

**86 Stone Ridge Rd - Unit 86
Franklin, MA 02038-3131
Condo**

MLS #: 73243455	Status: Sold
List Price: \$425,900	Sale Price: \$405,000
List Date: 5/28/2024	Sale Date: 11/5/2024
Area:	Off Market Date: 10/3/2024
List\$/Sq. Ft.: \$338.02	Sold \$/Sq. Ft.: \$321.43
Days on Market (Total): 66	Days on Market (Office): 66



Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement: Street, Corner
Main Bath: Yes	Approx. Living Area Total: 1,260 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1986	Approx. Above Grade: 1,260 SqFt
# Units: 163	Approx. Below Grade:
Elevator:	Outdoor Space Avail: Yes - Common
Handicap Access/Features:	Garage: 1 Attached, Garage Door Opener, Work Area
Association: Yes Fee: \$482	Parking: 1 Off-Street, Assigned, Paved Driveway

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

Room Descriptions

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

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Partial**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Porch, Patio**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Lead Paint: **None**
 Living Area Disclosures: **Basement unfinished**
 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**

Were back better and than ever! This unit is priced to sell! This 2 bed 2.5 bath condo offers comfort, convenience, and style, Beautiful unit nestled in the highly sought after Stone Ridge condos. Open living rm and dining rm combo with fireplace, perfect for entertaining. Large windows throughout allow for tons of natural light creating a warm and inviting home. Kitchen has plenty of cabinets including a large pantry cabinet . Gorgeous granite counter tops the breakfast bar makes a great meal prep area. Spacious bedrooms with great closet space. Main bedroom ensuite, bathrooms are tastefully designed. Large basement ready to be finished. Attached garage provides secure parking, no getting wet. You'll have quiet outdoor space with a serene background. All the amenities! Just minutes from highway access, shopping, dining and much more! The association has scheduled lots of maintenance and updates!, Seller will pay assessment prior to move in!

Tax Information

2024 Taxes: \$4,205 Assessment: **\$356,700**
 Pin #: **M:276 L:016-032**

Cert: **000001266539** Zoning Code: **Res condo**
 Map: Block: Lot: Book: **0** Page: **0**

Compensation

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

Buyer's Broker:

Facilitator:

Market History for 86 Stone Ridge Rd U:86, Franklin, MA 02038-3131

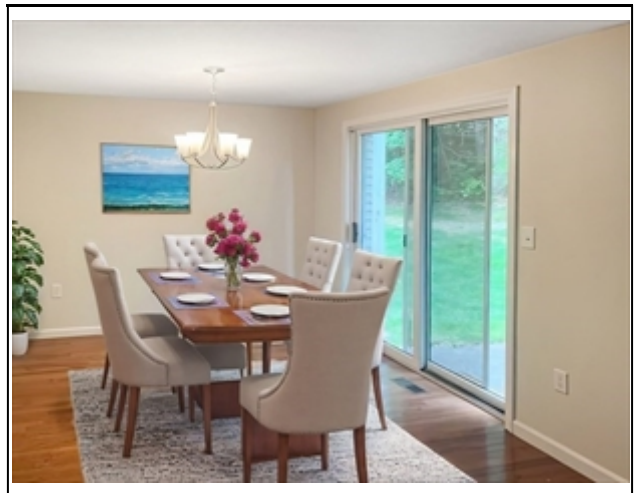
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UAG	6/4/2024	Status Changed to: Under Agreement	7		
BOM	6/15/2024	Status Changed to: Back on Market	7		
	6/15/2024	Price Changed to: \$435,900	7		\$435,900
UAG	6/26/2024	Status Changed to: Under Agreement	18		
BOM	7/4/2024	Status Changed to: Back on Market	18		
WDN	7/4/2024	Status Changed to: Temporarily Withdrawn	18		
BOM	8/17/2024	Status Changed to: Back on Market	18		
EXT	8/17/2024	Status Changed to: Extended	18		
	8/18/2024	Buyer's Broker Compensation Changed From: 2 To: 0			
	8/18/2024	Facilitator/Other Agent Compensation Changed From: 1 To: 0			
	9/3/2024	Price Changed to: \$425,900	35		\$425,900
	9/17/2024	Buyer's Broker Compensation Changed From: 0 To:			
	9/17/2024	Facilitator/Other Agent Compensation Changed From: 0 To:			
UAG	10/4/2024	Status Changed to: Under Agreement	66		
SLD	11/5/2024	Status Changed to: Sold	66		
	11/5/2024	Sold for \$405,000	66	65	\$405,000
Market History for Office Id: BB1175			66	65	\$405,000
Market History for this property			66	65	\$405,000

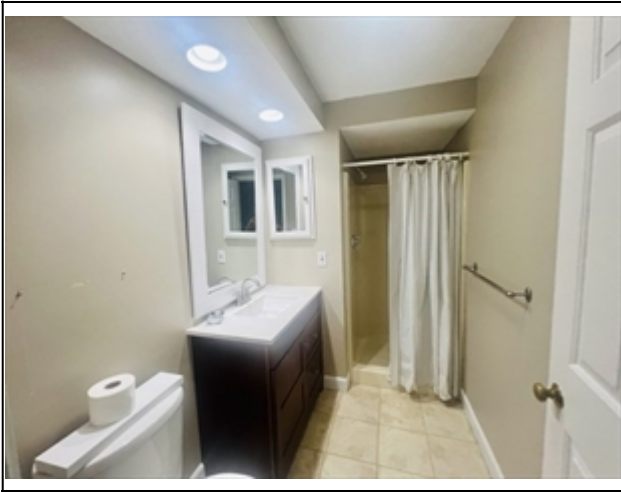
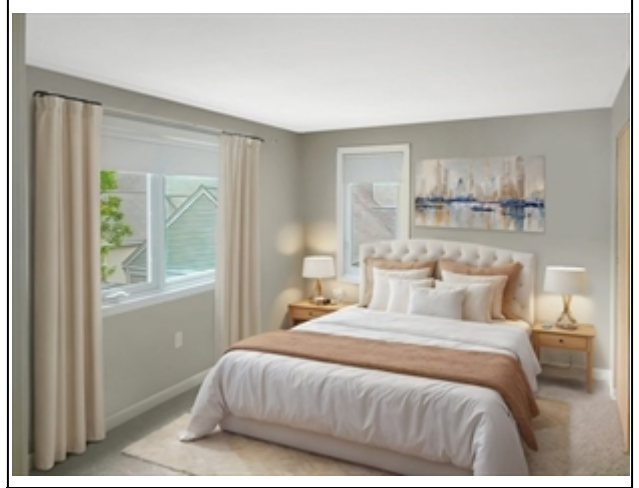
MLS # 73243455 - Sold
86 Stone Ridge Rd U:86, Franklin, MA 02038-3131

Condominium - Condo
Sale Price: \$405,000



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MLS # 73243455 - Sold
86 Stone Ridge Rd U:86, Franklin, MA 02038-3131

Condominium - Condo
Sale Price: \$405,000



**2 Stone Ridge Rd - Unit 2
Franklin, MA 02038
Condo**

MLS #: **73206703**
List Price: **\$435,000**
List Date: **2/28/2024**
Area:
List\$/Sq. Ft.: **\$358.91**
Days on Market (Total): **20**

Status: **Sold**
Sale Price: **\$420,000**
Sale Date: **4/17/2024**
Off Market Date: **3/18/2024**
Sold \$/Sq. Ft. **\$346.53**
Days on Market (Office): **20**

Property Features

Rooms: **5** Style: **Townhouse, Garden**
Bedrooms: **2** Type: **Condo**
Baths: **2f 0h** Unit Level: **1** Placement: **Corner, Ground, Walkout**
Main Bath: **Yes** Approx. Living Area Total: **1,212 SqFt**
Fireplaces: **1** Living Area Includes Below-Grade SqFt: **No**
Year Built: **1986** Approx. Above Grade: **1,212 SqFt**
Units: **163** Approx. Below Grade: **0 SqFt**
Elevator: **No** Outdoor Space Avail: **Yes - Private**
Handicap Access/Features: **No** Garage: **1 Detached, Garage Door Opener, Storage, Deeded**
Association: **Yes** Fee: **\$443** Parking: **1 Off-Street, Assigned, Paved Driveway**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Recreational Facilities, Clubroom, Refuse Removal, Reserve Funds**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Main Level, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Open Floor Plan, Slider
Dining Room:	1		Flooring - Wall to Wall Carpet, Exterior Access
Kitchen:	1		Flooring - Stone/Ceramic Tile, Window(s) - Picture, Countertops - Stone/Granite/Solid, Main Level, Cabinets - Upgraded, Recessed Lighting, Gas Stove
Main Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet, Main Level
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Main Level, Washer Hookup
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Walk-in, Flooring - Stone/Ceramic Tile
Laundry:	1		Dryer Hookup - Electric, Washer Hookup
Game Room:	B		Flooring - Wall to Wall Carpet
Workshop:	B		-

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes Full, Partially Finished, Interior Access, Concrete Floor**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions:
Exterior: **Wood**
Exterior Features: **Deck - Wood**
Facing Direction: **Northeast**
Green Certified: **Unknown**
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas, Tank**
Interior Features: **Cable Available, Internet Available - Fiber-Optic**
Lead Paint: **None**
Living Area Disclosures: **Finished room in basement not included in SF, no permit on file**
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**

ATTENTION Right Sizers - Ranch style condo available in sought after Stone Ridge Condominiums. Well maintained unit with excellent corner location and very close to the inground pool and recreation area is now available. Enjoy single level living with custom built-in bookshelves, cathedral ceiling living room with a wood fireplace and lots of natural lighting. Enjoy your morning coffee in dining room area or on the deck. Granite and stainless steel kitchen with extra counter top space and open shelf to the dining area. Generous sized bedrooms with closets on the main level. Plenty of storage in the basement with an additional game/craft room. Energy efficient - FHA Gas Heating, replacement windows and sliders-2012. New furnace - 2021. Includes all appliances, 1 car detached garage that is adjacent to the unit.

Tax Information

2024 Taxes: **\$4,729** Assessment: **\$401,100**
Pin #: **M:276 L:017-091**

Cert: **000001248962** Zoning Code: **Res**
Map: Block: Lot: Book: **0** Page: **0**

Compensation

Sub-Agency: **Not Offered**

Buyer's Broker: **\$1.00**

Facilitator: **0**

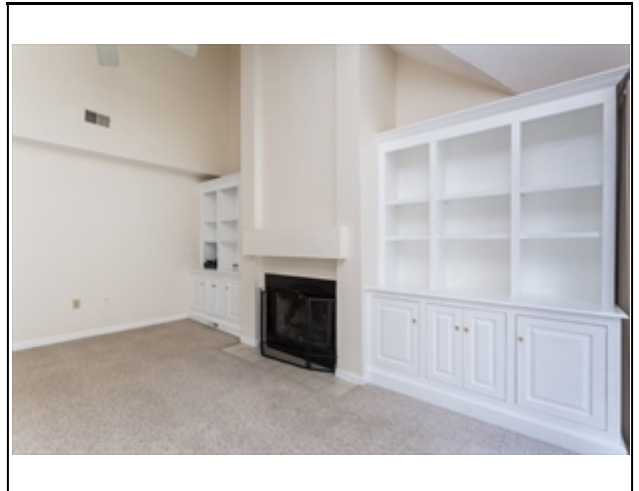
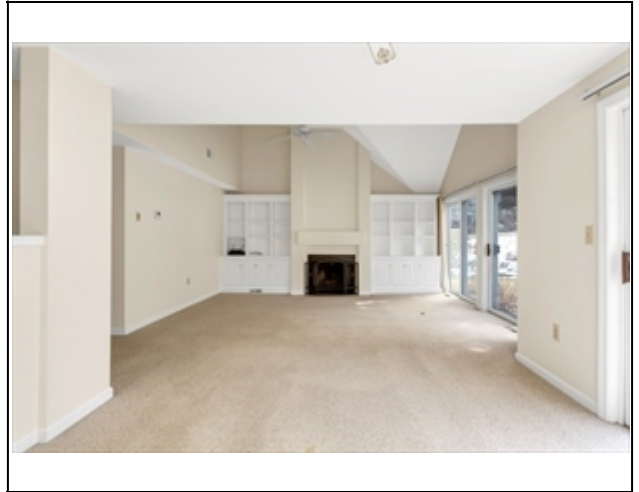
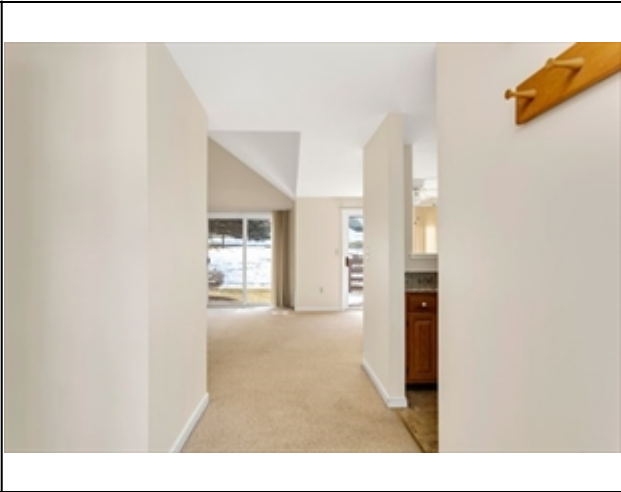
Compensation Based On: **Net Sale Price**

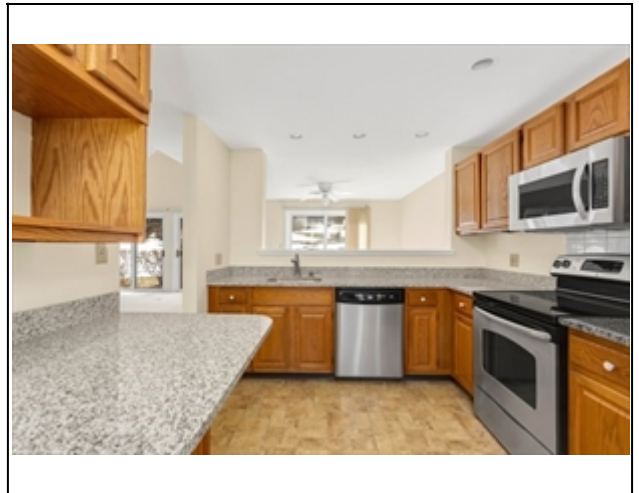
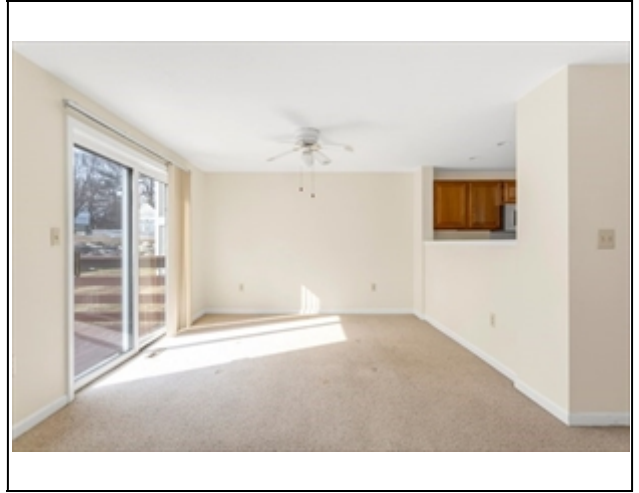
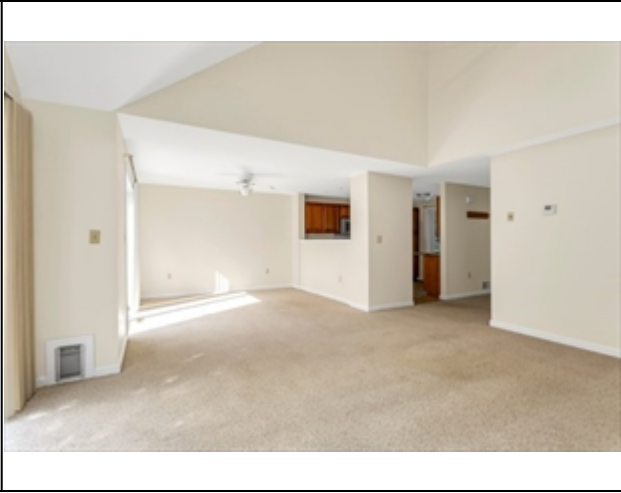
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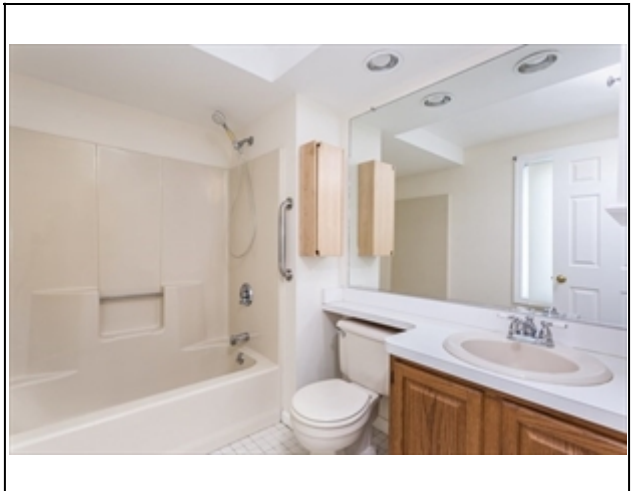
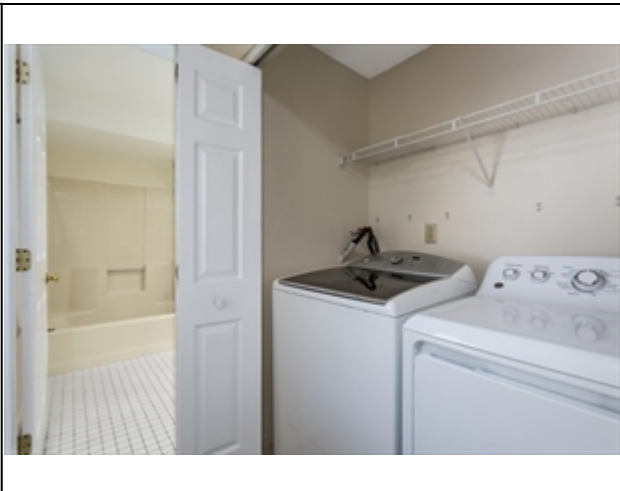
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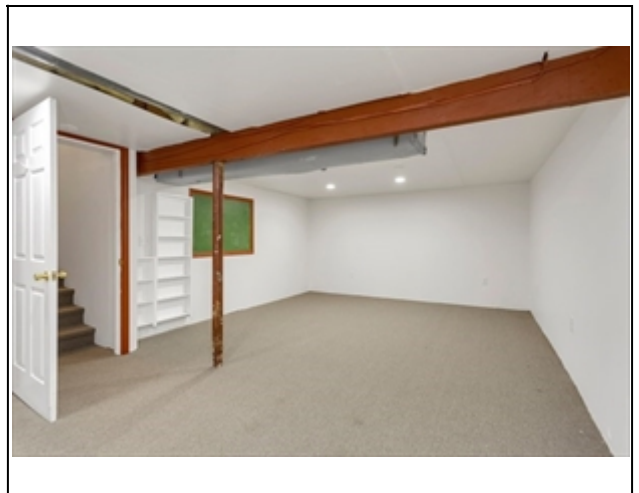
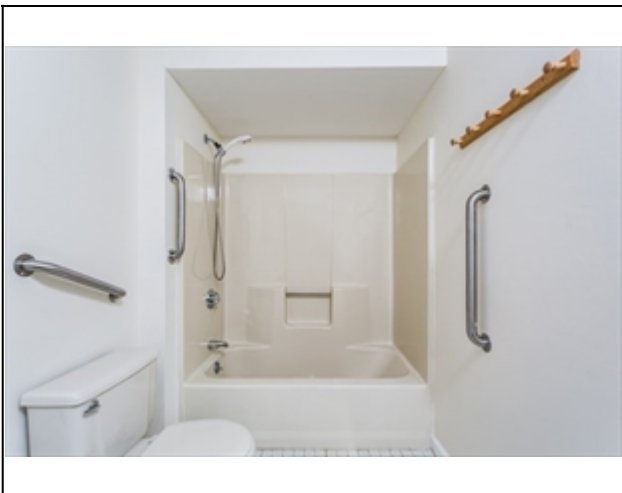
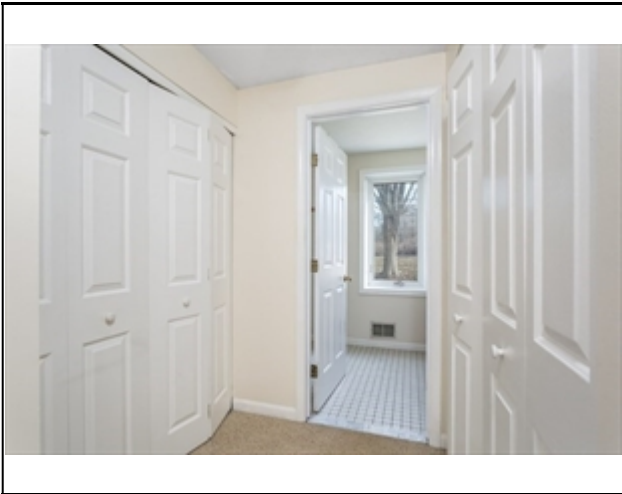
MLS #	Date		DOM	DTO	Price
73206703	2/28/2024	Listed for \$435,000			\$435,000
	2/29/2024	Buyer's Broker Compensation Changed From: 1 To: \$1.00			
CTG	3/5/2024	Status Changed to: Contingent		6	
UAG	3/19/2024	Status Changed to: Under Agreement		20	
SLD	4/17/2024	Status Changed to: Sold		20	
	4/17/2024	Sold for \$420,000	20	5	\$420,000
Market History for Office Id: BB1175			20	5	\$420,000
Market History for this property			20	5	\$420,000

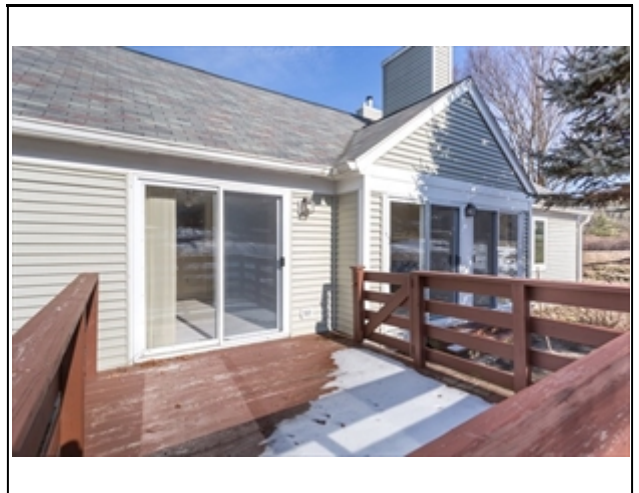
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MLS # 73206703 - Sold
2 Stone Ridge Rd U:2, Franklin, MA 02038

Condominium - Condo
Sale Price: \$420,000



27 Stone Ridge - Unit 27
Franklin, MA 02038
Condo

MLS #: 73302815	Status: Sold
List Price: \$425,000	Sale Price: \$425,000
List Date: 10/16/2024	Sale Date: 11/26/2024
Area:	Off Market Date: 10/30/2024
List\$/Sq. Ft.: \$342.74	Sold \$/Sq. Ft. \$342.74
Days on Market (Total): 14	Days on Market (Office): 14



Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement: Middle
Main Bath: Yes	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:
Elevator:	Outdoor Space Avail:
Handicap Access/Features:	Garage: 1 Detached, Garage Door Opener
Association: Yes Fee: \$426	Parking: 1 Deeded, Paved Driveway

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

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet, Main Level, Deck - Exterior, Open Floor Plan, Slider
Dining Room:	1		Flooring - Wall to Wall Carpet, Main Level, Chair Rail, Open Floor Plan, Wainscoting, Lighting - Pendant
Kitchen:	1		Flooring - Laminate, Main Level, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	2		Closet - Linen, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet, Chair Rail
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Lighting - Sconce
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded
Bath 3:	2		Bathroom - 3/4, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded
Laundry:	2		Closet, Dryer Hookup - Gas, Washer Hookup

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **Yes Full, Interior Access, Concrete Floor, Unfinished Basement**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Wood, Vinyl**
 Exterior Features: **Patio, Screens**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Tank**
 Interior Features: **Cable Available, Internet Available - Unknown**
 Lead Paint: **None**
 Living Area Disclosures: **640 sq ft in unfinished basement**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

This beautifully updated 2-bed, 2.5-bath townhome offers modern comfort in a serene setting in popular Stone Ridge condominiums. The open-concept first floor features spacious living with a cozy built-in wood burning fireplace surround and double sliders leading to a peaceful, tree lined backyard. Upstairs, the primary suite boasts a 3/4 bath and walk-in closet, with an additional bedroom and full bath down the hall. Washer/Dryer hookups are conveniently located on the second floor. A dedicated parking space and detached one-car garage are just outside your front door. Brand new carpeting, interior paint and finishes throughout. New laminate kitchen flooring with new ss appliances, HVAC system, and condenser are all less than 5 years old and recently serviced. All three baths have been tastefully renovated. Town water/sewer and natural gas. Pets are welcome! Move-in ready!

Tax Information

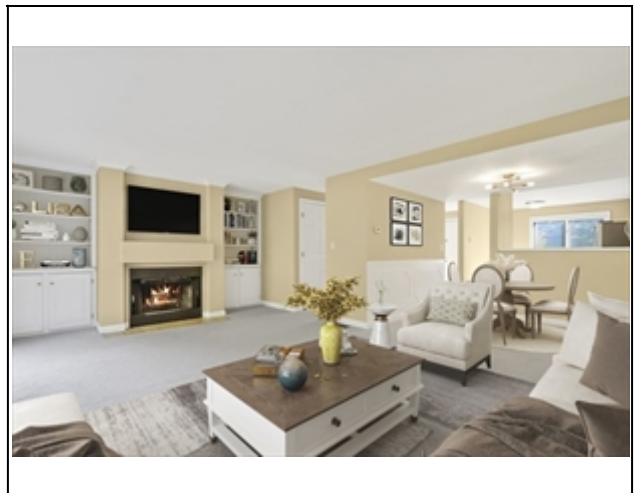
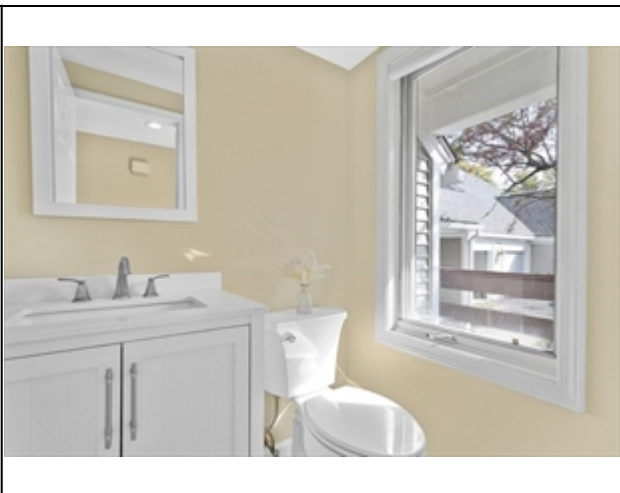
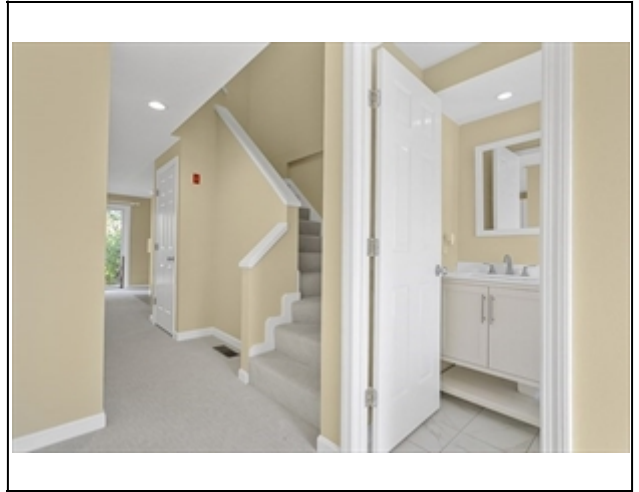
2024 Taxes: \$4,090	Assessment: \$346,900	Cert:	Zoning Code: RES
Pin #:		Map:	Block: Lot: Book: 0 Page: 0

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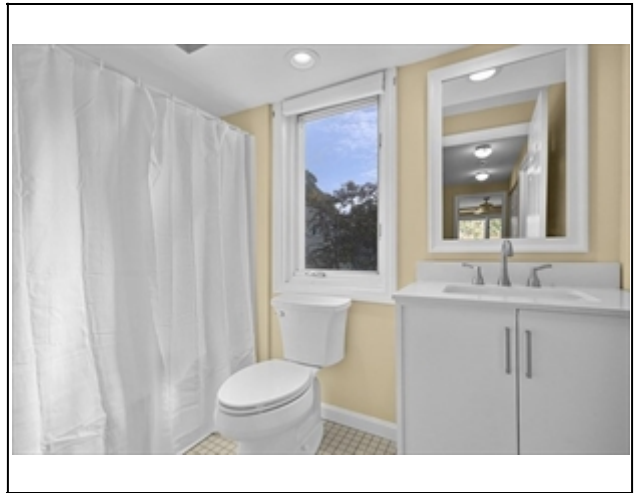
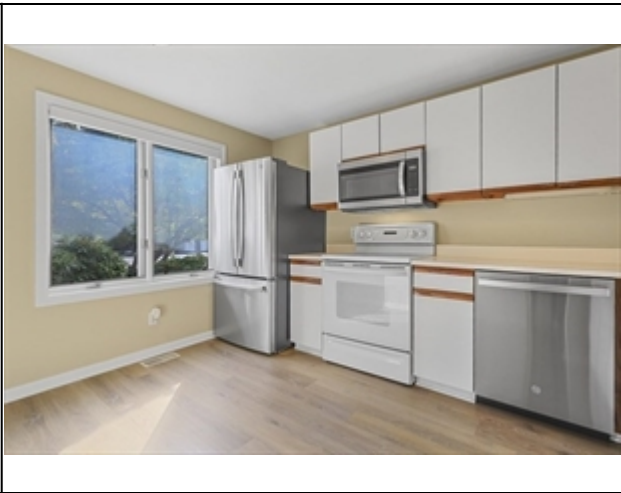
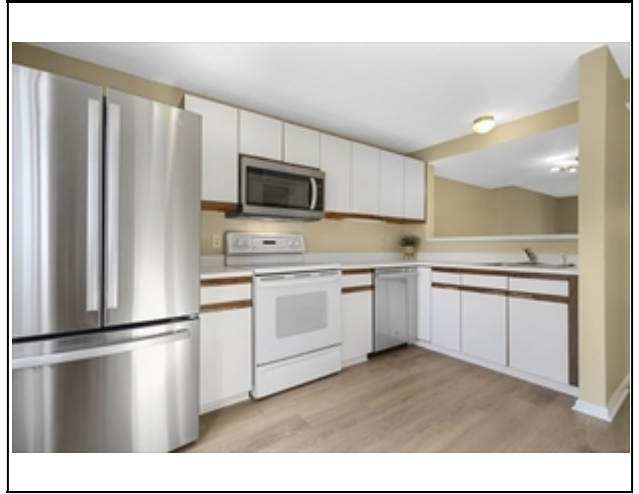
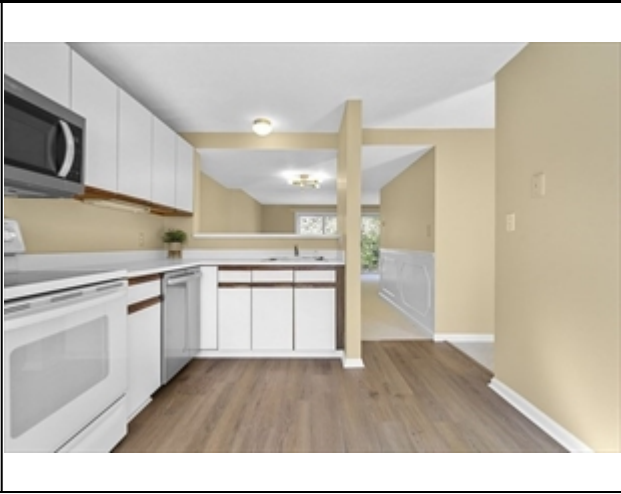
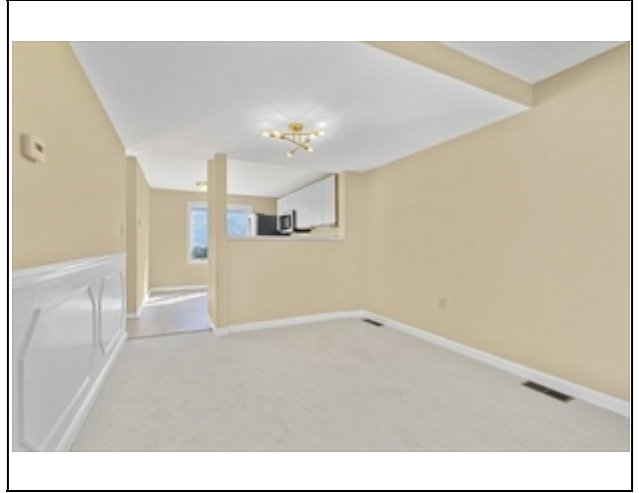
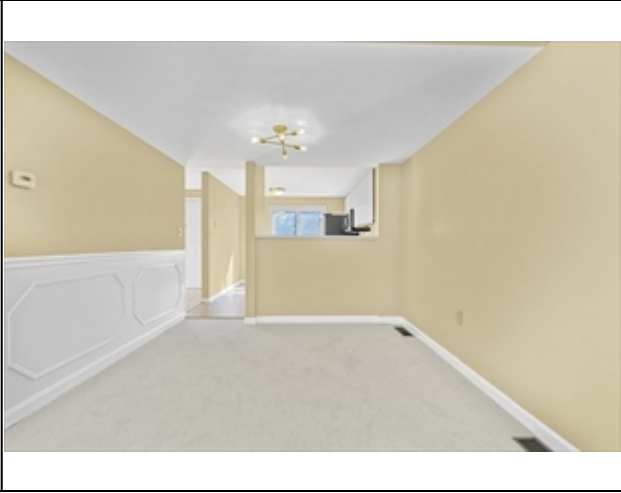
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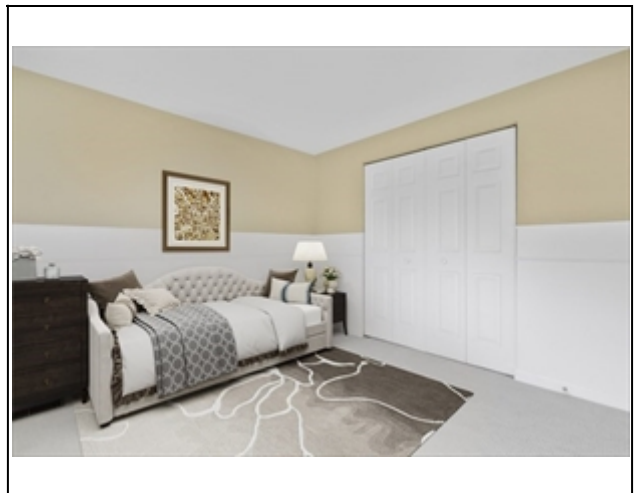
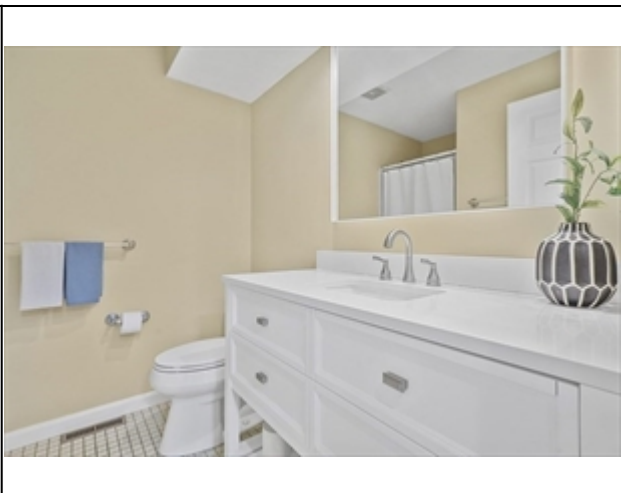
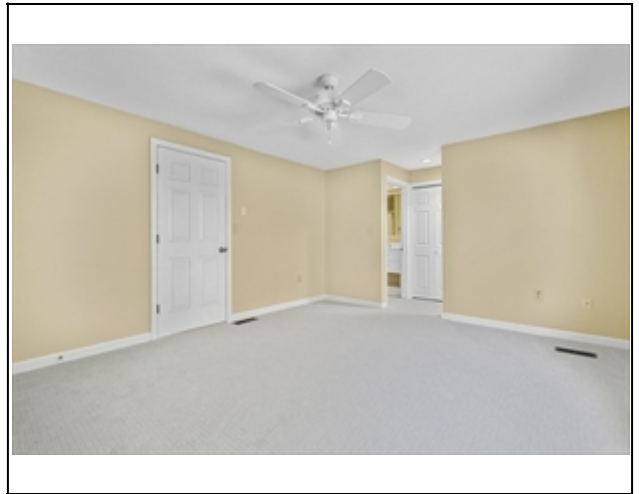
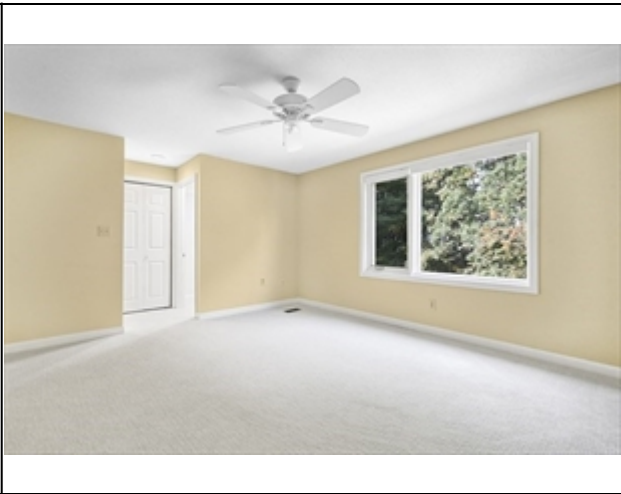
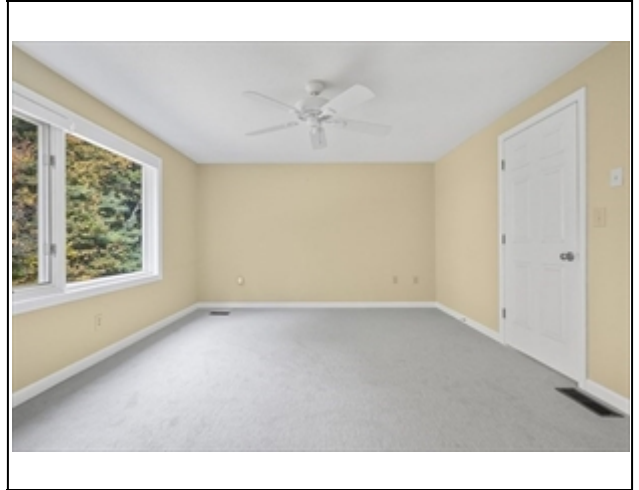
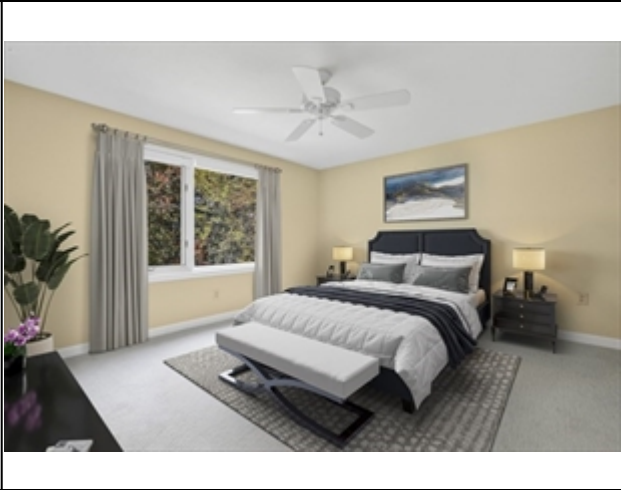
MLS #	Date		DOM	DTO	Price
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CTG	10/21/2024	Status Changed to: Contingent	5		
UAG	10/30/2024	Status Changed to: Under Agreement	14		
SLD	12/13/2024	Status Changed to: Sold	14		
	11/26/2024	Sold for \$425,000	14	5	\$425,000
Market History for Office Id: AN7871			14	5	\$425,000
Market History for this property			14	5	\$425,000

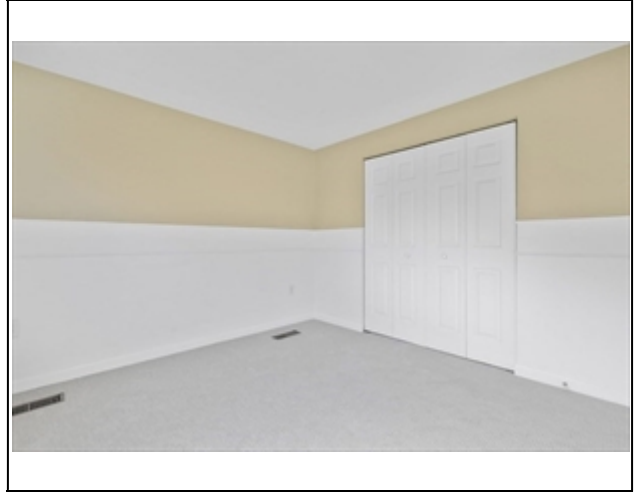
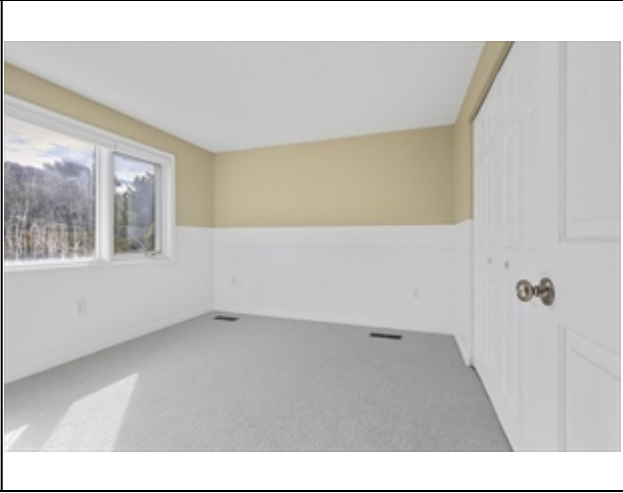
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112 Stone Ridge Rd - Unit 112
Franklin, MA 02038
Condo

MLS #: 73288196	Status: Sold
List Price: \$460,000	Sale Price: \$450,000
List Date: 9/11/2024	Sale Date: 10/22/2024
Area:	Off Market Date: 9/23/2024
List\$/Sq. Ft.: \$270.59	Sold \$/Sq. Ft. \$264.71
Days on Market (Total): 12	Days on Market (Office): 12

Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement: End, Ground
Main Bath: Yes	Approx. Living Area Total: 1,700 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1986	Approx. Above Grade: 1,700 SqFt
# Units: 164	Approx. Below Grade:
Elevator: No	Outdoor Space Avail: Yes - Common
Handicap Access/Features: No	Garage: 1 Attached
Association: Yes Fee: \$510	Parking: 1 Off-Street, Assigned, Guest

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



Exterior - Front

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Open Floor Plan
Dining Room:	1		Flooring - Hardwood, Exterior Access, Open Floor Plan
Family Room:	3		Skylight, Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Remodeled, Stainless Steel Appliances, Gas Stove
Main Bedroom:	2		Bathroom - Full, Flooring - Hardwood
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Remodeled
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Remodeled
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Remodeled
Laundry:	2		Dryer Hookup - Electric

Features & Other Information

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

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

Cooling: **Central Air**

Exclusions:

Exterior: **Vinyl**

Exterior Features: **Patio**

Facing Direction:

Heating: **Forced Air, Gas**

Hot Water: **Natural Gas**

Interior Features: **Cable Available**

Lead Paint: **Unknown**

Living Area Disclosures: **Assessor records incorrect regarding sq ft liv area**

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**

Beautifully renovated end-unit townhouse offers 1,700 sq ft of living space with 3rd floor loft and full basement in the sought-after Stone Ridge community. This 2-bed, 2.5-bath home features a direct-entry garage, hardwood and tile floors, and a bright, elegant kitchen with antique-finish cabinets, granite counters, stainless steel appliances, and gas cooking. The fireplaced combination living and dining rooms open via slider to a pleasant patio, ideal for relaxation. The spacious primary bedroom boasts hardwood floors, double closets and a stunning ensuite bath. Convenient 2nd floor laundry. Third-floor loft with skylights provides versatile extra space. 2nd assigned parking space and ample guest parking. Enjoy community amenities including clubhouse, pool, tennis and ball courts, and pet-friendly campus-like grounds. Close to I-495, shopping, dining, State Forest with miles of walking/biking trails, YMCA, and MBTA.

Tax Information

2024 Taxes: \$4,504	Assessment: \$382,000	Cert: CN-184-204	Zoning Code: res
Pin #: M:276 L:017-036		Map: 	Block: Lot: Book: 0 Page: 0

Compensation

Sub-Agency:	Buyer's Broker:	Facilitator:
Compensation Based On: Gross/Full Sale Price		

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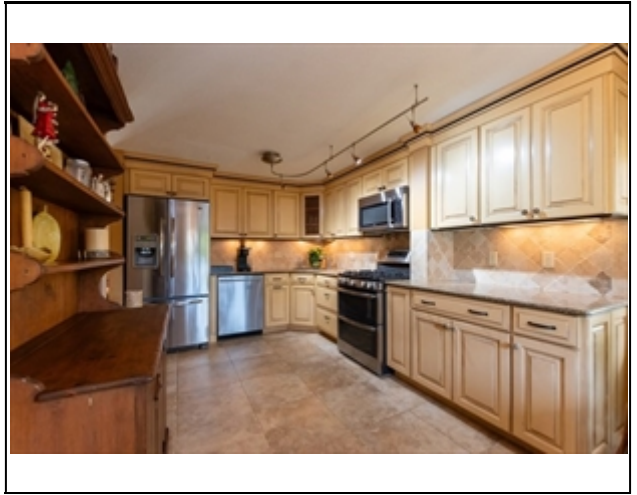
Market History for 112 Stone Ridge Rd U:112, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
73288196	9/11/2024	Listed for \$460,000			\$460,000
UAG	9/23/2024	Status Changed to: Under Agreement	12		
SLD	10/22/2024	Status Changed to: Sold	12		
	10/22/2024	Sold for \$450,000	12	12	\$450,000
Market History for Office Id: AN4875			12	12	\$450,000
Market History for this property			12	12	\$450,000

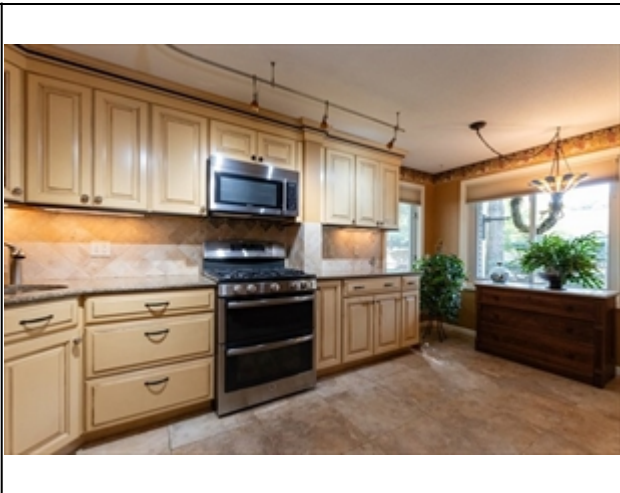
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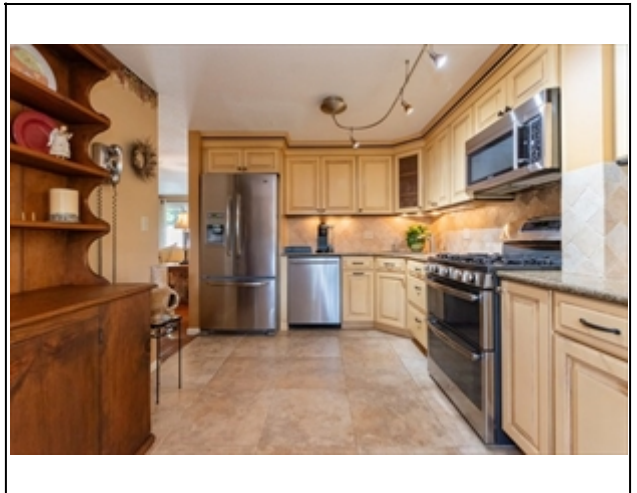
Exterior - Front



Kitchen



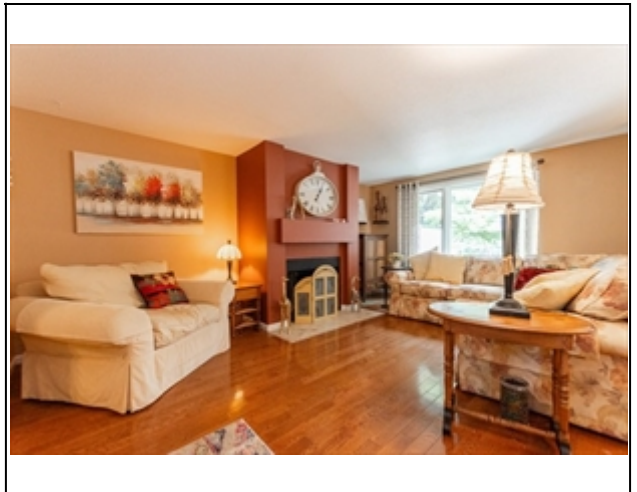
Kitchen



Kitchen



Kitchen



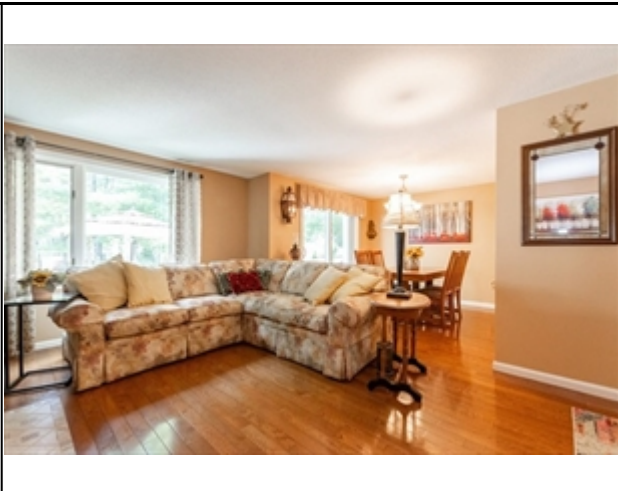
Living Room



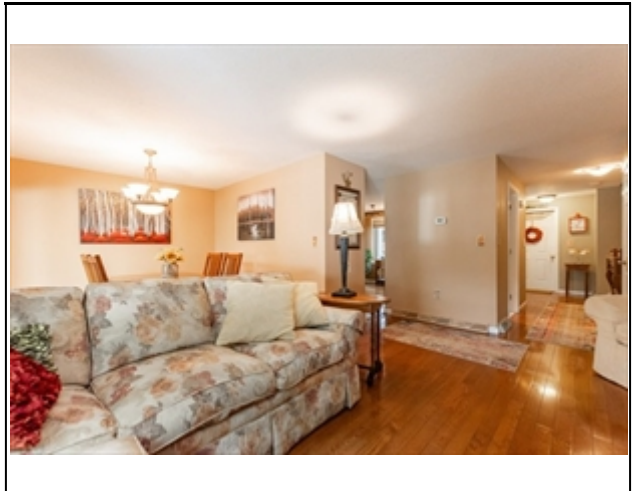
Living Room



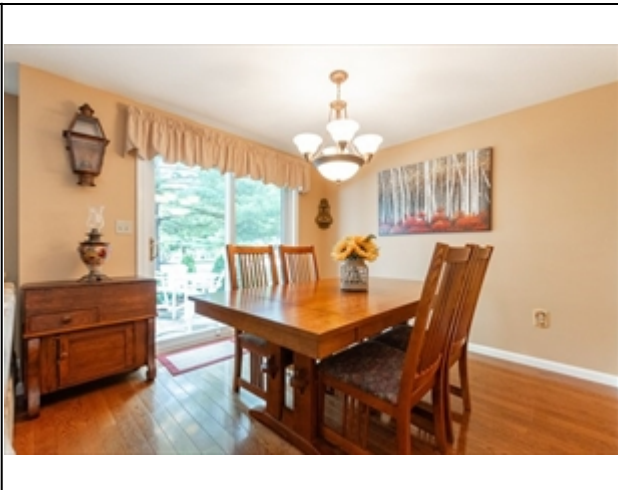
Living Room



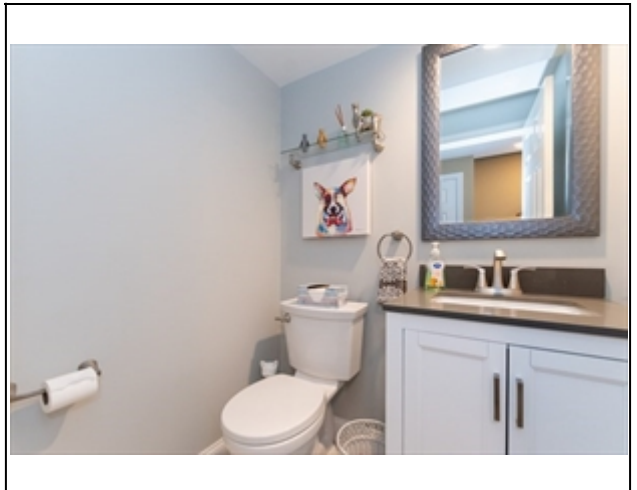
Living/Dining Room Combo



Living/Dining Room Combo



Dining Room



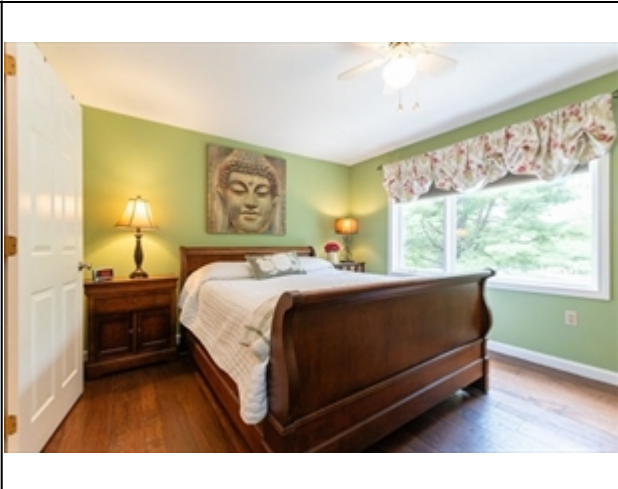
Bathroom - Half



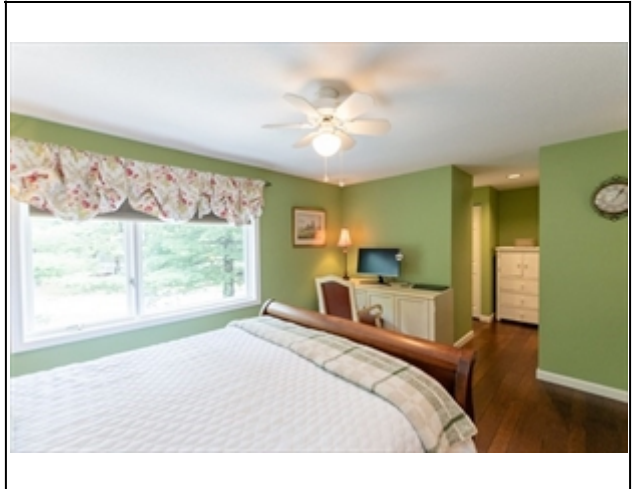
Garage



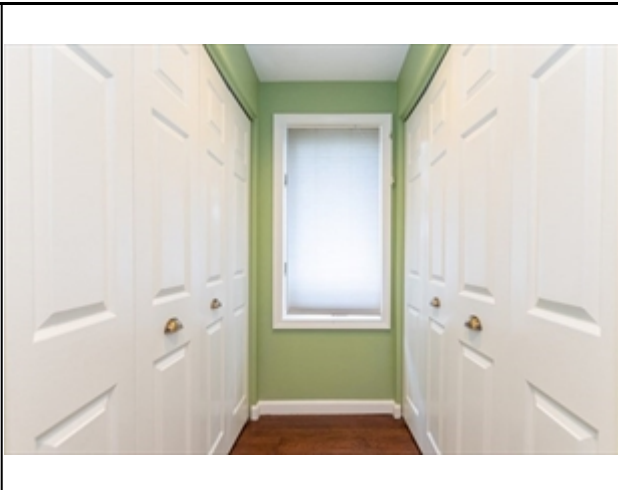
Laundry Room/Area



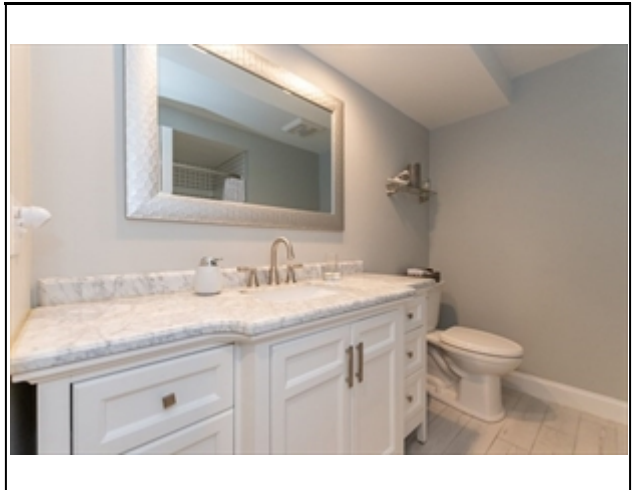
Bedroom - Main



Bedroom - Main



Closet



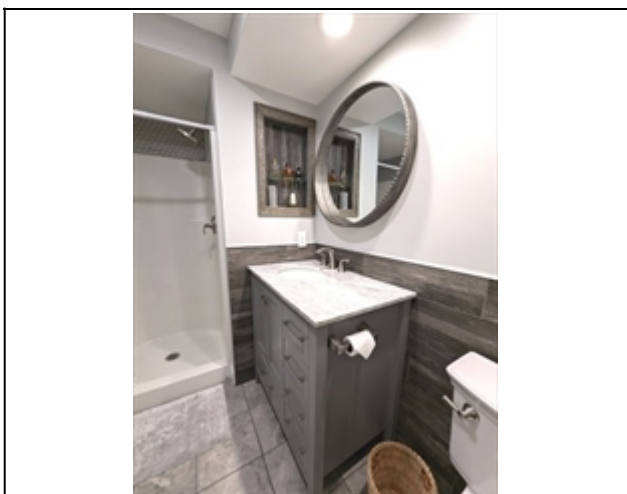
Bathroom - Main



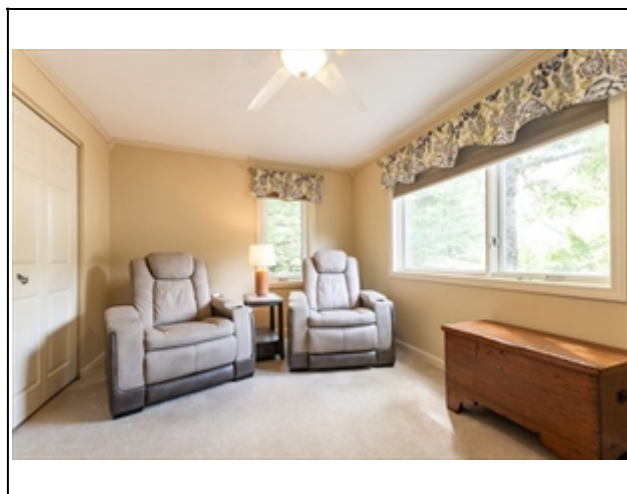
Bathroom - Main



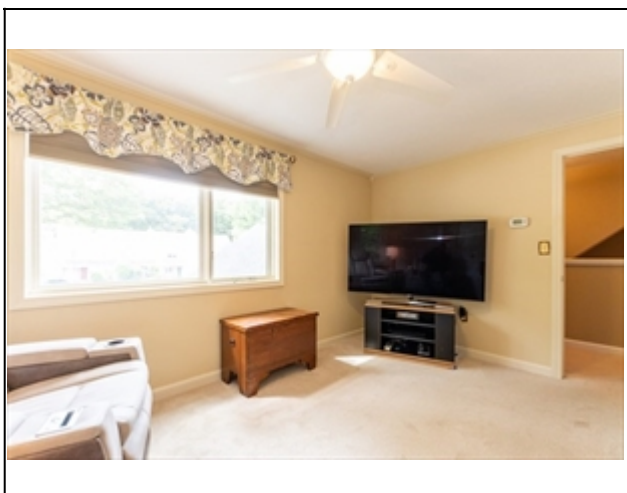
Bathroom - Full



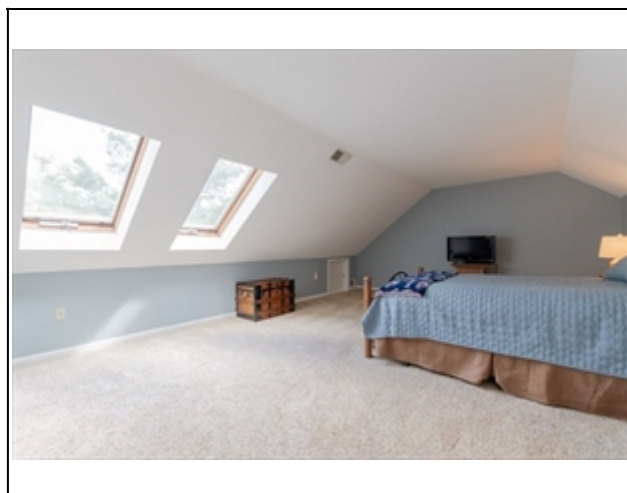
Bathroom - Full



Bedroom 2



Bedroom 2



Loft



Loft



Basement



Heating System



2nd assigned parking space
(many units lack this extra parking)

Parking



Additional guest parking steps away
from the unit.

Parking



Swimming Pool



Clubhouse



Clubhouse

157 Stone Ridge Rd - Unit 157
Franklin, MA 02038-3174
Condo

MLS #: 73224460	Status: Sold
List Price: \$449,000	Sale Price: \$465,000
List Date: 4/16/2024	Sale Date: 6/6/2024
Area:	Off Market Date: 5/2/2024
List\$/Sq. Ft.: \$362.10	Sold \$/Sq. Ft.: \$375
Days on Market (Total): 17	Days on Market (Office): 17



Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement:
Main Bath: Yes	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:
Elevator: No	Outdoor Space Avail: Yes - Private
Handicap Access/Features:	Garage: 1 Detached, Garage Door Opener
Association: Yes Fee: \$436	Parking: 2 Deeded, Guest, Paved Driveway

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	20X13	Fireplace, Flooring - Hardwood, Deck - Exterior, Open Floor Plan, Slider
Dining Room:	1	10X10	Flooring - Hardwood, Open Floor Plan
Kitchen:	1	12X10	Countertops - Upgraded, Open Floor Plan, Stainless Steel Appliances
Main Bedroom:	2	15X13	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bedroom 2:	2	11X11	Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Upgraded
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Upgraded
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Upgraded
Laundry:	2		-

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes Full, Concrete Floor, Unfinished Basement**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions:
Exterior: **Wood, Vinyl**
Exterior Features: **Deck, Garden Area, Screens, Gutters, Professional Landscaping**
Facing Direction:
Green Certified: **Unknown**
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas**
Interior Features: **Cable Available, Internet Available - Fiber-Optic**
Lead Paint: **None**
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**

Welcome to your dream townhouse nestled in the desirable Stone Ridge community! This well maintained 2 bedroom, 2.5 bath condo boasts a contemporary open floor plan ideal for entertaining. The kitchen, dining and living room flow to a wall of sliders leading to a private wooded back yard. The large deck is perfect for enjoying pretty views and tranquil moments. Inside are hardwood floors and a fireplace adding warmth and elegance to the living space. Handy half bath is on the first floor. Upstairs the two bedrooms are spacious with 2 full baths and multiple closets. Primary has a walk in closet. The laundry is conveniently located on the second floor. Basement can be finished for even more space or used for storage. A garage offers convenience! Situated in a great location near highways and train makes commuting easy. Close to shops and restaurants! Move in this spring and begin enjoying the pool and tennis courts. Don't miss the opportunity to have easy condo living. Pet friendly!

Tax Information

2024 Taxes: **\$4,402** Assessment: **\$373,400**
Pin #: **M:276 L:016-062**

Cert: **000001356980** Zoning Code: **Res**
Map: **276** Block: Lot: **016062** Book: **0** Page: **0**

Compensation

Sub-Agency: **2**
Compensation Based On: **Net Sale Price**

Buyer's Broker: **2**

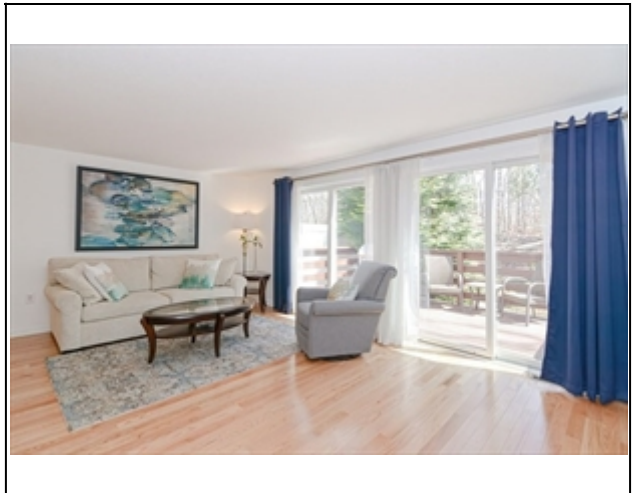
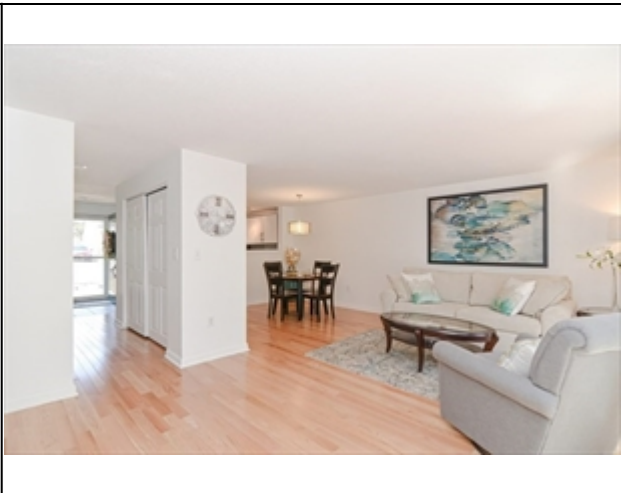
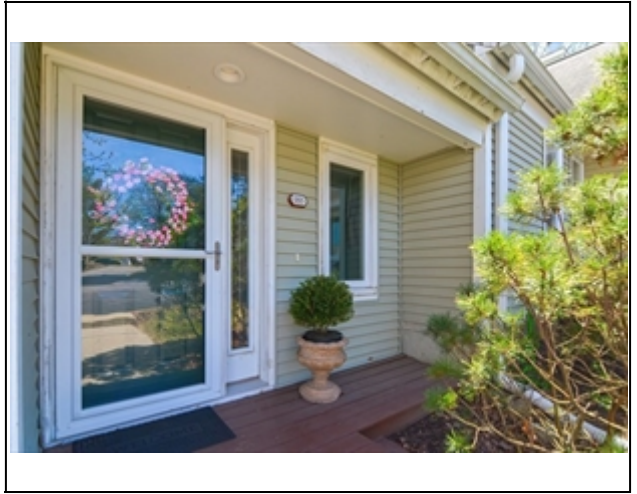
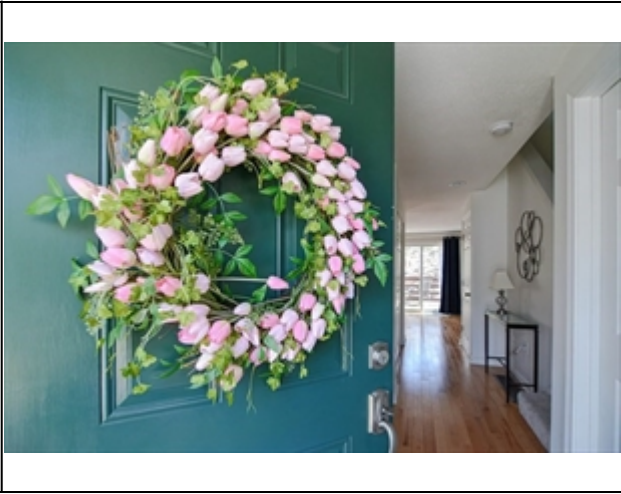
Facilitator:
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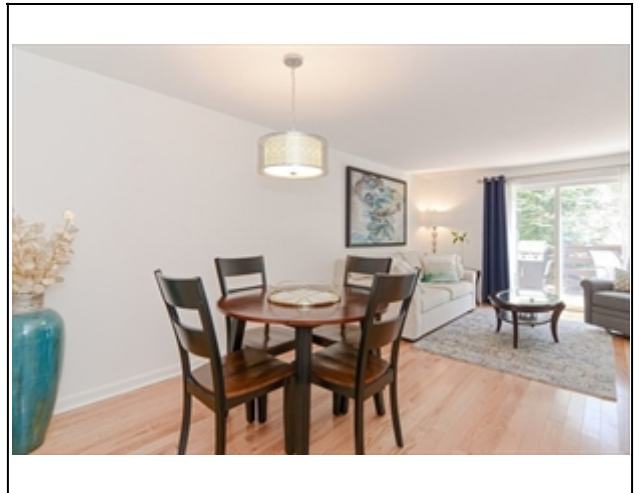
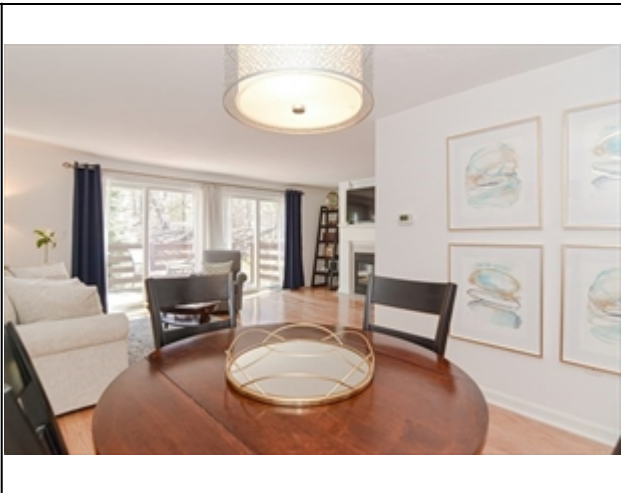
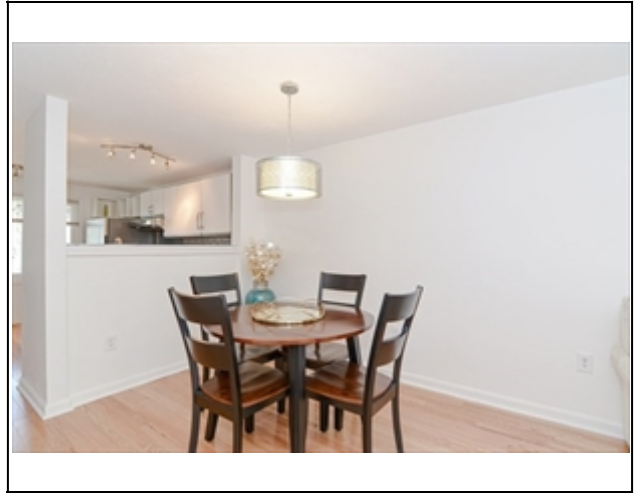
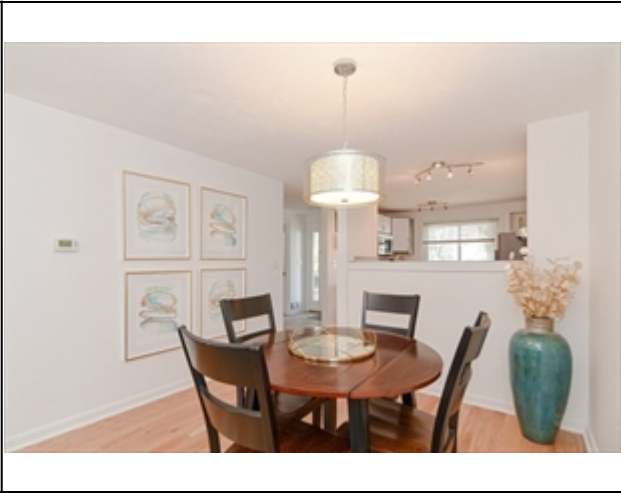
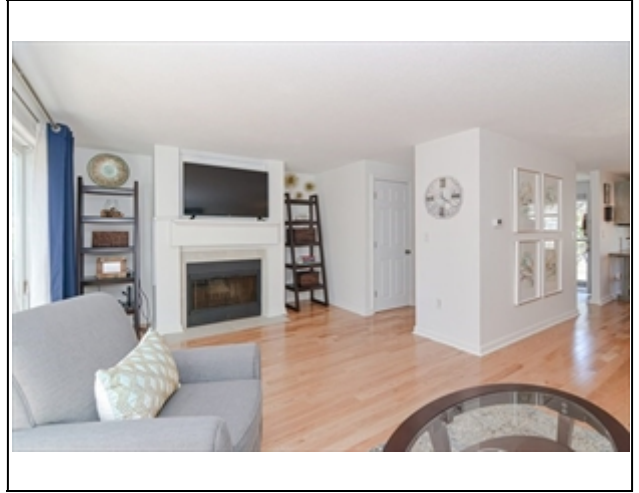
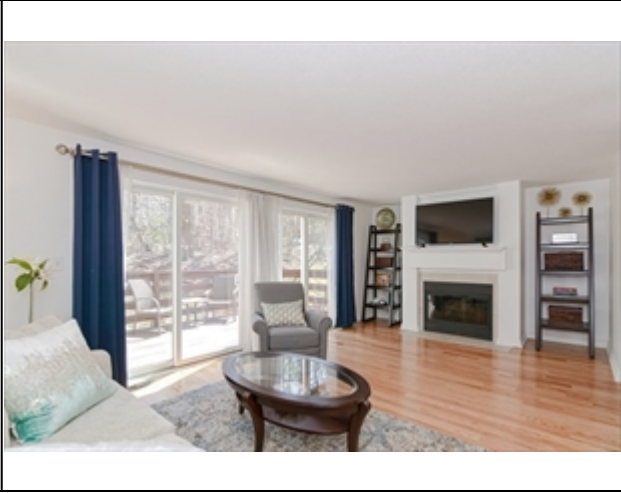
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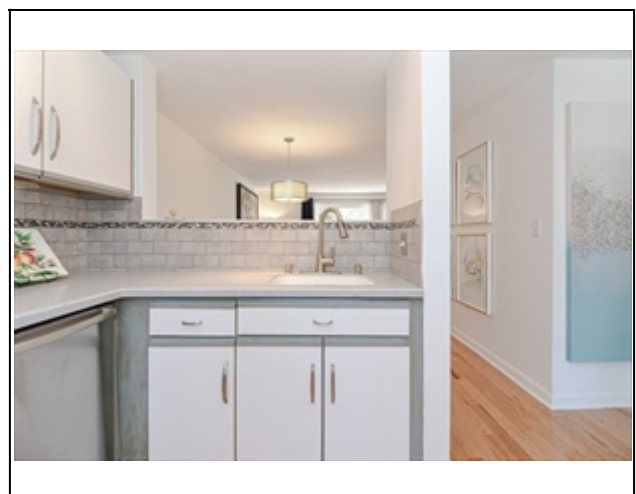
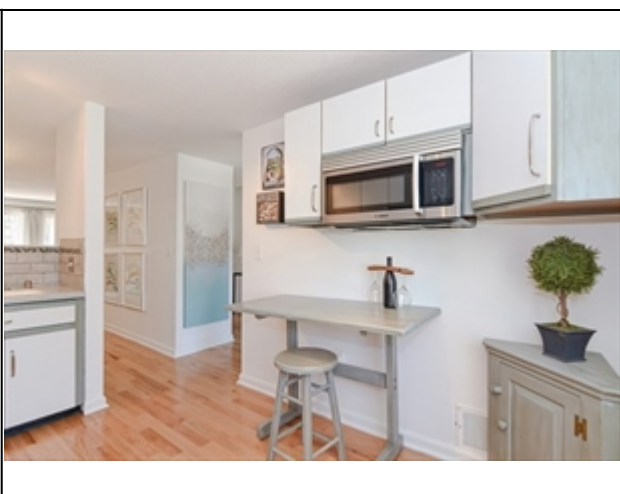
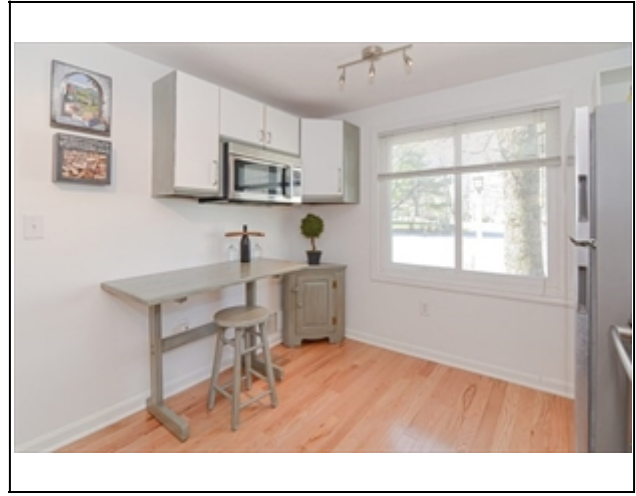
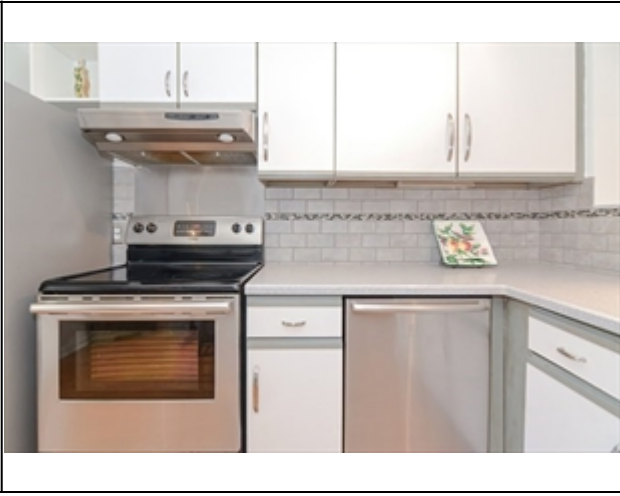
Market History for 157 Stone Ridge Rd U:157, Franklin, MA 02038-3174

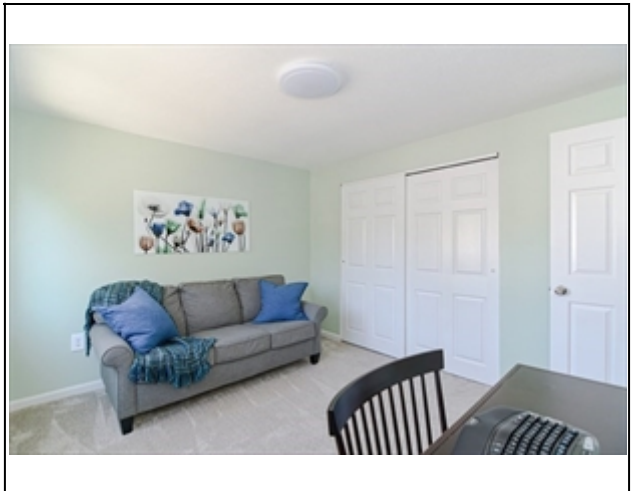
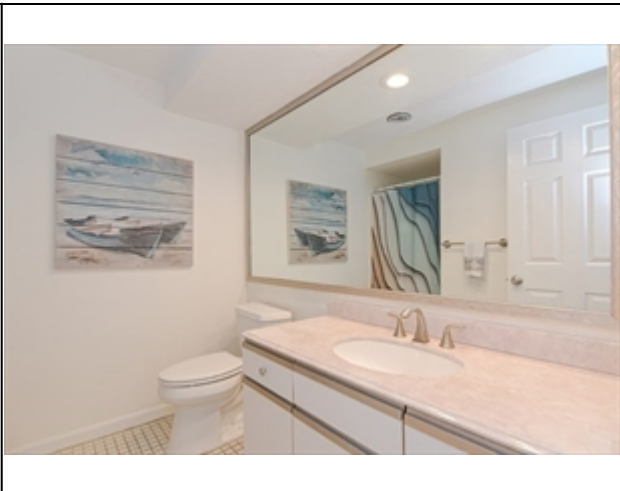
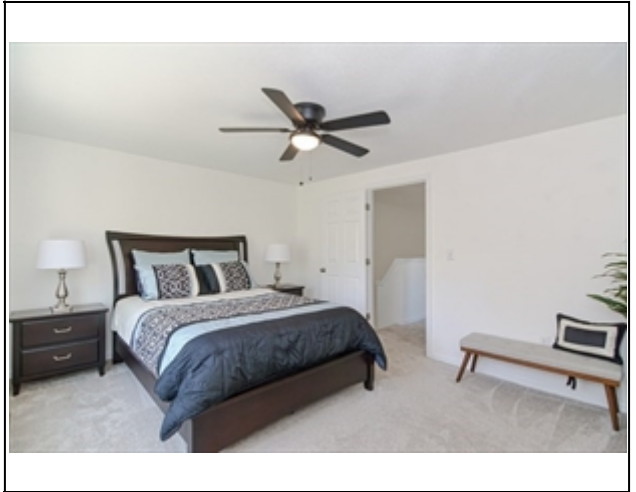
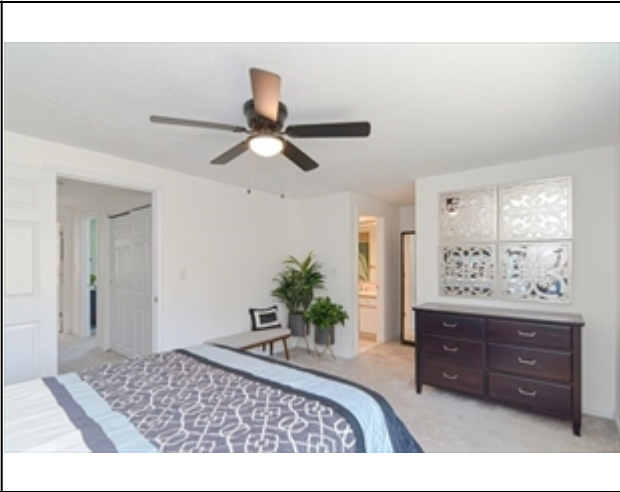
MLS #	Date		DOM	DTO	Price
73224460	4/16/2024	Listed for \$449,000			\$449,000
CTG	4/19/2024	Status Changed to: Contingent	3		
UAG	5/3/2024	Status Changed to: Under Agreement	17		
SLD	6/7/2024	Status Changed to: Sold	17		
	6/6/2024	Sold for \$465,000	17	3	\$465,000
Market History for Office Id: AN7062			17	3	\$465,000
Market History for this property			17	3	\$465,000

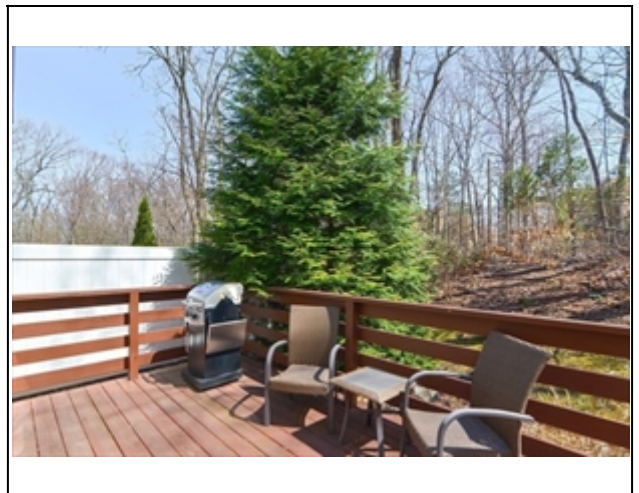
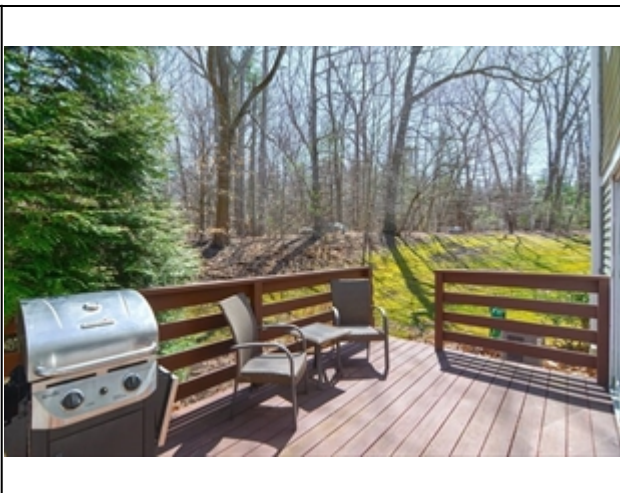
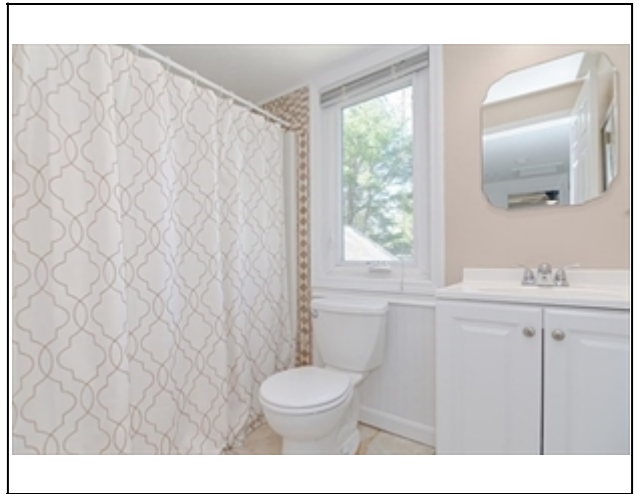
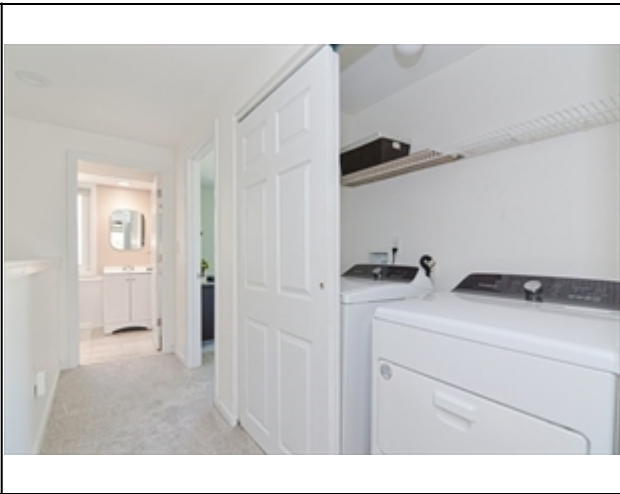
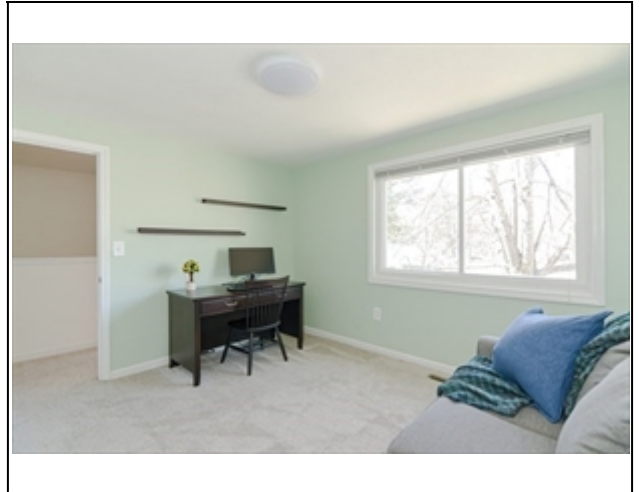
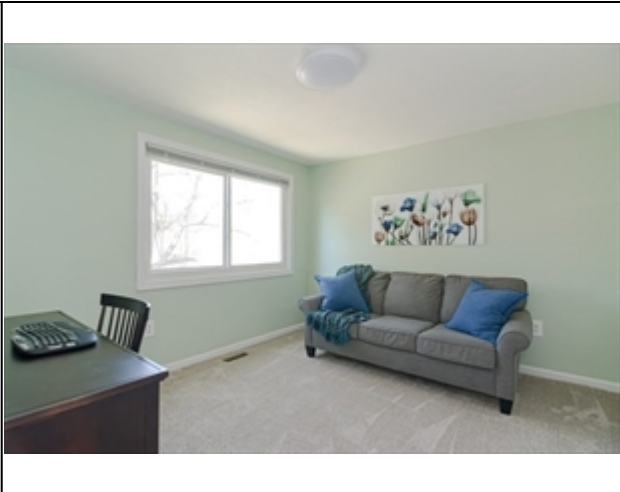
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70 Stone Ridge Rd - Unit 70
Franklin, MA 02038
Condo

MLS #: **73214780**
List Price: **\$435,000**
List Date: **3/20/2024**
Area:
List\$/Sq. Ft.: **\$315.22**
Days on Market (Total): **35**

Status: **Sold**
Sale Price: **\$465,000**
Sale Date: **5/28/2024**
Off Market Date: **4/26/2024**
Sold \$/Sq. Ft. **\$336.96**
Days on Market (Office): **35**

Property Features

Rooms: **4** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **2f 1h** Unit Level: **1** Placement:
Main Bath: Approx. Living Area Total: **1,380 SqFt**
Fireplaces: **1** Living Area Includes Below-Grade SqFt: **No**
Year Built: **1986** Approx. Above Grade: **1,380 SqFt**
Units: **163** Approx. Below Grade:
Elevator: **No** Outdoor Space Avail: **Yes - Private**
Handicap Access/Features: Garage: **1 Detached**
Association: **Yes** Fee: **\$426** Parking: **1 Assigned, Deeded**
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		Fireplace, Wood / Coal / Pellet Stove, Main Level, Exterior Access, Remodeled, Flooring - Engineered Hardwood
Dining Room:	1		Main Level, Remodeled, Decorative Molding, Flooring - Engineered Hardwood
Kitchen:	1		Countertops - Stone/Granite/Solid, Main Level, Remodeled, Stainless Steel Appliances, Flooring - Engineered Hardwood
Main Bedroom:	2		Bathroom - Full, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Countertops - Stone/Granite/Solid, Main Level, Remodeled
Bath 2:	2		Bathroom - Full, Cabinets - Upgraded, Remodeled
Bath 3:	2		Bathroom - Full, Cabinets - Upgraded, Remodeled

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Basement: **Yes Full, Unfinished Basement**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Patio**
Facing Direction: **South**
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas, Tank**
Interior Features: **Central Vacuum**
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**

OWNER FINANCING FELL THRU, LUCKY YOU! Welcome to your dream condo in the highly sought-after Stone Ridge community of Franklin, MA! This newly updated 2-bedroom unit is the epitome of modern living and is ready for you to move right in. Step inside to discover a beautifully renovated interior boasting stainless steel appliances, custom California closets, and newly updated kitchen and bathrooms. With the added convenience of a detached garage and central vacuum system, this property offers both comfort and functionality. Located just minutes from 495, as well as a variety of restaurants and shopping destinations, this condo provides easy access to everything you need. Plus, with a quick close option available, there's nothing holding you back from making this your new home sweet home. Don't miss out on the opportunity to own this gem – schedule your showing today and experience the ease of move-in-ready living in a property that shows like new construction!

Tax Information

2024 Taxes: **\$4,157** Assessment: **\$352,600**
Pin #: **M:276 L:017-047**

Cert: **000001432289** Zoning Code: **RES**
Map: Block: Lot: Book: **0** Page: **0**

Compensation

Sub-Agency: **Not Offered**

Buyer's Broker: **2**

Facilitator:
1

Compensation Based On: **Net Sale Price**

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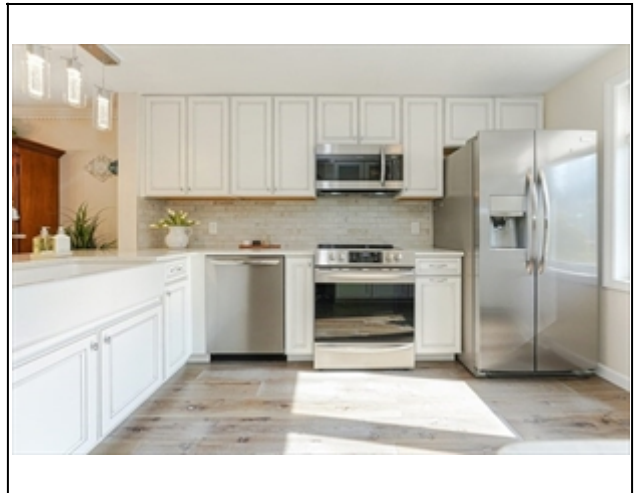
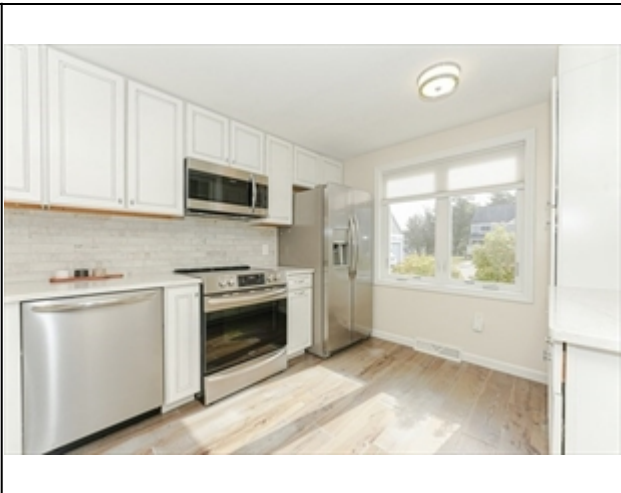
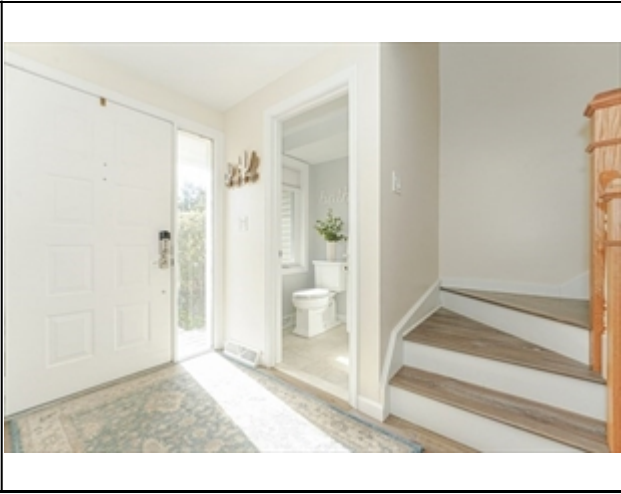
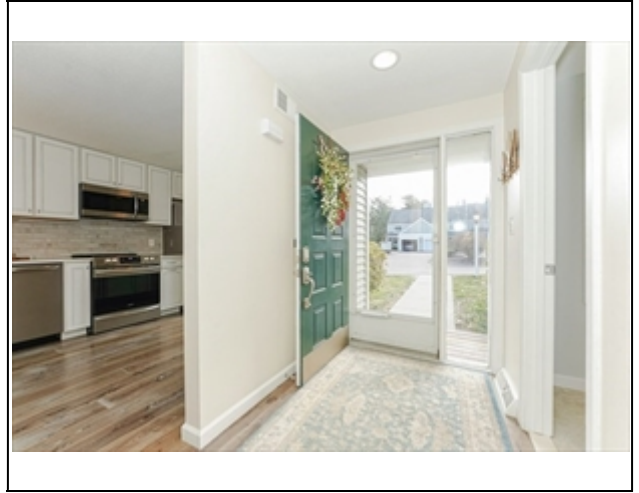
Market History for 70 Stone Ridge Rd U:70, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
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CTG	3/26/2024	Status Changed to: Contingent	6		
UAG	4/9/2024	Status Changed to: Under Agreement	20		
BOM	4/12/2024	Status Changed to: Back on Market	20		
CTG	4/13/2024	Status Changed to: Contingent	21		
UAG	4/27/2024	Status Changed to: Under Agreement	35		
SLD	5/31/2024	Status Changed to: Sold	35		
	5/28/2024	Sold for \$465,000	35	21	\$465,000
Market History for Office Id: AN4419			35	21	\$465,000
Market History for this property			35	21	\$465,000

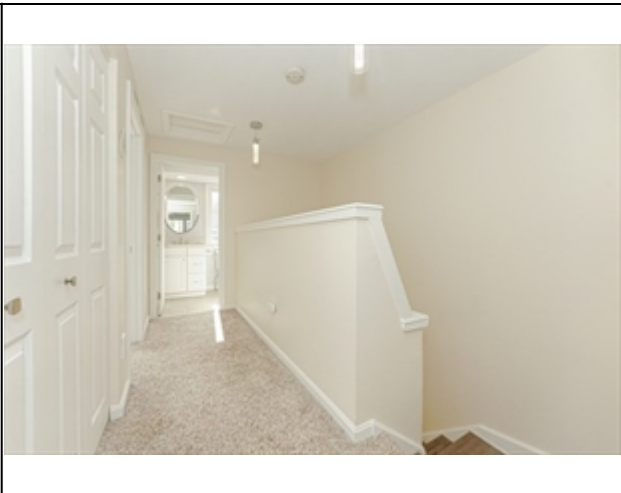
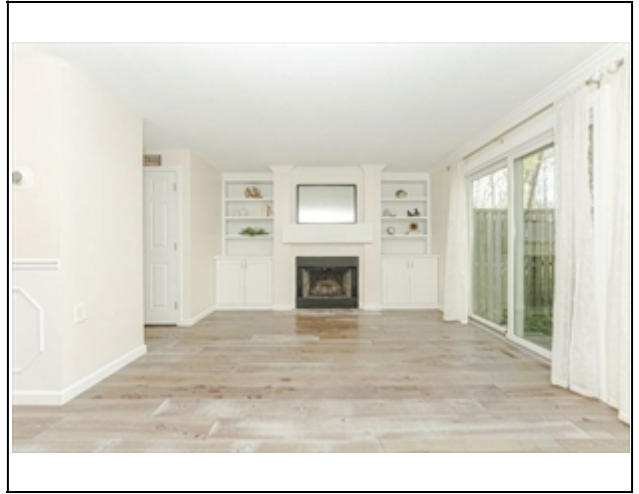
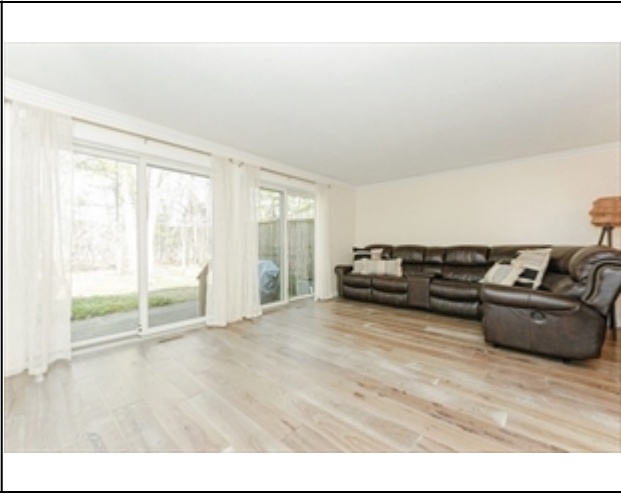
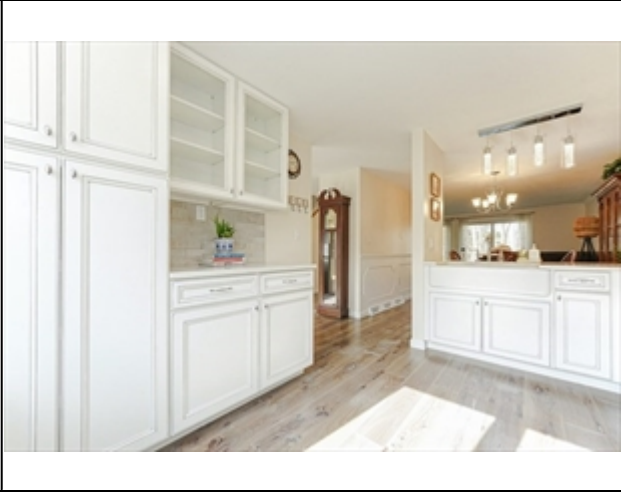
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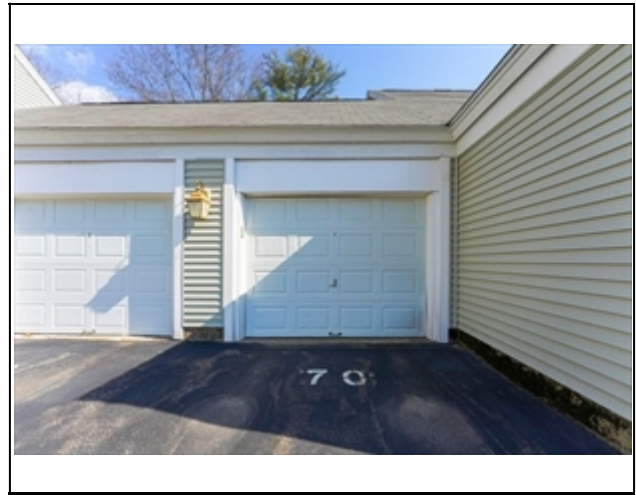
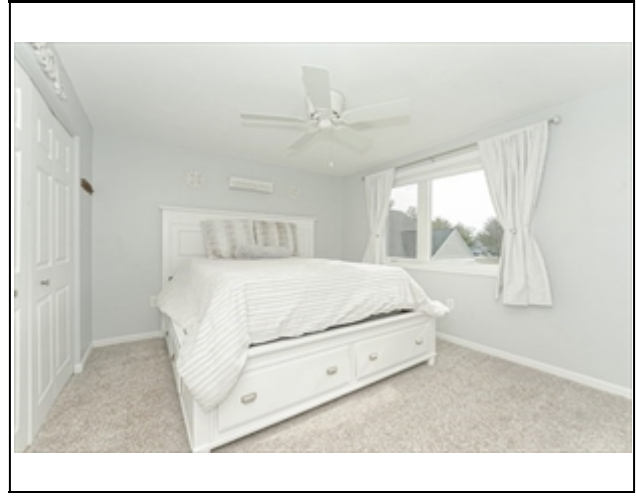
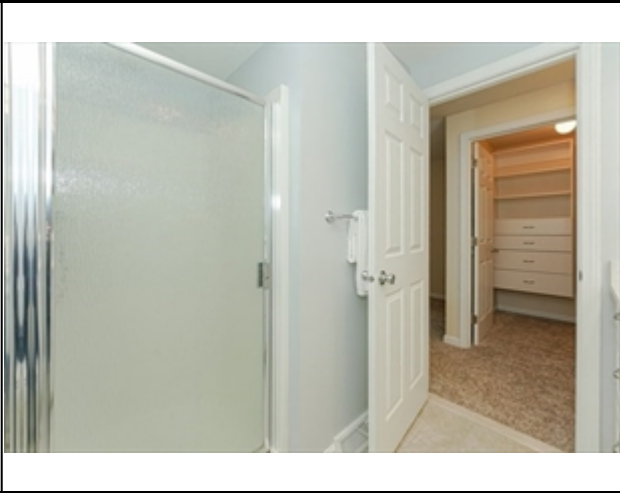
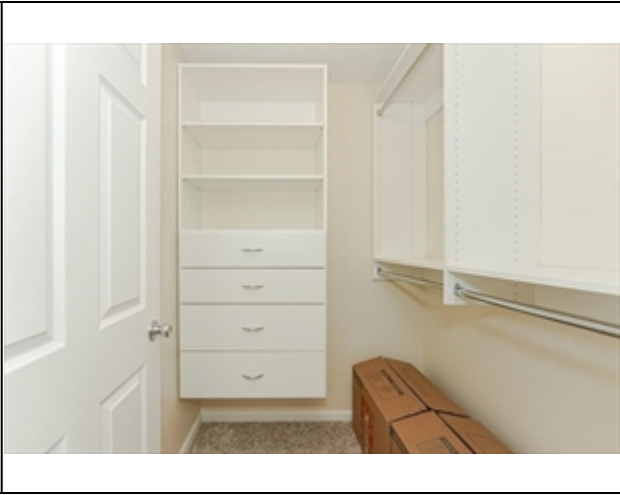
MLS # 73214780 - Sold
70 Stone Ridge Rd U:70, Franklin, MA 02038

Condominium - Condo
Sale Price: \$465,000



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78 Stone Ridge Road - Unit 78
Franklin, MA 02038
Condo

MLS #: 73239884	Status: Sold
List Price: \$459,000	Sale Price: \$525,000
List Date: 5/21/2024	Sale Date: 6/28/2024
Area:	Off Market Date: 5/28/2024
List\$/Sq. Ft.: \$299.22	Sold \$/Sq. Ft.: \$342.24
Days on Market (Total): 7	Days on Market (Office): 7



Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement:
Main Bath: Yes	Approx. Living Area Total: 1,534 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: Yes
Year Built: 1986	Approx. Above Grade: 1,240 SqFt
# Units: 163	Approx. Below Grade: 294 SqFt
Elevator:	Outdoor Space Avail:
Handicap Access/Features:	Garage: 1 Detached, Garage Door Opener
Association: Yes Fee: \$426	Parking: 2 Deeded, Guest, Paved Driveway

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	19'9"X12'8"	Fireplace, Ceiling Fan(s), Flooring - Hardwood, Main Level, Deck - Exterior, Exterior Access, Slider
Dining Room:	1	9'6"X7'10"	Flooring - Hardwood, Lighting - Overhead
Kitchen:	1	9'6"X11'8"	Ceiling Fan(s), Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Peninsula, Lighting - Overhead
Main Bedroom:	2	14'2"X12'8"	Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	11'7"X11'0"	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	4'3"X5'6"	Bathroom - Half
Bath 2:	2	7'11"X5'6"	Bathroom - Full
Bath 3:	2	8'0"X6'9"	Bathroom - Full
Laundry:	2		-
Foyer:	1	5'4"X5'10"	-

Features & Other Information

Basement: **Yes Full**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions: **Office desk and Grandfather clock are not staying with the property**
Exterior: **Wood, Vinyl**
Facing Direction:
Heating: **Forced Air, Gas**
Interior Features: **Cable Available**
Lead Paint: **None**
Living Area Disclosures: **294 sq ft included in finished basement**
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**

The condo you have been waiting for has hit the market ! This meticulous home is a must see ! New kitchen, new appliance, beautiful bamboo flooring, new masterbath vanity, new trex decking and so much more ! This 2 bedroom, 2-1/2 bath condo is updated, spacious and has a finished basement ! Enjoy entertaining in your gourmet kitchen any home chef would love ! Relax in your master suit which includes a customized walk in closet and an updated full bath ! Laundry conveniently located on the second floor ! All you have to do is unpack, welcome home !

Tax Information

2024 Taxes: **\$4,400** Assessment: **\$381,600**
Pin #:

Cert: Zoning Code: **RES**
Map: Block: Lot: Book: **C184** Page: **413**

Compensation

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

Buyer's Broker: **2.0 NS**

Facilitator: **1.0 NS**

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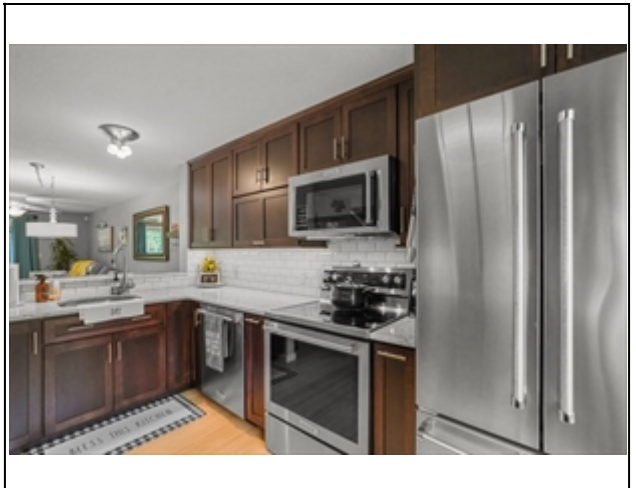
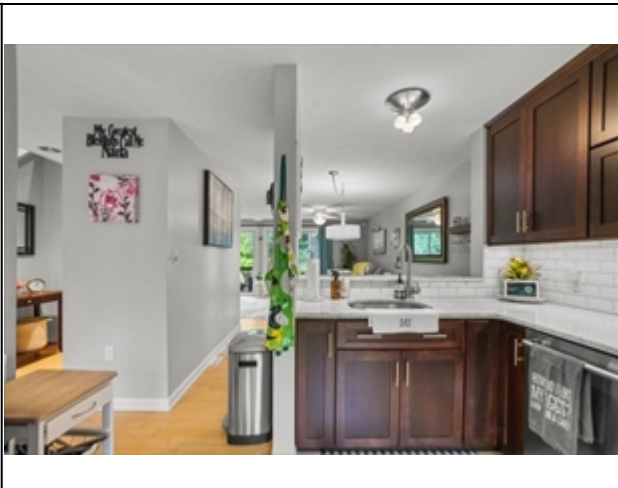
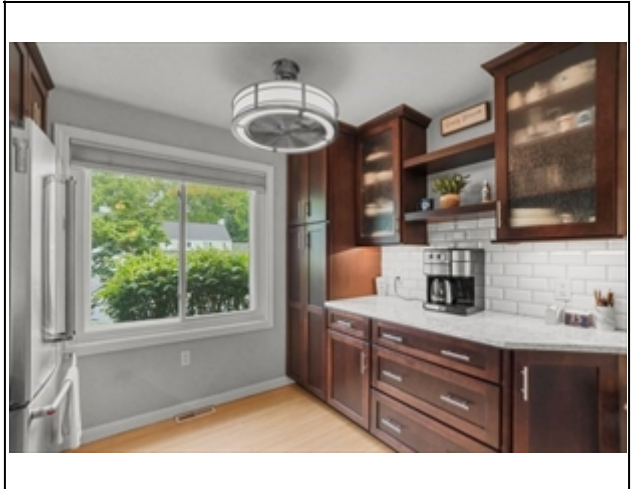
Market History for 78 Stone Ridge Road U:78, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
73239884	5/17/2024	Listed as Coming Soon for \$459,000			\$459,000
NEW	5/21/2024	Status Changed to: New	0		
UAG	5/28/2024	Status Changed to: Under Agreement	7		
SLD	6/28/2024	Status Changed to: Sold	7		
	6/28/2024	Sold for \$525,000	7	7	\$525,000
Market History for Office Id: AC1508			7	7	\$525,000
Market History for this property			7	7	\$525,000

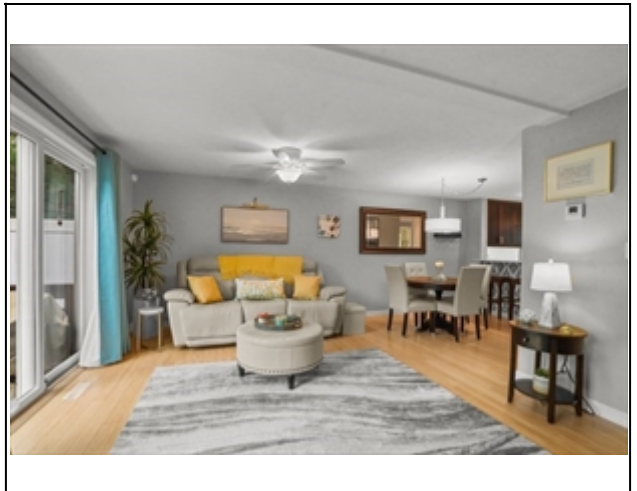
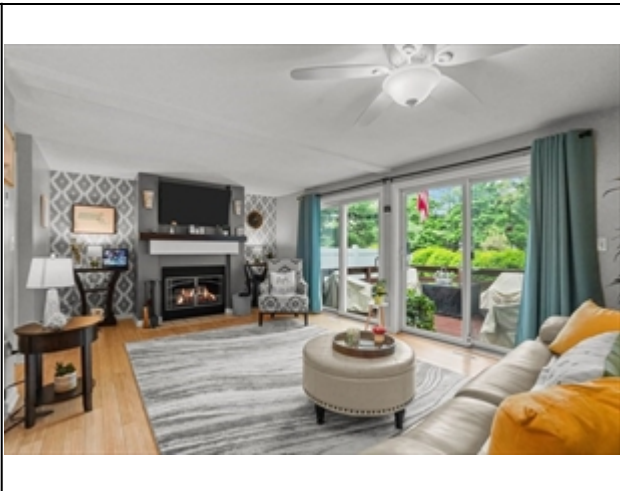
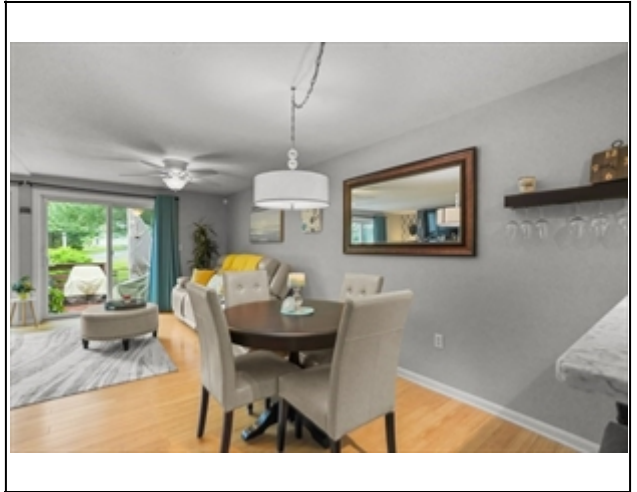
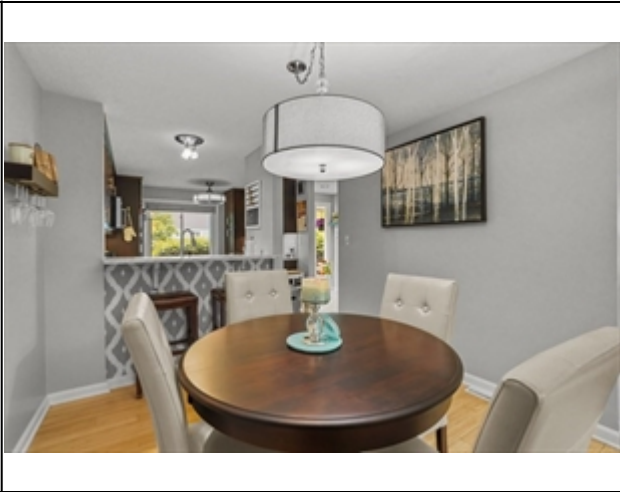
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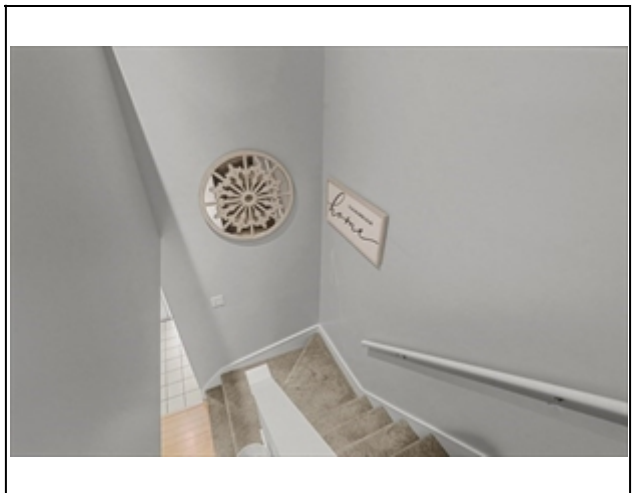
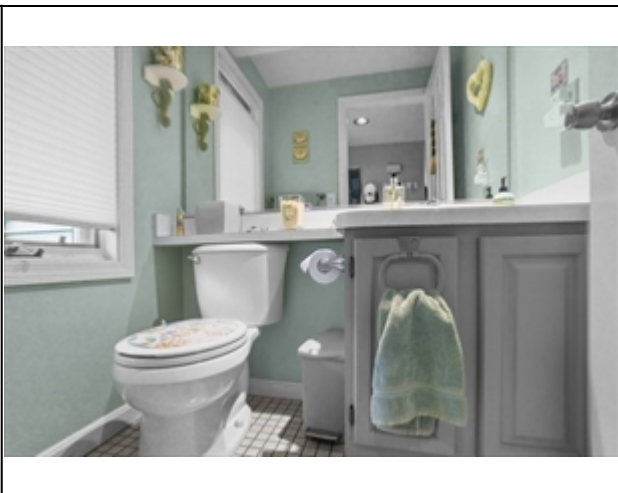
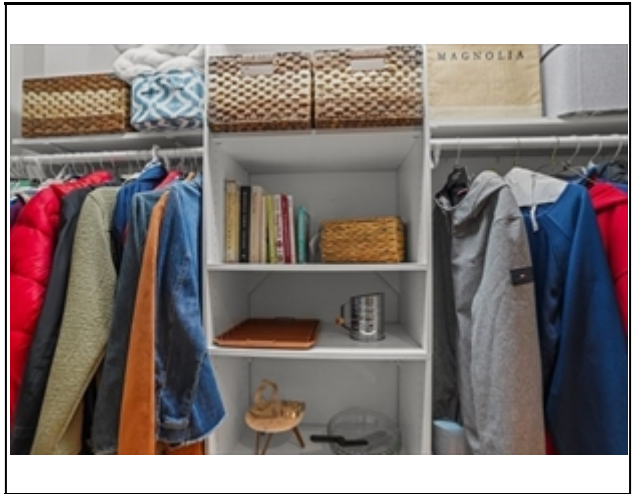
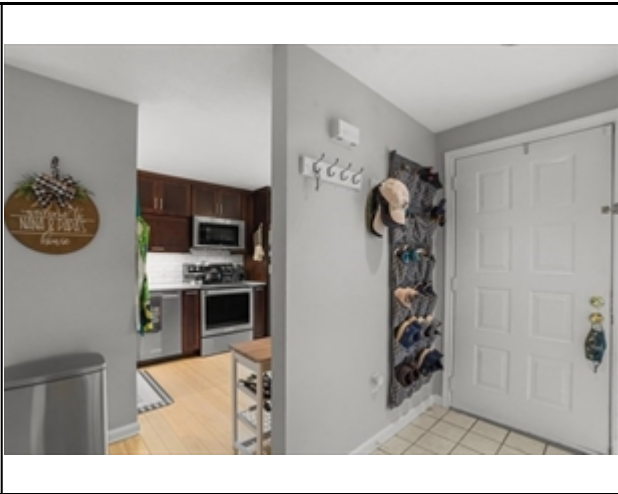
MLS # 73239884 - Sold
78 Stone Ridge Road U:78, Franklin, MA 02038

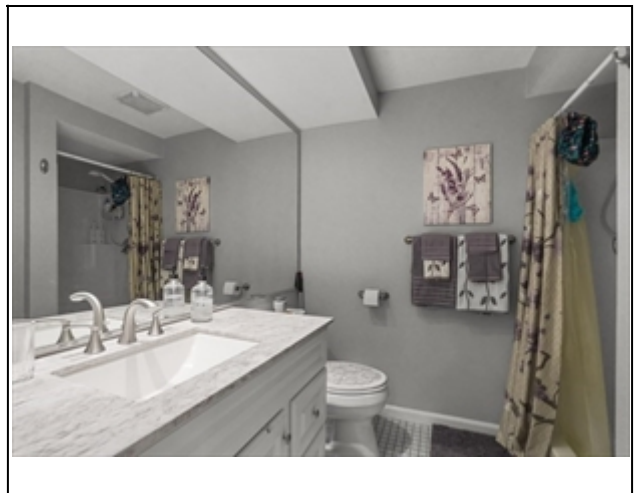
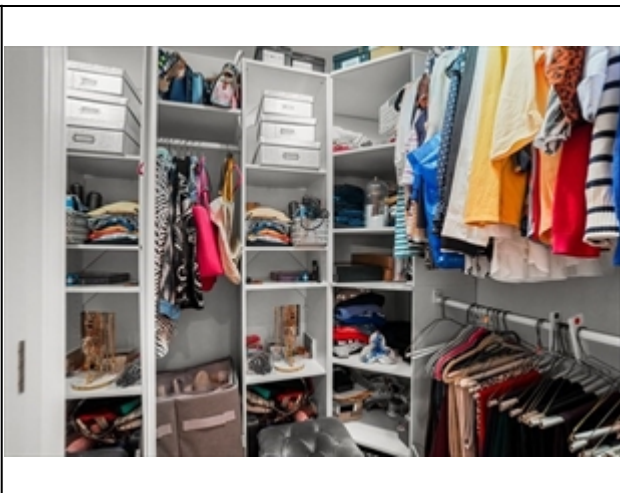
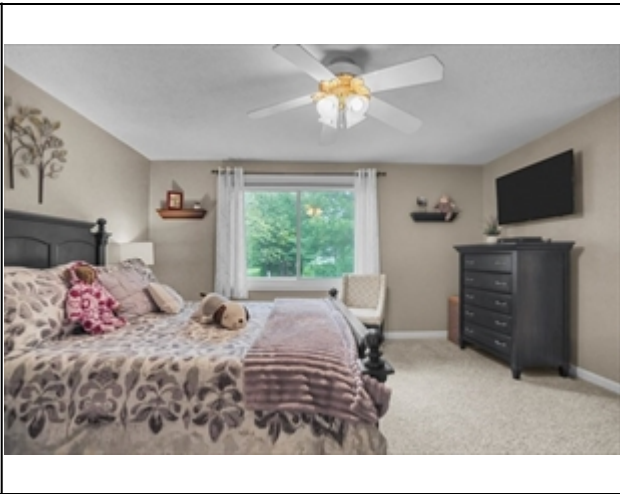
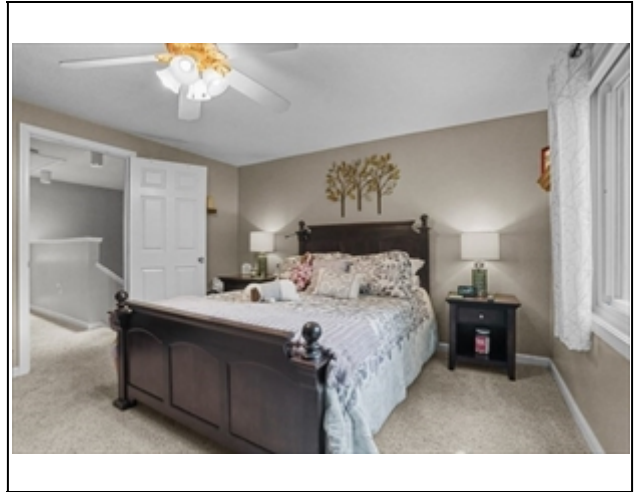
Condominium - Condo
Sale Price: \$525,000



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MLS # 73239884 - Sold
78 Stone Ridge Road U:78, Franklin, MA 02038

Condominium - Condo
Sale Price: \$525,000



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