

**3 Aspen Way - Unit 3
Franklin, MA 02038
Condo**

MLS #: **73083204** Status: **Sold**
 List Price: **\$565,000** Sale Price: **\$586,601**
 List Date: **3/1/2023** Sale Date: **5/1/2023**
 Area: Off Market Date: **3/8/2023**
 Lists/Sq. Ft.: **\$229.49** Sold \$/Sq. Ft. **\$238.26**
 Days on Market (Total): **7** Days on Market (Office): **7**

Property Features

Rooms: **6** Style: **Townhouse**
 Bedrooms: **3** Type: **Condo**
 Baths: **2f 1h** Unit Level: **1** Placement: **Street, End**
 Main Bath: **Yes** Approx. Living Area Total: **2,462 SqFt**
 Fireplaces: **1** Living Area Includes Below-Grade SqFt: **Yes**
 Year Built: **2001** Approx. Above Grade: **2,058 SqFt**
 # Units: **75** Approx. Below Grade: **404 SqFt**
 Elevator: **No** Outdoor Space Avail: **Yes - Private**
 Handicap Access/Features: **No** Garage: **1 Attached, Garage Door Opener, Storage, Deeded**
 Association: **Yes** Fee: **\$510** Parking: **4 Off-Street, Paved Driveway**

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

Room Descriptions

Room	Level	Size	Features
Living Room:	1	15X16	Fireplace, Flooring - Wall to Wall Carpet, Main Level, Deck - Exterior, Exterior Access, Slider
Dining Room:	1	11X13	Flooring - Hardwood, Main Level, Lighting - Overhead
Kitchen:	1	17X14	Skylight, Ceiling - Vaulted, Closet, Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Breakfast Bar / Nook, Cable Hookup, Exterior Access, Lighting - Overhead
Main Bedroom:	1	14X13	Bathroom - 3/4, Closet - Linen, Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level, Cable Hookup
Bedroom 2:	2	13X14	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	11X15	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		-
Bath 3:	2		-
Laundry:	1		-
Bonus Room:	B		-
Other:			-

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Partially Finished, Interior Access, Bulkhead, Concrete Floor**
 Construction: **Frame**
 Cooling: **Central Air, Unit Control**
 Electric: **Circuit Breakers, 200 Amps**
 Exclusions: **Personal Property**
 Exterior: **Wood**
 Exterior Features: **Porch - Screened, Garden Area, Screens**
 Facing Direction: **Southwest**
 Green Certified: **Unknown**
 Heating: **Forced Air, Gas, Unit Control**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Cable Available, Internet Available - Fiber-Optic**
 Lead Paint: **None**
 Living Area Disclosures: **Partially fin basement, 3 Season Screened In-Porch**
 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

Looking for an end unit at Chestnut Ridge II? Envision having breakfast on the screened porch or in the bright kitchen nook every day! Comfortable living room has a gas fireplace, slider to the porch and open to the loft above. Entertain in the formal dining room with hardwood floors and chair molding. Single level living- 1st floor master suite with plenty of closet space and a tiled 3/4 master bath. Great mix of hardwood flooring, tile and new wall-to-wall carpeting in the living room. Finished bonus room in the basement adds extra relaxation or game space. Large workshop and storage space in the basement with a bulkhead for exterior access is great for projects. New gas FHA furnace and AC compressor in 2022. Vaulted kitchen is blue, white & bright with white appliances, center island, eat-in area, recessed lights and convenient laundry center. 2nd floor has two additional bedrooms, full bath and a large storage closet. Plenty of space for visitors and a craft room. A must see!

Tax Information

2023 Taxes: **\$6,162** Assessment: **\$489,800** Cert: **000000072791** Zoning Code: **Res**
 Pin #: **M:281 L:003-024** Map: **281** Block: Lot: **03-024** Book: **39474** Page: **17**

Compensation

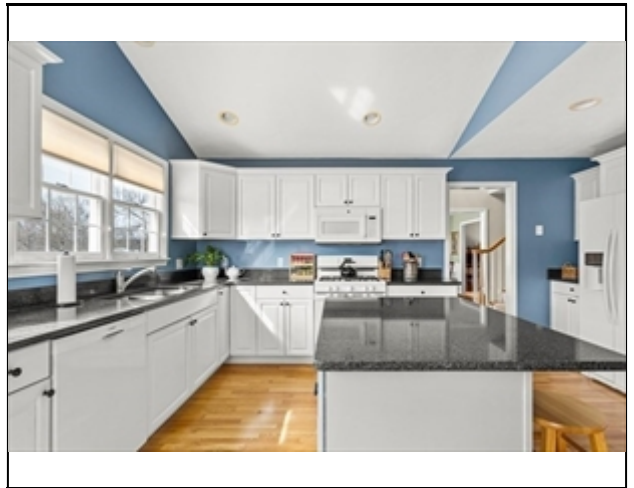
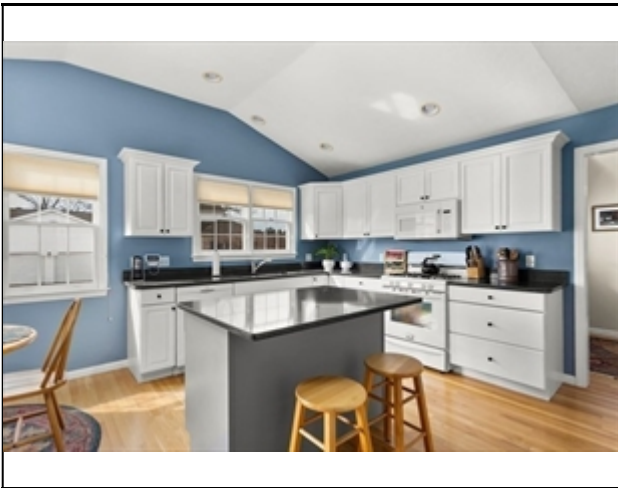
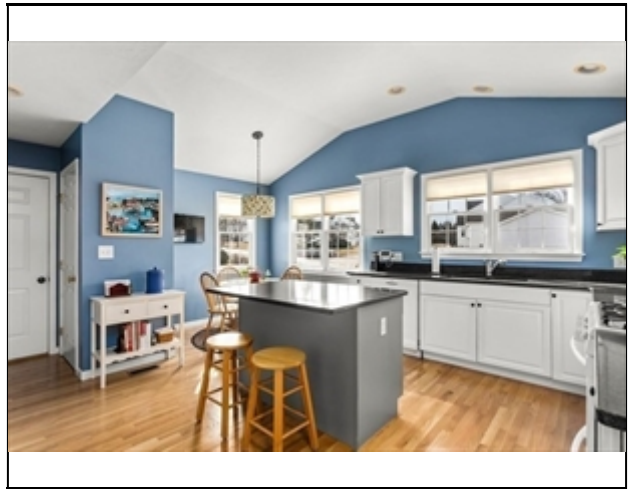
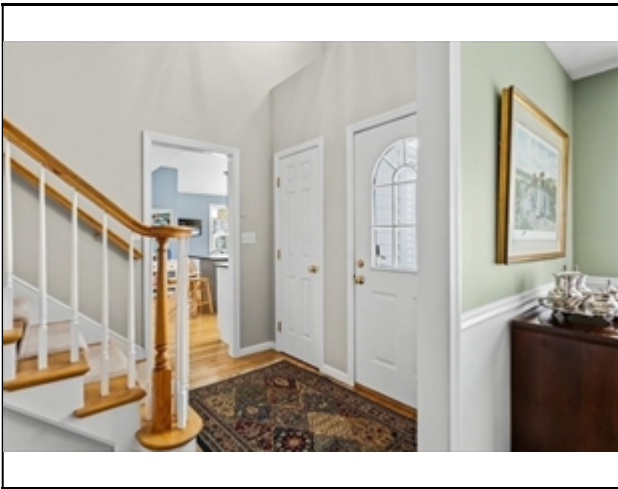
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 Compensation Based On: **Net Sale Price**

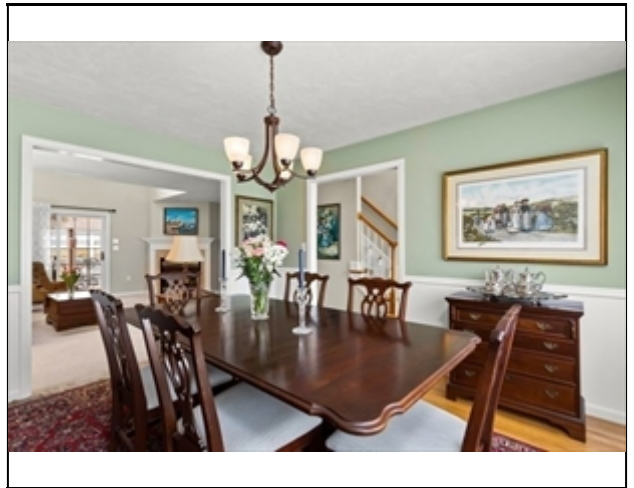
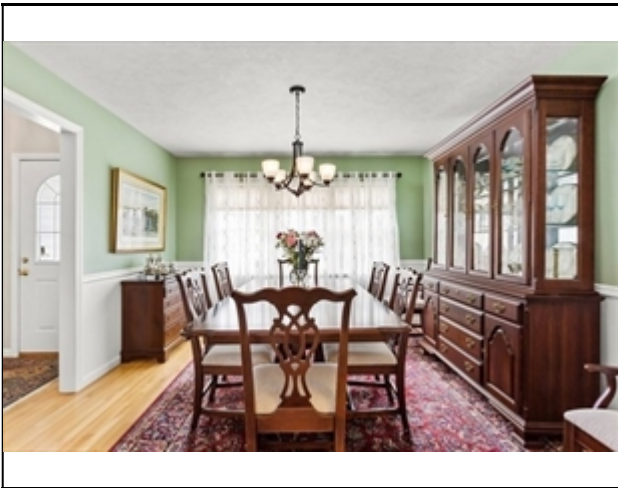
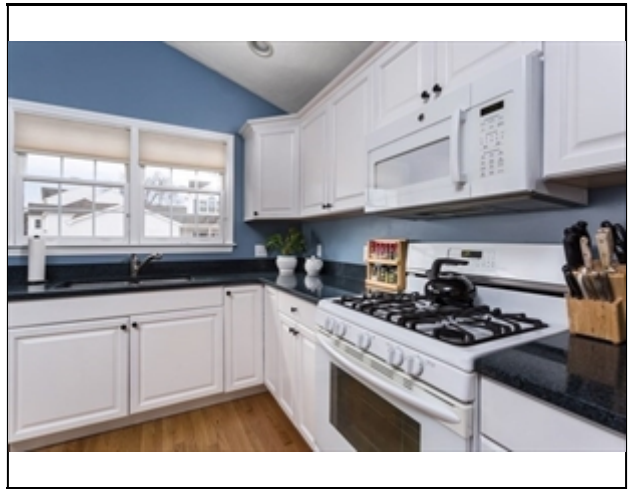
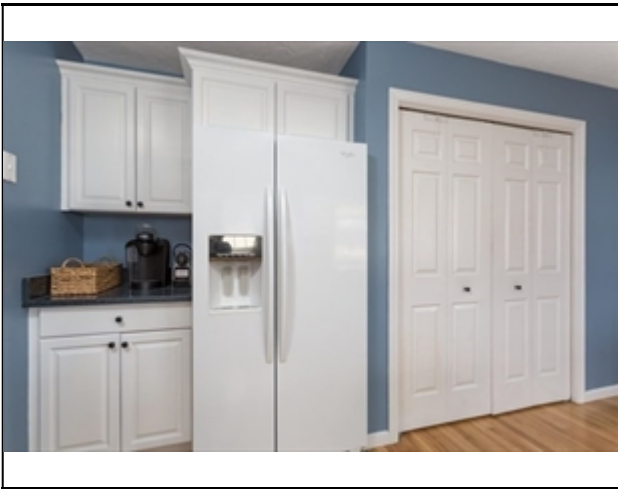
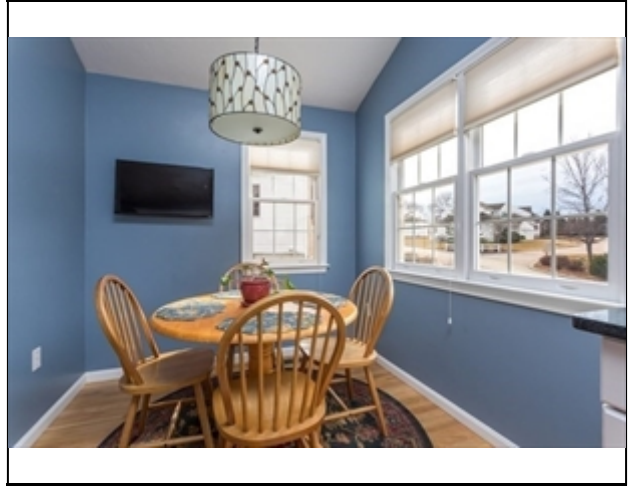
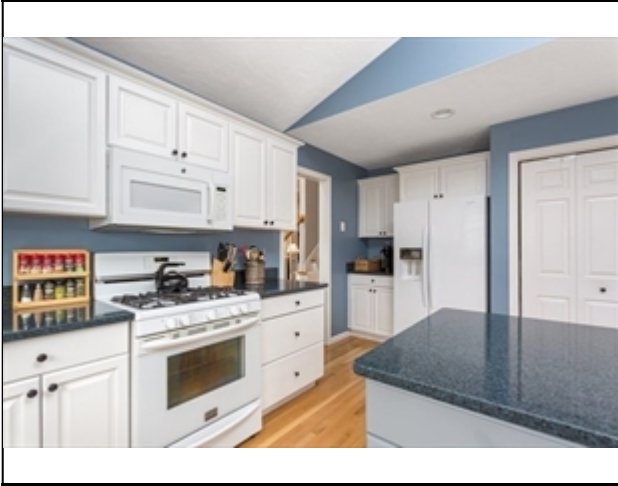


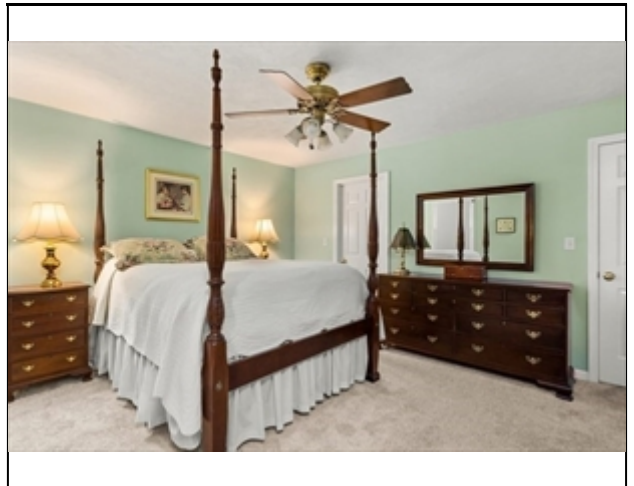
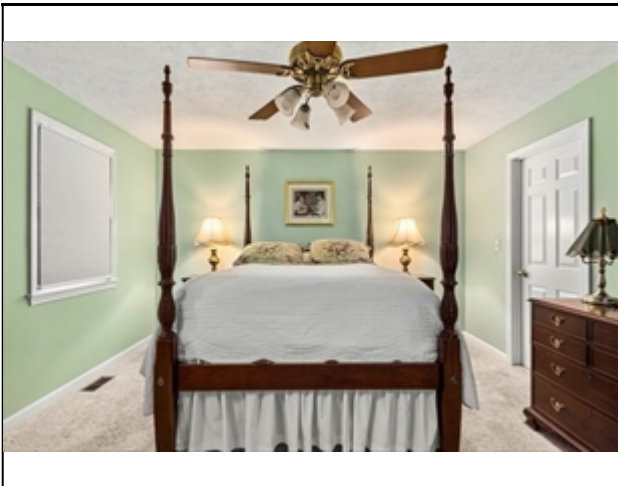
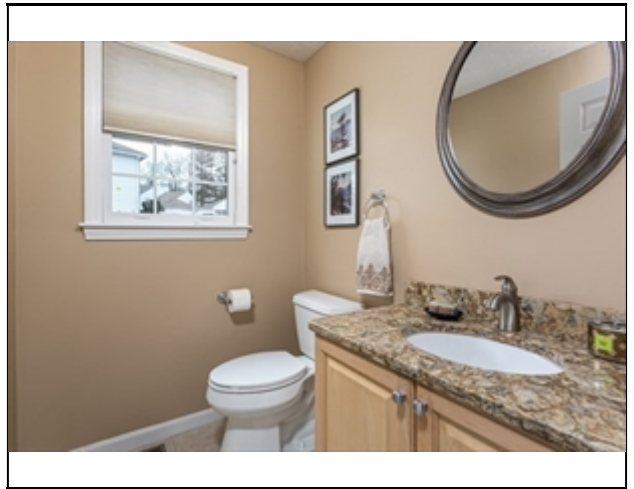
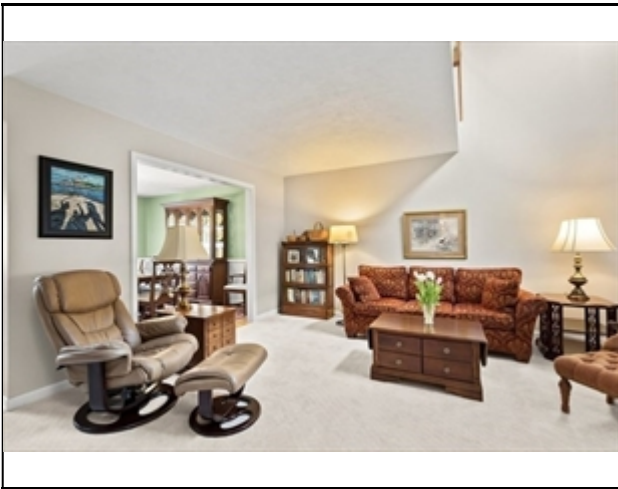
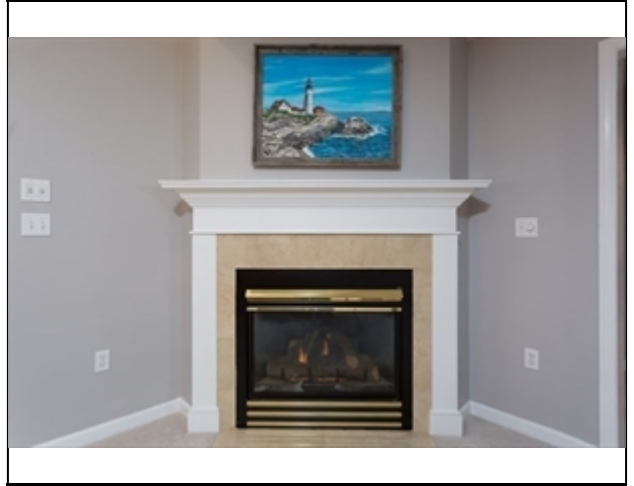
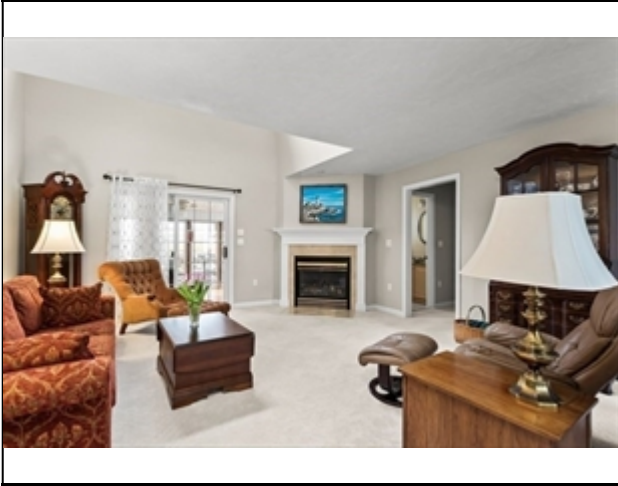
Market History for 3 Aspen Way U:3, Franklin, MA 02038

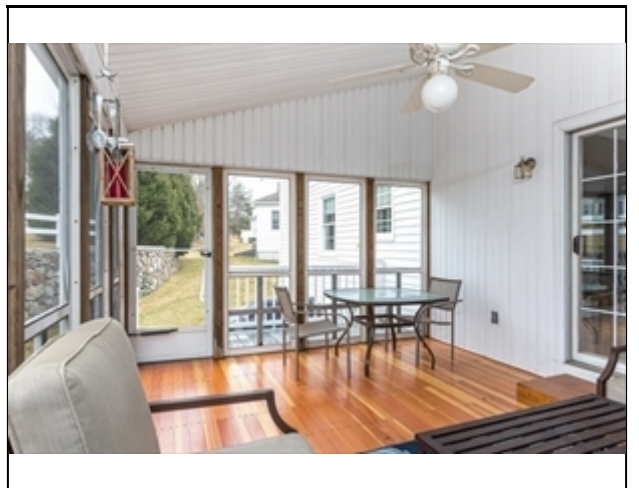
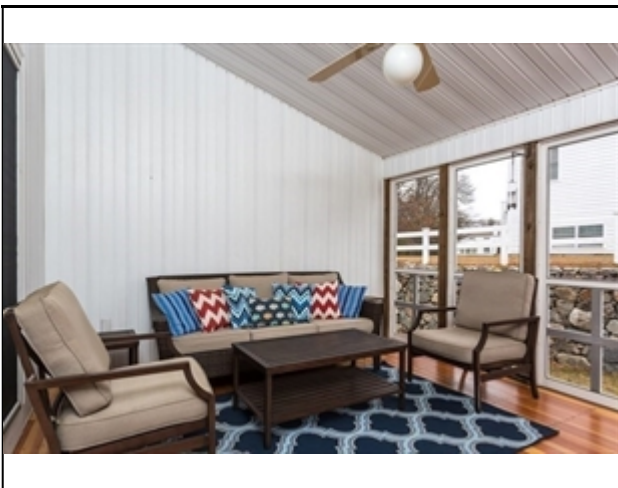
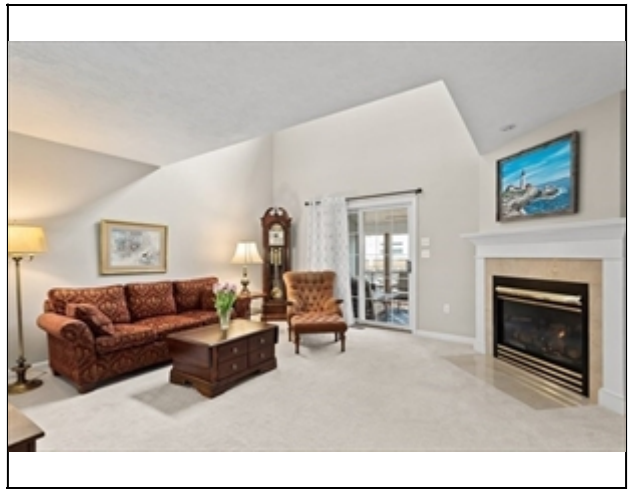
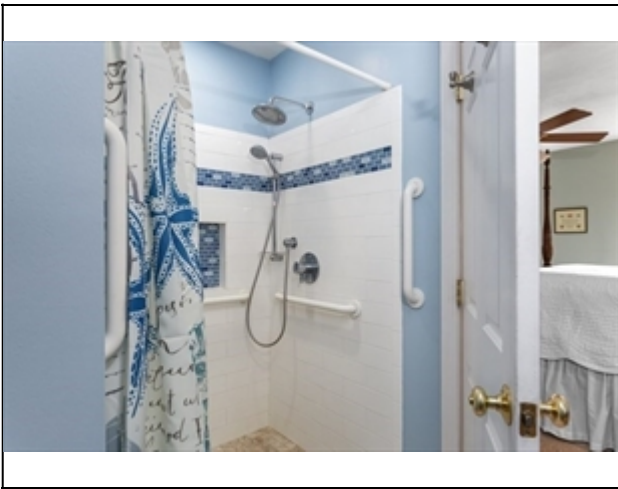
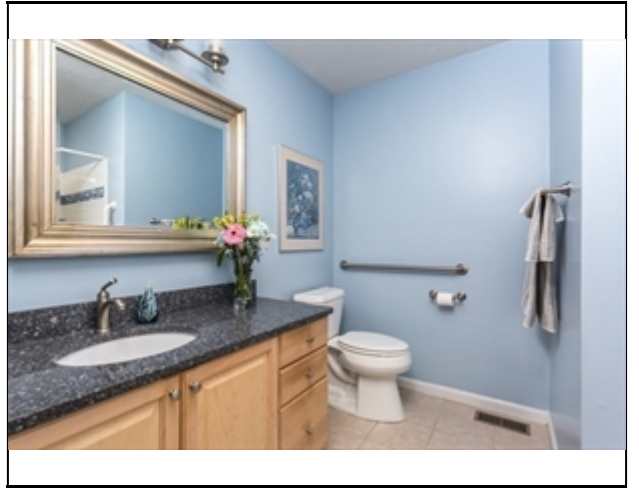
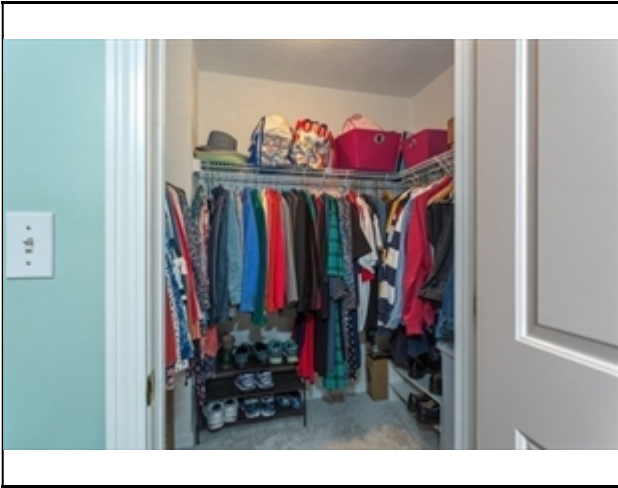
MLS #	Date		DOM	DTO	Price
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UAG	3/8/2023	Status Changed to: Under Agreement	7		
SLD	5/1/2023	Status Changed to: Sold	7		
	5/1/2023	Sold for \$586,601	7	7	\$586,601
Market History for Office Id: BB1175			7	7	\$586,601
Market History for this property			7	7	\$586,601

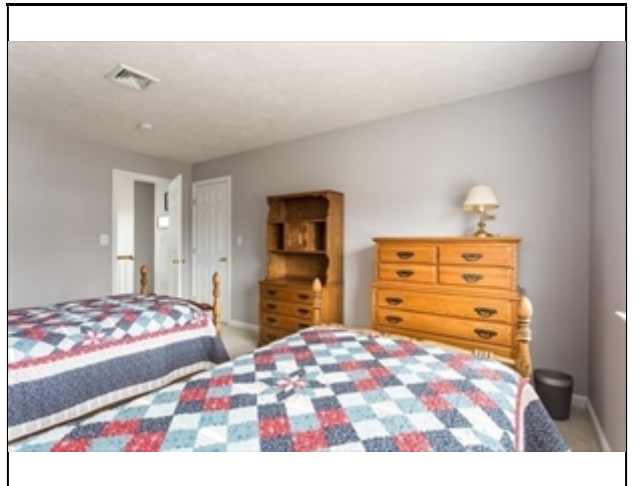
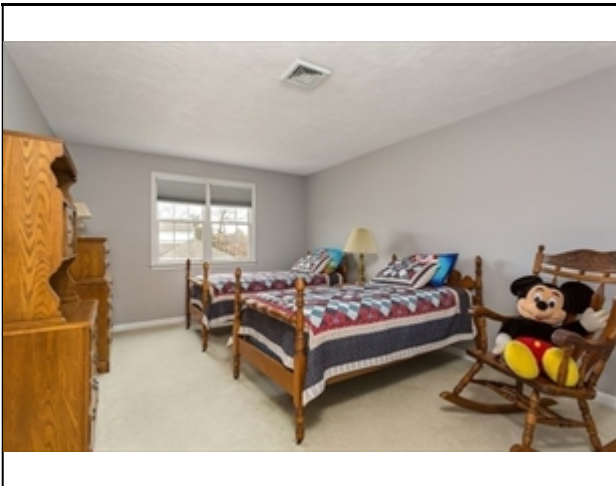
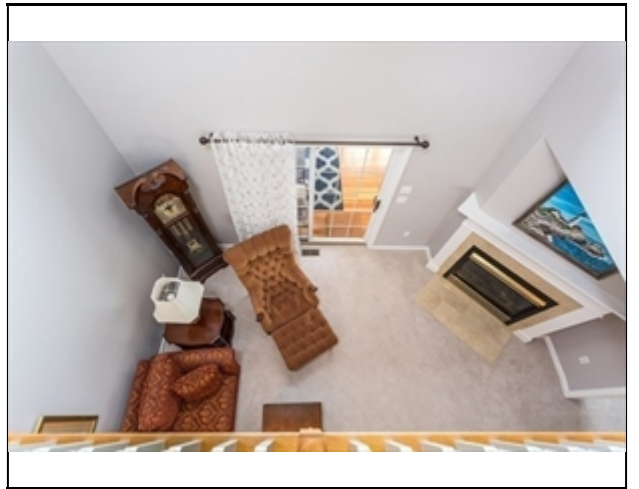
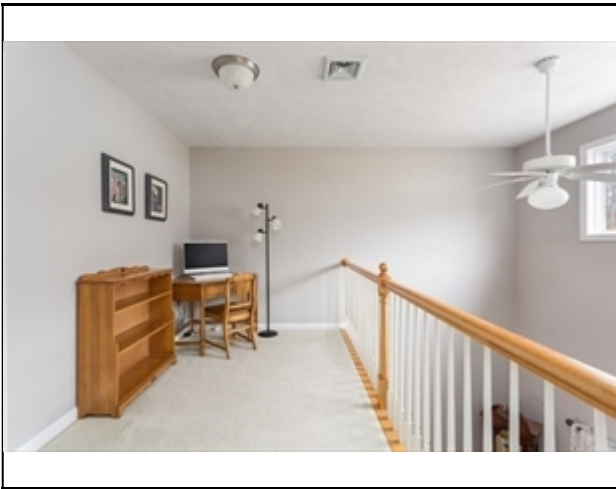
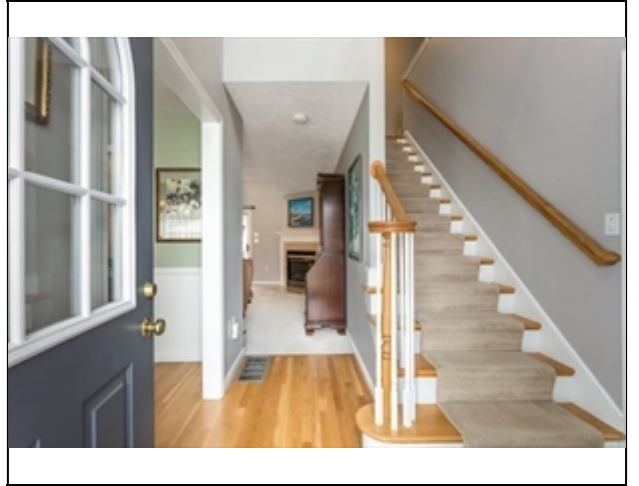
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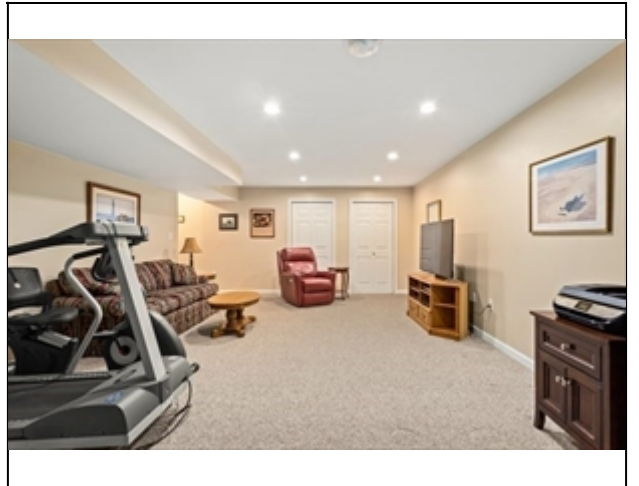
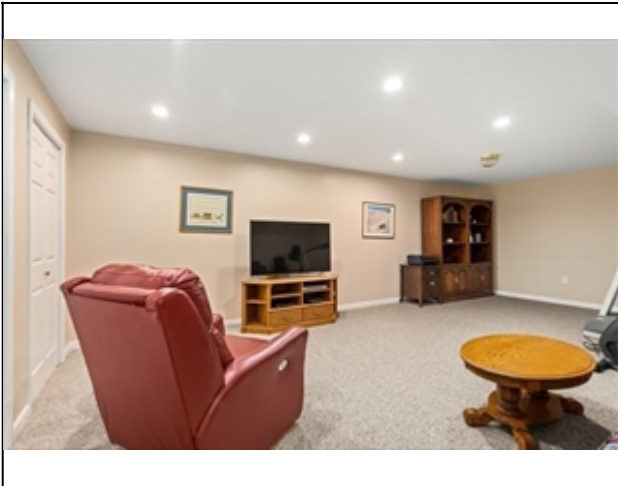
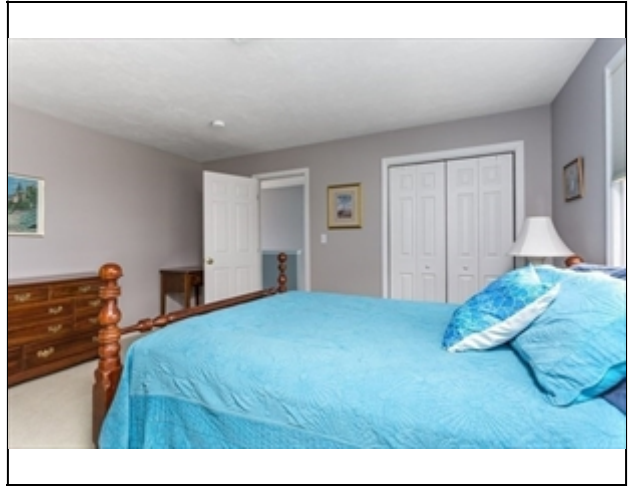
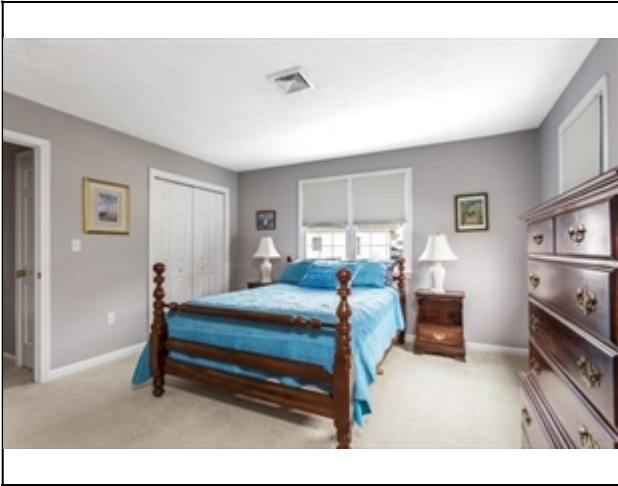
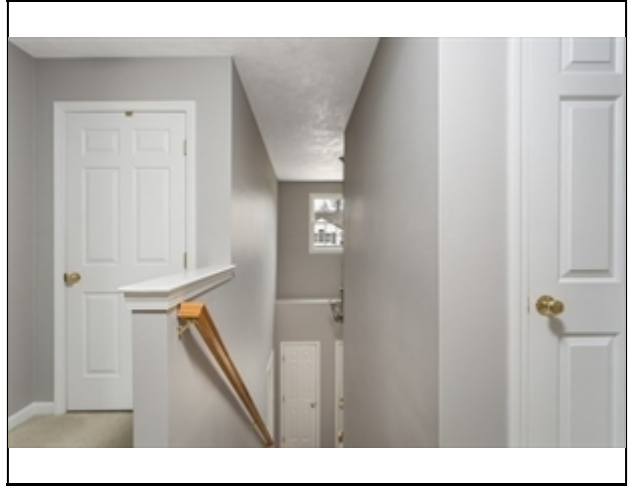
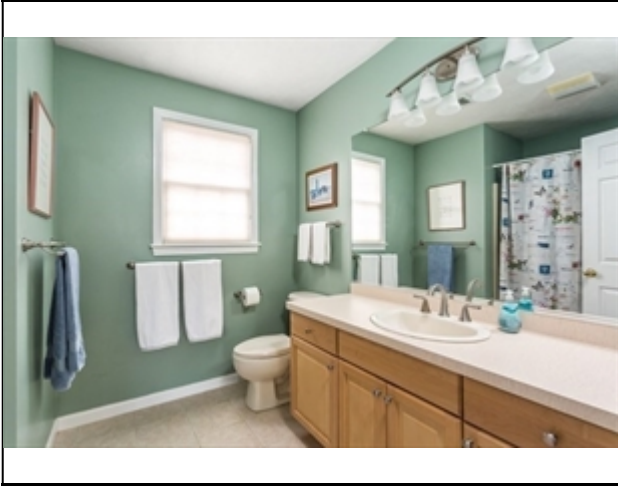














13 Magnolia Drive - Unit 13
Franklin, MA 02038
Condo

MLS #: 73158178	Status: Sold
List Price: \$550,000	Sale Price: \$675,000
List Date: 9/12/2023	Sale Date: 10/31/2023
Area:	Off Market Date: 10/1/2023
List\$/Sq. Ft.: \$259.56	Sold \$/Sq. Ft. \$318.55
Days on Market (Total): 20	Days on Market (Office): 20



Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement: End
Main Bath: Yes	Approx. Living Area Total: 2,119 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1987	Approx. Above Grade: 2,119 SqFt
# Units: 56	Approx. Below Grade:
Elevator:	Outdoor Space Avail:
Handicap Access/Features:	Garage: 1 Detached, Garage Door Opener
Association: Yes Fee: \$500	Parking: 1 Off-Street

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

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Fireplace, Flooring - Hardwood, Slider
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Main Bedroom:	1		Flooring - Wall to Wall Carpet, Slider
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	1		Bathroom - Full
Bath 3:	2		Bathroom - Full
Laundry:	B		-

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **Yes**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **Washer/Dryer & LL Freezer Excluded**
 Exterior: **Vinyl, Stone**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Hot Water Baseboard**
 Hot Water: **Tank**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

A RARE find in Chestnut Ridge I. This beautiful END unit w/ breezeway to the one car garage, does not share one wall with anyone else. It feels like a single family home with the convenience of condo living. Cabinet packet eat-in kitchen that overlooks and abuts a rear family room w/ wood burning FP & slider out to private back deck overlooking plush back yard area. When you enter thru the front door, you'll find a large front facing step down LR to the right and DR to the left. Main bedroom w/ skylights and private bath & deck make 1st floor living comfortable. 2 additional bedrooms and full bath on 2nd floor. Are you downsizing and in need of storage...you have come to the right place. Ample storage & endless possibilities in the expansive unfinished LL. Added bonuses include: Association inground pool, town water/town sewer, natural gas, gleaming hardwoods in FR/LR/DR, convenient to downtown, restaurants, shopping, commuter rail and highway access. This is the one!

Tax Information

2023 Taxes: \$5,472	Assessment: \$435,000	Cert:	Zoning Code: res
Pin #:		Map:	Block: Lot: Book: 29184 Page: 479

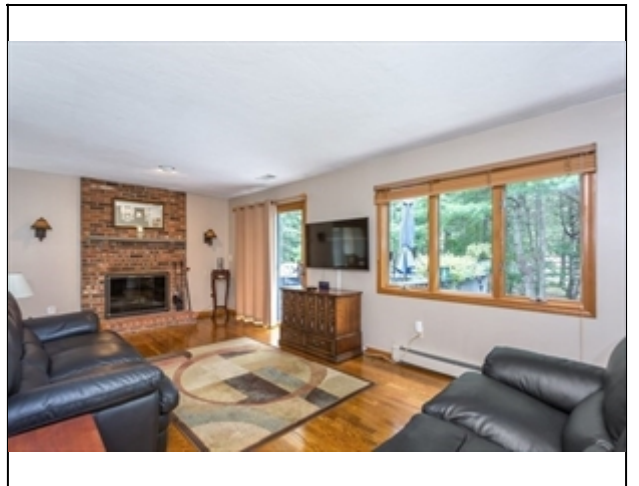
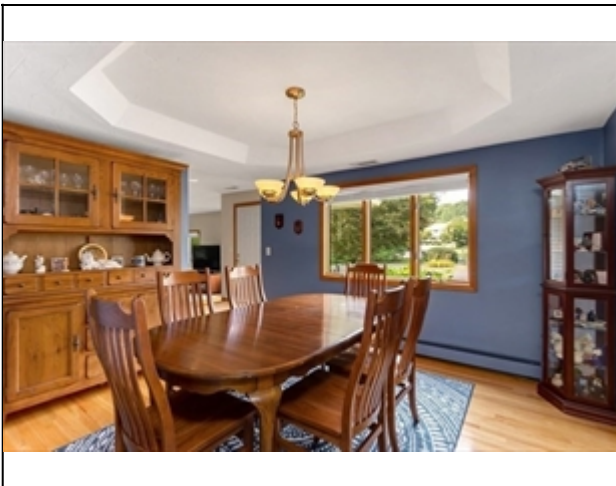
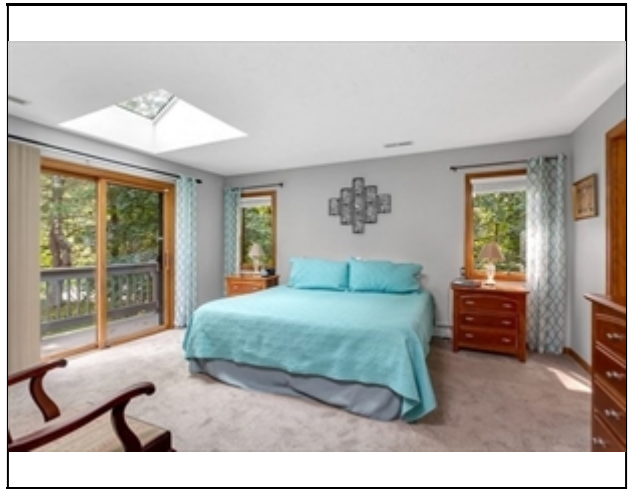
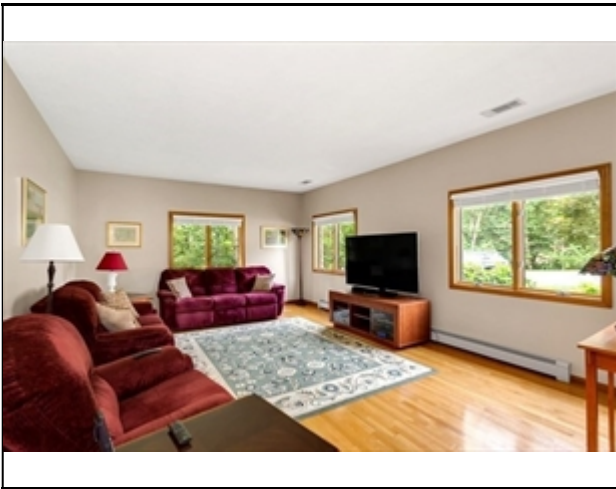
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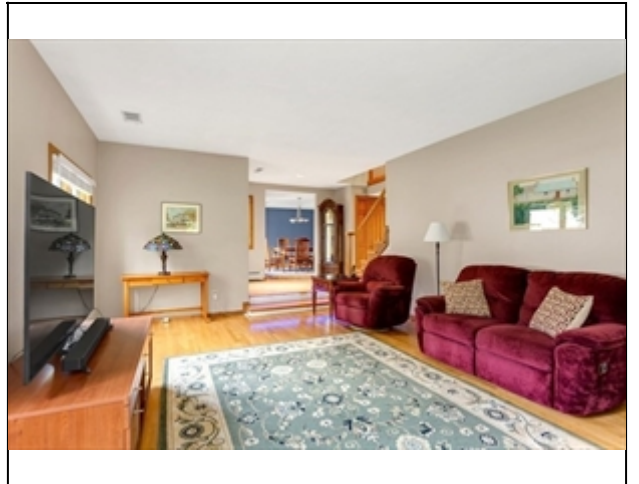
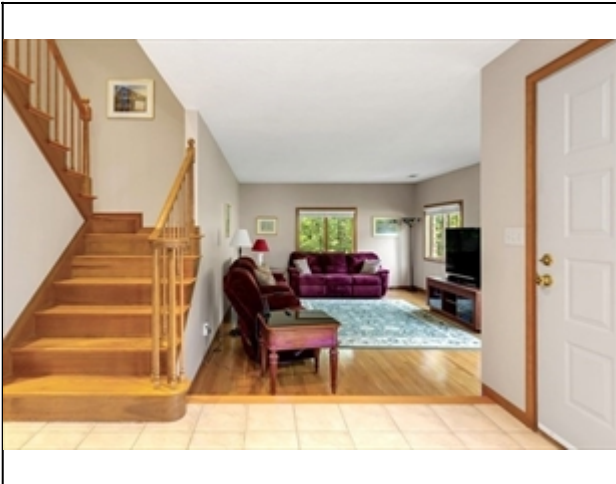
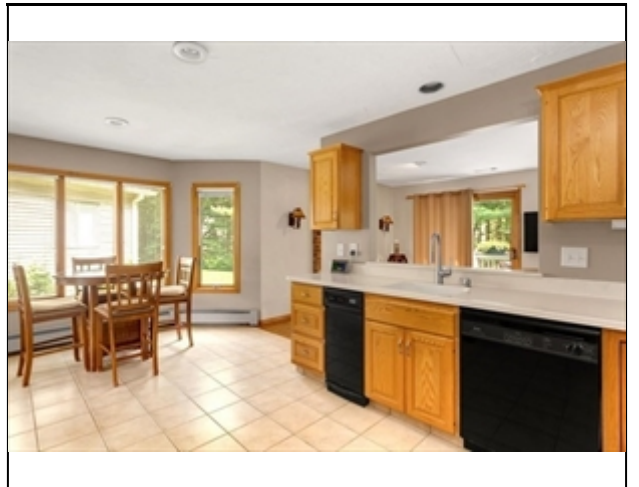
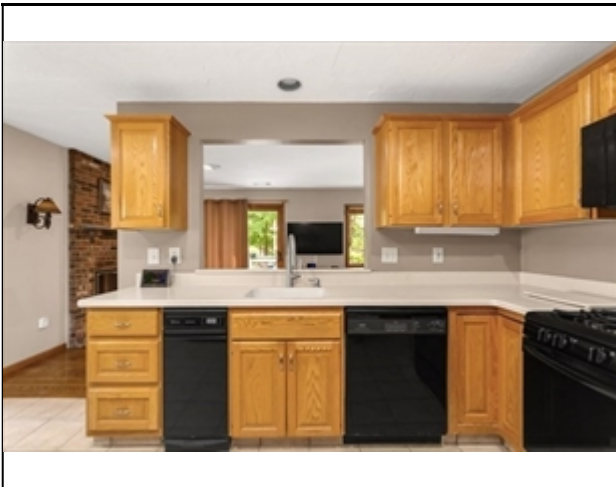
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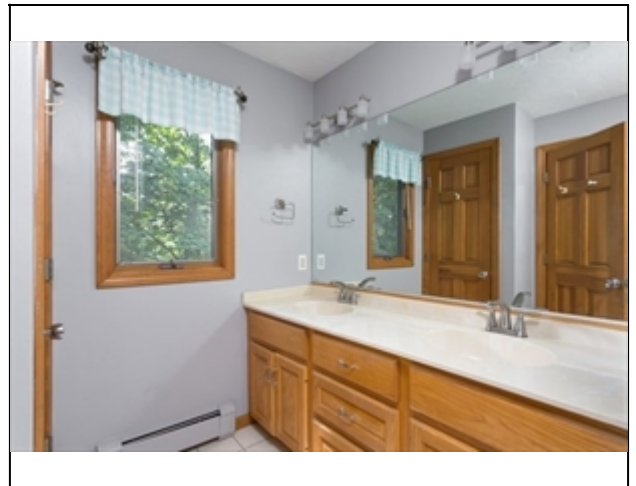
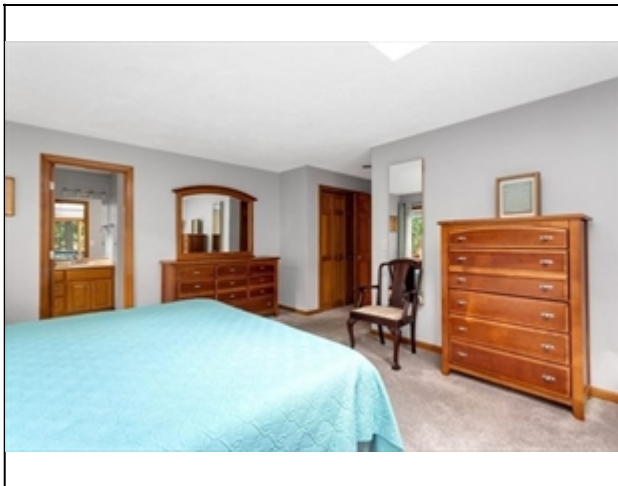
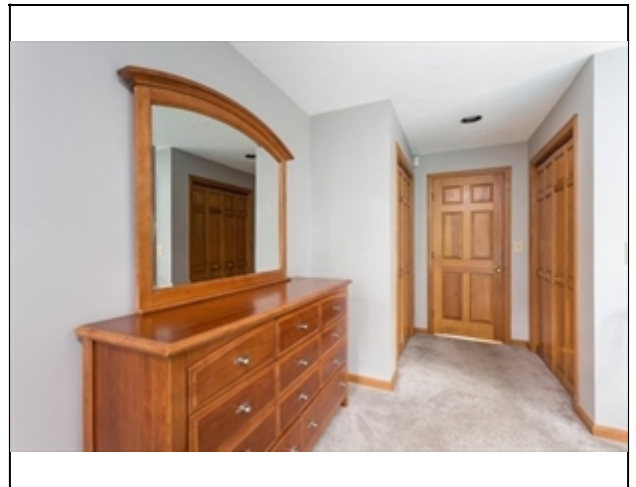
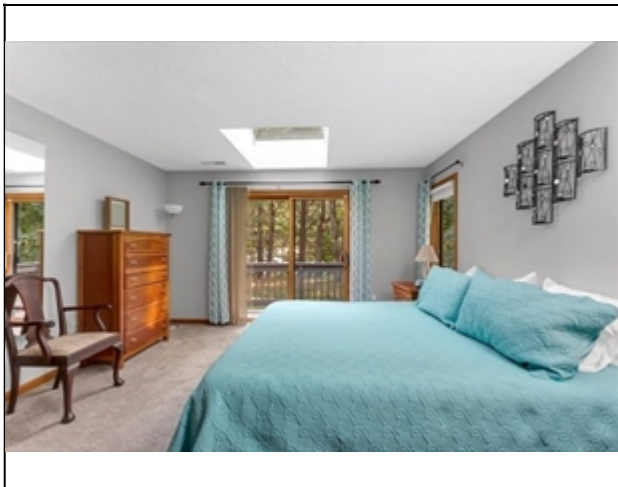
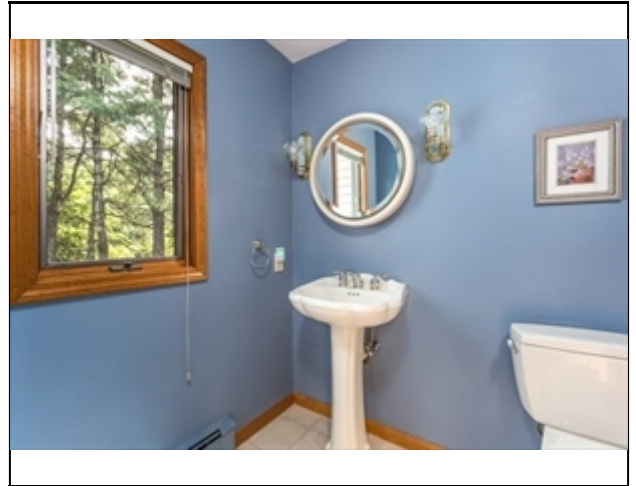
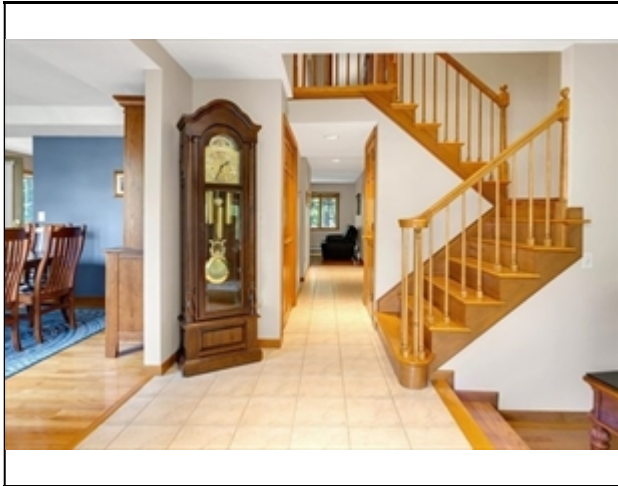
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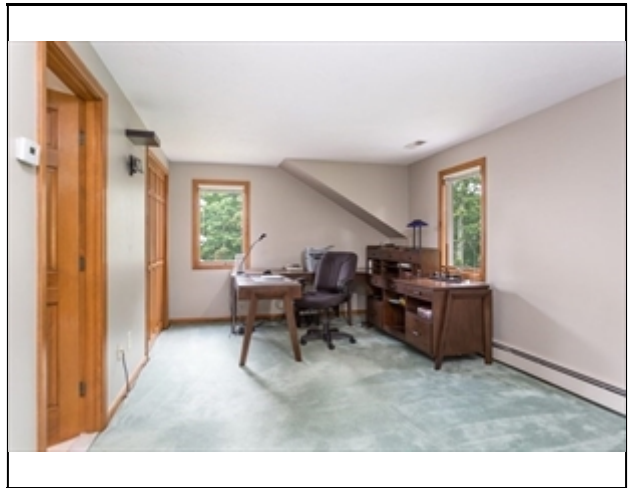
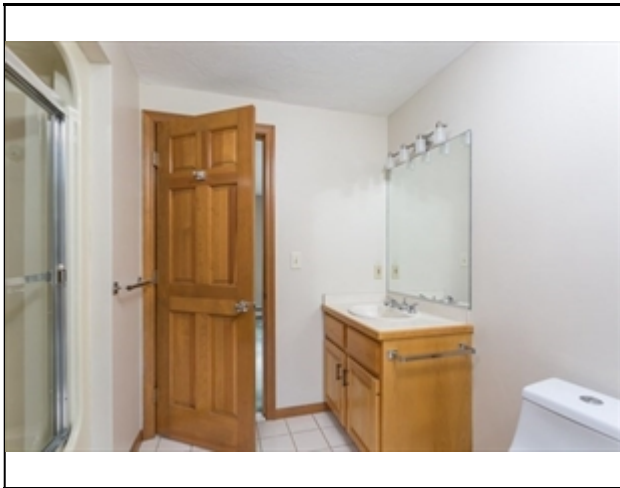
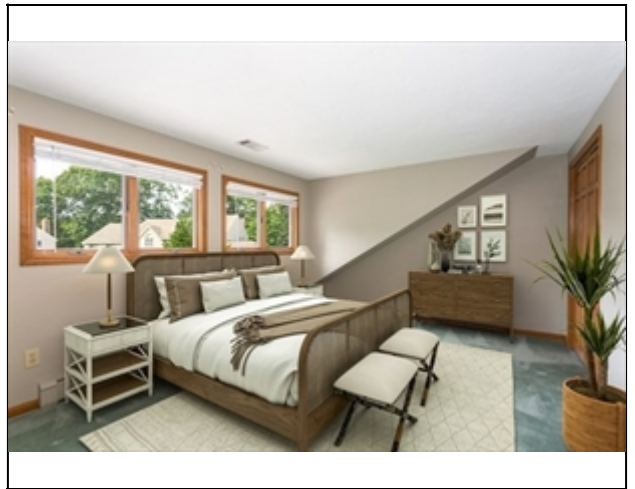
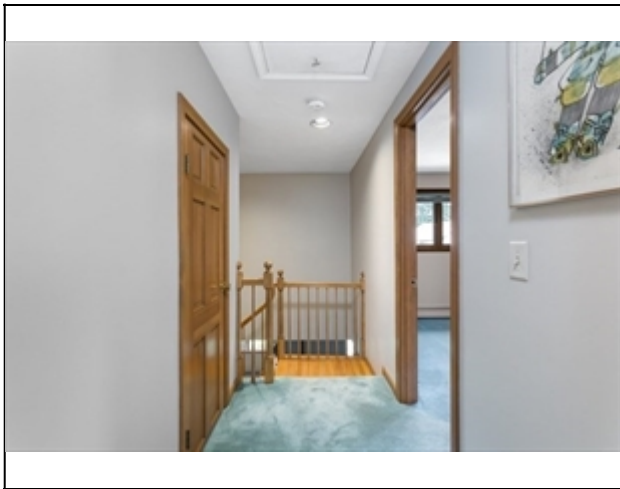
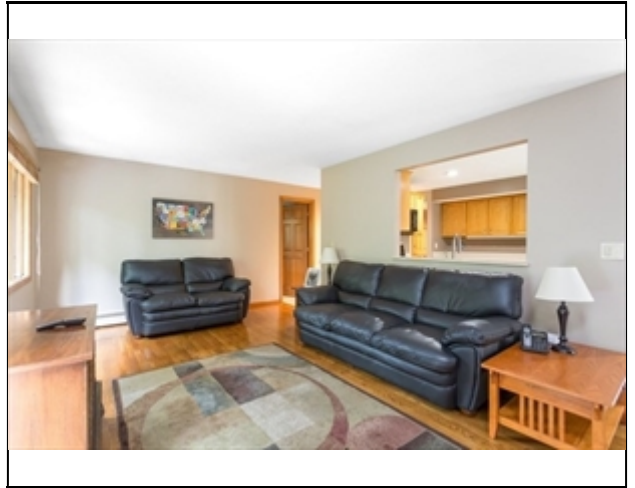
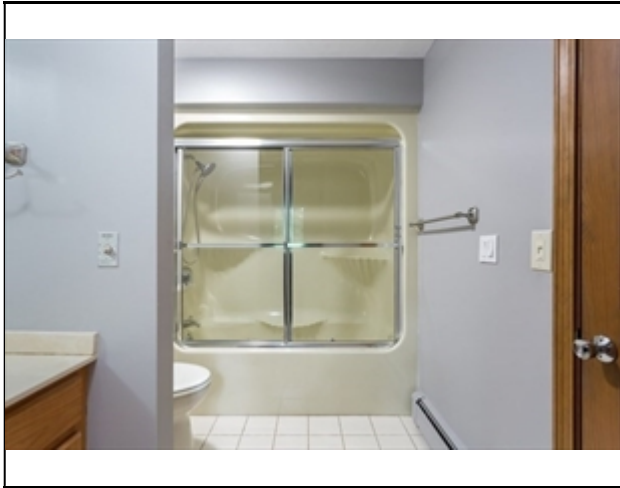
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CTG	9/18/2023	Status Changed to: Contingent	6		
UAG	10/2/2023	Status Changed to: Under Agreement	20		
SLD	11/1/2023	Status Changed to: Sold	20		
	10/31/2023	Sold for \$675,000	20	6	\$675,000
Market History for Office Id: BB1175			20	6	\$675,000
Market History for this property			20	6	\$675,000

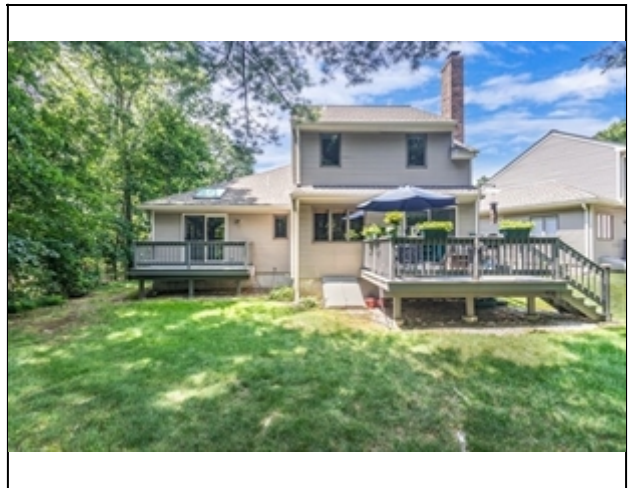
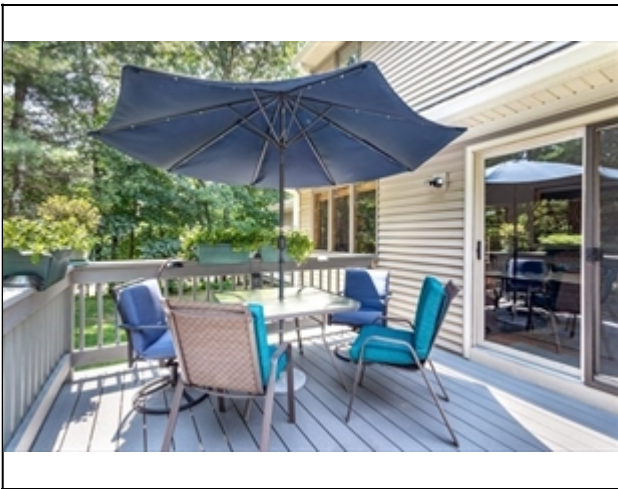
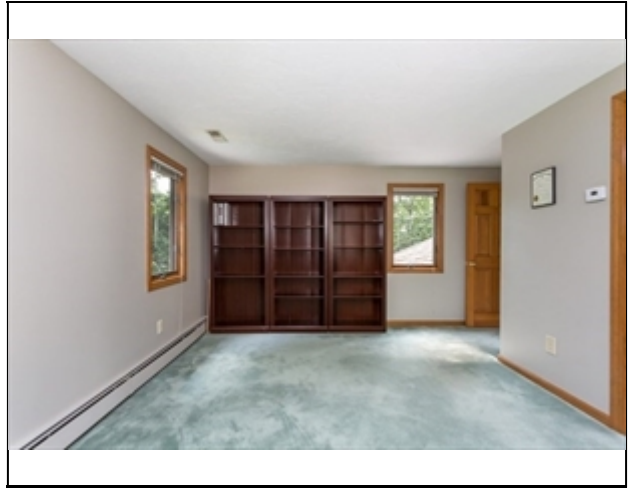
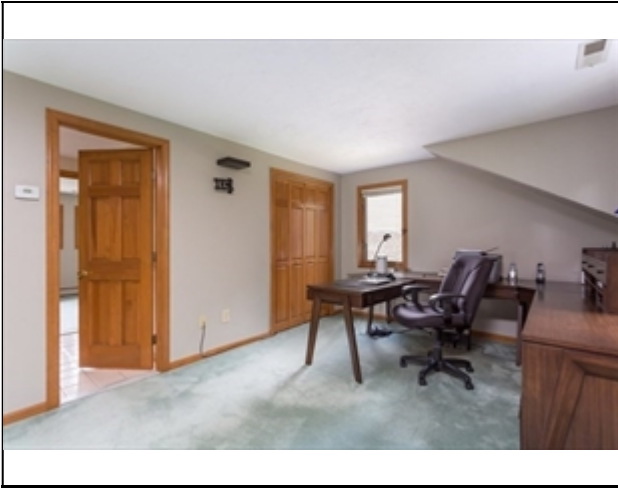
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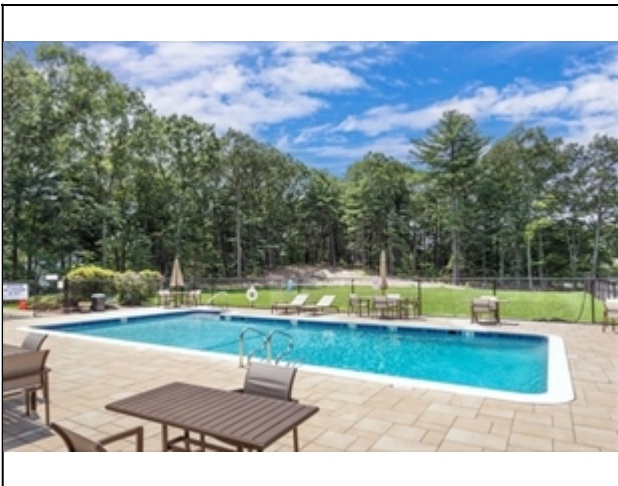














**3 Beechwood Ln - Unit 3
Franklin, MA 02038
Condo**

MLS #: 73143131	Status: Sold
List Price: \$599,900	Sale Price: \$679,000
List Date: 8/1/2023	Sale Date: 9/5/2023
Area:	Off Market Date: 8/14/2023
List\$/Sq. Ft.: \$224.51	Sold \$/Sq. Ft. \$254.12
Days on Market (Total): 13	Days on Market (Office): 13

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement: End
Main Bath: Yes	Approx. Living Area Total: 2,672 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: Yes
Year Built: 2001	Approx. Above Grade: 2,067 SqFt
# Units: 75	Approx. Below Grade: 605 SqFt
Elevator: No	Outdoor Space Avail: Yes - Common
Handicap Access/Features:	Garage: 2 Attached, Garage Door Opener, Storage
Association: Yes Fee: \$510	Parking: 2 Off-Street, Paved Driveway

Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Recreational Facilities, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	15X16	Fireplace, Flooring - Hardwood, Balcony / Deck, Main Level, Cable Hookup, Exterior Access, High Speed Internet Hookup, Open Floor Plan, Remodeled, Slider
Dining Room:	1	12X14	Flooring - Hardwood, Main Level, Tray Ceiling
Family Room:	B	27X16	Closet, Flooring - Wall to Wall Carpet, Cable Hookup, Exterior Access
Kitchen:	1	16X14	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Dryer Hookup - Electric, Exterior Access, High Speed Internet Hookup, Remodeled, Washer Hookup
Main Bedroom:	1	15X13	Bathroom - Full, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Main Level, Cable Hookup
Bedroom 2:	2	15X14	-
Bedroom 3:	2	16X11	-
Bath 1:	1	7X8	Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Remodeled
Bath 2:	1	5X6	Bathroom - Half, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Remodeled
Bath 3:	2	8X8	Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded
Laundry:	1	3X6	Main Level, Dryer Hookup - Electric, Washer Hookup

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Basement: **Yes Partially Finished, Walk Out, Exterior Access**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **200 Amps**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Deck - Vinyl**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Security System, Cable Available, Internet Available - Fiber-Optic**
 Lead Paint: **None**
 Living Area Disclosures: **2672 Square feet includes finished basement**
 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

Meticulously maintained condo in Chestnut Ridge 2. Nothing to do but move in and enjoy. As you enter the unit from the attached 2 car garage you'll find a completely renovated, giant kitchen with center island, hardwood floors, updated cabinets

and updated granite. Plenty of room for a table and 4 chairs as well, The kitchen opens to the front to back combination living room/dining room with hardwood floors and a fireplace w/ exterior access to your new 18x12 deck. There is also a half bathroom. A first floor primary bedroom with a walk in closet and newly renovated bathroom with glass shower round out this level. The second floor has two generous sized bedrooms, a full bathroom, a balcony overlooking the living room below that is perfect for a desk/office, and a bonus room for storage. The basement is partially finished with 27x16 family room and plenty of storage space.

Tax Information

2023 Taxes: **\$6,211** Assessment: **\$493,700**

Cert: **098397** Zoning Code: **RES-Condo**

Pin #: **M:281 L:003-038**

Map: Block: Lot: Book: **16710** Page: **187**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **2**

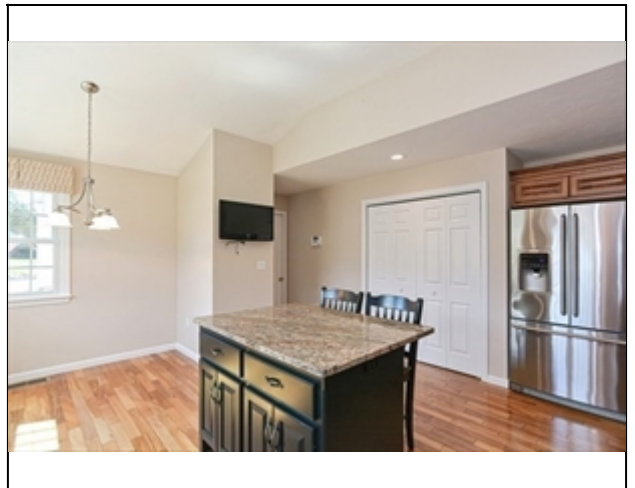
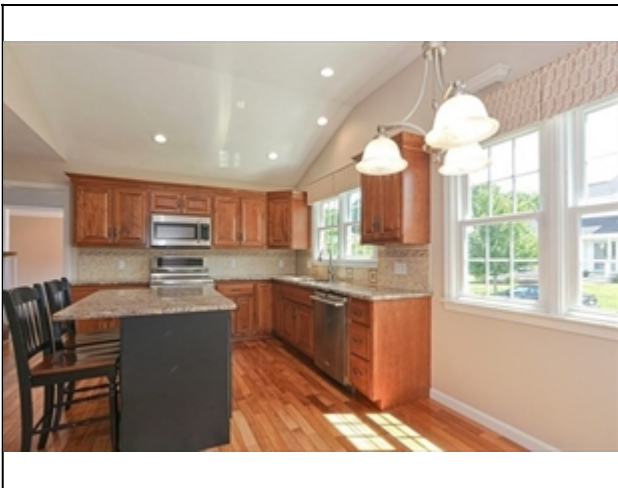
Compensation Based On: **Net Sale Price**

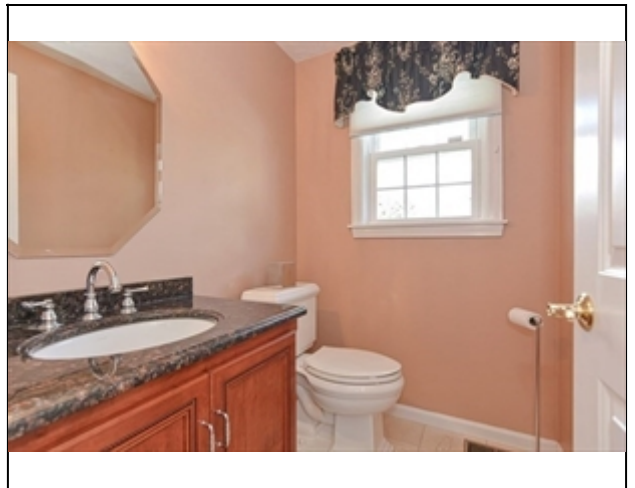
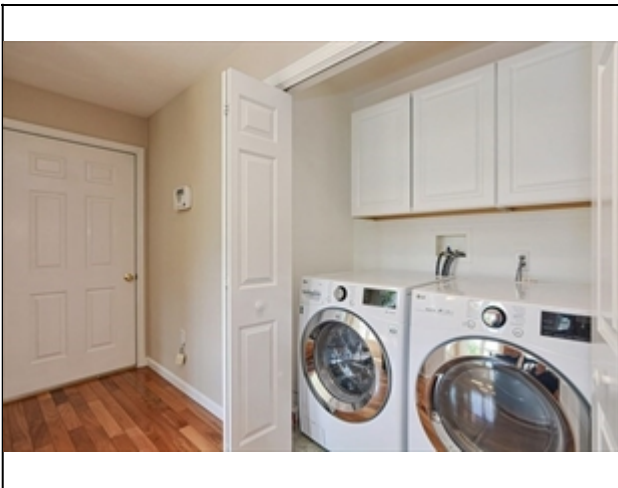
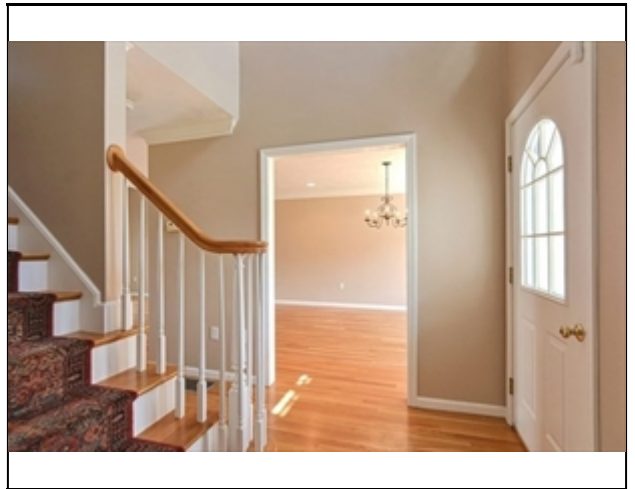
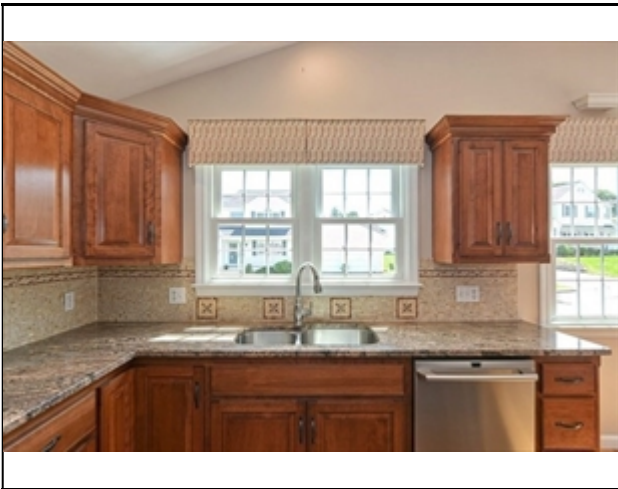
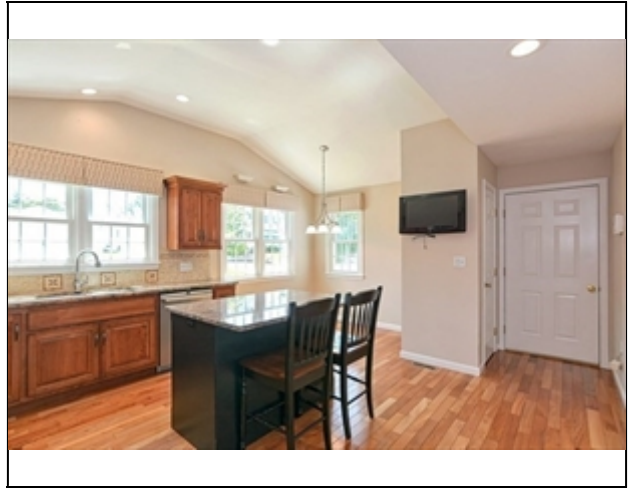
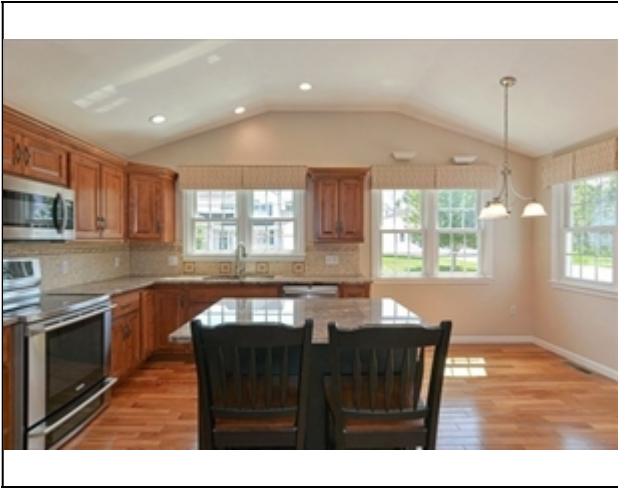
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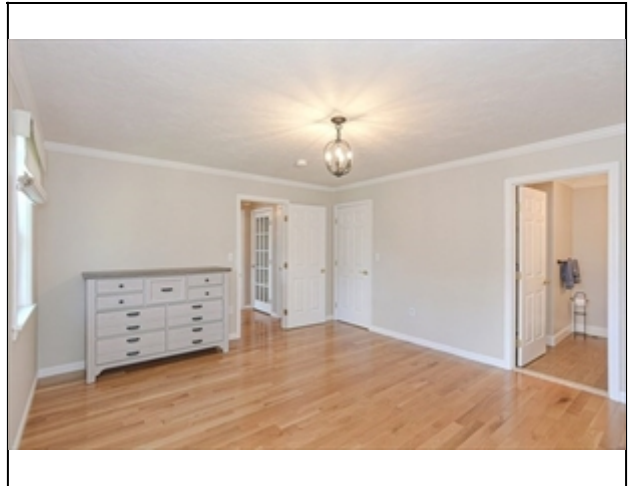
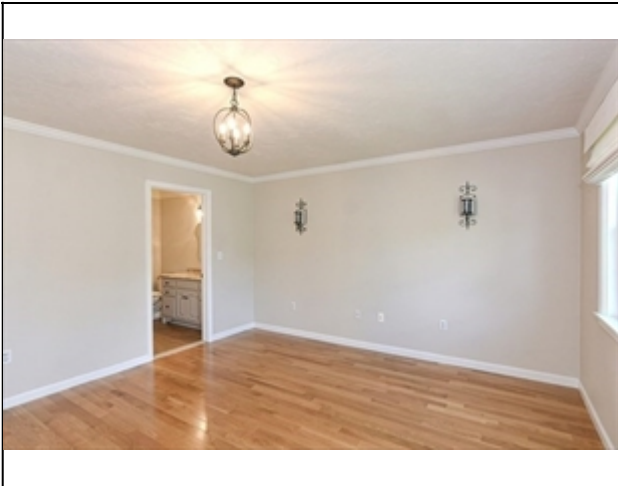
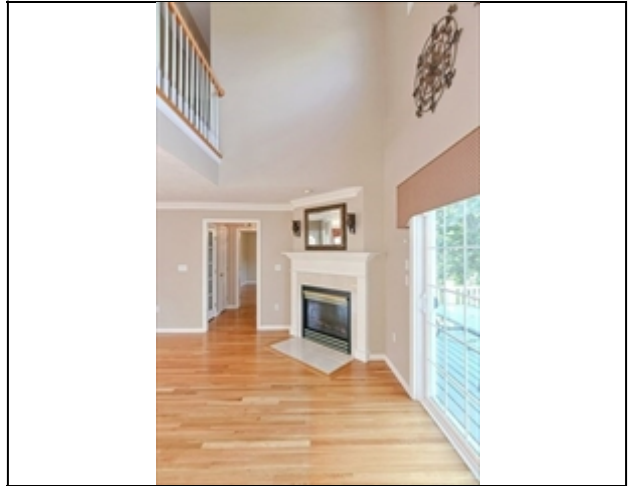
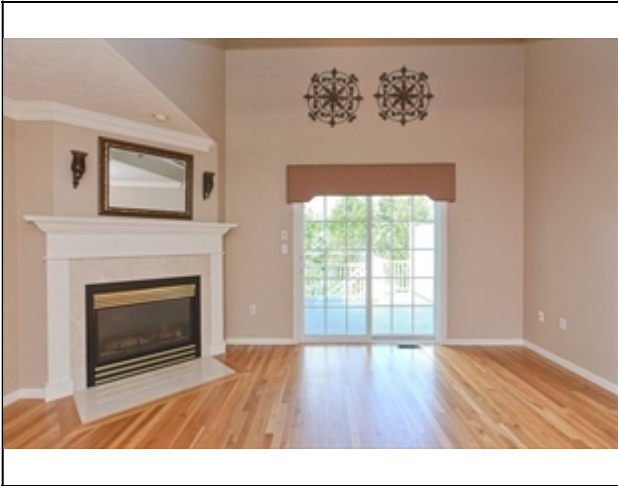
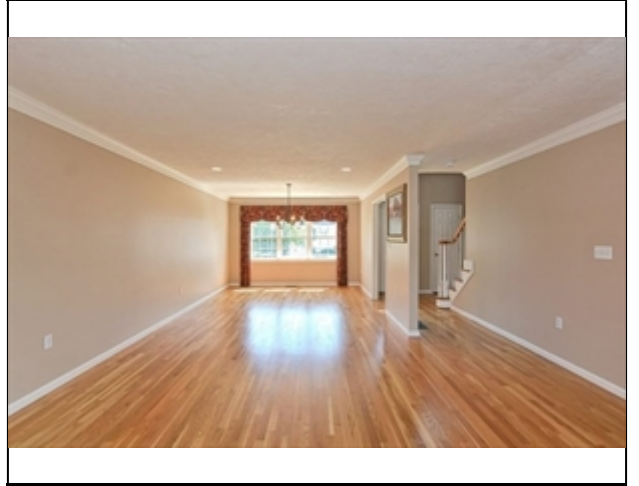
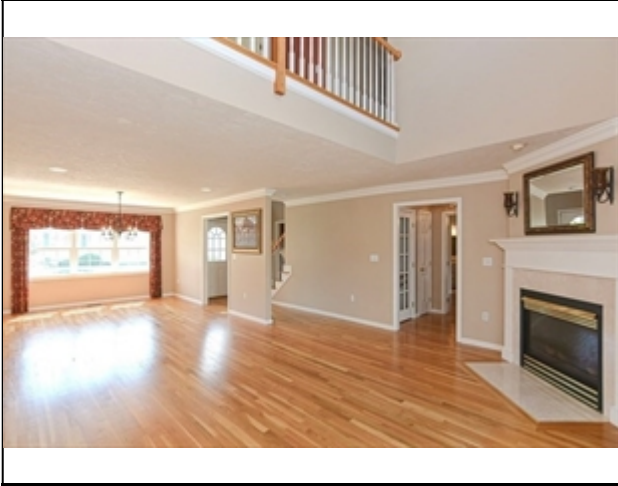
Market History for 3 Beechwood Ln U:3, Franklin, MA 02038

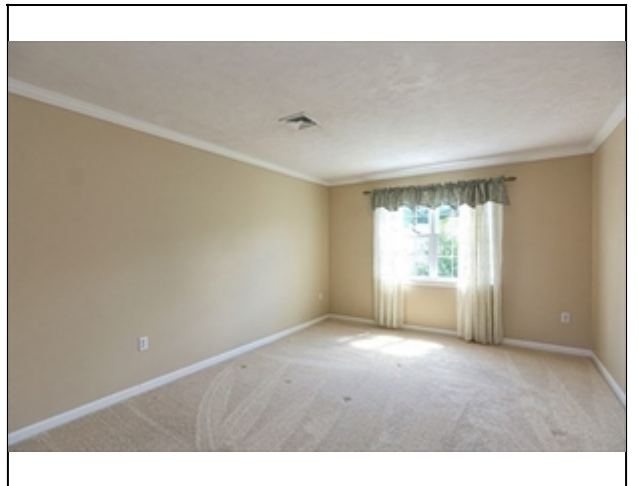
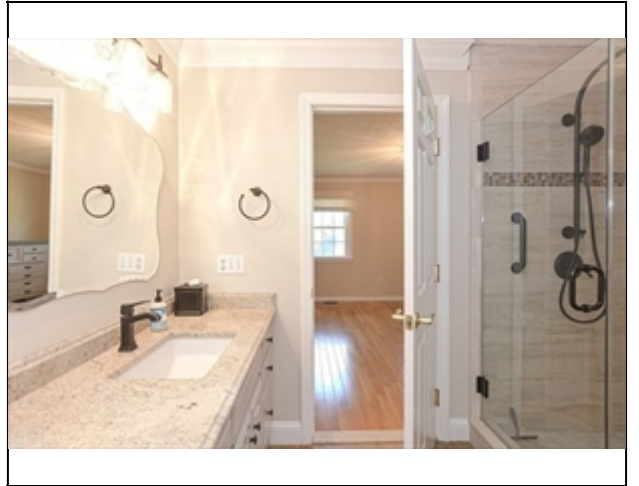
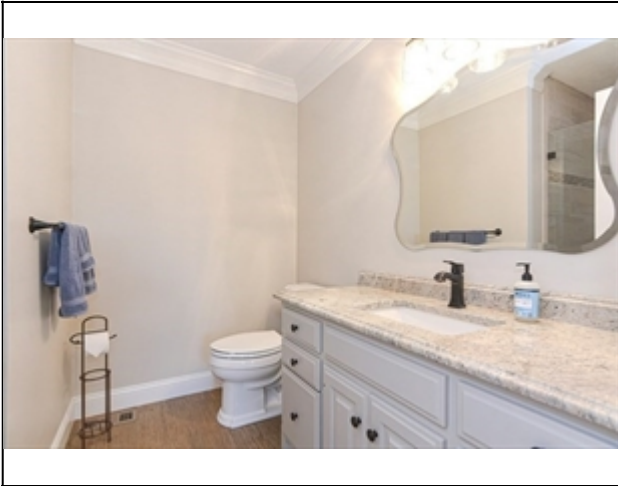
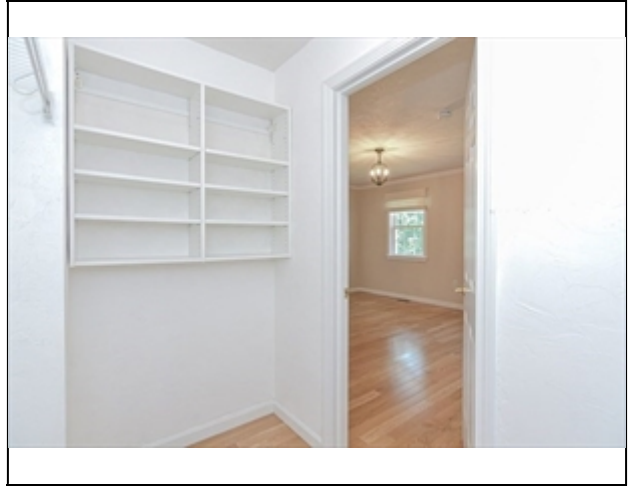
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73143131	8/1/2023	Listed for \$599,900			\$599,900
CTG	8/8/2023	Status Changed to: Contingent	7		
UAG	8/14/2023	Status Changed to: Under Agreement	13		
SLD	9/6/2023	Status Changed to: Sold	13		
	9/5/2023	Sold for \$679,000	13	6	\$679,000
Market History for Office Id: AN4246			13	6	\$679,000
Market History for this property			13	6	\$679,000

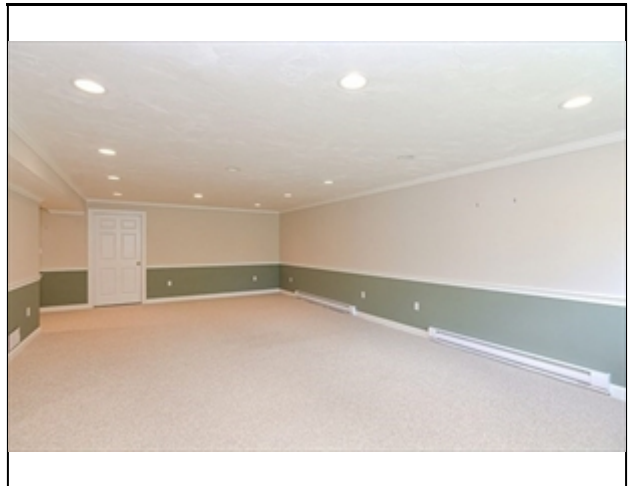
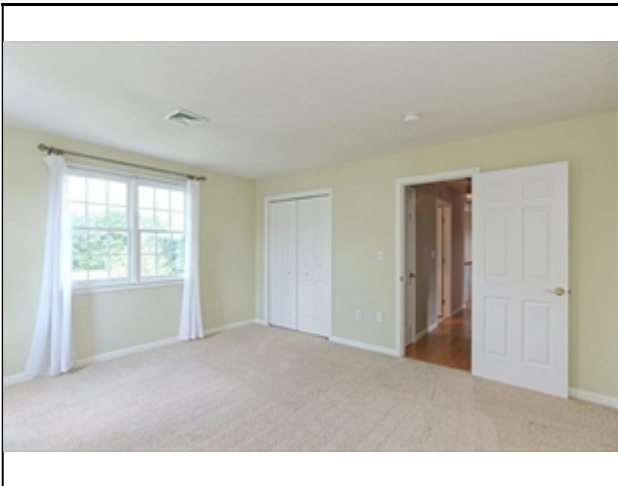
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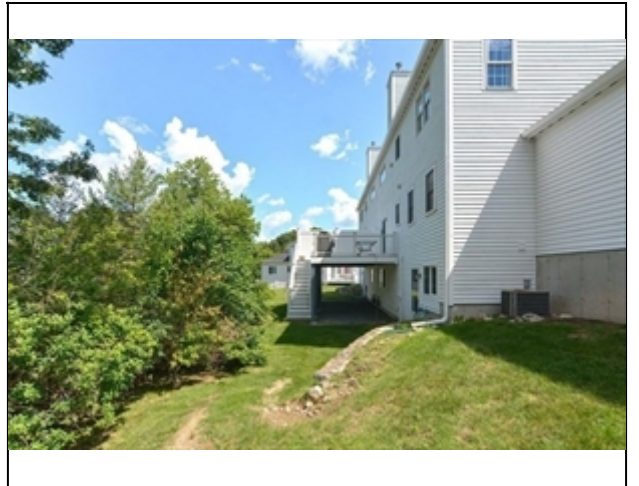
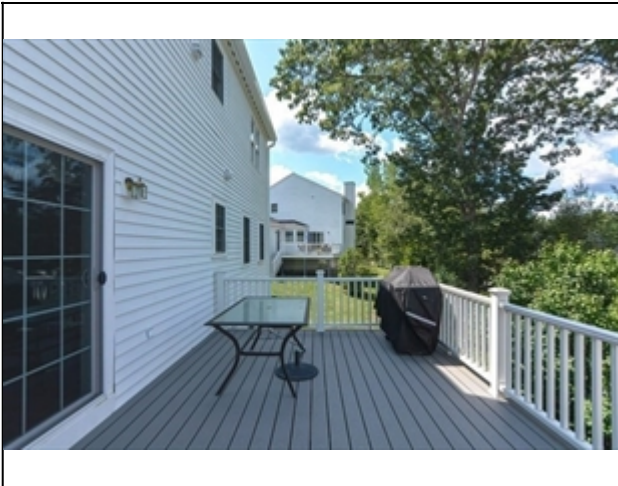
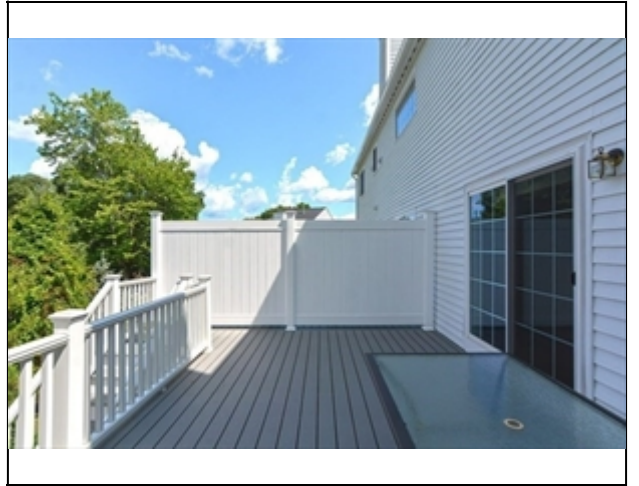
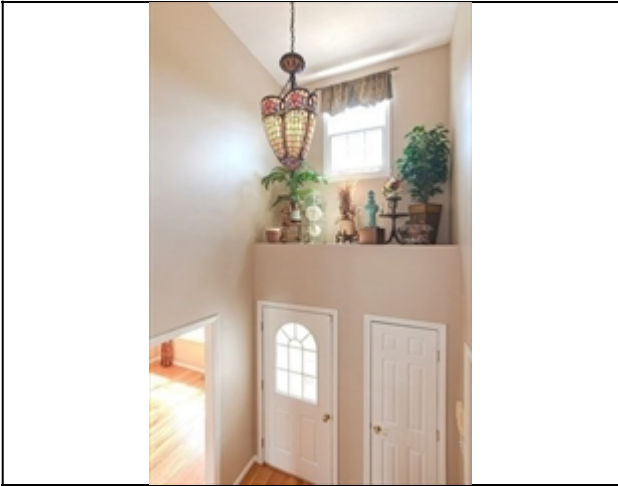












MLS # 73143131 - Sold
3 Beechwood Ln U:3, Franklin, MA 02038

Condominium - Condo
Sale Price: \$679,000



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