

**144 Stone Ridge Rd - Unit 144**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>73072080</b>	Status: <b>Sold</b>
List Price: <b>\$400,000</b>	Sale Price: <b>\$402,000</b>
List Date: <b>1/19/2023</b>	Sale Date: <b>3/2/2023</b>
Area:	Off Market Date: <b>1/27/2023</b>
List\$/Sq. Ft.: <b>\$322.58</b>	Sold \$/Sq. Ft. <b>\$324.19</b>
Days on Market (Total): <b>8</b>	Days on Market (Office): <b>8</b>

**Property Features**

Rooms: <b>4</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>Middle</b>
Main Bath: <b>Yes</b>	Approx. Living Area Total: <b>1,240 SqFt</b>
Fireplaces: <b>1</b>	Living Area Includes Below-Grade SqFt: <b>No</b>
Year Built: <b>1986</b>	Approx. Above Grade: <b>1,240 SqFt</b>
# Units: <b>154</b>	Approx. Below Grade: <b>0 SqFt</b>
Elevator: <b>No</b>	Outdoor Space Avail: <b>Yes - Private</b>
Handicap Access/Features: <b>No</b>	Garage: <b>1 Detached</b>
Association: <b>Yes</b> Fee: <b>\$385</b>	Parking: <b>1 Off-Street, Assigned, Common, Guest, Paved Driveway</b>

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

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>20X12</b>	<b>Fireplace, Wood / Coal / Pellet Stove, Flooring - Hardwood, Exterior Access, Slider</b>
Dining Room:	<b>1</b>	<b>10X9</b>	<b>Flooring - Hardwood</b>
Kitchen:	<b>1</b>	<b>9X12</b>	<b>Flooring - Laminate, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Exterior Access, Stainless Steel Appliances, Gas Stove</b>
Main Bedroom:	<b>2</b>	<b>15X12</b>	<b>Bathroom - Full, Closet - Linen, Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>	<b>11X10</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>2</b>		<b>Bathroom - 3/4, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>Dryer Hookup - Electric, Washer Hookup</b>
Workshop:	<b>B</b>		<b>-</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
Basement: **Yes Full, Interior Access, Concrete Floor, Unfinished Basement**  
Construction: **Frame**  
Cooling: **Central Air, Unit Control**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Patio**  
Facing Direction: **Southeast**  
Green Certified: **Unknown**  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas, Tank**  
Interior Features: **Cable Available, Internet Available - Fiber-Optic**  
Lead Paint: **Unknown**  
Pets Allowed: **Yes**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No** Water View: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

**Offer Deadline Mon, Jan 23rd, 12PM. Stone Ridge Townhouse opportunity - quiet setting at top of the hill! This 2 bedroom 2.5 bath unit features a bright kitchen with new hardwood floors, gas stove, granite counters and natural lighting. Dining area overlooks the back patio with sliders for easy access to enjoy the outdoors. Entertain in the living room which features hardwood floors, another slider to the exterior and a wood fireplace. The Main bedroom has a 3/4 bath, walk-in closet and dressing room. Guest bedroom has a generous size and lots of closet space for storage. Convenient 2nd floor laundry includes the washer and dryer! Unfinished basement is good for games and storage. New roof in 2020. Parking garage is detached but close to the unit. Separate area exists for visitor parking and a 2nd vehicle. Complex is very vibrant with an inground swimming pool, tennis court and pickleball court for your enjoyment. Well maintained complex with good financials.**

**Tax Information**

**2022 Taxes: \$3,781 Assessment: \$269,100**  
Pin #: **M:276 L:017-004**

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

**Compensation**

Sub-Agent: **Not Offered**

Buyer Agent: **2.0**

Facilitator: **0**

Compensation Based On: **Net Sale Price**



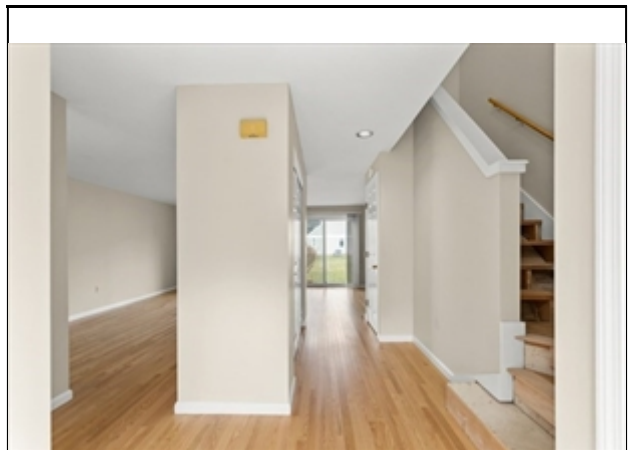
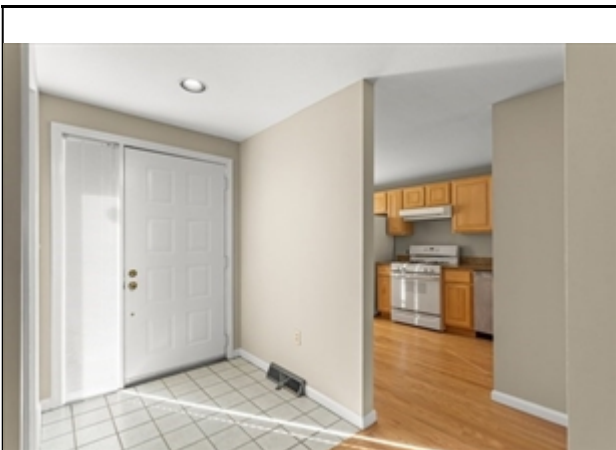
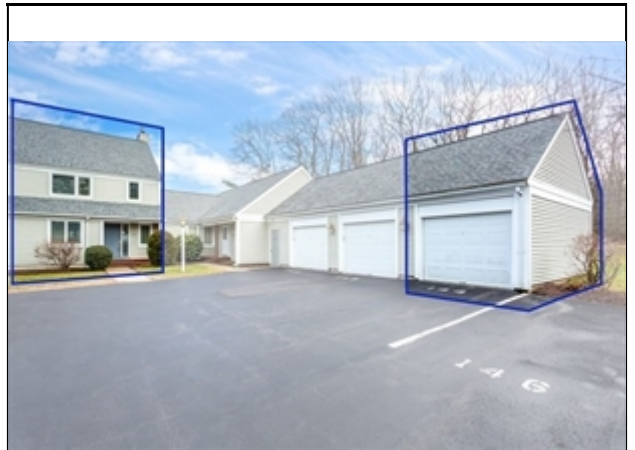
### Market History for 144 Stone Ridge Rd U:144, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
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CTG	1/24/2023	Status Changed to: <b>Contingent</b>	5		
UAG	1/27/2023	Status Changed to: <b>Under Agreement</b>	8		
SLD	3/3/2023	Status Changed to: <b>Sold</b>	8		
	3/2/2023	Sold for <b>\$402,000</b>	8	4	<b>\$402,000</b>
Market History for Office Id: BB1175			<b>8</b>	<b>4</b>	<b>\$402,000</b>
Market History for this property			<b>8</b>	<b>4</b>	<b>\$402,000</b>

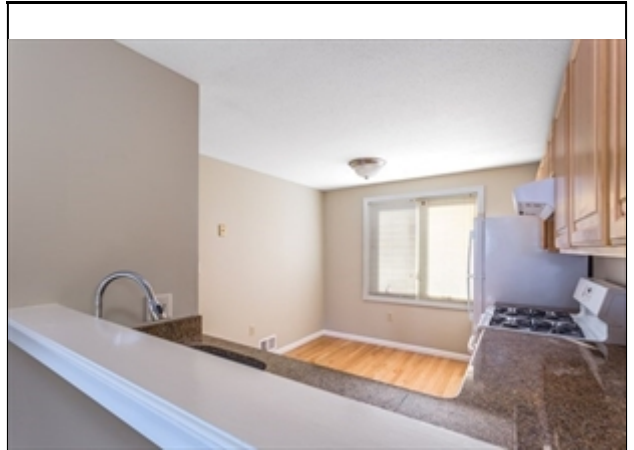
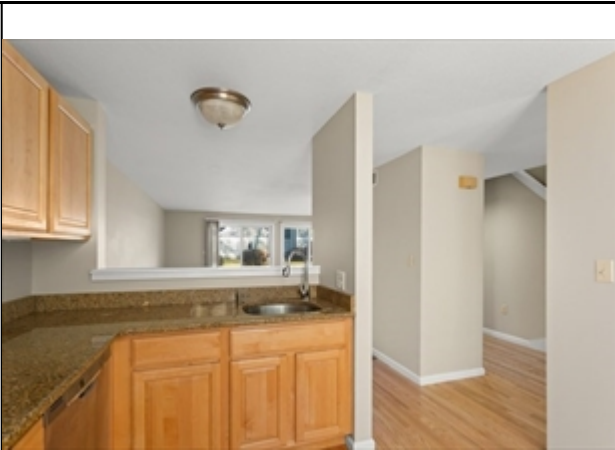
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MLS # 73072080 - Sold  
144 Stone Ridge Rd U:144, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$402,000



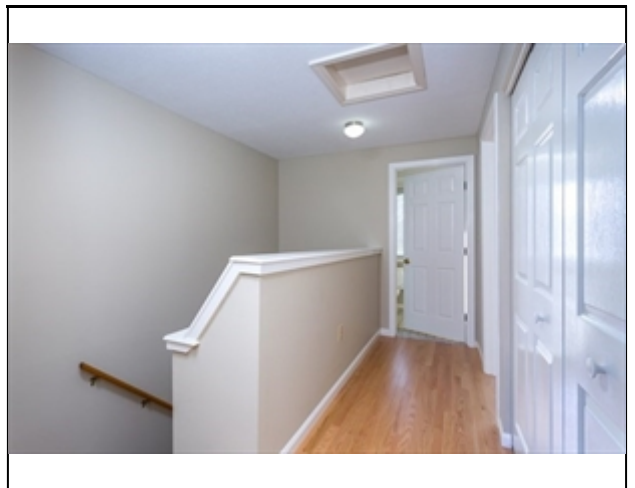
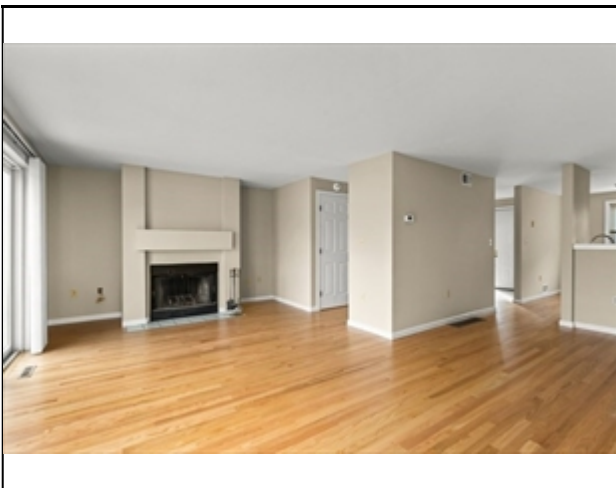
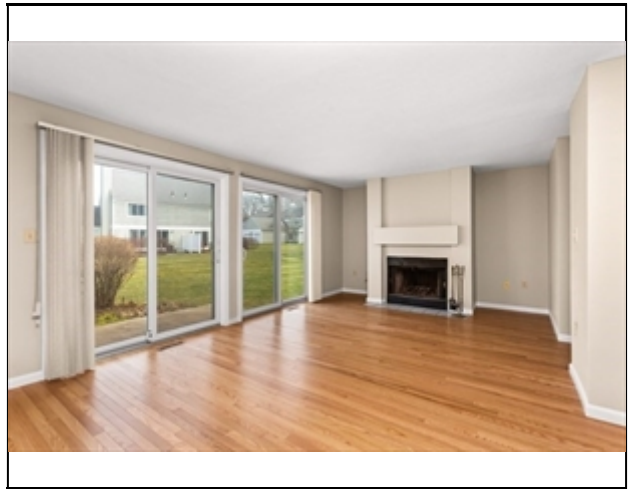
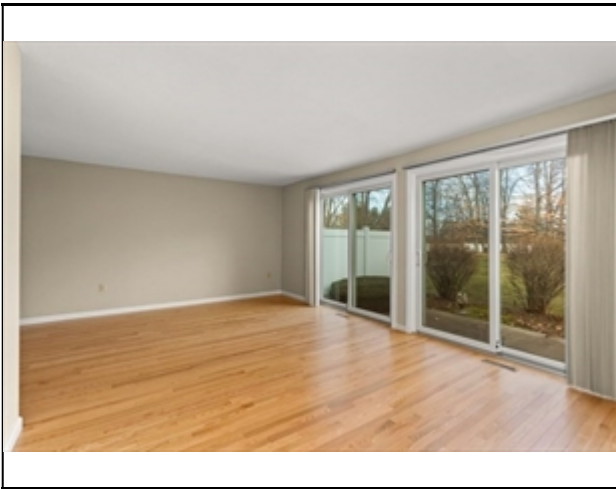
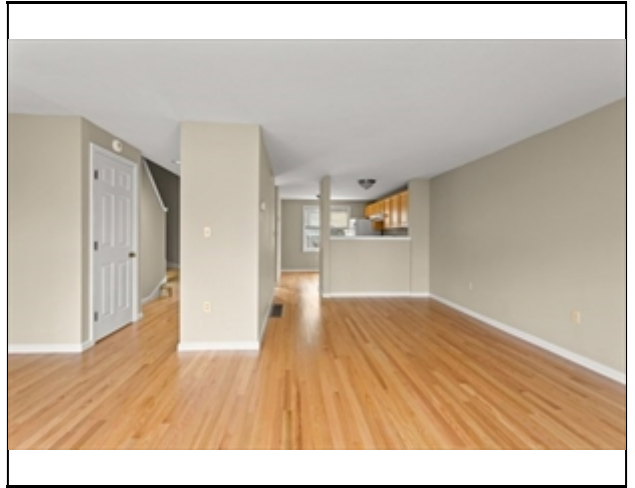
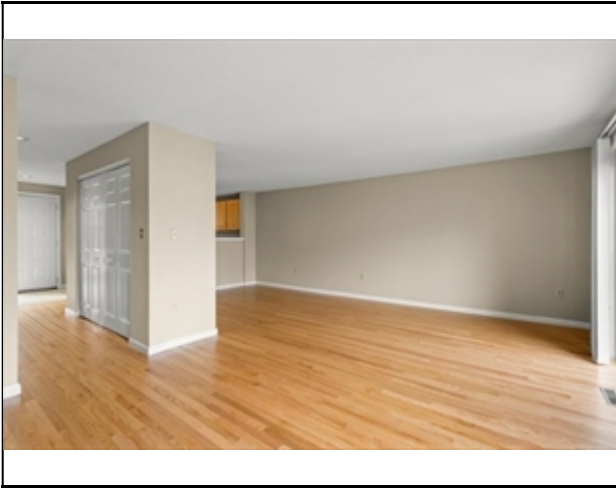




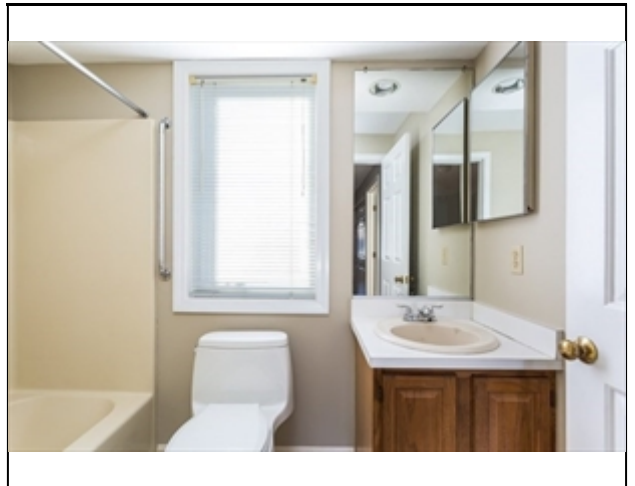
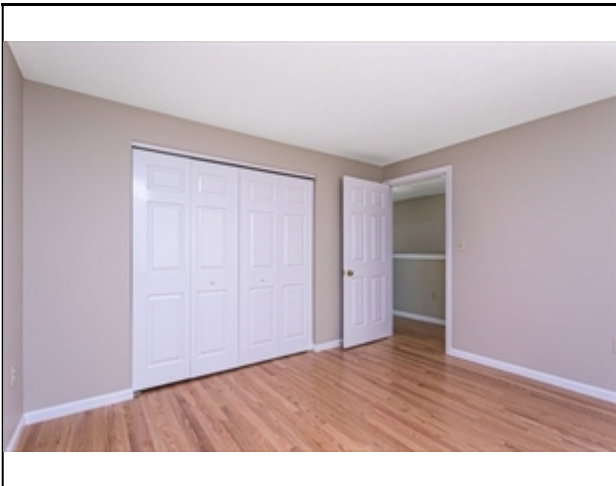
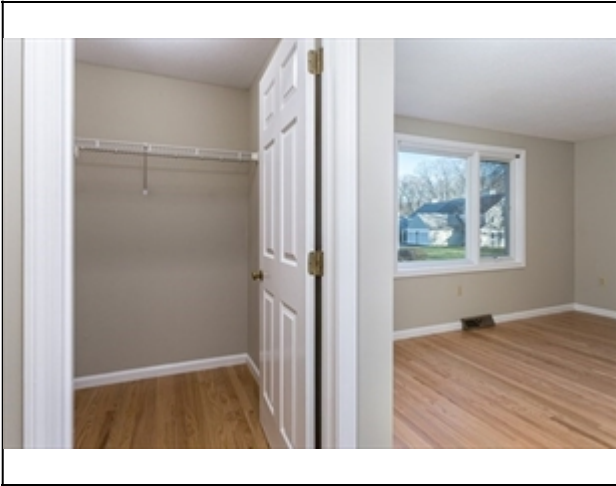
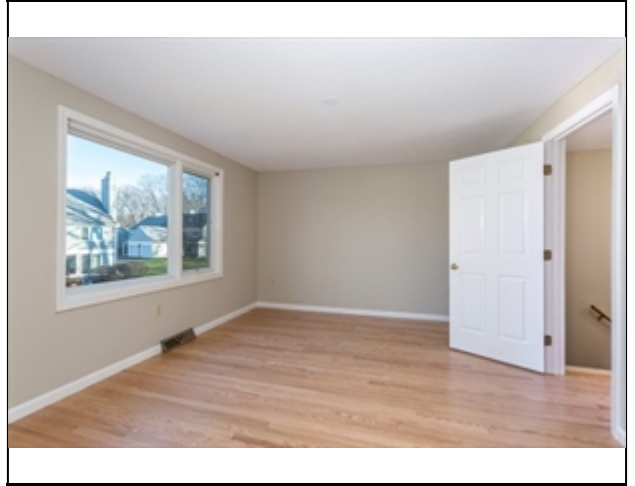


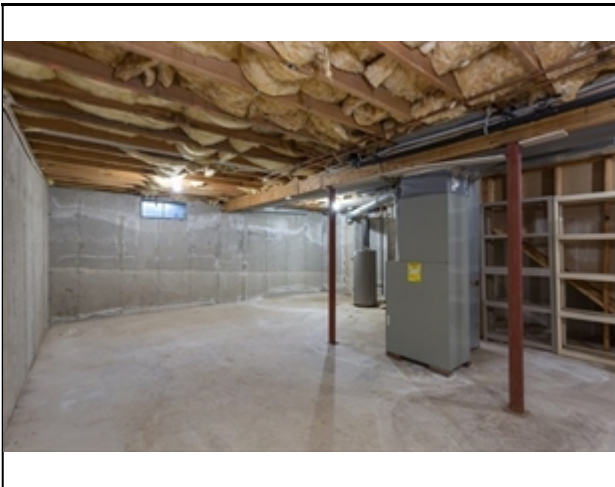
MLS # 73072080 - Sold  
144 Stone Ridge Rd U:144, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$402,000



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**MLS # 73072080 - Sold**  
**144 Stone Ridge Rd U:144, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$402,000**



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**59 Stone Ridge Road - Unit 59**  
**Franklin, MA 02038**  
**Condo**

MLS #: **73082018** Status: **Sold**  
List Price: **\$425,000** Sale Price: **\$425,000**  
List Date: **2/26/2023** Sale Date: **4/5/2023**  
Area: Off Market Date: **3/23/2023**  
List\$/Sq. Ft.: **\$342.74** Sold \$/Sq. Ft. **\$342.74**  
Days on Market (Total): **26** Days on Market (Office): **26**

**Property Features**

Rooms: **5** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1** Placement:  
Main Bath: Approx. Living Area Total: **1,240 SqFt**  
Fireplaces: **1** Living Area Includes Below-Grade SqFt: **No**  
Year Built: **1986** Approx. Above Grade: **1,240 SqFt**  
# Units: **163** Approx. Below Grade: **640 SqFt**  
Elevator: Outdoor Space Avail:  
Handicap Access/Features: Garage: **1 Detached, Garage Door Opener**  
Association: **Yes** Fee: **\$398** Parking: **1 Off-Street, Common**  
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom, Refuse Removal, Reserve Funds**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		Fireplace, Exterior Access, Open Floor Plan
Dining Room:	<b>1</b>		Open Floor Plan
Kitchen:	<b>1</b>		Flooring - Stone/Ceramic Tile
Main Bedroom:	<b>2</b>		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	<b>2</b>		Flooring - Wall to Wall Carpet
Bath 1:	<b>1</b>		Flooring - Stone/Ceramic Tile
Bath 2:	<b>2</b>		Flooring - Stone/Ceramic Tile
Bath 3:	<b>2</b>		Flooring - Stone/Ceramic Tile
Laundry:	<b>2</b>		-
Bonus Room:	<b>B</b>		Exterior Access, Flooring - Concrete

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Vent Hood**  
Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Concrete Floor, Exterior Access**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Deck**  
Facing Direction:  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas**  
Lead Paint: **None**  
Pets Allowed: **Yes w/ Restrictions**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No** Water View: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Remarks**

**Move-in ready townhouse 5 minutes from two train stations and route 496, 15 minutes from Mass Pike and route 95. Less than an hour from Boston, Providence, and Worcester. This home has two spacious bedrooms, 2 & 1/2 bathrooms, extra storage, and a partially finished basement with sliders to the outside. The main floor living room has two sliders to a large deck, giving ample natural light to the house. . Fresh paint, new floors, granite counters with eat-in counter space/benches, and a dining room: central air, one car garage/1 additional parking space brand new hot water heater.**

**Tax Information**

**2023 Taxes: \$3,902** Assessment: **\$310,200**  
Pin #:

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

**Compensation**

Sub-Agent: **Not Offered**  
Compensation Based On: **Gross/Full Sale Price**

Buyer Agent: **2**

Facilitator: **0**

Market History for 59 Stone Ridge Road U:59, Franklin, MA 02038

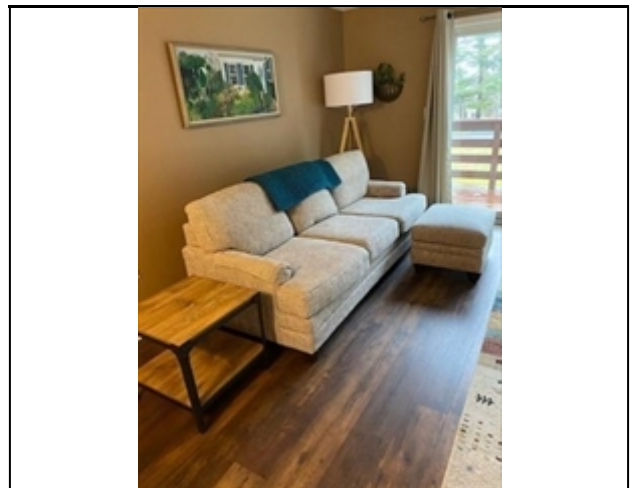
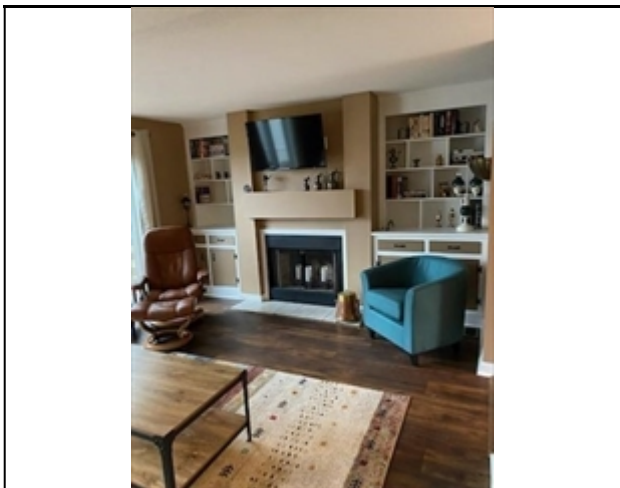
MLS #	Date		DOM	DTO	Price
73082018	2/26/2023	Listed for <b>\$425,000</b>			\$425,000
CTG	3/10/2023	Status Changed to: <b>Contingent</b>	12		
UAG	3/24/2023	Status Changed to: <b>Under Agreement</b>	26		
SLD	4/5/2023	Status Changed to: <b>Sold</b>	26		
	4/5/2023	Sold for <b>\$425,000</b>	26	8	<b>\$425,000</b>
Market History for Office Id: AN1891			26	8	<b>\$425,000</b>
Market History for this property			26	8	<b>\$425,000</b>

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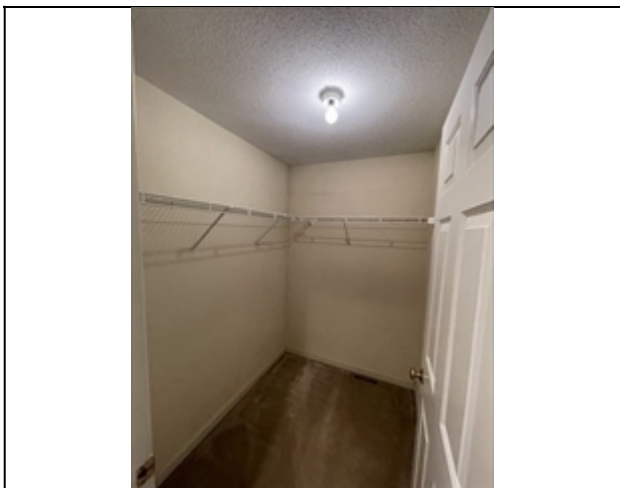
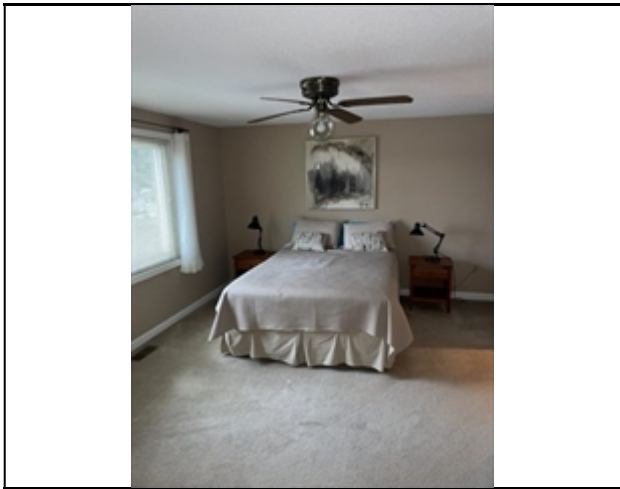
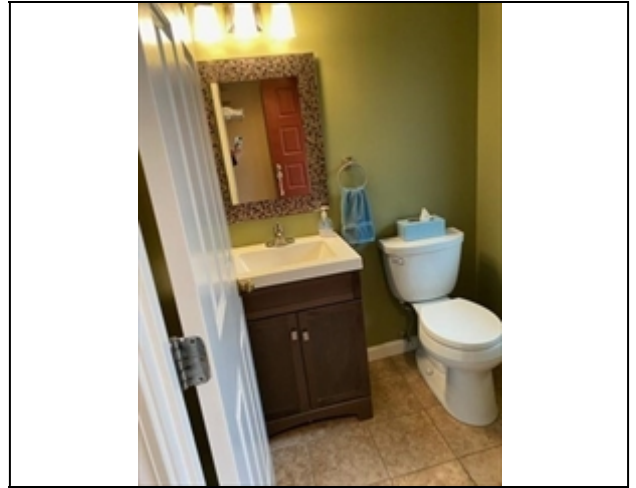
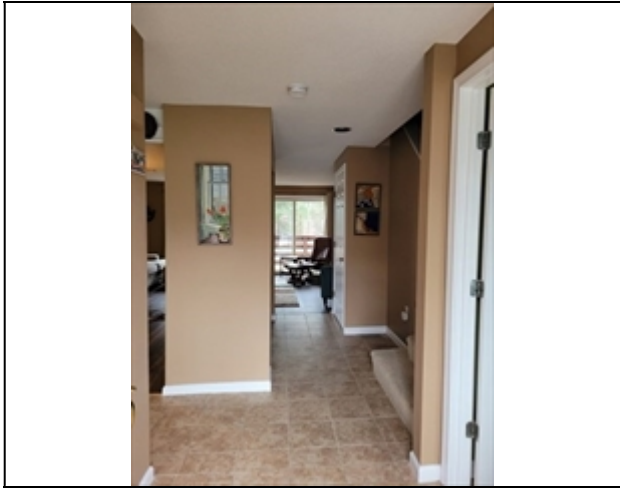


MLS # 73082018 - Sold  
59 Stone Ridge Road U:59, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$425,000

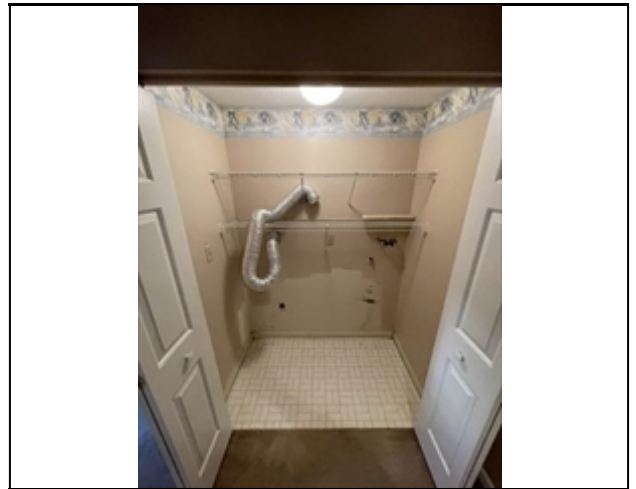


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MLS # 73082018 - Sold  
59 Stone Ridge Road U:59, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$425,000



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**55 Stone Ridge - Unit 55**  
**Franklin, MA 02038**  
**Condo**

MLS #: **73101542** Status: **Sold**  
List Price: **\$425,000** Sale Price: **\$435,000**  
List Date: **4/20/2023** Sale Date: **5/30/2023**  
Area: Off Market Date: **5/9/2023**  
List\$/Sq. Ft.: **\$343.85** Sold \$/Sq. Ft. **\$351.94**  
Days on Market (Total): **20** Days on Market (Office): **20**

**Property Features**

Rooms: **5** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **2f 1h** Unit Level: **1** Placement:  
Main Bath: **Yes** Approx. Living Area Total: **1,236 SqFt**  
Fireplaces: **1** Living Area Includes Below-Grade SqFt: **No**  
Year Built: **1986** Approx. Above Grade: **1,236 SqFt**  
# Units: **163** Approx. Below Grade:  
Elevator: **No** Outdoor Space Avail: **Yes - Common**  
Handicap Access/Features: Garage: **1 Attached**  
Association: **Yes** Fee: Parking: **1 Off-Street**  
**\$408**  
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal, Clubhouse**



**Room Descriptions**

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

**Features & Other Information**

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

**www.55stonerdg.com** Welcome home to this immaculate, 2.5 bath, two bedroom condominium that boasts abundant beauty & tranquility while still offering easy accessibility to commuter rail and major highways. It's the best of both worlds! This home features newer granite countertops and cabinets, and a great size kitchen connected to the spacious living room with a working fireplace. Beautiful pergo floors, white washed, wood, paneled ceiling, updated bathrooms. Both spacious bedrooms have their own bathrooms. New furnace 2022 water heater 2 years. The outside deck connects to the living room and provides a private refuge for morning coffee or evening relaxation. The condo complex offers an inground swimming pool with clubhouse, tennis and basketball courts, and a 2 pet allowance. Ideal spot for commuters, but also downsizers and first-time home buyers too! Located close to shopping, restaurants, a golf course, schools, and so much more.

**Tax Information**

**2023 Taxes: \$4,287** Assessment: **\$340,800** Cert: Zoning Code: **0**  
Pin #: Map: **276** Block: Lot: **016-00** Book: **0** Page: **0**

**Compensation**

Sub-Agent: **1** Buyer Agent: **2** Facilitator: **0**  
Compensation Based On: **Net Sale Price**

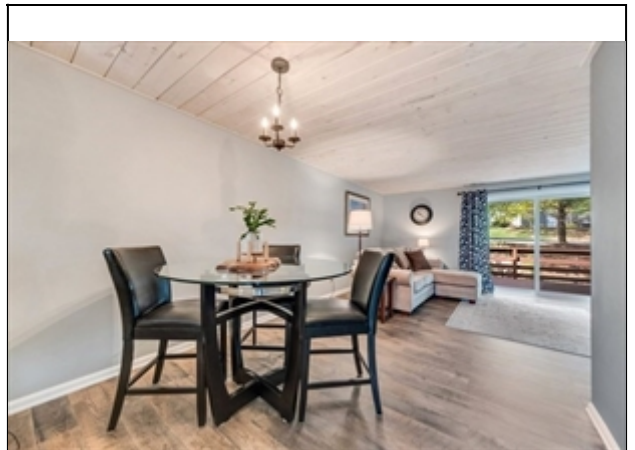
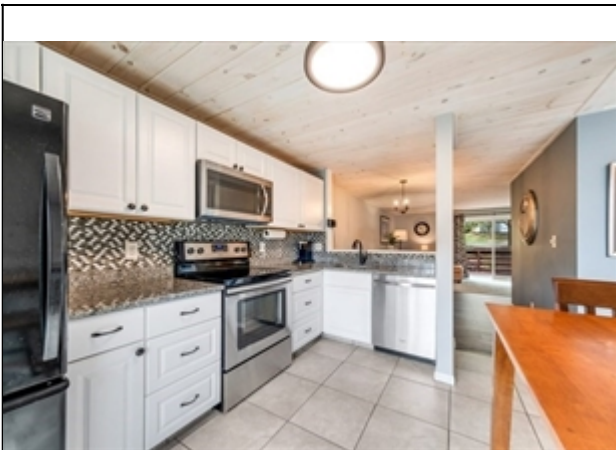
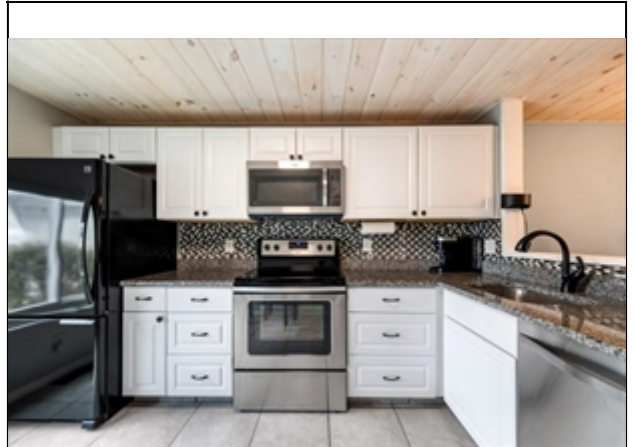
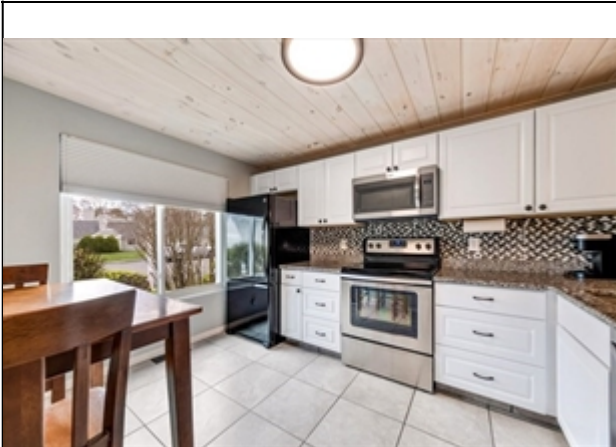
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MLS #	Date		DOM	DTO	Price
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CTG	4/26/2023	Status Changed to: <b>Contingent</b>	6		
UAG	5/10/2023	Status Changed to: <b>Under Agreement</b>	20		
SLD	5/30/2023	Status Changed to: <b>Sold</b>	20		
	5/30/2023	Sold for <b>\$435,000</b>	20	5	<b>\$435,000</b>
Market History for Office Id: BB9924			<b>20</b>	<b>5</b>	<b>\$435,000</b>
Market History for this property			<b>20</b>	<b>5</b>	<b>\$435,000</b>

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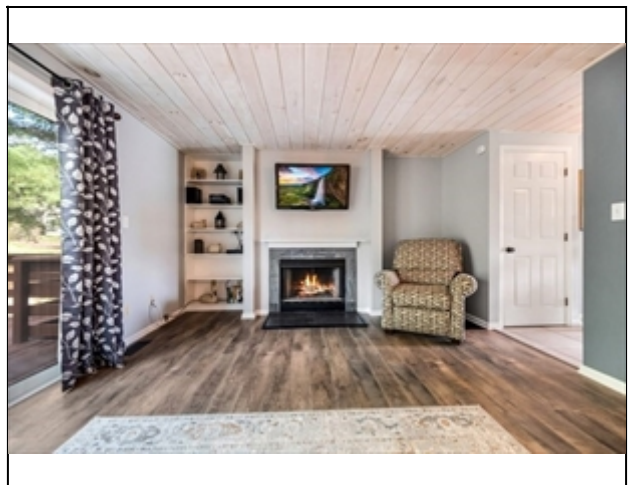
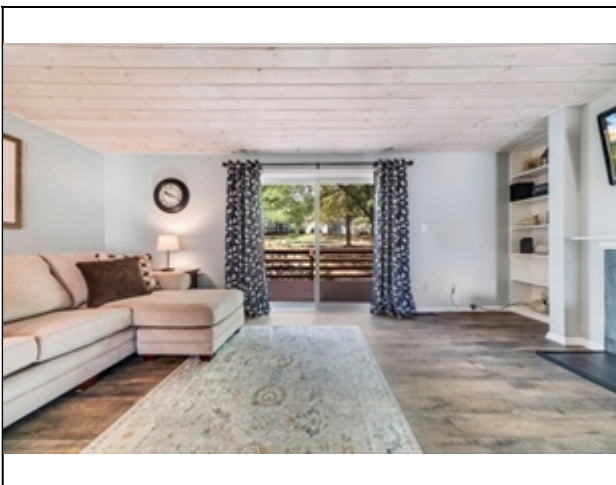
MLS # 73101542 - Sold  
55 Stone Ridge U:55, Franklin, MA 02038

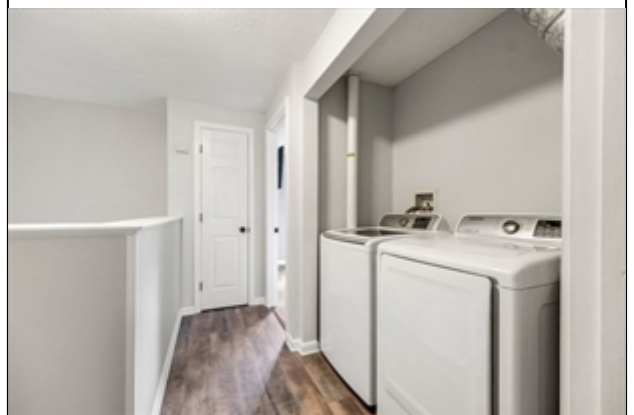
Condominium - Condo  
Sale Price: \$435,000



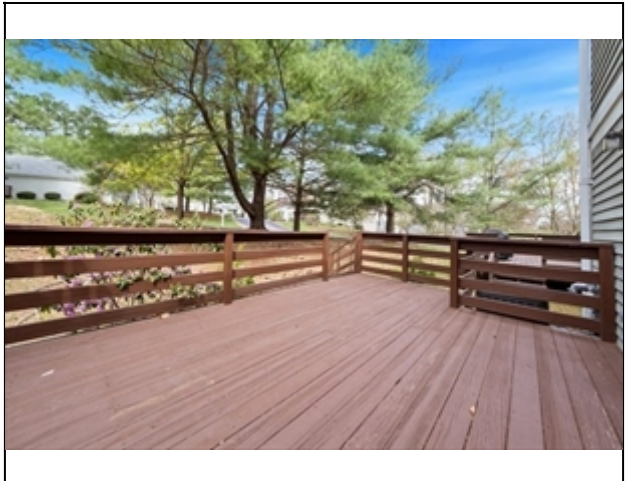
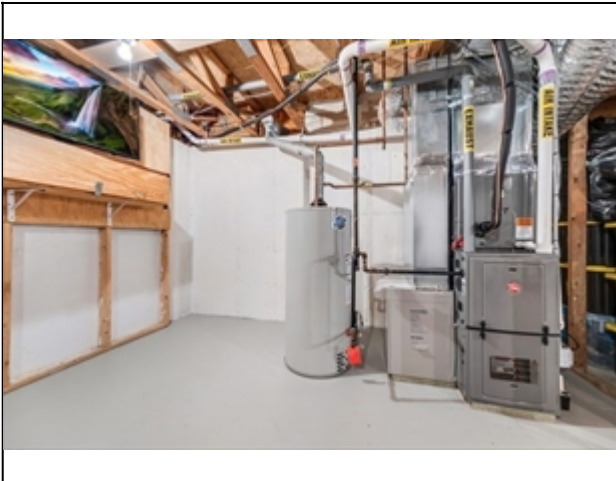
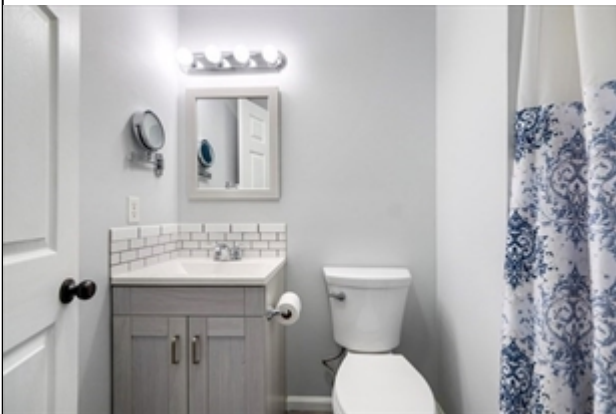
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**MLS # 73101542 - Sold**  
**55 Stone Ridge U:55, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$435,000**



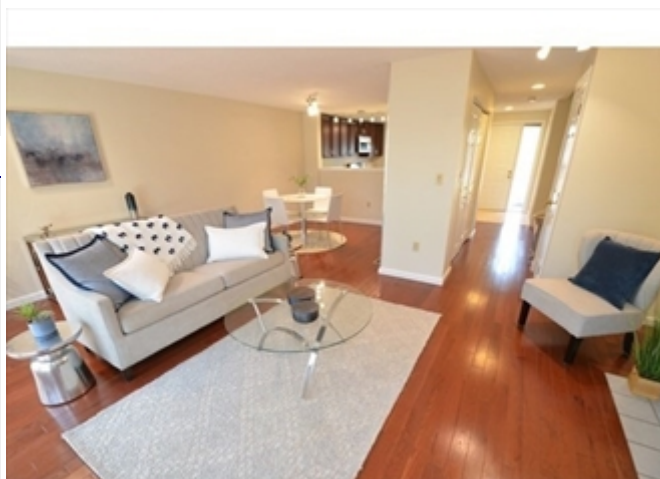
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**137 Stone Ridge Road - Unit 137**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>73093410</b>	Status: <b>Sold</b>
List Price: <b>\$375,000</b>	Sale Price: <b>\$450,000</b>
List Date: <b>3/30/2023</b>	Sale Date: <b>5/4/2023</b>
Area:	Off Market Date: <b>4/7/2023</b>
List\$/Sq. Ft.: <b>\$302.42</b>	Sold \$/Sq. Ft. <b>\$362.90</b>
Days on Market (Total): <b>8</b>	Days on Market (Office): <b>8</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>1,240 SqFt</b>
Fireplaces: <b>1</b>	Living Area Includes Below-Grade SqFt: <b>No</b>
Year Built: <b>1986</b>	Approx. Above Grade: <b>1,240 SqFt</b>
# Units: <b>164</b>	Approx. Below Grade:
Elevator:	Outdoor Space Avail: <b>Yes - Private</b>
Handicap Access/Features:	Garage: <b>1 Detached, Garage Door Opener</b>
Association: <b>Yes</b> Fee: <b>\$398</b>	Parking: <b>1 Off-Street, Assigned, Common, Guest, Paved Driveway</b>
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal, Clubhouse, Management Fee</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		Fireplace, Flooring - Hardwood, Deck - Exterior, Open Floor Plan, Slider
Dining Room:	<b>1</b>		Flooring - Hardwood, Open Floor Plan
Kitchen:	<b>1</b>		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Stainless Steel Appliances
Main Bedroom:	<b>2</b>		Bathroom - Full, Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	<b>2</b>		Flooring - Wall to Wall Carpet
Bath 1:	<b>1</b>		Bathroom - Half, Countertops - Stone/Granite/Solid
Bath 2:	<b>2</b>		Bathroom - Full, Bathroom - With Shower Stall
Bath 3:	<b>2</b>		Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	<b>2</b>		Dryer Hookup - Electric, Washer Hookup

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes Full, Unfinished Basement**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Deck - Wood**  
 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**

Enjoy this setting at the top of the hill! Well maintained 2 bedroom 2.5 bath unit with garage features a bright gas cooking kitchen with hardwood floors, stainless appliances and natural lighting that connects to an open floor plan dining room. Entertain in the living room with hardwood floors, wood burning fireplace, slider to private exterior deck, leading to a tree framed level back yard. The Main bedroom has a private granite full bath and walk-in closet. Great size 2nd bedroom with another full bath adjacent. Convenient 2nd floor laundry includes washer and dryer. Unfinished basement great for games and storage. Extra Visitor parking, 2nd car assigned parking and garage is close to the unit. Complex is very vibrant with an inground swimming pool, tennis and pickleball courts for your enjoyment. Professionally maintained pet friendly association. Town water/sewer. Economical Natural Gas for Heat, Hot Water and Cooking.

**Tax Information**

2023 Taxes: **\$4,292** Assessment: **\$341,200**

Pin #:

Cert: Zoning Code: **Res**

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

**Compensation**

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **0**

Compensation Based On: **Net Sale Price**

Market History for 137 Stone Ridge Road U:137, Franklin, MA 02038

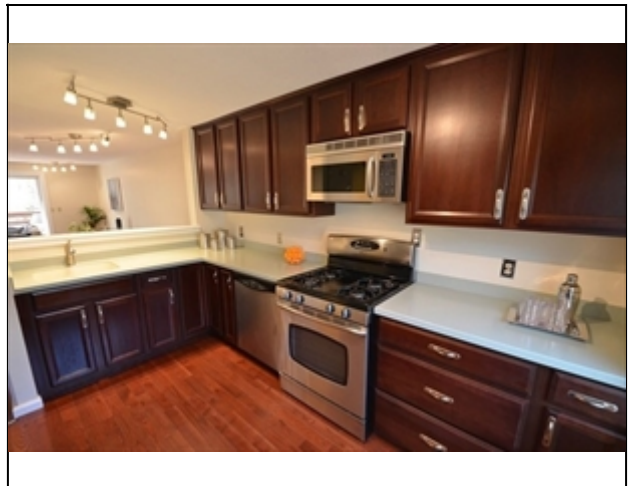
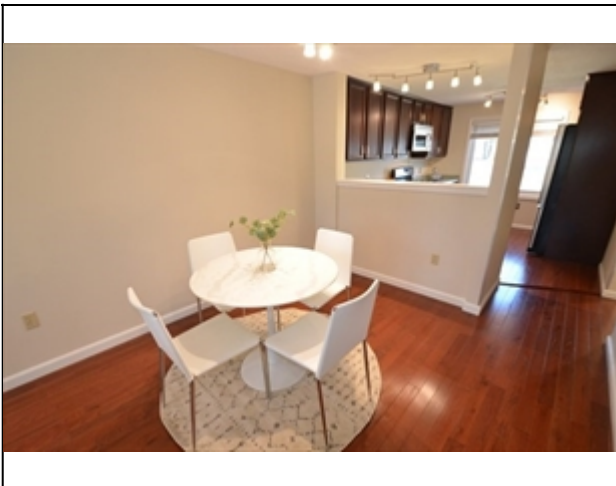
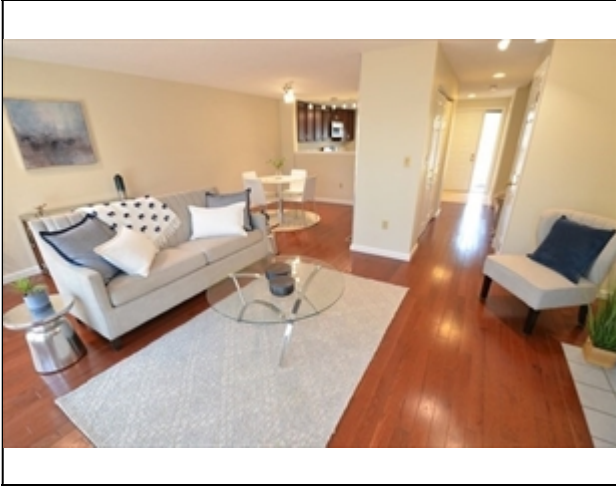
MLS #	Date		DOM	DTO	Price
73093410	3/30/2023	Listed for <b>\$375,000</b>			\$375,000
CTG	4/4/2023	Status Changed to: <b>Contingent</b>	5		
	4/5/2023	Price Changed to: <b>\$450,000</b>	6		\$450,000
UAG	4/7/2023	Status Changed to: <b>Under Agreement</b>	8		
	5/5/2023	Price Changed to: <b>\$375,000</b>	8		\$375,000
SLD	5/5/2023	Status Changed to: <b>Sold</b>	8		
	5/4/2023	Sold for <b>\$450,000</b>	8	4	<b>\$450,000</b>
Market History for Office Id: AN7871			8	4	<b>\$450,000</b>
Market History for this property			8	4	<b>\$450,000</b>

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MLS # 73093410 - Sold  
137 Stone Ridge Road U:137, Franklin, MA 02038

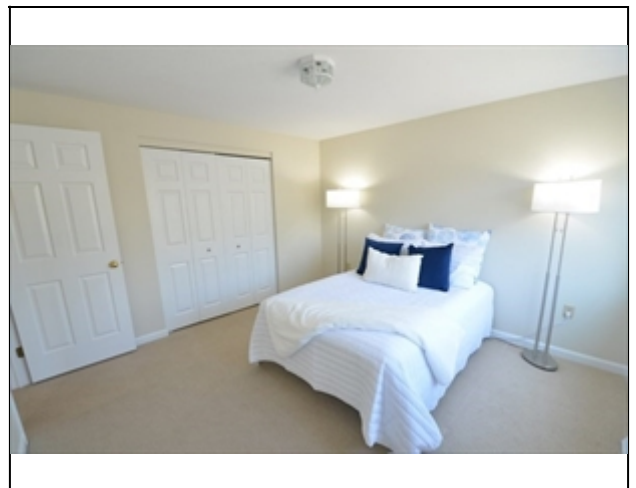
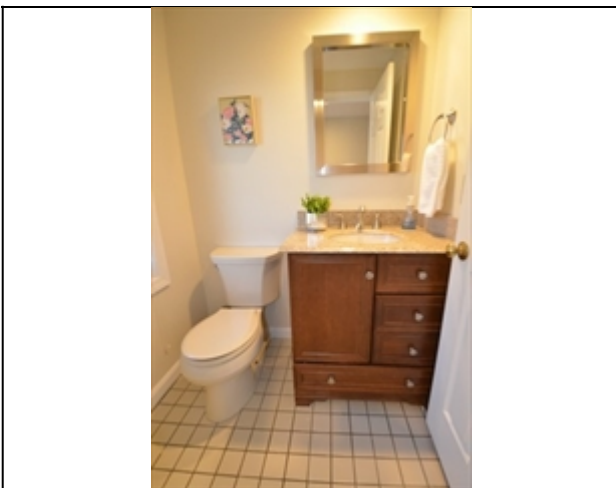
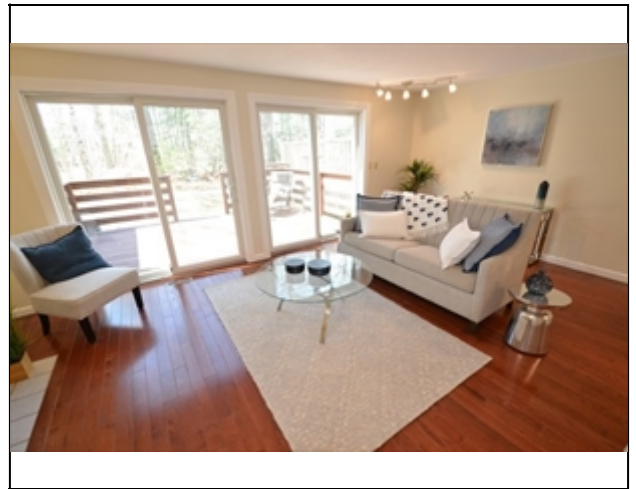
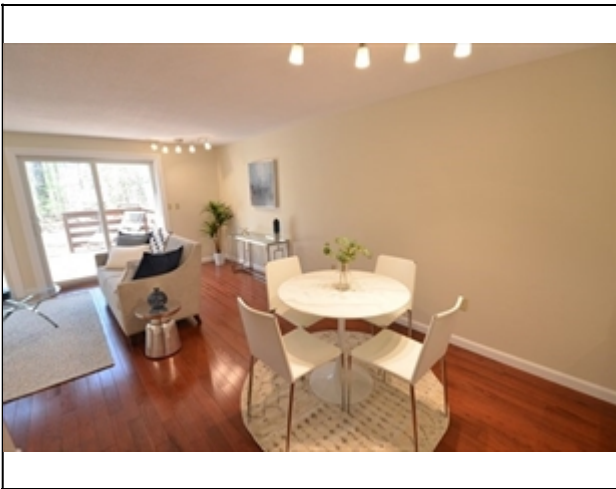
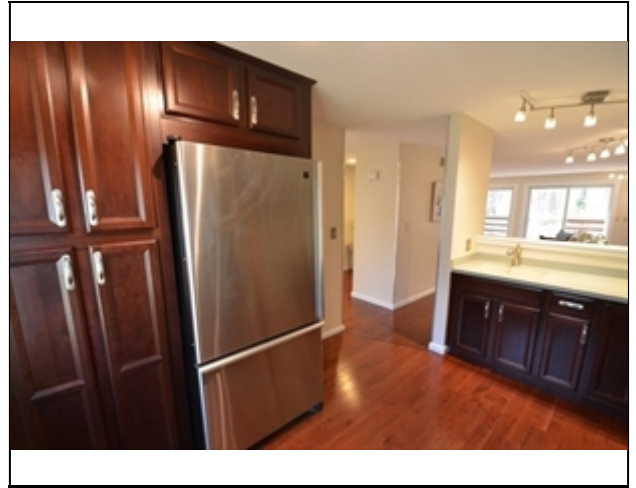
Condominium - Condo  
Sale Price: \$450,000



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MLS # 73093410 - Sold  
137 Stone Ridge Road U:137, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$450,000



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