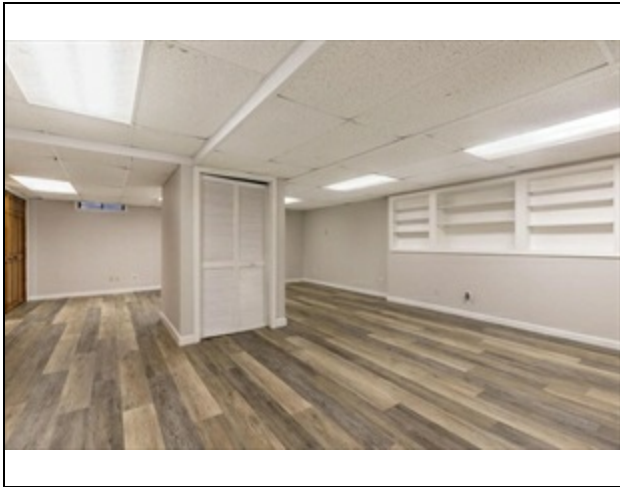






MLS # 72940184 - Sold
71 Stone Ridge Rd U:71, Franklin, MA 02038

Condominium - Condo
Sale Price: \$435,000



MLS # 72940184 - Sold
71 Stone Ridge Rd U:71, Franklin, MA 02038

Condominium - Condo
Sale Price: \$435,000



MLS # 72940184 - Sold
71 Stone Ridge Rd U:71, Franklin, MA 02038

Condominium - Condo
Sale Price: \$435,000



156 Stone Ridge Rd - Unit 156
Franklin, MA 02038
Condo

MLS #: 72971834	Status: Sold
List Price: \$399,900	Sale Price: \$437,965
List Date: 4/26/2022	Sale Date: 6/29/2022
Area:	Off Market Date: 5/2/2022
List\$/Sq. Ft.: \$332.70	Sold \$/Sq. Ft. \$364.36
Days on Market (Total): 6	Days on Market (Office): 6

Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 0h	Unit Level: 1 Placement: End
Main Bath: Yes	Approx. Living Area Total: 1,202 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1986	Approx. Above Grade: 1,202 SqFt
# Units: 163	Approx. Below Grade:
Elevator:	Outdoor Space Avail:
Handicap Access/Features:	Garage: 1 Attached
Association: Yes Fee: \$432 Parking: 1 Assigned	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal, Clubhouse, Reserve Funds	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony / Deck, Slider
Dining Room:	1		Flooring - Wall to Wall Carpet, Balcony / Deck, Slider
Kitchen:	1		Flooring - Vinyl, Window(s) - Picture, Countertops - Stone/Granite/Solid, Main Level, Breakfast Bar / Nook, Stainless Steel Appliances
Main Bedroom:	1		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - With Shower Stall, Countertops - Stone/Granite/Solid
Laundry:	1		-
Bonus Room:	2		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Unfinished Basement**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck - Wood**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Lead Paint: **Unknown**
 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

Welcome home to The Ashby! This ranch style townhouse offers a first floor main bedroom with updated bath, recently remodeled bright kitchen with new stainless steel appliances and granite countertops, large open living and dining room with vaulted ceilings, fireplace, and triple sliding doors that leads to a private patio and tranquil yard. Second Bedroom, full bath and laundry area completes the main level. Bonus room upstairs plus a large unfinished lower level has many possibilities for use. Close to major highways and commuter rail to Boston. Showings begin at Open House Saturday April 30 11-1.

Tax Information

2022 Taxes: **\$3,796** Assessment: **\$270,200**
 Pin #: **M:276 L:016-063**

Cert: Zoning Code: **RES**
 Map: Block: Lot: Book: **0** Page: **0**

Compensation

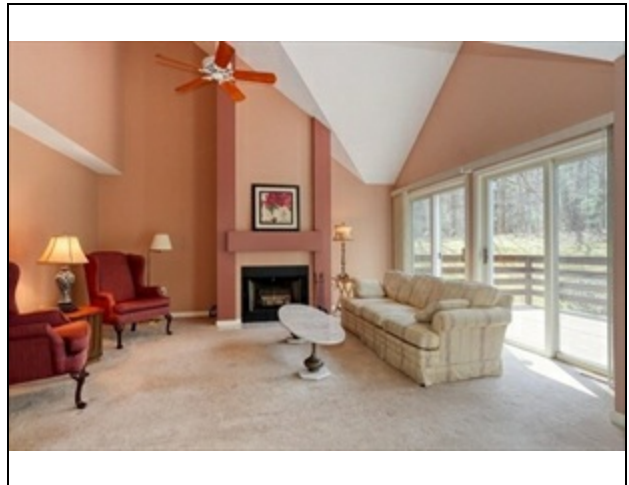
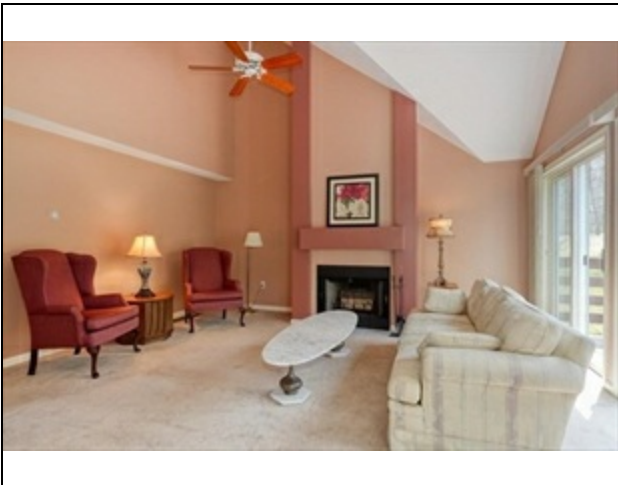
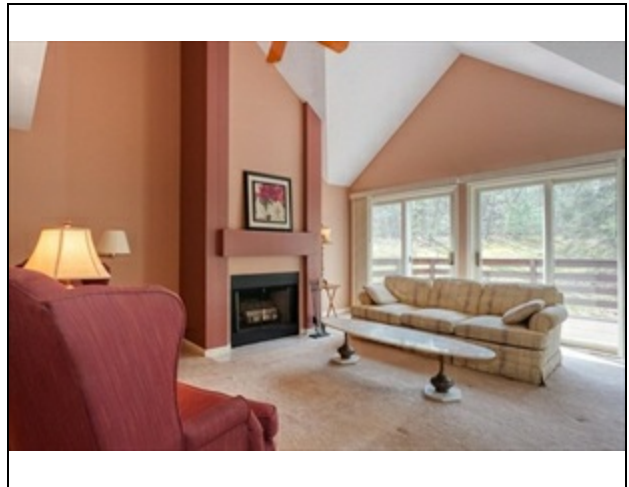
Sub-Agent: **Not Offered** Buyer Agent: **2.5** Facilitator: **1**
 Compensation Based On: **Net Sale Price**

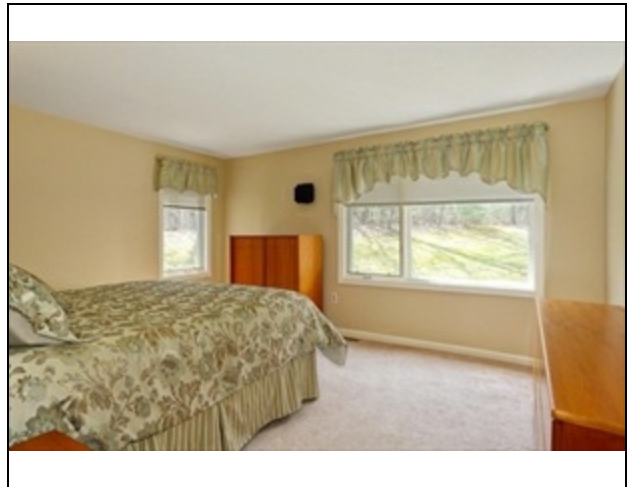
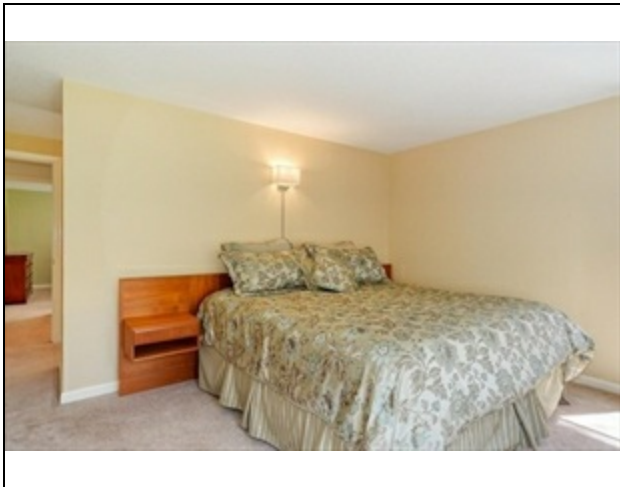
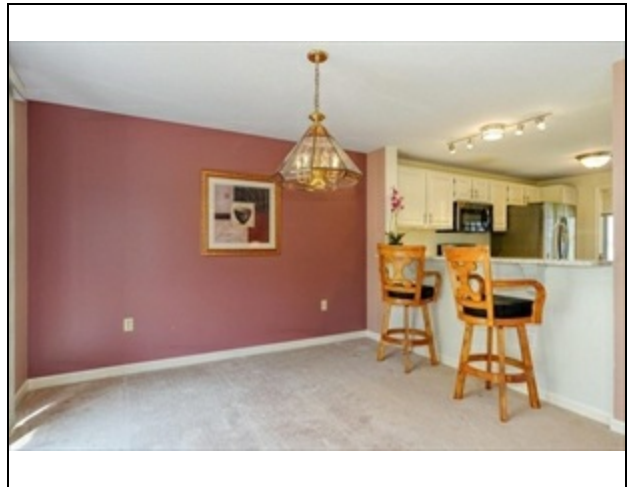
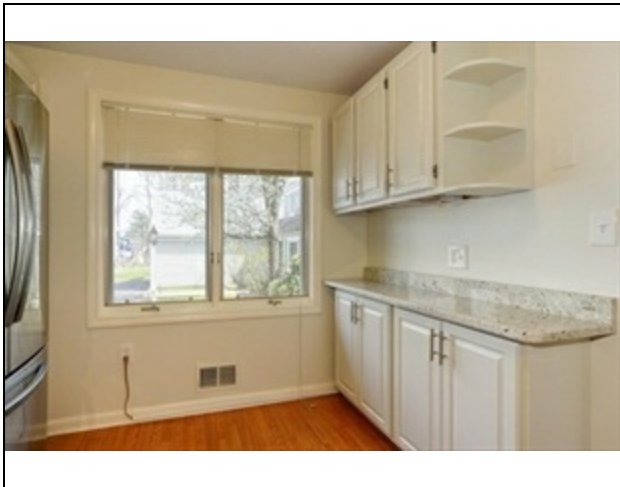
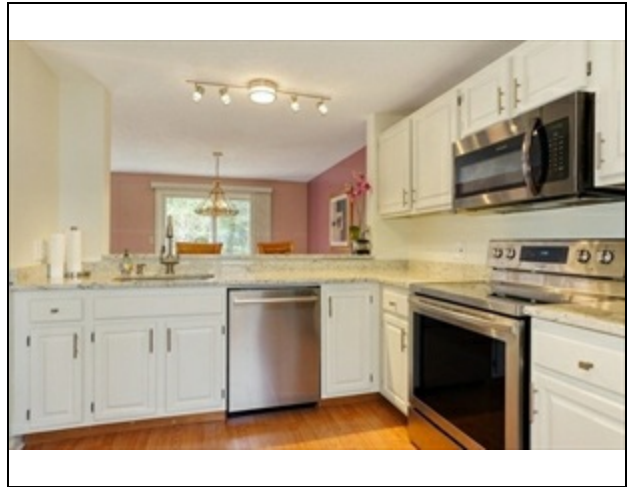
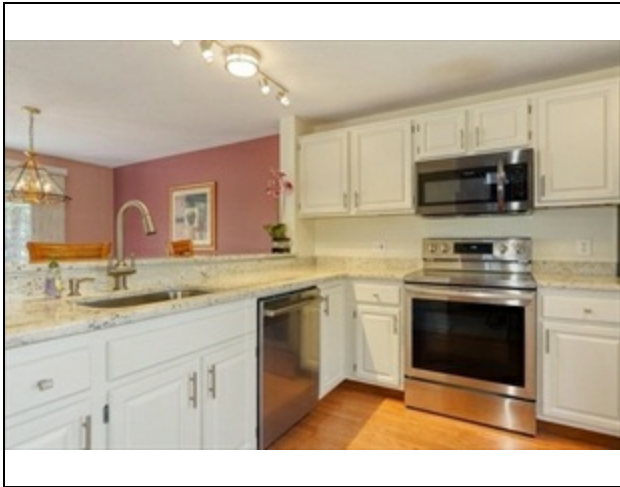
Market History for 156 Stone Ridge Rd U:156, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72971834	4/26/2022	Listed for \$399,900			\$399,900
UAG	5/2/2022	Status Changed to: Under Agreement	6		
SLD	6/29/2022	Status Changed to: Sold	6		
	6/29/2022	Sold for \$437,965	6	6	\$437,965
Market History for Office Id: NB4344			6	6	\$437,965
Market History for this property			6	6	\$437,965

MLS # 72971834 - Sold
156 Stone Ridge Rd U:156, Franklin, MA 02038

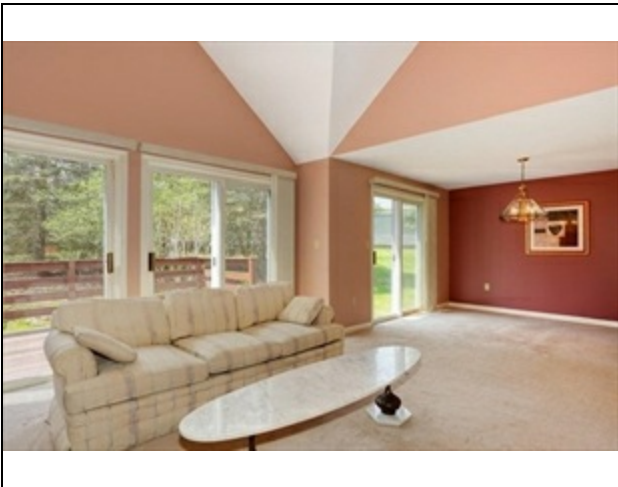
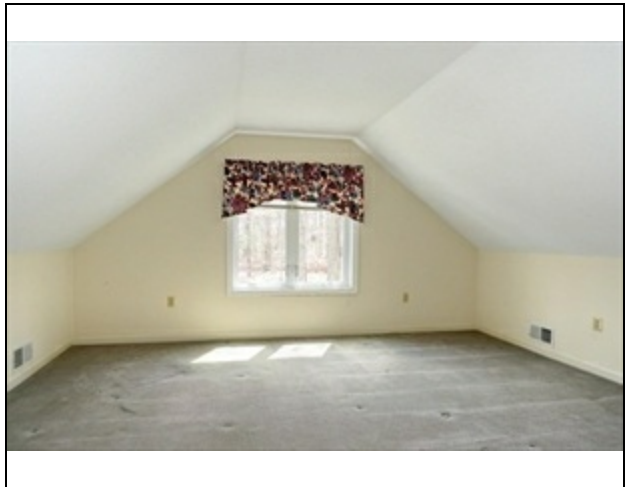
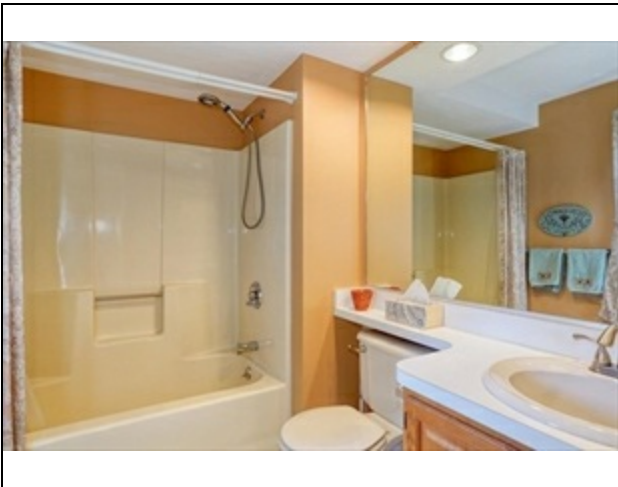
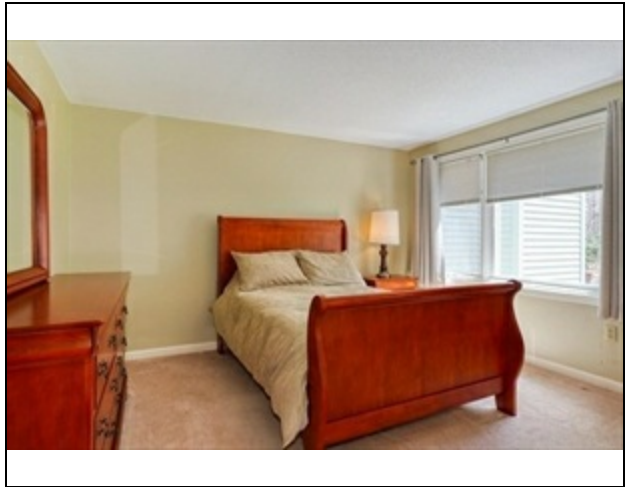
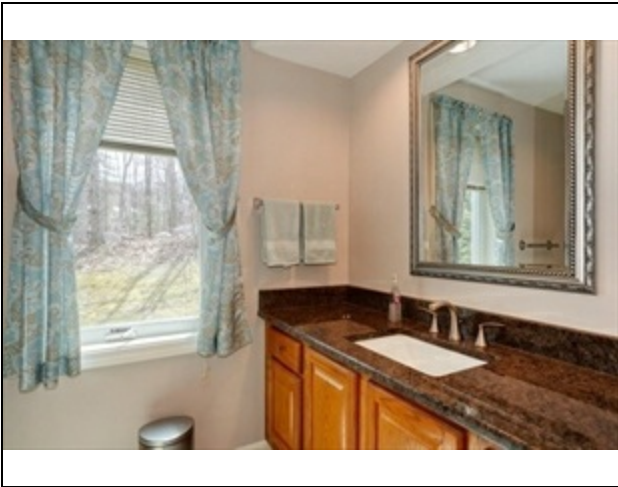
Condominium - Condo
Sale Price: \$437,965





MLS # 72971834 - Sold
156 Stone Ridge Rd U:156, Franklin, MA 02038

Condominium - Condo
Sale Price: \$437,965



MLS # 72971834 - Sold
156 Stone Ridge Rd U:156, Franklin, MA 02038

Condominium - Condo
Sale Price: \$437,965

