

**59 Bayberry Cmn - Unit 59**  
**Franklin, MA 02038**  
**Condo**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| MLS #: <b>73174568</b>            | Status: <b>Sold</b>                |
| List Price: <b>\$475,000</b>      | Sale Price: <b>\$417,500</b>       |
| List Date: <b>10/26/2023</b>      | Sale Date: <b>12/15/2023</b>       |
| Area:                             | Off Market Date: <b>12/15/2023</b> |
| List\$/Sq. Ft.: <b>\$257.87</b>   | Sold \$/Sq. Ft.: <b>\$226.66</b>   |
| Days on Market (Total): <b>53</b> | Days on Market (Office): <b>53</b> |

**Property Features**

|   |  |
|---|--|
| Rooms: <b>5</b>                           | Style: <b>Townhouse</b>                          |
| Bedrooms: <b>2</b>                        | Type: <b>Condo</b>                               |
| Baths: <b>2f 1h</b>                       | Unit Level: <b>1</b> Placement: <b>Street</b>    |
| Main Bath: <b>Yes</b>                     | Approx. Living Area Total: <b>1,842 SqFt</b>     |
| Fireplaces: <b>1</b>                      | Living Area Includes Below-Grade SqFt: <b>No</b> |
| Year Built: <b>1986</b>                   | Approx. Above Grade: <b>1,842 SqFt</b>           |
| # Units: <b>100</b>                       | Approx. Below Grade: <b>894 SqFt</b>             |
| Elevator:                                 | Outdoor Space Avail:                             |
| Handicap Access/Features:                 | Garage: <b>1 Attached, Garage Door Opener</b>    |
| Association: <b>Yes</b> Fee: <b>\$370</b> | Parking: <b>1 Off-Street, Paved Driveway</b>     |

Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds, Management Fee**



**Room Descriptions**

| Room          | Level    | Size         | Features  |
|---------------|----------|--------------|---|
| Living Room:  | <b>1</b> | <b>19X12</b> | Fireplace, Ceiling Fan(s), Ceiling - Vaulted, Flooring - Wall to Wall Carpet, Balcony / Deck, Main Level, Cable Hookup, Deck - Exterior, Slider |
| Dining Room:  | <b>1</b> | <b>13X11</b> | Flooring - Wall to Wall Carpet  |
| Family Room:  | <b>1</b> | <b>14X12</b> | Flooring - Wall to Wall Carpet, Cable Hookup  |
| Kitchen:      | <b>1</b> | <b>10X9</b>  | Flooring - Laminate, Window(s) - Bay/Bow/Box, Main Level, Breakfast Bar / Nook, Gas Stove, Lighting - Overhead                                  |
| Main Bedroom: | <b>2</b> | <b>17X13</b> | Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet   |
| Bedroom 2:    | <b>2</b> | <b>13X12</b> | Closet - Walk-in, Flooring - Wall to Wall Carpet  |
| Bath 1:       | <b>2</b> | <b>13X10</b> | Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile  |
| Bath 2:       | <b>2</b> | <b>10X9</b>  | Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile  |
| Bath 3:       | <b>1</b> | <b>7X7</b>   | Bathroom - Half, Flooring - Stone/Ceramic Tile  |
| Laundry:      | <b>2</b> | <b>8X4</b>   | Dryer Hookup - Electric, Washer Hookup  |
| Loft:         | <b>2</b> | <b>14X9</b>  | Flooring - Wall to Wall Carpet  |
| Den:          | <b>1</b> | <b>14X12</b> | Flooring - Wall to Wall Carpet, Cable Hookup  |
| Other:        | <b>1</b> | <b>9X9</b>   | Dining Area, Breakfast Bar / Nook   |
| Other:        | <b>1</b> | <b>20X10</b> | Balcony / Deck, Main Level, Deck - Exterior   |

**Features & Other Information**

Appliances: **Dishwasher, Disposal, Microwave, Countertop Range, Washer, Dryer, Water Treatment, Refrigerator - ENERGY STAR**  
 Basement: **Yes Walk Out, Unfinished Basement**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Deck**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tank**  
 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**

**UNIT AT SPRUCE POND VILLAGE-1 CAR GARAGE! Wonderful townhome sits in a most desirable private setting. Wide open floor plan dining room, Living room with soaring ceiling and wood fireplace. 1st floor home den could serve as home office or 3rd bedroom. King-size master bedroom suite features walk-in closet, show/tub and vanity. Large open loft, vaulted ceiling, 2 skylights, Handy 2nd floor laundry. Front porch and rear deck provide the setting for serene outdoor dining and private views. Unfinished basement has walkout lower level. Town water/sewer, gas heat/hot water/cooking. Exceptionally well managed association welcomes pets and even shovels your walkway and front steps in winter!**

**Tax Information**

**2023 Taxes: \$5,502 Assessment: \$437,400**  
 Pin #: **M:303 L:045-071**

Cert:      Zoning Code: **Res**  
 Map:      Block:      Lot:      Book: **7673**      Page: **216**

**Compensation**

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

Market History for 59 Bayberry Cmn U:59, Franklin, MA 02038

| MLS #                                | Date       |   | DOM       | DTO       | Price            |
|--------------------------------------|------------|---|-----------|-----------|------------------|
| 73174568                             | 10/26/2023 | Listed for <b>\$500,000</b>               |           |           | \$500,000        |
|                                      | 11/16/2023 | Price Changed to: <b>\$475,000</b>        | 21        |           | \$475,000        |
| CTG                                  | 12/5/2023  | Status Changed to: <b>Contingent</b>      | 40        |           |                  |
| UAG                                  | 12/18/2023 | Status Changed to: <b>Under Agreement</b> | 53        |           |                  |
| SLD                                  | 12/18/2023 | Status Changed to: <b>Sold</b>            | 53        |           |                  |
|                                      | 12/15/2023 | Sold for <b>\$417,500</b>                 | 53        | 38        | <b>\$417,500</b> |
| Market History for Office Id: AN1544 |            |   | <b>53</b> | <b>38</b> | <b>\$417,500</b> |
| Market History for this property     |            |   | <b>53</b> | <b>38</b> | <b>\$417,500</b> |

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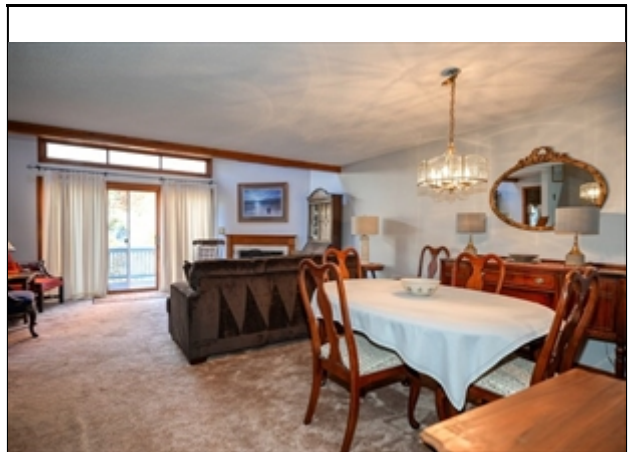
**Exterior - Front**



**Exterior - Back**

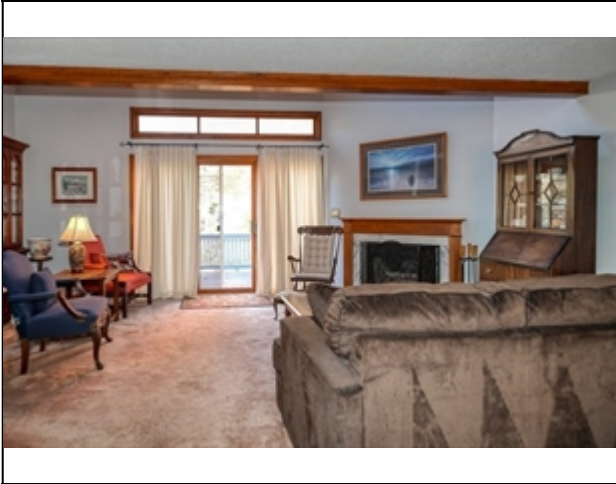


**Living/Dining Room Combo**



**Living/Dining Room Combo**

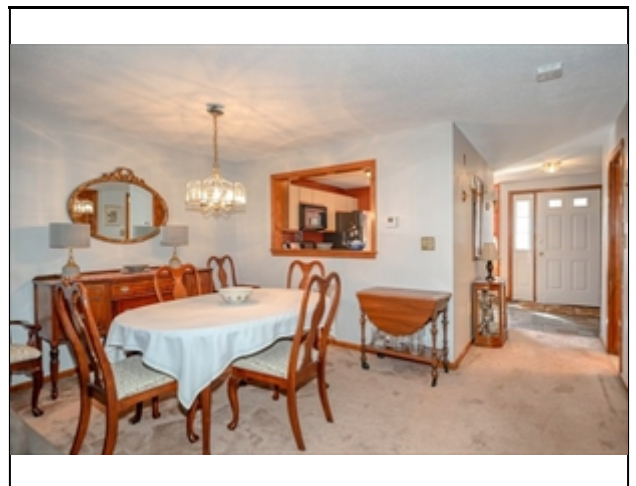
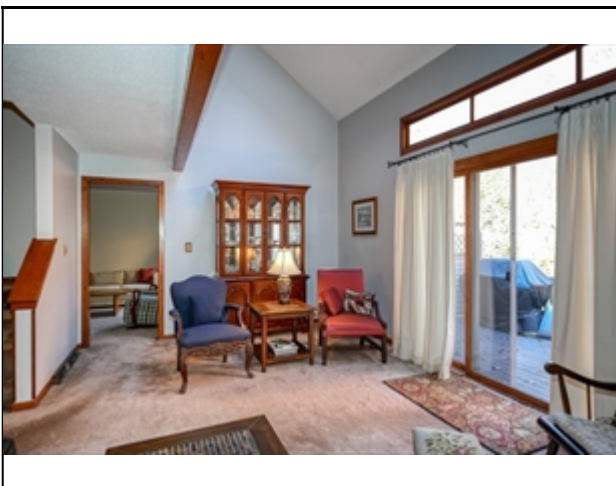
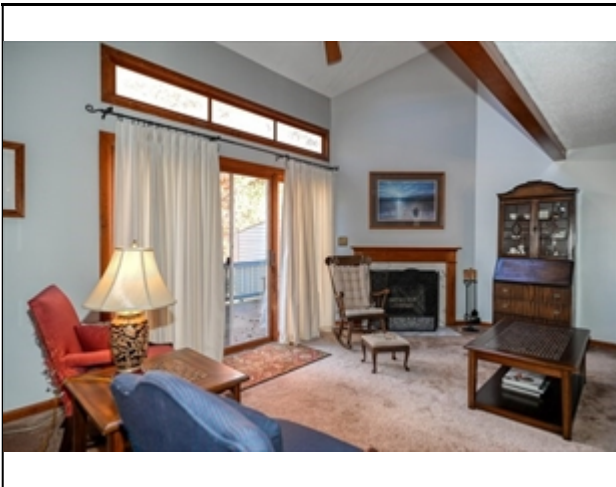




Living/Dining Room Combo



Living/Dining Room Combo







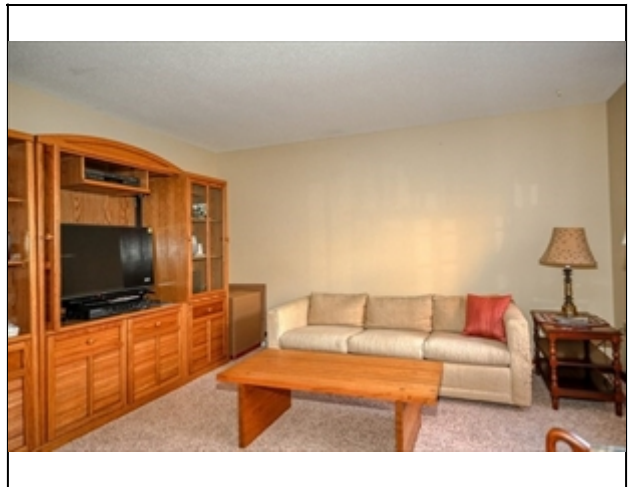
**Kitchen**



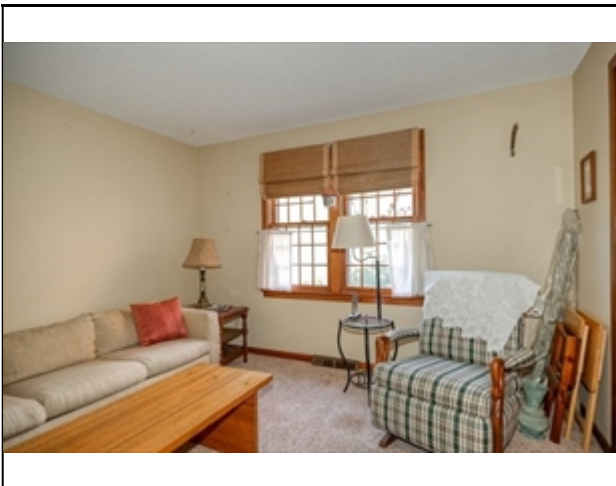
**Kitchen/Dining Combo**



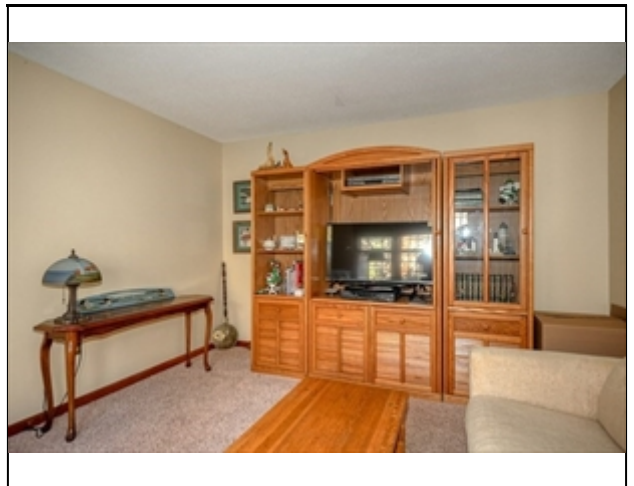
**Bathroom - Half**



**Den**



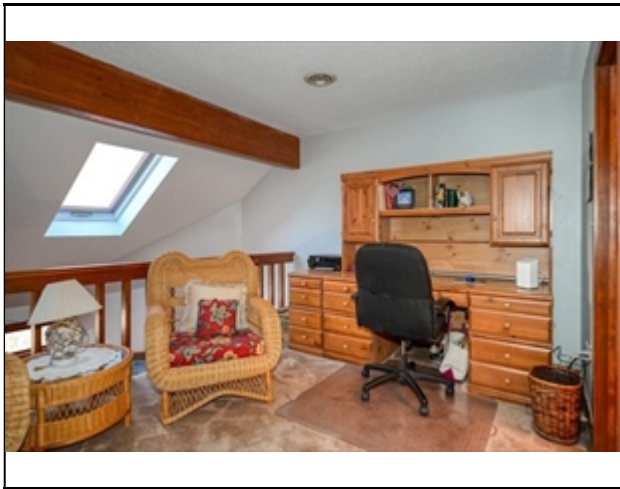
**Den**



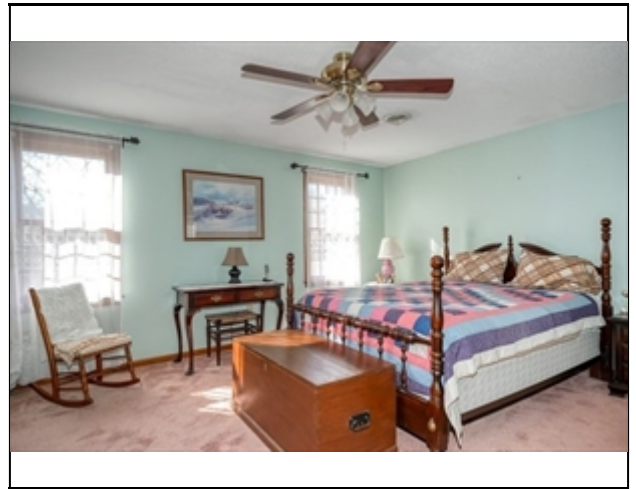
**Den**



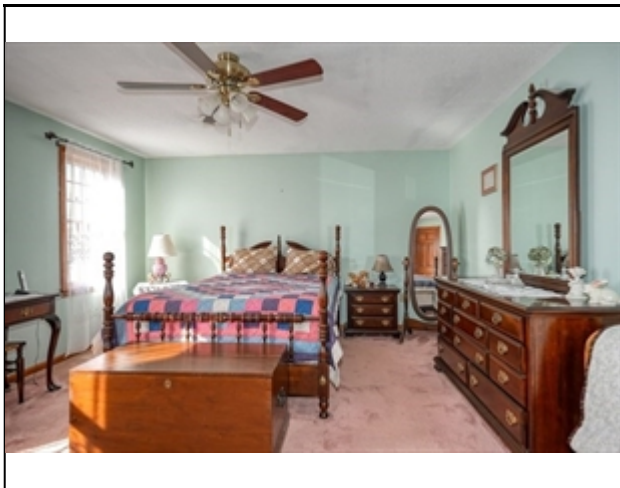
**Loft**



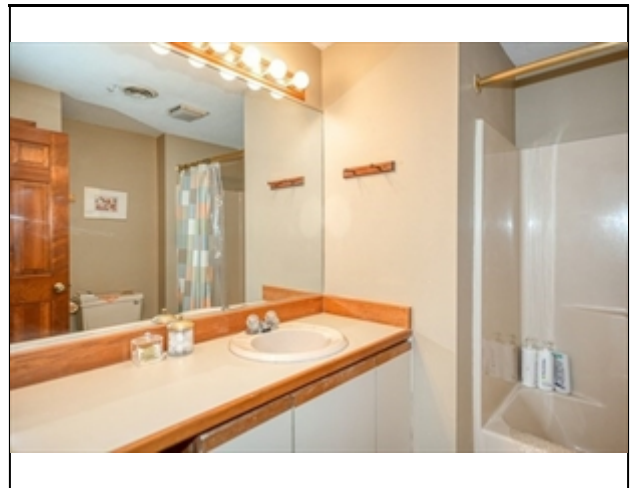
**Loft**



**Bedroom - Main**



**Bedroom - Main**

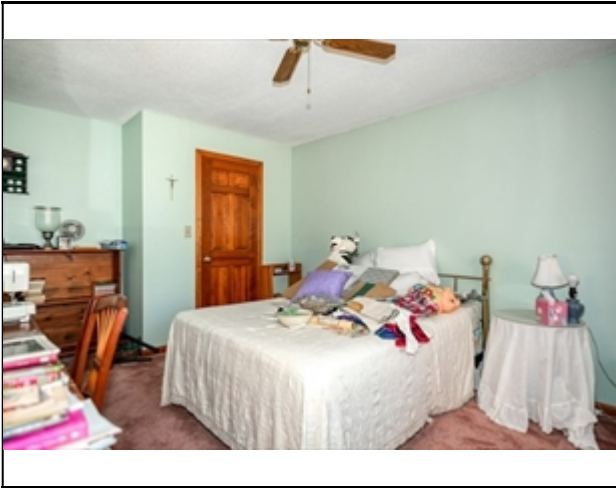


**Bathroom - Main**

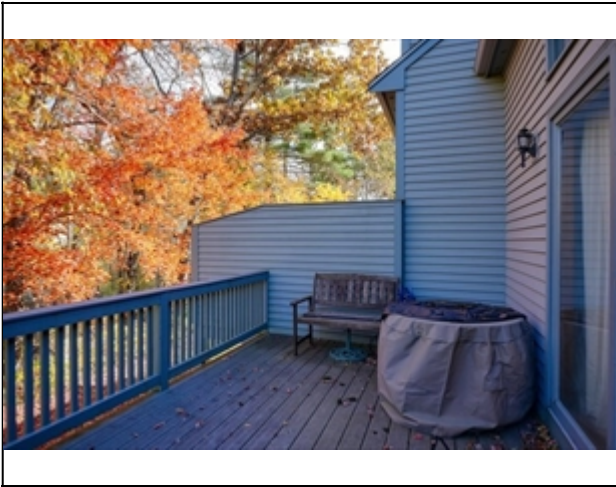


MLS # 73174568 - Sold  
59 Bayberry Cmn U:59, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$417,500



**Bathroom - Full**



**Porch**





**74 Highbank Road - Unit 74**  
**Franklin, MA 02038**  
**Condo**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| MLS #: <b>73095572</b>            | Status: <b>Sold</b>                |
| List Price: <b>\$475,000</b>      | Sale Price: <b>\$475,000</b>       |
| List Date: <b>4/5/2023</b>        | Sale Date: <b>4/28/2023</b>        |
| Area:                             | Off Market Date: <b>4/19/2023</b>  |
| List\$/Sq. Ft.: <b>\$258.86</b>   | Sold \$/Sq. Ft. <b>\$258.86</b>    |
| Days on Market (Total): <b>14</b> | Days on Market (Office): <b>14</b> |

**Property Features**

|                           |  |
|---------------------------|--|
| Rooms: <b>6</b>           | Style: <b>Townhouse</b>                          |
| Bedrooms: <b>2</b>        | Type: <b>Condo</b>                               |
| Baths: <b>2f 1h</b>       | Unit Level: <b>1</b> Placement: <b>Street</b>    |
| Main Bath: <b>Yes</b>     | Approx. Living Area Total: <b>1,835 SqFt</b>     |
| Fireplaces: <b>1</b>      | Living Area Includes Below-Grade SqFt: <b>No</b> |
| Year Built: <b>1986</b>   | Approx. Above Grade: <b>1,835 SqFt</b>           |
| # Units: <b>100</b>       | Approx. Below Grade:                             |
| Elevator:                 | Outdoor Space Avail: <b>Yes - Private</b>        |
| Handicap Access/Features: | Garage: <b>1 Attached, Garage Door Opener</b>    |

Association: **Yes** Fee: **\$377** Parking: **2 Off-Street, Paved Driveway**  
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds, Management Fee**



**Room Descriptions**

| Room          | Level | Size | Features   |
|---------------|-------|------|--|
| Living Room:  | 1     |      | Fireplace, Skylight, Ceiling - Vaulted, Flooring - Wall to Wall Carpet, Deck - Exterior, Open Floor Plan, Slider |
| Dining Room:  | 1     |      | Flooring - Wall to Wall Carpet, Open Floor Plan  |
| Kitchen:      | 1     |      | Ceiling Fan(s), Flooring - Vinyl, Dining Area  |
| Main Bedroom: | 2     |      | Closet - Walk-in, Flooring - Wall to Wall Carpet   |
| Bedroom 2:    | 2     |      | Closet - Walk-in, Flooring - Wall to Wall Carpet   |
| Bath 1:       | 1     |      | Bathroom - Half, Flooring - Vinyl  |
| Bath 2:       | 2     |      | Bathroom - Full, Bathroom - With Shower Stall  |
| Bath 3:       | 2     |      | Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Vinyl  |
| Laundry:      | 2     |      | Flooring - Vinyl, Washer Hookup  |
| Office:       | 1     |      | Flooring - Wall to Wall Carpet   |
| Loft:         | 2     |      | Flooring - Wall to Wall Carpet   |

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes Full, Bulkhead, Concrete Floor, Unfinished Basement**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Clapboard**  
 Exterior Features: **Porch, Deck - Composite**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tank**  
 Lead Paint: **Unknown**  
 Pets Allowed: **Yes**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**Open House Saturday April 8th from 1-3pm. SPRUCE POND VILLAGE! Light and bright townhome with direct access attached garage sits in a desired cul-de-sac setting at Spruce Pond Village. Fully applianced kitchen with natural gas cooking and large dining area. Wide open floor plan dining room, soaring ceiling family room with wood burning fireplace. 1st floor home office can serve as den or 3rd bedroom. Second level has large open loft with vaulted ceiling, 2 skylights, handy 2nd office and 2nd floor laundry with washer/dryer included. Front neighborhood porch and rear deck sets the scene for serene outdoor dining and private views. Ground level deck provides easy access to the backyard to stroll or for dog walking. Even more bonus space in lower level plus additional storage. Town water/sewer, gas for cooking, newer HVAC (2015) and hot water tank (2021). Exceptionally well managed association welcomes pets and even has your driveway, walkway and front steps shoveled in winter!**

**Tax Information**

|                            |                              |       |   |
|----------------------------|------------------------------|-------|---|
| <b>2023 Taxes: \$5,040</b> | Assessment: <b>\$400,600</b> | Cert: | Zoning Code: <b>Res</b>                         |
| Pin #:                     |                              | Map:  | Block: Lot: Book: <b>12519</b> Page: <b>333</b> |

**Compensation**

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

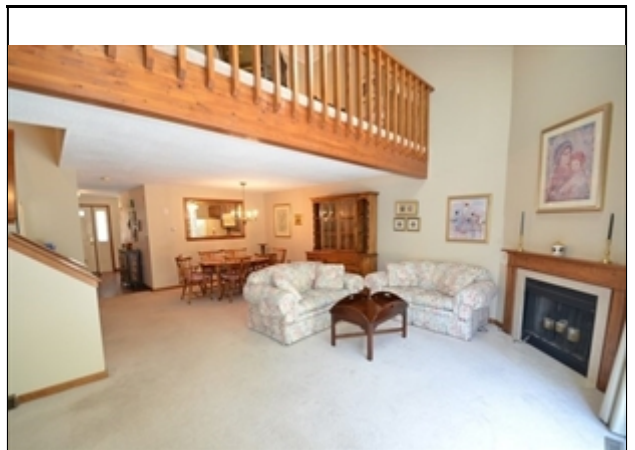
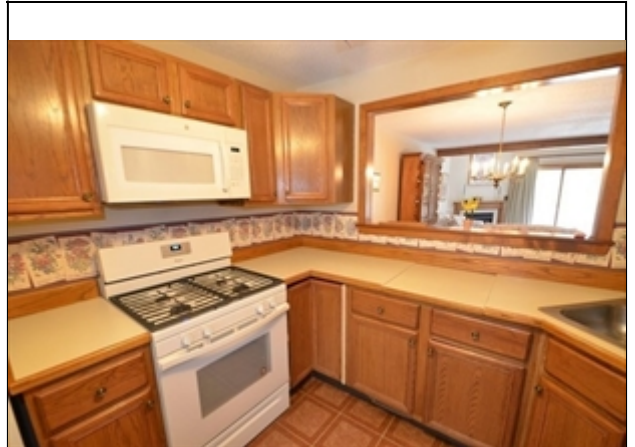
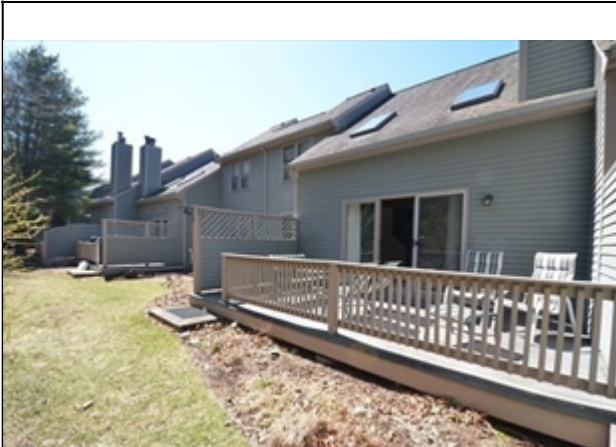
Market History for 74 Highbank Road U:74, Franklin, MA 02038

| MLS #                                | Date      |   | DOM | DTO | Price            |
|--------------------------------------|-----------|---|-----|-----|------------------|
| 73095572                             | 4/5/2023  | Listed for <b>\$475,000</b>               |     |     | \$475,000        |
| CTG                                  | 4/12/2023 | Status Changed to: <b>Contingent</b>      | 7   |     |                  |
| UAG                                  | 4/19/2023 | Status Changed to: <b>Under Agreement</b> | 14  |     |                  |
| SLD                                  | 4/28/2023 | Status Changed to: <b>Sold</b>            | 14  |     |                  |
|                                      | 4/28/2023 | Sold for <b>\$475,000</b>                 | 14  | 5   | <b>\$475,000</b> |
| Market History for Office Id: AN7871 |           |   | 14  | 5   | <b>\$475,000</b> |
| Market History for this property     |           |   | 14  | 5   | <b>\$475,000</b> |

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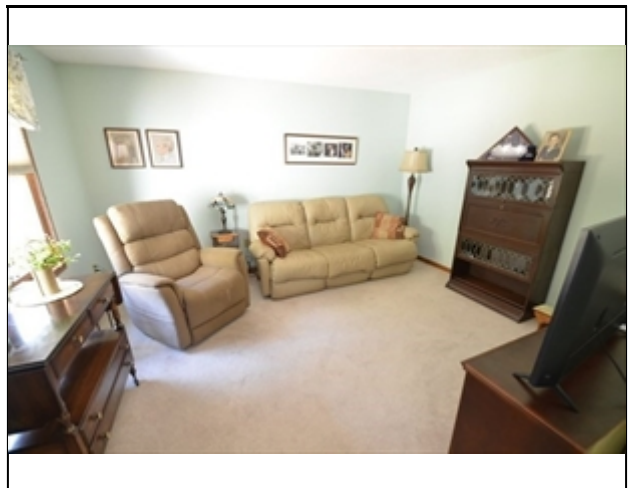
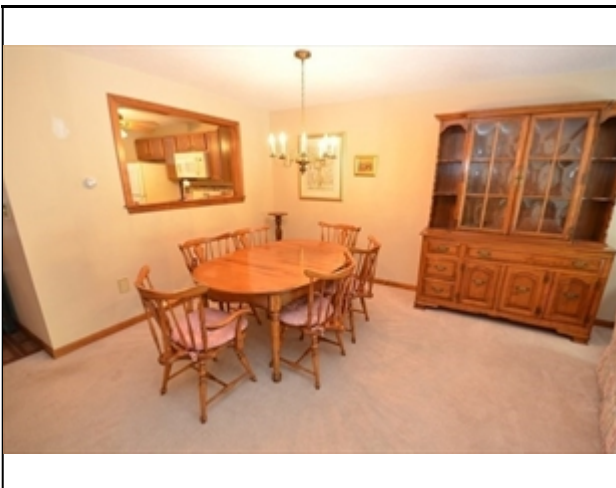
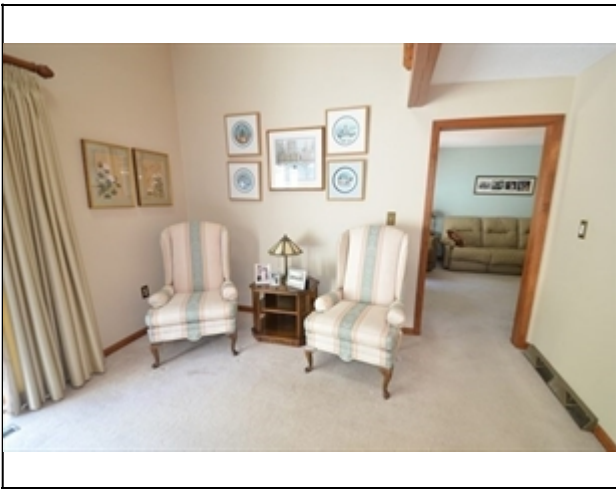
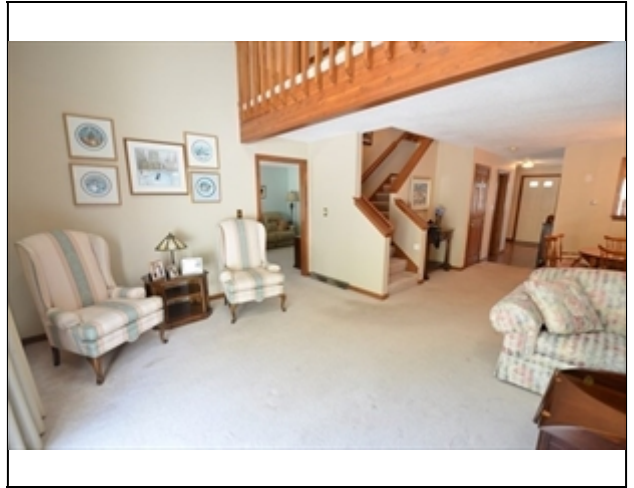
MLS # 73095572 - Sold  
74 Highbank Road U:74, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$475,000



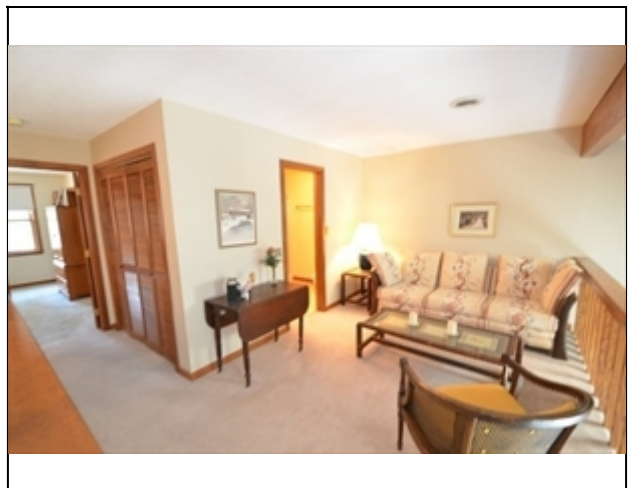
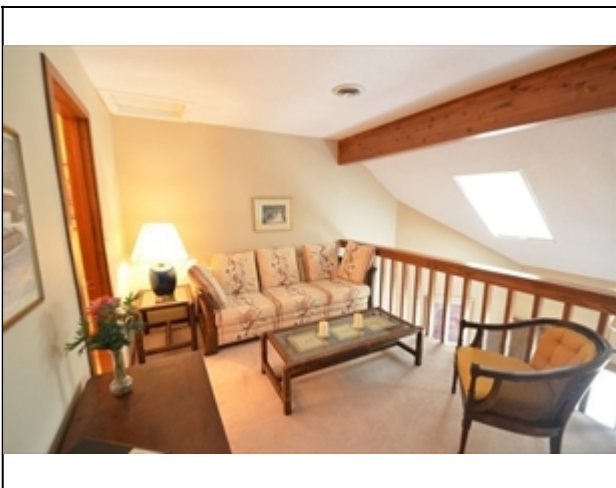
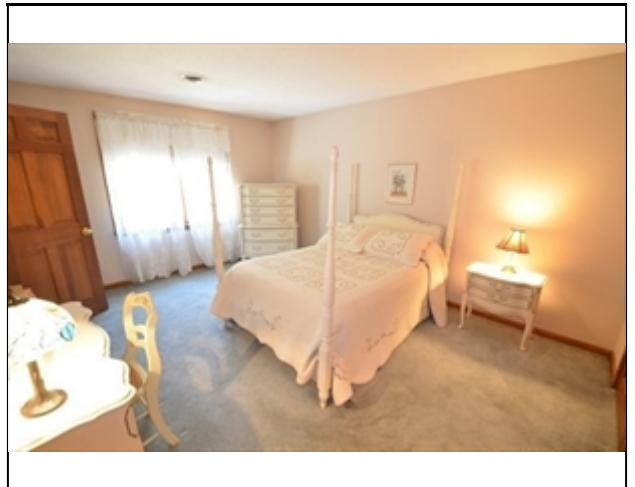
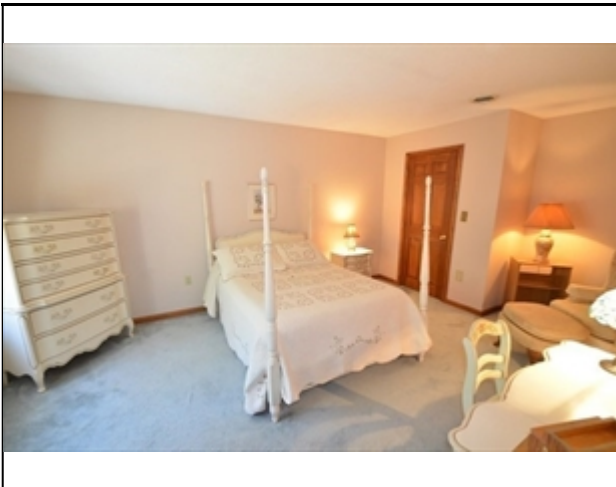
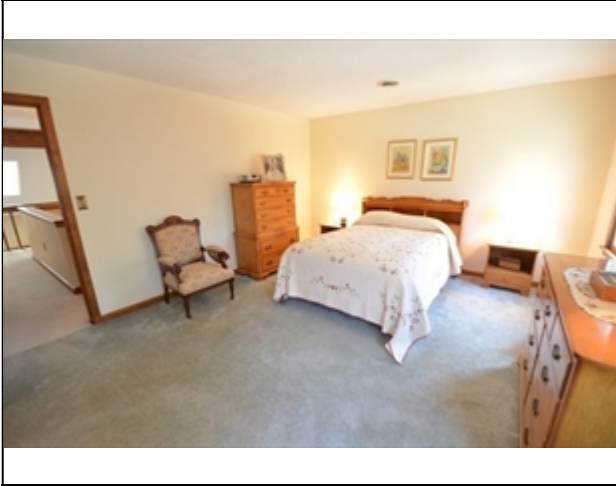
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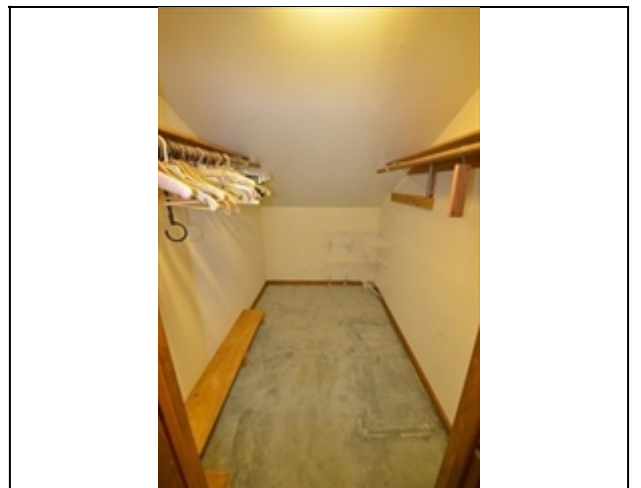
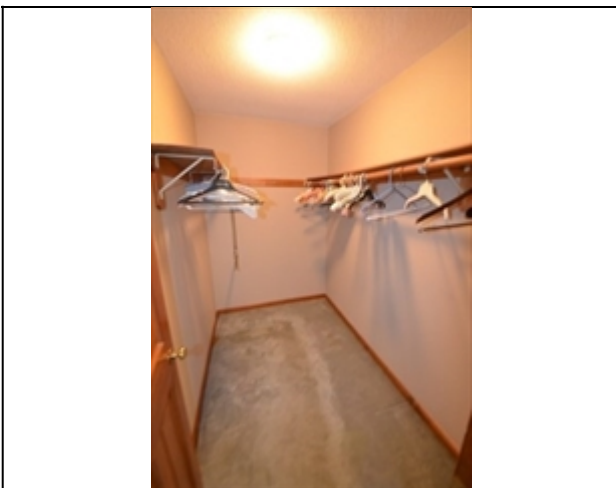
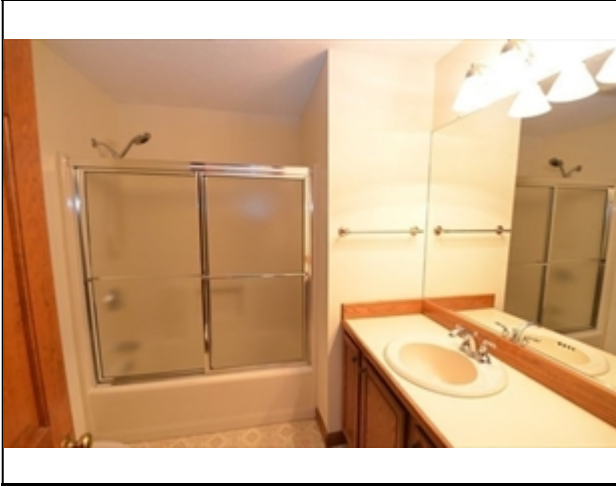




MLS # 73095572 - Sold  
74 Highbank Road U:74, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$475,000

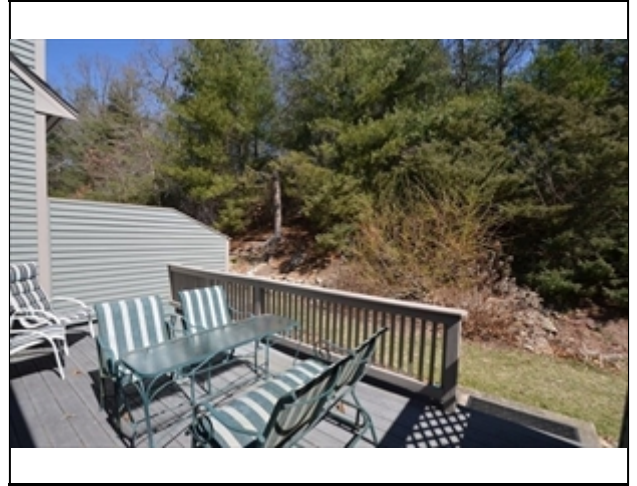






**MLS # 73095572 - Sold**  
**74 Highbank Road U:74, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$475,000**



**16 Spruce Pond Road - Unit 16**  
**Franklin, MA 02038**  
**Condo**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| MLS #: <b>73058766</b>            | Status: <b>Sold</b>                |
| List Price: <b>\$450,000</b>      | Sale Price: <b>\$475,000</b>       |
| List Date: <b>11/16/2022</b>      | Sale Date: <b>1/19/2023</b>        |
| Area:                             | Off Market Date: <b>12/6/2022</b>  |
| List\$/Sq. Ft.: <b>\$355.17</b>   | Sold \$/Sq. Ft. <b>\$374.90</b>    |
| Days on Market (Total): <b>21</b> | Days on Market (Office): <b>21</b> |

**Property Features**

|   |   |
|---|---|
| Rooms: <b>5</b>   | Style: <b>Garden</b>  |
| Bedrooms: <b>2</b>  | Type: <b>Condo</b>  |
| Baths: <b>2f 0h</b>   | Unit Level: <b>1</b> Placement: <b>Street, End, Walkout</b> |
| Main Bath: <b>Yes</b>   | Approx. Living Area Total: <b>1,267 SqFt</b>                |
| Fireplaces: <b>1</b>  | Living Area Includes Below-Grade SqFt: <b>No</b>            |
| Year Built: <b>1986</b>   | Approx. Above Grade: <b>1,267 SqFt</b>                      |
| # Units: <b>100</b>   | Approx. Below Grade:  |
| Elevator:   | Outdoor Space Avail: <b>Yes - Private</b>                   |
| Handicap Access/Features:   | Garage: <b>2 Attached, Garage Door Opener</b>               |
| Association: <b>Yes</b> Fee: <b>\$382</b> Parking: <b>2 Off-Street</b>  |   |
| Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds, Management Fee</b> |   |



**Room Descriptions**

| Room          | Level    | Size | Features  |
|---------------|----------|------|---|
| Living Room:  | <b>1</b> |      | <b>Fireplace, Skylight, Ceiling - Vaulted, Flooring - Wall to Wall Carpet</b>           |
| Dining Room:  | <b>1</b> |      | <b>Flooring - Wall to Wall Carpet</b>   |
| Kitchen:      | <b>1</b> |      | <b>Flooring - Laminate, Dining Area, Countertops - Stone/Granite/Solid</b>              |
| Main Bedroom: | <b>1</b> |      | <b>Bathroom - Full, Flooring - Wall to Wall Carpet</b>                                  |
| Bedroom 2:    | <b>1</b> |      | <b>Flooring - Wall to Wall Carpet</b>   |
| Bath 1:       | <b>1</b> |      | <b>Bathroom - Full, Bathroom - With Shower Stall, Flooring - Vinyl</b>                  |
| Bath 2:       | <b>1</b> |      | <b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b> |
| Laundry:      | <b>1</b> |      | <b>Dryer Hookup - Gas, Washer Hookup</b>  |

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Dryer**  
 Basement: **Yes Full, Walk Out, Interior Access, Unfinished Basement**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Clapboard**  
 Exterior Features: **Porch, Deck - Composite, Gutters, Professional Landscaping, Sprinkler System**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tank**  
 Interior Features: **Security System**  
 Lead Paint: **Unknown**  
 Pets Allowed: **Yes**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **Yes** Water View: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**Open House Saturday November 19th, Noon-2 pm. Rarely Available SINGLE LEVEL LIVING at SPRUCE POND VILLAGE! Light and bright home with direct access TWO CAR GARAGE sits in a desired waterfront setting. Fully applianced updated cherry and granite kitchen with gas cooking. Wide open floor plan dining room, soaring ceiling family room with wood burning fireplace and 3 skylights. First floor master bedroom has private bath with shower stall. Handy 1st floor laundry. Front neighborhood porch and rear deck sets the scene for serene outdoor dining and private water views. Walkout lower level provides easy access to the backyard to stroll along the water's edge. Even more space in huge unfinished lower level for additional storage. Town water/sewer, Central A/C, Natural Gas for newer heat, cooking and hot water. Exceptionally well managed association welcomes pets and even has your driveway, walkway and front steps shoveled in winter. Seller will negotiate offers between \$450,000 and \$500,000.**

**Tax Information**

|                               |                              |       |   |
|-------------------------------|------------------------------|-------|---|
| <b>2022 Taxes: \$5,150.73</b> | <b>Assessment: \$366,600</b> | Cert: | Zoning Code: <b>Res</b>                         |
| Pin #:                        |                              | Map:  | Block: Lot: Book: <b>18330</b> Page: <b>171</b> |

**Compensation**

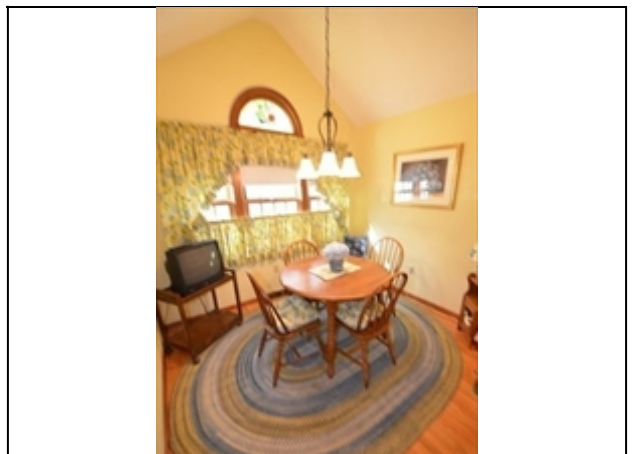
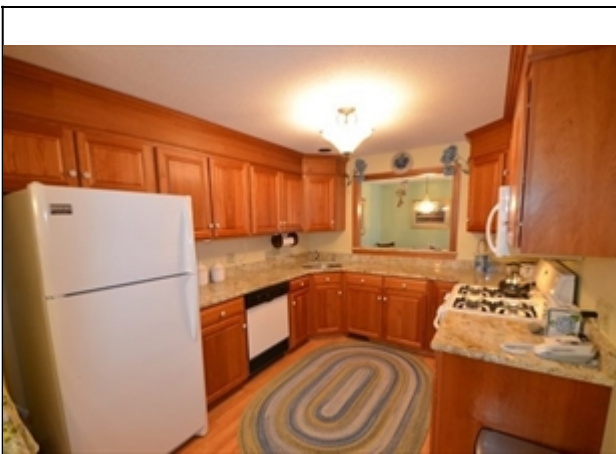
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|--|-----------------------|-----------------------|
| Sub-Agent: <b>Not Offered</b>                | Buyer Agent: <b>2</b> | Facilitator: <b>0</b> |
| Compensation Based On: <b>Net Sale Price</b> |                       |                       |

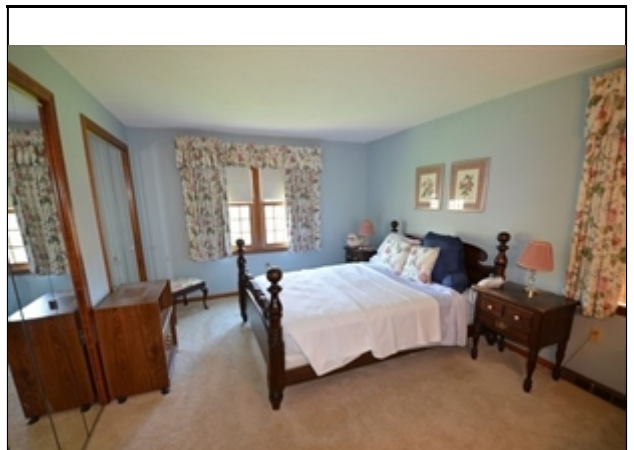
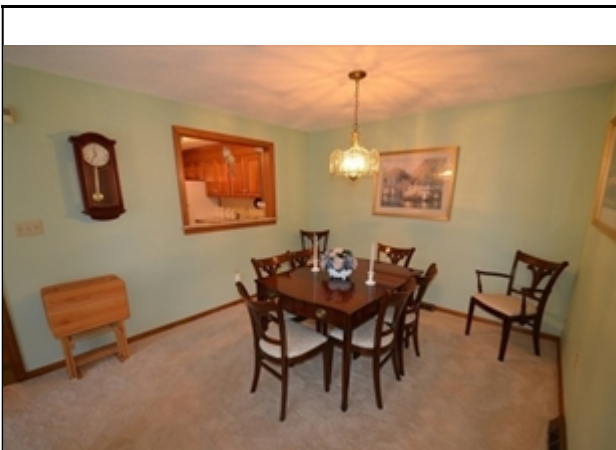
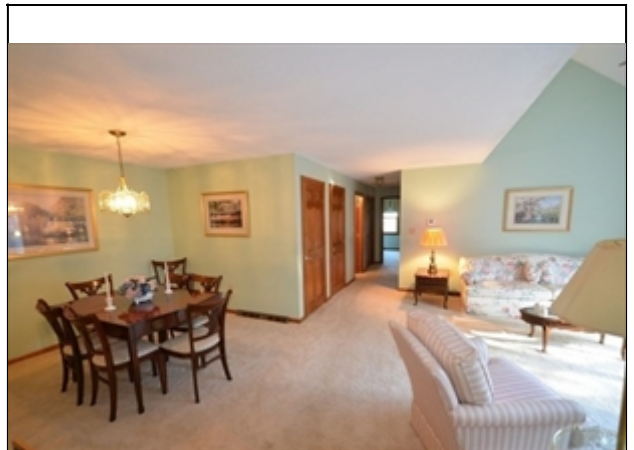
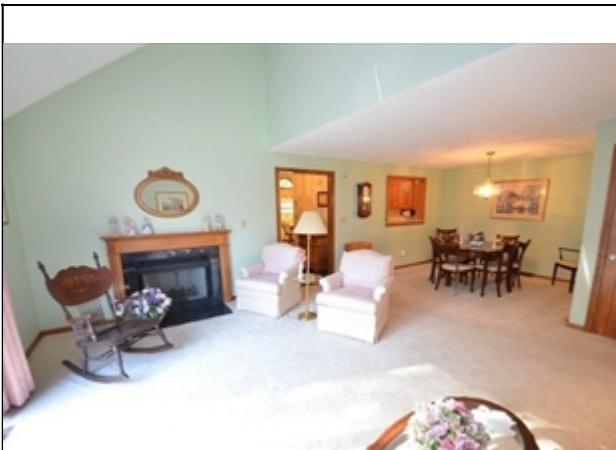
### Market History for 16 Spruce Pond Road U:16, Franklin, MA 02038

| MLS #                                | Date       |   | DOM       | DTO      | Price            |
|--------------------------------------|------------|---|-----------|----------|------------------|
| 73058766                             | 11/16/2022 | Listed for <b>\$450,000</b>               |           |          | \$450,000        |
| CTG                                  | 11/23/2022 | Status Changed to: <b>Contingent</b>      | 7         |          |                  |
| UAG                                  | 12/7/2022  | Status Changed to: <b>Under Agreement</b> | 21        |          |                  |
| SLD                                  | 1/24/2023  | Status Changed to: <b>Sold</b>            | 21        |          |                  |
|                                      | 1/19/2023  | Sold for <b>\$475,000</b>                 | 21        | 5        | <b>\$475,000</b> |
| Market History for Office Id: BB5301 |            |   | <b>21</b> | <b>5</b> | <b>\$475,000</b> |
| Market History for this property     |            |   | <b>21</b> | <b>5</b> | <b>\$475,000</b> |

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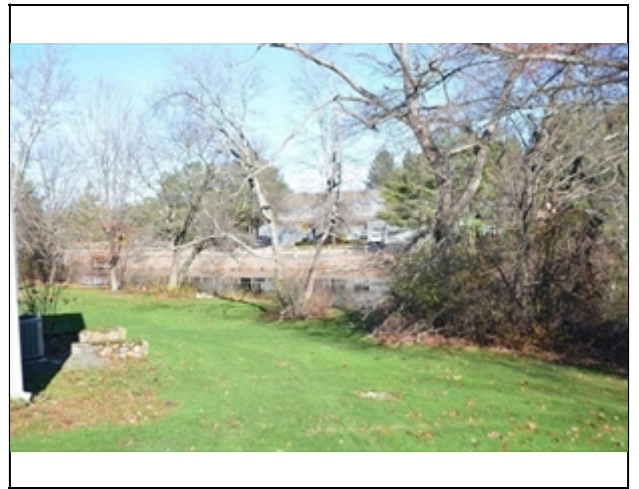
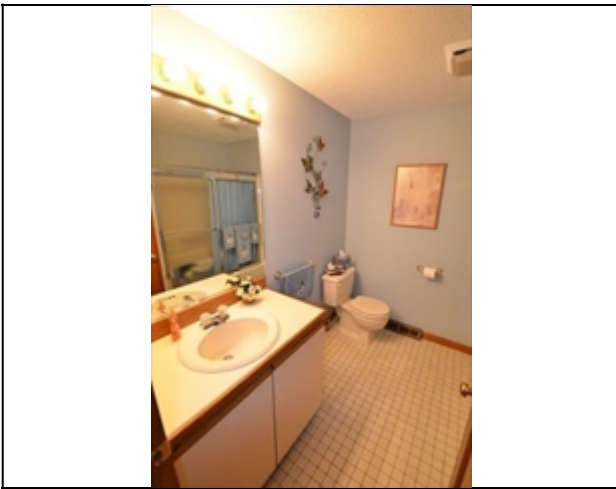
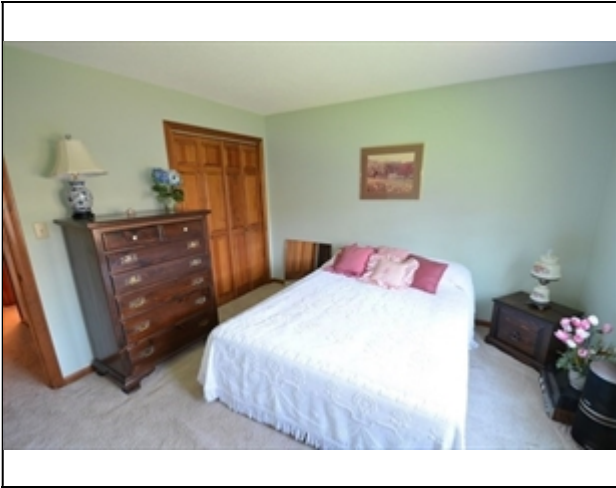






MLS # 73058766 - Sold  
16 Spruce Pond Road U:16, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$475,000

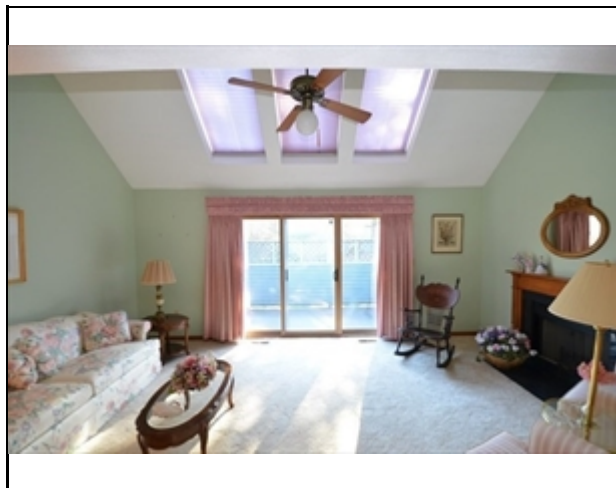
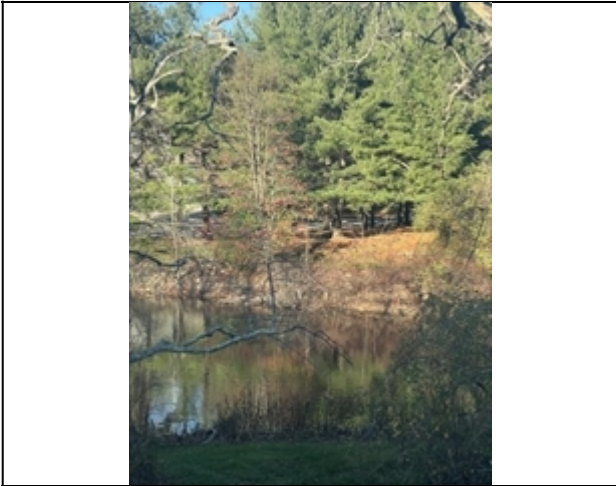


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MLS # 73058766 - Sold  
16 Spruce Pond Road U:16, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$475,000



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**85 Highbank Road - Unit 85**  
**Franklin, MA 02038**  
**Condo**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| MLS #: <b>73118711</b>            | Status: <b>Sold</b>                |
| List Price: <b>\$500,000</b>      | Sale Price: <b>\$555,000</b>       |
| List Date: <b>6/1/2023</b>        | Sale Date: <b>7/6/2023</b>         |
| Area:                             | Off Market Date: <b>6/12/2023</b>  |
| List\$/Sq. Ft.: <b>\$182.08</b>   | Sold \$/Sq. Ft. <b>\$202.11</b>    |
| Days on Market (Total): <b>11</b> | Days on Market (Office): <b>11</b> |

**Property Features**

|   |   |
|---|---|
| Rooms: <b>9</b>                           | Style: <b>Townhouse</b>                           |
| Bedrooms: <b>3</b>                        | Type: <b>Condo</b>                                |
| Baths: <b>2f 1h</b>                       | Unit Level: <b>1</b> Placement: <b>End</b>        |
| Main Bath: <b>Yes</b>                     | Approx. Living Area Total: <b>2,746 SqFt</b>      |
| Fireplaces: <b>1</b>                      | Living Area Includes Below-Grade SqFt: <b>Yes</b> |
| Year Built: <b>1988</b>                   | Approx. Above Grade: <b>1,872 SqFt</b>            |
| # Units: <b>100</b>                       | Approx. Below Grade: <b>874 SqFt</b>              |
| Elevator:                                 | Outdoor Space Avail: <b>Yes - Private</b>         |
| Handicap Access/Features:                 | Garage: <b>2 Attached, Garage Door Opener</b>     |
| Association: <b>Yes</b> Fee: <b>\$390</b> | Parking: <b>4 Off-Street, Paved Driveway</b>      |

Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds, Management Fee**



**Room Descriptions**

| Room          | Level    | Size | Features   |
|---------------|----------|------|--|
| Living Room:  | <b>1</b> |      | Fireplace, Skylight, Ceiling Fan(s), Ceiling - Vaulted, Flooring - Hardwood, Deck - Exterior, Exterior Access, Open Floor Plan |
| Dining Room:  | <b>1</b> |      | Flooring - Hardwood, Open Floor Plan   |
| Family Room:  | <b>B</b> |      | Flooring - Wall to Wall Carpet   |
| Kitchen:      | <b>1</b> |      | Flooring - Laminate, Dining Area, Countertops - Stone/Granite/Solid, Stainless Steel Appliances, Gas Stove                     |
| Main Bedroom: | <b>2</b> |      | Ceiling Fan(s), Flooring - Wall to Wall Carpet   |
| Bedroom 2:    | <b>2</b> |      | Ceiling Fan(s), Flooring - Wall to Wall Carpet   |
| Bath 1:       | <b>1</b> |      | Bathroom - Half, Flooring - Stone/Ceramic Tile   |
| Bath 2:       | <b>2</b> |      | Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile   |
| Bath 3:       | <b>2</b> |      | Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile   |
| Laundry:      | <b>2</b> |      | Dryer Hookup - Electric, Washer Hookup   |
| Office:       | <b>1</b> |      | Ceiling Fan(s), Flooring - Wall to Wall Carpet   |
| Game Room:    | <b>B</b> |      | Flooring - Wall to Wall Carpet   |
| Loft:         | <b>2</b> |      | Skylight, Ceiling - Vaulted, Flooring - Wall to Wall Carpet  |

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Vacuum System**  
 Basement: **Yes Full, Finished, Interior Access, Bulkhead, Exterior Access**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions: **ALL Appliances ARE Included. (Including Washer/Dryer and Natural Gas plumbed outdoor grill)**  
 Exterior: **Clapboard**  
 Exterior Features: **Porch, Deck - Composite, Gutters, Professional Landscaping, Sprinkler System**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tankless**  
 Interior Features: **Central Vacuum**  
 Lead Paint: **Unknown**  
 Pets Allowed: **Yes**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**LARGE LUXURY UNIT AT SPRUCE POND VILLAGE-2 CAR GARAGE!** Spacious End Unit with lots of light, this renovated townhome sits in a desirable private setting. New Maple and Granite Kitchen (2022), stainless steel appliances and newer 5 burner gas range. Hardwood floors throughout the wide open floor plan dining room and soaring ceiling living room with gas fireplace. 1st floor home office also serves as den or 3rd bedroom. Kingsize master bedroom suite features private bath and 2 walk-in closets. Open loft, vaulted ceiling, 2 skylights, Handy 2nd floor laundry. Front porch and rear trex deck provide the setting for serene outdoor dining and private views. Enjoy even more bonus space with large Family room/Media room in the lower level. Town water/sewer, Natural Gas for: heat/hot water (On-Demand)/cooking/fireplace. Exceptionally well managed association welcomes pets and even shovels your walkway and front steps in winter! Seller will negotiate offers between \$500,000 and \$550,000.

**Tax Information**

2023 Taxes: **\$5,631** Assessment: **\$447,600**  
 Pin #:

Cert: Zoning Code: **Res**  
 Map: Block: Lot: Book: **32109** Page: **213**

**Compensation**

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

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Market History for 85 Highbank Road U:85, Franklin, MA 02038

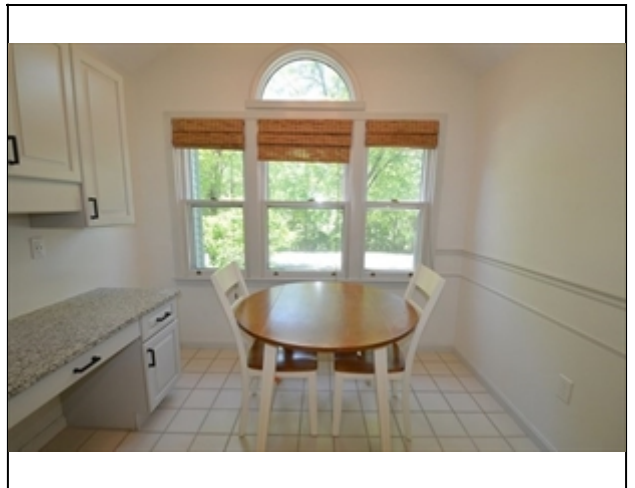
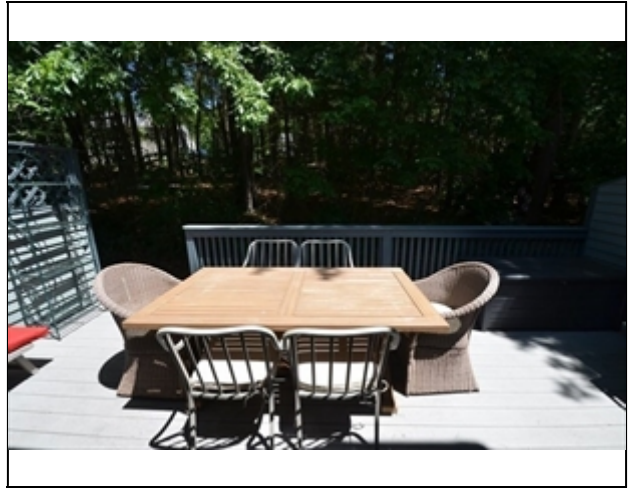
| MLS #                                | Date      |   | DOM | DTO | Price            |
|--------------------------------------|-----------|---|-----|-----|------------------|
| 73118711                             | 6/1/2023  | Listed for <b>\$500,000</b>               |     |     | \$500,000        |
|                                      | 6/5/2023  | Price Changed to: <b>\$550,000</b>        | 4   |     | \$550,000        |
| CTG                                  | 6/5/2023  | Status Changed to: <b>Contingent</b>      | 4   |     |                  |
| UAG                                  | 6/12/2023 | Status Changed to: <b>Under Agreement</b> | 11  |     |                  |
|                                      | 7/6/2023  | Price Changed to: <b>\$500,000</b>        | 11  |     | \$500,000        |
| SLD                                  | 7/6/2023  | Status Changed to: <b>Sold</b>            | 11  |     |                  |
|                                      | 7/6/2023  | Sold for <b>\$555,000</b>                 | 11  | 3   | <b>\$555,000</b> |
| Market History for Office Id: AN7871 |           |   | 11  | 3   | <b>\$555,000</b> |
| Market History for this property     |           |   | 11  | 3   | <b>\$555,000</b> |

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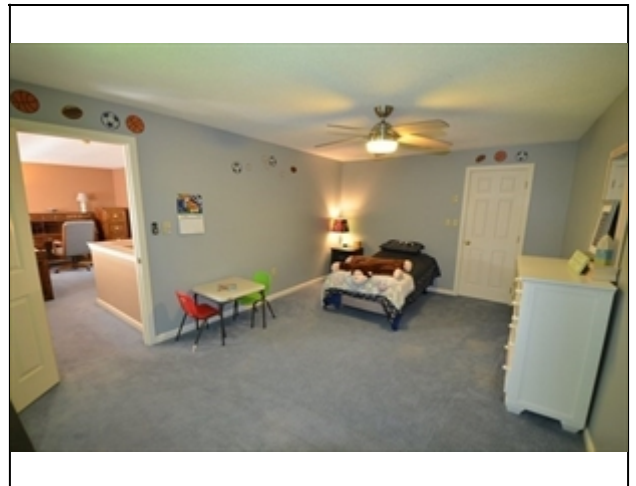
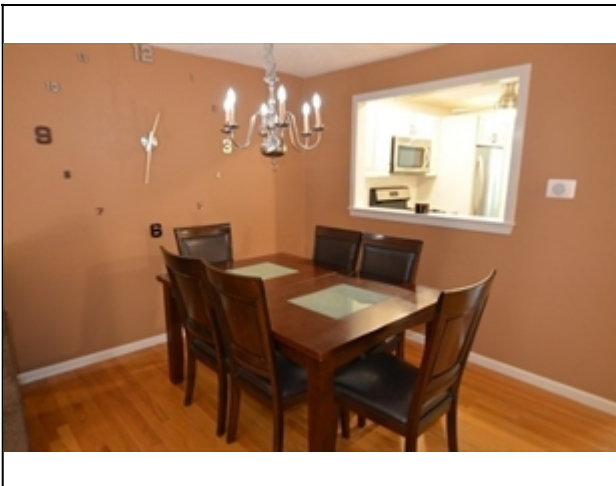
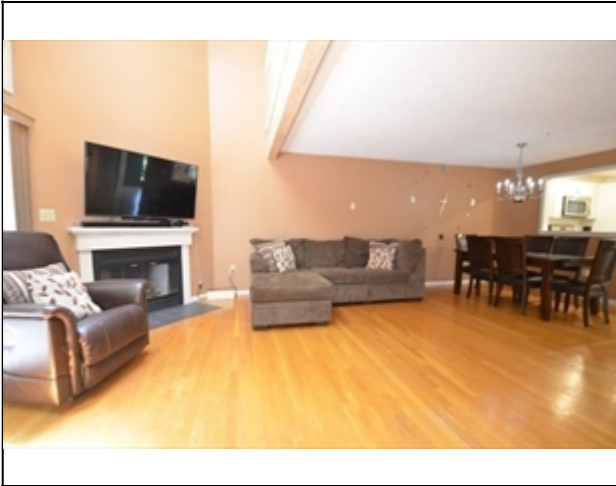


MLS # 73118711 - Sold  
85 Highbank Road U:85, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$555,000



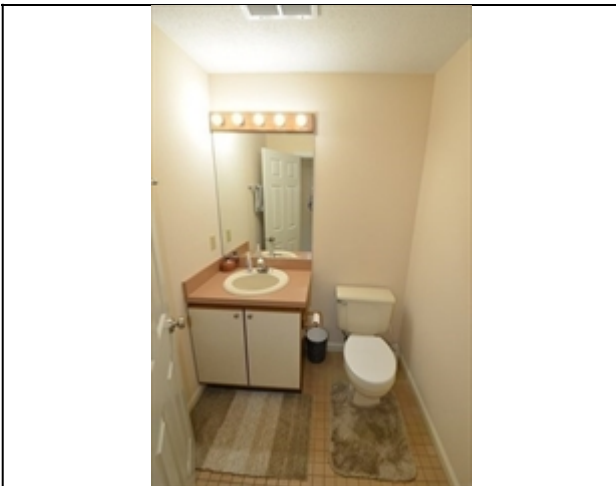
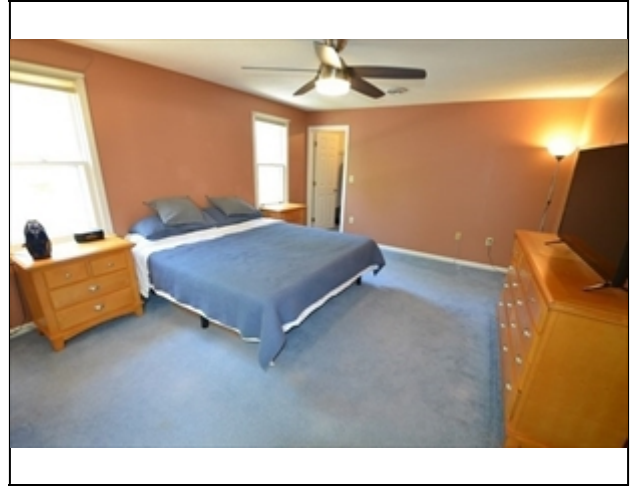
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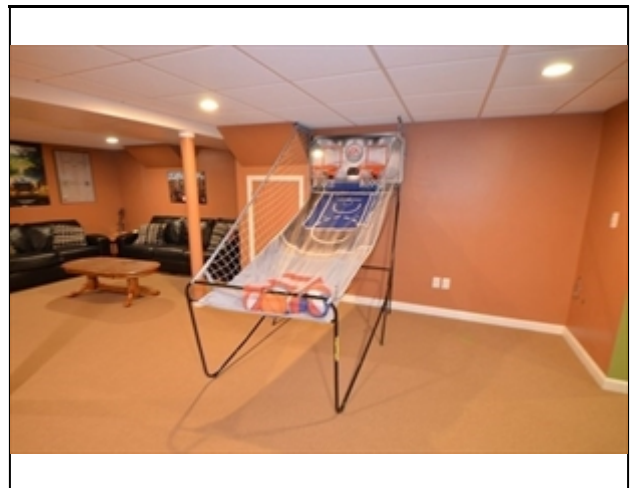
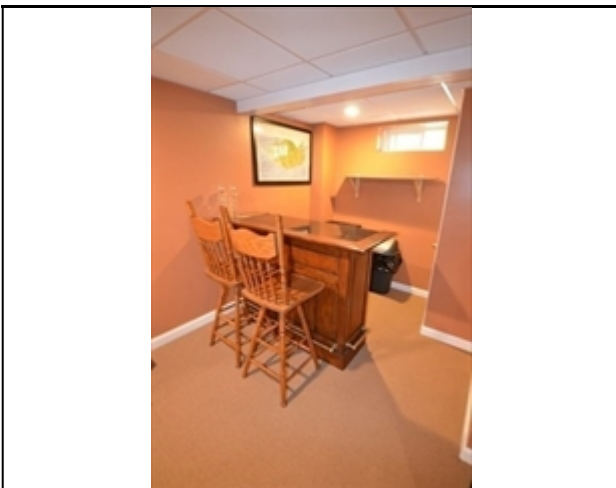
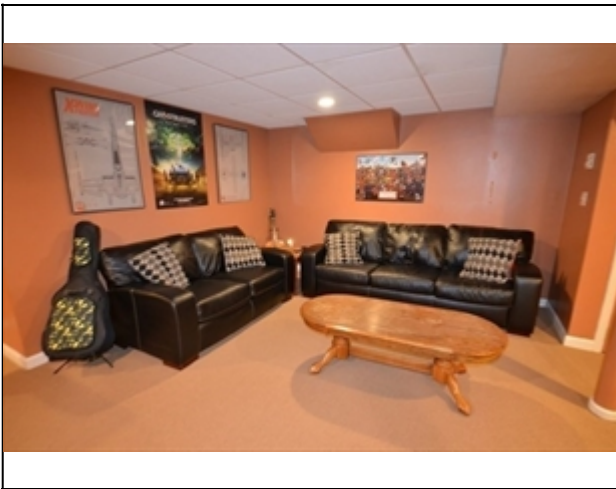
MLS # 73118711 - Sold  
85 Highbank Road U:85, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$555,000



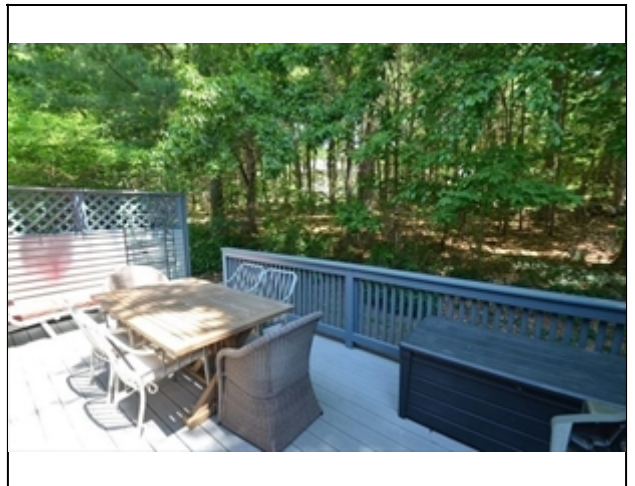
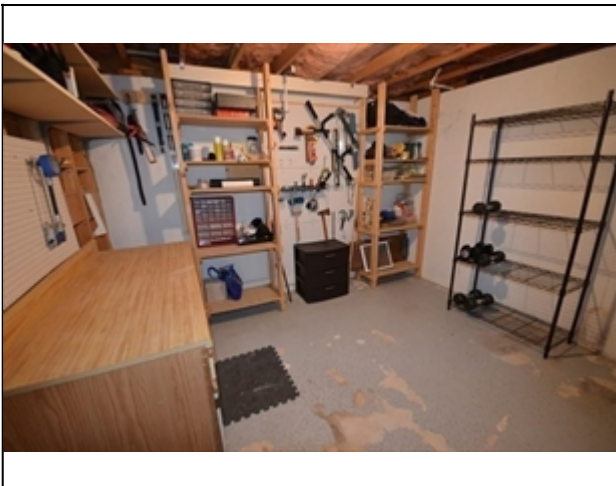
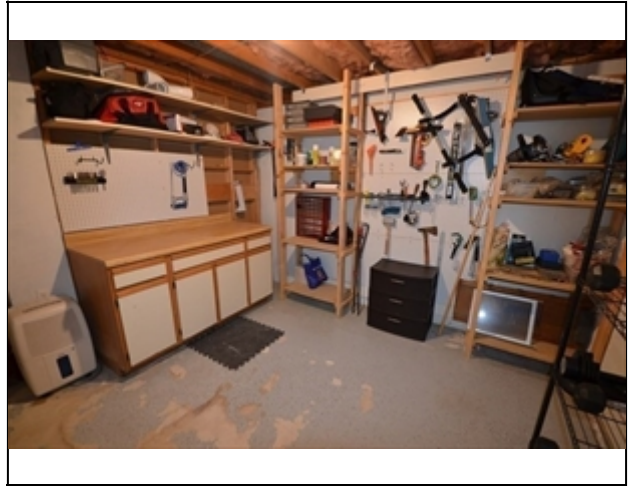
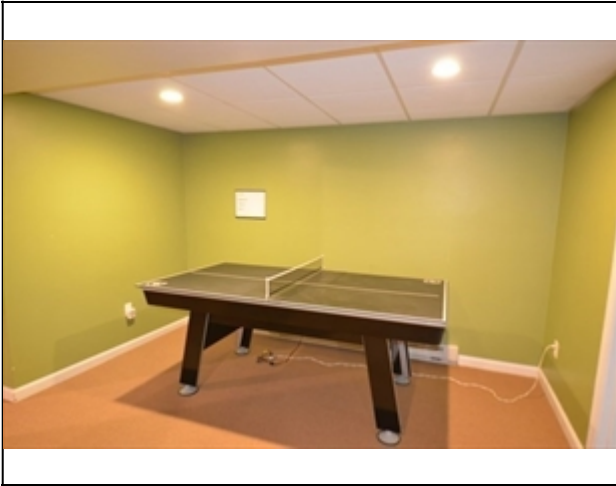
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MLS # 73118711 - Sold  
85 Highbank Road U:85, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$555,000





**MLS # 73118711 - Sold**  
**85 Highbank Road U:85, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$555,000**





**98 Highbank Road - Unit 98**  
**Franklin, MA 02038**  
**Condo**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| MLS #: <b>73143963</b>            | Status: <b>Sold</b>                |
| List Price: <b>\$550,000</b>      | Sale Price: <b>\$560,000</b>       |
| List Date: <b>8/1/2023</b>        | Sale Date: <b>9/21/2023</b>        |
| Area:                             | Off Market Date: <b>8/16/2023</b>  |
| List\$/Sq. Ft.: <b>\$302.36</b>   | Sold \$/Sq. Ft. <b>\$307.86</b>    |
| Days on Market (Total): <b>16</b> | Days on Market (Office): <b>16</b> |

**Property Features**

|   |   |
|---|---|
| Rooms: <b>7</b>   | Style: <b>Townhouse</b>                               |
| Bedrooms: <b>2</b>  | Type: <b>Condo</b>                                    |
| Baths: <b>2f 1h</b>   | Unit Level: <b>1</b> Placement: <b>Street, Middle</b> |
| Main Bath: <b>Yes</b>   | Approx. Living Area Total: <b>1,819 SqFt</b>          |
| Fireplaces: <b>1</b>  | Living Area Includes Below-Grade SqFt: <b>No</b>      |
| Year Built: <b>1988</b>   | Approx. Above Grade: <b>1,819 SqFt</b>                |
| # Units: <b>100</b>   | Approx. Below Grade:                                  |
| Elevator:   | Outdoor Space Avail: <b>Yes - Private</b>             |
| Handicap Access/Features:   | Garage: <b>1 Attached, Garage Door Opener</b>         |
| Association: <b>Yes</b> Fee: <b>\$377</b>   | Parking: <b>2 Off-Street, Paved Driveway</b>          |
| Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds</b> |   |



**Room Descriptions**

| Room          | Level    | Size | Features   |
|---------------|----------|------|--|
| Living Room:  | <b>1</b> |      | <b>Fireplace, Ceiling Fan(s), Ceiling - Vaulted, Flooring - Hardwood</b>   |
| Dining Room:  | <b>1</b> |      | <b>Flooring - Hardwood</b>   |
| Kitchen:      | <b>1</b> |      | <b>Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Recessed Lighting, Stainless Steel Appliances, Beadboard</b> |
| Main Bedroom: | <b>2</b> |      | <b>Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet</b>  |
| Bedroom 2:    | <b>2</b> |      | <b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>  |
| Bath 1:       | <b>1</b> |      | <b>Flooring - Hardwood, Countertops - Stone/Granite/Solid, Beadboard</b>   |
| Bath 2:       | <b>2</b> |      | <b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Closet - Linen, Flooring - Stone/Ceramic Tile</b>  |
| Bath 3:       | <b>2</b> |      | <b>Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile</b>  |
| Laundry:      | <b>2</b> |      | <b>-</b>   |
| Home Office:  | <b>1</b> |      | <b>Ceiling Fan(s), Flooring - Hardwood, Crown Molding</b>  |
| Loft:         | <b>2</b> |      | <b>Flooring - Wall to Wall Carpet</b>  |

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes Full, Unfinished Basement**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions: **ALL Appliances ARE Included. (Including Washer/Dryer)**  
 Exterior: **Clapboard**  
 Exterior Features: **Porch, Deck - Composite**  
 Facing Direction: **West**  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tank**  
 Lead Paint: **Unknown**  
 Pets Allowed: **Yes**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**PRISTINE UNIT AT SPRUCE POND VILLAGE! Tastefully updated home with lots of light, this renovated townhome sits in a desirable private setting. Granite Kitchen, newer cabinets, stainless steel appliances, bead board dining area and gas range. Hardwood floors throughout the wide open floor plan kitchen with granite breakfast bar, dining room and soaring ceiling living room with fireplace. 1st floor home office also serves as den or 3rd bedroom. Kingsize master bedroom suite features private bath and walk-in closet. Open loft, vaulted ceiling, 2 skylights, Handy 2nd floor laundry. Front porch and slider to rear trex deck provide the setting for serene outdoor dining, private views and peaceful gardens. Town water/sewer, Natural Gas for heat, hot water and cooking. Exceptionally well managed association welcomes pets and even shovels your walkway and front steps in winter!**

**Tax Information**

**2023 Taxes: \$5,409** Assessment: **\$430,000**  
 Pin #:

Cert: Zoning Code: **Res**  
 Map: Block: Lot: Book: **26615** Page: **5**

**Compensation**

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

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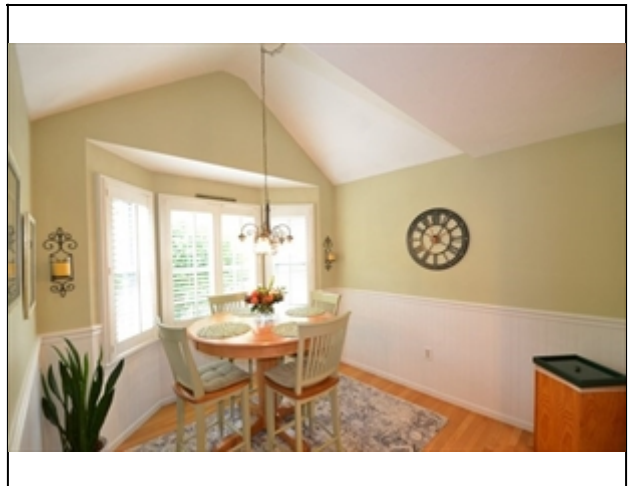
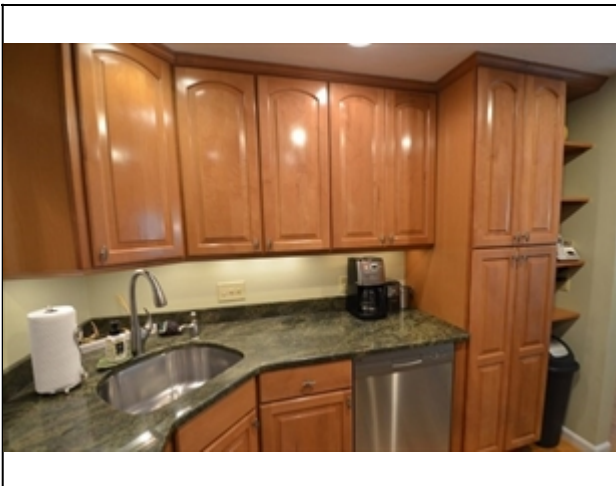
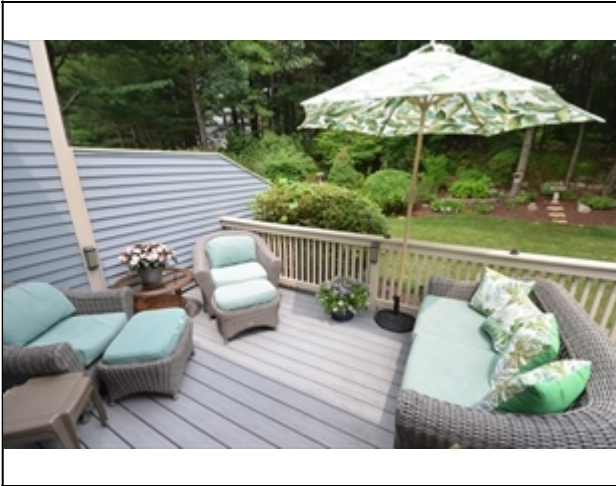
Market History for 98 Highbank Road U:98, Franklin, MA 02038

| MLS #                                | Date      |   | DOM | DTO | Price            |
|--------------------------------------|-----------|---|-----|-----|------------------|
| 73143963                             | 8/1/2023  | Listed for <b>\$550,000</b>               |     |     | \$550,000        |
| CTG                                  | 8/3/2023  | Status Changed to: <b>Contingent</b>      | 2   |     |                  |
| UAG                                  | 8/17/2023 | Status Changed to: <b>Under Agreement</b> | 16  |     |                  |
| SLD                                  | 9/22/2023 | Status Changed to: <b>Sold</b>            | 16  |     |                  |
|                                      | 9/21/2023 | Sold for <b>\$560,000</b>                 | 16  | 1   | <b>\$560,000</b> |
| Market History for Office Id: AN7871 |           |   | 16  | 1   | <b>\$560,000</b> |
| Market History for this property     |           |   | 16  | 1   | <b>\$560,000</b> |

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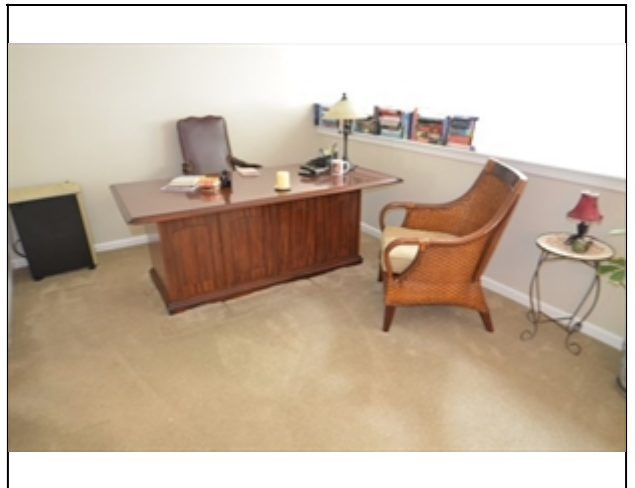
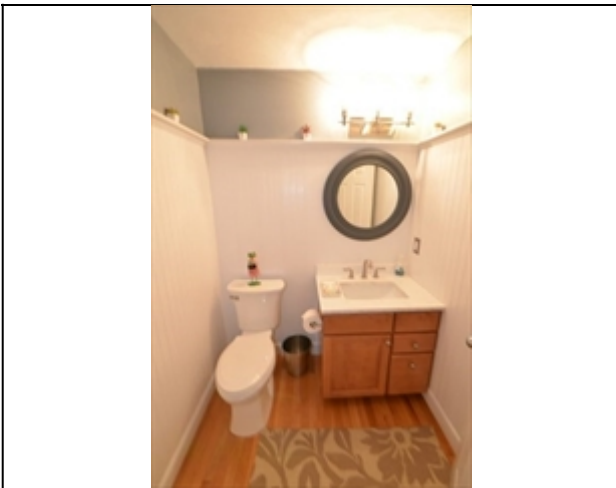
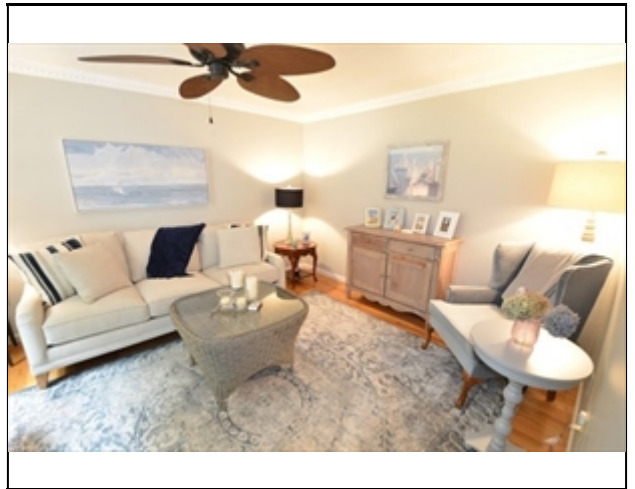
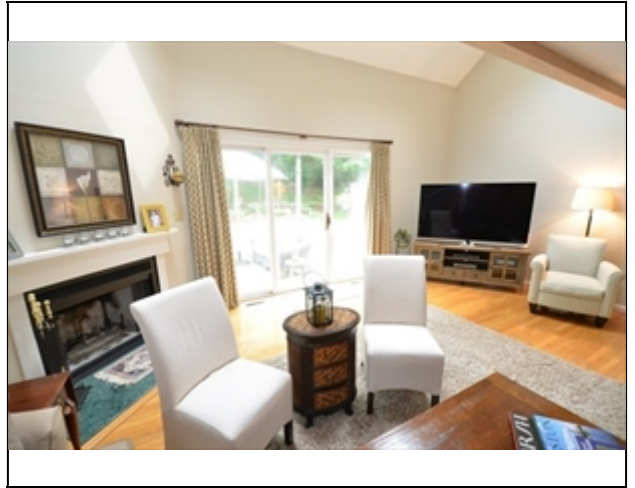
MLS # 73143963 - Sold  
98 Highbank Road U:98, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$560,000



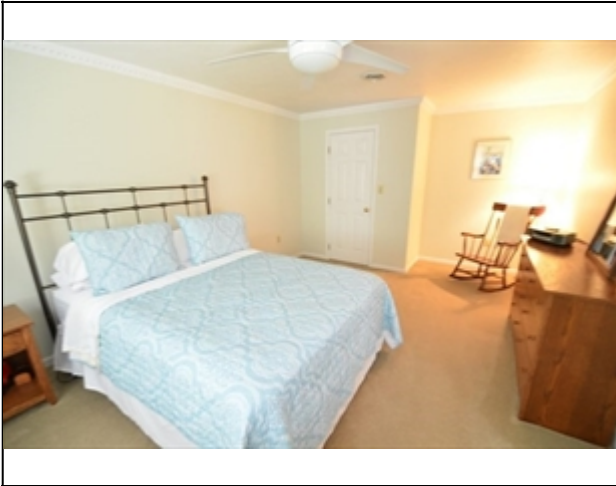
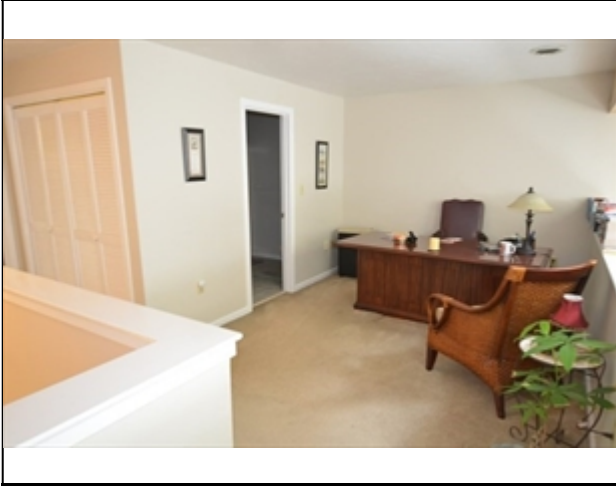
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MLS # 73143963 - Sold  
98 Highbank Road U:98, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$560,000



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**MLS # 73143963 - Sold**  
**98 Highbank Road U:98, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$560,000**





**57 Bayberry Common - Unit 57**  
**Franklin, MA 02038**  
**Condo**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| MLS #: <b>73098263</b>            | Status: <b>Sold</b>                |
| List Price: <b>\$525,000</b>      | Sale Price: <b>\$575,000</b>       |
| List Date: <b>4/12/2023</b>       | Sale Date: <b>6/12/2023</b>        |
| Area:                             | Off Market Date: <b>4/25/2023</b>  |
| List\$/Sq. Ft.: <b>\$218.84</b>   | Sold \$/Sq. Ft. <b>\$239.68</b>    |
| Days on Market (Total): <b>13</b> | Days on Market (Office): <b>13</b> |

**Property Features**

|   |   |
|---|---|
| Rooms: <b>7</b>                           | Style: <b>Townhouse</b>   |
| Bedrooms: <b>2</b>                        | Type: <b>Condo</b>  |
| Baths: <b>2f 1h</b>                       | Unit Level: <b>1</b> Placement: <b>Street, End, Walkout</b>     |
| Main Bath: <b>Yes</b>                     | Approx. Living Area Total: <b>2,399 SqFt</b>                    |
| Fireplaces: <b>1</b>                      | Living Area Includes Below-Grade SqFt: <b>Yes</b>               |
| Year Built: <b>1986</b>                   | Approx. Above Grade: <b>1,949 SqFt</b>                          |
| # Units: <b>100</b>                       | Approx. Below Grade: <b>450 SqFt</b>                            |
| Elevator:                                 | Outdoor Space Avail: <b>Yes - Private</b>                       |
| Handicap Access/Features:                 | Garage: <b>2 Attached, Garage Door Opener</b>                   |
| Association: <b>Yes</b> Fee: <b>\$412</b> | Parking: <b>2 Off-Street, Paved Driveway, Exclusive Parking</b> |

Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds, Management Fee**



**Room Descriptions**

| Room          | Level    | Size | Features   |
|---------------|----------|------|--|
| Living Room:  | <b>1</b> |      | Fireplace, Skylight, Flooring - Hardwood   |
| Dining Room:  | <b>1</b> |      | Flooring - Hardwood  |
| Family Room:  | <b>B</b> |      | Flooring - Wall to Wall Carpet   |
| Kitchen:      | <b>1</b> |      | Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Stainless Steel Appliances  |
| Main Bedroom: | <b>2</b> |      | Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet   |
| Bedroom 2:    | <b>2</b> |      | Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet   |
| Bath 1:       | <b>1</b> |      | Bathroom - Half, Flooring - Stone/Ceramic Tile   |
| Bath 2:       | <b>2</b> |      | Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Closet - Walk-in, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub, Double Vanity, Dryer Hookup - Electric, Washer Hookup |
| Bath 3:       | <b>2</b> |      | Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid  |
| Laundry:      | <b>2</b> |      | -  |
| Loft:         | <b>2</b> |      | Flooring - Wall to Wall Carpet   |
| Office:       | <b>1</b> |      | Flooring - Hardwood  |
| Play Room:    | <b>B</b> |      | Flooring - Wall to Wall Carpet   |

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
 Basement: **Yes Full, Finished, Walk Out, Interior Access, Sump Pump, Exterior Access**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions: **Washer and Dryer are excluded.**  
 Exterior: **Clapboard**  
 Exterior Features: **Porch, Deck - Composite**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tankless**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **Living Area includes finished walkout lower level**  
 Pets Allowed: **Yes**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Remarks**

**LARGE LUXURY UNIT AT SPRUCE POND VILLAGE-2 CAR GARAGE!** Pristine end unit with lots of light, this renovated townhome sits in a most desirable private setting. Updated granite kitchen, stainless steel appliances and newer 5 burner gas range. Gleaming hardwood floors throughout the wide open floor plan dining room, home office and soaring ceiling living room with marble surround gas fireplace. 1st floor home office serves as den or 3rd bedroom. Kingsize master bedroom suite features walk-in closet, jet tub and double vanity. Large open loft, vaulted ceiling, 2 skylights, Handy 2nd floor laundry. Front porch and rear trex deck provide the setting for serene outdoor dining and private views. Enjoy more bonus space with a large family room and 2nd home office in the bright walkout lower level. Town water/sewer, 2-zone gas heat/hot water/cooking. Exceptionally well managed association welcomes pets and even shovels your walkway and front steps in winter!

**Tax Information**

2023 Taxes: **\$5,682** Assessment: **\$451,700**  
 Pin #:

Cert: Zoning Code: **Res**  
 Map: Block: Lot: Book: **39224** Page: **265**

**Compensation**

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

Buyer Agent: **2**

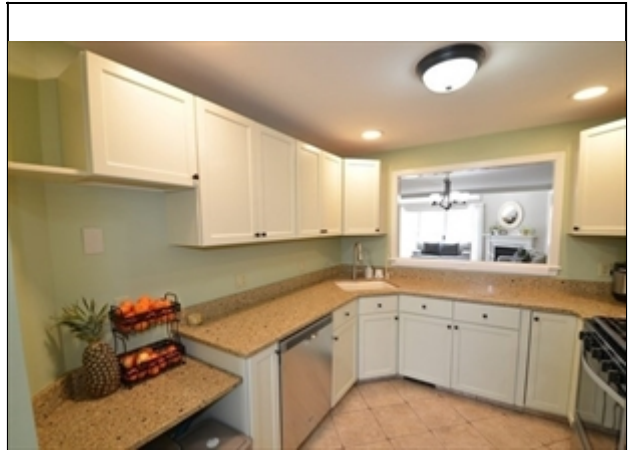
Facilitator: **0**

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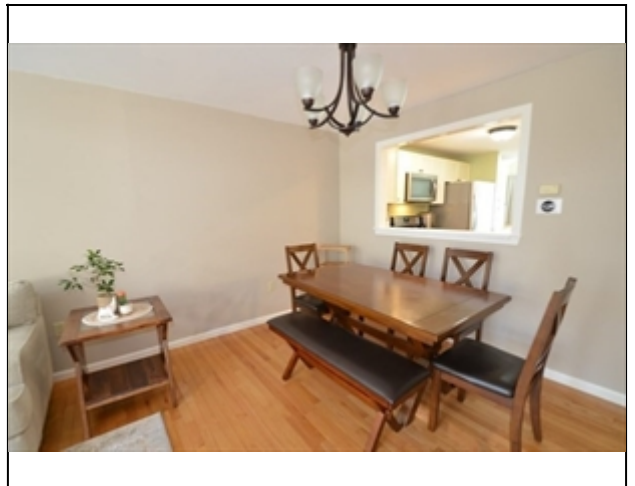
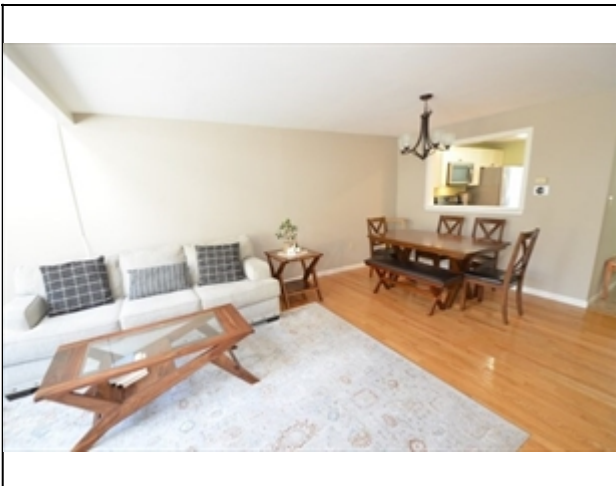
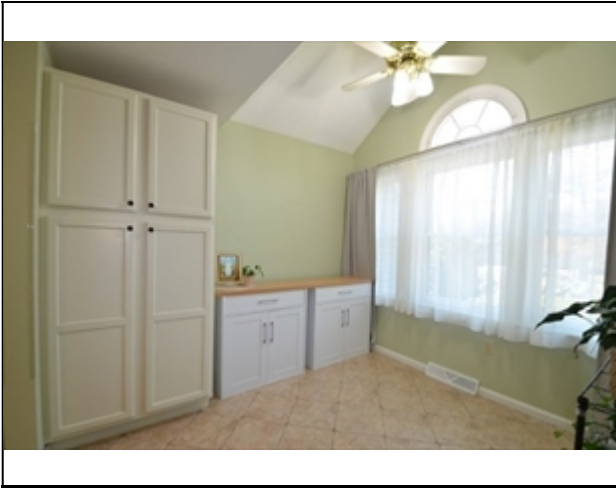
Market History for 57 Bayberry Common U:57, Franklin, MA 02038

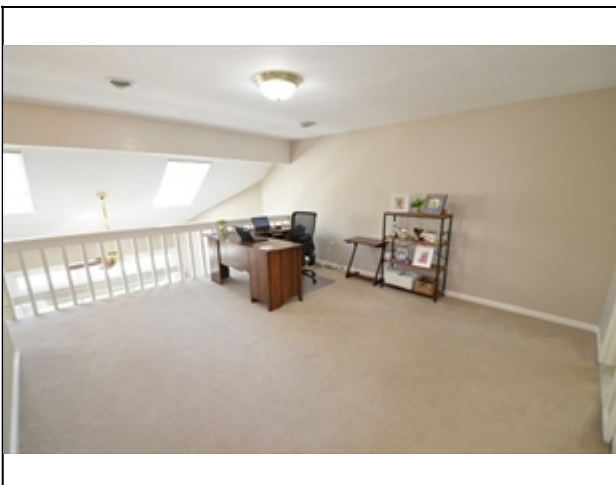
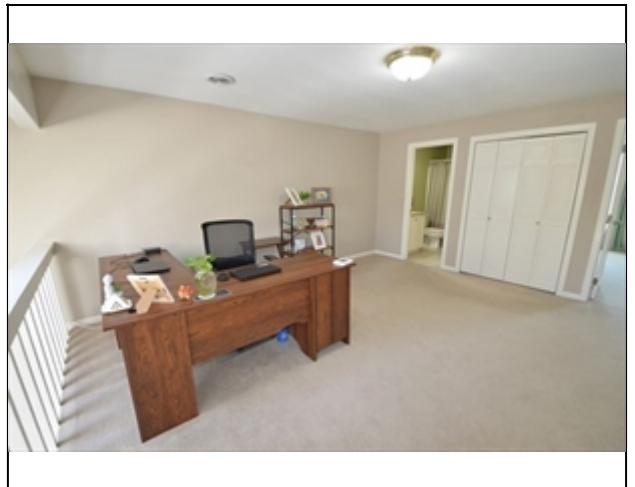
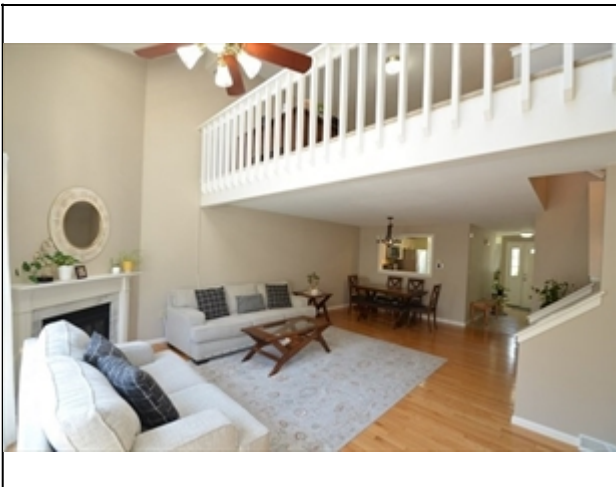
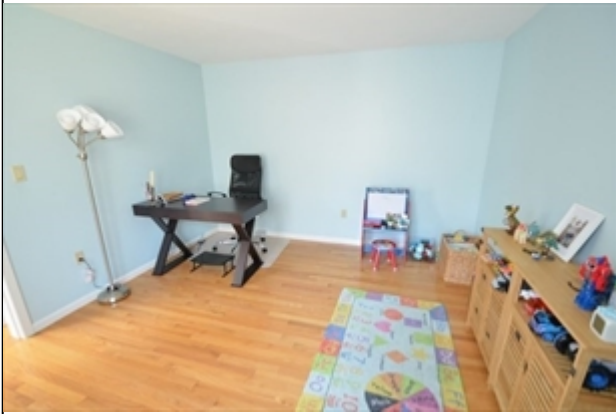
| MLS #                                | Date      |   | DOM | DTO | Price            |
|--------------------------------------|-----------|---|-----|-----|------------------|
| 73098263                             | 4/12/2023 | Listed for <b>\$525,000</b>               |     |     | \$525,000        |
|                                      | 4/18/2023 | Price Changed to: <b>\$575,000</b>        | 6   |     | \$575,000        |
| CTG                                  | 4/18/2023 | Status Changed to: <b>Contingent</b>      | 6   |     |                  |
| UAG                                  | 4/25/2023 | Status Changed to: <b>Under Agreement</b> | 13  |     |                  |
|                                      | 6/12/2023 | Price Changed to: <b>\$525,000</b>        | 13  |     | \$525,000        |
| SLD                                  | 6/12/2023 | Status Changed to: <b>Sold</b>            | 13  |     |                  |
|                                      | 6/12/2023 | Sold for <b>\$575,000</b>                 | 13  | 5   | <b>\$575,000</b> |
| Market History for Office Id: AN7871 |           |   | 13  | 5   | <b>\$575,000</b> |
| Market History for this property     |           |   | 13  | 5   | <b>\$575,000</b> |

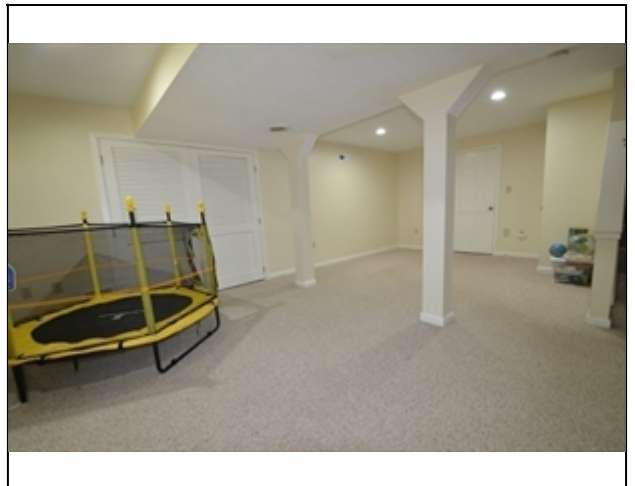
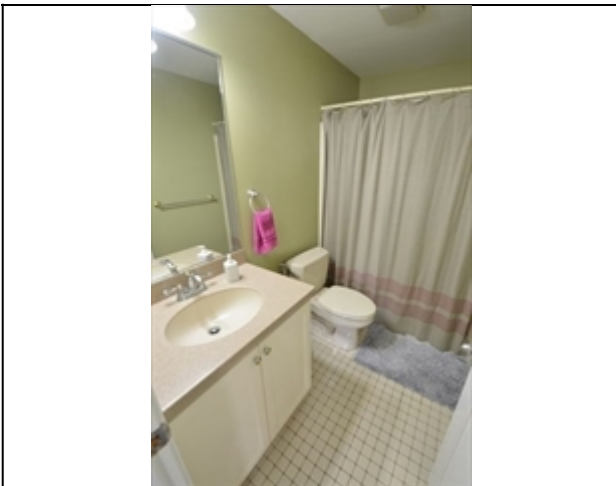
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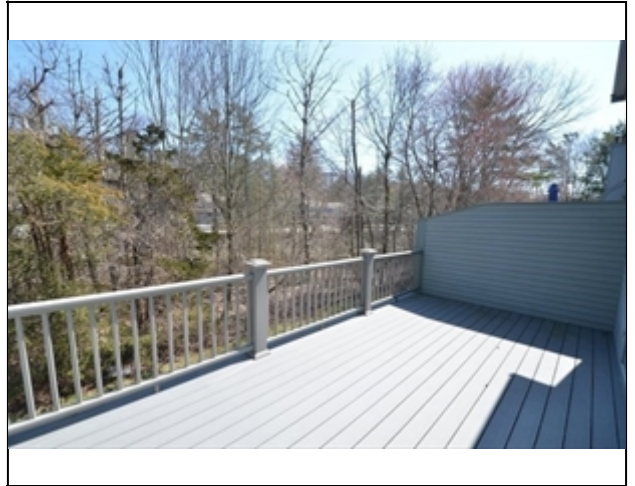
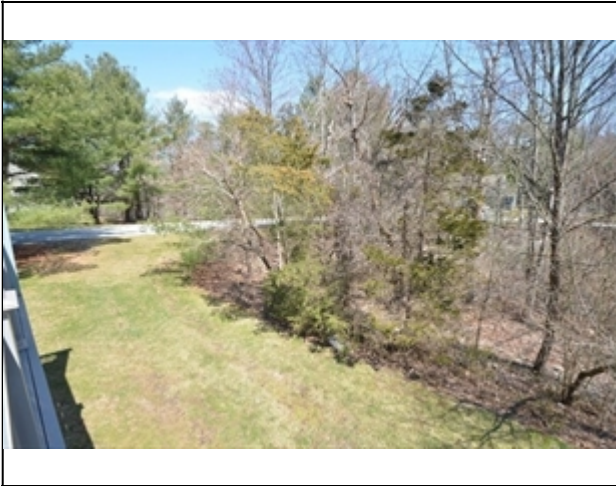






**MLS # 73098263 - Sold**  
**57 Bayberry Common U:57, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$575,000**



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