

10 Magnolia Drive - Unit 10
Franklin, MA 02038
Condo

MLS #: 73093094	Status: Sold
List Price: \$409,900	Sale Price: \$468,000
List Date: 3/30/2023	Sale Date: 5/5/2023
Area:	Off Market Date: 4/5/2023
List\$/Sq. Ft.: \$222.29	Sold \$/Sq. Ft. \$253.80
Days on Market (Total): 7	Days on Market (Office): 7

Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement: Street, End
Main Bath: Yes	Approx. Living Area Total: 1,844 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1987	Approx. Above Grade: 1,844 SqFt
# Units: 56	Approx. Below Grade:
Elevator:	Outdoor Space Avail:
Handicap Access/Features:	Garage: 1 Attached
Association: Yes Fee: \$435	Parking: 1 Off-Street, Assigned, Guest, Improved Driveway, Paved Driveway

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



Room Descriptions

Room	Level	Size	Features
Living Room:	1	24X14	Fireplace, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Main Level, Wet bar, Cable Hookup, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Slider, Sunken, Lighting - Overhead
Dining Room:	1	14X11	Ceiling Fan(s), Flooring - Hardwood, Main Level, Open Floor Plan, Tray Ceiling
Kitchen:	1	17X14	Skylight, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Dining Area, Main Level, Kitchen Island, Exterior Access
Main Bedroom:	2	20X14	Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Cable Hookup
Bedroom 2:	2	16X13	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1	-	-
Bath 2:	2	-	-
Bath 3:	2	-	-
Laundry:	B	-	-

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Compactor, Microwave, Refrigerator**
 Basement: **Yes Full, Walk Out, Interior Access, Radon Remediation System, Concrete Floor, Unfinished Basement, Exterior Access**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers, 200 Amps**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Porch, Deck - Composite, Screens, Gutters, Professional Landscaping**
 Facing Direction:
 Heating: **Hot Water Radiators, Gas**
 Hot Water: **Natural Gas, Tank, Leased Heater**
 Interior Features: **Central Vacuum, Cable Available**
 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

LAST and BEST due Tuesday at 5PM. Please make offers valid through Wednesday at 8PM. Welcome home to Magnolia Drive, located in the highly sought after Chestnut Ridge Community! This well maintained end unit has endless potential with a semi open floor plan and all of the space and storage you could need! The skylit kitchen is as bright as can be, and is well appointed with a center island, loads of counter and cabinet space and flows seamlessly into the dining area. The expansive living area offers wet bar, fireplace and double sliders leading to your private composite deck. The second floor features two generously sized bedrooms, both boasting walk in closets and main baths. Topping this unit off is the garage, which is accessible through the kitchen, convenient for any of the New England seasons. Chestnut Ridge offers residents an in-ground pool, perfect for the summer months! Impeccable centrally located Franklin location has ease of access to all major routes and the commuter

Tax Information

2023 Taxes: \$5,115 Assessment: **\$406,600**
 Pin #:

Cert: Zoning Code: **res**
 Map: Block: Lot: Book: **28418** Page: **10**

Compensation

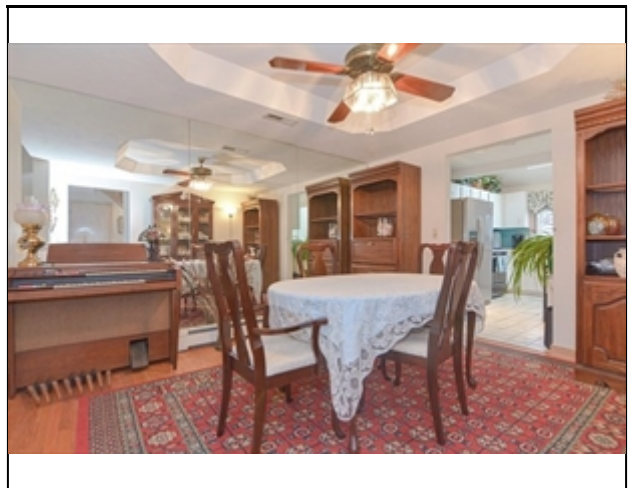
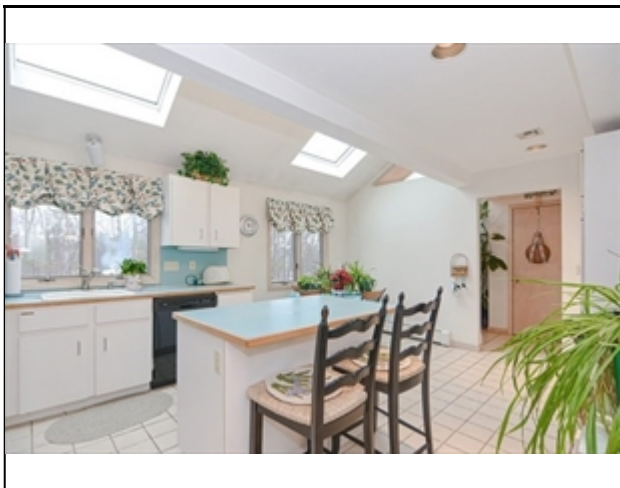
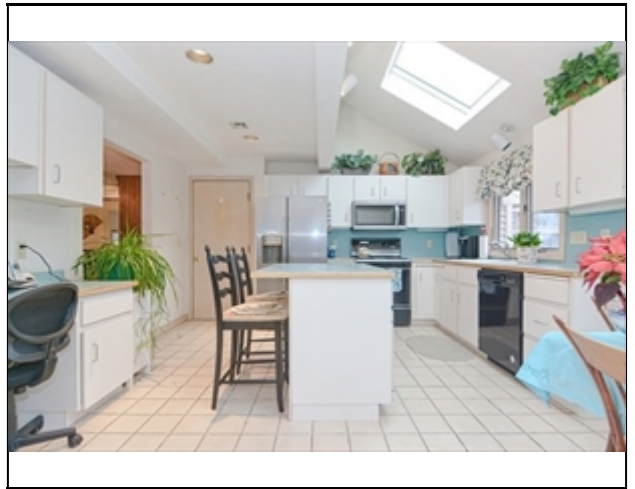
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 Compensation Based On: **Net Sale Price**

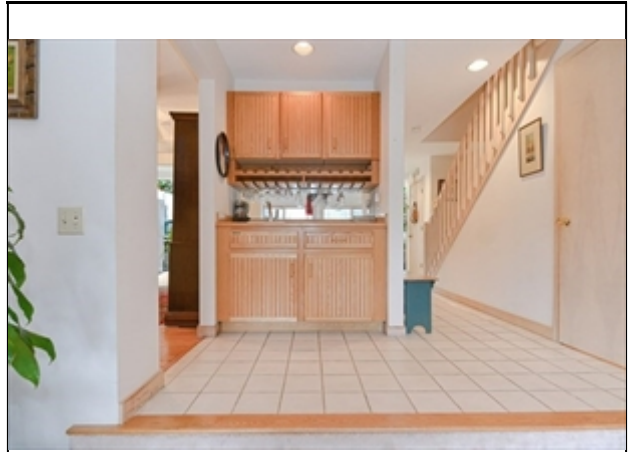
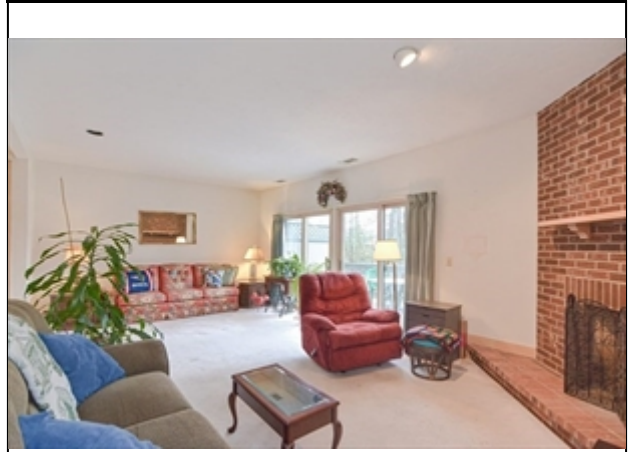
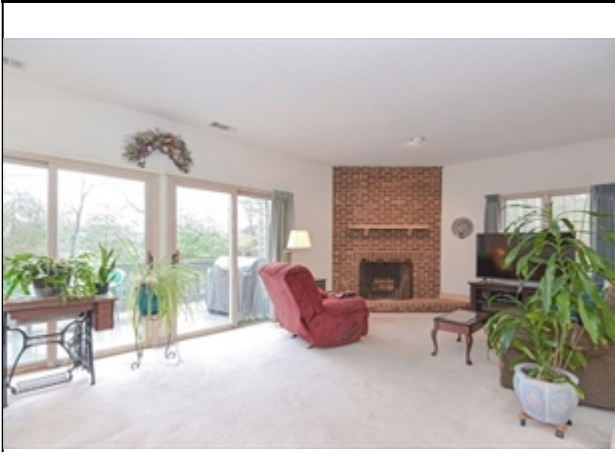
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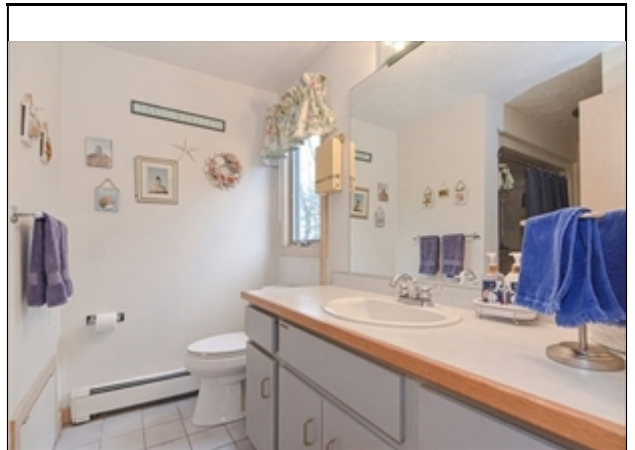
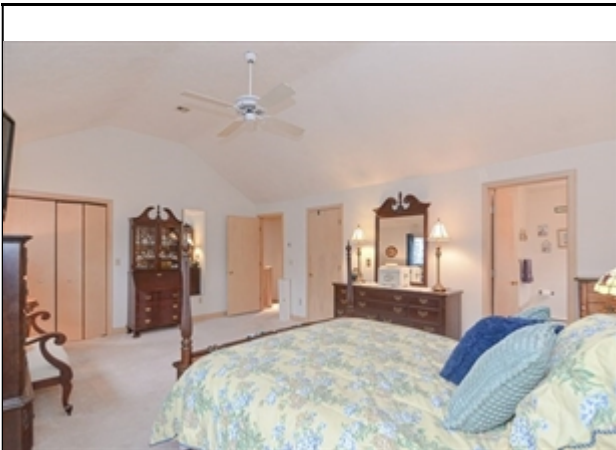
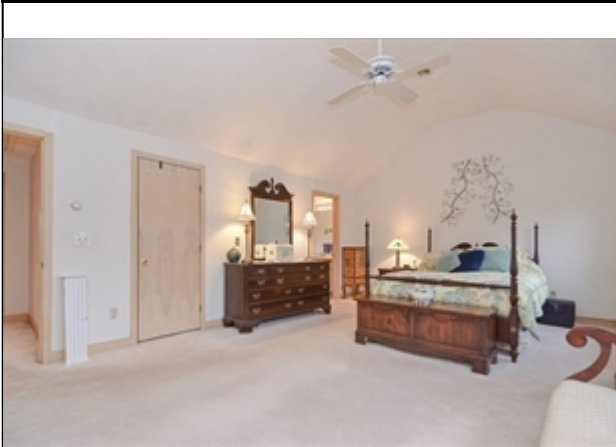
Market History for 10 Magnolia Drive U:10, Franklin, MA 02038

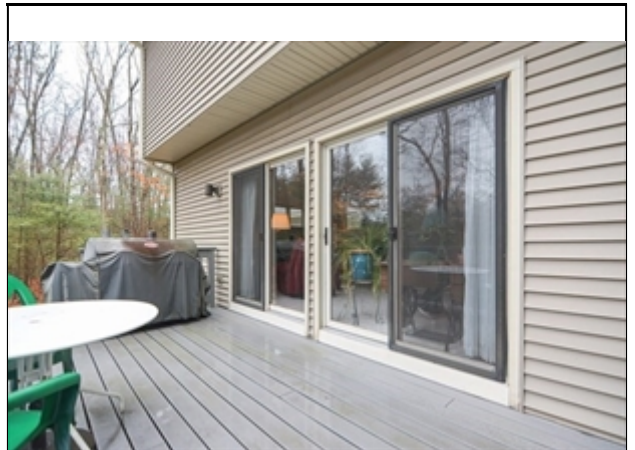
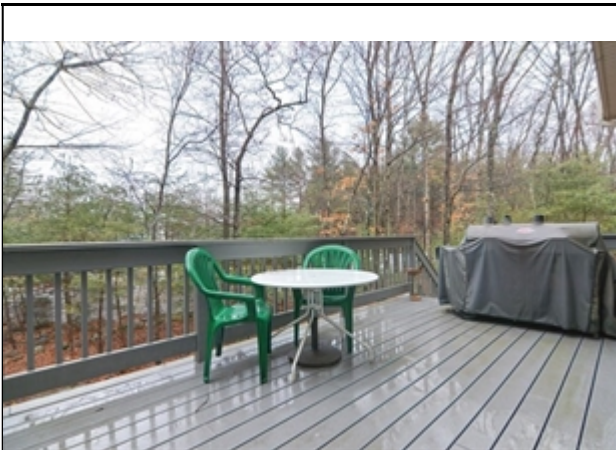
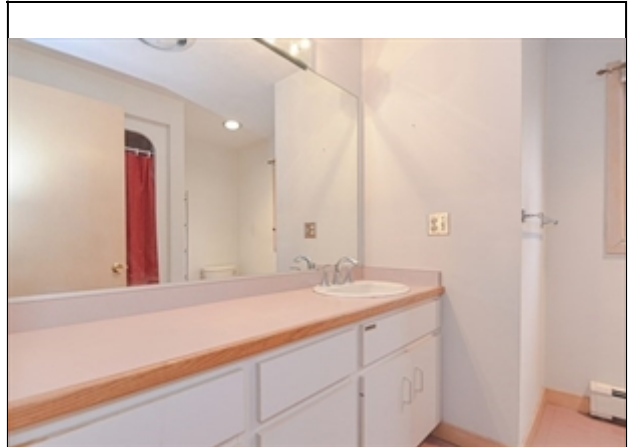
MLS #	Date		DOM	DTO	Price
73093094	3/30/2023	Listed for \$409,900			\$409,900
UAG	4/6/2023	Status Changed to: Under Agreement	7		
SLD	5/9/2023	Status Changed to: Sold	7		
	5/5/2023	Sold for \$468,000	7	6	\$468,000
Market History for Office Id: AN4893			7	6	\$468,000
Market History for this property			7	6	\$468,000

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MLS # 73093094 - Sold
10 Magnolia Drive U:10, Franklin, MA 02038

Condominium - Condo
Sale Price: \$468,000



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5 Birchtree Circle - Unit 5
Franklin, MA 02038
Condo

MLS #: 73173801	Status: Sold
List Price: \$499,000	Sale Price: \$535,000
List Date: 10/25/2023	Sale Date: 12/7/2023
Area:	Off Market Date: 10/30/2023
List\$/Sq. Ft.: \$246.30	Sold \$/Sq. Ft. \$264.07
Days on Market (Total): 5	Days on Market (Office): 5

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement:
Main Bath: Yes	Approx. Living Area Total: 2,026 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1990	Approx. Above Grade: 2,026 SqFt
# Units: 56	Approx. Below Grade:
Elevator:	Outdoor Space Avail:
Handicap Access/Features:	Garage: 1 Attached, Garage Door Opener
Association: Yes Fee: \$488	Parking: 2 Off-Street
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	1	24"X13'5"	Fireplace, Flooring - Wall to Wall Carpet, Wet bar, Deck - Exterior, Exterior Access, Slider
Dining Room:	1	11'5"X12'4"	Flooring - Hardwood, Lighting - Pendant, Tray Ceiling
Family Room:	1	22'7"X12'1"	Skylight, Flooring - Wall to Wall Carpet, Slider
Kitchen:	1	17'2"X13'7"	Skylight, Ceiling - Vaulted, Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Gas Stove
Main Bedroom:	2	19'6"X13'10"	Bathroom - Full, Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bedroom 2:	2	12'2"X15'11"	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Pedestal Sink
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	B		-

Features & Other Information

Appliances: **Range, Dishwasher, Compactor, Refrigerator, Dryer**
Basement: **Yes Full, Bulkhead**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers, 200 Amps**
Exclusions: **washing machine in basement**
Exterior: **Vinyl**
Exterior Features: **Deck**
Facing Direction:
Heating: **Hot Water Baseboard, Gas**
Hot Water: **Natural Gas**
Interior Features: **Cable Available, Internet Available - Broadband**
Lead Paint: **Unknown**
Living Area Disclosures: **Room dimensions are approximate.**
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

Large, potential 3 bedroom unit in the highly desirable Chestnut Ridge condominium community. This well maintained end unit has ample floor space & plenty of storage. The skylit kitchen is bright & roomy w/ center island seating as well as a separate dining area. Easy flow from the kitchen to the formal dining room to the sunk-in living room with a floor to ceiling fireplace, wet bar & double slider that opens to an oversized deck. Off the living room is a BONUS room (currently a family room) that could be used as a first floor bedroom. A 1/2 bath finishes up the main level. The second floor features two generously sized bedrooms each with a walk-in closet & full baths. BONUS closet in the main bedroom. Unlimited potential for additional living space in the large basement -PARTIALLY HEATED & WIRED. Freshly painted interior, brand new carpeting, new hot water heater (2022), newer roof (2018), composite decking (2019) & more - see attached feature sheet. Close to highway&commuter rail

Tax Information

2023 Taxes: \$5,579 Assessment: **\$443,500**
Pin #:

Cert: Zoning Code: **Res Cod**
Map: Block: Lot: Book: **21969** Page: **332**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **1.0**

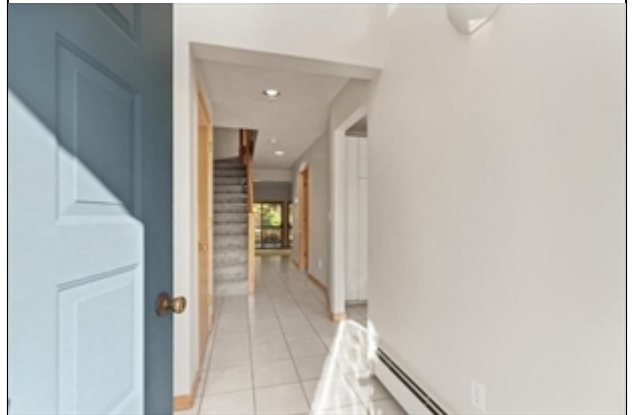
Compensation Based On: **Net Sale Price**

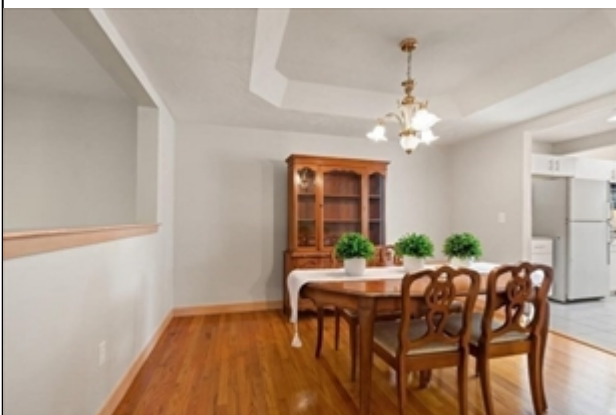
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Market History for 5 Birchtree Circle U:5, Franklin, MA 02038

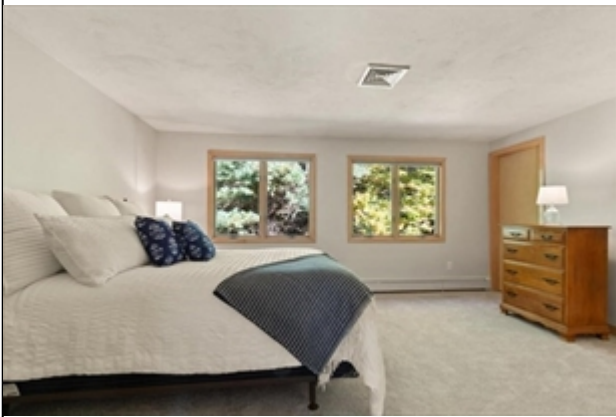
MLS #	Date		DOM	DTO	Price
73173801	10/25/2023	Listed for \$499,000			\$499,000
UAG	10/30/2023	Status Changed to: Under Agreement	5		
SLD	12/8/2023	Status Changed to: Sold	5		
	12/7/2023	Sold for \$535,000	5	5	\$535,000
Market History for Office Id: AN6201			5	5	\$535,000
Market History for this property			5	5	\$535,000

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MLS # 73173801 - Sold
5 Birchtree Circle U:5, Franklin, MA 02038

Condominium - Condo
Sale Price: \$535,000



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MLS # 73173801 - Sold
5 Birchtree Circle U:5, Franklin, MA 02038

Condominium - Condo
Sale Price: \$535,000



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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
List\$/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

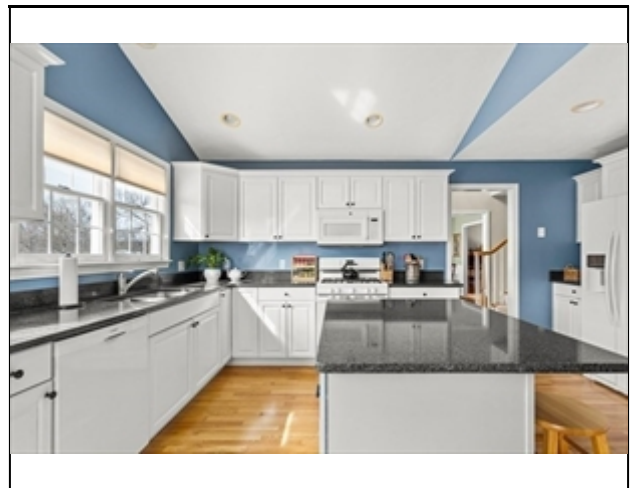
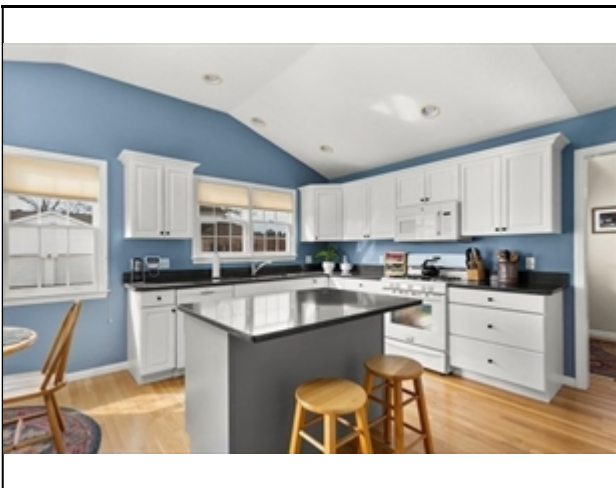
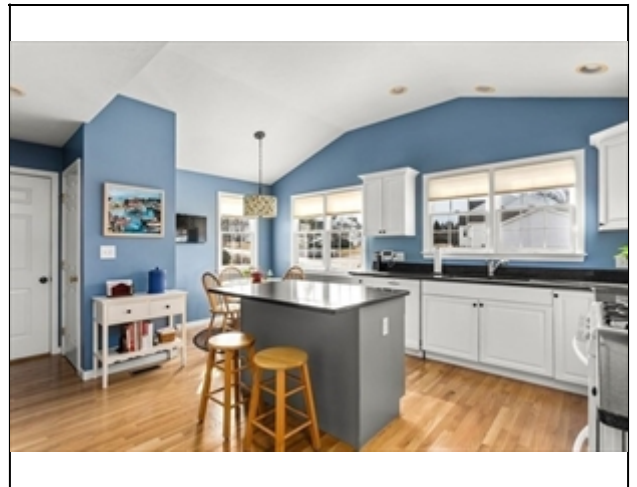
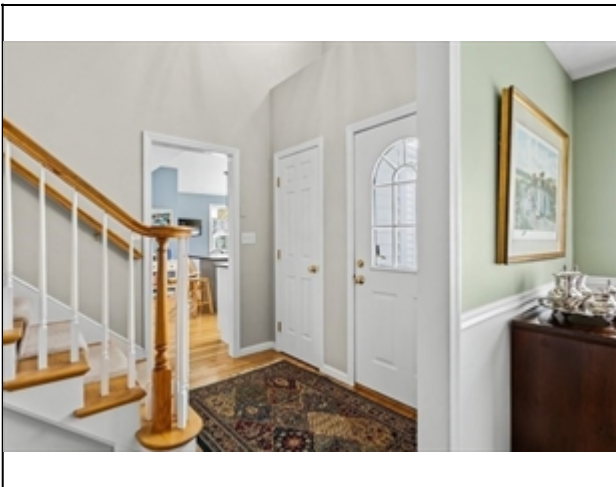
Sub-Agent: Not Offered	Buyer Agent: 2.0	Facilitator: 0
Compensation Based On: Net Sale Price		

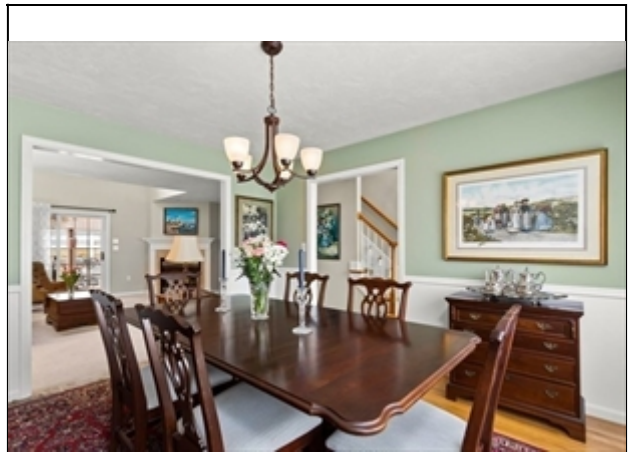
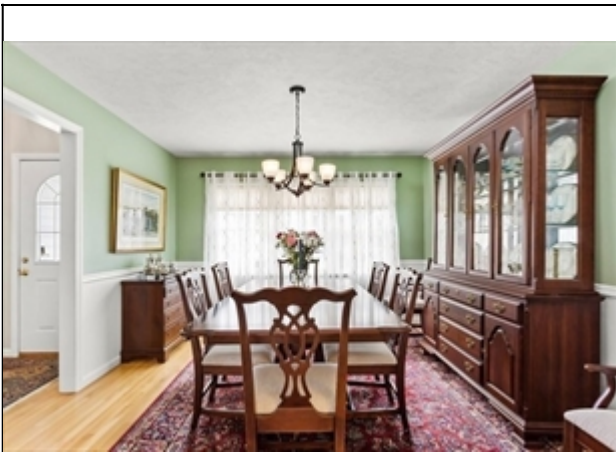
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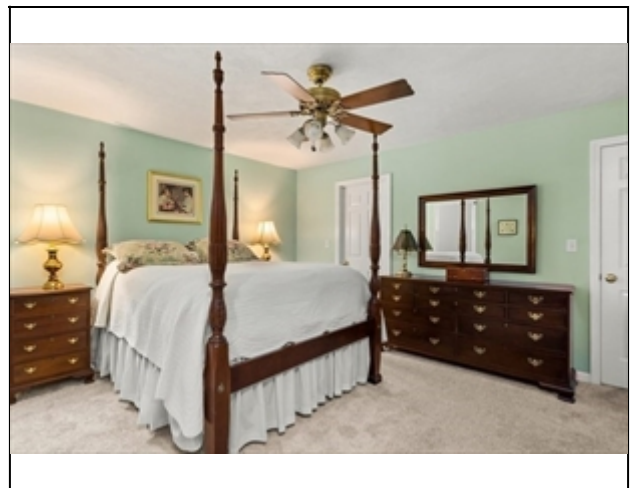
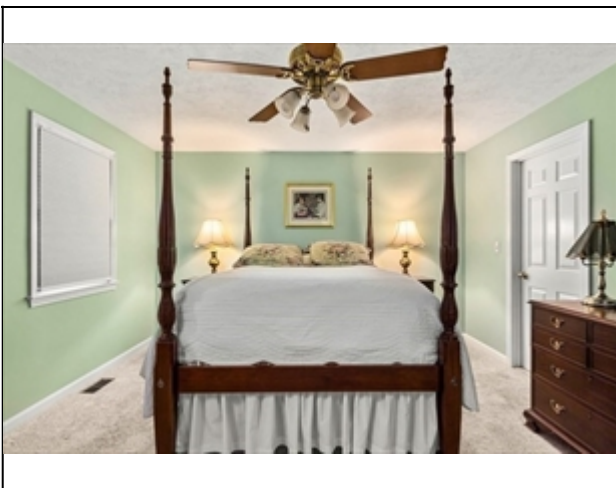
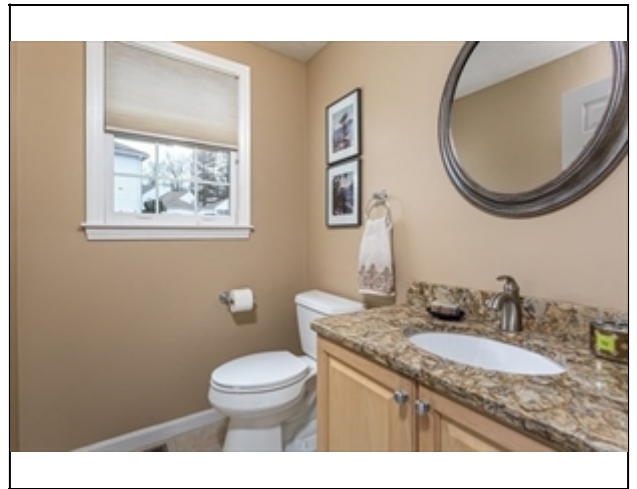
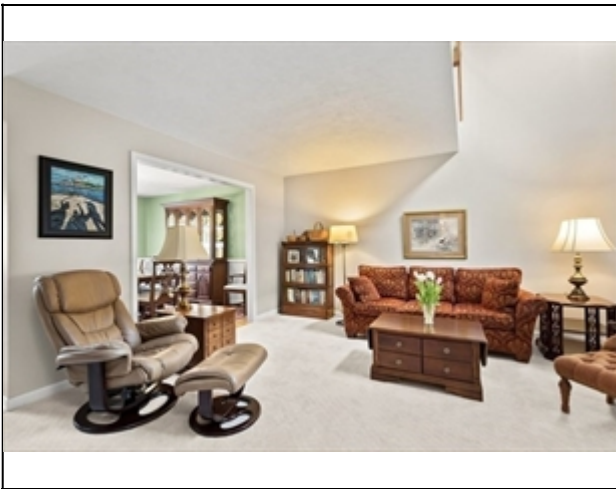
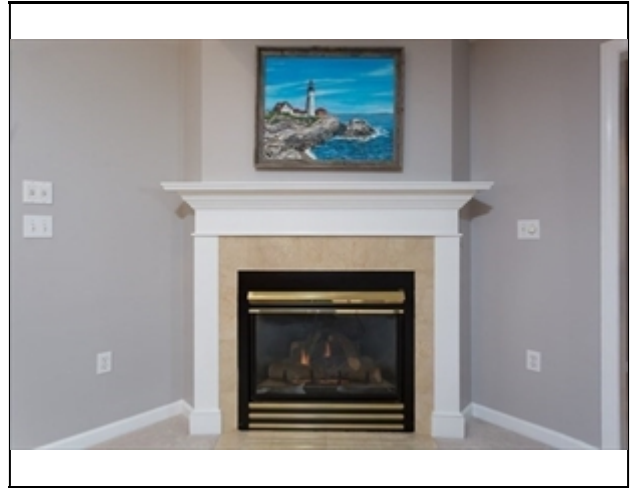
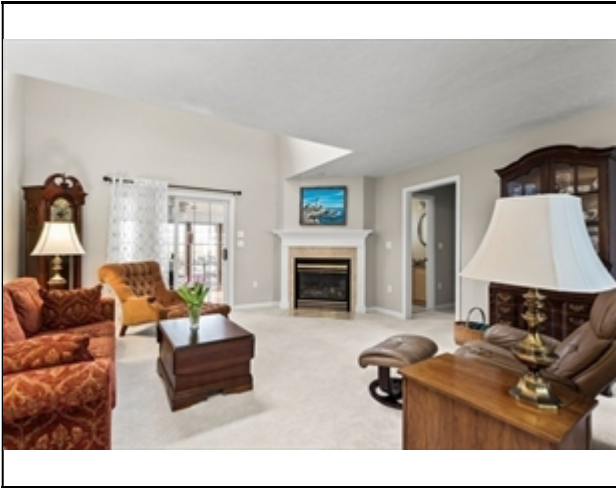
Market History for 3 Aspen Way U:3, Franklin, MA 02038

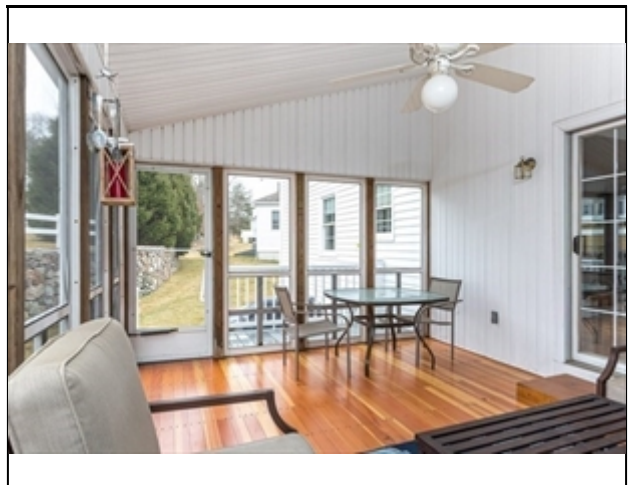
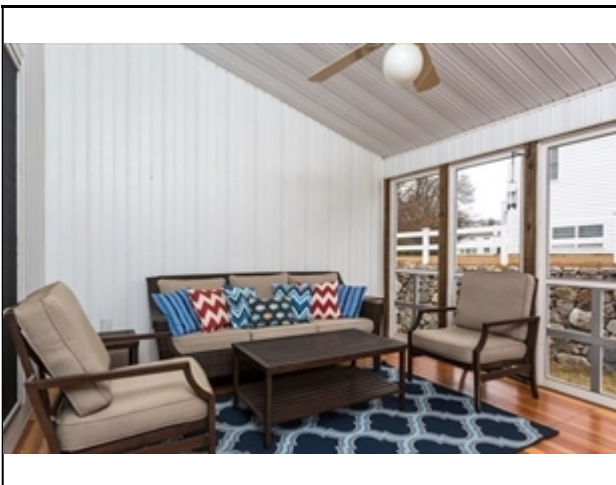
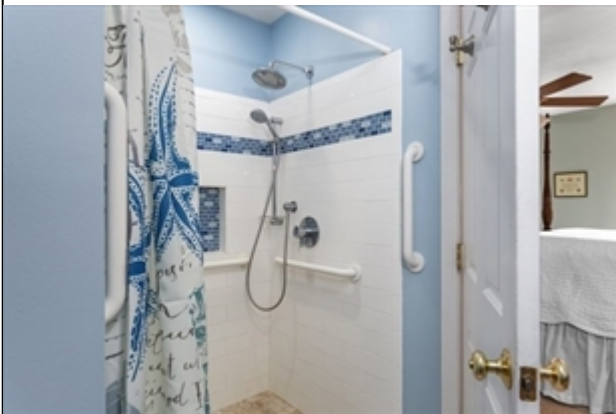
MLS #	Date		DOM	DTO	Price
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UAG	3/8/2023	Status Changed to: Under Agreement	7		
SLD	5/1/2023	Status Changed to: Sold	7		
	5/1/2023	Sold for \$586,601	7	7	\$586,601
Market History for Office Id: BB1175			7	7	\$586,601
Market History for this property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

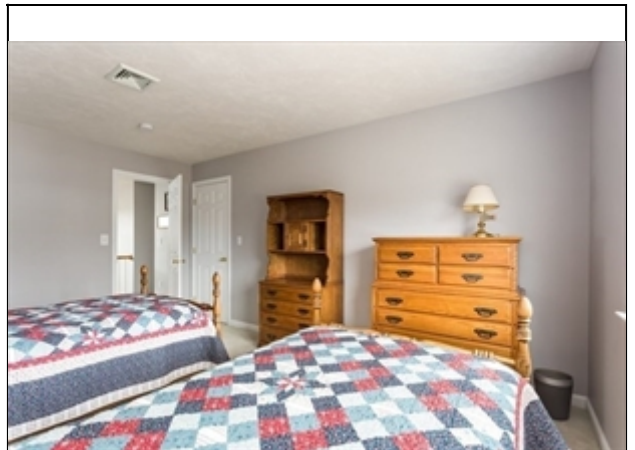
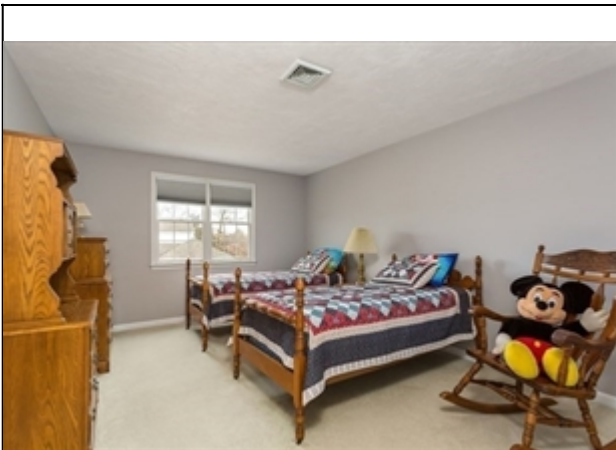
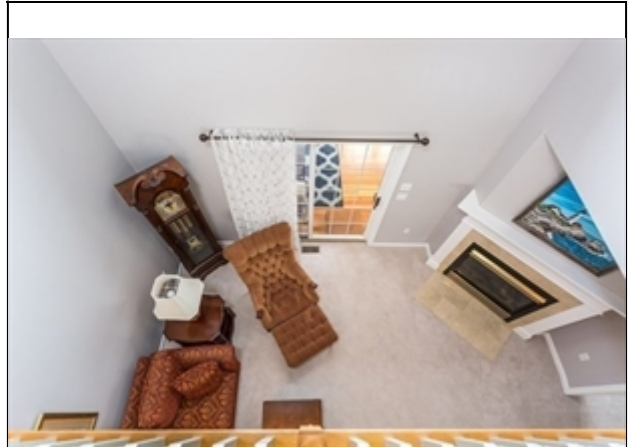
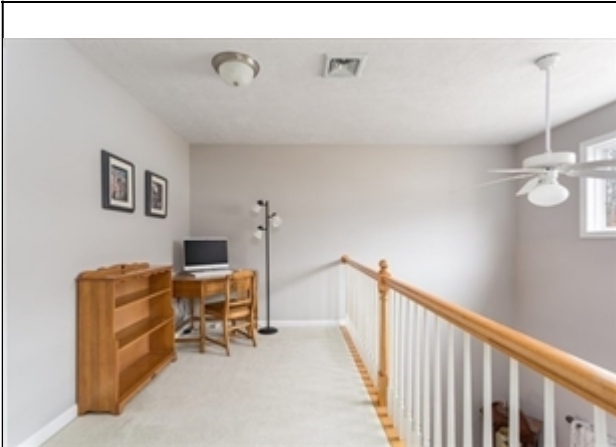
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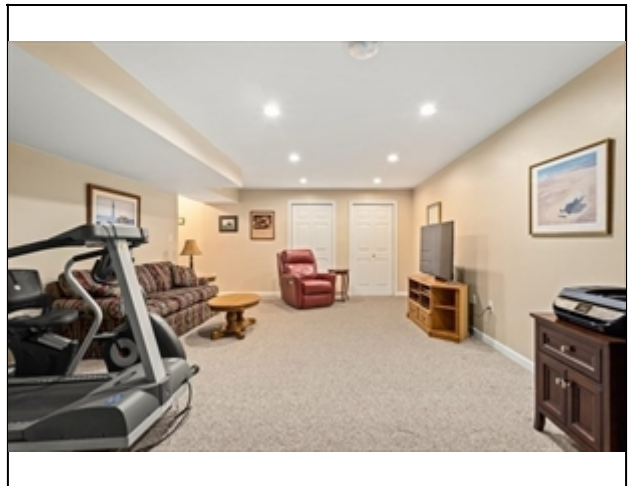
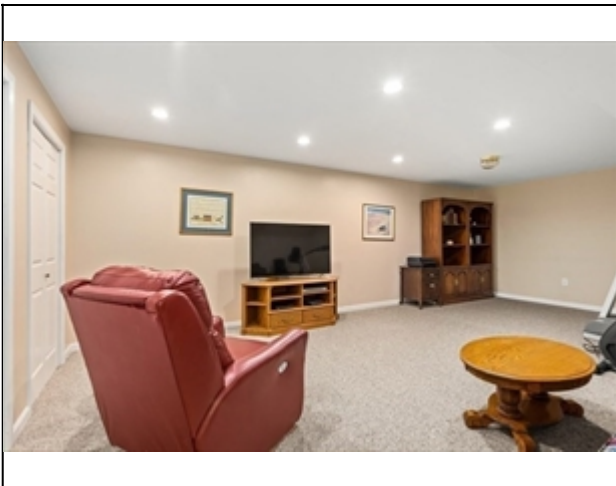
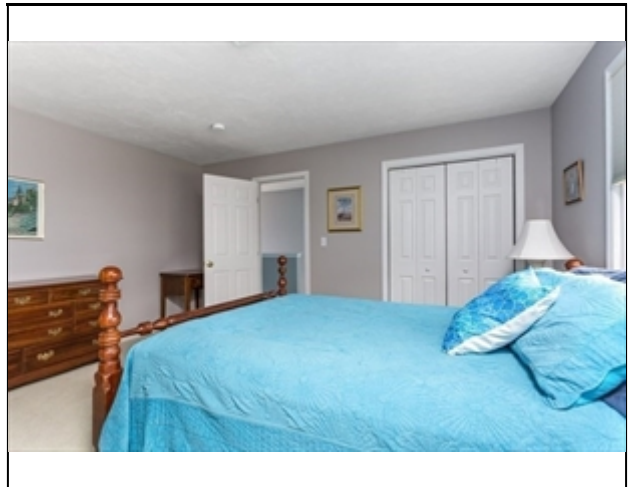
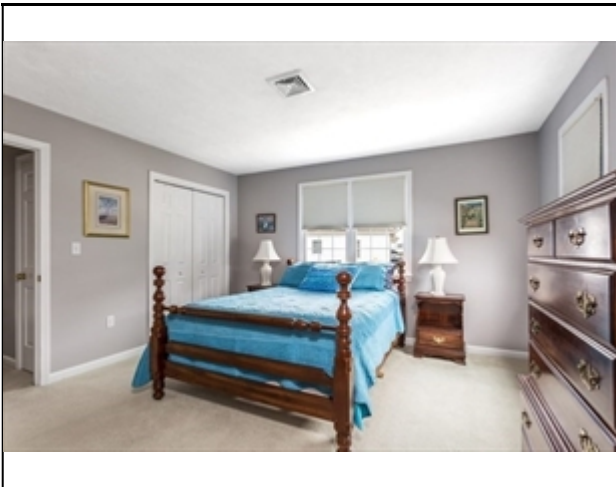
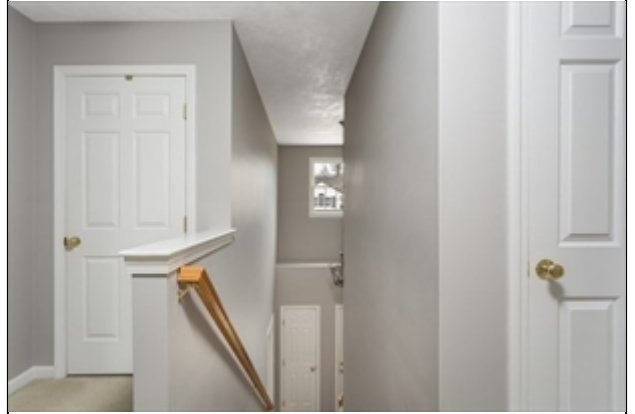












MLS # 73083204 - Sold
3 Aspen Way U:3, Franklin, MA 02038

Condominium - Condo
Sale Price: \$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

Compensation

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

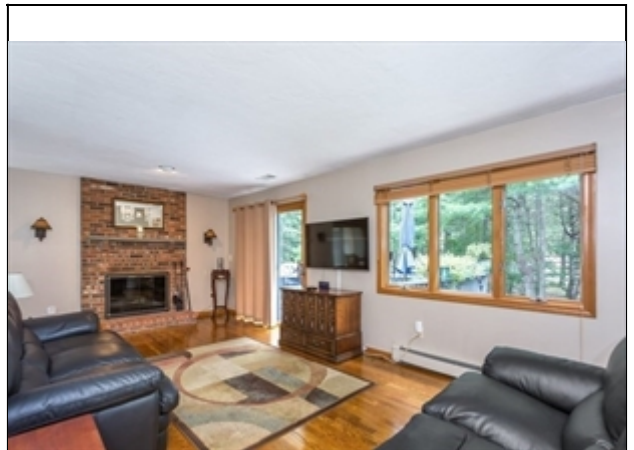
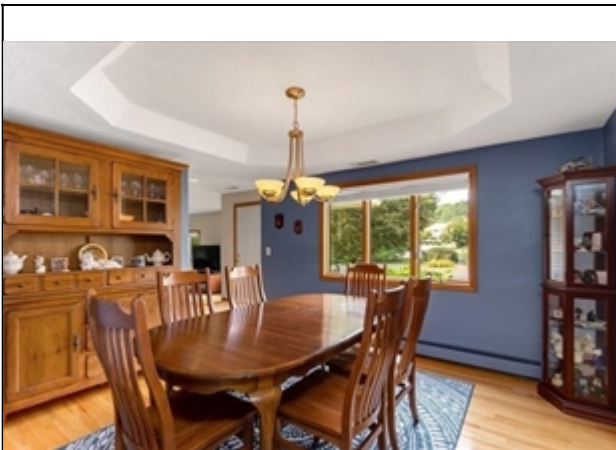
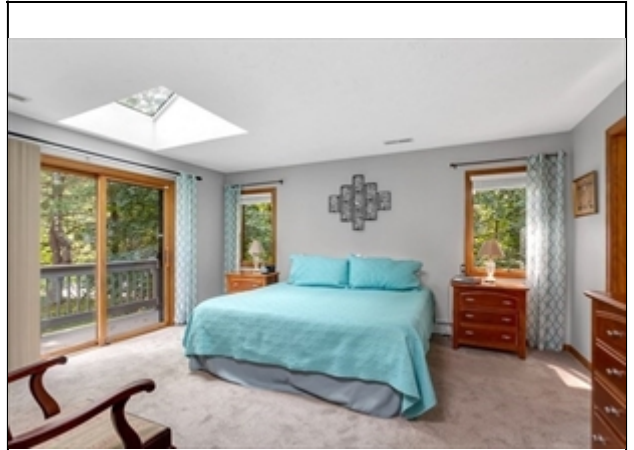
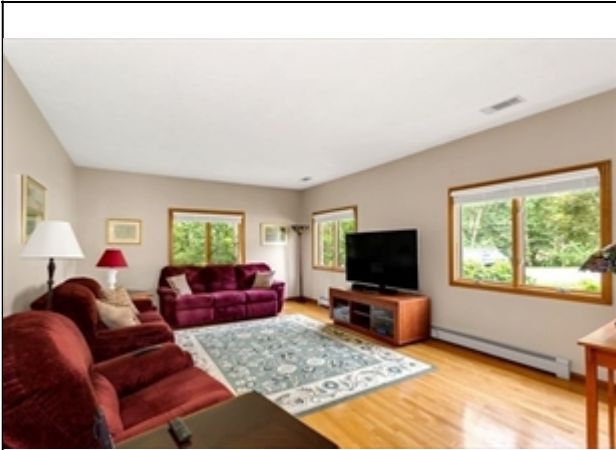
Market History for 13 Magnolia Drive U:13, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
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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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MLS # 73158178 - Sold
13 Magnolia Drive U:13, Franklin, MA 02038

Condominium - Condo
Sale Price: \$675,000



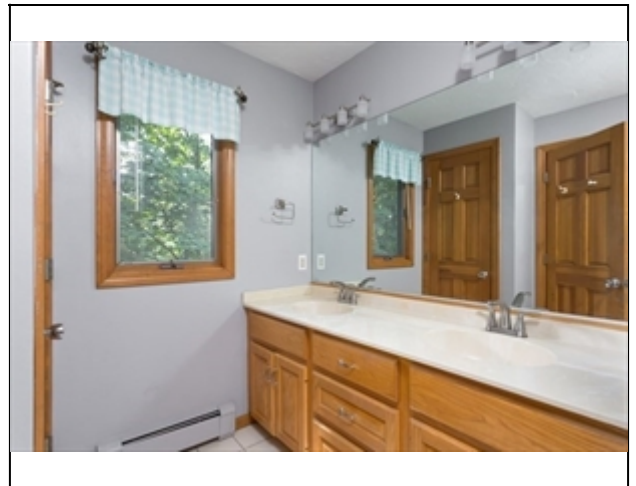
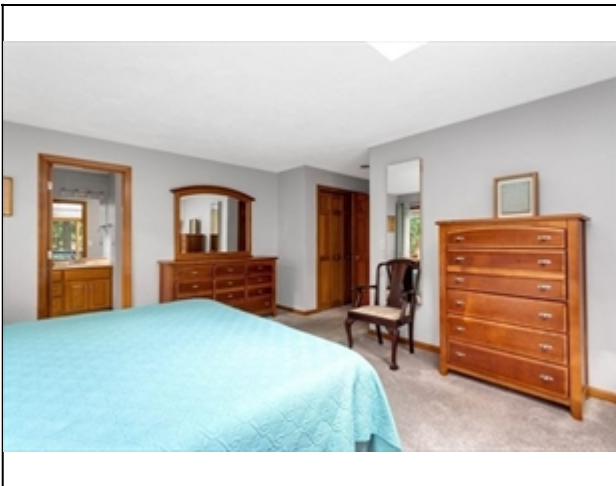
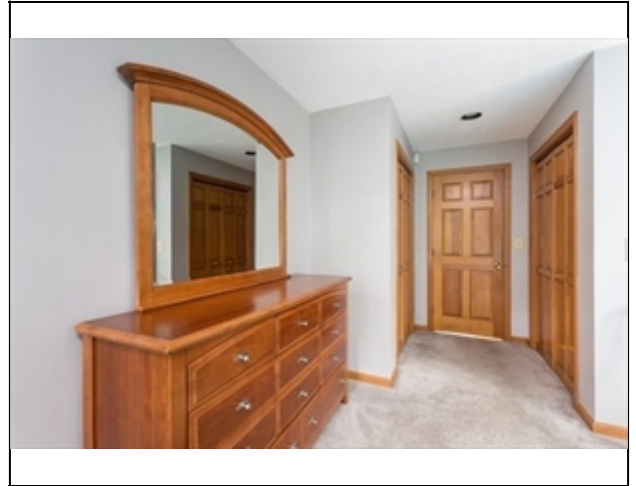
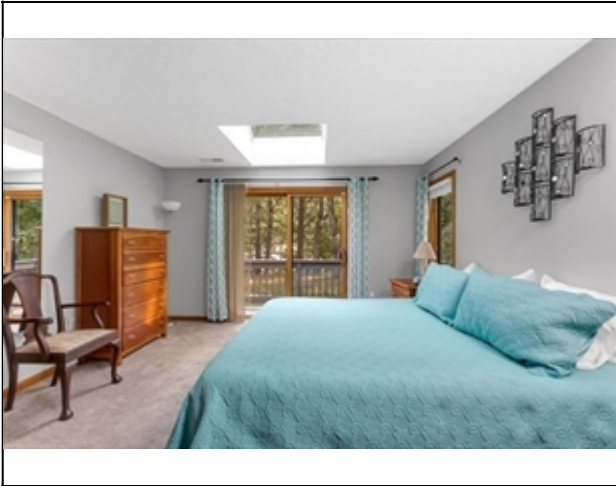
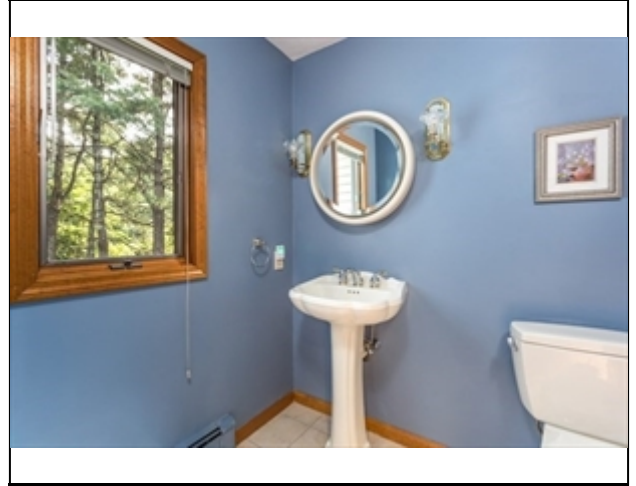
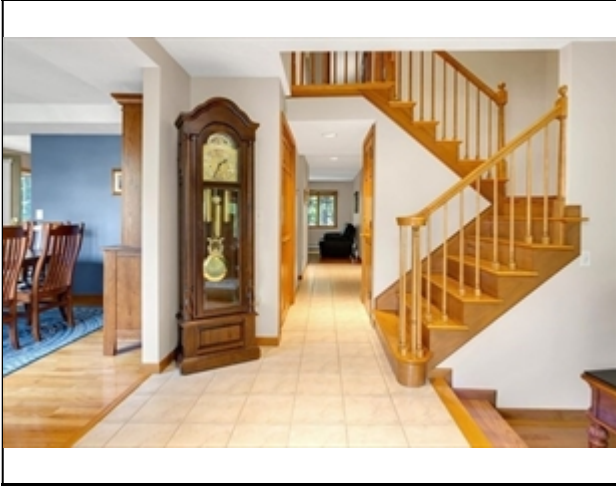
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MLS # 73158178 - Sold
13 Magnolia Drive U:13, Franklin, MA 02038

Condominium - Condo
Sale Price: \$675,000

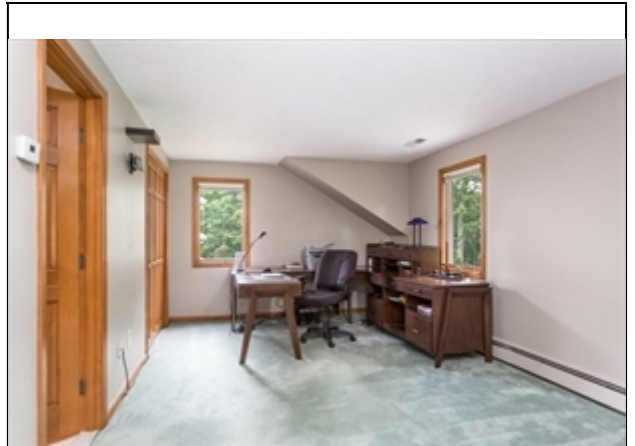
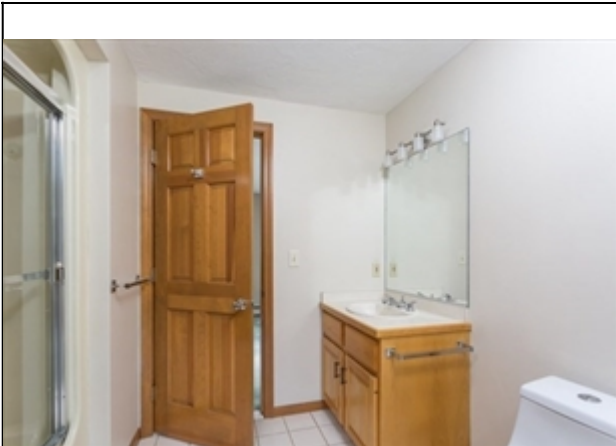
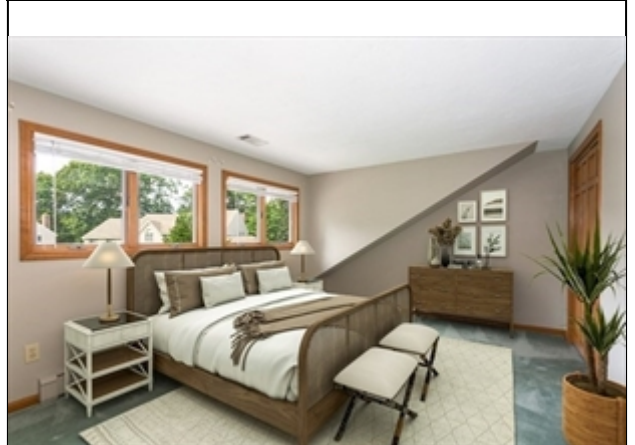
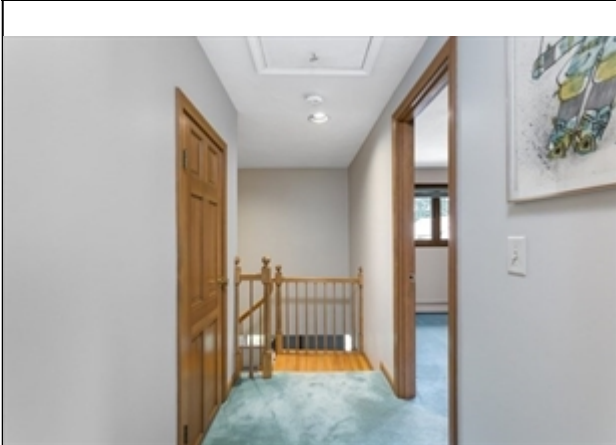
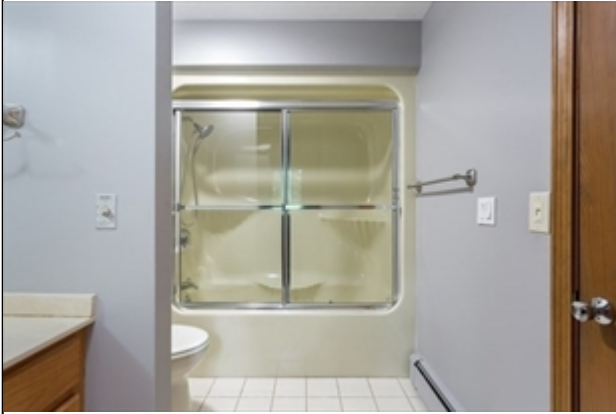


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MLS # 73158178 - Sold
13 Magnolia Drive U:13, Franklin, MA 02038

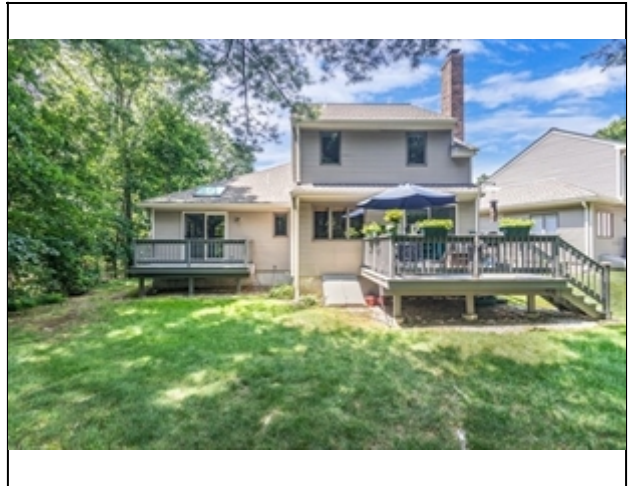
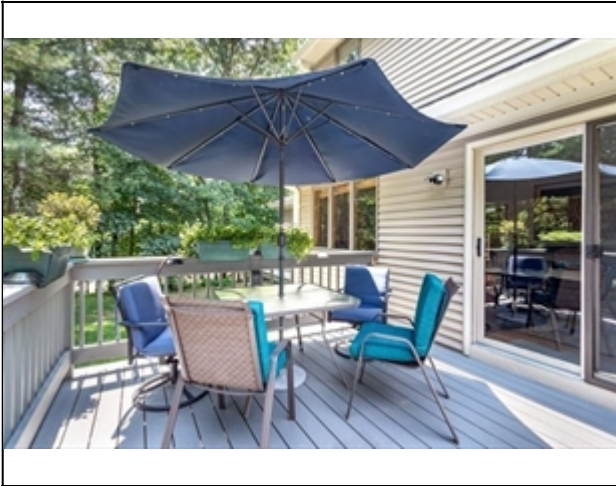
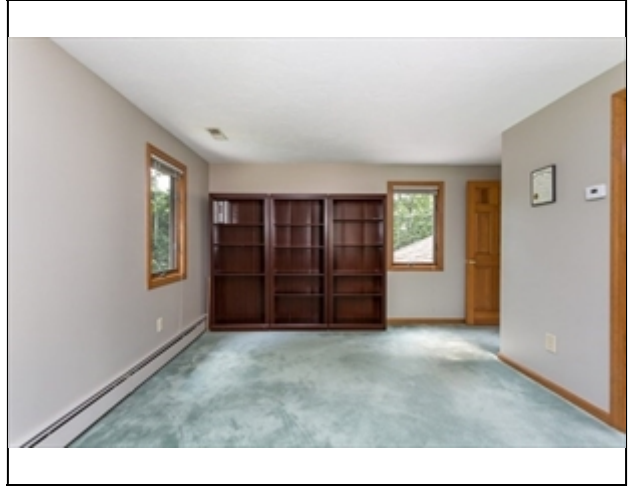
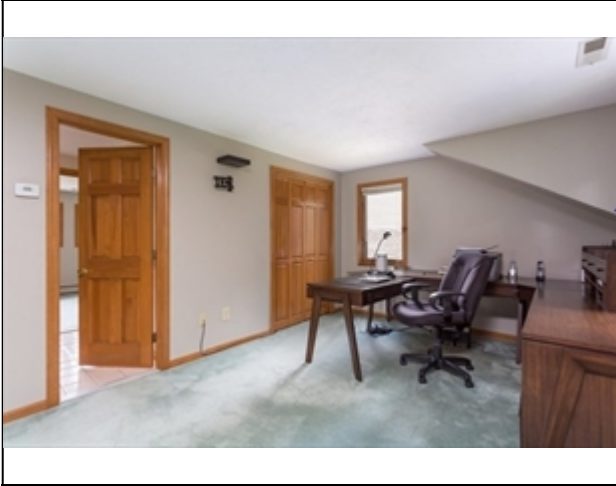
Condominium - Condo
Sale Price: \$675,000



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MLS # 73158178 - Sold
13 Magnolia Drive U:13, Franklin, MA 02038

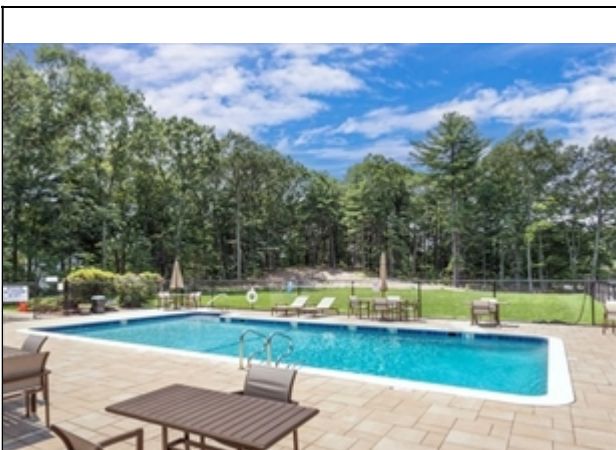
Condominium - Condo
Sale Price: \$675,000



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MLS # 73158178 - Sold
13 Magnolia Drive U:13, Franklin, MA 02038

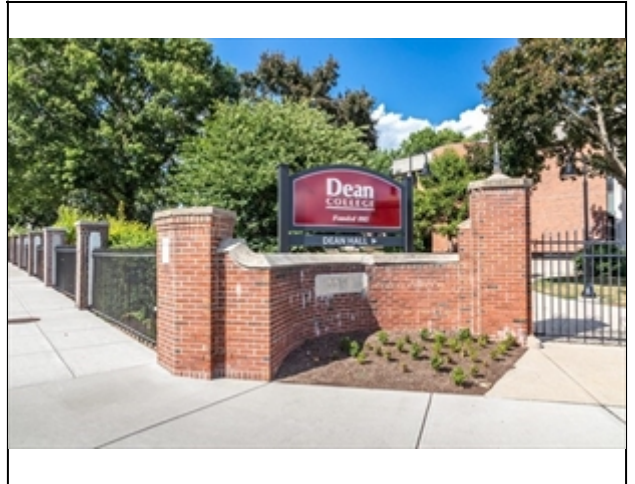
Condominium - Condo
Sale Price: \$675,000



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MLS # 73158178 - Sold
13 Magnolia Drive U:13, Franklin, MA 02038

Condominium - Condo
Sale Price: \$675,000



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

MLS #: **73143131**
List Price: **\$599,900**
List Date: **8/1/2023**
Area:
List\$/Sq. Ft.: **\$224.51**
Days on Market (Total): **13**

Status: **Sold**
Sale Price: **\$679,000**
Sale Date: **9/5/2023**
Off Market Date: **8/14/2023**
Sold \$/Sq. Ft. **\$254.12**
Days on Market (Office): **13**

Property Features

Rooms: **6**
Bedrooms: **3**
Baths: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Year Built: **2001**
Units: **75**
Elevator: **No**
Handicap Access/Features:
Association: **Yes** Fee: **\$510**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Recreational Facilities, Refuse Removal**

Style: **Townhouse**
Type: **Condo**
Unit Level: **1** Placement: **End**
Approx. Living Area Total: **2,672 SqFt**
Living Area Includes Below-Grade SqFt: **Yes**
Approx. Above Grade: **2,067 SqFt**
Approx. Below Grade: **605 SqFt**
Outdoor Space Avail: **Yes - Common**
Garage: **2 Attached, Garage Door Opener, Storage**
Parking: **2 Off-Street, Paved Driveway**



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

Cert: **098397** Zoning Code: **RES-Condo**
Map: Block: Lot: Book: **16710** Page: **187**

Compensation

Sub-Agent: **Not Offered**
Compensation Based On: **Net Sale Price**

Buyer Agent: **2**

Facilitator: **2**

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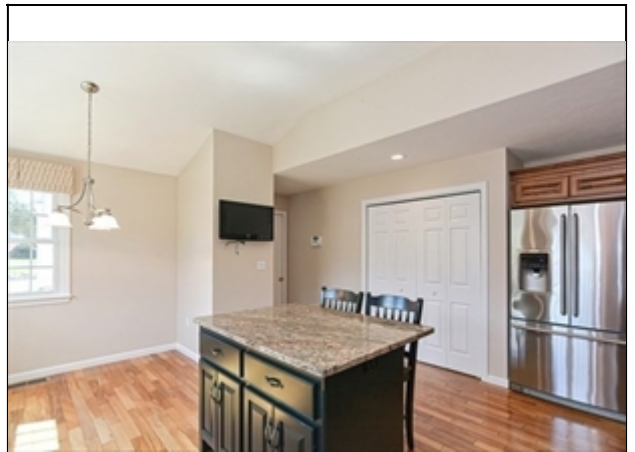
Market History for 3 Beechwood Ln U:3, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
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

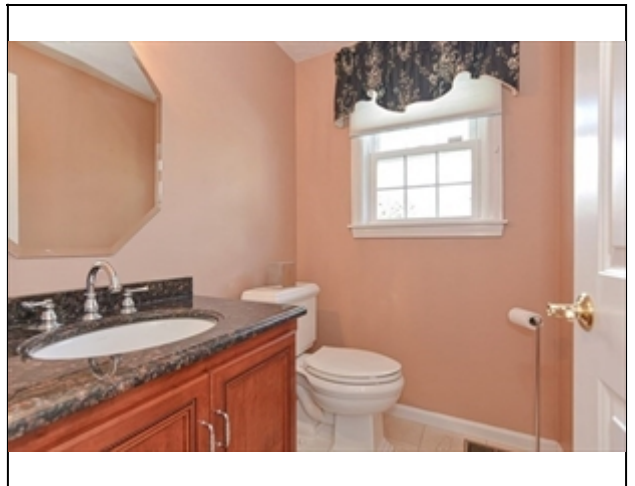
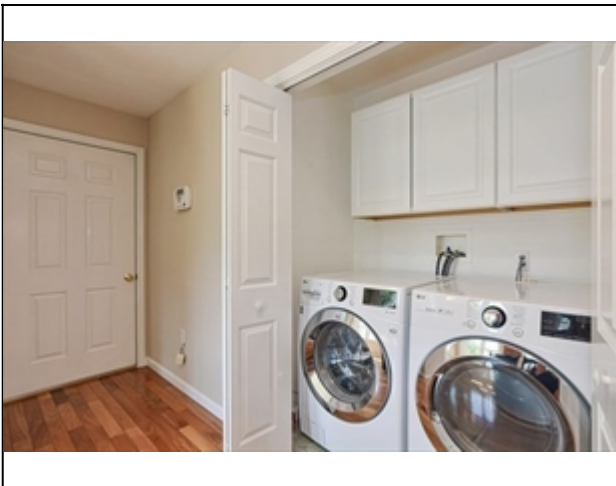
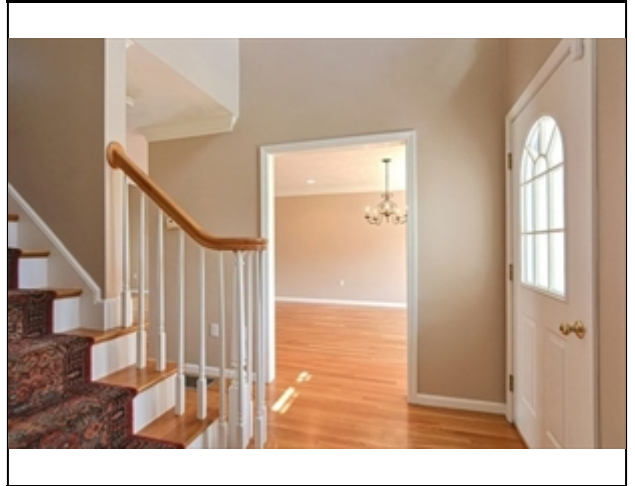
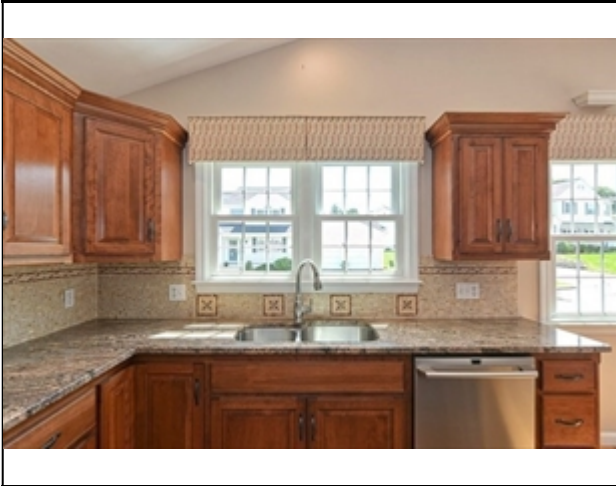
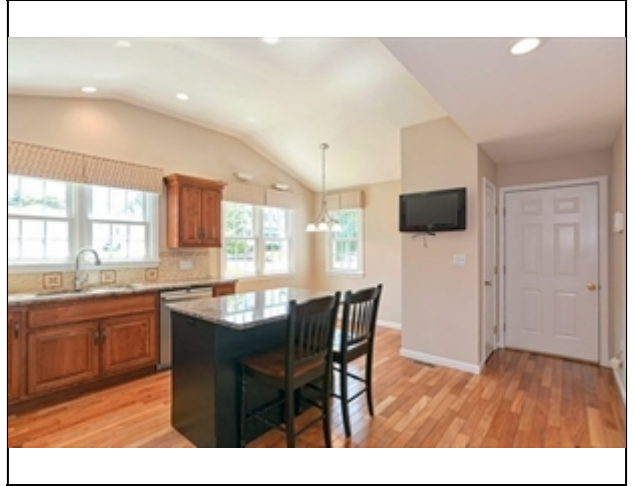
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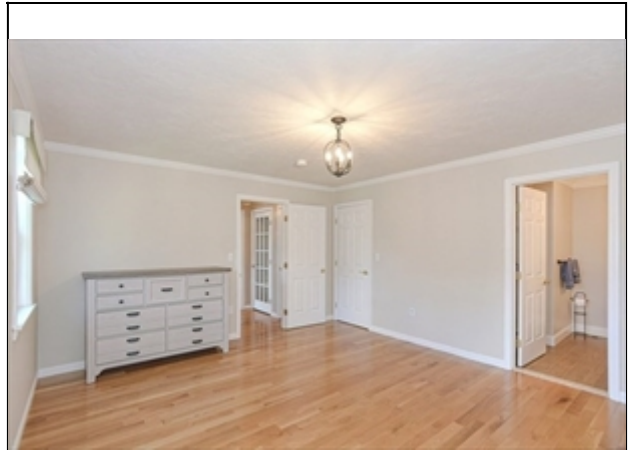
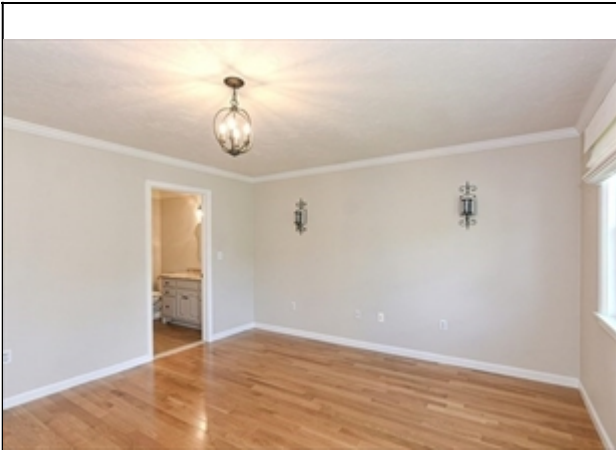
MLS # 73143131 - Sold
3 Beechwood Ln U:3, Franklin, MA 02038

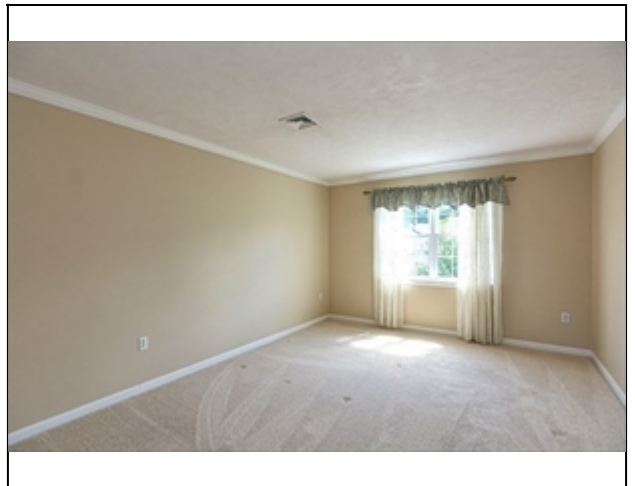
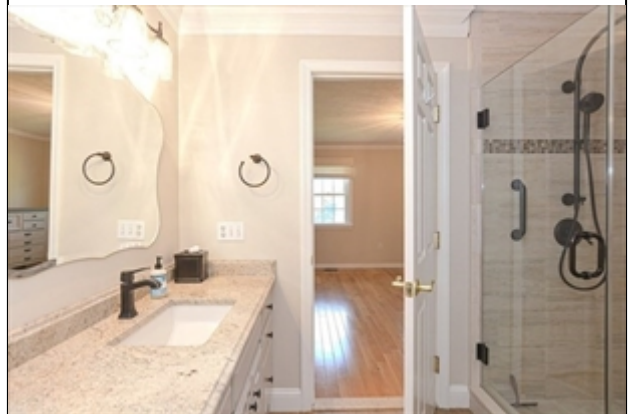
Condominium - Condo
Sale Price: \$679,000

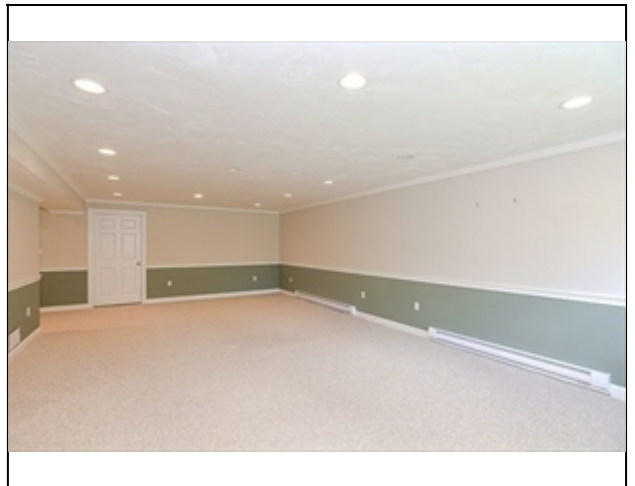
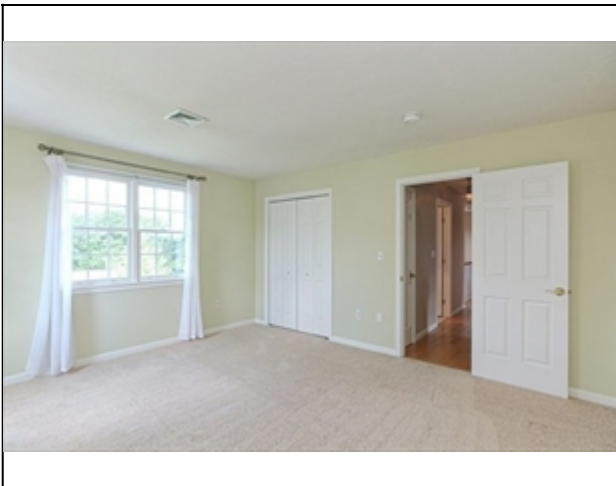


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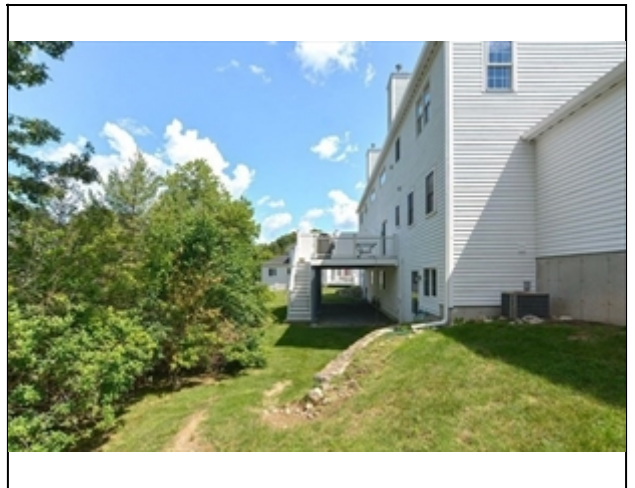
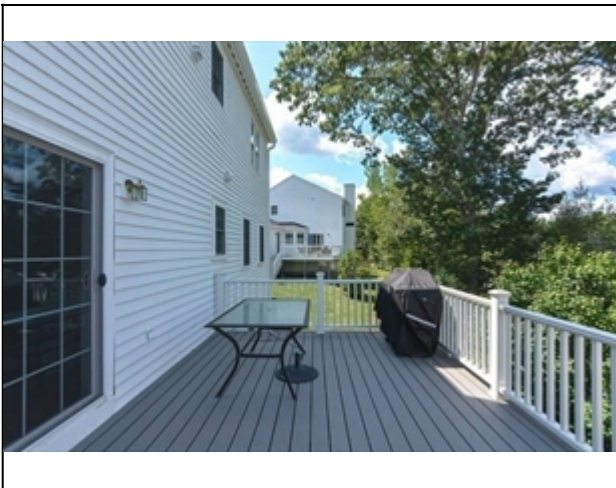
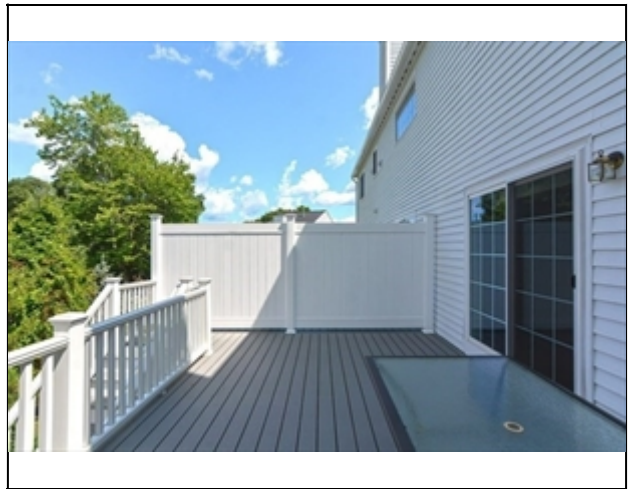
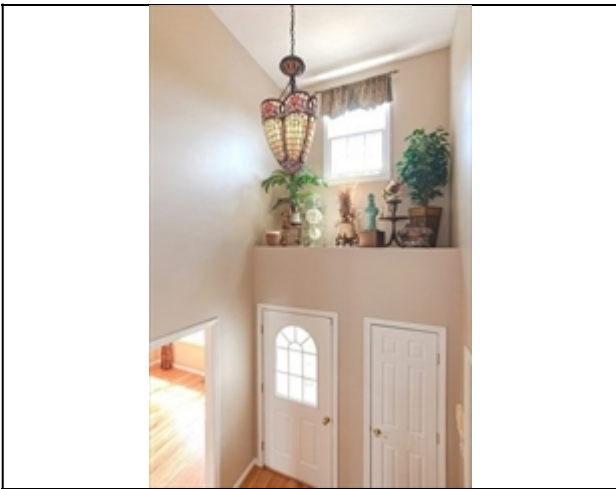






MLS # 73143131 - Sold
3 Beechwood Ln U:3, Franklin, MA 02038

Condominium - Condo
Sale Price: \$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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