

Single Family Listings



x1

**MLS #: 73269841**

95 Peck Street  
Franklin, MA 02038

**DOM: 6 DTO: 6**

**List \$/SqFt: \$143.56**

**Sold \$/SqFt: \$129.20**

**Status: SLD**

**Sale Price: \$315,000**

**Sold Date: 08/23/2024**

**Off Mkt: 08/01/2024**

**List Price: \$350,000**

**List Date: 07/26/2024**

**Taxes: 2024 \$4,642**

**Assessed: \$393,700**

**HOA: No**

**Style:** Detached - Farmhouse

**Rooms:** 8

**Beds:** 4

**Baths:** 2f 0h

**Main Bath:**

**Living Area:** 2,438 SqFt

**Garage:** 1

**Parking:** 2

**Fireplaces:** 0

**Year Built:** 1867

**Acres:** 0.32 (13,913 SqFt)

**Remarks:** RARE OPPORTUNITY!! ATTENTION CONTRACTORS, BUILDERS, INVESTORS! Here is your chance to build a brand new single family home on a beautiful lot in this coveted area of Franklin. The property abuts the wonderful Fletcher Field Recreation Area. A short walk to all the shops and local eateries downtown and to the commuter rail near Dean College. A quick drive to Route 495. The entire dwelling is in serious disrepair with tear down conditions. Home is being sold 'as is'. Home is being sold with all existing contents inside and outside. Buyer is responsible for removal after closing. No interior access. Exterior viewings only. This is a non-conforming lot. Home is in the early stages of the condemnation process. Seller and broker make no representations or warranties and the information herein is subject to revision. Buyer is advised to perform due diligence, inspection and verification of condition and contract terms prior to closing.



x8

**MLS #: 73313202**

95 Peck Street  
Franklin, MA 02038

**DOM: 7 DTO: 7**

**List \$/SqFt: \$164.03**

**Sold \$/SqFt: \$153.81**

**Status: SLD**

**Sale Price: \$375,000**

**Sold Date: 12/20/2024**

**Off Mkt: 11/22/2024**

**List Price: \$399,900**

**List Date: 11/15/2024**

**Taxes: 2024 \$4,642**

**Assessed: \$393,700**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 8

**Beds:** 4

**Baths:** 2f 0h

**Main Bath:**

**Living Area:** 2,438 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 0

**Year Built:** 1867

**Acres:** 0.32 (13,913 SqFt)

**Remarks:** This expansive house offers numerous possibilities for renovation, featuring multiple rooms and an old two-family setup. While it requires significant updates and won't qualify for conventional financing, it benefits from town water and sewer, with oil heat already in place, plus gas available on the street. The seller is offering the property "as-is," with no warranties or representations, and is open to negotiating the clean-out of the home and yard contents based on the offer. Key upgrades include a new roof and a previously updated boiler, making this an intriguing opportunity for buyers with vision.



x25

**MLS #: 73284523**

99 Summer St  
Franklin, MA 02038

**DOM: 23 DTO: 10**

**List \$/SqFt: \$226.29**

**Sold \$/SqFt: \$205.76**

**Status: SLD**

**Sale Price: \$400,000**

**Sold Date: 11/12/2024**

**Off Mkt: 09/26/2024**

**List Price: \$439,900**

**List Date: 09/03/2024**

**Taxes: 2024 \$5,601**

**Assessed: \$475,100**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 12

**Beds:** 7

**Baths:** 2f 0h

**Main Bath:**

**Living Area:** 1,944 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 0

**Year Built:** 1900

**Acres:** 0.36 (15,634 SqFt)

**Remarks:** Charming colonial home brimming with potential, just waiting for the right touch to bring it back to its former glory! Spacious 7-bedroom property offers endless possibilities for customization. Imagine creating your ideal main bedroom suite, additional bathrooms, a home office, or anything your heart desires. The fully finished attic features two bedrooms, a bathroom, and a laundry area, while the second floor includes four large rooms and a smaller one—perfect for designing a luxurious main suite and separate spaces for siblings. The kitchen is ripe for modern updates and even has the potential for adding an extra bathroom in the traditional pantry area. Outside, the expansive yard boasts an oversized garage with separate workshop, & drop stairs leading to a large attic. The once-beautiful pool area, a neighborhood favorite just a few years ago, is ready to be revitalized. This home is a canvas awaiting your personal touch—come see the possibilities and make your dreams a reality!



x1

**MLS #: 73184579**

5 Southgate Rd.  
Franklin, MA 02038

**DOM: 19 DTO: 5**

**List \$/SqFt: \$438.60**

**Sold \$/SqFt: \$466.01**

**Status: SLD**

**Sale Price: \$425,000**

**Sold Date: 01/19/2024**

**Off Mkt: 12/24/2023**

**List Price: \$400,000**

**List Date: 12/05/2023**

**Taxes: 2023 \$5,609**

**Assessed: \$445,900**

**HOA:**

**Style:** Detached - Raised Ranch

**Rooms:** 5

**Beds:** 3

**Baths:** 1f 0h

**Main Bath:**

**Living Area:** 912 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1959

**Acres:** 0.37 (16,239 SqFt)

**Remarks:** Welcome to a timeless gem in a prime neighborhood! This 1959 raised ranch, with 3 bedrooms, sits on a generous .373-acre corner lot. Boasting good bones, this residence offers a solid foundation for a personalized touch. Built to last, it awaits your creative vision to bring it into the modern era. The partially finished basement adds versatility and potential living space. Embrace the unique opportunity to transform this classic into your dream home. Built in an era of quality craftsmanship, this property promises a rewarding canvas for your updates. Experience the best of both worlds – a charming piece of history in an exceptional location. Uncover the potential of this 3-bed raised ranch and make it your own in this sought-after neighborhood!



x8

**MLS #: 73272274**

61 Brook St  
Franklin, MA 02038

**DOM: 7 DTO: 7**

**List \$/SqFt: \$337.75**

**Sold \$/SqFt: \$363.60**

**Status: SLD**

**Sale Price: \$430,500**

**Sold Date: 08/23/2024**

**Off Mkt: 08/08/2024**

**List Price: \$399,900**

**List Date: 08/01/2024**

**Taxes: 2024 \$5,308**

**Assessed: \$450,200**

**HOA:**

**Style:** Detached - Ranch

**Rooms:** 6

**Beds:** 3

**Baths:** 1f 1h

**Main Bath:**

**Living Area:** 1,184 SqFt

**Garage:** 1

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1960

**Acres:** 0.42 (18,147 SqFt)

**Remarks:** HIGHEST & BEST OFFER DEADLINE MONDAY 8/5 @ NOON\*\* INVESTORS & CONTRACTORS take notice! This 1,184 square foot home is full of potential. Enjoy one floor living in this cozy 2 bedroom , 1.5 bath ranch situated in a excellent Franklin location. Please note; this house needs significant rehab - will NOT qualify for Conventional,FHA, VA Loan. Home to be sold as-is/where-is, with remaining contents included. Seller will not be doing any repairs.



x13

**MLS #: 73250065**

10 Cynthia Lane  
Franklin, MA 02038

**DOM: 64 DTO: 52**

**List \$/SqFt: \$297.62**

**Sold \$/SqFt: \$291.01**

**Status: SLD**

**Sale Price: \$440,000**

**Sold Date: 08/27/2024**

**Off Mkt: 08/13/2024**

**List Price: \$450,000**

**List Date: 06/10/2024**

**Taxes: 2024 \$5,283**

**Assessed: \$448,100**

**HOA: No**

**Style:** Detached - Cape

**Rooms:** 6

**Beds:** 3

**Baths:** 1f 1h

**Main Bath:**

**Living Area:** 1,512 SqFt

**Garage:** 0

**Parking:** 2

**Fireplaces:** 0

**Year Built:** 1986

**Acres:** 0.24 (10,502 SqFt)

**Remarks:** Welcome home to this tranquil private setting located seconds from a beach on Uncas Pond. This Cape Cod style hidden gem consists of 6 Rooms/3 Bedrooms/1.5 Bath with wide wood plank floors, wood beam ceiling has wonderful character that permeates throughout. Eat-in kitchen with lots of cabinets, large dining room, and a front-to-back family room perfect for today's lifestyle. Laundry on first floor w/half bath. 2nd Flr consists of 3 Bedrooms and a full bath. Primary bedroom is good size front-to-back. Don't let this one pass you by. Private level yard~New D-Box has been installed and Certificate Of Compliance~Pass Title 5 in hand from Franklin B.O.H.~Circular drive way and plenty of parking~Close to commuter train to Boston, Rt 495, Schools, Shopping~Bring offers and make this your own home! Great value!



x28

**MLS #: 73159289**

80 Dean  
Franklin, MA 02038

**DOM: 77 DTO: 67**

**List \$/SqFt: \$281.52**

**Sold \$/SqFt: \$269.28**

**Status: SLD**

**Sale Price: \$440,000**

**Sold Date: 01/04/2024**

**Off Mkt: 11/28/2023**

**List Price: \$460,000**

**List Date: 09/13/2023**

**Taxes: 2023 \$5,377**

**Assessed: \$427,400**

**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 9

**Beds:** 3

**Baths:** 2f 0h

**Main Bath:**

**Living Area:** 1,634 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 0

**Year Built:** 1886

**Acres:** 0.17 (7,579 SqFt)

**Remarks:** SUNDAY'S OPEN HOUSE CANCELLED. --- Motivated Seller. Great opportunity to remodel and live in the center of town, close to everything! Unique colonial and Huge 2400 square foot barn, looking for new owner willing to put some TLC to bring it back to it's original glow. This charming colonial has hardwood floors throughout, bay window, club foot tub. Sun room with sky light perfect for morning coffee. Italian patio and raised flower beds waiting for new hands to bring them back to life. The HUGE three level barn has its own furnace, plus heated bonus room large enough for a 9' pool table, with hot tub and full bathroom, perfect for guest room, entertainment cave, play room, in-law unit, artist studio, lots of storage and many other potential uses including additional dwelling. (Check with town for all potential barn uses)



x15

**MLS #: 73253255**

112 Pleasant St  
Franklin, MA 02038

**DOM: 11 DTO: 5**

**List \$/SqFt: \$238.47**

**Sold \$/SqFt: \$238.47**

**Status: SLD**

**Sale Price: \$450,000**

**Sold Date: 08/05/2024**

**Off Mkt: 06/28/2024**

**List Price: \$450,000**

**List Date: 06/17/2024**

**Taxes: 2024 \$5,217**

**Assessed: \$442,500**

**HOA: No**

**Style:** Detached - Colonial, Antique

**Rooms:** 8

**Beds:** 3

**Baths:** 1f 1h

**Main Bath:**

**Living Area:** 1,887 SqFt

**Garage:** 0

**Parking:** 2

**Fireplaces:** 0

**Year Built:** 1900

**Acres:** 0.28 (12,001 SqFt)

**Remarks:** Built in 1900, this turn of the century home is ready for your creative, cosmetic vision. 2 family potential would require ZBA approval. 2 separate front entryways w/separate staircases. Original wood floors & decorative moldings carry throughout the majority of home. 1 1/4 bath home. Natural sunlight brightens each generously sized room through the oversized replacement windows. Several important updates have been completed, including furnace replaced 8 years ago | roof replaced 15 years ago | Harvey replacement windows throughout both finished levels | Exterior vinyl siding | Fully fenced backyard | Full bathroom was completely remodeled approximately a year ago | All the plumbing was replaced in kitchen, both bathrooms, and sewer line in basement | Recent 100-amp breaker service added and propane tank for gas cooking. Conveniently located less than a mile from the center of town, shopping, commuter rail & town common. Town water & Town sewer!



📷 x40 🔒

**MLS #: 73185299**

112 Brook St  
Franklin, MA 02038

**DOM: 7 DTO: 7**

**List \$/SqFt:** \$334.82

**Sold \$/SqFt:** \$334.82

**Status:** SLD

**Sale Price:** \$450,000

**Sold Date:** 01/12/2024

**Off Mkt:** 12/12/2023

**List Price:** \$450,000

**List Date:** 12/05/2023

**Taxes:** 2023 \$6,128

**Assessed:** \$487,100

**HOA:**

**Style:** Detached - Cape

**Rooms:** 6

**Beds:** 3

**Baths:** 1f 1h

**Main Bath:**

**Living Area:** 1,344 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1963

**Acres:** 0.53 (23,113 SqFt)

**Remarks:** This charming 3-bedroom, 1.5-bathroom home, with 4th bedroom potential in den represents an excellent opportunity. Situated in the Keller/Sullivan school district this property boasts spacious bedrooms, a functional layout, and cozy living area with a working wood stove, in-ground pool, 2 car heated garage, surrounded by conservation land this home holds immense potential. Please note that this property is being sold 'as is,' allowing buyers the chance to infuse their personal touch and upgrades. It's a fantastic canvas for renovation enthusiasts or savvy investors looking to create their dream space. Don't miss the chance to own this promising property and transform it into a remarkable home personalized to your tastes and preferences."OFFER DEADLINE: MONDAY AT 5PM



📷 x42 🔒

**MLS #: 73227014**

35 N Park Street  
Franklin, MA 02038

**DOM: 20 DTO: 6**

**List \$/SqFt:** \$431.91

**Sold \$/SqFt:** \$463.41

**Status:** SLD

**Sale Price:** \$456,000

**Sold Date:** 05/31/2024

**Off Mkt:** 05/11/2024

**List Price:** \$425,000

**List Date:** 04/22/2024

**Taxes:** 2024 \$4,915

**Assessed:** \$416,500

**HOA:**

**Style:** Detached - Cottage, Bungalow

**Rooms:** 5

**Beds:** 2

**Baths:** 1f 0h

**Main Bath:** No

**Living Area:** 984 SqFt

**Garage:** 0

**Parking:** 3

**Fireplaces:** 0

**Year Built:** 1919

**Acres:** 0.33 (14,575 SqFt)

**Remarks:** STOP paying rent and/or HOA fees. Owning is always better than renting and now is your chance to become part of the Franklin community. Welcome home to this wonderful home abutting the Fletcher Field complex (via gate out back) and it's just a short walk to downtown and the commuter rail. Front porch perfect as mud room area or a place to enjoy a nice Summer evening. Inside you will enjoy an open floor plan concept with a combined living room / dining room area. Off to the side are 2 good sized bdrms & towards the back is a spacious cabinet packed kitchen w/ granite counters, backsplash & SS appliances (all included). Downstairs you'll find partially finished areas that won't take much to complete. That space can be used as a family room, gym, office & more. Enjoy outdoor life in the large, level, private back yard (mostly fenced). Added bonuses: Town water/sewer, vinyl windows, hardwood floors, shed for added storage & newer water heater (2023). Opportunity knocks...



📷 x29

**MLS #: 73301496**

105 Pond St  
Franklin, MA 02038

**DOM: 33 DTO: 19**

**List \$/SqFt:** \$508.47

**Sold \$/SqFt:** \$503.18

**Status:** SLD

**Sale Price:** \$475,000

**Sold Date:** 12/11/2024

**Off Mkt:** 11/12/2024

**List Price:** \$480,000

**List Date:** 10/11/2024

**Taxes:** 2024 \$4,855

**Assessed:** \$411,800

**HOA:** No

**Style:** Detached - Ranch

**Rooms:** 5

**Beds:** 3

**Baths:** 1f 0h

**Main Bath:** No

**Living Area:** 944 SqFt

**Garage:** 1

**Parking:** 2

**Fireplaces:** 1

**Year Built:** 1957

**Acres:** 0.37 (16,082 SqFt)

**Remarks:** Welcome to this well priced 3 bed, 1 bath, single-family home at 105 Pond St, Franklin, With 944 square feet of living space, this cozy home is the perfect starter property for first-time buyers or those looking to downsize. The interior features beautiful hardwood floors throughout. Recent updates include a new roof installed in 2021, brand-new windows replaced in 2024. The kitchen contains all brand new stainless steel LG appliances. Fridge with ice maker, range & dishwasher are wifi enabled. The range is convection & the oven has built in air fryer. Bathroom has been freshened up with new vanity and storage units. The 100 amp electrical panel, also upgraded in 2024. All interior rooms have been professionally painted. Outside, enjoy a spacious yard ideal for gardening, outdoor activities, or simply relaxing. Conveniently located near local amenities, parks, and schools, this home offers easy access to everything Franklin has to offer.



📷 x14 🔒

**MLS #: 73225618**

14 Royal Ct.  
Franklin, MA 02038

**DOM: 26 DTO: 12**

**List \$/SqFt:** \$518.96

**Sold \$/SqFt:** \$503.18

**Status:** SLD

**Sale Price:** \$475,000

**Sold Date:** 05/31/2024

**Off Mkt:** 05/13/2024

**List Price:** \$489,900

**List Date:** 04/18/2024

**Taxes:** 2024 \$4,600

**Assessed:** \$390,200

**HOA:** No

**Style:** Detached - Ranch

**Rooms:** 5

**Beds:** 3

**Baths:** 1f 0h

**Main Bath:**

**Living Area:** 944 SqFt

**Garage:** 1

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1960

**Acres:** 0.35 (15,063 SqFt)

**Remarks:** Ranch style 3 bedroom home on .35 acre lot. Eat in maple kitchen with granite counters. Updated bath. Fireplace living room. Central air, hardwood in bedrooms. Unfinished basement with plenty of space. Town water & sewer. One car garage. Nice size yard. Great location on a side street close to highway. Showings start Saturday open house 4/20 11-1.



x24

**MLS #: 73202902**

32 Landry St  
Franklin, MA 02038

**DOM: 12 DTO: 12**  
**List \$/SqFt: \$327.13**  
**Sold \$/SqFt: \$327.13**

**Status: SLD**

**Sale Price: \$475,000**  
**Sold Date: 03/22/2024**  
**Off Mkt: 02/28/2024**

**List Price: \$475,000**  
**List Date: 02/16/2024**  
**Taxes: 2024 \$4,730**  
**Assessed: \$401,200**  
**HOA:**

**Style:** Detached - Ranch

**Rooms: 7      Beds: 3      Baths: 1f 1h      Main Bath:**  
**Garage: 1      Parking: 1      Fireplaces: 0      Year Built: 1956      Living Area: 1,452 SqFt**  
**Acres: 0.35 (15,111 SqFt)**

**Remarks:** WOW! Unbeatable value in Franklin - don't miss the chance to make it yours! Enjoy the convenience of one-level living at this 3 bedroom, 1.5 bath home filled with natural light and recent updates. Gleaming hardwood floors unite the spacious living room, eat-in kitchen, and bedrooms. The kitchen was updated in 2022 with beautiful granite countertops, backsplash, white cabinets, and stainless steel appliances. The basement, partially finished in 2024, offers plenty of additional space and storage. A three-season porch and new deck provide comfortable outdoor living space, and a one-car garage is another bonus. Conveniently located to highways, commuter rail, and all Franklin attractions. Open house is Saturday 2/24/24 from 11:00 AM - 12:30 PM.



x42

**MLS #: 73305301**

56 Ruggles Street  
Franklin, MA 02038

**DOM: 64 DTO: 20**  
**List \$/SqFt: \$394.31**  
**Sold \$/SqFt: \$390.24**

**Status: SLD**

**Sale Price: \$480,000**  
**Sold Date: 12/19/2024**  
**Off Mkt: 11/25/2024**

**List Price: \$485,000**  
**List Date: 10/23/2024**  
**Taxes: 2022 \$5,041**  
**Assessed: \$427,600**  
**HOA: No**

**Style:** Detached - Colonial, Antique

**Rooms: 6      Beds: 3      Baths: 1f 1h      Main Bath: No      Living Area: 1,230 SqFt**  
**Garage: 1      Parking: 2      Fireplaces: 0      Year Built: 1900      Acres: 0.11 (4,792 SqFt)**

**Remarks:** Welcome to 56 Ruggles - a charming, updated single-family home that beautifully blends modern amenities w/ classic appeal. This meticulously maintained 1,230 sqft residence offers 3 spacious beds & 1.5 baths, w/ ample storage space throughout. Inside, discover gleaming refinished hardwood floors, complimented by durable vinyl flooring in select spaces. A recently renovated kitchen features updated cabinetry, subway-tile backsplash & SS appliances. Enjoy all New England's seasons on your spacious deck overlooking your backyard oasis. The fenced backyard has been beautifully reimaged, boasting a private patio w/ stone walkways & garden area, perfect for relaxation & entertaining. Practical features include main level laundry room with storage (W/D Included), baseboard heating & efficient gas heat to keep you warm during the cooler months, basement w/ ample storage, new full water filtration system, new roof, a detached 1-car garage & 2 on-site parking spaces. All it's missing is you!



x32

**MLS #: 73223833**

4 Linda Ln  
Franklin, MA 02038

**DOM: 15 DTO: 0**  
**List \$/SqFt: \$388.81**  
**Sold \$/SqFt: \$384.92**

**Status: SLD**

**Sale Price: \$485,000**  
**Sold Date: 05/07/2024**  
**Off Mkt: 04/14/2024**

**List Price: \$489,900**  
**List Date: 04/14/2024**  
**Taxes: 2024 \$4,911**  
**Assessed: \$416,500**  
**HOA:**

**Style:** Detached - Ranch

**Rooms: 6      Beds: 2      Baths: 1f 0h      Main Bath:**  
**Garage: 0      Parking: 3      Fireplaces: 1      Year Built: 1959      Living Area: 1,260 SqFt**  
**Acres: 0.47 (20,451 SqFt)**

**Remarks:** Enjoy the conveniences of single level living that is hard to find these days. Step inside the large kitchen w/plenty of storage & open concept dining area. The spacious living room features large windows w/plenty of natural sunlight, hardwood floors & wood burning fireplace. Down the hall you will find 2 spacious bedrooms w/hardwood floors, closets & a full bathroom. Wait there is more...just off the foyer is a fully insulated & heated bonus room providing additional living area & plenty of space for a home office. Full unfinished basement offers great storage, laundry hookup, utility room & workshop. Situated on nearly 1/2 acre of land, this home offers ample space for outdoor activities & possible expansion. Stay dry from New England weather w/carport & add'l built-in storage shelves. Updates include: Roof 2004, Vinyl Siding 2005, Deck 2005, Back room insulated/heated 2005, Gas Boiler/Hot Water Heater 2008, 200 Amp Electric updated 2011 & Replacement Vinyl Windows throughout.



x23

**MLS #: 73278369**

161 Lincoln St  
Franklin, MA 02038

**DOM: 29 DTO: 22**  
**List \$/SqFt: \$316.92**  
**Sold \$/SqFt: \$301.54**

**Status: SLD**

**Sale Price: \$490,000**  
**Sold Date: 09/30/2024**  
**Off Mkt: 09/13/2024**

**List Price: \$515,000**  
**List Date: 08/15/2024**  
**Taxes: 2024 \$5,790**  
**Assessed: \$491,100**  
**HOA: No**

**Style:** Detached - Cape

**Rooms: 7      Beds: 3      Baths: 2f 1h      Main Bath: Yes      Living Area: 1,625 SqFt**  
**Garage: 0      Parking: 6      Fireplaces: 2      Year Built: 1947      Acres: 0.48 (21,018 SqFt)**

**Remarks:** OPEN HOUSE CANCELLED/OFFER ACCEPTED. Great opportunity to own in Franklin. Solid 3 bed 2 1/2 ba Cape is waiting for its next owner to update! The home boasts HW floors, lots of natural light and generous closet/storage space throughout. It features a first floor primary bedroom with 2 closets and private full bath; eat in kitchen, perfect for casual meals; a large front to back living room with built-in bookcases, fireplace and slider leading you to the deck and wooded backyard. The large side entry mudroom and half bath complete the first floor. Upstairs you'll find two generously sized bedrooms each with its own WIC. There is also a 2nd full bath on 2nd flr. The walkout basement includes a finished bonus room giving you additional flex space. You'll also find 2 sheds in the backyard - one used for garden tools and the other for pool equipment. With some thoughtful updates, this property offers you the chance to create your dream home and build equity along the way.



📷 x35

**MLS #: 73306097**

839 Lincoln St  
Franklin, MA 02038

**DOM: 18 DTO: 7**  
**List \$/SqFt: \$342.80**  
**Sold \$/SqFt: \$342.80**

**Status: SLD**

**Sale Price: \$495,000**  
**Sold Date: 12/16/2024**  
**Off Mkt: 11/11/2024**

**List Price: \$495,000**  
**List Date: 10/24/2024**  
**Taxes: 2024 \$4,873**  
**Assessed: \$413,300**  
**HOA: No**

**Style:** Detached - Ranch

**Rooms:** 5      **Beds:** 3      **Baths:** 1f 0h      **Main Bath:** No      **Living Area:** 1,444 SqFt  
**Garage:** 0      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 1959      **Acres:** 0.51 (22,076 SqFt)

**Remarks:** Looking for a ranch in Franklin? Three bedroom Ranch with over a half acre of land ready for new owner! Enjoy a coffee in the sun drenched open concept kitchen & dining area. Entertain in the large living room with a wood fireplace, and hardwoods are under all the carpeting and under the tile in dining room. There are three spacious bedrooms with closets for storage and one full bathroom to complete the first level. Family/game room in the basement offers a lot more living area or a home office. Basement includes storage closet, workshop and laundry area. Relax on the expansive deck and garden/play in the large level .51 acre back yard. Move in condition - update as you go. Large lot allows for possible expansion in the future. NOTE: Home is being connected to town sewer prior to the closing. Improvements- Painted exterior-2024, new furnace & hot water tank-2011, Refrig-2020, Washer-2023, chimney cleaned-2020, Roof~2014. Plenty of room to live and enjoy the Franklin community.



📷 x23

**MLS #: 73295259**

866 Pond St  
Franklin, MA 02038

**DOM: 26 DTO: 14**  
**List \$/SqFt: \$399.76**  
**Sold \$/SqFt: \$402.18**

**Status: SLD**

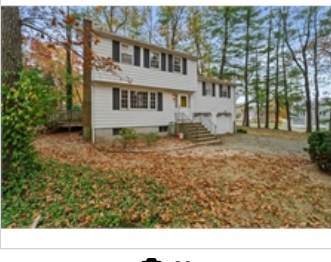
**Sale Price: \$497,900**  
**Sold Date: 11/08/2024**  
**Off Mkt: 10/22/2024**

**List Price: \$494,900**  
**List Date: 09/26/2024**  
**Taxes: 2024 \$5,306**  
**Assessed: \$450,000**  
**HOA:**

**Style:** Detached - Ranch

**Rooms:** 6      **Beds:** 3      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 1,238 SqFt  
**Garage:** 1      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1961      **Acres:** 0.34 (15,002 SqFt)

**Remarks:** This adorable ranch home is ready for its new owners! 3 bedroom 1 bath home has the features you want - town water & sewer, natural gas w/forced hot air heat, central air, gas fireplace and large family room. 1 car under garage and large basement area provide plenty of room for storage or creative uses. Present updates (heating system, electrical panel, hot water tank) make this home move-in ready. Listing price leaves plenty of room to add your own personal touches to make it your own! Open House Saturday 10/3 from 10:30 to 12:00 or schedule Go and Show through Showingtime. 3D Matterport tour at - <https://my.matterport.com/show/?m=uhGrt4d62yj&m=1>.



📷 x29

**MLS #: 73308252**

9 Donny Dr  
Franklin, MA 02038

**DOM: 23 DTO: 8**  
**List \$/SqFt: \$293.43**  
**Sold \$/SqFt: \$293.43**

**Status: SLD**

**Sale Price: \$500,000**  
**Sold Date: 12/06/2024**  
**Off Mkt: 11/22/2024**

**List Price: \$500,000**  
**List Date: 10/31/2024**  
**Taxes: 2024 \$6,357**  
**Assessed: \$539,200**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 7      **Beds:** 5      **Baths:** 1f 1h      **Main Bath:**      **Living Area:** 1,704 SqFt  
**Garage:** 2      **Parking:** 3      **Fireplaces:** 2      **Year Built:** 1963      **Acres:** 0.43 (18,783 SqFt)

**Remarks:** Welcome to 9 Donny Drive! Rare opportunity to own a great single family home in Franklin with a 2 car garage at a great price! House has 5 large bedrooms, living and dining rooms!! Centrally located to area amenities. Needs to be updated. Being sold "as-is" .Lots of potential. Great value, don't miss this unique opportunity. Please do all due diligence regarding dimensions, needed renovations, etc. . The big wooded corner lot leads to this desirable neighborhood. Conveniently located close to shopping, schools, highway & commuter rail! Close to Franklin Public elementary, middle, trade and high schools. Don't miss out on this great opportunity!



📷 x29

**MLS #: 73237864**

50 PLAIN ST  
Franklin, MA 02038

**DOM: 17 DTO: 5**  
**List \$/SqFt: \$478.83**  
**Sold \$/SqFt: \$478.93**

**Status: SLD**

**Sale Price: \$500,000**  
**Sold Date: 06/28/2024**  
**Off Mkt: 06/01/2024**

**List Price: \$499,900**  
**List Date: 05/15/2024**  
**Taxes: 2024 \$4,725**  
**Assessed: \$400,800**  
**HOA:**

**Style:** Detached - Ranch

**Rooms:** 5      **Beds:** 3      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 1,044 SqFt  
**Garage:** 0      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1960      **Acres:** 0.35 (15,438 SqFt)

**Remarks:** FIRST TIME ON THE MARKET IN OVER 40 YEARS! OPPORTUNITY ABOUND IN THIS WELL-MAINTAINED, ORIGINAL, 3-BEDROOM RANCH HOME IN A GREAT KENNEDY SCHOOL DISTRICT LOCATION! NICE HARDWOODS THROUGHOUT THE LIVING ROOM AND BEDROOMS! ALL THE ROOMS ARE FRESHLY PAINTED. A LARGE-SIZED MUDROOM IS OFF THE KITCHEN THAT LEADS TO THE CARPORT. PLUS A SPACIOUS DRY BASEMENT THAT IS READY TO FINISH AND DOUBLE YOUR LIVING SPACE! CLEAN, NEUTRAL TONES AND READY TO MOVE IN, JUST ADD YOUR PERSONAL TOUCHES! THIS HOME SITS ON AN OVERSIZED CORNER LOT WITH PLENTY OF ROOM FOR BACKYARD ENTERTAINMENT, ADDING A POOL OR EVEN AN ADDITION! SHORT DISTANCE TO ALL COMMUTER ROUTES, TRAINS, SHOPPING, SCHOOLS, AND RECREATION! THIS IS THE ONE YOU DON'T WANT TO MISS! EASY TO SHOW OR STOP BY THE OPEN HOUSES SATURDAY 5/18 AND SUNDAY 5/19 11:30 AM-1:30 PM



x15

**MLS #: 73204290**

266 Pleasant Street  
Franklin, MA 02038

**DOM: 4 DTO: 4**

**List \$/SqFt:** \$366.96

**Sold \$/SqFt:** \$458.72

**Status:** SLD

**Sale Price:** \$500,000

**Sold Date:** 08/15/2024

**Off Mkt:** 08/15/2024

**List Price:** \$399,990

**List Date:** 02/21/2024

**Taxes:** 2024 \$5,526

**Assessed:** \$468,700

**HOA:**

**Style:** Detached - Cape

**Rooms:** 6

**Beds:** 2

**Baths:** 1f 1h

**Main Bath:**

**Living Area:** 1,090 SqFt

**Garage:** 0

**Parking:** 8

**Fireplaces:** 1

**Year Built:** 1945

**Acres:** 2.97 (129,243 SqFt)

**Remarks:** Welcome to 266 Pleasant Street! Ideal for a builder, home flipper or remodeling contractor - Being sold AS-IS, this property is one of a kind, offering multiple possibilities for expansion. With nearly 3 acres of land, this home is in need of an extensive rehab and can be expanded upon. The other possibility is to knock this home down and develop a potential 4-lot subdivision, requiring removal of the current property.



x33

**MLS #: 73194753**

219 Union Street  
Franklin, MA 02038

**DOM: 61 DTO: 61**

**List \$/SqFt:** \$223.17

**Sold \$/SqFt:** \$223.21

**Status:** SLD

**Sale Price:** \$500,000

**Sold Date:** 05/08/2024

**Off Mkt:** 04/02/2024

**List Price:** \$499,900

**List Date:** 01/18/2024

**Taxes:** 2023 \$5,201

**Assessed:** \$413,400

**HOA:**

**Style:** Detached - Colonial, Italianate

**Rooms:** 9

**Beds:** 5

**Baths:** 2f 1h

**Main Bath:**

**Living Area:** 2,240 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 0

**Year Built:** 1878

**Acres:** 0.53 (23,270 SqFt)

**Remarks:** One of Franklins only Italianate style homes!, A 3 level flexible floor plan suiting many bedroom/living room/office spaces. This is a bright home with an ample amount of closet space, Town water/sewer/gas. Across the way from Nason Street playground, close to the town common, major routes, downtown and Dean T Station.



x42

**MLS #: 73180261**

8 Rolling Ridge Road  
Franklin, MA 02038

**DOM: 25 DTO: 10**

**List \$/SqFt:** \$373.13

**Sold \$/SqFt:** \$373.51

**Status:** SLD

**Sale Price:** \$500,500

**Sold Date:** 01/24/2024

**Off Mkt:** 12/08/2023

**List Price:** \$500,000

**List Date:** 11/14/2023

**Taxes:** 2023 \$5,430

**Assessed:** \$431,600

**HOA:**

**Style:** Detached - Ranch

**Rooms:** 7

**Beds:** 3

**Baths:** 1f 1h

**Main Bath:**

**Living Area:** 1,340 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1958

**Acres:** 0.37 (16,204 SqFt)

**Remarks:** Welcome home to this (one owner) wonderfully maintained 3 bedroom, 1.5 bath ranch situated on a .37 acre lot just minutes to shopping, trains & highway access. It's perfect for the first time home buyer and/or buyers looking for one level living. In 96, the DR extension & large back deck were added for more indoor & outdoor entertaining options. A roof was added to the deck in 14 so owners could enjoy outdoor living rain or shine & it overlooks a partially fenced back yard. Eat in kitchen w/ new range/microwave & ample cabinet space. Adjacent LR w/ gas insert fireplace. 2 generous sized bdrms & 3rd bdrm that has been split to include a half bath - bdrm 3 now perfect for small office or nursery. Various big ticket updates done over the years including Anderson windows, heating system (20), central air (16), and roof (06). Added bonuses; hardwoods, vinyl siding, updated full bath, finished room LL, town water/sewer/gas, and all appliances included. Stop paying rent...this is it!



x35

**MLS #: 73196674**

23 Sunset Rd  
Franklin, MA 02038

**DOM: 15 DTO: 4**

**List \$/SqFt:** \$320.51

**Sold \$/SqFt:** \$323.72

**Status:** SLD

**Sale Price:** \$505,000

**Sold Date:** 03/29/2024

**Off Mkt:** 02/09/2024

**List Price:** \$500,000

**List Date:** 01/25/2024

**Taxes:** 2023 \$5,263

**Assessed:** \$418,400

**HOA:**

**Style:** Detached - Ranch

**Rooms:** 7

**Beds:** 3

**Baths:** 1f 0h

**Main Bath:** Yes

**Living Area:** 1,560 SqFt

**Garage:** 0

**Parking:** 5

**Fireplaces:** 0

**Year Built:** 1960

**Acres:** 0.48 (21,022 SqFt)

**Remarks:** Welcome To Franklin! This Meticulously Maintained 3 Bedroom / 1 Bath Ranch, Set In a Private Cul-de-Sac Neighborhood, Is Ready For A New Owner! Home Features an Open Floorplan with Neutral Paint & Hardwood Floors Throughout - Including a Large Living Room, Spacious Kitchen with Light Wood Cabinetry, Corian Counters & Stainless Steel Appliances, Dining Room w/ Slider Leading Out To Private Deck & Level Yard - Plus 3 Sizable Bedrooms w/ Ample Closet Space & Updated Full Bathroom! Downstairs Offers a Partially Finished Family Room In Basement & Comes Complete w/ Included Bar & Pool Table - Perfect For Entertaining or Kids Play Area - But Also As Potential For Office Space or Home Gym w/ Convenient Access To Laundry & Utilities. Added Features Include: New Farmers Porch, New Stamped Concrete Walkway, New Heating System, Newer Central Air, 5-Year-Young Harvey Windows, 2-Year-Young Roof, Newer Oversized Shed w/ Electricity. Convenient Location Close To Shopping, Commuter Rail & Major Routes.



x34

**MLS #: 73289239**

13 Northgate Rd  
Franklin, MA 02038

**DOM:** 6 **DTO:** 5

**List \$/SqFt:** \$536.46

**Sold \$/SqFt:** \$528.13

**Status:** SLD

**Sale Price:** **\$507,000**

**Sold Date:** 10/28/2024

**Off Mkt:** 09/17/2024

**List Price:** **\$515,000**

**List Date:** 09/12/2024

**Taxes:** 2024 \$5,525

**Assessed:** \$468,600

**HOA:**

**Style:** Detached - Raised Ranch

**Rooms:** 5

**Beds:** 3

**Baths:** 2f 0h

**Main Bath:**

**Living Area:** 960 SqFt

**Garage:** 1

**Parking:** 3

**Fireplaces:** 1

**Year Built:** 1960

**Acres:** 0.36 (15,860 SqFt)

**Remarks:** Offer Due 9/16/2024 Monday 4:00. Welcome to your new home! This beautifully updated 3-bedroom, 2-bathroom The light and airy raised ranch features an updated kitchen, complete with stainless steel appliances, elegant maple cabinets, granite countertops, and a stylish tile backsplash. The home boasts a large, flat backyard, perfect for outdoor gatherings and relaxation, Enjoy the comfort of central air throughout the seasons. The fully finished lower level adds a ton of extra living space, including a spacious, family room, and an additional room that can serve as an office or a 4th bedroom. Situated just minutes from I-495, two commuter rail stations, and downtown Franklin, this property offers both a great location Don't miss out on this perfect blend of comfort, style, and convenience!



x32

**MLS #: 73226960**

20 Queen St  
Franklin, MA 02038

**DOM:** 1 **DTO:** 1

**List \$/SqFt:** \$191.75

**Sold \$/SqFt:** \$243.53

**Status:** SLD

**Sale Price:** **\$508,000**

**Sold Date:** 05/24/2024

**Off Mkt:** 04/23/2024

**List Price:** **\$400,000**

**List Date:** 04/22/2024

**Taxes:** 2024 \$5,243

**Assessed:** \$444,700

**HOA:**

**Style:** Detached - Antique

**Rooms:** 8

**Beds:** 4

**Baths:** 2f 0h

**Main Bath:**

**Living Area:** 2,086 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 0

**Year Built:** 1880

**Acres:** 0.29 (12,846 SqFt)

**Remarks:** Highly sought after downtown Franklin location. Property is a canvas for crafting a phenomenal updated home with endless design opportunities, surpassing the expectations of its age! High ceilings, oversized rooms, bright & airy floor plan, exquisite woodwork, 1st and 2nd floor baths, plentiful storage & a beautiful oversized lot. Walk to enjoy the community events at the center green, including a farmer's market, music bandstand and festivals. Experience the rich history of Franklin by being a stone's throw away from it all. Nearby shops & local eateries make this home's location a perfect blend of tranquility and convenience. Franklin is commutable with quick highway access, Boston by train & convenient to Dean College.



x25

**MLS #: 73177817**

27 Parliament Drive  
Franklin, MA 02038

**DOM:** 65 **DTO:** 42

**List \$/SqFt:** \$319.44

**Sold \$/SqFt:** \$286.11

**Status:** SLD

**Sale Price:** **\$515,000**

**Sold Date:** 02/15/2024

**Off Mkt:** 01/10/2024

**List Price:** **\$575,000**

**List Date:** 11/06/2023

**Taxes:** 2022 \$5,743.93

**Assessed:** \$449,600

**HOA:** No

**Style:** Detached - Split Entry

**Rooms:** 7

**Beds:** 4

**Baths:** 1f 1h

**Main Bath:** Yes

**Living Area:** 1,800 SqFt

**Garage:** 0

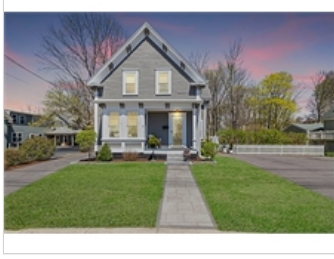
**Parking:** 4

**Fireplaces:** 0

**Year Built:** 1960

**Acres:** 0.35 (15,450 SqFt)

**Remarks:** MOVE RIGHT IN!! To this well maintained home located in the Kennedy School District. Charming home in a lovely neighborhood. Home boasts many upgraded features include: newer roof, vinyl siding, upgraded kitchen with stainless steel appliances and granite counters, refinished hardwood floors thru out, new water heater, upgraded 200 amp electric Service. Generous back yard with pool, pool pump and filter and a 6 ft stockade fenced.No showings until open house on Saturday 11/11 noon - 3PM and Sunday 11/12 from noon - 3PM



x42

**MLS #: 73228708**

163 W Central St  
Franklin, MA 02038

**DOM:** 10 **DTO:** 4

**List \$/SqFt:** \$293.07

**Sold \$/SqFt:** \$293.12

**Status:** SLD

**Sale Price:** **\$520,000**

**Sold Date:** 05/22/2024

**Off Mkt:** 05/05/2024

**List Price:** **\$519,900**

**List Date:** 04/25/2024

**Taxes:** 2024 \$5,508

**Assessed:** \$467,200

**HOA:** No

**Style:** Detached - Colonial, Antique, Other (See Remarks)

**Rooms:** 7

**Beds:** 4

**Baths:** 1f 1h

**Main Bath:** No

**Living Area:** 1,774 SqFt

**Garage:** 0

**Parking:** 6

**Fireplaces:** 0

**Year Built:** 1880

**Acres:** 0.26 (11,522 SqFt)

**Remarks:** This charming 3+BR, 1.5-BA Old Style home is nestled in the heart of Franklin, offering a perfect blend of modern comforts and classic charm. Step inside to discover a meticulously maintained interior boasting MANY updates. The main level features gleaming hwdws & crown molding throughout, accentuating the flexible layout that includes a spacious LR & DR & a beautifully updated granite kitchen and SS appliances. Additionally, the first floor offers a versatile home office or optional 4th BR, along w/a convenient 1/2BA. Upstairs, you'll find 3 generously sized BRs, each w/ample closet space, and a full BA w/upgraded shower & bath fixtures. Outside, the property sits on a .26 acre lot, providing a private oasis perfect for enjoying beautiful sunsets from the large, fenced backyard featuring 2 decks and a shed. Off-street parking is a breeze w/2 new driveways. Conveniently located within walking distance to restaurants, shops, schools, commuter train & Hwy 495---SERINITY & ACCESSIBILITY!



x27

**MLS #: 73220132**  
192 School St  
Franklin, MA 02038  
**DOM: 67 DTO: 5**  
**List \$/SqFt: \$378.71**  
**Sold \$/SqFt: \$393.94**

**Status: SLD**  
**Sale Price: \$520,000**  
**Sold Date: 05/13/2024**  
**Off Mkt: 04/23/2024**

**List Price: \$499,900**  
**List Date: 04/04/2024**  
**Taxes: 2023 \$5,445**  
**Assessed: \$432,800**  
**HOA:**

**Style:** Detached - Antique

**Rooms:** 6      **Beds:** 3      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 1,320 SqFt  
**Garage:** 1      **Parking:** 1      **Fireplaces:** 0      **Year Built:** 1880      **Acres:** 0.12 (5,323 SqFt)

**Remarks:** This one feels like home. A charming 3 bedroom, one bath, updated home located in the heart of Franklin. Minutes away from shopping, restaurants, schools, playgrounds, highways, train station and much more. As soon as you pull up you'll love the quaint New England feel of this antique style home with lots of updates including a new roof, newer appliances, new granite counters, composite decking, updated bathroom and much more. The hardwood floors will bring you through the entryway, around the living room/dining room area to the eat in kitchen. Laundry is conveniently located on the first floor. The beautiful hardwood flooring carries upstairs and through each of the 3 bedrooms. The basement is neat, clean and has lots of possibilities. You'll enjoy the newly renovated composite deck that overlooks your level, fenced yard. If you've been waiting for your Franklin home at an affordable price, look no further.



x34

**MLS #: 73265700**  
3 Edwards St  
Franklin, MA 02038  
**DOM: 13 DTO: 5**  
**List \$/SqFt: \$405.98**  
**Sold \$/SqFt: \$448.72**

**Status: SLD**  
**Sale Price: \$525,000**  
**Sold Date: 09/03/2024**  
**Off Mkt: 07/30/2024**

**List Price: \$475,000**  
**List Date: 07/17/2024**  
**Taxes: 2024 \$4,389**  
**Assessed: \$372,300**  
**HOA: No**

**Style:** Detached - Antique

**Rooms:** 6      **Beds:** 3      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 1,170 SqFt  
**Garage:** 0      **Parking:** 4      **Fireplaces:** 0      **Year Built:** 1867      **Acres:** 0.18 (7,758 SqFt)

**Remarks:** Historic charm meets modern convenience in this beautifully renovated home. Featuring an open floor plan, this inviting space includes an updated kitchen, newer appliances, and elegant hardwood floors throughout. Relax in the sunroom or enjoy the expansive, fully fenced backyard, perfect for gardening or entertaining. A first floor bedroom and bathroom offer flexibility. Upstairs find 2 carpeted bedrooms. The home also boasts a full unfinished basement, providing ample storage space. Situated in a prime location, you'll have easy access to shops, restaurants, the highway, and the commuter rail, making daily errands and commuting a breeze. Don't miss this rare opportunity to own a piece of history with contemporary conveniences. Newer roof, siding, and windows. Brand new water heater. Offers due Tues 7/23/24 at 12 PM.



x16

**MLS #: 73275786**  
73 Crescent Street  
Franklin, MA 02038  
**DOM: 4 DTO: 4**  
**List \$/SqFt: \$423.19**  
**Sold \$/SqFt: \$471.78**

**Status: SLD**  
**Sale Price: \$535,000**  
**Sold Date: 09/09/2024**  
**Off Mkt: 08/13/2024**

**List Price: \$479,900**  
**List Date: 08/09/2024**  
**Taxes: 2024 \$5,056**  
**Assessed: \$428,800**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 6      **Beds:** 3      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 1,134 SqFt  
**Garage:** 1      **Parking:** 1      **Fireplaces:** 0      **Year Built:** 1890      **Acres:** 0.12 (5,175 SqFt)

**Remarks:** Make new memories in this Spacious Three Bedroom Colonial in Desirable Franklin. This Colonial exudes a Palatial look. Fancy Gleaming Hardwood Flooring which includes decorative Birch and Pine which adds an iconic piece of character to the home. Features include: Kitchen with Butcher Block Island, Pantry, Wrap around Front Porch, Garage Parking. Numerous updates include New Steam Boiler 2020, New Roof 2020, New Dishwasher 2019, New Stove 2020, and New Hot Water Heater 2023. Ceiling fan in the Living Room, Dining Room Chandelier. Sconces in Bedrooms, and Laundry Room with Washer and Dryer together with a Bonus Cupboard. Enjoy Summer from your back yard. Franklin offers a Calendar of Events for Teens and Adults. Proximity to many fine restaurants, shops, and entertainment. Nearby to State forests and parks, and many special activities. Conveniently located close to Rtes. 495, 140, 1A, the Wrentham outlet Mall, and a ¼ mile to the Commuter Rail.



x23

**MLS #: 73179724**  
71 Conlyn Ave  
Franklin, MA 02038  
**DOM: 45 DTO: 36**  
**List \$/SqFt: \$445.62**  
**Sold \$/SqFt: \$435.58**

**Status: SLD**  
**Sale Price: \$537,500**  
**Sold Date: 01/31/2024**  
**Off Mkt: 12/30/2023**

**List Price: \$549,900**  
**List Date: 11/15/2023**  
**Taxes: 2023 \$5,516**  
**Assessed: \$438,500**  
**HOA: No**

**Style:** Detached - Front to Back Split

**Rooms:** 7      **Beds:** 3      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 1,234 SqFt  
**Garage:** 2      **Parking:** 8      **Fireplaces:** 1      **Year Built:** 1958      **Acres:** 0.35 (15,176 SqFt)

**Remarks:** Fabulous commuter location a short distance from 495 and Forge Park T St. Nestled on a lovely tree lined road, this well maintained home is ready for its new owners. Side door enters into a cozy breakfast nook/mudroom and sun filled kitchen with oak cabinets, SS app and granite countertops. Flexible floorplan. Dining room w/custom built ins and cozy fireplace can also be used as a family room should you choose to eat in the kitchen. Three good size bedrooms upstairs along with full bath, linen closet, and walk up attic space for extra storage. The finished basement is home to a newly renovated family room/play room, laundry room with tons of storage, and a bright 2nd mudroom with direct access to the large, flat, fenced in back yard great for kids, pets, bbq's, yard games and fun. Detached 2 car garage and custom shed/studio complete this can't miss home. Upgrades include new windows, new fence, new shed/studio, new driveway and fresh paint. This home has it all! Move right in!





x26

**MLS #: 73239751**

8 Joval Ct  
Franklin, MA 02038

**DOM: 31 DTO: 24**

**List \$/SqFt: \$468.11**

**Sold \$/SqFt: \$485.87**

**Status: SLD**

**Sale Price: \$550,000**

**Sold Date: 07/16/2024**

**Off Mkt: 06/17/2024**

**List Price: \$529,900**

**List Date: 05/17/2024**

**Taxes: 2024 \$5,460**

**Assessed: \$463,100**

**HOA:**

**Style:** Detached - Raised Ranch

**Rooms:** 6

**Beds:** 3

**Baths:** 1f 0h

**Main Bath:**

**Living Area:** 1,132 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1959

**Acres:** 0.74 (32,404 SqFt)

**Remarks:** Nestled in a sought-after location near Kennedy School, this raised ranch-style home is set on a sizeable wooded lot, featuring an appealing exterior. Situated on the serene Joval Ct, a street with sidewalks, this home offers spacious and bright interiors. The kitchen has its own entrance leading to a large Dining/Living Room combination that includes a charming wood-burning fireplace. The modern kitchen boasts stylish white cabinetry, granite countertops, and new stainless steel appliances (3 yrs old), creating a modern ambiance. The main level comprises of three ample bedrooms and a full bathroom. With a seamless design and attractive hardwood floors, the house also includes a finished room on the lower level. Outdoors, there is a roomy deck, a sizable private backyard, a convenient storage shed and a carport with electricity. Perfectly positioned, it's just a 7-minute drive to the Franklin Village Shopping Plaza, Downtown Franklin, the MBTA, Rt 495, and Dean College.



x42

**MLS #: 73245221**

241 Prospect St  
Franklin, MA 02038

**DOM: 18 DTO: 3**

**List \$/SqFt: \$144.84**

**Sold \$/SqFt: \$159.91**

**Status: SLD**

**Sale Price: \$552,000**

**Sold Date: 07/29/2024**

**Off Mkt: 06/16/2024**

**List Price: \$500,000**

**List Date: 05/30/2024**

**Taxes: 2024 \$7,572**

**Assessed: \$642,200**

**HOA:**

**Style:** Detached - Colonial, Gambrel/Dutch

**Rooms:** 9

**Beds:** 5

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 3,452 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 2

**Year Built:** 1978

**Acres:** 1.81 (78,844 SqFt)

**Remarks:** Attention investors and handy homeowners! Welcome to this charming Gambrel Colonial nestled on a tranquil 1.8-acre lot, offering a perfect blend of classic architecture & serene living. This spacious home features five generous bedrooms and two and a half baths, providing ample space for family & guests. The spacious front to back living room, with fireplace and numerous windows, is perfect for both family time & entertaining. The eat-in kitchen and adjacent dining room are at the heart of the first floor. The expansive layout includes a versatile bonus room with a fireplace & spiral staircase, ideal for a game room, large home office, or additional living area. Enjoy the peace & privacy of this secluded lot with premium well water, a rare and valuable feature. While the home could use significant updating, it presents a fantastic opportunity to customize & create your dream home with a picturesque setting in desirable Franklin.



x19

**MLS #: 73247043**

128 Pleasant St  
Franklin, MA 02038

**DOM: 18 DTO: 6**

**List \$/SqFt: \$357.07**

**Sold \$/SqFt: \$381.18**

**Status: SLD**

**Sale Price: \$555,000**

**Sold Date: 07/25/2024**

**Off Mkt: 06/21/2024**

**List Price: \$519,900**

**List Date: 06/04/2024**

**Taxes: 2024 \$5,031**

**Assessed: \$426,700**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 6

**Beds:** 3

**Baths:** 1f 1h

**Main Bath:**

**Living Area:** 1,456 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 0

**Year Built:** 1900

**Acres:** 0.47 (20,364 SqFt)

**Remarks:** Welcome home! Nestled in the heart of Franklin this 3 bed 1.5 bath colonial offers a thoughtful blend of modern updates and exemplary charm. Come inside to an airy and light filled living room boasting hardwood floors. The living room flows beautifully into an updated kitchen (2022) with SS appliances, and separate dining room where there is plenty of space for those who like to entertain. Travel out the back door to an outdoor oasis (a .47 acre lot) where you can enjoy spending time on the deck, by the fire pit, or soak in a newer hot tub. There is a large shed at the end of the paved drive where you have ample storage! The first floor is completed by a newer (2021) full bath. Upstairs you will find 3 sizable bedrooms with plenty of closet space! Conveniently located near Franklin Town Common, Dean T Stop, and Del Carte conservation/walking trails residents can easily enjoy access to many amenities that Franklin has to offer. Don't miss the opportunity to see this incredible home.



x42

**MLS #: 73237426**

270 King Street  
Franklin, MA 02038

**DOM: 19 DTO: 5**

**List \$/SqFt: \$314.07**

**Sold \$/SqFt: \$354.90**

**Status: SLD**

**Sale Price: \$565,000**

**Sold Date: 06/18/2024**

**Off Mkt: 06/01/2024**

**List Price: \$500,000**

**List Date: 05/14/2024**

**Taxes: 2024 \$5,231**

**Assessed: \$443,700**

**HOA:**

**Style:** Detached - Gambrel/Dutch

**Rooms:** 7

**Beds:** 3

**Baths:** 1f 1h

**Main Bath:** No

**Living Area:** 1,592 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 0

**Year Built:** 1929

**Acres:** 0.71 (30,840 SqFt)

**Remarks:** So, who will it be? Who will be the next lucky owner of this lovely home situated on a large, beautiful corner lot conveniently located to shopping, restaurants, trains & highway access. It's an adorable 3 bedroom, 1.5 bath with a breezeway/mudroom connecting it to a 2 car garage. Kitchen has tile flooring, granite counters and a separate open pantry/cabinet area. Sun splashed side to side living room & corner back dining room which would also work great as an office if needed. 3 good sized bedrooms, full bath and laundry room on the 2nd floor. Expansive 3 season room overlooking beautiful, mature plantings & flowering trees surrounding much of the home. Added bonuses: TOWN WATER/SEWER & GAS, hardwoods throughout most of the home; fresh interior paint, EZ to maintain vinyl siding, NEW Gas heating system (2023), and NEW H2O heater (2023) & all appliances stay. Big opportunity for all the buyers out there...Showings begin Wednesday @ noon. Don't miss this fantastic opportunity!



x14

**MLS #: 73303740**  
19 Marvin Avenue  
Franklin, MA 02038  
**DOM: 10 DTO: 4**  
**List \$/SqFt:** \$398.45  
**Sold \$/SqFt:** \$420.64

**Status:** SLD  
**Sale Price:** **\$569,969**  
**Sold Date:** 11/26/2024  
**Off Mkt:** 10/27/2024

**List Price:** **\$539,900**  
**List Date:** 10/17/2024  
**Taxes:** 2024 \$5,980  
**Assessed:** \$507,200  
**HOA:**

**Style:** Detached - Cottage, Bungalow

**Rooms:** 7      **Beds:** 3      **Baths:** 1f 1h      **Main Bath:**      **Living Area:** 1,355 SqFt  
**Garage:** 1      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1921      **Acres:** 0.12 (5,406 SqFt)

**Remarks:** WELCOME HOME to this charming Farmers Porch bungalow style home with today's modern updates~Nothing to do but pack & move in~7 Rms/3 Bedrooms/1.5 Baths garage/workshop with carriage doors~NEW Nantucket Stone walkway leads to the relaxing covered Farmers Porch perfect for morning coffee or drinks in the evening~Many recent improvements with NEW HVAC GAS HEAT/AC~Recent interior Painted walls, trim, doors~Recess lights~Shiplap ceilings in bedrooms~1st Floor Bathroom remodeled, beadboard, tile floors, vanity~Refinished hardwood floors~Perfect for first time buyers or if looking to down size~Low exterior maintenance with yard & vinyl siding~Newer windows~Town water, Town Sewer, Natural Gas for cooking & Heat, Central Air~ANY AND ALL OFFERS DUE MONDAY, OCTOBER 21st 5:00pm~PLEASE HAVE GOOD THRU TUESDAY, OCTOBER 22nd 3:00pm~HIGHEST & BEST~THANK YOU!!



x30

**MLS #: 73292187**  
464 Coronation Dr  
Franklin, MA 02038  
**DOM: 19 DTO: 4**  
**List \$/SqFt:** \$492.29  
**Sold \$/SqFt:** \$492.29

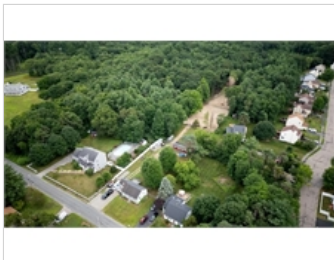
**Status:** SLD  
**Sale Price:** **\$575,000**  
**Sold Date:** 10/30/2024  
**Off Mkt:** 10/07/2024

**List Price:** **\$575,000**  
**List Date:** 09/19/2024  
**Taxes:** 2024 \$5,144  
**Assessed:** \$436,300  
**HOA:** No

**Style:** Detached - Ranch

**Rooms:** 6      **Beds:** 3      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 1,168 SqFt  
**Garage:** 1      **Parking:** 5      **Fireplaces:** 1      **Year Built:** 1963      **Acres:** 0.61 (26,576 SqFt)

**Remarks:** Welcome to your dream home! Nestled in a quiet neighborhood, this beautifully updated 3-bedroom, 1-bathroom residence offers the perfect blend of modern conveniences and living. With meticulously maintained interior and a tranquil outdoor space, this home is for first-time homebuyers, families, or anyone seeking a peaceful retreat. The home boasts three spacious bedrooms, each with ample natural light and closet space. These spaces can easily serve as guest rooms, home offices, or kids' spaces. Located in a friendly neighborhood, this home is just minutes away from local parks, schools, and shopping. Experience the comforts of suburban living while still being close to urban conveniences. This home is a must see!



x37

**MLS #: 73269866**  
127 Plain Street  
Franklin, MA 02038  
**DOM: 11 DTO: 4**  
**List \$/SqFt:** \$461.85  
**Sold \$/SqFt:** \$461.85

**Status:** SLD  
**Sale Price:** **\$575,000**  
**Sold Date:** 09/09/2024  
**Off Mkt:** 08/06/2024

**List Price:** **\$575,000**  
**List Date:** 07/26/2024  
**Taxes:** 2024 \$5,353  
**Assessed:** \$454,000  
**HOA:**

**Style:** Detached - Cape

**Rooms:** 6      **Beds:** 2      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 1,245 SqFt  
**Garage:** 0      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1940      **Acres:** 1.91 (83,417 SqFt)

**Remarks:** A truly unique property with so many lifestyle options including, but not limited to, an equestrian property, chickens, goats, vegetable gardens etc. Charming cape home set on nearly 2 acres featuring a 4-stall barn with fully fenced paddock, chicken coop and riding ring! The house has a flexible open floor plan with a fantastic cabinet packed fully appliance kitchen and large center island which opens to the dining & fireplaced living room. The dining room has a vaulted ceiling, overhead fan and access to both the front and back yards. The first floor offers a large main bedroom and the full bath. The second floor has 2 rooms perfect as a teen suite, office or playroom. The level lot has a fully fenced backyard with a firepit and plenty of space perfect for entertaining or quiet nights at home. The yard continues on to the barn with 4 stall Dutch doors and a separate tack/feed room. There is power and water for easy care. The stalls open to a paddock and riding ring(160' x 86' approx)



x40

**MLS #: 73284948**  
18 Joy  
Franklin, MA 02038  
**DOM: 10 DTO: 2**  
**List \$/SqFt:** \$366.65  
**Sold \$/SqFt:** \$379.62

**Status:** SLD  
**Sale Price:** **\$585,000**  
**Sold Date:** 10/30/2024  
**Off Mkt:** 09/14/2024

**List Price:** **\$565,000**  
**List Date:** 09/04/2024  
**Taxes:** 2024 \$5,794  
**Assessed:** \$491,400  
**HOA:**

**Style:** Detached - Cape

**Rooms:** 6      **Beds:** 3      **Baths:** 1f 1h      **Main Bath:**      **Living Area:** 1,541 SqFt  
**Garage:** 0      **Parking:** 3      **Fireplaces:** 1      **Year Built:** 2000      **Acres:** 0.17 (7,279 SqFt)

**Remarks:** OH CANCELLED! OFFER ACCEPTED Welcome to your new home! This turn-key cape style home, built in 2000, is ready for its new owners! Upon entering the sun filled first floor you are met with a large foyer, front to back living room with a fireplace, a dining room for entertaining, and an eat-in-kitchen with a slider out to a deck. The kitchen is updated with stainless appliances (2017) and solid wood cabinetry. The first floor half bathroom includes laundry. Upstairs, there are 3 bedrooms with wall to wall carpet and a full bathroom. The unfinished basement is currently used as a gym and storage, is ready to be finished and there is plumbing in place for an additional bathroom. The deck and partially fenced in backyard provides the perfect amount of space for entertaining and play. Commuters will enjoy close proximity to the highway and easy access to downtown area amenities. The MBTA is approx.1 mile away. Furnace and central air (2017), water heater (2023).



x33

**MLS #: 73244489**

9 Dartmouth Rd  
Franklin, MA 02038

**DOM: 8 DTO: 4**

**List \$/SqFt: \$374.15**

**Sold \$/SqFt: \$397.96**

**Status: SLD**

**Sale Price: \$585,000**

**Sold Date: 06/27/2024**

**Off Mkt: 06/02/2024**

**List Price: \$550,000**

**List Date: 05/29/2024**

**Taxes: 2024 \$5,755**

**Assessed: \$488,100**

**HOA: No**

**Style:** Detached - Colonial, Garrison

**Rooms:** 7

**Beds:** 4

**Baths:** 1f 1h

**Main Bath:**

**Living Area:** 1,470 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1962

**Acres:** 0.46 (19,998 SqFt)

**Remarks:** Offer deadline in place for Sunday June 2 at 5pm. Opportunity knocks for the next new owner! A FOUR Bedroom Franklin home with a TWO Car Detached Garage in Mackintosh Estates. A great Trick or Treating neighborhood which connects off of both Lincoln and Pleasant Street. The roads and sidewalks are newly paved for traveling through the neighborhood. This property has many great features to point out and be sure they're realized. Seller confirmed that there's hardwood floors under the carpets. Luxury Vinyl in the first floor half bath and Kitchen. Wood burning brick fireplace & chimney along with a pretty picture window in the large living room. Enjoy your beautiful shaded yard and wrap around deck. Harvey Brand windows throughout. Good quality Kitchen Cabinets. Great storage in unfinished basement, the attic of garage and generous closets. This ones for the buyer who can see the potential, this is a wonderful home. Build your own equity over time!



x36

**MLS #: 73232234**

16 McCarthy Street  
Franklin, MA 02038

**DOM: 33 DTO: 22**

**List \$/SqFt: \$269.84**

**Sold \$/SqFt: \$276.99**

**Status: SLD**

**Sale Price: \$585,000**

**Sold Date: 07/15/2024**

**Off Mkt: 06/05/2024**

**List Price: \$569,900**

**List Date: 05/02/2024**

**Taxes: 2024 \$5,723**

**Assessed: \$485,400**

**HOA: No**

**Style:** Detached - Cape

**Rooms:** 9

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** No

**Living Area:** 2,112 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1986

**Acres:** 0.18 (7,880 SqFt)

**Remarks:** WOW! Welcome Home To This Meticulously Maintained Cape Close To The Heart of Downtown Franklin! Be Greeted Upon Entering By Cozy Wood Burning Fireplace in the Family Room with Immaculate New Hardwood Floors (2023) Throughout the Family Room, Dining Room & 1st Floor Bedroom/Home Office. The Light & Bright Kitchen Opens to the Dining Room For Easy Entertaining. Spacious Kitchen, Halls & Both Bathrooms All Have Newer Porcelain Tiles. Upstairs You Will Find a Huge Main Bedroom with New Skylight (2022) & Plenty of Closet Space. You Also Have 2 More Generous Bedrooms with Ample Closet Space & The Bathroom Has Been Updated (2020). Outside You Will Appreciate Mature Plantings & Gorgeous Private Level Backyard with a New White Vinyl Fence Ready For All Those Summer Gatherings! Plus Bonus Lower Level For Teen/Guest Suite Complete With 3/4 Bath. Enjoy 3 Levels Of Living In This Home & Less Than A Mile To Commuter Rail. Close To Shopping, Dining & Parks - Come Make This Your Next Home!



x35

**MLS #: 73252400**

702 Oak St  
Franklin, MA 02038

**DOM: 14 DTO: 5**

**List \$/SqFt: \$401.79**

**Sold \$/SqFt: \$436.20**

**Status: SLD**

**Sale Price: \$586,251**

**Sold Date: 07/24/2024**

**Off Mkt: 06/27/2024**

**List Price: \$540,000**

**List Date: 06/13/2024**

**Taxes: 2024 \$5,878**

**Assessed: \$498,600**

**HOA: No**

**Style:** Detached - Cape

**Rooms:** 5

**Beds:** 3

**Baths:** 2f 0h

**Main Bath:** No

**Living Area:** 1,344 SqFt

**Garage:** 0

**Parking:** 12

**Fireplaces:** 0

**Year Built:** 1958

**Acres:** 0.35 (15,281 SqFt)

**Remarks:** Great opportunity to own in Franklin. This Cape has the land to expand and improve on if desired. It comes with a very large driveway and fenced backyard. Enjoy the shiny hardwood floors throughout, updated bathrooms and a bedroom on the first floor. Upstairs has two very large bedrooms with extensive closet space in each and a 3/4 tile bathroom. Very much a move-in ready home. Basement has the laundry, furnace and hot water tank. Plenty of room for storage and workshop area as well. Improvements include Roof-2014, Oil Tank-2023, Electrical Box upgrade-2021 to 100AMP Service, Replacement Windows-2007, 2nd FL Bathroom - 2024, 1st FL Bathroom-2000. There's an oversized shed for your lawn and garden equipment. An additional covered room off the back was used for the pool filter equipment in the past. This is a must see!



x23

**MLS #: 73307854**

487 Pond Street  
Franklin, MA 02038

**DOM: 6 DTO: 6**

**List \$/SqFt: \$438.91**

**Sold \$/SqFt: \$438.91**

**Status: SLD**

**Sale Price: \$589,900**

**Sold Date: 12/06/2024**

**Off Mkt: 11/05/2024**

**List Price: \$589,900**

**List Date: 10/30/2024**

**Taxes: 2024 \$5,682**

**Assessed: \$481,900**

**HOA:**

**Style:** Detached - Cape

**Rooms:** 6

**Beds:** 3

**Baths:** 2f 0h

**Main Bath:**

**Living Area:** 1,344 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1961

**Acres:** 0.34 (15,002 SqFt)

**Remarks:** As part of this beautifully renovated (in 2016) 3-bedroom, 2-bath cape, you will enjoy the updated roof, siding, windows, gas heat, and central AC. The inviting open floor plan features a modern kitchen with granite countertops and stainless steel appliances, seamlessly connecting to a dining room and a cozy family room with hardwood flooring and fireplace. The first floor includes a full bath with a shower and a 3rd bedroom or optional playroom while two spacious bedrooms and an additional full bath with a double vanity and tub are located on the second floor. The deck overlooks a level backyard, new walkway and is conveniently located close to Kennedy School, and various shopping and major routes. Offer deadline 11/4 at 12pm.



x27

**MLS #: 73304774**  
5 Gwynne Rd.  
Franklin, MA 02038  
**DOM: 19 DTO: 19**  
**List \$/SqFt: \$372.63**  
**Sold \$/SqFt: \$360.42**

**Status: SLD**  
**Sale Price: \$590,000**  
**Sold Date: 12/19/2024**  
**Off Mkt: 11/12/2024**

**List Price: \$610,000**  
**List Date: 10/24/2024**  
**Taxes: 2024 \$6,196**  
**Assessed: \$525,500**  
**HOA:**

**Style:** Detached - Split Entry  
**Rooms:** 8      **Beds:** 3      **Baths:** 1f 1h      **Main Bath:**      **Living Area:** 1,637 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 2      **Year Built:** 1965      **Acres:** 0.34 (15,002 SqFt)

**Remarks:** You hit the bullseye with this one! Columned, brick front split-entry home right at the quiet end of a lovely Franklin neighborhood. Lots of privacy with a forested back yard backdrop. Kitchen updates include maple cabinetry, stainless steel appliances, and a tile backsplash. Cheery living room boasts a wood-burning fireplace, recessed lights, and a sunny picture window. Separate dining w/ French doors. Jaw-dropping 13'x13' sunroom addition in 2005 features cathedral ceilings, 3 walls of windows to the outdoors, and access to a grilling deck, perfect for summer entertaining. Bonus space in the lower level family room, complete with a second fireplace. Fuel-sipping Buderus gas boiler (2020). New garage door openers in 2022 & 2024. New driveway in 2022. Architectural shingle roof. Exterior paint in 2022. Certificate of Compliance in hand for recently installed septic system. Letter of Lead Compliance. All this just a short drive to 495 and the Commuter Rail. Come fall in love!



x32

**MLS #: 73194209**  
229 Daniels St  
Franklin, MA 02038  
**DOM: 6 DTO: 6**  
**List \$/SqFt: \$299.40**  
**Sold \$/SqFt: \$321.18**

**Status: SLD**  
**Sale Price: \$590,000**  
**Sold Date: 02/29/2024**  
**Off Mkt: 01/23/2024**

**List Price: \$550,000**  
**List Date: 01/17/2024**  
**Taxes: 2023 \$6,491**  
**Assessed: \$516,000**  
**HOA: No**

**Style:** Detached - Raised Ranch  
**Rooms:** 5      **Beds:** 3      **Baths:** 1f 2h      **Main Bath:** Yes      **Living Area:** 1,837 SqFt  
**Garage:** 2      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 1967      **Acres:** 1.05 (45,520 SqFt)

**Remarks:** New Year- New Home! Nestled on a large, wooded lot, this raised ranch style home is set back from the street with tons of curb appeal. The home boasts large, sun filled rooms that are just waiting for you to add your personal touches. The large kitchen has a counter area for your morning coffee, plenty of room for a table/chairs and access to the deck/huge backyard. The home has an easy floor plan and shiny hardwood floors throughout. The lower level has a fireplace & wetbar perfect for entertaining! The primary bedroom has an ensuite half bath and all of the bedrooms have decorative ceilings. The 2 car garage is perfect for getting your automobiles out of the cold or for bonus storage. Just minutes to Keller/Sullivan school complex, downtown Franklin, area restaurants, winery, distillery, brewery, Dean College, Franklin Public Library, the Blackbox Theatre, ponds, parks, major highways and more- come see why Franklin is consistently named one of the safest & best places to live.



x38

**MLS #: 73238663**  
98 Hill Ave  
Franklin, MA 02038  
**DOM: 6 DTO: 6**  
**List \$/SqFt: \$401.97**  
**Sold \$/SqFt: \$438.60**

**Status: SLD**  
**Sale Price: \$600,000**  
**Sold Date: 07/25/2024**  
**Off Mkt: 05/21/2024**

**List Price: \$549,900**  
**List Date: 05/15/2024**  
**Taxes: 2024 \$5,357**  
**Assessed: \$454,400**  
**HOA: No**

**Style:** Detached - Colonial  
**Rooms:** 5      **Beds:** 2      **Baths:** 1f 1h      **Main Bath:**      **Living Area:** 1,368 SqFt  
**Garage:** 2      **Parking:** 2      **Fireplaces:** 2      **Year Built:** 1900      **Acres:** 0.34 (15,015 SqFt)

**Remarks:** From the moment that you step in to this beautifully updated antique colonial you will appreciate the character and charm. Custom woodwork and high ceilings .So so many updates and attention to detail. Perfect blend of old and new. Enjoy morning coffee or reading on the peaceful front porch. Large open living room with gas fireplace,, lots of hardwood, cozy home office off living room to work from home. Country kitchen with stainless steel appliances, hardwood floor,TV and large eating area. .Second floor offers 2 large bedrooms and luxury full bath. Two garages with storage offer opportunity for hobbyist, collector, contractor. . Lush landscaped lot offering back yard with flowering trees and space for kids to play or plant that vegetable garden..2 detached garages with storage pls bonus sunporch complete the picture . Convenient to town, shopping and transportation. Move right in !! Showings begin at open houses. Saturday 12-2pm and Sunday 12-2pm.



x36

**MLS #: 73228292**  
209 Conlyn Ave  
Franklin, MA 02038  
**DOM: 5 DTO: 5**  
**List \$/SqFt: \$342.04**  
**Sold \$/SqFt: \$373.13**

**Status: SLD**  
**Sale Price: \$600,000**  
**Sold Date: 05/22/2024**  
**Off Mkt: 04/29/2024**

**List Price: \$550,000**  
**List Date: 04/24/2024**  
**Taxes: 2024 \$5,643**  
**Assessed: \$478,600**  
**HOA: No**

**Style:** Detached - Cape  
**Rooms:** 7      **Beds:** 3      **Baths:** 2f 0h      **Main Bath:**      **Living Area:** 1,608 SqFt  
**Garage:** 0      **Parking:** 3      **Fireplaces:** 1      **Year Built:** 1958      **Acres:** 0.39 (17,202 SqFt)

**Remarks:** Stunning Cape style home, set back from the street, in a quiet, established neighborhood with incredible nature views. This home has been renovated from top to bottom and is move in ready. Gleaming hardwoods and modern tile flooring can be found throughout the home along with a modern, neutral paint palette. The first floor has a huge, modern kitchen with access to the oversized deck and yard. A large bedroom, living room (with fireplace), dining room and updated Full Bath complete the first floor. Head upstairs to 2 more large bedrooms, a Bonus room perfect for a Home Office or Nursery and another updated Full Bath. The basement is partially finished for additional living space along with a laundry area, dry storage, utilities and bulkhead. Be sure to check out the brand new heating system! The large yard has a shed, fireplace/pit and patio area. Minutes from Forge Park T, highways, shopping, downtown and local amenities. Showings deferred to the first Open House. Dont miss out!



x30

**MLS #: 73204869**

18 Skyline Dr  
Franklin, MA 02038

**DOM: 21 DTO: 6**  
**List \$/SqFt: \$389.28**  
**Sold \$/SqFt: \$410.52**

**Status: SLD**

**Sale Price: \$601,000**  
**Sold Date: 04/26/2024**  
**Off Mkt: 03/18/2024**

**List Price: \$569,900**

**List Date: 02/27/2024**  
**Taxes: 2024 \$6,398**  
**Assessed: \$542,700**  
**HOA:**

**Style:** Detached - Cape

**Rooms: 7      Beds: 3      Baths: 2f 0h      Main Bath: No      Living Area: 1,464 SqFt**  
**Garage: 0      Parking: 6      Fireplaces: 1      Year Built: 1965      Acres: 0.39 (16,827 SqFt)**

**Remarks:** MULTIPLE OFFERS - BEST AND FINAL DUE MONDAY 5PM - NO Escalation Clause - ESTATE SALE - Classic 3 Bedroom - 2 Bathroom Cape style home located in a desirable neighborhood. Home Offers - Hardwood Flooring - Custom Cabinets in Kitchen - Generous Sized Family Room - Living Room with brick fireplace - Flexible Layout - Town Water - Sewer and Natural Gas - Vinyl Windows - Nice Yard and Deck for outdoor entertaining. INCLUDES - Refrigerator, Washer, Dryer - Property to sold in as is condition - Subject to Seller Obtaining a License to Sell - Great Solid Home - Some Cosmetic updates needed - GREAT OPPORTUNITY TO OWN A HOME IN FRANKLIN & START BUILDING SOME EQUITY.



x35

**MLS #: 73232669**

140 Summer St  
Franklin, MA 02038

**DOM: 12 DTO: 3**  
**List \$/SqFt: \$317.74**  
**Sold \$/SqFt: \$350.66**

**Status: SLD**

**Sale Price: \$607,000**  
**Sold Date: 06/18/2024**  
**Off Mkt: 05/15/2024**

**List Price: \$550,000**

**List Date: 05/03/2024**  
**Taxes: 2024 \$5,526**  
**Assessed: \$468,700**  
**HOA: No**

**Style:** Detached - Antique, Bungalow

**Rooms: 10      Beds: 3      Baths: 1f 1h      Main Bath: No      Living Area: 1,731 SqFt**  
**Garage: 2      Parking: 3      Fireplaces: 1      Year Built: 1929      Acres: 0.27 (11,857 SqFt)**

**Remarks:** Just outside the heart of Downtown Franklin! After enjoying the coziness of the screened in front porch, you'll be admiring the rich hardwood flooring that carries throughout the 1st & 2nd floor of this 3 bed, 1 1/2-bath home. The entire 1st level was brought to the studs & beautifully renovated in 2015. Work from home in the beautiful front room of windows that connects to the expansive gas fireplace family room. A formal dining room is ready for holiday dinners that will be cooked in the gorgeous custom-built kitchen. The remodeled baths are stunning, and the lower level is also partially finished w/3 more rooms. The property boasts a 2-car detached garage, storage shed, wood deck, stamped concrete patio area & an awesome back yard! Additional updates include, 2001 Converted to Gas heating, 200-amp electrical service, updated plumbing, 2 zone irrigation, Harvey vinyl windows 2001, Roof 2008, New water heater will be installed prior to closing. Town water, town sewer, natural gas!



x42

**MLS #: 73279546**

43 Highland St  
Franklin, MA 02038

**DOM: 74 DTO: 59**  
**List \$/SqFt: \$300.14**  
**Sold \$/SqFt: \$292.99**

**Status: SLD**

**Sale Price: \$610,000**  
**Sold Date: 11/26/2024**  
**Off Mkt: 11/01/2024**

**List Price: \$624,900**

**List Date: 08/20/2024**  
**Taxes: 2024 \$6,733**  
**Assessed: \$571,100**  
**HOA: No**

**Style:** Detached - Gambrel/Dutch

**Rooms: 9      Beds: 4      Baths: 2f 1h      Main Bath: Yes      Living Area: 2,082 SqFt**  
**Garage: 2      Parking: 4      Fireplaces: 1      Year Built: 1940      Acres: 0.17 (7,275 SqFt)**

**Remarks:** Spacious 4 Bedroom 2.5 Bathroom Gambrel Colonial in Desirable Neighborhood! Close to Downtown, Town Common, and Commuter Rail! Lovely front entry opens up into the foyer with beautiful hardwood floors, leading into the sun-filled living room which flows into the dining room. Stunning brick fireplace focal point in the oversized family room with access to the bright sunroom. The eat-in kitchen has stainless steel appliances and granite countertops, plus features a large window with abundance of natural light. Upstairs features the oversized primary suite with multiple closets and a full bathroom. Great updated roof deck off primary bedroom! 3 additional large bedrooms with a full bathroom complete the second floor. Partially finished basement would make a perfect bonus room or extra family room. Detached 2 car garage with built in storage/work benches. TOWN WATER/TOWN SEWER/GAS HEAT. - Listing Agency to Provide 1 Year Standard Home Warranty from AHS to buyer at time of closing.



x41

**MLS #: 73278457**

234 Conlyn Avenue  
Franklin, MA 02038

**DOM: 21 DTO: 7**  
**List \$/SqFt: \$453.87**  
**Sold \$/SqFt: \$453.87**

**Status: SLD**

**Sale Price: \$610,000**  
**Sold Date: 10/07/2024**  
**Off Mkt: 09/04/2024**

**List Price: \$610,000**

**List Date: 08/15/2024**  
**Taxes: 2024 \$5,612**  
**Assessed: \$476,000**  
**HOA: No**

**Style:** Detached - Cape

**Rooms: 6      Beds: 3      Baths: 2f 0h      Main Bath: No      Living Area: 1,344 SqFt**  
**Garage: 0      Parking: 4      Fireplaces: 1      Year Built: 1958      Acres: 0.56 (24,533 SqFt)**

**Remarks:** This delightful, turn-key, 3BR, 2BA, Cape home offers tons of nat'l light and has the perfect blend of classic charm with a stunning outdoor area! You will appreciate the generously sized living room, featuring a fireplace & warm h/w floors. The kitchen has ample cabinet space with stunning views of the fenced in back yard. The dining area is off the kitchen so you can cook & entertain. The 3 BR's offer a comfortable retreat with plenty of closet space. Both BA's are updated. The fenced in back yard has a refreshing above-ground pool, perfect for cooling off on hot summer days. The surrounding patio area provides loads of space for entertaining, making it an ideal spot for hosting three seasons. Commuters will appreciate the proximity to the commuter rail, simplifying your daily travel. Easy access to shopping, delicious eateries, and all major h/w's. Walkable neighborhood! This home is ready for you to move in and start enjoying end of summer & upcoming holiday season. Click tour!



x30

**MLS #: 73243621**

95 Mill St.  
Franklin, MA 02038

**DOM:** 20 **DTO:** 5  
**List \$/SqFt:** \$323.91  
**Sold \$/SqFt:** \$359.25

**Status:** SLD

**Sale Price:** \$610,000  
**Sold Date:** 07/08/2024  
**Off Mkt:** 06/17/2024

**List Price:** \$550,000  
**List Date:** 05/29/2024  
**Taxes:** 2024 \$6,284  
**Assessed:** \$533,000  
**HOA:**

**Style:** Detached - Raised Ranch

**Rooms:** 7      **Beds:** 3      **Baths:** 1f 1h      **Main Bath:**      **Living Area:** 1,698 SqFt  
**Garage:** 0      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1960      **Acres:** 0.34 (15,000 SqFt)

**Remarks:** Come home to this charming, raised ranch with many improvements! Nothing to do but move in! Upstairs enjoy your renovated kitchen with quartz countertops, dining area with slider to a deck, living room with cozy fireplace, three spacious bedrooms and a full gorgeous, renovated bath and tiled shower. Downstairs is a finished oversized multi-purpose space with new carpets and a half bath equipped with washer and dryer. The space is currently set up as a family room, office and play area. Enjoy updated windows, young furnace and appliances, central air, new shed, and brand new playset (gifted with the sale). This is a must see!



x42

**MLS #: 73224988**

579 Pond St  
Franklin, MA 02038

**DOM:** 6 **DTO:** 6  
**List \$/SqFt:** \$277.22  
**Sold \$/SqFt:** \$307.46

**Status:** SLD

**Sale Price:** \$610,000  
**Sold Date:** 05/30/2024  
**Off Mkt:** 04/23/2024

**List Price:** \$550,000  
**List Date:** 04/17/2024  
**Taxes:** 2024 \$5,676  
**Assessed:** \$481,400  
**HOA:** No

**Style:** Detached - Raised Ranch

**Rooms:** 6      **Beds:** 3      **Baths:** 1f 0h      **Main Bath:** No      **Living Area:** 1,984 SqFt  
**Garage:** 0      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 1958      **Acres:** 0.36 (15,477 SqFt)

**Remarks:** The wait is over! Dont miss out on this lovingly cared for and charming raised ranch style home in Franklin. This home has 3 good size bedrooms and an updated Full Bath on the main level. The kitchen has its own entry w/ exterior deck and opens up to a spacious Dining/Living Room combo with gas fireplace. French doors take you to the sun drenched Family Room that has exterior access to a large, composite deck (2020) and the beautiful, fenced in yard. Entertain your family and friends with the in-ground swimming pool complete with outdoor speakers and a deck area. Need "work from home space" or a play area for the kids? Be sure to check out the finished basement that also connects to the laundry area and lots of dry storage. Walking distance to Kennedy Elementary School! Upgrades: Roof, Bulkhead and Driveway-2020, Tankless water system- 2021. The pool has been professionally maintained and the liner, pump and filter have all been replaced over the last 5 years. Welcome Home!



x42

**MLS #: 73213411**

282 Main Street  
Franklin, MA 02038

**DOM:** 29 **DTO:** 17  
**List \$/SqFt:** \$343.00  
**Sold \$/SqFt:** \$351.63

**Status:** SLD

**Sale Price:** \$615,000  
**Sold Date:** 05/20/2024  
**Off Mkt:** 04/18/2024

**List Price:** \$599,900  
**List Date:** 03/20/2024  
**Taxes:** 2024 \$7,322  
**Assessed:** \$621,000  
**HOA:** No

**Style:** Detached - Colonial, Antique

**Rooms:** 6      **Beds:** 3      **Baths:** 2f 0h      **Main Bath:** No      **Living Area:** 1,749 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1890      **Acres:** 0.16 (6,948 SqFt)

**Remarks:** Welcome to 282 Main Street in Franklin This antique colonial home has all the charm and character you would expect in a home from this era as well as some important updates including the roof, windows and gas heating system. Beautifully sited on a corner lot with a fenced in backyard, there is a large outside patio area great for entertaining and a two car detached garage. Great location within walking distance to the town common, churches, Dean College and T Station for easy commuting. As you enter the front door you are greeted by a large entry hallway. To the left is a front to back living room with a wood burning fireplace and built-in bookshelves. To the right is a formal dining room. The large cabinet packed kitchen is in the rear of the home and features granite countertops and stainless steel appliances. A full updated bath and laundry area complete the first floor. Upstairs there are 3 bedrooms including a front to back primary bedroom, full bath and a walk-up attic.



x35

**MLS #: 73287231**

19 Midland Ave  
Franklin, MA 02038

**DOM:** 23 **DTO:** 8  
**List \$/SqFt:** \$422.61  
**Sold \$/SqFt:** \$435.34

**Status:** SLD

**Sale Price:** \$616,000  
**Sold Date:** 10/23/2024  
**Off Mkt:** 10/01/2024

**List Price:** \$598,000  
**List Date:** 09/09/2024  
**Taxes:** 2024 \$6,416  
**Assessed:** \$544,200  
**HOA:**

**Style:** Detached - Split Entry

**Rooms:** 7      **Beds:** 4      **Baths:** 2f 0h      **Main Bath:**      **Living Area:** 1,415 SqFt  
**Garage:** 0      **Parking:** 3      **Fireplaces:** 2      **Year Built:** 1965      **Acres:** 0.36 (15,551 SqFt)

**Remarks:** WELCOME HOME to this Bright & Sunny 4 bedroom property just waiting for a new buyer! The 1st floor features an Eat-In Kitchen with SS appliances & room for a large dining table that flows out into a 3 season porch overlooking an expansive backyard perfect for enjoying time with family & friends. Unwind & Relax in Living Room with fireplace that is bathed in natural light and watch your favorite shows. The 2nd floor is complete with three bedrooms including the Primary with hardwood floors and Updated Full Bath. The lower level has an additional Bedroom, Family Room, Updated Full Bath and Office with French doors that lead to the outside. Great neighborhood and close to major routes. Updates include interior paint, roof & hot water tank. Showings begin at the Commuter OH on Thurs. 9/12 5p-7p



x38

**MLS #: 73246932**

235 Daniels St.  
Franklin, MA 02038

**DOM:** 21 **DTO:** 6  
**List \$/SqFt:** \$240.38  
**Sold \$/SqFt:** \$248.40

**Status:** SLD

**Sale Price:** \$620,000  
**Sold Date:** 07/19/2024  
**Off Mkt:** 06/24/2024

**List Price:** \$600,000  
**List Date:** 06/04/2024  
**Taxes:** 2024 \$8,286  
**Assessed:** \$702,800  
**HOA:**

**Style:** Attached - Colonial

**Rooms:** 11    **Beds:** 4    **Baths:** 2f 1h    **Main Bath:**    **Living Area:** 2,496 SqFt  
**Garage:** 2    **Parking:** 4    **Fireplaces:** 1    **Year Built:** 1967    **Acres:** 0.97 (42,253 SqFt)

**Remarks:** Handyman and contractor special! Bring this spacious 4 bed, 2.5 bath colonial on beautiful scenic Daniels St. back to life. With a little updating (new kitchen and baths), this home will surely shine. The first floor has a large family room with wood burning fireplace, dining room, and a large eat in kitchen. Off the breakfast area there is a living room and a slider that goes to a deck (requires repair). Upstairs you will find four spacious bedrooms to include a large primary bedroom with XL en-suite bathroom and jacuzzi tub. The lower basement level has massive potential with two rooms off of the main room and a half bath. Access the two-car garage from the basement. Enjoy a private backyard with an in-ground swimming pool (repair needed) with newer vinyl fence (2013), gazebo and plenty of parking. This home conveniently has access to town water/town sewer. Young Burnham boiler and new water tank. Home sold AS IS.



x32

**MLS #: 73204408**

419 Partridge St  
Franklin, MA 02038

**DOM:** 5 **DTO:** 5  
**List \$/SqFt:** \$382.59  
**Sold \$/SqFt:** \$395.41

**Status:** SLD

**Sale Price:** \$620,000  
**Sold Date:** 04/02/2024  
**Off Mkt:** 02/26/2024

**List Price:** \$599,900  
**List Date:** 02/21/2024  
**Taxes:** 2023 \$5,899  
**Assessed:** \$468,900  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 7    **Beds:** 4    **Baths:** 1f 1h    **Main Bath:** No    **Living Area:** 1,568 SqFt  
**Garage:** 0    **Parking:** 3    **Fireplaces:** 1    **Year Built:** 1962    **Acres:** 0.34 (15,002 SqFt)

**Remarks:** This is the one you've been searching for- a beautiful 4 bed, 1.5 bath colonial located in the highly desirable Kennedy school district! Enter through the front door to a light and airy living room complete with hardwood floors. This space flows nicely into the updated kitchen with granite countertops, breakfast bar, stainless appliances and tile flooring. From there head to the cozy living room with wood burning fireplace and hardwood floors. First floor also has an updated half bath tucked away for privacy. Head upstairs to 4 well appointed bedrooms with hardwood floors. Plus an updated full bath with a beautiful double vanity with granite countertop. The walk-out basement holds lots of potential. Spacious deck is ready for summer entertaining along with the beautiful backyard which backs up to untouched woods great for exploring. Conveniently located close to shopping, town common, restaurants. Easy access to major commuter routes including the MBTA. Come inside and fall in love!



x30

**MLS #: 73221885**

232 Pleasant St  
Franklin, MA 02038

**DOM:** 6 **DTO:** 6  
**List \$/SqFt:** \$317.19  
**Sold \$/SqFt:** \$363.32

**Status:** SLD

**Sale Price:** \$630,000  
**Sold Date:** 06/10/2024  
**Off Mkt:** 04/15/2024

**List Price:** \$550,000  
**List Date:** 04/09/2024  
**Taxes:** 2024 \$5,475  
**Assessed:** \$464,400  
**HOA:**

**Style:** Detached - Colonial, Antique

**Rooms:** 8    **Beds:** 3    **Baths:** 1f 1h    **Main Bath:**    **Living Area:** 1,734 SqFt  
**Garage:** 2    **Parking:** 8    **Fireplaces:** 1    **Year Built:** 1900    **Acres:** 1.01 (43,952 SqFt)

**Remarks:** Nestled in the heart of Franklin, this charming property offers a perfect blend of comfort and convenience on a spectacular level acre lot with above ground pool, newer deck (2016), stone walls and granite front steps (2019). As you step inside, you are greeted by a warm and inviting interior featuring a spacious living room, cozy fireplace and large window that floods the space with natural light. A beautifully updated kitchen (2020) with modern appliances leads to a lovely family room recently updated in 2023. Upstairs, you'll love the large bonus space that leads to the generously sized bedrooms with large walk-in closets. Step outside to the expansive back yard where you'll find inviting outdoor space perfect for entertaining or relaxing. Residents enjoy easy access to shopping centers, dining options, parks, walking trails and nearby commuter rail (~1 mile). Offer deadline Sunday, April 14th, at 5pm. Please make offers good through Monday, 3/15, at 10am!



x36

**MLS #: 73306757**

6 Beth Rd  
Franklin, MA 02038

**DOM:** 25 **DTO:** 18  
**List \$/SqFt:** \$409.67  
**Sold \$/SqFt:** \$406.53

**Status:** SLD

**Sale Price:** \$635,000  
**Sold Date:** 12/30/2024  
**Off Mkt:** 11/22/2024

**List Price:** \$639,900  
**List Date:** 10/29/2024  
**Taxes:** 2024 \$6,435  
**Assessed:** \$545,800  
**HOA:**

**Style:** Detached - Cape

**Rooms:** 5    **Beds:** 4    **Baths:** 2f 0h    **Main Bath:** No    **Living Area:** 1,562 SqFt  
**Garage:** 0    **Parking:** 2    **Fireplaces:** 1    **Year Built:** 1963    **Acres:** 0.53 (22,895 SqFt)

**Remarks:** Completely renovated in 2015 and meticulously appreciated since, this beautiful and bright 4 bedroom, 2 full bath Cape sits on a 1/2 acre lot on a conveniently located, private Franklin cul-de-sac. The sundrenched kitchen boasts shaker-style softclose cabinets, dovetail joint drawers, stainless steel appliances and gorgeous granite countertops. Gleaming hardwood floors flow throughout the formal dining room, fireplaced living room and bonus 1st floor bedroom/playroom/office. An adjoining full bathroom creates the potential for one-floor living! Upstairs you'll find a spacious front-to-back primary bedroom, 2 additional cozy bedrooms and a 2nd full bath. Pride of ownership is obvious and will provide confidence in knowing everything has been taken care of....new roof in 2016, boiler 2016, oil tank 2016, windows 2019, and so much more...ask to see the Home's Upgrade List attached to the listing!



📷 x42 📍

**MLS #: 73283351**  
20 Green Street  
Franklin, MA 02038  
**DOM: 104 DTO: 83**  
**List \$/SqFt: \$334.77**  
**Sold \$/SqFt: \$314.98**

**Status: SLD**  
**Sale Price: \$635,000**  
**Sold Date: 12/30/2024**  
**Off Mkt: 12/12/2024**

**List Price: \$674,900**  
**List Date: 08/31/2024**  
**Taxes: 2024 \$6,719**  
**Assessed: \$569,900**  
**HOA:**

**Style:** Detached - Cape  
**Rooms: 7**      **Beds: 3**      **Baths: 2f 0h**      **Main Bath:**      **Living Area: 2,016 SqFt**  
**Garage: 0**      **Parking: 6**      **Fireplaces: 1**      **Year Built: 1978**      **Acres: 0.96 (41,987 SqFt)**

**Remarks:** Discover this beautifully maintained 3-4 bedroom, 2-bath Cape home that combines modern amenities with timeless charm. Located just minutes from the highway and commuter rail, this home ensures easy access and convenience. Step inside an inviting open floor plan on the 1st floor, complete with hardwood floors, fireplaced living room, dining room and kitchen. The kitchen is a culinary delight with granite countertops, stainless-steel appliances, and an island. Flexible office/bedroom leads into a 4-season family room, complete with separate mini-split system. Updated full bath completes the 1st floor layout. The 2nd floor offers 3 generously sized bedrooms, each with oversized closets and organizers. The renovated full bath features an enclosed tile tub/shower, skylight, and linen closet. Finished lower level offers additional living space adapting to your lifestyle needs. The outdoor space is an ideal setting for outdoor gatherings featuring a composite deck, brick patio, and fire pit.



📷 x41

**MLS #: 73202306**  
6 Cobblestone Dr  
Franklin, MA 02038  
**DOM: 29 DTO: 14**  
**List \$/SqFt: \$347.22**  
**Sold \$/SqFt: \$352.78**

**Status: SLD**  
**Sale Price: \$635,000**  
**Sold Date: 04/12/2024**  
**Off Mkt: 03/13/2024**

**List Price: \$625,000**  
**List Date: 02/14/2024**  
**Taxes: 2023 \$7,373**  
**Assessed: \$586,100**  
**HOA:**

**Style:** Detached - Colonial  
**Rooms: 8**      **Beds: 4**      **Baths: 1f 1h**      **Main Bath:**      **Living Area: 1,800 SqFt**  
**Garage: 2**      **Parking: 3**      **Fireplaces: 1**      **Year Built: 1990**      **Acres: 1.03 (44,867 SqFt)**

**Remarks:** Welcome home to this great colonial in the highly sought after Kennedy school district. At just over a half mile away, you're close to school! This well loved home has a fireplaced living room open to the kitchen, perfect for family gatherings. Sliders off the kitchen to a huge deck overlooking the back yard. Beautiful trees grow in to give you plenty of privacy in the warmer months to sit out and enjoy the space. There's an inviting family room open to the dining room that allows for more entertaining. A half bath completes the 1st floor. Upstairs you will find 4 bedrooms and a full bath. The primary bedroom is a generous size with a walk in closet. You'll enjoy the hardwood floors in most rooms. The basement provides a finished walk out living space that can be used as a game room, teen room or home office. The roof is 6 years young. Don't miss the opportunity to live in this enormous neighborhood with plenty of streets to walk and ride bikes.



📷 x40 📍

**MLS #: 73285449**  
15 Stanford Road  
Franklin, MA 02038  
**DOM: 19 DTO: 5**  
**List \$/SqFt: \$392.67**  
**Sold \$/SqFt: \$418.85**

**Status: SLD**  
**Sale Price: \$640,000**  
**Sold Date: 10/18/2024**  
**Off Mkt: 09/22/2024**

**List Price: \$600,000**  
**List Date: 09/04/2024**  
**Taxes: 2024 \$6,382**  
**Assessed: \$541,300**  
**HOA: No**

**Style:** Detached - Raised Ranch, Split Entry  
**Rooms: 7**      **Beds: 3**      **Baths: 1f 1h**      **Main Bath: No**      **Living Area: 1,528 SqFt**  
**Garage: 2**      **Parking: 4**      **Fireplaces: 2**      **Year Built: 1965**      **Acres: 0.34 (15,002 SqFt)**

**Remarks:** This stately brick front Split Level is move-in ready and is located in one of Franklin's well established neighborhoods. The main level of this home features a living room with a large picture window, recessed lighting and a gas fireplace, a kitchen with lots of wood cabinets, a breakfast bar and a door leading out to a large deck and patio overlooking your level private backyard. Additionally there are three good sized bedrooms and a full bath on the main level. The lower level features a family room with a second fireplace, laundry room, half bath and 2-car garage. Hardwood floors throughout the main level of the home with the exception of the kitchen and bathroom. New roof (2023), new hot water heater (2024) and recent microwave, refrigerator and washer. Walking distance to Remington/Jefferson schools and close to the highway and commuter rail for easy commuting. Join us for open houses on Friday 9/6 from 4:30-6:00PM and Saturday & Sunday, 9/7 and 9/8 from 12-2PM each day



📷 x38 📍

**MLS #: 73266325**  
180 Populatic St  
Franklin, MA 02038  
**DOM: 21 DTO: 6**  
**List \$/SqFt: \$315.84**  
**Sold \$/SqFt: \$315.89**

**Status: SLD**  
**Sale Price: \$640,000**  
**Sold Date: 08/23/2024**  
**Off Mkt: 08/07/2024**

**List Price: \$639,900**  
**List Date: 07/18/2024**  
**Taxes: 2024 \$6,407**  
**Assessed: \$543,400**  
**HOA: No**

**Style:** Detached - Colonial  
**Rooms: 7**      **Beds: 4**      **Baths: 1f 1h**      **Main Bath:**      **Living Area: 2,026 SqFt**  
**Garage: 0**      **Parking: 3**      **Fireplaces: 1**      **Year Built: 2001**      **Acres: 1.37 (59,590 SqFt)**

**Remarks:** Imagine living in a home that seamlessly blends indoor & outdoor living, perfect for nature lovers. As you step through the front door, you'll find an entertainer's dream dining room w/sliding barn door ideal for intimate gatherings or family celebrations. The hardwood floors create a warm & inviting atmosphere, while the in-home office provides a dedicated space to work amidst the tranquility of your backyard view. A spacious eat-in kitchen flanked by tile flooring & a new sliding glass door is perfect for culinary adventures and casual meals. Imagine cozy nights curled up by the fireplace while gazing out at the starry sky, or mornings spent sipping coffee on the pergola enhanced deck listening to birdsong. Three well-sized bedrooms w/ample closet space, a recently renovated family bathroom complete w/soaking tub and a finished walk out basement w/guest room plus brand new wall-wall carpeting, its the perfect spot. Craft your own idyllic haven, begin fulfilling your gardening dreams!





x31

**MLS #: 73222341**

2 Colt Road  
Franklin, MA 02038

**DOM: 6 DTO: 6**

**List \$/SqFt: \$354.86**

**Sold \$/SqFt: \$379.15**

**Status: SLD**

**Sale Price: \$640,000**

**Sold Date: 05/20/2024**

**Off Mkt: 04/16/2024**

**List Price: \$599,000**

**List Date: 04/10/2024**

**Taxes: 2024 \$6,021**

**Assessed: \$510,700**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 8

**Beds:** 4

**Baths:** 1f 1h

**Main Bath:**

**Living Area:** 1,688 SqFt

**Garage:** 0

**Parking:** 3

**Fireplaces:** 1

**Year Built:** 1963

**Acres:** 0.35 (15,398 SqFt)

**Remarks:** Welcome home to 2 Colt Road. Don't miss this charming 4 bed, 1.5 bath colonial! The first floor boasts a spacious layout with hardwood floors, featuring a light and airy living room, eat in kitchen with stainless steel appliances (2021) and formal dining room for all your gatherings. 3-season porch that allows for more entertainment right off the cozy gas fireplaced family room. A half bathroom completes the first floor. Upstairs has 4 well-sized bedrooms with hardwood floors and a recently renovated full bathroom with granite vanity. Large unfinished walk out basement leaves plenty of room for expansion. Water heater (2021) Roof & Windows under 10 years young. Brand new septic being installed prior to closing. Conveniently located near shopping, restaurants, recreation facilities, commuter rail, and 495. Showings begin at the open house Sat. 4/13 & Sun. 4/14 from 11-1.



x40

**MLS #: 73185715**

19 Short St  
Franklin, MA 02038

**DOM: 23 DTO: 9**

**List \$/SqFt: \$279.89**

**Sold \$/SqFt: \$277.78**

**Status: SLD**

**Sale Price: \$645,000**

**Sold Date: 02/15/2024**

**Off Mkt: 12/28/2023**

**List Price: \$649,900**

**List Date: 12/06/2023**

**Taxes: 2023 \$7,072**

**Assessed: \$562,200**

**HOA: No**

**Style:** Detached - Colonial, Garrison

**Rooms:** 7

**Beds:** 3

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 2,322 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1990

**Acres:** 0.64 (27,796 SqFt)

**Remarks:** This move-in-ready 3-bedroom, 2.5 bath Colonial is located in the Keller Sullivan School district & features a spacious kitchen with stainless appliances, corian counters & hardwood floors. A large living room / office offers hardwood floors & is located right off the oversized dining room big enough for family & guests. The family room off the kitchen showcases a brick fireplace, hardwoods, flows into the oversized & beautifully tiled sunroom offering tons of light & direct access to the huge deck and back yard with shed. The master bedroom is complete with a large bathroom with walk-in closet & reading nook, 2 additional oversized bedrooms and a family bath complete the 2nd floor. A finished basement with laundry & tons of storage is ready for your final touches & makes an amazing playground or game room. This home is ready for you to move in today & offers every thing you've been looking for. Come make this Franklin gem yours & be home for the holidays.



x26

**MLS #: 73288872**

5 Green Street  
Franklin, MA 02038

**DOM: 49 DTO: 31**

**List \$/SqFt: \$290.96**

**Sold \$/SqFt: \$290.96**

**Status: SLD**

**Sale Price: \$650,000**

**Sold Date: 11/26/2024**

**Off Mkt: 10/29/2024**

**List Price: \$650,000**

**List Date: 09/11/2024**

**Taxes: 2024 \$6,657**

**Assessed: \$564,600**

**HOA:**

**Style:** Detached - Cape

**Rooms:** 8

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:**

**Living Area:** 2,234 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 2

**Year Built:** 1976

**Acres:** 0.81 (35,453 SqFt)

**Remarks:** Open House Saturday September 14th 11am-1pm. Sprawling 3-4 bedroom, 2.5 bath Expanded Cape with 2 car garage, all in a convenient, idyllic New England stone wall and tree-lined location. Wide open cherry, stainless steel and granite updated kitchen with dining area; bright dining room and huge family room with wood stove and walls of windows. Beautiful hardwood and ceramic tile floors (no carpeting). Cozy two-sided wood burning fireplace in the formal living room. First floor bedroom, full bath and home office (4th bedroom?) and additional granite half bath. Two more bedrooms with skylights and full bath on second floor with easy walk-in access to abundant attic storage. While away the hours on the front porch or on the extended trex deck that overlooks the perfectly level tree-framed, soccer field size backyard. This Lovingly maintained home has a Newer 200-amp electrical service, hot water and oil tank. Garage has both interior and direct basement access.



x41

**MLS #: 73262120**

15 Flynn Road  
Franklin, MA 02038

**DOM: 14 DTO: 6**

**List \$/SqFt: \$436.61**

**Sold \$/SqFt: \$473.07**

**Status: SLD**

**Sale Price: \$650,000**

**Sold Date: 08/16/2024**

**Off Mkt: 07/31/2024**

**List Price: \$599,900**

**List Date: 07/17/2024**

**Taxes: 2024 \$6,609**

**Assessed: \$560,600**

**HOA: No**

**Style:** Detached - Split Entry

**Rooms:** 9

**Beds:** 4

**Baths:** 1f 1h

**Main Bath:** Yes

**Living Area:** 1,374 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 2

**Year Built:** 1966

**Acres:** 0.39 (17,141 SqFt)

**Remarks:** Spectacular location for your new home. Oversized, Split-Level Ranch w/4 bedrooms on the first floor. Newer kitchen w/updated stainless steel appliances & center island. Open floor plan allows for easy entertaining w/cozy fireplace for cooler evenings. Beautiful, refinished HW floors. Updated full bath & half bath. Lower level provides additional room for game nights w/another fireplace & wet bar. Enter from the 2 car garage into the newly finished laundry room/mudroom with stack washer/dryer, folding counter and cabinets for storage. Luxury vinyl plank flooring and barn door complete the lower level. Slider from the dining room leads to the large deck w/built in seating overlooking a private, fenced, wooded lot (on cul-de-sac) perfect for back yard fun. Kennedy School District & close proximity to numerous amenities & highway access/commuter rail. This is a wonderful property with many recent upgrades and improvements. Move right in and enjoy this lovely home!



x34

**MLS #: 73241063**

451 Martello Rd  
Franklin, MA 02038

**DOM: 23 DTO: 12**  
**List \$/SqFt: \$335.22**  
**Sold \$/SqFt: \$335.22**

**Status: SLD**

**Sale Price: \$650,000**  
**Sold Date: 06/26/2024**  
**Off Mkt: 06/13/2024**

**List Price: \$650,000**  
**List Date: 05/21/2024**  
**Taxes: 2024 \$6,367**  
**Assessed: \$540,000**  
**HOA:**

**Style:** Detached - Ranch

**Rooms:** 6      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 1,939 SqFt  
**Garage:** 1      **Parking:** 3      **Fireplaces:** 1      **Year Built:** 1972      **Acres:** 0.54 (23,522 SqFt)

**Remarks:** Welcome to this charming ranch-style home in a beloved, established neighborhood convenient to all Franklin amenities including shopping, schools, and highway access. Enjoy comfortable single level living inside and out with its spacious layout, large rooms and private yard. This home is fully handicap accessible with extra-wide doorways and hallways, plus the convenience of first-floor laundry. A spacious eat-in kitchen extends the length of the home, perfect for family meals and entertaining. A bonus screened in porch with entryways from both the kitchen and primary suite overlook the beautifully fenced, level backyard. A large shed provides additional storage for your gardening needs and tools so your car can comfortably park in the garage. With nearly 2,000 sqft of basement space ready to be finished, the possibilities are endless. Furnace, roof, windows & bathrooms all new within the last 10-15 years. Don't miss out on this lovely, accessible home designed for comfortable living.



x42

**MLS #: 73236056**

110 Mill Street  
Franklin, MA 02038

**DOM: 5 DTO: 5**  
**List \$/SqFt: \$336.85**  
**Sold \$/SqFt: \$380.79**

**Status: SLD**

**Sale Price: \$650,000**  
**Sold Date: 06/17/2024**  
**Off Mkt: 05/15/2024**

**List Price: \$575,000**  
**List Date: 05/10/2024**  
**Taxes: 2023 \$7,254.39**  
**Assessed: \$615,300**  
**HOA: No**

**Style:** Detached - Raised Ranch

**Rooms:** 6      **Beds:** 3      **Baths:** 2f 0h      **Main Bath:**      **Living Area:** 1,707 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1977      **Acres:** 2.08 (90,474 SqFt)

**Remarks:** Opportunity Knocks! You deserve to enjoy this delightful 3 bed, 2 bath Raised Ranch nestled on 2.07 wooded acres. Features include a stainless steel appliances kitchen, dining area with sliders to Trex decking, hardwood floors and a partially finished basement. The basement is a walkout and also has an Office, full Bathroom and Family Room with a sink, cabinets and built in bookcases. Other amenities include a water treatment system, an adorable Gazebo, shed and outbuilding. The roof shingles are only 5 years old and town water is available in the street. The oversized 2 car detached garage is a handy persons dream with its propane furnace, full insulation, sheetrock, workshop and attic. This home also offers a convenient location only minutes from the commuter rail to South Station and Route 495. Also, check out the virtual tour!



x35

**MLS #: 73213557**

141 Dean Ave  
Franklin, MA 02038

**DOM: 12 DTO: 12**  
**List \$/SqFt: \$303.69**  
**Sold \$/SqFt: \$303.74**

**Status: SLD**

**Sale Price: \$650,000**  
**Sold Date: 05/23/2024**  
**Off Mkt: 04/12/2024**

**List Price: \$649,900**  
**List Date: 03/18/2024**  
**Taxes: 2024 \$6,087**  
**Assessed: \$516,300**  
**HOA:**

**Style:** Detached - Ranch

**Rooms:** 8      **Beds:** 4      **Baths:** 2f 0h      **Main Bath:**      **Living Area:** 2,140 SqFt  
**Garage:** 4      **Parking:** 4      **Fireplaces:** 2      **Year Built:** 1964      **Acres:** 3.31 (144,358 SqFt)

**Remarks:** Offer accepted - OPEN HOUSE CANCELLED. Updated ranch in convenient Hillside area offers one-level living w/ attached two-car garage. Finished walk-out lower level has 2nd kitchen and full bath - in-law potential!. 39 ft X 26 ft workshop/garage with heat and AC and massive upper-level storage is ideal for car or boating enthusiasts, hobbyists, or anyone in the trades. Renovated tile-and-Corian kitchen, with brand-new stainless-steel appliances. Bright and sunny fireplaced family room is enhanced by a cozy convactor wood-stove insert and ductless air conditioning. Updated tile bath and 3 bedrooms complete the main level. Lower level includes bedroom, eat-in kitchen, bath, and a sunny family room illuminated by full-sized windows. Spacious backyard, fenced area for pets and play. Enjoy ready access to the vibrant shopping, dining, and entertainment venues of Downtown Franklin. Open house cancelled.



x39

**MLS #: 73200453**

11 Maple St  
Franklin, MA 02038

**DOM: 4 DTO: 4**  
**List \$/SqFt: \$333.46**  
**Sold \$/SqFt: \$346.85**

**Status: SLD**

**Sale Price: \$650,000**  
**Sold Date: 02/28/2024**  
**Off Mkt: 02/11/2024**

**List Price: \$624,900**  
**List Date: 02/07/2024**  
**Taxes: 2023 \$6,817**  
**Assessed: \$541,900**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 7      **Beds:** 3      **Baths:** 1f 1h      **Main Bath:** No      **Living Area:** 1,874 SqFt  
**Garage:** 0      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1960      **Acres:** 0.24 (10,454 SqFt)

**Remarks:** Welcome to this charming and elegant stately brick front colonial nestled amidst picturesque stone walls and mature landscaping, exuding timeless appeal and character. Located in the heart of a classic New England setting, this home offers a perfect blend of traditional architecture and modern comforts. Step inside to discover a residence adorned with newly finished gleaming hardwood floors, accentuating the warmth and sophistication of the interior. Great curb appeal, cozy front-to-back living room featuring a fireplace, spacious master bedroom and newly finished basement. Many other updates.



x42

**MLS #: 73195613**

101 Woodside Rd  
Franklin, MA 02038

**DOM: 4 DTO: 4**

**List \$/SqFt: \$246.31**

**Sold \$/SqFt: \$266.83**

**Status: SLD**

**Sale Price: \$650,000**

**Sold Date: 02/26/2024**

**Off Mkt: 01/26/2024**

**List Price: \$600,000**

**List Date: 01/22/2024**

**Taxes: 2023 \$6,378**

**Assessed: \$507,000**

**HOA:**

**Style:** Detached - Raised Ranch, Split Entry

**Rooms:** 10

**Beds:** 4

**Baths:** 1f 1h

**Main Bath:** No

**Living Area:** 2,436 SqFt

**Garage:** 1

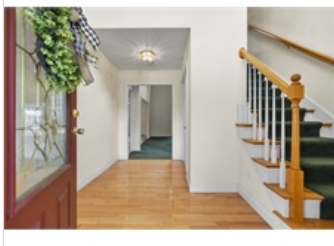
**Parking:** 6

**Fireplaces:** 2

**Year Built:** 1974

**Acres:** 0.53 (23,222 SqFt)

**Remarks:** Welcome home to this expansive neighborhood home with comfortable spaces and a beautiful lot! The fenced in patio and garden area is shaded by mature trees with multiple seating areas to entertain & relax. The massive addition off the back of the home will provide much needed living space and comfort. Be sure not to miss the oversized shed that adds more curb appeal to the manicured landscape which is loaded with perennial plantings with easy care. The updated front stone stairs and entry door are very welcoming into a well cared for home. Features include a long list of updates, two fenced in areas, new addition of the large storage shed, a nice sized patio, white privacy fencing with pretty arbor and gate, brick chimney with cap, two fireplaces, one with pellet stove, nicely updated Kitchen and baths, and cathedral ceiling great room. This home is absolutely turn key and ready for it's next owner to just move in and enjoy all the efforts of an updated, spacious property.



x40

**MLS #: 73212583**

496 East Central Street  
Franklin, MA 02038

**DOM: 5 DTO: 5**

**List \$/SqFt: \$246.83**

**Sold \$/SqFt: \$248.77**

**Status: SLD**

**Sale Price: \$655,000**

**Sold Date: 06/25/2024**

**Off Mkt: 03/19/2024**

**List Price: \$649,900**

**List Date: 03/14/2024**

**Taxes: 2024 \$7,655**

**Assessed: \$649,300**

**HOA: No**

**Style:** Detached - Cape

**Rooms:** 9

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 2,633 SqFt

**Garage:** 2

**Parking:** 10

**Fireplaces:** 1

**Year Built:** 2000

**Acres:** 0.79 (34,395 SqFt)

**Remarks:** \*OFFER DEADLINE: Monday, March 18th, 12:00 pm\* Welcome to this lovingly home. Boasting 4 bedrooms & 2.5 baths, this home offers both comfort & style. The spacious living room welcomes you w/its soaring ceiling & inviting, floor to ceiling stone fireplace, perfect for cozy evenings. The kitchen features ample countertop & cabinet space, a large center island, & newer floors. A formal dining room & family room provide add'l space to entertain! The main bedroom awaits, complete w/ a large walk-in closet & an en suite bath w/ a soaking tub & dual vanity sinks. The 2nd flr offers a balcony overlooking living room, a full bath & 2 large bedrooms ample closet space. Lower level features a small bonus room! Need more space? Add'l bonus room located above the garage is illuminated by a skylight, ideal for a home office & more. Outside, is a farmers porch & an enclosed screened deck. A spacious yard & an attached garage complete the package!



x41

**MLS #: 73298091**

643 E Central St  
Franklin, MA 02038

**DOM: 13 DTO: 13**

**List \$/SqFt: \$264.39**

**Sold \$/SqFt: \$258.52**

**Status: SLD**

**Sale Price: \$660,000**

**Sold Date: 12/11/2024**

**Off Mkt: 10/16/2024**

**List Price: \$675,000**

**List Date: 10/03/2024**

**Taxes: 2024 \$7,403**

**Assessed: \$627,900**

**HOA:**

**Style:** Detached - Victorian, Antique

**Rooms:** 7

**Beds:** 4

**Baths:** 3f 0h

**Main Bath:**

**Living Area:** 2,553 SqFt

**Garage:** 1

**Parking:** 4

**Fireplaces:** 0

**Year Built:** 1865

**Acres:** 0.46 (20,077 SqFt)

**Remarks:** Beautifully renovated colonial farmhouse offers the perfect blending of period details with modern amenities. The chef's kitchen boasts custom shaker cabinets, honed granite counters, SS appliances, marble backsplash, recessed lighting and a quartz counter island. The open floor plan seamlessly connects the living, dining, and kitchen areas. Crown molding, hardwood floors and high ceilings carry throughout the first floor. The large dining room with sitting area leads to a lovely covered porch ideal for relaxing with your morning coffee. There are two staircases leading to the 2nd floor which has four bedrooms with wonderful pine floors, plenty of closets, plus a third floor walk up attic offering amazing expansion opportunities. The finished bonus space in the lower level has a kitchenette and bathroom with shower perfect for a guest suite, hang out area, home office, etc... Outside you will enjoy a fully fenced in yard, large private patio and a three level barn you can park in!



x31

**MLS #: 73194736**

44 Everett Street  
Franklin, MA 02038

**DOM: 18 DTO: 4**

**List \$/SqFt: \$382.59**

**Sold \$/SqFt: \$420.92**

**Status: SLD**

**Sale Price: \$660,000**

**Sold Date: 02/29/2024**

**Off Mkt: 02/04/2024**

**List Price: \$599,900**

**List Date: 01/18/2024**

**Taxes: 2023 \$5,887**

**Assessed: \$468,000**

**HOA:**

**Style:** Detached - Cape

**Rooms:** 7

**Beds:** 3

**Baths:** 1f 1h

**Main Bath:**

**Living Area:** 1,568 SqFt

**Garage:** 1

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1960

**Acres:** 0.51 (22,246 SqFt)

**Remarks:** Classic cape style home with central air, in ground pool, and cul-de-sac location. Flexible layout with optional bedroom/office/den areas. Spotless kitchen has dining area and tall birch cabinetry and white appliances. Updates during ownership include roof, windows, boiler, electric panel, central air and kitchen. This home has been well cared for and very loved. Some updates such as the bathrooms and other cosmetics may be desired, but overall, this home is fantastic and located in a wonderful neighborhood close to major routes, shopping and restaurants.



x38 V

**MLS #: 73164403**

145 Pond St  
Franklin, MA 02038

**DOM: 20 DTO: 6**

**List \$/SqFt: \$208.97**

**Sold \$/SqFt: \$212.22**

**Status: SLD**

**Sale Price: \$660,000**

**Sold Date: 01/04/2024**

**Off Mkt: 10/16/2023**

**List Price: \$649,900**

**List Date: 09/27/2023**

**Taxes: 2023 \$6,454**

**Assessed: \$513,000**

**HOA: No**

**Style:** Detached - Colonial, Contemporary, Ranch, Multi-Level

**Rooms:** 11

**Beds:** 4

**Baths:** 2f 2h

**Main Bath:** Yes

**Living Area:** 3,110 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1957

**Acres:** 0.39 (16,888 SqFt)

**Remarks:** This large and flexible living space will amaze you around every corner! Beautiful mocha colored hardwoods greet you as you enter this one of kind home. Conveniently located near shopping, Rt 495, and the commuter rail. Massive sunken family room with fireplace, reclaimed shiplap walls, and numerous built-in shelves and cabinets. Updated kitchen with stainless steel appliances and rich wooden counter tops, set above the sunken family room. 2 primary bedrooms with one on the first floor with full bathroom. Easy access to the composite deck and large flat and fenced in backyard through 2 sliders in the family room. Double-wide shed for all your storage needs. Lush and varied beautiful landscaping. Full house Generac generator for your emergency safety and comfort. Basement has huge family room with newer carpet and half bathroom, a bonus room, and even workout space/shop. Access to the highly rated Franklin schools with bus stop right at the corner of the lot on Hilltop Rd!!!



x38

**MLS #: 73242639**

109 Union St  
Franklin, MA 02038

**DOM: 8 DTO: 6**

**List \$/SqFt: \$333.15**

**Sold \$/SqFt: \$364.54**

**Status: SLD**

**Sale Price: \$662,000**

**Sold Date: 07/24/2024**

**Off Mkt: 06/09/2024**

**List Price: \$605,000**

**List Date: 06/03/2024**

**Taxes: 2024 \$6,917**

**Assessed: \$586,700**

**HOA:**

**Style:** Detached - Victorian

**Rooms:** 7

**Beds:** 3

**Baths:** 3f 0h

**Main Bath:** Yes

**Living Area:** 1,816 SqFt

**Garage:** 0

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1900

**Acres:** 0.23 (10,224 SqFt)

**Remarks:** Welcome to this enchanting 3-bedroom Victorian home, a true embodiment of timeless elegance and charm. Step through the gigantic wooden entry door and be greeted by a grand foyer adorned with a gorgeous newel post, setting the tone for the rest of this exquisite property. Marvel at the stunning decorative moldings that add a touch of sophistication to every room. The beautiful hardwood floors throughout the home complement the tall ceilings, creating a spacious and airy ambiance. Each room is a blend of classic charm and modern comfort, perfect for those who appreciate the finer details. This Victorian gem is not just a house; it's a work of art that invites you to create lasting memories within its historic walls. Updates include: 2017 new furnace, roof, walkway, hot water tank, foundation pouring & repointing. Chimney repointed. Updated electrical. Don't miss the opportunity to make this captivating home yours. Short walk to town commons & library.



x37

**MLS #: 73229052**

1339 Pond Street  
Franklin, MA 02038

**DOM: 23 DTO: 9**

**List \$/SqFt: \$382.65**

**Sold \$/SqFt: \$376.98**

**Status: SLD**

**Sale Price: \$665,000**

**Sold Date: 07/31/2024**

**Off Mkt: 05/17/2024**

**List Price: \$675,000**

**List Date: 04/25/2024**

**Taxes: 2024 \$5,564**

**Assessed: \$471,900**

**HOA: No**

**Style:** Detached - Colonial, Gambrel/Dutch

**Rooms:** 7

**Beds:** 4

**Baths:** 2f 0h

**Main Bath:** Yes

**Living Area:** 1,764 SqFt

**Garage:** 0

**Parking:** 2

**Fireplaces:** 1

**Year Built:** 1927

**Acres:** 0.58 (25,074 SqFt)

**Remarks:** A classic Gambrel Colonial on a corner lot of a cul de sac! This beautiful landmark home has been lovingly maintained and updated. The bright and airy kitchen with wood floors, recessed lighting has direct access to deck. There are gleaming hardwood floors throughout with many original 1920s details. Living room with fireplace and reading nook is filled with light. Four sunny bedrooms upstairs. Primary bedroom has its own bath and there is a full bath for remaining three bedrooms. There is a pass through study as one goes upstairs which makes for a great home office option. There is plenty of room for expansion of the home on its level and expansive lot and the driveway access on the cul de sac makes for ease and convenience. Basement offers more room for expansion with laundry and walk out. Don't miss this opportunity to own a piece of history.



x32

**MLS #: 73252011**

22 Mechanic Place  
Franklin, MA 02038

**DOM: 20 DTO: 12**

**List \$/SqFt: \$302.99**

**Sold \$/SqFt: \$302.99**

**Status: SLD**

**Sale Price: \$669,900**

**Sold Date: 07/26/2024**

**Off Mkt: 07/03/2024**

**List Price: \$669,900**

**List Date: 06/13/2024**

**Taxes: 2024 \$6,907**

**Assessed: \$585,800**

**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 10

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 2,211 SqFt

**Garage:** 0

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1998

**Acres:** 0.92 (40,101 SqFt)

**Remarks:** Classic traditional Colonial on a beautiful 40,100 SF lot. Built in 1998, the kitchen is fully appliance and has beautiful hardwood floors, pantry and breakfast bar for all the informal family meals. Formal dining room and fireplaced family room offer ample space for entertaining. French doors give privacy for more intimate dining options. 2nd level has 3 bedrooms, full bath. The finished LL has expanded areas for office, playroom or 4th bedroom, full bath and laundry room. Generator provides service for the whole house. Town sewer and town water. The Helen Keller Elementary School is one of two consolidated elementary schools in Franklin. The property is only a 5 minute drive and only 2 miles to the school. Franklin is a town with many innovative technology companies. Dean College is centrally located in Franklin and attracts many students from all over the country. Only a short distance from route 495 makes an easy commute from both North and South shore locations.



x34

**MLS #: 73223166**

260 POND STREET  
Franklin, MA 02038

**DOM: 13 DTO: 5**

**List \$/SqFt: \$229.50**

**Sold \$/SqFt: \$229.50**

**Status: SLD**

**Sale Price: \$669,900**

**Sold Date: 05/31/2024**

**Off Mkt: 04/24/2024**

**List Price: \$669,900**

**List Date: 04/11/2024**

**Taxes: 2024 \$7,119**

**Assessed: \$603,800**

**HOA: No**

**Style:** Detached - Ranch

**Rooms:** 6

**Beds:** 3

**Baths:** 3f 0h

**Main Bath:** Yes

**Living Area:** 2,919 SqFt

**Garage:** 2

**Parking:** 10

**Fireplaces:** 1

**Year Built:** 1960

**Acres:** 0.84 (36,778 SqFt)

**Remarks:** ONE LEVEL LIVING at its finest. Custom Built Oversized Ranch built by Master Electrician. Larger bedrooms & plenty of closets & Natural Light. Step into the wide flagstone foyer with more coat closets. Granite countertops in kitchen and baths. All windows have been replace (06). Tennessee MARBLE fireplace is the focal point of the large living room with indirect lighting. This home features a beautiful fenced in yard with GUNITE POOL. Wood deck. ORIGINAL HARDWOODS. Possible IN-LAW/ TEEN SUITE in lower level with direct walkout to backyard. Washer/Dryer on Main level. ALL APPLIANCES STAY. Eat-in Kitchen features Skylights and SLIDER to deck overlooking expansive back yard. Tile Floors in kitchen. With two Car Garage Under and Circular Driveway in front-- this home has parking for more than a 12 cars! Gunitie Pool Re-done roughly 10 years ago. Pool professionally maintained. Meticulously maintained gardens with Perennials, Fruit Trees, & Topiaries. Close to 495.



x36

**MLS #: 73305980**

230 Irondequoit Rd  
Franklin, MA 02038

**DOM: 15 DTO: 4**

**List \$/SqFt: \$442.11**

**Sold \$/SqFt: \$456.12**

**Status: SLD**

**Sale Price: \$670,500**

**Sold Date: 11/26/2024**

**Off Mkt: 11/08/2024**

**List Price: \$649,900**

**List Date: 10/24/2024**

**Taxes: 2024 \$6,216**

**Assessed: \$527,200**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 7

**Beds:** 4

**Baths:** 1f 1h

**Main Bath:**

**Living Area:** 1,470 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1975

**Acres:** 0.69 (30,000 SqFt)

**Remarks:** This well maintained 4-bedroom, 1.5-bath home is nestled in a fantastic neighborhood, offering convenient access to major routes and the Franklin Train Station. The home features wood flooring in the living & dining rooms, as well as in all 4 bedrooms. The first floor includes a fireplaced living room, a dining room with a slider leading to the yard, and a half bath. The second floor offers four spacious bedrooms and one full bathroom. The expansive garage can accommodate 2 large vehicles or up to 4 compact vehicles, it also features a large open storage loft, offering versatile potential for various uses. Recent updates include new windows and a sliding glass door, all added in 2024, along with a brand-new roof. The exterior has been refreshed with a new coat of paint this year. The expansive yard is perfect for outdoor activities and relaxation. With its proximity to highways, this home offers a perfect blend of comfort and accessibility.



x42

**MLS #: 73302190**

7 Briarwood Rd  
Franklin, MA 02038

**DOM: 20 DTO: 6**

**List \$/SqFt: \$390.63**

**Sold \$/SqFt: \$408.65**

**Status: SLD**

**Sale Price: \$680,000**

**Sold Date: 12/18/2024**

**Off Mkt: 11/04/2024**

**List Price: \$650,000**

**List Date: 10/16/2024**

**Taxes: 2024 \$7,529**

**Assessed: \$638,600**

**HOA: No**

**Style:** Detached - Cape

**Rooms:** 7

**Beds:** 3

**Baths:** 2f 0h

**Main Bath:**

**Living Area:** 1,664 SqFt

**Garage:** 0

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1983

**Acres:** 2.63 (114,476 SqFt)

**Remarks:** No showings until Open House Saturday 10/19 12-2 Storybook cape at end of quiet cul de sac on over 2.5 acre private setting. 2 large bedrooms on the second floor, one bedroom on the first floor-can be used as a home office. Huge attached cathedral ceiling family room. Central Air. Fireplaced livingroom. Outdoor entertainment areas include a no-maintenance composite deck (16 X 12.6) off the kitchen with fenced in play area, paver patio (20 X 18) on the other side, lawn irrigation system and exterior lighting. Interior updates include New flooring, remodeled bathrooms, and a new kitchen with granite counters, and stainless appliances, all freshly painted. Unfinished basement with bulkhead access, warm air heat by oil, 200 Amp service, basement wet sink for dirty cleanups. New 3 bedroom septic system to be installed prior to closing.



x42

**MLS #: 73254469**

100 MILL ST  
Franklin, MA 02038

**DOM: 19 DTO: 4**

**List \$/SqFt: \$247.91**

**Sold \$/SqFt: \$253.54**

**Status: SLD**

**Sale Price: \$680,000**

**Sold Date: 07/23/2024**

**Off Mkt: 07/07/2024**

**List Price: \$664,900**

**List Date: 06/19/2024**

**Taxes: 2024 \$7,140**

**Assessed: \$605,600**

**HOA:**

**Style:** Detached - Contemporary, Raised Ranch

**Rooms:** 10

**Beds:** 4

**Baths:** 2f 0h

**Main Bath:** No

**Living Area:** 2,682 SqFt

**Garage:** 0

**Parking:** 8

**Fireplaces:** 2

**Year Built:** 1971

**Acres:** 1.22 (53,013 SqFt)

**Remarks:** LOOK AT THIS AWESOME OVERSIZED RAISED RANCH ON OVER 1 ACRE W/ A POOL!! AMAZING LIGHT & BRIGHT OPEN FLOOR PLAN. HUGE LIVING ROOM W/CUSTOM BLINDS & PROPANE FIREPLACE, DINING ROOM & CABINET-PACKED KITCHEN W/STAINLESS APPLIANCES & BREAKFAST/BAR PENINSULA. SLIDER LEADS TO LARGE DECK OVERLOOKING POOL & ABUNDANT AMOUNT OF PRIVATE WOODS. ALSO ON MAIN LEVEL YOU WILL FIND A HUGE PRIMARY BEDROOM W/ DOUBLE CLOSET, A LARGE 2ND BEDROOM W/ 2 CLOSETS-(ONE OF WHICH HAS LAUNDRY HOOK UPS FOR MAIN LEVEL LAUNDRY IF PREFERRED) AND A LARGE FULL BATH W/2 SINKS. THE BEAUTIFUL LOWER LEVEL IS COMPLETELY FINISHED! THE AWESOME FAMILY ROOM HAS A WOOD BURNING FP, CUSTOM BUILT-IN BOOKCASE, & NEWER WALL-TO-WALL THROUGHOUT. FR OPENS TO A GAME ROOM & SLIDER TO PATIO. DOWN THE HALL FIND THE 3RD & 4TH BEDROOMS, AN OFFICE, 2ND FULL BATH, LAUNDRY RM & STORAGE! ENJOY ENDLESS ENTERTAINING IN THE IN-GROUND POOL & ENORMOUS BACKYARD. ROOF & GUTTERS-2021, SOME REPLACEMENT WINDOWS, BUDERUS BOILER, UPDATED ELECTRIC. IT'S THE ONE!



x42

**MLS #: 73189735**

5 Palomino Dr  
Franklin, MA 02038

**DOM: 25 DTO: 13**  
**List \$/SqFt: \$272.18**  
**Sold \$/SqFt: \$271.04**

**Status: SLD**

**Sale Price: \$686,000**  
**Sold Date: 02/27/2024**  
**Off Mkt: 01/27/2024**

**List Price: \$688,900**  
**List Date: 01/02/2024**  
**Taxes: 2023 \$6,433**  
**Assessed: \$511,400**  
**HOA: No**

**Style:** Detached - Colonial, Contemporary

**Rooms: 8      Beds: 3      Baths: 2f 2h      Main Bath: Yes      Living Area: 2,531 SqFt**  
**Garage: 1      Parking: 6      Fireplaces: 1      Year Built: 1997      Acres: 0.49 (21,362 SqFt)**

**Remarks:** DON'T WAIT ON THIS OVERSIZED KENNEDY SCHOOL HOME IN DOVER FARMS! NESTLED ON A RARE LARGE 1/2 ACRE LOT YOU WILL LOVE THIS 3-4 BED HOME WITH 4 BATHROOMS & A TOTAL OF 2500+SF ON 3 LEVELS! AS YOU ENTER THE TWO-STORY FOYER YOU ARE GREETED BY A LOVELY OPEN FRONT TO BACK LIVING ROOM/DINING ROOM WITH HARDWOOD FLOORS, RECESSED LIGHTING, & A WOOD BURNING FIREPLACE! A LARGE EAT IN KITCHEN WITH YOUNGER STAINLESS APPLIANCES, GRANITE COUNTERS & MARBLE FLOORS! HALF BATH WITH LAUNDRY & GARAGE ACCESS. UPSTAIRS FEATURES 3 GENEROUS BEDROOMS & A FULL BATH. THE MAIN BEDROOM HAS A FULL BATH WITH SHOWER. BRAND NEW CARPET ON STAIRS, UP HALLWAY, & ALL 3 BEDROOMS! VENTURE TO THE LOWER LEVEL TO FIND A COMPLETELY FINISHED SPACE WITH SO MUCH NATURAL LIGHT. THE OPPORTUNITIES ARE ENDLESS FOR A FAMILY ROOM, GAME ROOM, WORK SPACE, GYM, OR ENTERTAINMENT. OVERSIZED WINDOW FOR EMERGENCY ACCESS & ANOTHER 1/2 BATH! LARGE CORNER LOT WITH DOUBLE DRIVEWAY, HUGE DECK & PRIVACY WOODS. MINUTES TO SHOPPING, HIGHWAY & TRAIN!



x23

**MLS #: 73301087**

103 Peck Street  
Franklin, MA 02038

**DOM: 10 DTO: 10**  
**List \$/SqFt: \$303.39**  
**Sold \$/SqFt: \$303.39**

**Status: SLD**

**Sale Price: \$689,900**  
**Sold Date: 12/06/2024**  
**Off Mkt: 10/20/2024**

**List Price: \$689,900**  
**List Date: 10/10/2024**  
**Taxes: 2024 \$6,493**  
**Assessed: \$550,700**  
**HOA:**

**Style:** Detached - Colonial, Cape, Gambrel/Dutch

**Rooms: 10      Beds: 4      Baths: 2f 0h      Main Bath:      Living Area: 2,274 SqFt**  
**Garage: 0      Parking: 4      Fireplaces: 1      Year Built: 1978      Acres: 0.32 (14,026 SqFt)**

**Remarks:** This beautifully renovated Cape, features custom trim and hardwood floors throughout, a bright open-concept kitchen with white cabinetry and stainless steel appliances, and a generous island perfect for entertaining. The main level includes a formal dining room and a cozy living room with a pellet stove, while the upper level offers three spacious bedrooms, including two with walk-in closets, and two full baths. The finished basement provides versatile living space, a laundry area, optional bedroom, and ample storage, complemented by a large fenced yard in a prime location near playgrounds, shops, restaurants, and transportation links.



x24

**MLS #: 73280522**

37 Pine Ridge Drive  
Franklin, MA 02038

**DOM: 17 DTO: 4**  
**List \$/SqFt: \$381.68**  
**Sold \$/SqFt: \$438.93**

**Status: SLD**

**Sale Price: \$690,000**  
**Sold Date: 09/30/2024**  
**Off Mkt: 09/07/2024**

**List Price: \$600,000**  
**List Date: 08/21/2024**  
**Taxes: 2024 \$5,533**  
**Assessed: \$469,300**  
**HOA:**

**Style:** Detached - Ranch

**Rooms: 7      Beds: 3      Baths: 2f 0h      Main Bath:      Living Area: 1,572 SqFt**  
**Garage: 2      Parking: 4      Fireplaces: 1      Year Built: 1960      Acres: 0.52 (22,521 SqFt)**

**Remarks:** ALL the features you've been looking for! Nicely renovated 3-4 Bedroom, 2 Full Bath Ranch with 2-car garage in desirable walkable neighborhood setting. Gleaming Hardwood floors throughout the main living area and all three 1st floor bedrooms. Gas cooking, Granite eat-in kitchen is open to the living room with wood burning fireplace. Updated full baths provide one tub/shower setup with the second featuring an oversized tile shower. Spacious Deck and patio overlook the Huge Level Backyard framed by trees with tire swing, lush landscaping, multiple gardens and shed. Walkout Lower level has large family room and home office (which might double as 4th bedroom?). Great size tiled laundry room and lots of additional storage space. This home has it all: Town Water/Sewer, Central A/C, Natural Gas for Heat, Tankless Hot Water and Cooking.



x30

**MLS #: 73263890**

82 Elm St  
Franklin, MA 02038

**DOM: 23 DTO: 23**  
**List \$/SqFt: \$383.09**  
**Sold \$/SqFt: \$378.76**

**Status: SLD**

**Sale Price: \$692,000**  
**Sold Date: 08/26/2024**  
**Off Mkt: 08/04/2024**

**List Price: \$699,900**  
**List Date: 07/12/2024**  
**Taxes: 2024 \$6,763**  
**Assessed: \$573,600**  
**HOA:**

**Style:** Detached - Cape

**Rooms: 8      Beds: 3      Baths: 2f 0h      Main Bath: Yes      Living Area: 1,827 SqFt**  
**Garage: 0      Parking: 20      Fireplaces: 1      Year Built: 1982      Acres: 5.03 (219,107 SqFt)**

**Remarks:** Over the river and through the woods they say! Classic Bow house with unique character, generally not seen in this area. Pine plank floors, open kitchen/family room with beamed ceilings and fireplace with access to the 4 season porch and deck. 1st level main bedroom and bath. 2 additional bedrooms upstairs with a loft overlooking the lower level. The lot itself is nature's paradise with long winding trails for mountain biking and possible motocross. Live amongst, fruit trees, perennials and lush mature forest abound. This is a house with a long winding driveway set way back which exemplifies privacy. Seller may be willing to sell the home with current furnishings with exception to items of his choosing. Updated Private septic, well water and an abundance of wildlife.



x42

**MLS #: 73297215**  
7 Northgate Rd  
Franklin, MA 02038  
**DOM: 16 DTO: 5**  
**List \$/SqFt: \$367.81**  
**Sold \$/SqFt: \$384.40**

**Status: SLD**  
**Sale Price: \$695,000**  
**Sold Date: 11/21/2024**  
**Off Mkt: 10/18/2024**

**List Price: \$665,000**  
**List Date: 10/02/2024**  
**Taxes: 2024 \$6,045**  
**Assessed: \$512,700**  
**HOA:**

**Style:** Detached - Raised Ranch, Split Entry

**Rooms: 8**      **Beds: 3**      **Baths: 2f 0h**      **Main Bath: No**      **Living Area: 1,808 SqFt**  
**Garage: 1**      **Parking: 4**      **Fireplaces: 1**      **Year Built: 1961**      **Acres: 0.35 (15,176 SqFt)**

**Remarks:** Welcome home! This exquisitely updated and well-maintained 3-bedroom, 2-bathroom home is nestled on a beautifully manicured corner lot. The first floor showcases unique stone accent walls, board & batten, beadboard & custom carpentry trim work. Beautiful cathedral ceiling sunroom w/French doors leads to the composite deck, paver patio & fenced backyard w/2 storage sheds. Additional main level amenities include a wood-burning fireplace w/custom mantle, remodeled kitchen w/granite countertops, updated cabinets, stainless appliances, three spacious bedrooms, & full tiled bathroom. The lower-level houses a family rm w/gas fireplace, second full tiled bathroom, remodeled laundry room w/ample shelving/storage, and access to the one-car garage. Recent updates include a 200 AMP electrical service (2023), roof (2024), central air (2016), water heater (2022), gutters (2019), windows (main house 2011, Sunroom 2016-17), newly refaced concrete walkway & front steps, new exterior doors.



x29

**MLS #: 73246805**  
454 Dailey Dr  
Franklin, MA 02038  
**DOM: 24 DTO: 19**  
**List \$/SqFt: \$388.51**  
**Sold \$/SqFt: \$397.71**

**Status: SLD**  
**Sale Price: \$696,000**  
**Sold Date: 07/22/2024**  
**Off Mkt: 06/28/2024**

**List Price: \$679,900**  
**List Date: 06/04/2024**  
**Taxes: 2024 \$6,444**  
**Assessed: \$546,600**  
**HOA:**

**Style:** Detached - Colonial

**Rooms: 8**      **Beds: 4**      **Baths: 2f 1h**      **Main Bath: Yes**      **Living Area: 1,750 SqFt**  
**Garage: 2**      **Parking: 4**      **Fireplaces: 1**      **Year Built: 1969**      **Acres: 0.48 (20,817 SqFt)**

**Remarks:** Welcome to this wonderful 4 bedroom, 2.5 bath Colonial in a highly sought after neighborhood. As you step inside you will be greeted by a spacious living room filled with natural sunlight on your left, and on your right a cozy family room with a wood burning fireplace for enjoying during the colder months. The nice updated kitchen offers plenty of cabinets, stainless steel appliances, and newer flooring. Upstairs you will find a generously sized primary bedroom with en-suite bathroom, as well as 3 additional bedrooms providing plenty of space for family, guests, or a home office. One of the standout features of this home is the wonderful 3 season screened porch overlooking the great fenced in backyard! It's a perfect spot for "outdoor" dining, relaxing, or watching the kids play. All this plus a 2 car garage! Located close to schools, stores, restaurants and highway access makes this an excellent location to be! Don't miss the opportunity to make this home yours!



x33

**MLS #: 73233536**  
10 Donato Drive  
Franklin, MA 02038  
**DOM: 23 DTO: 8**  
**List \$/SqFt: \$247.62**  
**Sold \$/SqFt: \$256.05**

**Status: SLD**  
**Sale Price: \$698,000**  
**Sold Date: 06/21/2024**  
**Off Mkt: 05/28/2024**

**List Price: \$675,000**  
**List Date: 05/06/2024**  
**Taxes: 2024 \$8,188**  
**Assessed: \$694,500**  
**HOA:**

**Style:** Detached - Cape

**Rooms: 8**      **Beds: 4**      **Baths: 3f 1h**      **Main Bath: Yes**      **Living Area: 2,726 SqFt**  
**Garage: 2**      **Parking: 4**      **Fireplaces: 1**      **Year Built: 1987**      **Acres: 0.46 (19,998 SqFt)**

**Remarks:** Cape style home in great neighborhood location! Open floor plan featuring kitchen with center island open to family room with fireplace and slider to a deck, dining room, living room/office and 1/2 bath. 2nd floor has a main bedroom suite has Updated full bath with tile shower, 2 additional bedrooms and 2nd full bath. Bedroom #4 is located over the garage with a slider to a balcony and would be great for a private office or game room getaway. The basement has a large playroom. Other features include 2 car attached garage, composite deck, vinyl siding and vinyl replacement windows. Set on nice lot with private back yard. Conveniently located near schools, shopping and just minutes from Rt 495 and commuter rail. This house is truly a diamond in the rough, but the location is worth the effort!



x40

**MLS #: 73261364**  
6 Glenn Drive  
Franklin, MA 02038  
**DOM: 36 DTO: 21**  
**List \$/SqFt: \$424.20**  
**Sold \$/SqFt: \$439.97**

**Status: SLD**  
**Sale Price: \$700,000**  
**Sold Date: 10/03/2024**  
**Off Mkt: 08/12/2024**

**List Price: \$674,900**  
**List Date: 07/08/2024**  
**Taxes: 2024 \$6,763**  
**Assessed: \$573,600**  
**HOA: No**

**Style:** Detached - Gambrel/Dutch

**Rooms: 7**      **Beds: 4**      **Baths: 1f 1h**      **Main Bath: No**      **Living Area: 1,591 SqFt**  
**Garage: 2**      **Parking: 4**      **Fireplaces: 1**      **Year Built: 1965**      **Acres: 0.34 (15,002 SqFt)**

**Remarks:** BRAND NEW ROOF AND GAS FURNACE! TOWN WATER/TOWN SEWER/GAS HEAT. Big ticket items already taken care of - Windows, siding, roof, heating system. Move right in just bring a paintbrush! Welcome into this beautifully maintained home in a highly desirable neighborhood! Upon entering through the sunny mudroom, connected to the large garage, you will find the first floor featuring an eat-in kitchen ready to be personalized. The kitchen flows right into the formal dining room. The living room showcases a lovely fireplace and an abundance of natural light. The flexible floorplan allows for a first-floor primary bedroom or home office. A convenient half bath completes the first floor. The second floor has three large bedrooms and a full bath. Stunning refinished hardwood flooring throughout the entire home! An oversized shed and the two-car garage grant for plenty of additional storage. The unfinished basement is a perfect workshop area. Ready for the new buyer to customize this amazing home.



x30

**MLS #: 73208804**  
510 Maple St  
Franklin, MA 02038  
**DOM: 23 DTO: 8**  
**List \$/SqFt:** \$427.91  
**Sold \$/SqFt:** \$460.83

**Status: SLD**  
**Sale Price: \$700,000**  
**Sold Date:** 05/10/2024  
**Off Mkt:** 03/27/2024

**List Price: \$650,000**  
**List Date:** 03/05/2024  
**Taxes:** 2024 \$6,002  
**Assessed:** \$509,100  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 7      **Beds:** 4      **Baths:** 1f 2h      **Main Bath:**      **Living Area:** 1,519 SqFt  
**Garage:** 2      **Parking:** 8      **Fireplaces:** 1      **Year Built:** 1960      **Acres:** 0.69 (30,109 SqFt)

**Remarks:** Welcome to this classic 1960 Colonial home, offering timeless charm and modern updates. With 4 Beds & updated full bath featuring a tiled shower, this home provides comfort & convenience. Kitchen updates include granite countertops and stainless-steel appliances. The gleaming hardwood floors throughout most of the home add warmth and elegance. The whole house interior was painted just two years ago, ensuring a fresh and inviting atmosphere. Stay cool in the summer months with the mini-split AC in the living room. The heat was converted to FHA by gas in 2016 for efficiency, ensuring comfort and cost savings. The separate formal dining room is ideal for holidays & special occasions. The spacious finished basement features a newer family room with a half bath, offering appealing additional space. Situated on a large corner lot, this home also features a two-car garage attached to a screened-in porch, perfect for relaxing outdoors. Bring your own cosmetic touches to make this your own!



x42

**MLS #: 73300090**  
158 Longhill Rd  
Franklin, MA 02038  
**DOM: 40 DTO: 30**  
**List \$/SqFt:** \$258.27  
**Sold \$/SqFt:** \$260.15

**Status: SLD**  
**Sale Price: \$705,000**  
**Sold Date:** 12/30/2024  
**Off Mkt:** 11/18/2024

**List Price: \$699,900**  
**List Date:** 10/09/2024  
**Taxes:** 2024 \$6,747  
**Assessed:** \$572,300  
**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 11      **Beds:** 5      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 2,710 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1965      **Acres:** 0.38 (16,640 SqFt)

**Remarks:** A perfect blend of comfort and functionality! Situated in a well-established, conveniently located Franklin neighborhood, this charming home offers 2,170 sqft of living space, The home features 5 generously sized bedrooms & 2.5 baths The primary bedroom is a tranquil haven for end-of-day relaxation. The spacious family room is the heart of the home, equipped with a robust wood stove, ensuring warm, laughter-filled evenings. Both formal & casual dining spaces are options for social gatherings. Hardwood floors carry throughout both levels of the home. For those who enjoy the outdoors minus the insects, the screened porch will become your favored nook for morning coffee or immersing in a great book. The finished basement presents vast possibilities for entertainment, a home gym, or a peaceful home office, seamlessly fitting your lifestyle. Venture outside to relish the seclusion provided by a fenced corner lot, ideal for barbecues and outdoor activities. 2 car garage, Town water/sewer.



x37

**MLS #: 73180206**  
4 Teri's Way  
Franklin, MA 02038  
**DOM: 3 DTO: 3**  
**List \$/SqFt:** \$317.07  
**Sold \$/SqFt:** \$343.90

**Status: SLD**  
**Sale Price: \$705,000**  
**Sold Date:** 01/02/2024  
**Off Mkt:** 11/18/2023

**List Price: \$650,000**  
**List Date:** 11/15/2023  
**Taxes:** 2023 \$6,574  
**Assessed:** \$522,600  
**HOA:**

**Style:** Detached - Cape

**Rooms:** 8      **Beds:** 3      **Baths:** 1f 1h      **Main Bath:**      **Living Area:** 2,050 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1992      **Acres:** 0.46 (20,077 SqFt)

**Remarks:** Welcome home to 4 Teri's Way! If you're looking for a home filled with natural light and that Pottery Barn vibe, this is the one. Lovingly maintained and updated through the years, this home's fine details are sure to please. The well-kept neighborhood and professional landscaping provide instant curb appeal, and the open floor plan brings a sense of serenity to the interior. The kitchen has been updated with granite countertops and an island with seating opening to the eat-in area. Hardwood floors unify the formal dining room and fireplaced living room, and the furniture has been custom-designed for this area to make the most appealing use of the space. A three-season porch provides soaring cathedral ceilings and year-round scenic views, and your fully-fenced back yard is an oasis of outdoor seating with a built-in fire pit. If that isn't enough, enjoy the convenient first-floor laundry and the flexible finished basement, which can serve as an extra bedroom, playroom, office and more!



x37

**MLS #: 73239681**  
862 Summer St  
Franklin, MA 02038  
**DOM: 5 DTO: 5**  
**List \$/SqFt:** \$400.59  
**Sold \$/SqFt:** \$421.36

**Status: SLD**  
**Sale Price: \$710,000**  
**Sold Date:** 07/22/2024  
**Off Mkt:** 05/21/2024

**List Price: \$675,000**  
**List Date:** 05/16/2024  
**Taxes:** 2024 \$6,486  
**Assessed:** \$550,100  
**HOA:** No

**Style:** Detached - Gambrel/Dutch

**Rooms:** 7      **Beds:** 3      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 1,685 SqFt  
**Garage:** 0      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1976      **Acres:** 1.04 (45,376 SqFt)

**Remarks:** Nestled amongst the trees this spacious gambrel home has much to offer. Enter into the living room that showcases a woodburning fireplace as well as stunning hickory wood floors that carry throughout most of the home. The spacious dining room opens into the well appointed kitchen that features granite counters, breakfast bar with seating, stainless steel appliances, induction range, newer microwave, Bosch dishwasher and undermount lighting. The first floor also has an office/family room and updated half bath with laundry. The second floor of the home offers a Large primary bedroom with custom closet and master bath with teak vanity, jetted tub and open tiled shower. 2 spacious bedrooms and second full bath complete this level. Updates: 2023 New interior trim, 1/2 bath remodel, new side deck, new stone patio, retaining wall & pergola. 2022 Chimney relined & capped, 2017 roof and more. Move in ready! All on a total acre plus of land made up of two lots Franklin (.55 acres)/Wrentham (.49 acres).





x42

**MLS #: 73211464**  
191 Irondequoit Rd  
Franklin, MA 02038  
**DOM: 7 DTO: 7**  
**List \$/SqFt:** \$433.33  
**Sold \$/SqFt:** \$473.33

**Status: SLD**  
**Sale Price: \$710,000**  
**Sold Date:** 04/19/2024  
**Off Mkt:** 03/19/2024

**List Price: \$650,000**  
**List Date:** 03/12/2024  
**Taxes:** 2024 \$6,710  
**Assessed:** \$569,100  
**HOA:** No

**Style:** Detached - Colonial  
**Rooms:** 7      **Beds:** 4      **Baths:** 1f 1h      **Main Bath:** No      **Living Area:** 1,500 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1975      **Acres:** 0.69 (30,000 SqFt)

**Remarks:** \*\*\*OFFERS DUE MONDAY MARCH 18TH @ 6PM\*\*\* Loved by one family for the last 17 years, this home is waiting for you to make it your own! Well located in a quiet neighborhood setting convenient to all Franklin amenities, this home offers hardwood floors throughout the first floor and new carpet upstairs. Enter through the spacious breezeway, an easy place to set up a mudroom to organize all your necessities. The eat-in kitchen offers stone countertops and stainless steel appliances, plus a sizable island with barstool seating for additional space. Stay cozy by the living room fireplace. Upstairs, find a second laundry hookup for ultimate convenience! The partially finished basement provides even more space for a home office, craft/playroom, exercise area, or more. Enjoy the upcoming warmer weather on the generous deck overlooking a large level yard. The attached two-car garage is ideal for storage. Excellent value in Franklin - don't miss this one!



x34

**MLS #: 73233795**  
32 Shady Ln  
Franklin, MA 02038  
**DOM: 3 DTO: 3**  
**List \$/SqFt:** \$372.49  
**Sold \$/SqFt:** \$409.74

**Status: SLD**  
**Sale Price: \$715,000**  
**Sold Date:** 07/22/2024  
**Off Mkt:** 05/12/2024

**List Price: \$650,000**  
**List Date:** 05/09/2024  
**Taxes:** 2024 \$6,575  
**Assessed:** \$557,700  
**HOA:**

**Style:** Detached - Raised Ranch, Split Entry  
**Rooms:** 8      **Beds:** 4      **Baths:** 2f 0h      **Main Bath:**      **Living Area:** 1,745 SqFt  
**Garage:** 1      **Parking:** 4      **Fireplaces:** 2      **Year Built:** 1967      **Acres:** 0.45 (19,515 SqFt)

**Remarks:** Move-in ready and worry-free! This meticulously cared for home is conveniently situated close to schools, train and shopping. There's brand new HVAC system and vinyl siding for easy care. Enjoy the main levels refinished hardwood floors and the newer wall-to-wall carpeting downstairs. The kitchen has been beautifully renovated; quartz countertops, upgraded lighting, new stainless steel appliances and coffee bar or extra food prep space. Forget about winter blues with a whole-house Generac generator and two cozy gas fireplaces, one upstairs, another in the lower level family room. Outside, chill by the coy pond/ zen garden with bubbling waterfall, gather around the fire pit, or soak in the big hot tub spa. Enjoy cookouts on the deck! Also, a covered patio below provides extra shelter. The fantastic lower level offers privacy with an extra family room, office, bath and bedroom. There's even a storage shed and a fully fenced yard for safety and privacy. Make THIS your new home!



x31

**MLS #: 73180452**  
10 Lawrence Dr  
Franklin, MA 02038  
**DOM: 34 DTO: 34**  
**List \$/SqFt:** \$286.01  
**Sold \$/SqFt:** \$281.74

**Status: SLD**  
**Sale Price: \$719,000**  
**Sold Date:** 02/05/2024  
**Off Mkt:** 12/19/2023

**List Price: \$729,900**  
**List Date:** 11/15/2023  
**Taxes:** 2023 \$7,475  
**Assessed:** \$594,200  
**HOA:**

**Style:** Detached - Colonial, Garrison  
**Rooms:** 10      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 2,552 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1987      **Acres:** 0.46 (20,042 SqFt)

**Remarks:** Embrace this beautiful Garrison Colonial, perfectly located in a prime subdivision neighborhood! Over 2,500 sq ft on three above-ground levels. This amazing home offers the space, floor plan & four bedrooms you've been searching for. Bonus! Recent Buderus boiler and Soft-Lite vinyl replacement windows! Walk to Parmenter Elementary School and enjoy the convenience of being less than 1.5 mi to Shaw's and Big Y, with I-495 just 0.8 mi away. Eat-in kitchen features white cabinetry, granite counters and tile backsplash. The adjoining vaulted sunroom creates a seamless indoor/outdoor experience leading to the spacious deck and level rear yard. Cozy-up by the fireplace in the 1st floor family room, and dine in style in the freshly-painted formal dining room with a charming bay window. The finished third floor adds versatility, whether you envision it as a play area, teen retreat, or a home office. Attached two-car garage, town water/sewer. This is the perfect Holiday present!



x41

**MLS #: 73238127**  
438 Oakland Pkwy  
Franklin, MA 02038  
**DOM: 19 DTO: 5**  
**List \$/SqFt:** \$389.22  
**Sold \$/SqFt:** \$415.22

**Status: SLD**  
**Sale Price: \$720,000**  
**Sold Date:** 06/28/2024  
**Off Mkt:** 06/02/2024

**List Price: \$674,900**  
**List Date:** 05/15/2024  
**Taxes:** 2024 \$6,727  
**Assessed:** \$570,600  
**HOA:** No

**Style:** Detached - Colonial  
**Rooms:** 8      **Beds:** 4      **Baths:** 1f 1h      **Main Bath:**      **Living Area:** 1,734 SqFt  
**Garage:** 1      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1968      **Acres:** 0.46 (20,033 SqFt)

**Remarks:** Welcome Home to 438 Oakland Parkway! This lovingly cared for colonial is a must see with tremendous curb appeal. The modern kitchen on the first floor is a chef's dream and leads you to a large dining area, outdoor deck access, a living room with fireplace, a family room and 1/2 bath with laundry. The second floor has 4 good size bedrooms (with central AC) and a full bath. The basement has 1 finished room perfect for a Home Office, workout space or Kids play room. The rest of the basement has plenty of room for dry storage and leads you to the oversized 1 car garage w/workbench area. The fenced in yard is perfect for entertaining and the property has many established perennials for garden lovers. The neighborhood is very active with families of all ages and stages and there is a 50+ year old neighborhood association that plans activities year round. Minutes to downtown Franklin, shopping, restaurants, commuter rail, highway access & more. Please see Firm Remarks for upgrades/dates.



x35

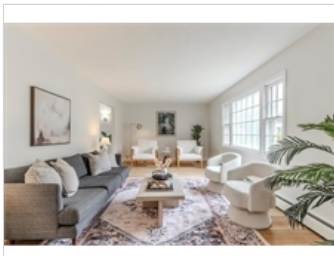
**MLS #: 73266514**  
5 MICHAEL ROAD  
Franklin, MA 02038  
**DOM: 33 DTO: 26**  
**List \$/SqFt: \$319.12**  
**Sold \$/SqFt: \$311.43**

**Status: SLD**  
**Sale Price: \$725,000**  
**Sold Date: 09/03/2024**  
**Off Mkt: 08/20/2024**

**List Price: \$742,900**  
**List Date: 07/18/2024**  
**Taxes: 2024 \$8,300**  
**Assessed: \$704,000**  
**HOA: No**

**Style:** Detached - Cape  
**Rooms:** 9    **Beds:** 4    **Baths:** 3f 0h    **Main Bath:** Yes    **Living Area:** 2,328 SqFt  
**Garage:** 2    **Parking:** 2    **Fireplaces:** 2    **Year Built:** 1984    **Acres:** 0.95 (41,256 SqFt)

**Remarks:** Expanded Cape in a Fabulous Neighborhood! Discover the perfect blend of space and modern living in this beautifully expanded home, located in an inviting neighborhood. This delightful property offers: 3-4 second floor Bedrooms (see DISCLOSURE) with a spacious, ensuite primary bedroom and the convenience of 3 Full Baths. Upon entering, you're greeted by a spacious living area featuring hardwood floors and natural light that leads into the open kitchen area. The Sunsplashed Sunroom adjoins the family room lending to more living space on the first floor. An oversized deck accommodates an above ground pool - walk from the Kitchen into the pool! The backyard offers a private retreat for relaxation and recreation. Other features include a media room on the lower level, 2 fireplaces, and a 2 car garage. Nestled in an attractive community, this home provides the ideal setting for both relaxation and entertaining. Don't miss the opportunity to make this delightful home yours.



x36

**MLS #: 73231654**  
3 Kathy Ave  
Franklin, MA 02038  
**DOM: 21 DTO: 7**  
**List \$/SqFt: \$316.59**  
**Sold \$/SqFt: \$316.59**

**Status: SLD**  
**Sale Price: \$725,000**  
**Sold Date: 06/18/2024**  
**Off Mkt: 05/21/2024**

**List Price: \$725,000**  
**List Date: 05/01/2024**  
**Taxes: 2024 \$7,052**  
**Assessed: \$0**  
**HOA:**

**Style:** Detached - Colonial  
**Rooms:** 9    **Beds:** 5    **Baths:** 2f 1h    **Main Bath:** Yes    **Living Area:** 2,290 SqFt  
**Garage:** 2    **Parking:** 4    **Fireplaces:** 1    **Year Built:** 1966    **Acres:** 0.39 (17,036 SqFt)

**Remarks:** Rarely available 5 bedroom in one of the most desirable neighborhoods in town! This spectacular property sits on a corner lot and is ready for the next owners to enjoy; nothing to do but move in! Repainted inside and out, refinished hardwood floors, brand new roof and newly landscaped! Two large living rooms on main level, fireplace and convenient access to the newly stained back deck & yard! 5 generously sized bedrooms on the 2nd level, 2 full baths and the lower level that's just waiting to be finished!! All this, and close to major routes, shopping, restaurants and more!! Website: <https://noahlegacyconsulting.hd.pics/3-Kathy-Ave/idx>



x42

**MLS #: 73189928**  
265 Daniels St  
Franklin, MA 02038  
**DOM: 41 DTO: 25**  
**List \$/SqFt: \$326.33**  
**Sold \$/SqFt: \$315.49**

**Status: SLD**  
**Sale Price: \$725,000**  
**Sold Date: 03/07/2024**  
**Off Mkt: 02/11/2024**

**List Price: \$749,900**  
**List Date: 01/02/2024**  
**Taxes: 2023 \$7,035**  
**Assessed: \$559,200**  
**HOA:**

**Style:** Detached - Cape  
**Rooms:** 7    **Beds:** 3    **Baths:** 2f 0h    **Main Bath:** Yes    **Living Area:** 2,298 SqFt  
**Garage:** 2    **Parking:** 8    **Fireplaces:** 1    **Year Built:** 1963    **Acres:** 0.34 (15,002 SqFt)

**Remarks:** Your beautifully renovated 3 bedroom, 2 full bath home with flexible floor plan awaits you at 265 Daniels St in Franklin. Curb appeal galore with updated professional landscaping just last fall and a charming farmer's porch to relax and watch the world go by. Step inside to be greeted by an absolutely stunning new kitchen... light & bright with high end finishes and everything right! A gorgeous addition features an incredible great room with soaring ceilings, open floor plan, and plenty of space for an additional dining area or office area. The other spacious living room (now primary bedroom set-up) is a luxurious retreat with gas FP. Beautiful 1st floor updated full bath with glass & tile shower and 1st floor bedroom with access to new composite deck. Upstairs are two more great sized bedrooms - one with awesome walk-in closet - as well as second full bath. Outside you'll love the fenced yard, two decks, patio, & wonderful gardens. Call now!



x38

**MLS #: 73253821**  
58 Oxford Drive  
Franklin, MA 02038  
**DOM: 20 DTO: 6**  
**List \$/SqFt: \$306.84**  
**Sold \$/SqFt: \$320.97**

**Status: SLD**  
**Sale Price: \$727,000**  
**Sold Date: 08/28/2024**  
**Off Mkt: 07/07/2024**

**List Price: \$695,000**  
**List Date: 06/18/2024**  
**Taxes: 2024 \$7,833**  
**Assessed: \$664,400**  
**HOA:**

**Style:** Detached - Colonial  
**Rooms:** 8    **Beds:** 3    **Baths:** 2f 1h    **Main Bath:** Yes    **Living Area:** 2,265 SqFt  
**Garage:** 0    **Parking:** 4    **Fireplaces:** 1    **Year Built:** 1994    **Acres:** 0.52 (22,499 SqFt)

**Remarks:** Welcome to your new home in the heart of an established neighborhood known for its charm and convenience. This spacious 3-bedroom, 2.5-bathroom house combines modern comfort with classic appeal, offering a perfect blend of style and functionality. The El Kitchen offers Updated Appliances, Center Island and slider which flows out to back deck and large back yard- perfect for summertime entertainment. Relax in the formal Living Room or Family Room complete with fireplace. The Dining room comfortably seats 6-8 people and is bathed in natural light. Primary bedroom boasts cathedral ceiling with skylight, Walk-In closet and Ensuite bathroom. Two generous sized bedrooms complete the 2nd floor. Finished lower level is perfect for a TV area or Game room & extra bonus room that could be used as an office or craft room. Located just minutes from Rt 140 & 495, this home offers unparalleled convenience with easy access to shopping & dining. OPEN HOUSE SUN 6/23 12-2. Welcome Home



x32

**MLS #: 73216820**

7 Marthas Way  
Franklin, MA 02038

**DOM:** 21 **DTO:** 6  
**List \$/SqFt:** \$387.02  
**Sold \$/SqFt:** \$423.17

**Status:** SLD

**Sale Price:** **\$727,000**  
**Sold Date:** 05/02/2024  
**Off Mkt:** 04/16/2024

**List Price:** **\$664,900**  
**List Date:** 03/27/2024  
**Taxes:** 2024 \$7,048  
**Assessed:** \$597,800  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 7      **Beds:** 3      **Baths:** 1f 1h      **Main Bath:** No      **Living Area:** 1,718 SqFt  
**Garage:** 0      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 1993      **Acres:** 0.47 (20,369 SqFt)

**Remarks:** Don't miss out on this great Colonial in a perfect location! Home has been wonderfully maintained with most interior recently painted, Hot Water tank, irrigation added to front and backyards, new gutters, new Reeds Ferry Shed for great storage, newly tiled kitchen backsplash, paved driveway and other updates throughout house in the last 2 years. Open floor plan for the first floor with slider leading out to the back deck and large level backyard. Upstairs there are 3 sizable bedrooms with young carpets and spacious closets. Full bathroom is large and could be reconfigured to make better use of its size or leave as is. Basement is not finished but could easily be done for an additional 850 sq ft (approximate). Location is close to RT 495, RT 140, commuter rail and lots of shopping and restaurants. Open House Saturday March 30th 11:00-1:00. Septic system is a 4 bedroom design.



x42

**MLS #: 73247218**

405 Beverly Rd  
Franklin, MA 02038

**DOM:** 21 **DTO:** 5  
**List \$/SqFt:** \$403.88  
**Sold \$/SqFt:** \$401.15

**Status:** SLD

**Sale Price:** **\$734,900**  
**Sold Date:** 07/31/2024  
**Off Mkt:** 06/25/2024

**List Price:** **\$739,900**  
**List Date:** 06/05/2024  
**Taxes:** 2024 \$6,659  
**Assessed:** \$564,800  
**HOA:** Yes

**Style:** Detached - Colonial

**Rooms:** 8      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 1,832 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1967      **Acres:** 0.47 (20,312 SqFt)

**Remarks:** Situated in one of Franklin's most desirable neighborhoods, here is the home you have been waiting for!! This attractive Colonial offers a private, yet neighborly setting, with a backyard retreat that will delight the entire household. Imagine your outdoor fun with family and guests enjoying a heated gunite pool, an adjacent cabana bar wired for cable with still plenty of green space for gardening or play. The interior of this home is warm and welcoming; has hardwood on both floors, custom "Hamlin made" cherry cabinets; gas cooking. Sun filled, fireside living space, formal dining area and cathedral family room. Nice size screen porch extends the living space. 2.5 baths. Spacious full basement. 2 car garage with additional storage. You have hit the real estate trifecta here with town water, sewer and natural gas. Neighborhood residents enjoy the Oakland Park Association; an OPTIONAL active civic & social group. No showings until OH Sat & Sun. 11-1



x31

**MLS #: 73244494**

39 Miller St  
Franklin, MA 02038

**DOM:** 41 **DTO:** 41  
**List \$/SqFt:** \$366.90  
**Sold \$/SqFt:** \$371.96

**Status:** SLD

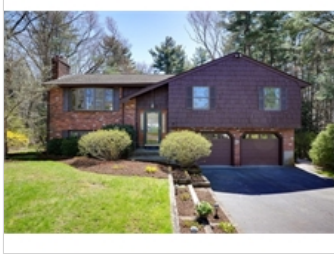
**Sale Price:** **\$735,000**  
**Sold Date:** 08/16/2024  
**Off Mkt:** 07/09/2024

**List Price:** **\$725,000**  
**List Date:** 05/29/2024  
**Taxes:** 2024 \$7,834  
**Assessed:** \$664,500  
**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 8      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 1,976 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1998      **Acres:** 0.64 (28,061 SqFt)

**Remarks:** Here is your chance with a price improvement! Built in 1998, this 4 bedroom 2.5 bath home features hardwood floors throughout the first and second floors and includes many updates including the kitchen and bathrooms. The partially finished basement offers additional living space and the large level front yard is perfect for outdoor activities. The property also boasts a retaining wall/driveway extension and a fire pit area, ideal for entertaining. Enjoy the convenience of a deck off of the kitchen and a first floor laundry area. Additionally, there is a dining room and bonus room currently being used as an office, providing extra flexibility for your living needs. Great location, around the corner from Delcarte conservation area and short drive to shops, highways, T station and more! 5 acres of protected forest lie behind this lot. Don't miss this opportunity to make this lovely Franklin home yours!



x35

**MLS #: 73228798**

254 Daniels Street  
Franklin, MA 02038

**DOM:** 15 **DTO:** 3  
**List \$/SqFt:** \$305.89  
**Sold \$/SqFt:** \$336.53

**Status:** SLD

**Sale Price:** **\$737,000**  
**Sold Date:** 05/22/2024  
**Off Mkt:** 05/10/2024

**List Price:** **\$669,900**  
**List Date:** 04/25/2024  
**Taxes:** 2024 \$7,533  
**Assessed:** \$638,900  
**HOA:** No

**Style:** Detached - Raised Ranch

**Rooms:** 9      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 2,190 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 3      **Year Built:** 1964      **Acres:** 0.7 (30,527 SqFt)

**Remarks:** Experience elegance & comfort in this meticulously maintained 4-bed, 2.5-bath raised ranch nestled in a tranquil wooded glen. Enjoy modern living with an updated kitchen boasting quartz countertops, cherry cabinets, & stainless-steel appliances. Main level bathrooms feature tiled shower, radiant heated floors, & versatile pocket doors. Relax by the gas fireplace in the spacious family room addition with full bar and hardwood floors throughout. Lower level boasts a 4th bedroom, built in safe, a fireplaced den, full bath with updated tiled shower, laundry room, garage access and more. Benefit from a whole house generator & a 2-car garage. Set on .7 acres with an irrigation system, oversized deck, & ample storage, this home offers the perfect blend of luxury & convenience in a desirable neighborhood close to schools, shopping, MBTA & restaurants.



x38

**MLS #: 73171715**

18 Baron Road  
Franklin, MA 02038

**DOM: 18 DTO: 4**

**List \$/SqFt: \$259.26**

**Sold \$/SqFt: \$274.07**

**Status: SLD**

**Sale Price: \$740,000**

**Sold Date: 01/10/2024**

**Off Mkt: 11/05/2023**

**List Price: \$700,000**

**List Date: 10/18/2023**

**Taxes: 2023 \$7,143**

**Assessed: \$567,800**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 9

**Beds:** 4

**Baths:** 2f 0h

**Main Bath:** Yes

**Living Area:** 2,700 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1989

**Acres:** 0.77 (33,345 SqFt)

**Remarks:** Open House Saturday October 21st, 11am-1pm. Spacious, expanded colonial sits on a 3/4 acre treelined private backyard lot in this treasured Kennedy School district neighborhood. Granite eat-in kitchen leads to formal dining and living rooms, all with shining hardwood floors. Oversized window filled Family room has soaring ceiling, woodstove and access to wrap around rear deck. First floor bedroom could be perfect in-law setup with adjoining full bath, 5 foot walk-in shower and separate fireplaced living room. Three more bedrooms on second floor including Immense Master Suite, 2 double closets and direct access to full bath and laundry. Additional second laundry hookups in lower level. Substantial size remote work office setup, accessed by a private back staircase, ideal for running a small business, providing the ultimate in privacy. Handy large separate tiled mudroom entrance, organized for coats, boots, books and backpacks. Seller will negotiate offers between \$700,000 and \$750,000.



x34

**MLS #: 73312339**

411 Oakland Pkwy  
Franklin, MA 02038

**DOM: 33 DTO: 12**

**List \$/SqFt: \$413.81**

**Sold \$/SqFt: \$428.08**

**Status: SLD**

**Sale Price: \$750,000**

**Sold Date: 12/23/2024**

**Off Mkt: 12/15/2024**

**List Price: \$725,000**

**List Date: 11/13/2024**

**Taxes: 2024 \$7,510**

**Assessed: \$637,000**

**HOA: Yes \$25/yr**

**Style:** Detached - Raised Ranch

**Rooms:** 8

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 1,752 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 2

**Year Built:** 1973

**Acres:** 0.69 (30,056 SqFt)

**Remarks:** This upgraded and well maintained home is nestled in one of the area's sought after neighborhoods featuring a blend of recent updates including new AC condenser and duct work, new appliances, chimney repair, masonry work, updated plumbing and new windows on one side of the home. Open floor plan includes newer kitchen with 12' island, Hickory floors and spacious sunny eat in area with custom built ins that lead to an enhanced composite deck overlooking an expansive fenced in yard. and fireplaced family room. Four beds which currently include 2 office spaces and 2 full baths complete the first floor living. The Primary bed has its own bath and access to the exterior. The lower level with a wood burning fireplace, fitness area, bath, mud room and access to a 2 car garage and additional insulated workshop offers ease of access with groceries and small children. A great opportunity to enjoy a cozy comfortable lifestyle with easy access to shopping and the highway



x24

**MLS #: 73297435**

5 Chilmark Road  
Franklin, MA 02038

**DOM: 20 DTO: 10**

**List \$/SqFt: \$315.70**

**Sold \$/SqFt: \$311.59**

**Status: SLD**

**Sale Price: \$750,000**

**Sold Date: 11/22/2024**

**Off Mkt: 10/22/2024**

**List Price: \$759,900**

**List Date: 10/02/2024**

**Taxes: 2024 \$7,514**

**Assessed: \$637,300**

**HOA:**

**Style:** Detached - Colonial, Garrison

**Rooms:** 8

**Beds:** 4

**Baths:** 3f 0h

**Main Bath:** Yes

**Living Area:** 2,407 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1989

**Acres:** 0.52 (22,481 SqFt)

**Remarks:** WELCOME HOME to this Garrison Colonial situated in a cul-de-sac neighborhood with underground utilities, Town Water, Town Sewer. 8 Rms/4 Bedrooms/3 Full Bathrooms/oversized 2 car garage. Large front Foyer, Front-to-back brick Fireplace Family Room leading to covered screened in porch for added seasonal living space overlooking private level back yard. Off the large porch is a Trex Deck perfect for grilling and entertaining. Below deck large stone patio ideal for added outdoor space. Eat-in Kitchen w/access to deck, plenty of cabinets, large Dining Room. Second floor has (4) four generous size Bedrooms, Primary bedroom w/Bath and walk-in closet plus access to well thought out floor plan for nursery or in-home office. Partially finished walkout basement leads to the stone patio ready for all your entertaining needs. Level private backyard with newer shed for additional storage. Close to schools, shopping, restaurants, commuter train to Boston, Rt 495. Be in for the Holidays~



x34

**MLS #: 73252166**

101 Oxford Dr  
Franklin, MA 02038

**DOM: 16 DTO: 13**

**List \$/SqFt: \$375.30**

**Sold \$/SqFt: \$363.20**

**Status: SLD**

**Sale Price: \$750,000**

**Sold Date: 07/17/2024**

**Off Mkt: 06/29/2024**

**List Price: \$775,000**

**List Date: 06/13/2024**

**Taxes: 2024 \$8,369**

**Assessed: \$709,800**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 8

**Beds:** 3

**Baths:** 2f 1h

**Main Bath:**

**Living Area:** 2,065 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1994

**Acres:** 0.53 (23,043 SqFt)

**Remarks:** A prime and timeless property located in the highly sought-after Jefferson/Remington School district neighborhood. This pristinely maintained home offers Central air, 2 car garage, town sewer, and a few worry free updates that include newer furnace (2022) and roof (2019) and many windows recently replaced (2023). The crown jewel of this home is the primary suite which features a large primary bedroom plus 2 additional closeted rooms for potential fourth and fifth bedrooms plus a full bath. Use this flex space use as a nursery, home office, craft room, etc. The spacious living room features hardwood flooring and a gas fireplace for cozy entertaining or quiet nights. The outdoor deck offers a serene and private retreat with views of the woodlands behind the house. Large, flat back yard for hours of outdoor fun all situated in a serene and picturesque neighborhood yet convenient to many amenities.



x42

**MLS #: 73241047**

5 John Edwards Circle  
Franklin, MA 02038

**DOM:** 35 **DTO:** 21  
**List \$/SqFt:** \$220.91  
**Sold \$/SqFt:** \$220.91

**Status:** SLD

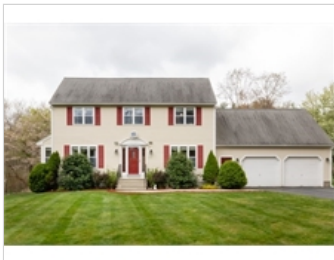
**Sale Price:** **\$750,000**  
**Sold Date:** 07/31/2024  
**Off Mkt:** 06/24/2024

**List Price:** **\$750,000**  
**List Date:** 05/21/2024  
**Taxes:** 2024 \$9,084  
**Assessed:** \$770,500  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 11      **Beds:** 6      **Baths:** 4f 1h      **Main Bath:** Yes      **Living Area:** 3,395 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 2      **Year Built:** 1993      **Acres:** 1.39 (60,548 SqFt)

**Remarks:** Bring your dreams and vision to this 6 bdrm, 4.5 bath home situated on a beautiful 1.39 acre level lot on a cul-de-sac. The 1st floor is comprised of a large, cabinet packed kitchen w/ breakfast bar & 2nd sink, dbl oven, 2 addl refrigerator drawers, granite counters, gas cooktop & slider out to a huge back deck. Adjacent LR w/ wood burning FP. Front office w/ multiple custom built-in desks as well as a beautiful coffered wood ceiling & a 1/2 bath w/ laundry area. Upstairs you will find all 6 bdrms & 3 full baths including a primary bedroom w/ private balcony overlooking the back yard & heated inground pool area. The great room/family room in the finished walk out lower level has a wet bar area is great for movie nights or the big game. Addl bonus room could be a great office & it connects to another full bath w/ stackable laundry. Added bonuses: NEW H2O heater, hrdwds thurout most of home, TOWN WATER/SEWER/GAS & ample storage inside and out. Great opportunity for 1 lucky buyer!



x42

**MLS #: 73234373**

1090 Pond St  
Franklin, MA 02038

**DOM:** 18 **DTO:** 18  
**List \$/SqFt:** \$297.69  
**Sold \$/SqFt:** \$298.09

**Status:** SLD

**Sale Price:** **\$750,000**  
**Sold Date:** 06/24/2024  
**Off Mkt:** 05/25/2024

**List Price:** **\$749,000**  
**List Date:** 05/07/2024  
**Taxes:** 2024 \$7,289  
**Assessed:** \$618,200  
**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 9      **Beds:** 3      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 2,516 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1988      **Acres:** 0.69 (30,200 SqFt)

**Remarks:** Colonial offers the features most in demand today: central AC, vaulted family room, finished lower level, vinyl windows, white woodwork, attached 2-car garage, spacious & level rear yard, town sewer. Add to that a front facade facing north-east and a pet-and-child-safe setting on a serene private lane off Pond St, and you have your next home! The granite-and-tile kitchen w/ stainless steel appliances and convenient breakfast bar flows into the dramatic vaulted family room w/ skylights and fireplace woodstove insert. Spacious dining room opens to the family rm for hosting large get-togethers. Home office and half bath with laundry complete the 1st floor. 2nd floor offers primary bedroom with double closets (including one walk-in) and an en suite bath. Two additional bedrooms and another full bath provide ample space for family or guests. 20 ft X 12 ft Trek deck overlooks brick-paver patio w/ fire pit, huge rear yard with greenhouse and shed!



x39

**MLS #: 73294497**

15 Concord Street  
Franklin, MA 02038

**DOM:** 16 **DTO:** 5  
**List \$/SqFt:** \$421.88  
**Sold \$/SqFt:** \$471.88

**Status:** SLD

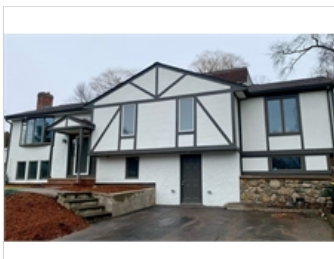
**Sale Price:** **\$755,000**  
**Sold Date:** 11/15/2024  
**Off Mkt:** 10/11/2024

**List Price:** **\$675,000**  
**List Date:** 09/25/2024  
**Taxes:** 2024 \$6,294  
**Assessed:** \$533,800  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 6      **Beds:** 3      **Baths:** 2f 0h      **Main Bath:** No      **Living Area:** 1,600 SqFt  
**Garage:** 1      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1951      **Acres:** 0.24 (10,306 SqFt)

**Remarks:** Welcome to 15 Concord Street! This charming colonial home is nestled in a highly sought-after neighborhood, just minutes from Franklin Town Common. The first floor boasts an inviting open-concept layout, combining a spacious family room and dining area, all highlighted by gleaming hardwood floors and a cozy, wood-burning brick fireplace. The expansive eat-in kitchen offers ample cabinetry, stunning granite countertops, and a slider leading to a beautiful deck, perfect for outdoor dining. A full bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet, and a convenient second full bathroom with laundry. Looking for more space? The basement offers endless possibilities for a game room, home office, or teen hangout—tailored to your needs. Additional features include a one-car garage and a private, fenced-in backyard complete with a patio and shed, perfect for entertaining or relaxing.



x40

**MLS #: 73208803**

201 Crossfield Rd  
Franklin, MA 02038

**DOM:** 14 **DTO:** 4  
**List \$/SqFt:** \$268.78  
**Sold \$/SqFt:** \$274.91

**Status:** SLD

**Sale Price:** **\$767,000**  
**Sold Date:** 04/05/2024  
**Off Mkt:** 03/19/2024

**List Price:** **\$749,900**  
**List Date:** 03/05/2024  
**Taxes:** 2024 \$7,269  
**Assessed:** \$616,500  
**HOA:**

**Style:** Detached - Raised Ranch

**Rooms:** 10      **Beds:** 4      **Baths:** 3f 1h      **Main Bath:**      **Living Area:** 2,790 SqFt  
**Garage:** 0      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1965      **Acres:** 0.51 (22,146 SqFt)

**Remarks:** Welcome to this updated custom 4 br. 3.5 bath home located in a desirable neighborhood. Step inside and be greeted with an open floor plan perfect for modern living. The updated kitchen features stainless steel appliances, granite countertops, and plenty of cabinet space. An adjacent dining area is perfect for family meals and leads to a front deck made for relaxing. The living room features a cozy fireplace and plenty of light. A sunroom is also off the kitchen and offers more space for entertaining. On the first floor, there are two generously sized bedrooms with a walk in and dual closets. The primary has a full bathroom and access to a patio. Want more living space? There is a second floor "suite" complete with a bedroom, living area, full bath, and a "kitchen." A partially finished basement features a laundry room, 1/2 bath, and two bonus rooms! Other features include hardwood flooring, new central AC, updated electrical/plumbing/bathrooms, outside drainage, and much more!



x42

MLS #: 73257688

4 CHILMARK RD  
Franklin, MA 02038

DOM: 18 DTO: 6

List \$/SqFt: \$238.66

Sold \$/SqFt: \$235.29

Status: SLD

Sale Price: \$768,000

Sold Date: 08/09/2024

Off Mkt: 07/14/2024

List Price: \$779,000

List Date: 06/26/2024

Taxes: 2024 \$8,038

Assessed: \$681,800

HOA:

Style: Detached - Contemporary, Raised Ranch

Rooms: 8

Beds: 3

Baths: 3f 0h

Main Bath: Yes

Living Area: 3,264 SqFt

Garage: 2

Parking: 4

Fireplaces: 1

Year Built: 1990

Acres: 0.46 (20,081 SqFt)

**Remarks:** WOW! IS WHAT YOU WILL SAY TO THIS STUNNING, CUSTOM OPEN FLOOR PLAN! DEFINITELY NOT AT ALL WHAT YOU EXPECT! THE GORGEOUS FINE CRAFTED KITCHEN W/ COFFERED CEILING, DENTAL MOLDINGS & ENORMOUS ISLAND. HUGE BUILT-IN BANQUETTE SEATING W/STORAGE. OPEN FAMILY ROOM W/BUILT IN WALL UNIT. FORMAL LIVING ROOM/DINING ROOM W/ BUILT-INS & BAY WINDOW. A MAIN LEVEL PRIMARY BEDROOM W/FRENCH DOORS, FULL BATH, WALK-IN CLOSET & LAUNDRY. ALSO ON THE MAIN LEVEL IS A 2ND BEDROOM & ANOTHER FULL BATH! GLEAMING HARDWOODS THRU THIS ENTIRE LEVEL! THE LOWER LEVEL IS A WHOLE OTHER HOUSE W/3 LARGE FINISHED ROOMS! ONE ROOM HAS CUSTOM-BUILT BOOKSHELVES. ANOTHER ROOM W/ A CLOSET & REMODELED FULL BATH. THE 3RD ROOM IS A HUGE BONUS/FAMILY ROOM/PLAYROOM THAT WALKS OUT TO PATIO. INCLUDES A CUSTOM WALK IN CLOSET, FRENCH DOORS, A "KITCHENETTE" W/ 2ND REFRIGERATOR & 2 ADDITIONAL WALK-IN STORAGE CLOSETS. A LARGE 2 CAR GARAGE W/ MORE STORAGE! REAR FENCED YARD, VINYL SIDED, NEW ROOF & UPDATED SYSTEMS! AWESOME MULTIFUNCTIONAL HOME!



x42

MLS #: 73247191

1A Donny Dr  
Franklin, MA 02038

DOM: 18 DTO: 5

List \$/SqFt: \$405.41

Sold \$/SqFt: \$416.22

Status: SLD

Sale Price: \$770,000

Sold Date: 07/25/2024

Off Mkt: 06/23/2024

List Price: \$750,000

List Date: 06/05/2024

Taxes: 2024 \$7,241

Assessed: \$614,200

HOA: No

Style: Detached - Colonial

Rooms: 7

Beds: 4

Baths: 2f 1h

Main Bath: Yes

Living Area: 1,850 SqFt

Garage: 2

Parking: 3

Fireplaces: 1

Year Built: 1998

Acres: 0.46 (19,998 SqFt)

**Remarks:** Look no further! This beautifully maintained colonial home is move-in ready and waiting for new owners. Featuring stunning pre-finished hardwood floors in entryway & formal dining rm. The gorgeous custom kitchen remodel was completed in 2018 and includes quartz counters, soft close cabinets, a spacious island w/seating and ample storage, stainless appliances, new flooring that leads to pantry & 1/2 bath. The family room boasts a natural wood fireplace and leads to a composite deck overlooking the fenced backyard. The second level offers a primary suite with a walk-in closet and updated bath w/double quartz vanity, along with three additional bedrooms & a second updated full bath. Additional updates include a new roof (2019), water heater (2023), carpeting (2019), new chimney cap, new front door, & furnace replaced (2015). The massive corner lot leads to the desirable cul-de-sac neighborhood. Conveniently located to shopping, schools, highway & commuter rail! Don't miss out on this gem



x42

MLS #: 73246023

4 Longobardi Drive  
Franklin, MA 02038

DOM: 17 DTO: 8

List \$/SqFt: \$299.96

Sold \$/SqFt: \$320.83

Status: SLD

Sale Price: \$770,000

Sold Date: 07/31/2024

Off Mkt: 06/20/2024

List Price: \$719,900

List Date: 06/02/2024

Taxes: 2024 \$6,492

Assessed: \$550,600

HOA: No

Style: Detached - Cape

Rooms: 8

Beds: 4

Baths: 2f 0h

Main Bath: No

Living Area: 2,400 SqFt

Garage: 4

Parking: 4

Fireplaces: 1

Year Built: 1990

Acres: 0.88 (38,415 SqFt)

**Remarks:** Welcome to your own peaceful, quiet paradise in a beautiful neighborhood setting! Wonderful perennial gardens and relaxing custom-built stone patio overlooking a lush back yard. Great fireplaced living room with pellet stove opens to spacious kitchen with center island & wet bar, beautiful planter window, recessed lighting, skylight, sliders to a nice screened in porch and deck. There's a 1st floor bedroom and full bath. The 2nd floor has 3 spacious bedrooms with hardwood floors, ceiling fans and an updated full bath w/marble floors and a bidet! Huge 33Ft L shaped family room in basement w/sliders to the patio. Many updates incl. the heating system, central AC, 5yr old roof, 200amp electric service, recently painted exterior and interior, a huge 34x26ft 4 car garage. Insulated doors & windows. Gas generator is incl. Walk to town & Boston T train & shopping. Mins.to Dean College.1 Year Home Warranty included! Offer Deadline Mon. June 10th at 6pm.



x35

MLS #: 73308058

595 Lisa Ln  
Franklin, MA 02038

DOM: 15 DTO: 5

List \$/SqFt: \$319.01

Sold \$/SqFt: \$336.37

Status: SLD

Sale Price: \$775,000

Sold Date: 12/11/2024

Off Mkt: 11/14/2024

List Price: \$735,000

List Date: 10/30/2024

Taxes: 2024 \$7,496

Assessed: \$635,800

HOA: No

Style: Detached - Colonial

Rooms: 8

Beds: 4

Baths: 2f 1h

Main Bath:

Living Area: 2,304 SqFt

Garage: 0

Parking: 3

Fireplaces: 1

Year Built: 1968

Acres: 0.49 (21,231 SqFt)

**Remarks:** Open Houses SAT 11-1 and SUN 1-3. Fabulous colonial in quiet neighborhood in Keller/Sullivan district with level, fenced yard abutting conservation land. Great open layout. Fireplaced family room with cathedral ceiling is next to the kitchen, perfect for entertaining, featuring granite counters, island and beautiful maple cabinets. Great dining room off the kitchen, large front-to-back living room and newly renovated half bath complete the first floor. Spacious primary bedroom plus three additional bedrooms and renovated full bath on the second floor. Both levels boasts beautiful hardwood floors throughout. Large finished basement with media room, dance/exercise room, an additional bathroom with shower, and plenty of storage. Composite deck, fire pit, storage shed and paved driveway with three parking spaces. Newer roof (2023), exterior painting (2024), and water heater (2022). Close to schools and Dacey fields. Range priced - seller will negotiate offers between \$735K and \$785K.



x40

**MLS #: 73221927**

15 Rachael Cir  
Franklin, MA 02038

**DOM:** 15 **DTO:** 6  
**List \$/SqFt:** \$306.37  
**Sold \$/SqFt:** \$312.37

**Status:** SLD

**Sale Price:** \$780,000  
**Sold Date:** 06/10/2024  
**Off Mkt:** 04/24/2024

**List Price:** \$765,000  
**List Date:** 04/09/2024  
**Taxes:** 2024 \$7,830  
**Assessed:** \$664,100  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 10    **Beds:** 4    **Baths:** 2f 1h    **Main Bath:** Yes    **Living Area:** 2,497 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 1    **Year Built:** 1997    **Acres:** 0.7 (30,649 SqFt)

**Remarks:** Welcome Home to this beautiful 4-bedroom Colonial located on a cul-de-sac and yet tucked away from the road for privacy. As you walk-in you will find the living room with hardwood floors. Family room has a fireplace and open to the kitchen area. The Kitchen has a breakfast area, island, white cabinets & granite counters. The slider door opens to a beautiful sunroom where you can enjoy the summer weather! Dining room has a lovely view to the back yard and gorgeous lighting feature. 2nd floor includes a master bedroom with a full bath plus 3 additional bedrooms w/generous closets. The Finished basement is ideal for a home office or workout area and a family room. Unfinished side offers lots of room for storage. 2 car attached garage. Town water & town sewer! Updates include New Roof 2023, stairs to the porch, newer heating system & indoor paint. Hurry... Showings begin Friday April 12th at 4:00 PM. OH Sat 13th & Sun 14th from Noon - 2PM.



x41

**MLS #: 73245132**

4 Linbrook Ln  
Franklin, MA 02038

**DOM:** 22 **DTO:** 13  
**List \$/SqFt:** \$256.99  
**Sold \$/SqFt:** \$252.17

**Status:** SLD

**Sale Price:** \$785,000  
**Sold Date:** 07/30/2024  
**Off Mkt:** 06/21/2024

**List Price:** \$800,000  
**List Date:** 05/30/2024  
**Taxes:** 2024 \$9,115  
**Assessed:** \$773,100  
**HOA:**

**Style:** Detached - Contemporary

**Rooms:** 8    **Beds:** 4    **Baths:** 3f 0h    **Main Bath:** Yes    **Living Area:** 3,113 SqFt  
**Garage:** 0    **Parking:** 10    **Fireplaces:** 1    **Year Built:** 1996    **Acres:** 0.52 (22,764 SqFt)

**Remarks:** This home offers a layout that isn't cookie-cutter, with expansive living areas and plenty of flexible space to meet all your needs. From the moment you arrive and pull into the circular driveway, this home will capture your attention. Set back from the street amidst mature plantings, the inviting covered front porch is the perfect spot to relax and unwind. As you enter, you'll be greeted by a spacious foyer that leads to a large dining room, ideal for hosting gatherings. The kitchen, equipped with stainless steel appliances and ample cabinetry, opens to a generous back deck and patio—perfect for outdoor entertaining. Adjacent to the kitchen is a versatile room currently used as an office, which also provides access to the back deck. The expansive family room features a granite hearth, offering a cozy place to sit and enjoy the warmth of the fire on chilly days.



x40

**MLS #: 73232225**

67 Elm St  
Franklin, MA 02038

**DOM:** 19 **DTO:** 5  
**List \$/SqFt:** \$337.84  
**Sold \$/SqFt:** \$331.50

**Status:** SLD

**Sale Price:** \$785,000  
**Sold Date:** 06/10/2024  
**Off Mkt:** 05/20/2024

**List Price:** \$800,000  
**List Date:** 05/02/2024  
**Taxes:** 2024 \$7,734  
**Assessed:** \$656,000  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 8    **Beds:** 4    **Baths:** 2f 1h    **Main Bath:** Yes    **Living Area:** 2,368 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 1    **Year Built:** 1999    **Acres:** 0.75 (32,500 SqFt)

**Remarks:** Are you looking for an updated colonial in the Keller district? This turnkey home offers the perfect blend of comfort, style, and functionality. The recently renovated kitchen is sure to impress, w/its center island, peninsula, wall oven, gas range, ss appliances, granite countertops and detailed backsplash. The generously sized family room features gorgeous built-in shelves, a gas fireplace, gleaming hardwood floors, cathedral ceilings and tons of natural light. A formal dining room, off the kitchen, makes entertaining easy. Work from home? No problem, the front living room would make a perfect home office with french doors for privacy. Upstairs you will find a master suite w/custom built walk-in closet & full bath, and 3 more bedrooms, virtually staged. Outside, you will find a tranquil fenced in backyard, complete with a deck, patio, beautiful landscaping & a koi pond. The unfinished basement provides lots of storage space and future potential. Two car garage under. Welcome home!



x35

**MLS #: 73232134**

35 Indian Lane  
Franklin, MA 02038

**DOM:** 27 **DTO:** 13  
**List \$/SqFt:** \$333.29  
**Sold \$/SqFt:** \$328.75

**Status:** SLD

**Sale Price:** \$789,000  
**Sold Date:** 07/10/2024  
**Off Mkt:** 05/28/2024

**List Price:** \$799,900  
**List Date:** 05/02/2024  
**Taxes:** 2024 \$8,404  
**Assessed:** \$712,800  
**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 8    **Beds:** 4    **Baths:** 2f 1h    **Main Bath:** Yes    **Living Area:** 2,400 SqFt  
**Garage:** 2    **Parking:** 3    **Fireplaces:** 1    **Year Built:** 1996    **Acres:** 0.46 (20,238 SqFt)

**Remarks:** Lovely well maintained center entrance Colonial in highly sought-after double cul de sac neighborhood at Indian Rock Estates. The neutral interior offers lots of hardwood, a cherry cabinet kitchen with quartz that opens to a spacious family room with fireplace, formal dining & living rooms & half bath w/ laundry. The second level features a primary bedroom with ensuite bath & walk-in closet, 3 additional bedrooms & guest bath. The airy three-season porch overlooks the backyard, with its wooded backdrop, and is partially fenced in. The lower-level game room/family room provides additional living space. Recent improvements include updated bathrooms, roof (2020) & tankless oil burner (2019). Title 5 in hand. Great commuter location close to Rt 495 and train to Boston. Welcome Home!



📷 x35

**MLS #: 73291454**  
19 Stanwood Dr  
Franklin, MA 02038  
**DOM: 13 DTO: 13**  
**List \$/SqFt: \$386.69**  
**Sold \$/SqFt: \$396.79**

**Status: SLD**  
**Sale Price: \$790,000**  
**Sold Date: 10/31/2024**  
**Off Mkt: 10/01/2024**

**List Price: \$769,900**  
**List Date: 09/18/2024**  
**Taxes: 2024 \$7,547**  
**Assessed: \$640,100**  
**HOA:**

**Style:** Attached - Colonial

**Rooms:** 8      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:**      **Living Area:** 1,991 SqFt  
**Garage:** 2      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 1996      **Acres:** 0.7 (30,509 SqFt)

**Remarks:** Buyers got cold feet!\* Nestled into a quiet serene landscape, picture yourself on the deck enjoying your morning coffee in this peaceful setting. Custom kitchen cabinets offer so much space. Stainless steel appliances were replaced in 2021 with Corian countertops and a new Corian sink. First-floor laundry and bathroom. Upstairs you will find a large master bedroom with a walk-in closet, a full bath, 3 additional bedrooms and a full bath. The finished basement has a bar and ample space for entertaining. The oversized garage has a walk-up storage area. The house has a generator (leased propane tank) and a new air conditioning unit. Partially fenced-in yard with vinyl fence. Composite decking. New flooring and carpeting. Don't delay in checking out this home.



📷 x42

**MLS #: 73273302**  
37 Jordan Rd  
Franklin, MA 02038  
**DOM: 3 DTO: 3**  
**List \$/SqFt: \$379.51**  
**Sold \$/SqFt: \$381.88**

**Status: SLD**  
**Sale Price: \$805,000**  
**Sold Date: 09/30/2024**  
**Off Mkt: 08/06/2024**

**List Price: \$800,000**  
**List Date: 08/03/2024**  
**Taxes: 2024 \$7,291**  
**Assessed: \$618,400**  
**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 8      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:**      **Living Area:** 2,108 SqFt  
**Garage:** 2      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 1984      **Acres:** 0.92 (40,032 SqFt)

**Remarks:** OPEN HOUSE IS CANCELLED - HOME IS UNDER AGREEMENT!! Looking to make amazing summer memories in your own backyard? Look no further... come check out this backyard oasis complete with in-ground heated, salt water pool (pool equipment is newer) and entertaining area! HGTV inspired updates throughout this home... nothing to do but move right in!! Eat-in kitchen, with breakfast bar, opens up to deck area overlooking pool area and peaceful backyard. 4 great bedrooms, all hardwood flooring on the 2nd floor is newer and on the 1st floor is newly refinished, beautifully updated baths (yes, there's 1st floor laundry!), sunny dining room, living room with fireplace, spacious family room and office area. Franklin has top notch schools, shopping, great restaurants, golfing, stables, doctors, and recreational areas! Call the list agent today to see how you could call this HOME!



📷 x18

**MLS #: 73232910**  
64 West  
Franklin, MA 02038  
**DOM: 14 DTO: 0**  
**List \$/SqFt: \$301.62**  
**Sold \$/SqFt: \$303.89**

**Status: SLD**  
**Sale Price: \$805,000**  
**Sold Date: 05/31/2024**  
**Off Mkt: 05/16/2024**

**List Price: \$799,000**  
**List Date: 05/03/2024**  
**Taxes: 2024 \$6,404**  
**Assessed: \$532,900**  
**HOA:**

**Style:** Detached - Colonial, Garrison

**Rooms:** 10      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:**      **Living Area:** 2,649 SqFt  
**Garage:** 2      **Parking:** 8      **Fireplaces:** 1      **Year Built:** 1910      **Acres:** 0.35 (15,185 SqFt)

**Remarks:** Many have long appreciated this beautiful home for its location, grounds, and hospitable front porch. You'll fall in love with the hardwood flooring and tasteful updates as soon as you walk through the door! Features of the first floor include a spacious office and dining area featuring hardwood floors, crown molding, and laundry room. A spacious center island, stainless appliances, and other features are available in the recently renovated eat-in kitchen. The charming family room offers plenty of space and a fireplace with a welcoming hearth. A master bedroom with an upgraded full bathroom and double closets is among the four or more bedrooms on the second floor! Larger than average, with hardwood floors, are three more bedrooms and a bonus room. There is no shortage of closet space or storage in this turnkey, renovated home and the basement with walk-out access to the yard and is awaiting your personalized finishes! Schedule your private tour today!



📷 x42

**MLS #: 73206895**  
235 Pleasant  
Franklin, MA 02038  
**DOM: 14 DTO: 4**  
**List \$/SqFt: \$250.63**  
**Sold \$/SqFt: \$252.19**

**Status: SLD**  
**Sale Price: \$805,000**  
**Sold Date: 04/08/2024**  
**Off Mkt: 03/14/2024**

**List Price: \$800,000**  
**List Date: 02/29/2024**  
**Taxes: 2024 \$8,991**  
**Assessed: \$762,600**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 10      **Beds:** 5      **Baths:** 3f 1h      **Main Bath:** Yes      **Living Area:** 3,192 SqFt  
**Garage:** 0      **Parking:** 12      **Fireplaces:** 0      **Year Built:** 2001      **Acres:** 0.46 (20,186 SqFt)

**Remarks:** This fabulous colonial, located in the Keller/Sullivan school district, is ready for its next owners. The upgraded oversized kitchen w/10' island and dining area is perfect for both family time & entertaining. The generously sized living room, w/cathedral ceiling & skylights, gets tons of natural light. Dinner parties & holiday celebrations will be no problem with this spacious dining room, complete w/crown molding, wainscoting, french doors. Working from home will be easy with this sunny home office on the main floor. The first floor guest suite will be ideal for guests, in-laws or an au pair. Four more bedrooms and two full baths upstairs w/new carpets. Enjoy the outdoors in the screened-in gazebo or the fenced in backyard. Expansive paved driveway provides plenty of parking. Conveniently located less than a mile from DelCarte Playground & Conservation Area and Franklin Town Common. Minutes from the commuter rail, shopping, and highway access. What's not to love? Welcome home!





x34

**MLS #: 73237298**  
47 Acorn Pl  
Franklin, MA 02038  
**DOM: 26 DTO: 26**  
**List \$/SqFt: \$333.02**  
**Sold \$/SqFt: \$327.01**

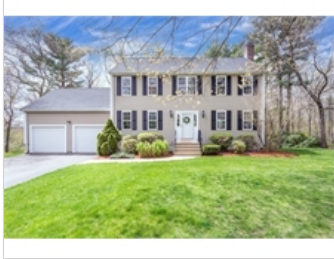
**Status: SLD**  
**Sale Price: \$810,000**  
**Sold Date: 06/24/2024**  
**Off Mkt: 06/10/2024**

**List Price: \$824,900**  
**List Date: 05/14/2024**  
**Taxes: 2024 \$7,384**  
**Assessed: \$626,300**  
**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 9      **Beds:** 4      **Baths:** 3f 0h      **Main Bath:**      **Living Area:** 2,477 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1996      **Acres:** 0.93 (40,337 SqFt)

**Remarks:** Opportunity to live in this beautiful Franklin Neighborhood - Acorn Woods. Fantastic Turn Key 4 Bedroom Colonial sits pretty on a gorgeous corner acre lot, huge deck and stunning NEW Landscaping with mature trees! Freshly painted a rich Navy exterior and a nice grey with white trim inside. Fall in love with a beautifully Updated Kitchen with Quartz Countertops and Stainless Steel Appliances, an eat-in dining area that opens up to a fireplaced family room for entertaining and open concept living. An updated Slider opens to the entertaining sized deck which is a few steps down to the most enjoyable green yard. Relax after a long day in the spacious Newly Finished Lower Level with full bath, perfect for movie nights. Two other Upgraded full bathrooms, one on the first floor and another upstairs with the laundry. Beautiful Hardwood Floors and Stairs, New Carpet in Bedrooms, New Luxury Vinyl Plank in the three full baths and finished basement. It's 100% ready to move in and enjoy!



x42

**MLS #: 73233804**  
41 Hilltop Road  
Franklin, MA 02038  
**DOM: 21 DTO: 6**  
**List \$/SqFt: \$307.69**  
**Sold \$/SqFt: \$311.54**

**Status: SLD**  
**Sale Price: \$810,000**  
**Sold Date: 06/26/2024**  
**Off Mkt: 05/26/2024**

**List Price: \$800,000**  
**List Date: 05/06/2024**  
**Taxes: 2024 \$7,820**  
**Assessed: \$663,300**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 9      **Beds:** 4      **Baths:** 3f 1h      **Main Bath:** Yes      **Living Area:** 2,600 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 2      **Year Built:** 2000      **Acres:** 0.59 (25,731 SqFt)

**Remarks:** Picture perfect! Condition, condition, condition...Original owners have lovingly maintained this beautiful home and it's ready for one lucky buyer. Cabinet packed kitchen w/ SS appliances, granite, large pantry & slider to deck overlooking a tree lined backdrop, patio & firepit area. Front to back family room w/ wood burning FP w/ new carpet. Large DR w/ hardwoods & 1/2 bath/laundry room complete 1st floor. Upstairs you'll find 4 nice sized bedrooms including main bedroom w/ new carpet, walk in closet and private bath. Finished rooms in lower level provide so many options...2nd family room w/ gas FP, office nook, bonus / sleeping room & full bath. And here's more good news...So many "big ticket" items done recently: heating system (2021), central air (2021), roof (2023) & H2O heater (2021). ALL appliances to convey. Fresh interior paint and warm/neutral decor throughout. Convenient to shopping, restaurants, train & highway access. Your wait is over! Just move in and enjoy...



x36

**MLS #: 73230405**  
9 Rachael Cir  
Franklin, MA 02038  
**DOM: 15 DTO: 5**  
**List \$/SqFt: \$412.45**  
**Sold \$/SqFt: \$412.45**

**Status: SLD**  
**Sale Price: \$815,000**  
**Sold Date: 06/12/2024**  
**Off Mkt: 05/15/2024**

**List Price: \$815,000**  
**List Date: 04/30/2024**  
**Taxes: 2024 \$7,744**  
**Assessed: \$656,800**  
**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 8      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 1,976 SqFt  
**Garage:** 2      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 1994      **Acres:** 0.5 (21,654 SqFt)

**Remarks:** Fabulous 4 Bedroom Colonial home awaits you! Nestled in a cul-de-sac, it has a private 1/2 acre yard with a garden area, patio and a creek! Fall in love with a beautifully updated kitchen with an eat-in dining area that opens up to a fireplaced family room for entertaining and open concept living. The sun drenched kitchen opens to the deck, with a retractable SunSetter awning, that leads down to a large patio complete with a fire pit for outdoor enjoyment. Relax after a long day in the spacious Main bedroom with a stunning bathroom and walk-in closet. A second upgraded full bathroom with linen closet accompanies 3 spacious bedrooms. Hardwood and tile floors throughout. Opportunity to finish 988SF basement for new owners. Updates include- 2023 Kitchen Flooring, 2021- Remodeled 3 Bathrooms, 2018-Walkway, Front Steps, Patio/Fire Pit, 2017-Roof/Ext Painting, 2016-Furnace & HW Tank, Attic Insulation. Close to Rte 495, MBTA Stns, shopping, restaurants, Adirondack Club and Patriots Place.



x42

**MLS #: 73290754**  
1 Delta Drive  
Franklin, MA 02038  
**DOM: 22 DTO: 7**  
**List \$/SqFt: \$296.85**  
**Sold \$/SqFt: \$306.12**

**Status: SLD**  
**Sale Price: \$825,000**  
**Sold Date: 10/22/2024**  
**Off Mkt: 10/07/2024**

**List Price: \$800,000**  
**List Date: 09/16/2024**  
**Taxes: 2024 \$7,786**  
**Assessed: \$660,400**  
**HOA:**

**Style:** Detached - Colonial, Cape

**Rooms:** 8      **Beds:** 4      **Baths:** 3f 0h      **Main Bath:** Yes      **Living Area:** 2,695 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 1992      **Acres:** 0.46 (19,998 SqFt)

**Remarks:** PICTURE PERFECT & PRISTINE! Original owner has lovingly maintained this home over the years but now it's time to move on... Beautiful kitchen w / oyster gray Omega cabinets w/ a Capaccino glaze, breakfast bar, pantry, granite, custom tile backsplash, SS appliances incl new range (2024) / new D/W (2023), & addl built-in hutch/bar area--- all open to the bright window filled FR w/coffered ceilings, wainscoting, porcelain tile flooring & slider out to the private back yard area. LR w/ wood burning FP, full bath, mudroom & laundry room complete the 1st flr. Lovely primary bdrm suite w/ walk in closet & private updated bath. 3 addl generous sized bdrms & full bath on the 2nd floor. Bring your thoughts and vision to finish the huge lower level to make it your own or enjoy AMPLE storage. Added bonuses include: town water/town sewer, full exterior painting 2023, gleaming southern pine hardwoods, Anderson windows, convenient to shopping, downtown, T & highway access & more. Hurry!



x25

**MLS #: 73261016**

14 Metacomet Ln  
Franklin, MA 02038

**DOM: 18 DTO: 4**

**List \$/SqFt: \$396.63**

**Sold \$/SqFt: \$396.63**

**Status: SLD**

**Sale Price: \$825,000**

**Sold Date: 08/20/2024**

**Off Mkt: 07/25/2024**

**List Price: \$825,000**

**List Date: 07/08/2024**

**Taxes: 2024 \$9,293**

**Assessed: \$788,200**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 8

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 2,080 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1993

**Acres:** 0.71 (31,041 SqFt)

**Remarks:** Move right into this 8-room, 4 bed, 2 & 3/4 bath, 2-car garage updated Colonial with a flexible floor plan & future lower-level expansion possibilities. The family room features a fireplace with pellet stove insert and is open to the kit. with hardwood, center island, quartz counters, tile backsplash, recessed lights, slider to back deck, pantry, & stainless appliances. The oversized dining room with a fabulous bay window & hardwood floor. The formal living rm would work well as an office as well. Conveniently located off the family room is the 3/4 bath and easy access to the garage with work bench. The 2nd level features a large primary bedroom with full bath and walk-in closet, and 3 generous size bedrooms w/laminate fl. & a full bath. UPDATES w/approx. dates: ROOF 10 YRS., WINDOWS 7 YRS., FRONT DOOR 5 YRS., QUARTZ COUNTERS 2019, HOT WATER TANK 2021, HEAT PUMP 4 YRS., BOILER 2021, MICROWAVE 3 YRS., BEDROOM FLOORS 10YRS., EXT PAINT 2024. Close to major highways & T station to Boston



x42

**MLS #: 73204573**

4 Bedford Rd  
Franklin, MA 02038

**DOM: 6 DTO: 2**

**List \$/SqFt: \$373.83**

**Sold \$/SqFt: \$411.27**

**Status: SLD**

**Sale Price: \$825,000**

**Sold Date: 04/01/2024**

**Off Mkt: 02/28/2024**

**List Price: \$749,900**

**List Date: 02/22/2024**

**Taxes: 2024 \$6,976**

**Assessed: \$554,500**

**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 8

**Beds:** 3

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 2,006 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1991

**Acres:** 0.51 (22,272 SqFt)

**Remarks:** With plenty of space for everyone-this home has all you need to make memories that will last a lifetime. Stunning 3 bed, 2 1/2 bath colonial w/captivating great room addition. This traditional style colonial sits beautifully on just over a half-acre of land. Tree lined privacy in a cul-de-sac neighborhood. This home boasts beautiful hardwood floors throughout the main floor, a bright white kitchen with stainless appliances, and a formal dining room. The family room features a walk-out bay window and opens to the living room with a masonry fireplace. The cathedral ceiling great room addition is spacious, airy, and drenched with sunlight! The second floor offers a primary suite with a walk-in closet and full bath, 2 additional spacious bedrooms, & the main bathroom complete the 2nd level. Additional features include a 2-car garage, composite deck, paver patio, and storage shed. Conveniently located to schools, shopping, downtown commuter rail, and common.



x42

**MLS #: 73248350**

9 BLUE JAY ST  
Franklin, MA 02038

**DOM: 35 DTO: 24**

**List \$/SqFt: \$259.59**

**Sold \$/SqFt: \$247.69**

**Status: SLD**

**Sale Price: \$830,000**

**Sold Date: 09/05/2024**

**Off Mkt: 07/11/2024**

**List Price: \$869,900**

**List Date: 06/06/2024**

**Taxes: 2024 \$9,175**

**Assessed: \$778,200**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 11

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 3,351 SqFt

**Garage:** 2

**Parking:** 5

**Fireplaces:** 1

**Year Built:** 1996

**Acres:** 0.92 (40,263 SqFt)

**Remarks:** LOCATION IS EVERYTHING! THIS HOME HAS IT! A BELOVED NEIGHBORHOOD THAT RARELY TURNS OVER. THIS WELL-MAINTAINED COLONIAL ON A BEAUTIFUL LOT WILL HAVE YOU AT HELLO! ENTER THE FOYER W/OAK HARDWOODS TO THE LR/1ST FLOOR OFFICE W/ FRENCH DOOR & HARDWOODS. A HUGE FORMAL DR W/ HARDWOODS OPENS TO AN OVERSIZED ENTERTAINING KITCHEN W/ TONS OF CUSTOM CABINETRY, A PANTRY & LARGE EATING AREA W/ BAY WINDOW & BRAZILIAN CHERRY HARDWOODS THAT FOLLOW THRU TO HALF BATH & SEPARATE 1ST-FLOOR LAUNDRY. AWESOME STEP-DOWN FAMILY ROOM W/ VAULTED CEILINGS, GAS FP & FRENCH DOOR TO DECK & PATIO. UPSTAIRS YOU WILL FIND A LOVELY PRIMARY BEDROOM W/VAULTED CEILINGS, HUGE WALK IN CLOSET & UNFINISHED AREA W/ POTENTIAL FOR ANOTHER OFFICE/EXERCISE/SITTING ROOM. PRIMARY BATH HAS DOUBLE VANITY, JACUZZI TUB & SEPARATE SHOWER. 3 MORE GENEROUS BEDROOMS & FULL BATH COMPLETE 2ND LEVEL. LOVE THE HUGE, AMAZING & RECENTLY FINISHED LOWER LEVEL! ENJOY ENTERTAINING IN A SERENE PRIVATE YARD W/ DECK, PATIO & A LARGE SHED. DON'T WAIT!!



x30

**MLS #: 73231284**

6 Woodstock Cir  
Franklin, MA 02038

**DOM: 7 DTO: 6**

**List \$/SqFt: \$286.55**

**Sold \$/SqFt: \$321.83**

**Status: SLD**

**Sale Price: \$830,000**

**Sold Date: 07/15/2024**

**Off Mkt: 05/07/2024**

**List Price: \$739,000**

**List Date: 05/01/2024**

**Taxes: 2024 \$7,781**

**Assessed: \$660,000**

**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 8

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 2,579 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1989

**Acres:** 0.69 (30,187 SqFt)

**Remarks:** This is the classic center entrance Colonial you've been searching for! Located on a cul-de-sac in beautiful Cobblestone Woods close to the Kennedy School, this home has four bedrooms, two and a half bathrooms, and a large two-car garage. The main level features a spacious layout for living and entertaining. The eat-in kitchen, with quartz counters and stainless-steel appliances, flows out into your deck overlooking the large, level backyard with a garden area and a shed. Upstairs, the primary suite includes a full bathroom and a walk-in closet. There are three additional bedrooms, another full bathroom, and ample closet space throughout. Steel beam construction provides a wide-open recreation room in the lower level. Situated on an over 30,000 sq ft lot, this home has been wonderfully updated including a 2023 hot water heater and 2009 heating system. Come tour this amazing home in Franklin!



x41

**MLS #: 73283087**

4 Musket Way  
Franklin, MA 02038

**DOM: 57 DTO: 43**  
**List \$/SqFt: \$315.16**  
**Sold \$/SqFt: \$314.45**

**Status: SLD**

**Sale Price: \$838,000**  
**Sold Date: 11/21/2024**  
**Off Mkt: 11/04/2024**

**List Price: \$839,900**  
**List Date: 09/09/2024**  
**Taxes: 2024 \$8,502**  
**Assessed: \$721,100**  
**HOA: No**

**Style:** Detached - Colonial

**Rooms: 8      Beds: 4      Baths: 2f 1h      Main Bath: Yes      Living Area: 2,665 SqFt**  
**Garage: 2      Parking: 6      Fireplaces: 2      Year Built: 1986      Acres: 0.46 (20,212 SqFt)**

**Remarks:** SUNDAY OPEN HOUSE 12pm-1:30pm - NEW PRICE -Over \$50K of exterior/interior updates in recent years- WELCOME HOME TO THIS BEAUTIFUL 4 BEDROOM COLONIAL w/ in ground pool located in a desirable neighborhood with easy access to Town Center, Walking Trails, etc. This lovely home has a great layout, allowing flexibility for the family & perfect for entertaining. The front /back living room features a custom built in bookcase/storage unit, hardwood flooring, recessed lights and brick fireplace. The dining room offers hardwood flooring and detailed trim. The kitchen is light /bright with a tiled floor and slider to beautiful screened porch overlooking the fenced yard and gunite pool. The large family room is off the kitchen and features the 2nd fireplace, hardwood flooring, walk out bay and recessed lights. The 2nd showcases the master bedroom/bathroom and (3)additional bedrooms and 2nd full bath room. This home is well Maintained with Hardi Plank Siding, Andersen Windows - Buderus Boiler



x42

**MLS #: 73292244**

1 Macarthur Rd  
Franklin, MA 02038

**DOM: 33 DTO: 18**  
**List \$/SqFt: \$316.23**  
**Sold \$/SqFt: \$315.89**

**Status: SLD**

**Sale Price: \$839,000**  
**Sold Date: 12/02/2024**  
**Off Mkt: 10/21/2024**

**List Price: \$839,900**  
**List Date: 09/19/2024**  
**Taxes: 2024 \$8,573**  
**Assessed: \$727,100**  
**HOA:**

**Style:** Detached - Colonial

**Rooms: 9      Beds: 4      Baths: 2f 1h      Main Bath: Yes      Living Area: 2,656 SqFt**  
**Garage: 2      Parking: 8      Fireplaces: 1      Year Built: 1983      Acres: 1.25 (54,494 SqFt)**

**Remarks:** Welcome to 1 Macarthur Road, not a house-a home! Drop your belongings in the 8 x 20 mudroom before stepping into your contemporary culinary haven. This kitchen is a cook's delight with a double oven, Thermador range, sub zero refrigerator, pot filler, and more! Hardwoods are throughout the kitchen, family room, living room and dining room. As you ascend to the second floor you will be surprised by the amount of space in front of you. You will find three good sized bedrooms before entering your luxury sized master suite with vaulted ceilings, ensuite bath, three closets, and balcony. The bonus room upstairs leaves options of your choice-office, sitting room, playroom. Laundry made easy with your Speed Queen commercial heavy duty washer and dryer on the second floor! Your heated attached garage will be a pleasure on frosty mornings. Enjoy the nice weather on your wooden deck overlooking your expansive yard. Plenty of storage in basement. Don't miss this opportunity!



x42

**MLS #: 73287583**

5 EVERGREEN DR  
Franklin, MA 02038

**DOM: 11 DTO: 11**  
**List \$/SqFt: \$331.37**  
**Sold \$/SqFt: \$331.37**

**Status: SLD**

**Sale Price: \$845,000**  
**Sold Date: 10/31/2024**  
**Off Mkt: 09/21/2024**

**List Price: \$845,000**  
**List Date: 09/10/2024**  
**Taxes: 2024 \$8,312**  
**Assessed: \$705,000**  
**HOA:**

**Style:** Detached - Colonial

**Rooms: 9      Beds: 3      Baths: 2f 1h      Main Bath: Yes      Living Area: 2,550 SqFt**  
**Garage: 2      Parking: 4      Fireplaces: 1      Year Built: 1994      Acres: 0.83 (36,137 SqFt)**

**Remarks:** LOVELY UPDATED COLONIAL IN KENNEDY SCHOOL CUL DE SAC NEIGHBORHOOD! YOU WILL LOVE THE AMAZING OPEN FLOOR PLAN, STARTING WITH THE CUSTOM-CRAFTED KITCHEN, PERFECT FOR COOKING & ENTERTAINING. QUARTZ COUNTERS, MARBLE BACKSPLASH & PORCELAIN TILE FLOORS. INCLUDES YOUNG STAINLESS APPLIANCES & VENTED HOOD! OPEN TO A LIVING ROOM W/ HARDWOODS & A LARGE DINING AREA W/ HARDWOODS & PRETTY BAY WINDOW. ALSO A FORMAL DINING ROOM W/ HARDWOODS! A HUGE FRONT-TO-BACK FAMILY ROOM W/VAULTED CEILING, WOOD BURNING FIREPLACE & SLIDER TO DECK OVERLOOKING PRIVATE BACKYARD & HEATED SALTWATER POOL! THE HARDWOOD STAIRS TO 2ND FLOOR LEADS AN OPEN LOFT AREA W/HARDWOODS, 3 GENEROUS BEDROOMS & 2 FULL BATHS. THE PRIMARY BEDROOM INCLUDES A WALK-IN CLOSET & A BEAUTIFULLY UPDATED PRIMARY BATH W/TILED SHOWER. AWESOME BONUS FINISHED LOWER LEVEL W/ SPACE FOR WORK & PLAY THAT WALKS RIGHT OUT TO THE REFRESHING INGROUND HEATED POOL & YARD! THIS SWEET HOME IS JUST MINUTES TO SCHOOLS, TRAIN, SHOPPING, HIGHWAYS & RECREATION!



x42

**MLS #: 73266059**

10 Overlook Dr  
Franklin, MA 02038

**DOM: 14 DTO: 6**  
**List \$/SqFt: \$265.63**  
**Sold \$/SqFt: \$265.63**

**Status: SLD**

**Sale Price: \$850,000**  
**Sold Date: 09/03/2024**  
**Off Mkt: 07/31/2024**

**List Price: \$850,000**  
**List Date: 07/17/2024**  
**Taxes: 2024 \$8,814**  
**Assessed: \$747,600**  
**HOA: No**

**Style:** Detached - Colonial

**Rooms: 10      Beds: 3      Baths: 3f 0h      Main Bath: Yes      Living Area: 3,200 SqFt**  
**Garage: 2      Parking: 6      Fireplaces: 2      Year Built: 1990      Acres: 0.49 (21,405 SqFt)**

**Remarks:** Impeccably Maintained Home in a sought after cul de sac neighborhood close to town, train and easy highway access. This pristine home with open floor plan and lovely lot features beautiful spaces inside and out. This home features a private home office and a stunning kitchen that overlooks the beautiful backyard. Friends and family can spread out and enjoy the newly added Family Room with cathedral ceilings. The first level is finished out with a pretty, fireplaced living room and formal dining room. The upstairs bedrooms all have an ensuite bath. The home's walk out lower level is ideal for a playroom, game room and/ or an exercise space. The laundry is conveniently located on the lower level as well. The outdoor space features a new, large deck which leads to the built in barbecue area and stunning patio which overlooks the beautiful, fully fenced in back yard. This sought after location offers a lovely neighborhood setting on a quiet cul de sac.



x40

**MLS #: 73250916**

11 Sheila Ln  
Franklin, MA 02038

**DOM: 9 DTO: 5**

**List \$/SqFt:** \$316.81  
**Sold \$/SqFt:** \$337.03

**Status:** SLD

**Sale Price:** **\$850,000**  
**Sold Date:** 07/31/2024  
**Off Mkt:** 06/21/2024

**List Price:** **\$799,000**  
**List Date:** 06/12/2024  
**Taxes:** 2024 \$8,331  
**Assessed:** \$706,600  
**HOA:**

**Style:** Detached - Cape

**Rooms:** 8      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 2,522 SqFt  
**Garage:** 2      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 1980      **Acres:** 1.04 (45,302 SqFt)

**Remarks:** Welcome to this stunning Cape Cod-style home in a cul-de-sac neighborhood offering a private, fenced-in yard. This well-maintained home features 4 bedrooms, 2.5 baths, all set over an acre, with beautiful landscaping. The highlight of this home is its fully updated kitchen, a true entertainer's dream with modern amenities, stylish finishes, and plenty of storage. The 1st floor boasts wood flooring throughout with a seamless flow from room to room, perfect for gatherings and daily living. The family room/dining area has radiant floor heating. The serene backyard is a private oasis, with an inground pool, perfect for relaxation, where you'll feel worlds away, yet closely located to major routes and 2 commuter rail stations. The garage has a mini-split offering Heat & AC, plenty of storage cabinets, and a working area. The main bedroom boasts vaulted ceilings, en-suite, and a walk-in closet. Laundry is conveniently located on the 2nd floor with an updated bath. 11 Sheila is a must-see!!



x42

**MLS #: 73224087**

9 Berkeley Dr  
Franklin, MA 02038

**DOM: 24 DTO: 24**

**List \$/SqFt:** \$351.49  
**Sold \$/SqFt:** \$351.53

**Status:** SLD

**Sale Price:** **\$850,000**  
**Sold Date:** 06/17/2024  
**Off Mkt:** 05/09/2024

**List Price:** **\$849,900**  
**List Date:** 04/15/2024  
**Taxes:** 2024 \$8,660  
**Assessed:** \$734,500  
**HOA:**

**Style:** Detached - Cape, Contemporary

**Rooms:** 8      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 2,418 SqFt  
**Garage:** 2      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 1991      **Acres:** 0.65 (28,244 SqFt)

**Remarks:** Impeccably maintained Contemporary Colonial set on private .65 acre lot in desirable neighborhood at end of cul-de-sac and in the Keller School District! Amazing cathedral sunken living room, spacious dining room w/large box window, gleaming hardwoods, beautifully renovated kitchen w/maple cabinetry, granite countertops w/stone backsplash, GE profile stainless appliances, 5 burner gas stove w/convection oven, travertine tile, open floor plan, family room w/masonry fireplace w/gas insert & slider to deck to professionally landscaped fenced yard w/irrigation & lighting, 2 x 6 construction, Anderson windows, Velux skylights & 30 year Arch. Roof (2010), 1st flr laundry, Gracious primary bedroom w/cathedral ceiling, two double closets, hardwood flooring, updated private bath w/oversized tiled shower, cherry vanity, and granite, 3 additional bedrooms & full bathroom finish off 2nd flr. Huge 4th bedroom currently used as home office & game day TV watching! See list of updates. Welcome home!



x42

**MLS #: 73197747**

5 Madison Avenue  
Franklin, MA 02038

**DOM: 20 DTO: 5**

**List \$/SqFt:** \$313.60  
**Sold \$/SqFt:** \$335.16

**Status:** SLD

**Sale Price:** **\$855,000**  
**Sold Date:** 03/13/2024  
**Off Mkt:** 02/18/2024

**List Price:** **\$800,000**  
**List Date:** 01/30/2024  
**Taxes:** 2023 \$8,221  
**Assessed:** \$653,500  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 7      **Beds:** 3      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 2,551 SqFt  
**Garage:** 2      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 1995      **Acres:** 0.69 (30,052 SqFt)

**Remarks:** Here it is....finally! Once again we are facing a shortage of homes but we know you will be glad you waited once you see this beautiful, corner lot, hip roof colonial in a sought after multi cul-de-sac neighborhood. Original owners are ready to move on...And they have taken such great care of their home over the years. Eat-in kitchen w/ center island, granite & SS appliances. Front to back family room w/ wood burning fireplace. Formal DR & half bath complete 1st floor. Main bedroom w/ private bath & huge walk in closet. 2 addl generous sized bedrooms & full bath on 2nd floor. Need space for a gym, office, playroom or all of the above? Head down to the nicely finished LL. Plenty of room for storage in the unfinished side. Added bonuses include: New Buderus heating system (18), new kitchen slider (23), new roof (18), hardwoods 1st floor, huge stamped concrete patio, central air, storage shed, town water & fantastic school district & more. Offer deadline SUNDAY 2/4 @ 4pm.



x42

**MLS #: 73265581**

128 Union St  
Franklin, MA 02038

**DOM: 21 DTO: 6**

**List \$/SqFt:** \$307.69  
**Sold \$/SqFt:** \$330.77

**Status:** SLD

**Sale Price:** **\$860,000**  
**Sold Date:** 08/22/2024  
**Off Mkt:** 08/05/2024

**List Price:** **\$800,000**  
**List Date:** 07/16/2024  
**Taxes:** 2024 \$8,017  
**Assessed:** \$680,000  
**HOA:**

**Style:** Detached - Victorian

**Rooms:** 9      **Beds:** 6      **Baths:** 4f 0h      **Main Bath:** Yes      **Living Area:** 2,600 SqFt  
**Garage:** 2      **Parking:** 6      **Fireplaces:** 4      **Year Built:** 1875      **Acres:** 0.32 (13,939 SqFt)

**Remarks:** One of Franklin's most prominent downtown homes! This 6 bedroom, 4 full bath, 2,600 sq. ft. home is a work of art! The foyer features an ornate stairway with details that will have you falling in love. Hardwood floors run throughout most of the home. You'll find 4 Fireplaces. The living room and dining room are centered around decorative fireplaces and walk out bay windows with high ceilings. There's beautiful stained glass as you go up to the 2nd floor. Room sizes throughout the home will bring you comfort. Outside, you'll be welcomed to the beautifully designed landscape which allows for meandering throughout to see what's in bloom day over day. The paver walkway and stone surrounded patio will be enjoyed regularly. Plenty of off street parking in front of the beautiful barn with a two car garage. There's many surprises as you walk through the property. We hope you come take a peek and find this gem of a home of interest and make it yours. Just a short distance to the Library and Commuter Rail!



x41

**MLS #: 73196943**

136 Eric Dr  
Franklin, MA 02038

**DOM:** 3 **DTO:** 3

**List \$/SqFt:** \$332.68

**Sold \$/SqFt:** \$338.55

**Status:** SLD

**Sale Price:** **\$865,000**

**Sold Date:** 03/28/2024

**Off Mkt:** 01/29/2024

**List Price:** **\$850,000**

**List Date:** 01/26/2024

**Taxes:** 2023 \$8,459

**Assessed:** \$672,400

**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 7

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:**

**Living Area:** 2,555 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1998

**Acres:** 0.94 (40,955 SqFt)

**Remarks:** This captivating four-bedroom colonial residence is situated on a cul de sac, offering an enchanting setting on nearly an acre of land. The property features a picturesque wooded lot with captivating views of Fales Pond, a truly rare & delightful find. Maintained with care, the house presents a harmonious blend of elegance and functionality, inside and out. The first and second levels boast beautiful hardwood White Oak & Brazilian Cherry flooring and elegant tile work, adding a touch of luxury to every room. The well-designed eat-in kitchen is adorned with granite countertops, creating a stylish and functional space for culinary pursuits. The property's charm extends to the finished basement, providing ample space for various needs, be it a recreational area, a home office, or a cozy retreat. The possibilities are endless in this versatile space. Located in a highly sought-after family-friendly neighborhood, the home offers not only comfort but also convenient proximity to town and school.



x42

**MLS #: 73290336**

43 Skyline Dr  
Franklin, MA 02038

**DOM:** 26 **DTO:** 16

**List \$/SqFt:** \$359.56

**Sold \$/SqFt:** \$370.35

**Status:** SLD

**Sale Price:** **\$875,500**

**Sold Date:** 11/13/2024

**Off Mkt:** 10/14/2024

**List Price:** **\$850,000**

**List Date:** 09/18/2024

**Taxes:** 2024 \$7,944

**Assessed:** \$673,800

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 8

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:**

**Living Area:** 2,364 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1994

**Acres:** 0.49 (21,318 SqFt)

**Remarks:** Welcome home to this beautifully updated and maintained hip roof colonial. Watch the neighborhood go by on the enormous farmer's porch. Inside you'll find gleaming hwd floors in the LR, FR and DR. Cozy up on a cool night by the fireplace in the FR. The eat in kitchen features SS appliances, granite counters and stylish new backsplash. Everyone wants laundry on the 1st floor, you got it! The large half bath completes the 1st floor. Giant kitchen sliders open to your back yard oasis. A composite deck brings you down to the fabulous heated inground pool. The large patio surround is ample space for entertaining and lounging, plus there's a huge pool cabana for your tiki bar and extra seating. Upstairs you will find 4 generous sized bedrooms, and a full bath. The primary suite offers the 2nd full bath and walk in closet. The partially finished basement makes an awesome bonus room and plenty storage. HEAT/ AC 2021 HOTWATER 2021 ROOF 2022 EXTERIOR PAINT 2023. Don't miss this one!!!



x42

**MLS #: 73227693**

7 Angelo Way  
Franklin, MA 02038

**DOM:** 14 **DTO:** 3

**List \$/SqFt:** \$306.09

**Sold \$/SqFt:** \$315.99

**Status:** SLD

**Sale Price:** **\$877,500**

**Sold Date:** 07/26/2024

**Off Mkt:** 05/08/2024

**List Price:** **\$850,000**

**List Date:** 04/24/2024

**Taxes:** 2024 \$8,797

**Assessed:** \$746,100

**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 10

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 2,777 SqFt

**Garage:** 2

**Parking:** 3

**Fireplaces:** 2

**Year Built:** 1993

**Acres:** 0.74 (32,168 SqFt)

**Remarks:** Outstanding location!!! This stunning colonial is situated on a beautifully manicured .74-acre corner lot in a cul-de-sac neighborhood across the street from FHS. Meticulously maintained 4 bedroom, 2 1/2 bath colonial boasts a gorgeous cathedral great room addition w/gas fireplace, spacious custom-built eat-in kitchen w/gas cooking. 2nd level offers a primary suite w/walk-in closet & full bath, guest bath & 3 additional bedrooms. Lower level has three finished rooms, including a mudroom off the 2-car garage. Enjoy the beautiful in-ground, heated pool w/full automation system, fiber optic lighting, multi-waterfall jets, in-floor cleaning system, screened-in porch, pool shed & negotiable hot tub on a dedicated deck. With all new construction windows, a young roof, upgraded electrical, young mini-splits heat/ac on the 1st & 2nd floor, & FHWB by natural gas, this house is move-in ready. Interior & exterior have been freshly painted. The majority of exterior trim has been replaced w/Azek.



x42

**MLS #: 73204062**

22 Mary Ellen Ln  
Franklin, MA 02038

**DOM:** 16 **DTO:** 6

**List \$/SqFt:** \$294.58

**Sold \$/SqFt:** \$294.58

**Status:** SLD

**Sale Price:** **\$879,900**

**Sold Date:** 04/23/2024

**Off Mkt:** 03/08/2024

**List Price:** **\$879,900**

**List Date:** 02/21/2024

**Taxes:** 2024 \$9,405

**Assessed:** \$797,700

**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 12

**Beds:** 5

**Baths:** 3f 1h

**Main Bath:** Yes

**Living Area:** 2,987 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1994

**Acres:** 0.62 (27,138 SqFt)

**Remarks:** Welcome to Mine Brook Estates, where this picturesque colonial-style home awaits new owners. This beautifully manicured .62-acre lot is lined with flowering shrubs and ready to be enjoyed. The interior of the home boasts both formal and informal living spaces, including a remodeled maple cabinet kitchen with granite and soft close drawers. The second level offers a massive cathedral ceiling primary suite with a walk-in closet and bath with a tiled shower and jetted tub. Four additional generously sized bedrooms and two full baths complete this stunning second level. The lower level is finished with a fitness room, playroom, and private home office. If you love closet space, you found your home. Tons of storage throughout! 2 car attached garage. Town water/sewer, natural gas! Conveniently located to schools, shopping, highways, and the train station. Come see this gorgeous corner lot at the entrance of Margaret's Cove young construction subdivision in the Kennedy School District.



x40

**MLS #: 73278530**

57 Oxford Dr  
Franklin, MA 02038

**DOM:** 40 **DTO:** 26  
**List \$/SqFt:** \$291.17  
**Sold \$/SqFt:** \$285.51

**Status:** SLD

**Sale Price:** **\$882,500**  
**Sold Date:** 10/30/2024  
**Off Mkt:** 09/23/2024

**List Price:** **\$900,000**  
**List Date:** 08/15/2024  
**Taxes:** 2024 \$10,830  
**Assessed:** \$918,600  
**HOA:**

**Style:** Detached - Cape, Contemporary

**Rooms:** 11    **Beds:** 5    **Baths:** 2f 1h    **Main Bath:**    **Living Area:** 3,091 SqFt  
**Garage:** 2    **Parking:** 5    **Fireplaces:** 2    **Year Built:** 1994    **Acres:** 0.46 (20,020 SqFt)

**Remarks:** SINGLE FAMILY WITH IN-LAW! Stunning expanded cape offers 5+ bedrooms 2.5 baths and two fireplaces in a sought after neighborhood! The main house features a beautifully updated chef's kitchen w/ black appliances, granite countertops, hardwood flooring, backsplash and built-in table with a sitting area that seats ten people! The living room features a wood burning fireplace, and leads to a cathedral ceiling family room and exterior access. The separate in-law apartment features a cathedral ceiling great room, gas fireplace, updated kitchen, bath, laundry and a bedroom which fits a king size bedroom set! Both areas enjoy access to beautiful deck which overlooks a stunning stone wall and in-ground pool. Upstairs, the main house features 4 generous bedrooms, updated full bath, and a private office space. Two car garage, a large finished lower level and plenty of storage. This home checks all the boxes! First showings at the open house! See list attached in MLS for full list of upgrade



x38

**MLS #: 73278621**

75 Pleasant St  
Franklin, MA 02038

**DOM:** 12 **DTO:** 12  
**List \$/SqFt:** \$285.67  
**Sold \$/SqFt:** \$281.22

**Status:** SLD

**Sale Price:** **\$885,000**  
**Sold Date:** 09/30/2024  
**Off Mkt:** 09/03/2024

**List Price:** **\$899,000**  
**List Date:** 08/22/2024  
**Taxes:** 2024 \$10,266  
**Assessed:** \$870,700  
**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 12    **Beds:** 5    **Baths:** 3f 0h    **Main Bath:**    **Living Area:** 3,147 SqFt  
**Garage:** 2    **Parking:** 8    **Fireplaces:** 1    **Year Built:** 1915    **Acres:** 0.58 (25,465 SqFt)

**Remarks:** Absolutely stunning 5BR home located in the most sought-after historic area of Franklin. Exceptional character & period detail have been preserved while providing modern upgrades for comfort & functionality. Open floor plan offers +3,100 sq.ft. of living area, hardwood floors & abundant natural light. Formal living & dining, "chef's" kitchen, SS appliances, butler's pantry w/wine fridge & 3 season enclosed porches. The kitchen opens to an inviting family room w/gas fireplace, adjacent laundry, mudroom & full bath. There is also a main level 5th BR/office with French Doors. New windows have elegant custom Plantation Shutters. The spacious primary bedroom offers a relaxing sitting area, walk-in closet & ensuite bathroom. All major systems are newer - heat, electric, CA, plumbing, & newly insulated for year-round comfort. Detached 2 car garage w/new doors, EV charging station & attached shed. Ideally located on fenced lot w/lovely perennial gardens, new paver patio & fire pit.



x42

**MLS #: 73271746**

30 Hunters Run  
Franklin, MA 02038

**DOM:** 35 **DTO:** 24  
**List \$/SqFt:** \$300.54  
**Sold \$/SqFt:** \$297.18

**Status:** SLD

**Sale Price:** **\$885,000**  
**Sold Date:** 10/04/2024  
**Off Mkt:** 09/04/2024

**List Price:** **\$895,000**  
**List Date:** 07/31/2024  
**Taxes:** 2024 \$8,966  
**Assessed:** \$760,500  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 10    **Beds:** 5    **Baths:** 2f 1h    **Main Bath:** Yes    **Living Area:** 2,978 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 1    **Year Built:** 1992    **Acres:** 0.95 (41,190 SqFt)

**Remarks:** OPEN HOUSE CANCELLED - OFFER ACCEPTED Nestled in a prestigious neighborhood on a peaceful cul-de-sac, this magnificent five-bedroom colonial seamlessly combines elegance and comfort. As you step inside, you'll be greeted by gleaming hardwood floors that flow effortlessly through the spacious living areas. The heart of this home is its open-concept main floor with a gas log fireplace, complemented by a large, finished basement—ideal for entertaining or creating a personal retreat. The expansive primary bedroom features a luxurious en-suite, spa-like bathroom. With 2.5 beautifully appointed bathrooms, this home offers both convenience and luxury for the entire family. Each bedroom is generously sized, providing ample space for relaxation and privacy. Don't miss the chance to make this exquisite property your forever home. Experience the charm and sophistication of this exceptional residence today! 2009 5 Bedroom Septic Title 5 in hand. Roof (9 Years) 2015



x42

**MLS #: 73268543**

7 Rachael Circle  
Franklin, MA 02038

**DOM:** 7 **DTO:** 7  
**List \$/SqFt:** \$283.14  
**Sold \$/SqFt:** \$294.80

**Status:** SLD

**Sale Price:** **\$885,000**  
**Sold Date:** 09/20/2024  
**Off Mkt:** 07/30/2024

**List Price:** **\$850,000**  
**List Date:** 07/23/2024  
**Taxes:** 2024 \$8,262  
**Assessed:** \$700,800  
**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 10    **Beds:** 4    **Baths:** 2f 1h    **Main Bath:** Yes    **Living Area:** 3,002 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 1    **Year Built:** 1995    **Acres:** 0.47 (20,556 SqFt)

**Remarks:** This stunning property has it all! The professionally maintained landscape and newly paved driveway adds abundant curb appeal which invites you home. Entertaining will be more than comfortable on the two tiered deck with pergola and shade from the beautiful trees. The deck leads to a beautiful fenced in yard surrounded by trees and pretty landscaping. Inside, you'll find lots of natural light and a floorplan that provides incredible flexibility with ten rooms that can accommodate most anything. Everything from the gas log fireplace, built in storage and walk out bay windows in the family room exudes a cozy feeling. There's plenty of rooms to work from home or have an extra fifth bedroom if you desire. Setting up exercise equipment will work in any area of the home depending on your lifestyle. There's a long list of updates attached, welcome home!



x42

**MLS #: 73205207**  
23 Catherine Ave  
Franklin, MA 02038  
**DOM: 28 DTO: 28**  
**List \$/SqFt: \$279.13**  
**Sold \$/SqFt: \$275.28**

**Status: SLD**  
**Sale Price: \$887,500**  
**Sold Date: 05/23/2024**  
**Off Mkt: 04/10/2024**

**List Price: \$899,900**  
**List Date: 03/13/2024**  
**Taxes: 2024 \$9,539**  
**Assessed: \$809,100**  
**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 8      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 3,224 SqFt  
**Garage:** 1      **Parking:** 8      **Fireplaces:** 1      **Year Built:** 1993      **Acres:** 0.49 (21,222 SqFt)

**Remarks:** Finally your dream home is available! This styling 4 bed colonial situated in Mine Brook Estates features oversized lot with in-ground pool perfect for hot summer nights, private yard, shed & expansive oversized deck! The main level showcases a well-appointed eat-in kitchen leading to dramatic step down great room with soaring ceilings & gas fireplace! Slider leads to exterior screened porch overlooking this entertaining oasis! Additional main-level features include a formal dining room & relaxing living room off the kitchen! The 2nd floor showcases huge master suite complete w/bath, great WI closet & Bonus Room perfect for so many uses! Add in 3 more spacious bedrooms, whole house fan, additional WI closet & all your spaces needs are met! Lower level features bonus room ideal for office/gym/5th bedroom! 2005 Major House Addition includes oversized garage, great room, family room, master bedroom/bath & new furnace! Great schools & perfect commuter location make Franklin a Top 10 Town Always!



x41

**MLS #: 73247460**  
9 York Ln  
Franklin, MA 02038  
**DOM: 6 DTO: 5**  
**List \$/SqFt: \$292.38**  
**Sold \$/SqFt: \$302.93**

**Status: SLD**  
**Sale Price: \$890,000**  
**Sold Date: 07/29/2024**  
**Off Mkt: 06/10/2024**

**List Price: \$859,000**  
**List Date: 06/05/2024**  
**Taxes: 2024 \$8,054**  
**Assessed: \$683,100**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 9      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 2,938 SqFt  
**Garage:** 2      **Parking:** 3      **Fireplaces:** 2      **Year Built:** 1991      **Acres:** 0.53 (23,287 SqFt)

**Remarks:** This impeccably maintained and updated Colonial offers 4 bedrooms & 2.5 baths, is move-in ready, and ideal for comfortable living and entertaining. The 1st floor offers premium wood flooring, custom cabinetry, built-ins providing ample storage and beauty. The heart of this home is the large updated kitchen, sunken living room with dining area that flows to the professionally landscaped serene wooded yard. The premium wood floors continue up the staircase to the 2nd floor, where all 4 bedrooms are located. Each bedroom is spacious with ample closets. The main bedroom boasts Cathedral ceilings, walk-in closet and a luxurious spa-like ensuite. Laundry is conveniently located on the 2nd floor, offering a new energy-efficient washer & dryer. The custom feel continues to the basement mudroom with built-in storage and a bonus room. Located in a desirable cul-de-sac neighborhood, this home offers a peaceful retreat while being close to all necessary amenities. Don't miss the opportunity!



x42

**MLS #: 73227749**  
29 Mary Jane Rd  
Franklin, MA 02038  
**DOM: 8 DTO: 4**  
**List \$/SqFt: \$371.56**  
**Sold \$/SqFt: \$396.08**

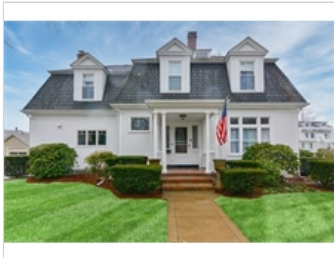
**Status: SLD**  
**Sale Price: \$890,000**  
**Sold Date: 06/28/2024**  
**Off Mkt: 05/02/2024**

**List Price: \$834,900**  
**List Date: 04/24/2024**  
**Taxes: 2024 \$8,073**  
**Assessed: \$684,700**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 8      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 2,247 SqFt  
**Garage:** 2      **Parking:** 4      **Fireplaces:** 1      **Year Built:** 2001      **Acres:** 0.43 (18,748 SqFt)

**Remarks:** Beautiful Colonial Set on Cul De Sac in Great Neighborhood Close to Downtown, Schools, Train & Highway! This Lovely Updated Home Includes Gleaming Hardwoods Thru Entire 1st Floor. Huge Updated Kitchen w/Custom Cabinetry, Granite Counters, Large Island, Tiled Backsplash & 2 Pantries! New SS Gas Range, New SS Refrigerator, & Dishwasher. Fantastic Floor Plan Open to Living Room, Family Room ( w/Gas Fireplace) & Formal Dining Room! Perfect For Everyday Living & Entertaining. Updated Guest Bath & Mudroom Area Complete Main Level. Upstairs You Will Find New Carpeting, Convenient 2nd Floor Laundry, 3 Generous Bedrooms & Main Bath. Awesome Oversized Primary Bedroom Ensuite, a Giant 15x10 Walk-In Closet & Additional 2nd Large Walk-In Closet! The Amazing Walk-Out Lower Level is Bright & Ready to Finish with a Slider, 2 Full Windows & Tons of Storage. Brand New Heat & Central Air. Natural Gas, Town Water/Sewer! Move Right In! Sit Back & Enjoy Overlooking Your Wonderful Backyard!



x42

**MLS #: 73221551**  
22 Martin Ave  
Franklin, MA 02038  
**DOM: 21 DTO: 7**  
**List \$/SqFt: \$275.00**  
**Sold \$/SqFt: \$296.67**

**Status: SLD**  
**Sale Price: \$890,000**  
**Sold Date: 05/22/2024**  
**Off Mkt: 04/29/2024**

**List Price: \$825,000**  
**List Date: 04/09/2024**  
**Taxes: 2024 \$7,865**  
**Assessed: \$667,100**  
**HOA: No**

**Style:** Detached - Victorian, Antique

**Rooms:** 9      **Beds:** 5      **Baths:** 2f 0h      **Main Bath:** No      **Living Area:** 3,000 SqFt  
**Garage:** 2      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 1910      **Acres:** 0.31 (13,486 SqFt)

**Remarks:** Welcome to this stunning home! 22 Martin Ave has been beautifully updated with modern features yet still showcases the unique charm of the original 1900 build. You are instantly greeted by the cozy fireplace in the entryway that flows directly into the living room. You will find a large screened porch connected to the family room, perfect for enjoying those warm summer nights! A formal dining room is off the gorgeous, updated kitchen that features an abundance of storage, granite countertops, stainless steel appliances, and perfect coffee bar. Upstairs features 5 bedrooms, with the option to use 1 or more for an office. The flexible layout is perfect for any of your family's personal needs. The unfinished basement makes a great workshop or storage area. Plenty of parking in the large driveway plus detached 2 car garage. The location is ideal - quiet street, right downtown, close to the train, stores, Dean College. Amazing opportunity to own a charming antique with modern finishes!



x42

**MLS #: 73291770**  
25 Mary Jane Road  
Franklin, MA 02038  
**DOM: 19 DTO: 5**  
**List \$/SqFt: \$267.09**  
**Sold \$/SqFt: \$271.98**

**Status: SLD**  
**Sale Price: \$891,000**  
**Sold Date: 11/07/2024**  
**Off Mkt: 10/06/2024**

**List Price: \$875,000**  
**List Date: 09/18/2024**  
**Taxes: 2024 \$8,890**  
**Assessed: \$754,000**  
**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 10    **Beds:** 4    **Baths:** 2f 2h    **Main Bath:** Yes    **Living Area:** 3,276 SqFt  
**Garage:** 2    **Parking:** 4    **Fireplaces:** 1    **Year Built:** 2001    **Acres:** 0.44 (19,001 SqFt)

**Remarks:** Located on a cul-de-sac street within Valentina Village, this beautiful contemporary Colonial features a two story foyer with a large palladium window which brings in lots of natural light. The formal living and dining rooms and the family room with gas fireplace all have gleaming hardwood floors. The recently updated kitchen features a center island, granite countertops and stainless steel appliances. The dining area has sliders leading out to a new covered deck that is a great entertaining area overlooking your private backyard. Upstairs the primary suite is extra spacious and features a walk-in closet and a full bath with a jacuzzi tub and separate shower. The additional three bedrooms are all good sized and share another full bath. The walkout lower level is finished and is a great space for a media room. There is also an office space and a half bath. Gas heat, central air, newer HVAC (2020). All the savings with owned solar panels! Also included, high speed garage EV Charger!



x42

**MLS #: 73214164**  
35 Stewart St.  
Franklin, MA 02038  
**DOM: 20 DTO: 6**  
**List \$/SqFt: \$352.56**  
**Sold \$/SqFt: \$383.56**

**Status: SLD**  
**Sale Price: \$891,000**  
**Sold Date: 06/17/2024**  
**Off Mkt: 04/08/2024**

**List Price: \$819,000**  
**List Date: 03/20/2024**  
**Taxes: 2024 \$7,593**  
**Assessed: \$644,000**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 8    **Beds:** 4    **Baths:** 2f 1h    **Main Bath:** Yes    **Living Area:** 2,323 SqFt  
**Garage:** 2    **Parking:** 4    **Fireplaces:** 1    **Year Built:** 1997    **Acres:** 1.59 (69,260 SqFt)

**Remarks:** Stunning 4 bed, 2.5 bath colonial in sought out neighborhood residing in Keller district. 1st floor boasts office, dining rm, gorgeous renovated kitchen with custom cabinetry, marble backsplash & granite countertops (redone in 2013). Enjoy entertaining friends and family in open concept living space with high vaulted ceilings, gas fireplace and slider to your gorgeous Trex deck and private yard (with shared well for irrigation). The first floor also offers a designated laundry room, half bath & easy access to the 2-car garage. Upstairs are 3 equal sized bedrooms & a large primary bedroom with walk-in-closet, en-suite bathroom with Jacuzzi tub, tiled shower and radiant heat flooring. Your Anderson windows/slider and mini splits will help keep your home cool and lower energy costs. Unfinished basement offers enormous potential to expand living space (1,000+ sq. ft). Tons of improvements! Convenient to 495, commuter rail, grocery stores, restaurants, Adirondack club and Patriots Place.



x32

**MLS #: 73185958**  
27 Jackson Circle  
Franklin, MA 02038  
**DOM: 18 DTO: 4**  
**List \$/SqFt: \$207.98**  
**Sold \$/SqFt: \$218.99**

**Status: SLD**  
**Sale Price: \$895,000**  
**Sold Date: 01/23/2024**  
**Off Mkt: 12/24/2023**

**List Price: \$850,000**  
**List Date: 12/07/2023**  
**Taxes: 2023 \$10,231**  
**Assessed: \$813,300**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 13    **Beds:** 4    **Baths:** 3f 1h    **Main Bath:** Yes    **Living Area:** 4,087 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 1    **Year Built:** 1993    **Acres:** 1.05 (45,825 SqFt)

**Remarks:** Open House Sunday December 10th 2-4pm. Perfectly tucked into the less traveled section of treasured Diana Estates, this sprawling home showcases spacious open floor plan entertainment areas and several private remote work options on 3 different levels. Granite island kitchen with upgraded cabinets flows through a large dining area and into the vaulted ceiling family room with skylites and a wood burning fireplace. Master King-size suite features multiple closets, dressing room and private jet tub bath with double sinks and walk-in shower. Finished lower level has game room, media room, full bath and option for 5th bedroom while still maintaining plenty of basement storage. Fenced yard with trex deck, great privacy and inground heated pool. Handy tiled mudroom area with laundry just inside the home's garage entrance. Town Water/Sewer, Central A/C, Natural Gas for heat, hot water and cooking. Remington/Jefferson School District. Seller will negotiate offers between \$850,000 and \$900,000.



x39

**MLS #: 73262800**  
15 Southpine Rd  
Franklin, MA 02038  
**DOM: 20 DTO: 12**  
**List \$/SqFt: \$338.95**  
**Sold \$/SqFt: \$329.79**

**Status: SLD**  
**Sale Price: \$900,000**  
**Sold Date: 08/22/2024**  
**Off Mkt: 07/30/2024**

**List Price: \$925,000**  
**List Date: 07/10/2024**  
**Taxes: 2024 \$10,368**  
**Assessed: \$879,400**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 9    **Beds:** 4    **Baths:** 2f 1h    **Main Bath:** Yes    **Living Area:** 2,729 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 1    **Year Built:** 1987    **Acres:** 0.92 (40,040 SqFt)

**Remarks:** Nestled in a fantastic neighborhood, this charming 4 bedroom Colonial is the perfect find. The open concept floorplan & layout boasts hardwood flooring & large windows providing natural sunlight throughout. The Eat-In Kitchen is a chef's dream, equipped w/SS appliances, ample cabinets, pantry & large island w/plenty of seating. The first floor features a cozy family room w/fireplace, large dining room, sunken livingroom, 1/2 bath & Den/Office w/ built-ins. Upstairs features a spacious primary bedroom w/walk-in closet & bathroom providing a peaceful retreat. There are also 3 additional bedrooms w/large closets & full bath. Step outside onto the deck w/pergola & enjoy the fenced-in backyard, which has been landscaped w/natural gravel stone creating a safe & enjoyable space for outdoor activities & gardening. Enjoy the nice flat lawn w/ storage shed & pathway leading directly to Remington/Jefferson Schools, playgrounds & ballfields. Gas Heating System/2023, Roof/2014, New Septic/2003.





x40

**MLS #: 73242860**

36 Lorraine Metcalf Rd  
Franklin, MA 02038

**DOM: 19 DTO: 4**

**List \$/SqFt: \$295.51**

**Sold \$/SqFt: \$307.33**

**Status: SLD**

**Sale Price: \$910,000**

**Sold Date: 07/26/2024**

**Off Mkt: 06/15/2024**

**List Price: \$875,000**

**List Date: 05/28/2024**

**Taxes: 2024 \$9,325**

**Assessed: \$790,900**

**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 11

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 2,961 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 2

**Year Built:** 1997

**Acres:** 0.55 (23,866 SqFt)

**Remarks:** LOVELY UPDATED 4 bedroom home featuring over 2,900 sq ft in Buck Hill Estates! Roof (2019) Heating System (2017) Central Air (2015) Bathrooms (2015) Kitchen Remodel(2010) - Complete List Attached- This beautiful home features hardwood flooring throughout the 1st & 2nd Floor- BEAUTIFUL SUNROOM ADDITION (2004) w/ exposed wood beams & wood stove -The stunning kitchen showcases a gas cook top, wall ovens, granite, stainless appliances & built in hutch- The family room features a brick fireplace .The 1st floor also includes an open dining rm/ living room w/ french doors which is perfect for entertaining. The 2nd floor offers a spacious master bedroom w/cathedral ceiling, updated master bathroom suite, custom tiled shower & walk in closet - Guest bedroom w/custom closet system, 2 More Bedrooms & full Bath w/ double vanity compliment this level. The living space continues in the finished walk out basement w/ the home office & bonus room! Outdoor features oversized deck & 2 Sheds- WELCOME HOME



x42

**MLS #: 73206602**

13 Tia Pl  
Franklin, MA 02038

**DOM: 11 DTO: 4**

**List \$/SqFt: \$302.03**

**Sold \$/SqFt: \$317.74**

**Status: SLD**

**Sale Price: \$910,000**

**Sold Date: 04/11/2024**

**Off Mkt: 03/10/2024**

**List Price: \$865,000**

**List Date: 02/28/2024**

**Taxes: 2024 \$9,417**

**Assessed: \$798,700**

**HOA:**

**Style:** Detached - Colonial, Federal

**Rooms:** 9

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 2,864 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1998

**Acres:** 0.94 (40,855 SqFt)

**Remarks:** PICTURESQUE FEDERAL FRONT COLONIAL NESTLED ON A COVETED CORNER LOT IN THE SERENE NEIGHBORHOOD OF BALD HILL ESTATES. THIS IMPRESSIVE 4-BED, 2.5-BATH HOME OFFERS AN OPEN CONCEPT DESIGN THAT INCLUDES AN UPDATED KITCHEN WITH WHITE CABINETS, MARBLED GRANITE COUNTERTOPS, AND STAINLESS APPLIANCES. A TILE BACKSPLASH AND UNDER-CABINET LIGHTING MARRIES WARMTH AND SOPHISTICATION. ENTERTAIN WITH EASE IN THE LARGE FORMAL DINING ROOM WITH HARDWOODS AND CHAIRAIL RELAX AND UNWIND IN THE SPACIOUS VAULTED CEILING FAMILY ROOM, FEATURING GORGEOUS NEW HARDWOODS, RECESSED LIGHTING, AND A COZY GAS FIREPLACE. A LAUNDRY/PANTRY ROOM, 1/2 BATH, AND A PRIVATE HOME OFFICE COMPLETE THE FIRST FLOOR. UPSTAIRS GLEAMING NEW HARDWOODS IN THE HALL AND ALL 4 GENEROUS BEDROOMS THAT DISPLAYS ABUNDANT NATURAL LIGHT THROUGHOUT. WITH THE TRANQUIL BACKYARD OASIS YOU CAN EASILY CUSTOMIZE ACCORDING TO YOUR FAMILY NEEDS. GREAT LOCATION CLOSE TO JEFFERSON/REMINGTON SCHOOLS, MAJOR HIGHWAYS & TRAIN. THIS STUNNING PROPERTY HAS IT ALL!!



x41

**MLS #: 73251012**

12 Stewart St  
Franklin, MA 02038

**DOM: 20 DTO: 5**

**List \$/SqFt: \$291.88**

**Sold \$/SqFt: \$297.08**

**Status: SLD**

**Sale Price: \$915,000**

**Sold Date: 08/15/2024**

**Off Mkt: 07/01/2024**

**List Price: \$899,000**

**List Date: 06/12/2024**

**Taxes: 2024 \$8,459**

**Assessed: \$717,500**

**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 10

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:**

**Living Area:** 3,080 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1995

**Acres:** 0.96 (41,722 SqFt)

**Remarks:** Drive through the tree covered stone bridge on Acorn Place and enter into one of the best neighborhoods in Franklin. Acorn Woods is a hidden gem with beautiful mature trees and manicured lawns. This 4 bed, 2.5 bath colonial has plenty of curb appeal. Enjoy a versatile floorplan with a first-floor office/bonus room, renovated kitchen with gas stove and granite countertops, cathedral family room with gas fireplace and sliders to a gorgeous patio, perfect for entertaining. Upstairs are 4 bedrooms with a generous sized primary bedroom with ensuite bathroom. This home has over 800 sq. ft of FINISHED space in the basement that is ready for personal touch and design. Enjoy plenty of storage including an oversized 2 car garage and shed in backyard. Young roof, heating and central AC. Conveniently located to downtown Franklin, 495, commuter rail, the Adirondack Club (gym/swimming pool), Meadowlark Athletic Field, and just five minutes to the grocery store and various shops.



x42

**MLS #: 73283669**

6 KING PHILIP RD  
Franklin, MA 02038

**DOM: 22 DTO: 22**

**List \$/SqFt: \$309.88**

**Sold \$/SqFt: \$316.80**

**Status: SLD**

**Sale Price: \$920,000**

**Sold Date: 11/07/2024**

**Off Mkt: 09/24/2024**

**List Price: \$899,900**

**List Date: 09/02/2024**

**Taxes: 2024 \$9,043**

**Assessed: \$767,000**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 10

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 2,904 SqFt

**Garage:** 2

**Parking:** 5

**Fireplaces:** 1

**Year Built:** 1994

**Acres:** 0.46 (19,950 SqFt)

**Remarks:** WELCOME HOME TO THIS METICULOUSLY MAINTAINED & UPDATED COLONIAL W/ STUNNING OUTDOOR ENTERTAINING OASIS! NESTLED IN A DESIRABLE CUL DE SAC IS THIS BEAUTIFUL HOME OFFERING A PERFECT BLEND OF CLASSIC CHARM & MODERN CONVENIENCE. INCLUDES A NEW ROOF & WINDOWS, GORGEOUS HARDWOODS & WONDERFULLY UPDATED KITCHEN W/CUSTOM MAPLE CABINERY, STAINLESS APPLIANCES, & HUGE ISLAND THAT SEATS 8! AN INVITING & FUNCTIONAL LIVING SPACE W/FORMAL DR & LIVING ROOM W/FRENCH DOORS TO AMPLE SIZED FIREPLACED FAMILY ROOM. LARGE WINDOWS FLOOD THE HOME W/LIGHT! 1ST FLR LAUNDRY & UPDATED HALF BATH W/ SEPARATE ENTRANCE TO OUTSIDE. UPSTAIRS FIND 4 GENEROUS BEDROOMS & UPDATED FULL BATH. THE LOVELY PRIMARY BEDROOM INCLUDES ANOTHER NICELY UPDATED BATH W/A BEAUTIFUL TILED SHOWER. AWESOME 720SF FINISHED BASEMENT INCLUDES PLAY/GAME ROOM W/POOL TABLE & 2ND ROOM FOR AN OFFICE/DEN! THE BEST PART IS THE GORGEOUS GROUNDS & POOL. AN UNBELIEVABLE ENTERTAINING ESCAPE, SECLUDED & PRIVATE- DECK, PATIO, HOT TUB, & AMAZING POOL HOUSE.



x42

**MLS #: 73265168**

12 Evergreen Drive  
Franklin, MA 02038

**DOM: 16 DTO: 2**

**List \$/SqFt: \$298.56**

**Sold \$/SqFt: \$310.30**

**Status: SLD**

**Sale Price: \$925,000**

**Sold Date: 08/22/2024**

**Off Mkt: 07/31/2024**

**List Price: \$890,000**

**List Date: 07/16/2024**

**Taxes: 2024 \$8,265**

**Assessed: \$701,000**

**HOA: No**

**Style:** Detached - Contemporary

**Rooms:** 10

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 2,981 SqFt

**Garage:** 2

**Parking:** 15

**Fireplaces:** 1

**Year Built:** 1994

**Acres:** 0.86 (37,366 SqFt)

**Remarks:** OPEN HOUSE CANCELLED. SELLER ACCEPTED OFFER!! Entertainer's paradise awaits! This expansive 4 bed, 2.5 bath home nestled on large, private lot, sets the stage for indoor and outdoor gatherings. Unwind in the fireplaced family room, or enjoy time w/ guests in your living room complete w/ built-in entertainment center. Prepare culinary masterpieces in the chef's dream kitchen, complete w/ double wall oven, gas range w/ pot filler, coffee bar, & a suite of stainless steel appliances, incl. built in beverage cooler! Upstairs, relax in the luxurious primary suite filled w/ lots of natural light, a charming bench seat & en suite bathroom. 3 add'l bedrooms & full bath complete second level. Flex space abounds w/ a bonus room in the basement & a temperature-controlled wine room. Host BBQs on the deck overlooking the wooded backyard, complete with fire-pit & patio. 2-car garage, ample parking & just a short drive to commuter rail. New roof in 2020.



x42

**MLS #: 73211395**

5 Ashbury Drive  
Franklin, MA 02038

**DOM: 21 DTO: 6**

**List \$/SqFt: \$259.41**

**Sold \$/SqFt: \$275.72**

**Status: SLD**

**Sale Price: \$930,000**

**Sold Date: 05/02/2024**

**Off Mkt: 04/01/2024**

**List Price: \$875,000**

**List Date: 03/12/2024**

**Taxes: 2024 \$10,132**

**Assessed: \$859,400**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 11

**Beds:** 4

**Baths:** 3f 0h

**Main Bath:** Yes

**Living Area:** 3,373 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1988

**Acres:** 0.69 (30,000 SqFt)

**Remarks:** Just in time for St. Paddy's Day...1 LUCKY BUYER will have the privilege of calling this 4 bdrm,3 bath colonial..."HOME". Situated on a .69 acre lot in a sought after Kennedy/Horace Mann neighborhood, this home has been meticulously maintained by it's current owners. With 4 levels of living space, it's very deceiving from the outside. The bright, cabinet packed kitchen w/ corian counters faces the back yard & sits between 2 lrg rooms; one has a bump out bay & is currently used as a sleeping area & the other has a dining area w/ slider out to lrg deck & affixed gazebo. LR has French doors & wainscoting while the FR is centered by a wood burning FP & custom built- ins. Main bdrm on 2nd floor w/ beautifully remodeled bath & walk in closet. 3 addl generous sized bdrms & full bath complete 2nd floor. 3rd floor walk up and finished LL offer options for office, gym, playroom etc. Added bonuses: full bath on 1st flr, gleaming hrdwds, town water/sewer/natural gas & so much more!



x27

**MLS #: 73223495**

14 Wadsworth Farm Rd  
Franklin, MA 02038

**DOM: 47 DTO: 36**

**List \$/SqFt: \$259.50**

**Sold \$/SqFt: \$263.97**

**Status: SLD**

**Sale Price: \$945,000**

**Sold Date: 07/31/2024**

**Off Mkt: 05/29/2024**

**List Price: \$929,000**

**List Date: 04/12/2024**

**Taxes: 2024 \$9,142**

**Assessed: \$775,400**

**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 8

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:**

**Living Area:** 3,580 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1994

**Acres:** 0.94 (41,134 SqFt)

**Remarks:** PRICE adjustment! Great Price for a great move in ready home. Newly updated 4 bedroom colonial located in sweet neighborhood inside a cul-de-sac. Kitchen and baths have been completely renovated. A chef's kitchen, Stainless steel NEW appliances, NEW custom cabinets and NEW Granite counter tops complete this dream kitchen. All gleaming NEWLY REFINISHED hardwood throughout this home. NEW AC and NEW Heating system. Great layout with many choices to make this place your home. Finished basement has lots of room for additional space. Beautiful in-ground gunite heated pool with tile surround. Hot tub was installed 5 years ago. Professional landscaped yard, custom playhouse and plenty of backyard space (almost an acre) for entertaining. Nothing to do but move right in and enjoy your relaxing summer days in your spa/pool! Location is amazing...Walking distance to Jefferson/Remington schools. Minutes to RT. 495, RT 95 and all grocery stores and amenities.



x42

**MLS #: 73171111**

223 Daniels St  
Franklin, MA 02038

**DOM: 31 DTO: 28**

**List \$/SqFt: \$307.64**

**Sold \$/SqFt: \$306.02**

**Status: SLD**

**Sale Price: \$945,000**

**Sold Date: 01/31/2024**

**Off Mkt: 11/17/2023**

**List Price: \$950,000**

**List Date: 10/17/2023**

**Taxes: 2023 \$8,395**

**Assessed: \$667,300**

**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 10

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 3,088 SqFt

**Garage:** 2

**Parking:** 8

**Fireplaces:** 1

**Year Built:** 1999

**Acres:** 0.92 (40,000 SqFt)

**Remarks:** LOOKING FOR A GORGEOUS DESIGNER KITCHEN - HEATED SALT WATER POOL - SPORTS COURT and an OUTDOOR OASIS - You have found it all at this lovely UPDATED 4 or 5 Bedroom Colonial ! This home features 9' ceilings on the first floor, detailed trim package, STUNNING Kitchen with dual islands, chef appliances, beverage center, granite, designer backsplash & custom cabinets! The open floor plan is perfect for entertaining. Attached family room w/ cathedral ceiling and gas fireplace perfect for winter evenings! The first floor also includes private office/living room, dining room, half bath and laundry room. The second floor offers 4 bedrooms w/hardwood floors & 2 full bathrooms. BONUS LL- den / second home office and 5th bedroom/ playroom. THE ENTERTAINING CONTINUES with the exterior oasis featuring the custom heated salt water pool with diving rock, mature perennial gardens, sports court, oversized deck & storage shed. Town water,sewer, gas - NEW ROOF 2023 - Transferrable Warranty



x42

**MLS #: 73250783**

100 South St  
Franklin, MA 02038

**DOM: 30 DTO: 21**  
**List \$/SqFt: \$270.85**  
**Sold \$/SqFt: \$268.06**

**Status: SLD**

**Sale Price: \$950,000**  
**Sold Date: 08/23/2024**  
**Off Mkt: 07/11/2024**

**List Price: \$959,900**  
**List Date: 06/11/2024**  
**Taxes: 2024 \$10,254**  
**Assessed: \$869,700**  
**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 11      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 3,544 SqFt  
**Garage:** 2      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 1997      **Acres:** 0.94 (40,990 SqFt)

**Remarks:** Situated on a scenic country road, this stunning 4-bedroom, 2.5 bath modern colonial boasts an impressive 3544 square feet of elegant living space. This beautiful home features a spacious open floor plan, large kitchen, breakfast bar, granite counter tops and stainless steel appliances. Other features include hardwood floors, cathedral ceiling family room with brick fireplace and custom built-in cabinets and bookcases in several rooms. Master bedroom suite includes a large walk-in closet, master bath and a separate sitting room, perfect for an office, nursery or your private reading room. Finished basement includes a fully functioning surround sound home theater. Outside, enjoy the privacy of a fenced in backyard complete with a saltwater pool, deck, outdoor pergola dining area and grilling station ideal for entertaining or relaxing. Make this distinctive house your new home. Open House Sunday 6/30 Noon to 2PM.



x42

**MLS #: 73223030**

16 Monterey Dr  
Franklin, MA 02038

**DOM: 21 DTO: 7**  
**List \$/SqFt: \$281.56**  
**Sold \$/SqFt: \$281.86**

**Status: SLD**

**Sale Price: \$951,000**  
**Sold Date: 06/28/2024**  
**Off Mkt: 05/06/2024**

**List Price: \$950,000**  
**List Date: 04/16/2024**  
**Taxes: 2024 \$10,467**  
**Assessed: \$887,800**  
**HOA:**

**Style:** Detached - Contemporary

**Rooms:** 10      **Beds:** 4      **Baths:** 3f 1h      **Main Bath:**      **Living Area:** 3,374 SqFt  
**Garage:** 2      **Parking:** 6      **Fireplaces:** 0      **Year Built:** 1991      **Acres:** 0.46 (20,155 SqFt)

**Remarks:** This beautiful home with a main level IN-LAW is perfect for a multi-generational family. Beautiful design, both homes have a front door, side by side, each with a deck & stairs to the lower level. Main home has living room with hardwood floors and a wood stove. Dining room, is being used as a den. Kitchen has new granite counters, stove and sink, open to the breakfast area. Slider door leads to a beautiful deck where you can enjoy your morning coffee or tea. Full bathroom on the 1st floor totally updated. 2nd floor has the master bedroom w/hardwood floors & sitting area, 2 additional bedrooms have hardwood floors, one with walk-in closet. Full size bath has a tub and shower. In-law side has living room with cathedral ceiling, large kitchen with lots of counter space, eating area & access to the deck. Large bedroom w/hardwoods. Basement has a large room w/access from the garage, perfect for home office or playroom. LL 1/2 bath & Laundry area! Wonderful property, Must be seen!



x42

**MLS #: 73179749**

4 JACKSON CIR  
Franklin, MA 02038

**DOM: 14 DTO: 4**  
**List \$/SqFt: \$239.00**  
**Sold \$/SqFt: \$241.66**

**Status: SLD**

**Sale Price: \$1,000,000**  
**Sold Date: 01/05/2024**  
**Off Mkt: 11/29/2023**

**List Price: \$989,000**  
**List Date: 11/15/2023**  
**Taxes: 2023 \$10,015**  
**Assessed: \$796,100**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 12      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 4,138 SqFt  
**Garage:** 3      **Parking:** 5      **Fireplaces:** 1      **Year Built:** 1992      **Acres:** 1.19 (51,880 SqFt)

**Remarks:** AMAZING OVERSIZED, 4200SF COLONIAL IN HIGHLY DESIRED DIANNA ESTATES! THIS HOME EPITOMIZES UPDATED STYLE & FUNCTION FOR LIVING & ENTERTAINING! ENTER THE 2 STORY FOYER & FIND A MODERN TILE FLOOR & PRIVATE HOME OFFICE. STUNNING HARDWOODS & RECESSED LIGHTING WILL GUIDE YOU THRU THE BEAUTIFULLY TAILORED SPACES. THE HEART OF THE HOME IS THE COOKS KITCHEN W/UPDATED CABINETRY, GRANITE COUNTERS, SS APPLIANCES, TILE BACKSPASH, PANTRY, RECESSED LIGHTS & LOVELY SPACIOUS EATING AREA. FALL IN LOVE W/THE AWESOME SUNROOM OVERLOOKING A GRAND PATIO & POOL AREA. FROM THE KITCHEN A GENEROUS FORMAL LR & DR W/HUGE BAY WINDOW. ENTERTAINING IS A JOY IN THE EXPANSIVE GREAT ROOM W/ CATHEDRAL CEILING & EXPOSED BEAMS, GAS FP & BAY WINDOW! SPACIOUS MAIN BEDROOM INCLUDES UPDATED BATH, HUGE WALK IN DRESSING ROOM/CLOSET & 2ND CLOSET. BONUS FINISHED LOWER LEVEL W/ NEW CARPET! OUTSIDE RELISH THE PRIVATE OASIS OF THE 1.19 ACRE LANDSCAPED GROUNDS & SOOTHING HEATED SALTWATER POOL. TOO MUCH TO LIST, ASK FOR ATTACH INFO!



x1

**MLS #: 73261354**

18 Hayden Lane  
Franklin, MA 02038

**DOM: 24 DTO: 10**  
**List \$/SqFt: \$244.44**  
**Sold \$/SqFt: \$233.33**

**Status: SLD**

**Sale Price: \$1,050,000**  
**Sold Date: 08/16/2024**  
**Off Mkt: 07/31/2024**

**List Price: \$1,100,000**  
**List Date: 07/08/2024**  
**Taxes: 2024 \$11,667**  
**Assessed: \$989,600**  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 13      **Beds:** 5      **Baths:** 3f 1h      **Main Bath:** Yes      **Living Area:** 4,500 SqFt  
**Garage:** 2      **Parking:** 5      **Fireplaces:** 1      **Year Built:** 2004      **Acres:** 0.96 (41,700 SqFt)

**Remarks:** Welcome home to this Cooks Farm beauty! Situated on almost 1 acre, this center entrance colonial has been beautifully maintained is ready for it's next lucky owner. Step in to the bright 2 story foyer w/ office & custom shelving to the right & LR/DR w/ bump out bay to the left. Chefs eat-in kitchen w/ 3 ovens for all your holiday/family gatherings, large center island, dbl door pantry, granite & subway backsplash. Adjacent FR w/ wood burning fireplace. Enjoy fresh air in the 3 season porch, back deck, or out by firepit area. Upstairs you'll find 3 generous sized bdrms + a huge primary suite w/ adjoining sitting area which could also work great as an office or nursery as well as 2 walk-in closets & private main bath w/ jacuzzi tub. And then there is the wonderful in-law/au pair suite in the walk out LL w/ dedicated kitchen, bath, laundry, bedroom, den & French doors out to the side yard & walkway to driveway. Added bonuses: irrigation, generator, town water, sewer & natural gas!



x26

**MLS #: 73254982**

38 Dover Circle  
Franklin, MA 02038

**DOM: 4 DTO: 4**

**List \$/SqFt: \$257.45**

**Sold \$/SqFt: \$284.55**

**Status: SLD**

**Sale Price: \$1,050,000**

**Sold Date: 08/30/2024**

**Off Mkt: 06/24/2024**

**List Price: \$950,000**

**List Date: 06/20/2024**

**Taxes: 2024 \$10,403**

**Assessed: \$882,400**

**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 11

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 3,690 SqFt

**Garage:** 3

**Parking:** 5

**Fireplaces:** 1

**Year Built:** 1990

**Acres:** 0.69 (30,000 SqFt)

**Remarks:** Open House Sunday June 23rd, 1-3pm. Meticulously maintained and updated 3-car garage colonial on a tree-framed lot in desired Franklin Chase in the most idyllic private backyard setting. Spacious open floor plan encourages entertaining in the bright and airy family room and kitchen. Luxury Master Suite has huge walk-in closet, Private bath with Skylight, Double sinks, jet tub, oversized glass/tile shower, Dressing/Sitting Room that doubles as Home Office. Finished lower level: large playroom, media room, 2nd home office. Designer Crafted private backyard patio with integrated firepit and lush landscaping brings timeless memories of time spent together outdoors. Custom designed backyard house: She Shed, Man Cave or most probably the Most Wonderful Clubhouse for the kids! Here is the Home that you'll never, ever need to leave... Prized Keller/Sullivan School District. Town Water/Sewer, Natural Gas for Heat, Hot Water and Fireplace. Seller will negotiate offers between \$950,000 and \$1M.



x39

**MLS #: 73251622**

36 Dover Cir  
Franklin, MA 02038

**DOM: 21 DTO: 5**

**List \$/SqFt: \$296.82**

**Sold \$/SqFt: \$311.67**

**Status: SLD**

**Sale Price: \$1,050,000**

**Sold Date: 07/25/2024**

**Off Mkt: 07/02/2024**

**List Price: \$1,000,000**

**List Date: 06/12/2024**

**Taxes: 2024 \$11,598**

**Assessed: \$983,700**

**HOA: No**

**Style:** Detached - Colonial

**Rooms:** 11

**Beds:** 5

**Baths:** 3f 1h

**Main Bath:** Yes

**Living Area:** 3,369 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 2

**Year Built:** 1989

**Acres:** 0.69 (30,008 SqFt)

**Remarks:** Welcome to this beautiful home in the much sought after neighborhood of Franklin Chase. The spacious living & dining rooms are perfect for holiday celebrations. A cabinet packed kitchen boasts granite counters, stainless steel appliances, a Wolf gas range, a large center island & a fireplaced dining area. The beautiful family room is a place to relax for the evening, sitting by the stone fireplace flanked by custom cabinets, wainscoting & a wet bar. There is also a first floor bonus room which is perfect for family fun nights, a guest room or in-law bedroom with a plethora of custom cabinets a Murphy bed, plus a full bath w/ tiled shower. The 2nd floor main bedroom boasts a hotel style bath w/ double sinks, a whirlpool tub & tiled shower. There are also 2 walk in closets & 2 offices making working for home quiet and private. 3 additional bdrms and a main bath finish the 2nd floor. 2 new heating & AC systems, town water, sewer and so much more complete this gorgeous home..



x42

**MLS #: 73240473**

21 Riverside Rd  
Franklin, MA 02038

**DOM: 3 DTO: 3**

**List \$/SqFt: \$234.57**

**Sold \$/SqFt: \$259.26**

**Status: SLD**

**Sale Price: \$1,050,000**

**Sold Date: 06/27/2024**

**Off Mkt: 05/23/2024**

**List Price: \$950,000**

**List Date: 05/20/2024**

**Taxes: 2024 \$9,619**

**Assessed: \$815,900**

**HOA:**

**Style:** Detached - Contemporary

**Rooms:** 8

**Beds:** 4

**Baths:** 3f 2h

**Main Bath:**

**Living Area:** 4,050 SqFt

**Garage:** 2

**Parking:** 8

**Fireplaces:** 1

**Year Built:** 2000

**Acres:** 1.05 (45,607 SqFt)

**Remarks:** Welcome home to this beautiful custom contemporary style home in a quaint cul-de-sac neighborhood. Enter up the walkway to the front porch and main entrance to the foyer with storage and stairs leading to second floor. To the left of foyer you will find the dining room leading into the kitchen with a large peninsula. From the kitchen you will follow into a large sun-filled eating area and into the family room with a stone-covered wood burning fireplace. On the other end of main level you will find an at-home office with separate entrance and half bath. Upstairs you will find 4 bedrooms, tray ceiling in the primary with french doors to full bath with jacuzzi tub, double vanity and walk in closet. Two guest bedrooms are oversized with plenty of storage. Guest bath has two sinks and second floor has laundry room with sink. The basement features 1,000 s/f of finished living space including a wet bar with sink and fridge and full guest bath. Backyard is great for entertaining, come see today!



x42

**MLS #: 73278573**

15 Northern Spy Rd  
Franklin, MA 02038

**DOM: 22 DTO: 11**

**List \$/SqFt: \$278.92**

**Sold \$/SqFt: \$275.08**

**Status: SLD**

**Sale Price: \$1,075,000**

**Sold Date: 10/17/2024**

**Off Mkt: 09/06/2024**

**List Price: \$1,090,000**

**List Date: 08/16/2024**

**Taxes: 2024 \$10,668**

**Assessed: \$904,800**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 10

**Beds:** 4

**Baths:** 3f 1h

**Main Bath:** Yes

**Living Area:** 3,908 SqFt

**Garage:** 2

**Parking:** 5

**Fireplaces:** 2

**Year Built:** 1997

**Acres:** 1.58 (68,825 SqFt)

**Remarks:** Welcome to this beautiful home located in the Cook's Farm Neighborhood that abuts the Franklin Country Club & Golf Course. This lovingly cared for home sits on a picturesque 1.58 acre lot. From the moment you walk through the front door, you will fall in love with the sun filled 2 story open foyer w/stunning chandelier, the warmth of the freshly painted interior, & the gleaming hardwood floors. The spacious Living & Dining Rm is a wonderful space to gather for the holidays. The expansive Kitchen & Family Rm w/fireplace are great for entertaining. The private office, 1/2 bath & Laundry Rm complete the 1st Floor. Head up the open staircase to the 2nd floor where you will find 3 generous sized Bedrms w/ample closet space, & a Family Bath. The Incredible Master Suite w/En-suite Bath, Fireplace, 2 Walk-In Closets & private Sitting Area is a sanctuary to escape to after a long day! Enjoy more space in the walkout lower level w/full bath, & slider to Backyard. This home has it all!



x42

**MLS #: 73202145**

126 South St  
Franklin, MA 02038

**DOM:** 12 **DTO:** 5  
**List \$/SqFt:** \$256.55  
**Sold \$/SqFt:** \$297.06

**Status:** SLD

**Sale Price:** **\$1,100,000**  
**Sold Date:** 04/17/2024  
**Off Mkt:** 02/26/2024

**List Price:** **\$950,000**  
**List Date:** 02/14/2024  
**Taxes:** 2024 \$10,366  
**Assessed:** \$824,000  
**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 11    **Beds:** 4    **Baths:** 2f 1h    **Main Bath:** Yes    **Living Area:** 3,703 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 1    **Year Built:** 1996    **Acres:** 1.75 (76,404 SqFt)

**Remarks:** Welcome to your dream home! Meticulously maintained inside and out! This custom-built colonial is beautifully situated on 1.75 acres. With a heated, in-ground pool, composite deck, patio, & putting green w/sand trap, you'll feel like you're on vacation every day. Inside, you'll be greeted in the 2-story foyer with pristine hardwood flooring that continues throughout the main level. The eat-in, cabinet packed kitchen has granite counters, ample storage & updated appliances. The massive cathedral family room has a cozy fireplace & an abundance of natural sunlight. Dining rm, living rm, private home office, laundry & powder rm complete the main level. 2nd level has ensuite w/spa-like bathroom, exercise room & large walk-in closet w/closet system. 3 additional spacious bedrooms & full bath complete 2nd floor. Finished basement comes furnished w/a beautiful pool table rm & an additional entertainment rm. 2 car garage w/flooring system. Located close to schools, highway and The Big Apple!



x36

**MLS #: 73222307**

2 Steeplechase Ln  
Franklin, MA 02038

**DOM:** 5 **DTO:** 5  
**List \$/SqFt:** \$275.61  
**Sold \$/SqFt:** \$320.80

**Status:** SLD

**Sale Price:** **\$1,101,000**  
**Sold Date:** 05/14/2024  
**Off Mkt:** 04/15/2024

**List Price:** **\$945,900**  
**List Date:** 04/10/2024  
**Taxes:** 2024 \$9,689  
**Assessed:** \$821,800  
**HOA:** Yes \$110/yr

**Style:** Detached - Colonial

**Rooms:** 9    **Beds:** 5    **Baths:** 2f 1h    **Main Bath:** Yes    **Living Area:** 3,432 SqFt  
**Garage:** 2    **Parking:** 4    **Fireplaces:** 1    **Year Built:** 1991    **Acres:** 0.57 (24,638 SqFt)

**Remarks:** Stunning colonial with a 2 story foyer on a quiet cul-de-sac in coveted Franklin Woods, a short walk to elementary and middle schools. With its unbeatable location, the front porch is perfect for your cup of morning coffee. Step inside to discover hardwoods throughout the entire 1st and 2nd levels. A formal dining room compliments an eat-in kitchen with granite counters and ss appliances. Relax by the fireplace in an inviting family room with french doors leading to the living room/pub. Upstairs, the primary suite has large walk-in closet and en suite bath. 3 additional bedrooms w/ double closets, an office/nursery with walk up access to attic, laundry and full bath complete the 2nd floor. Lower level offers additional bedroom/office, rec room and surplus of storage with direct access to the garage. A screened porch adds more living space and provides a wonderful location for entertaining guests or watching a movie on warm Summer nights. Short distance to train and highway. A must see!



x38

**MLS #: 73263002**

14 Sheila Lane  
Franklin, MA 02038

**DOM:** 9 **DTO:** 4  
**List \$/SqFt:** \$279.12  
**Sold \$/SqFt:** \$280.39

**Status:** SLD

**Sale Price:** **\$1,105,000**  
**Sold Date:** 08/23/2024  
**Off Mkt:** 07/15/2024

**List Price:** **\$1,100,000**  
**List Date:** 07/10/2024  
**Taxes:** 2024 \$10,846  
**Assessed:** \$919,900  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 11    **Beds:** 4    **Baths:** 2f 2h    **Main Bath:** Yes    **Living Area:** 3,941 SqFt  
**Garage:** 2    **Parking:** 5    **Fireplaces:** 1    **Year Built:** 1998    **Acres:** 1.24 (53,927 SqFt)

**Remarks:** Open House Saturday July 13th Noon-2pm. Plenty of room inside & out for work and play in this wonderfully maintained colonial in a convenient cul-de-sac neighborhood. Here's that huge acre+, perfectly level, private wonderland of a backyard you've been looking for! Inground saltwater pool, cabana with handy half bath, refrigerator, countertop bar that opens to pool deck for drinks and lunchtime snacks. Beautiful hardscaped patio has TV, wood burning fireplace chimney, outdoor kitchen with integrated grill and pizza oven. Cherry and granite oversized kitchen features SubZero, Wolf and Asko appliances. Gorgeous hardwoods abound in the soaring ceiling, gas fireplace Family Room. Multiple options for remote/hybrid work areas. Master suite has sitting area, private jet tub bath, shower, double sinks, 2 large closets including a walk-in closet with custom luxury built-ins. Lower level features game room, wetbar, media and exercise rooms. Natural gas for heat, hot water, cooking and fireplace.



x42

**MLS #: 73243615**

3 McKinley Rd  
Franklin, MA 02038

**DOM:** 6 **DTO:** 6  
**List \$/SqFt:** \$240.63  
**Sold \$/SqFt:** \$268.44

**Status:** SLD

**Sale Price:** **\$1,110,000**  
**Sold Date:** 07/25/2024  
**Off Mkt:** 06/04/2024

**List Price:** **\$995,000**  
**List Date:** 05/29/2024  
**Taxes:** 2024 \$10,828  
**Assessed:** \$918,400  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 10    **Beds:** 4    **Baths:** 3f 1h    **Main Bath:** Yes    **Living Area:** 4,135 SqFt  
**Garage:** 2    **Parking:** 6    **Fireplaces:** 2    **Year Built:** 1996    **Acres:** 1.09 (47,480 SqFt)

**Remarks:** This is THE ONE. This stunning 4-bedroom, 3.5-bath Colonial in the desirable Dianna Estates neighborhood is what you've been waiting for. Boasting over 4,000 sq ft, this home features a cabinet packed, beautifully updated kitchen (2021) with double wall ovens, quartz countertops, brass hardware and a massive 8 ft island. Entertain inside or out in your private, level yard surrounded by mature trees and perennials. Follow the hardwood floors upstairs to the 4 generous sized bedrms w/ brand new carpeting and updated guest bath. The spacious primary suite offers a walk in closet with en suite bathroom with shower and soaking tub, plus a bonus separate office/sitting area or dressing room. The finished basement provides additional living space, guest rooms, full bath, and a separate exterior entrance from the 2 car-garage. Located in the sought-after Jefferson/Remington school district, this will not disappoint! Town water/sewer/gas, new roof (2020), and central A/C!



x42

**MLS #: 73270808**

6 Emily Way  
Franklin, MA 02038

**DOM:** 13 **DTO:** 5  
**List \$/SqFt:** \$230.66  
**Sold \$/SqFt:** \$235.90

**Status:** SLD

**Sale Price:** **\$1,125,000**  
**Sold Date:** 10/31/2024  
**Off Mkt:** 08/14/2024

**List Price:** **\$1,100,000**

**List Date:** 08/01/2024

**Taxes:** 2024 \$11,403

**Assessed:** \$967,200

**HOA:** No

**Style:** Detached - Colonial, Saltbox

**Rooms:** 12

**Beds:** 5

**Baths:** 3f 1h

**Main Bath:** Yes

**Living Area:** 4,769 SqFt

**Garage:** 3

**Parking:** 5

**Fireplaces:** 4

**Year Built:** 2001

**Acres:** 1.41 (61,420 SqFt)

**Remarks:** Experience Luxury & Privacy At This Stunning Home - Offering 4,769 Sq. Ft. of Living Space Across Four Finished Floors, Featuring 5 Bedrooms and 3.5 Baths - All Set On a Beautiful 1.41 Acre Level Property! Upon Entry You Will Find Elegant Touches Abound, Including Hardwood Floors, Four Cozy Fireplaces & An Abundance of Natural Light. The Modern Kitchen is Equipped w/ Granite Countertops, Stainless Steel Appliances & Heated Floors. Upstairs Boasts a Large & Luxurious Main Suite w/ Huge Walk-In Closet & En-Suite Bathroom w/ Heated Floors and Jacuzzi Tub. Fully Finished Walk-Out Basement Provides Additional Living Space w/ Full Bath and Kitchenette - Leading Out to Lovely Back Patio Area w/ Serene Waterfall - Perfect For Relaxation & Entertaining! The Heated 3-Car Garage Offers Added Convenience Plus Plenty of Storage. Situated In a Private Setting Within Beautiful Neighborhood, This Home Is A Must See!



x42

**MLS #: 73256857**

3 Venus Cir  
Franklin, MA 02038

**DOM:** 35 **DTO:** 20  
**List \$/SqFt:** \$232.28  
**Sold \$/SqFt:** \$232.28

**Status:** SLD

**Sale Price:** **\$1,150,000**  
**Sold Date:** 08/19/2024  
**Off Mkt:** 07/30/2024

**List Price:** **\$1,150,000**

**List Date:** 06/25/2024

**Taxes:** 2023 \$10,984

**Assessed:** \$991,100

**HOA:** No

**Style:** Detached - Cape, Contemporary

**Rooms:** 11

**Beds:** 5

**Baths:** 5f 0h

**Main Bath:** Yes

**Living Area:** 4,951 SqFt

**Garage:** 2

**Parking:** 8

**Fireplaces:** 1

**Year Built:** 1987

**Acres:** 0.93 (40,345 SqFt)

**Remarks:** Great value in this meticulously maintained Cape/Contemporary located in a beautiful neighborhood at the end of a cul-de-sac. First floor has a giant remodeled chef's kitchen with a brand new Wolf 6 burner gas stove and a oversized Viking refrigerator. Off the kitchen is a family room overlooking the backyard, with salt water pool and gazebo with a 5th full bathroom. There's also a generous dining room off the kitchen that opens into another living room with a fireplace. A primary suite with a full upgraded bathroom, another bedroom, a full bathroom and laundry room finish the first floor. The second floor has another primary suite with a upgraded bathroom, 2 additional large bedrooms and a full bath. The basement is finished with a weight/exercise room, a tv area, and plenty of room left over for a pool table. An oversized two car garage, mudroom, and back up generator round out this lovely home. Kitchen, roof, heat/AC, 4 of the 5 bathrooms, pool are all less than 15 years old.



x42

**MLS #: 73214150**

41 Hancock Rd  
Franklin, MA 02038

**DOM:** 13 **DTO:** 2  
**List \$/SqFt:** \$257.67  
**Sold \$/SqFt:** \$296.32

**Status:** SLD

**Sale Price:** **\$1,150,000**  
**Sold Date:** 04/26/2024  
**Off Mkt:** 04/02/2024

**List Price:** **\$1,000,000**

**List Date:** 03/20/2024

**Taxes:** 2024 \$9,966

**Assessed:** \$792,200

**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 12

**Beds:** 4

**Baths:** 3f 1h

**Main Bath:** Yes

**Living Area:** 3,881 SqFt

**Garage:** 3

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1999

**Acres:** 0.48 (21,000 SqFt)

**Remarks:** Stunning home in sought after Franklin Oaks neighborhood in Kennedy School District. This beautiful home features a grand 2 story foyer w/French doors to the private home office | Front to back formal living rm & dining rm. The gorgeous cherry cabinet kitchen was completely remodeled w/soft close, pull-outs & storage galore! Open concept combines the kitchen w/a sunlit eating area that flows beautifully into the cathedral family rm w/fireplace & a wall of decorative built-ins. Laundry/mudroom off 3 car garage entry for convenience. Primary suite includes lrg walk-in closet & a remodeled bathroom oasis w/double vanity, tiled shower & soaking tub. 3 additional generously sized bedrooms & another remodeled full bath complete the 2nd floor. Finished walk-out lower-level w/massive open room, young full bath w/tiled shower, 1 rm used as bedroom & another flex room. Large composite deck overlooks the beautifully manicured lot. Electrical, HVAC & on-demand hot water replaced during ownership.



x42 V

**MLS #: 73208764**

49 Hancock Road  
Franklin, MA 02038

**DOM:** 20 **DTO:** 6  
**List \$/SqFt:** \$304.37  
**Sold \$/SqFt:** \$318.21

**Status:** SLD

**Sale Price:** **\$1,150,000**  
**Sold Date:** 04/25/2024  
**Off Mkt:** 03/24/2024

**List Price:** **\$1,100,000**

**List Date:** 03/05/2024

**Taxes:** 2023 \$9,778

**Assessed:** \$777,300

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 12

**Beds:** 4

**Baths:** 3f 1h

**Main Bath:** Yes

**Living Area:** 3,614 SqFt

**Garage:** 2

**Parking:** 4

**Fireplaces:** 1

**Year Built:** 1999

**Acres:** 0.73 (31,733 SqFt)

**Remarks:** Welcome home to this incredible 4 bdrm, 3.5 bath situated on a private .73 acre professionally landscaped lot in sought after Franklin Oaks. If you love to entertain, look no further. Front to back LR/DR (currently used as a game room) combo divided by custom barn door. FR w/ vaulted ceiling, skylights & fireplace w/ built-in cabinets open to large eat-in kitchen w/ granite, center island, SS appliances, pantry, skylight & access to the beautiful composite deck overlooking a spectacular back yard oasis. Huge heated gunite pool w/ hot tub & waterfall feature. On cool evenings, you have so many options...sit by the built in firepit, hop in to the year-round hot tub or sit at the outdoor bar to watch your favorite shows/games. Primary bdrm w/ walk-in closet & beautifully remodeled main bath. 3 addl bdrms & full bath on 2nd flr. Lower level complete w/ bonus room, beautiful bar, gym w/ adjacent full bath & walk in closet. Town water/sewer/gas & fantastic schools. Don't miss it!



x42

**MLS #: 73220376**  
286 LINCOLN ST.  
Franklin, MA 02038  
**DOM: 5 DTO: 5**  
**List \$/SqFt:** \$278.05  
**Sold \$/SqFt:** \$284.30

**Status:** SLD  
**Sale Price:** **\$1,150,286**  
**Sold Date:** 06/21/2024  
**Off Mkt:** 04/09/2024

**List Price:** **\$1,125,000**  
**List Date:** 04/04/2024  
**Taxes:** 2024 \$11,749  
**Assessed:** \$996,500  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 8      **Beds:** 5      **Baths:** 3f 1h      **Main Bath:** Yes      **Living Area:** 4,046 SqFt  
**Garage:** 2      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 2019      **Acres:** 0.75 (32,487 SqFt)

**Remarks:** BEST AND FINAL OFFERS DUE TUESDAY AT NOON! PLEASE ALLOW 24 HOURS FOR A RESPONSE! Absolutely exquisite colonial loaded with magazine quality extras! Centered with the heart of the home kitchen, appreciate ample \*Quartz\* counters, Yorktown cabinets and chef quality appliances for cooking ease and enjoyment! Wide open spaces promote seamless entertaining, while the cozy fireplace welcomes quiet family nights at home! First floor office elevates your professional spaces while not intruding on the living areas! Lower level is finished with just as much class, offering an additional bedroom, bathroom and multiple rec rooms for the overnight guest, teenagers' hang out, or multi-generational living! Ample space continues in the upper level, complete with a premier primary suite, and a soaking tub to relax at the end of a long day! Quality does not compromise practicality and that is evident in the stylish but pragmatic mudroom, 2nd floor laundry, ample closet space, and fenced in back yard!



x42

**MLS #: 73218327**  
19 Red Gate Lane  
Franklin, MA 02038  
**DOM: 15 DTO: 7**  
**List \$/SqFt:** \$296.82  
**Sold \$/SqFt:** \$352.32

**Status:** SLD  
**Sale Price:** **\$1,175,000**  
**Sold Date:** 06/26/2024  
**Off Mkt:** 04/16/2024

**List Price:** **\$989,900**  
**List Date:** 04/01/2024  
**Taxes:** 2024 \$11,083  
**Assessed:** \$940,000  
**HOA:**

**Style:** Detached - Colonial

**Rooms:** 10      **Beds:** 3      **Baths:** 3f 0h      **Main Bath:** Yes      **Living Area:** 3,335 SqFt  
**Garage:** 3      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 1997      **Acres:** 0.54 (23,370 SqFt)

**Remarks:** Cook's Farm in Franklin is the location for this meticulously maintained contemporary Colonial. A soaring two story foyer welcomes you into the home. To the left of the foyer is a sun filled living room with a bay window and french doors. To the right is the formal dining room with custom millwork and hardwood floors. The kitchen is updated and features granite countertops, stainless steel appliances, a center island and large seating peninsula which opens into a flex space that could be a dining area or a kid's homework area. The massive family room features a cathedral ceiling, soaring fireplace and custom built-ins. There is also a spacious office/library, a full bath and separate laundry room on the first level. The primary bedroom suite has a cathedral ceiling, hardwood floors, walk -in closet and remodeled bath. The lower level features a finished playroom or guest room with closet. A large heated 3 car garage w/workshop, beautiful inground pool, cabana and hot tub. A wow home



x42

**MLS #: 73256589**  
10 HOFFMAN FARM RD  
Franklin, MA 02038  
**DOM: 14 DTO: 1**  
**List \$/SqFt:** \$546.72  
**Sold \$/SqFt:** \$596.42

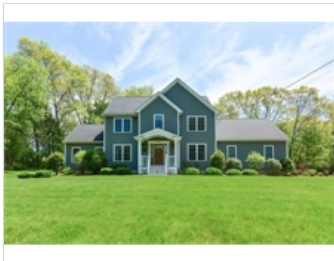
**Status:** SLD  
**Sale Price:** **\$1,200,000**  
**Sold Date:** 08/12/2024  
**Off Mkt:** 07/08/2024

**List Price:** **\$1,100,000**  
**List Date:** 06/24/2024  
**Taxes:** 2024 \$6,503  
**Assessed:** \$551,600  
**HOA:**

**Style:** Farm - Cape, Contemporary

**Rooms:** 9      **Beds:** 3      **Baths:** 2f 0h      **Main Bath:**      **Living Area:** 2,012 SqFt  
**Garage:** 6      **Parking:** 10      **Fireplaces:** 1      **Year Built:** 2013      **Acres:** 17.18 (748,379 SqFt)

**Remarks:** HAVE YOU DREAMED OF OWNING A REAL WORKING FARM IN A CONVENIENT LOCATION? DO YOU HAVE HORSES/ FARM ANIMALS? DO YOU WANT TO GROW CROPS OR JUST ENJOY THE LAND FOR RECREATIONAL USE? WELL, HERE IS YOUR CHANCE TO OWN IDYLIC HOFFMANN FARM!! A STUNNING SCENIC PROPERTY W/ A TOTAL OF 17+ ACRES ON 4 PARCELS. INCLUDED IS A LOVELY CAPE-STYLE HOME BUILT IN 2013 W/ 3/4 BEDROOMS THAT HAS A BEAUTIFUL MODERN OPEN FLOOR PLAN W/ GORGEOUS WIDE PLANK PINE FLOORS FROM BARRE, MA. & A FINISHED WALK-OUT LOWER LEVEL. BUT THE VALUE HERE IS IN THE LAND & THE BUILDINGS! CURRENTLY IN CHAPTER 61A, THE USE NOW IS MAINLY HAY & CROPS. THE BUILDINGS INCLUDE: 40X24 BARN BUILT IN 2012( WITH WATER/HOT WATER & ELECTRIC), 24X24 BACK BUILDING, 18X48 EQUIPMENT BUILDING, 10X40 HAY/ CHICKEN SHED, ANOTHER CHICKEN COOP AND A 10X12 FARM STAND. THIS OWNER HAS CLEARED THE LAND & ENJOYED FARMING, HAD COWS/HORSES/OTHER FARM ANIMALS, & EVEN SOLD CHRISTMAS TREES! THIS IS A RARE OPPORTUNITY, DON'T WAIT, MAKE AN APPOINTMENT TODAY!



x40

**MLS #: 73240805**  
34 Longfellow Dr  
Franklin, MA 02038  
**DOM: 5 DTO: 5**  
**List \$/SqFt:** \$313.03  
**Sold \$/SqFt:** \$341.49

**Status:** SLD  
**Sale Price:** **\$1,200,000**  
**Sold Date:** 06/28/2024  
**Off Mkt:** 05/26/2024

**List Price:** **\$1,100,000**  
**List Date:** 05/21/2024  
**Taxes:** 2024 \$10,006  
**Assessed:** \$848,700  
**HOA:** No

**Style:** Detached - Colonial, Garrison

**Rooms:** 12      **Beds:** 4      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 3,514 SqFt  
**Garage:** 2      **Parking:** 6      **Fireplaces:** 1      **Year Built:** 2013      **Acres:** 1.11 (48,264 SqFt)

**Remarks:** Welcome home, you've found the one! This gorgeous Colonial located in one of Franklin's most sought after neighborhoods & is waiting for you! to call home! The moment that you walk in you will be in love; from the hardwoods throughout the home to the large family room, dining room with chair rail and crown to the oversized family room that leads to the massive eat in kitchen with upgraded cabinets & granite! The first floor is complete with a 1/2 bath, laundry room, pantry & mudroom. The 2nd floor boasts 4 oversized bedrooms with spacious closets, a family bath & a master suite with a walk-in shower, double sinks, walk-in closet & private office with storage! A finished basement offers a great playroom for kids & an exercise area and storage. Boasting a list of upgrades & amenities that would be hard to even dream of. Beginning w/the exterior, enjoy the professionally landscaped grounds, lovely paved walk, sprinkler system, shed, inground pool, Pergola covered patio, & a huge back yard



x29

**MLS #: 73211530**

9 Dover Circle  
Franklin, MA 02038

**DOM: 5 DTO: 5**  
**List \$/SqFt: \$236.56**  
**Sold \$/SqFt: \$258.06**

**Status: SLD**

**Sale Price: \$1,200,000**  
**Sold Date: 05/17/2024**  
**Off Mkt: 03/18/2024**

**List Price: \$1,100,000**

**List Date: 03/13/2024**

**Taxes: 2024 \$11,692**

**Assessed: \$991,700**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 14

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 4,650 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 2

**Year Built:** 1988

**Acres:** 0.69 (30,100 SqFt)

**Remarks:** The home we've all admired! Custom touches, stylish updating sets this former Franklin Chase Model Home apart as one of the largest and most distinctive homes in this most cherished neighborhood. Granite/Stainless gas cooking kitchen with premium appliances, center island, breakfast bar and full dining area with fireplace. Abundant hardwood graces the open floorplan from the formal living/dining rooms to the fireplaced family room and wonderfully spacious home office. Luxury Master Suite: Dressing Room, Spa Bath, Laundry and Office. Drop the backpacks and boots in the tiled mudroom with built-in cubbies and access from both backyard and garage. Finished lower level brings variety: Home Theater, Exercise Center, Game Room. Custom crafted private backyard patio with integrated firepit brings timeless memories of time spent together outdoors. Town Water/Sewer, Natural Gas for Cooking/Heat/Hot Water. Seller will negotiate offers between \$1.1M and \$1.2M.



x41

**MLS #: 73224504**

23 Northern Spy Rd  
Franklin, MA 02038

**DOM: 8 DTO: 8**  
**List \$/SqFt: \$301.42**  
**Sold \$/SqFt: \$371.71**

**Status: SLD**

**Sale Price: \$1,227,000**  
**Sold Date: 05/24/2024**  
**Off Mkt: 04/24/2024**

**List Price: \$995,000**

**List Date: 04/16/2024**

**Taxes: 2024 \$10,801**

**Assessed: \$916,100**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 9

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 3,301 SqFt

**Garage:** 2

**Parking:** 8

**Fireplaces:** 1

**Year Built:** 1997

**Acres:** 0.92 (40,001 SqFt)

**Remarks:** HOLD EVERYTHING - THIS IS IT. Absolutely divine, picture-perfect 4 bed, 2.5 bath Colonial in Franklin's Cook's Farm - an incredible development w/easy access to highways, shopping, schools + more. No expense has been spared here, top to bottom - the meticulous maintenance + love poured into this home is evident from the second you enter the grand 2-story foyer. Sweeping main floor feat. private office, formal LR/DR, & an exquisite kitchen that leads to both a fireplaced step-down family room, and a screened-in porch where you'll spend ALL of your summer evenings. Upstairs find three good-sized beds, an updated full bath, & a MASSIVE primary suite to drool over - feat. gorgeous full bath, dual walk-in closets, + French doors to additional dressing room/office/nursery...whatever you need! Basement has carpeted gym area + huge possibilities to finish the rest. 5 zones gas heat, 2 A/C; central vac, newer HW tank, boiler, & air handler; new windows, irrigation; the list goes on!



x42

**MLS #: 73228812**

22 Lawrence Dr  
Franklin, MA 02038

**DOM: 18 DTO: 4**  
**List \$/SqFt: \$241.17**  
**Sold \$/SqFt: \$253.49**

**Status: SLD**

**Sale Price: \$1,235,000**  
**Sold Date: 06/28/2024**  
**Off Mkt: 05/12/2024**

**List Price: \$1,175,000**

**List Date: 04/25/2024**

**Taxes: 2024 \$14,352**

**Assessed: \$1,217,300**

**HOA: No**

**Style:** Detached - Cape

**Rooms:** 12

**Beds:** 5

**Baths:** 4f 1h

**Main Bath:** Yes

**Living Area:** 4,872 SqFt

**Garage:** 3

**Parking:** 12

**Fireplaces:** 1

**Year Built:** 1997

**Acres:** 1.02 (44,344 SqFt)

**Remarks:** Welcome to your spacious dream home! This expansive oversized cape boasts an attached in-law apartment, ideal for multigenerational living or hosting guests w/ease. Step inside to discover a huge great room adorned w/cathedral ceilings & grand fireplace, perfect for gatherings & relaxation. The sunroom provides a serene space to soak in natural light & enjoy views of the level backyard. This kitchen is a chef's delight, featuring an island, copper hood, & ample counter space for meal prep. Upstairs you'll find 5 bedrooms, including a luxurious master suite w/large master bath complete w/ jacuzzi tub, enclosed shower, & double vanity. Entertain effortlessly w/multiple living areas, including a finished basement w/playroom, exercise room, & versatile rooms for any use. Work from home? You're in luck w/2 home offices. 3-car garage. Composite deck & stonewall fireplace, perfect for outdoor gatherings. Picturesque neighborhood, great schools. Come experience this Franklin gem for yourself!



x42

**MLS #: 73245890**

354 Oak St  
Franklin, MA 02038

**DOM: 51 DTO: 36**  
**List \$/SqFt: \$456.83**  
**Sold \$/SqFt: \$447.87**

**Status: SLD**

**Sale Price: \$1,250,000**  
**Sold Date: 08/08/2024**  
**Off Mkt: 07/21/2024**

**List Price: \$1,275,000**

**List Date: 06/01/2024**

**Taxes: 2024 \$9,571**

**Assessed: \$811,800**

**HOA:**

**Style:** Detached - Contemporary

**Rooms:** 9

**Beds:** 4

**Baths:** 2f 1h

**Main Bath:** Yes

**Living Area:** 2,791 SqFt

**Garage:** 7

**Parking:** 20

**Fireplaces:** 2

**Year Built:** 2001

**Acres:** 2.67 (116,305 SqFt)

**Remarks:** Designed to cater to all your lifestyle needs with premium upgrades. Enjoy the comfort of heated floors in the primary bathroom, kitchen, laundry room, half bathroom, & sunroom. The kitchen is equipped with all new top-of-the-line appliances. Indulge in the spa-like primary bathroom, complete with a heated towel rack for added comfort. Rain-sensing skylights to keep the interiors dry & bright. The newly installed granite patio boasts a built-in, natural gas fire pit, a stone wall capped with granite for additional seating, and a stone and granite outdoor kitchen. Landscape lighting turns on automatically at dusk. The heated inground saltwater pool, complete with a captivating waterfall feature, offers a perfect retreat for relaxation. In addition to the heated attached 2-car garage this home includes a detached, heated 5-car garage. Close to the town common where you can enjoy concerts & the farmers market & downtown Franklin with access to the commuter rail. Easy highway access





x39

**MLS #: 73238277**

109 Fall Ln  
Franklin, MA 02038

**DOM:** 19 **DTO:** 5  
**List \$/SqFt:** \$277.33  
**Sold \$/SqFt:** \$288.88

**Status:** SLD

**Sale Price:** **\$1,250,000**  
**Sold Date:** 06/21/2024  
**Off Mkt:** 06/02/2024

**List Price:** **\$1,200,000**

**List Date:** 05/15/2024

**Taxes:** 2024 \$11,209

**Assessed:** \$950,700

**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 11

**Beds:** 4

**Baths:** 3f 2h

**Main Bath:** Yes

**Living Area:** 4,327 SqFt

**Garage:** 2

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 2003

**Acres:** 0.92 (40,162 SqFt)

**Remarks:** Introducing a beautiful custom designed renovated Colonial located in the desirable neighborhood of Summer Heights. Step inside the grand 2-story foyer & you will be greeted by the elegance & charm this home exudes. The main level features a gourmet eat-in kitchen w/granite, 3 ovens, 2 pantries, large center island w/seating & slider to deck perfect for entertaining. Enjoy the breathtaking living room w/wood burning fireplace, soaring ceilings & oversized windows offering an abundance of sunlight. First floor also includes a spacious dining room, family room, private office, 1/2 bath & laundry. 2nd Floor primary bedroom features 2 walk-in closets & luxurious bathroom w/radiant heated flooring, carrera marble shower, new vanity & jacuzzi tub. 3 add'l spacious bedrooms w/large closets & 2 full baths complete the upstairs. Need more space? Enjoy the large finished lower level w/surround sound speakers & walk-out to the heated inground pool, hardscape, waterfall & stone fireplace.



x42

**MLS #: 73268848**

2 Opal Cir  
Franklin, MA 02038

**DOM:** 16 **DTO:** 1  
**List \$/SqFt:** \$251.41  
**Sold \$/SqFt:** \$256.44

**Status:** SLD

**Sale Price:** **\$1,275,000**  
**Sold Date:** 10/11/2024  
**Off Mkt:** 08/20/2024

**List Price:** **\$1,250,000**

**List Date:** 08/05/2024

**Taxes:** 2024 \$13,253

**Assessed:** \$1,124,100

**HOA:** No

**Style:** Detached - Colonial

**Rooms:** 10

**Beds:** 4

**Baths:** 3f 1h

**Main Bath:** Yes

**Living Area:** 4,972 SqFt

**Garage:** 3

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 2006

**Acres:** 0.92 (40,001 SqFt)

**Remarks:** Franklin's desirable South Hill Estates is home to this stunning Colonial. Featuring impeccable craftsmanship throughout three floors of well-designed living space, this meticulously maintained home features attention to detail at every turn. Welcoming two story Grand Foyer; formal Living Room and Dining Room enhanced by beautiful architectural details. Chef's kitchen with large center island, generous cherry cabinetry and double pantry closets. Large Family Room with floor to ceiling fireplace. Convenient home office. Double staircases lead to the second floor which offers an oversized Primary Suite w/ custom walk-in closet and Spa bathroom. Three additional spacious bedrooms (one w/ en suite bathroom) complete the second floor. Third floor Game Room is a versatile space, ideal for entertaining or family fun. Watch the sun come up from the delightful front porch, or relax at the end of a long day in the three-season room overlooking the private backyard. Shown by appointment.



x42

**MLS #: 73270454**

24 Symphony Dr  
Franklin, MA 02038

**DOM:** 53 **DTO:** 45  
**List \$/SqFt:** \$276.44  
**Sold \$/SqFt:** \$281.97

**Status:** SLD

**Sale Price:** **\$1,325,000**  
**Sold Date:** 09/19/2024  
**Off Mkt:** 09/19/2024

**List Price:** **\$1,299,000**

**List Date:** 07/28/2024

**Taxes:** 2024 \$13,244

**Assessed:** \$1,123,300

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 11

**Beds:** 4

**Baths:** 4f 0h

**Main Bath:** Yes

**Living Area:** 4,699 SqFt

**Garage:** 3

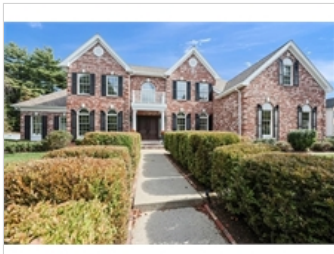
**Parking:** 6

**Fireplaces:** 2

**Year Built:** 2006

**Acres:** 0.82 (35,580 SqFt)

**Remarks:** Discover an extraordinary lifestyle in this custom-built home in one of Franklin's premier neighborhoods Tanglewood Estates! Situated on a pristine elevated cul de sac location this home spans 3 levels of unparalleled living spaces & design! Bonus is 1850 sq ft of unfinished basement space as well! The main level features a chef's updated open-concept kitchen, inviting family room with fireplace, elegant library with fireplace, home office & a grand dining room showcasing the foyer! Step out to the cathedral 3-season porch or the custom outdoor patio with fire pit! This stunning home boasts beautiful moldings, gorgeous floors, high ceilings & French doors! The 2nd floor includes 4 bedrooms (2 with an ensuites), 3 full baths, a laundry room & versatile bonus room! The master suite has a walk-in closet & luxurious bathroom! The finished walk up 3rd floor is ideal for a game room or other uses! The private level backyard provides a peaceful escape for today's busy lifestyle & future pool!



x41

**MLS #: 73298469**

42 Hancock Road  
Franklin, MA 02038

**DOM:** 13 **DTO:** 3  
**List \$/SqFt:** \$283.69  
**Sold \$/SqFt:** \$316.31

**Status:** SLD

**Sale Price:** **\$1,338,000**  
**Sold Date:** 11/25/2024  
**Off Mkt:** 10/16/2024

**List Price:** **\$1,200,000**

**List Date:** 10/03/2024

**Taxes:** 2024 \$12,852

**Assessed:** \$1,090,100

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 10

**Beds:** 4

**Baths:** 3f 1h

**Main Bath:** Yes

**Living Area:** 4,230 SqFt

**Garage:** 3

**Parking:** 6

**Fireplaces:** 1

**Year Built:** 1998

**Acres:** 0.69 (30,187 SqFt)

**Remarks:** Open House Saturday October 5th 2-4pm. Franklin Oaks GEM is as close to new construction as you've ever seen, yet with the sprawling level backyard that many new homes would envy! Grand entryway highlights the gleaming hardwood floors and soaring ceilings. Walls of windows bring the light of nature inside the front to back conservatory with vaulted ceilings. Stainless steel premium appliances, plentiful cabinets and a wine fridge bar adorn the granite kitchen. Oversized home office overlooks the backyard with an extended trex deck and patio, all while keeping plenty of room for family activities and even a pool. All bedrooms have private access to full baths. Master suite provides huge walk-in closet, dressing/sitting room and updated glass/tile/granite skylit bath. Partially finished basement is a bonus surprise, handy mudroom leads to the pristine 3 car garage. Town water/sewer, Natural Gas for heat, hot water, cooking and fireplace. Seller will negotiate offers between \$1.2M-\$1.3M.



x34

**MLS #: 73274838**

45 High Ridge Circle  
Franklin, MA 02038

**DOM: 16 DTO: 6**

**List \$/SqFt: \$309.52**  
**Sold \$/SqFt: \$319.05**

**Status: SLD**

**Sale Price: \$1,340,000**  
**Sold Date: 09/30/2024**  
**Off Mkt: 08/23/2024**

**List Price: \$1,300,000**

**List Date: 08/07/2024**  
**Taxes: 2024 \$13,112**  
**Assessed: \$1,112,100**  
**HOA:**

**Style:** Detached - Colonial

**Rooms: 10**      **Beds: 4**      **Baths: 2f 2h**      **Main Bath: Yes**      **Living Area: 4,200 SqFt**  
**Garage: 3**      **Parking: 5**      **Fireplaces: 1**      **Year Built: 1999**      **Acres: 0.71 (30,875 SqFt)**

**Remarks:** Stately Highland Estates Brick Front Home with Inground Heated Pool & Hot Tub Spa, 3 Car Garage and Wonderful Level Private Lot in prized Keller/Sullivan school district. SubZero, Bosch, Miele equipped Granite Kitchen with center island and open plan dining area. Soaring ceiling Family room with wood burning fireplace. Home office is strategically tucked into a private wing of this splendid home. Huge Master Suite with Two Walk-in Closets, Sitting/Dressing Room, Private bath with jet tub, shower and double sinks. All bedrooms are generously sized, light and bright with new carpeting. 1st floor mudroom, accessed by garage or exterior door, provides handy access to a 2nd half-bath, separate laundry room with utility sink. Large back deck overlooks the varied specimen plantings, lush lawn and custom yard shed. Walkup attic provides even more room to expand. Town Water/Sewer, Natural Gas for Heat, Tankless Hot Water, Cooking and Heated Pool. Seller will negotiate offers between \$1.3M-\$1.4M



x42

**MLS #: 73271769**

19 Mulberry Ln  
Franklin, MA 02038

**DOM: 9 DTO: 6**

**List \$/SqFt: \$310.38**  
**Sold \$/SqFt: \$317.17**

**Status: SLD**

**Sale Price: \$1,354,000**  
**Sold Date: 08/23/2024**  
**Off Mkt: 08/09/2024**

**List Price: \$1,325,000**

**List Date: 07/31/2024**  
**Taxes: 2024 \$11,396**  
**Assessed: \$966,600**  
**HOA:**

**Style:** Detached - Colonial, Contemporary, Farmhouse

**Rooms: 9**      **Beds: 4**      **Baths: 3f 1h**      **Main Bath: Yes**      **Living Area: 4,269 SqFt**  
**Garage: 2**      **Parking: 8**      **Fireplaces: 1**      **Year Built: 2006**      **Acres: 1.17 (50,965 SqFt)**

**Remarks:** Once in a lifetime property METICULOUSLY maintained w many UPGRADES! Beautiful end of double CUL-DE-SAC abutting town land w extensive walking trails. Custom built modern farmhouse features flexible floor plan-8ft kitchen island, wet bar & walk-in pantry. Eat in kitchen opens to 2 story FR w stunning fireplace & open balcony. 2nd fl you'll find 4 bedrms, 3 full baths & large laundry rm. Retreat to your primary suite soaking in your luxury tub or enjoying 6 heads in your spa shower! Oversized double vanity, 2 huge custom closets & bonus exercise rm. Surprise-3rd floor walk up bonus room! Unlocked potential w walk out, bright, unfinished lower level plumbed for full bath! Custom built mudroom at side entry from cozy chandelier lit covered deck! BACKYARD RESORT oasis features heated SALTWATER POOL w rock waterfall, 2 cabanas for changing, "SPLASH BAR" & stone fire pit! Well for irrigation keeps your professional landscaping costs low! Garage height allows for 4 cars. See Feature Sheet.



x42

**MLS #: 73227008**

7 Summer Heights Drive  
Franklin, MA 02038

**DOM: 24 DTO: 10**

**List \$/SqFt: \$298.74**  
**Sold \$/SqFt: \$286.16**

**Status: SLD**

**Sale Price: \$1,365,000**  
**Sold Date: 07/16/2024**  
**Off Mkt: 05/15/2024**

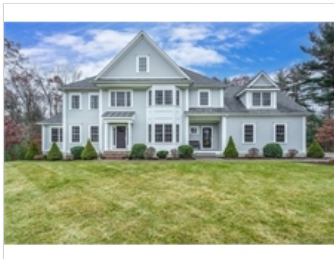
**List Price: \$1,425,000**

**List Date: 04/22/2024**  
**Taxes: 2024 \$12,223**  
**Assessed: \$1,036,700**  
**HOA:**

**Style:** Detached - Colonial

**Rooms: 12**      **Beds: 4**      **Baths: 4f 1h**      **Main Bath: Yes**      **Living Area: 4,770 SqFt**  
**Garage: 3**      **Parking: 10**      **Fireplaces: 1**      **Year Built: 2002**      **Acres: 1.94 (84,289 SqFt)**

**Remarks:** Are you looking for that "WOW" factor? If so, you have come to the right place. Spectacular custom built/designed colonial situated on private 2 acre lot in sought after Summer Heights. Spacious kitchen w/ granite, ss appliances (newer), island & dining area w/ double sided fireplace - living room on other side. Office/Study/Den w/ built in cabinets next to a formal DR w/ wainscoting & bump out bay. 4 generous sized bdrms incl main bdrm w/ sitting area, walk in closet & private bath. Finished room on 3rd flr has potential for playroom/office/gym etc. Watch your favorite teams or enjoy a movie in the media room (all components incl). Adjacent bonus room offers many possibilities. Step outside to a huge deck overlooking a heated in-ground pool, patio area w/ movie screen for late Summer nights & separate yard area for play. Added bonuses incl: NEW roof, NEW water heater, (1) NEW HVAC C/A unit, massive 3 car garage, gleaming hrdwds, & warm/inviting decor thruout. Just beautiful!



x42

**MLS #: 73185220**

26 Russet Hill Road  
Franklin, MA 02038

**DOM: 41 DTO: 26**

**List \$/SqFt: \$248.58**  
**Sold \$/SqFt: \$242.37**

**Status: SLD**

**Sale Price: \$1,365,000**  
**Sold Date: 03/18/2024**  
**Off Mkt: 01/14/2024**

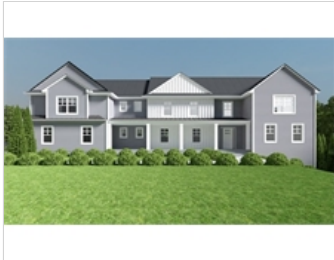
**List Price: \$1,400,000**

**List Date: 12/05/2023**  
**Taxes: 2023 \$14,904**  
**Assessed: \$1,184,700**  
**HOA:**

**Style:** Detached - Colonial, Contemporary

**Rooms: 12**      **Beds: 5**      **Baths: 3f 2h**      **Main Bath: Yes**      **Living Area: 5,632 SqFt**  
**Garage: 3**      **Parking: 7**      **Fireplaces: 1**      **Year Built: 2016**      **Acres: 0.99 (43,168 SqFt)**

**Remarks:** Rare opportunity to own a spectacular custom designed / built 5 bdrm home abutting the Franklin Country Club in sought after Cooks Farm. It's situated on a .99 acre professionally landscaped lot w/ a wooded back drop & well for irrigation. If you enjoy entertaining, look no further...Gourmet kitchen w/ 10 foot island, large pantry, high end stainless steel appliances, ceramic tile backsplash & separate dining area; all open to a family room w/ gas fireplace & coffered ceilings. DR w/ wainscoting, tray ceiling & bump out bay. Regal office w/ built ins, mudroom, 1/2 bath & formal LR complete 1st floor. 5 bedrooms including primary bdrm w/ private bath & 2 walk in closets as well as 2 additional full baths on the 2nd floor. Bonus room and exercise area as well as 1/2 bath in the finished walk out LL. Ample storage options in walk up attic and unfinished LL. Added bonuses: TOWN WATER/SEWER/GAS, 3 car garage, central vac, large composite deck, hardwoods & more. Don't miss this one!



x7

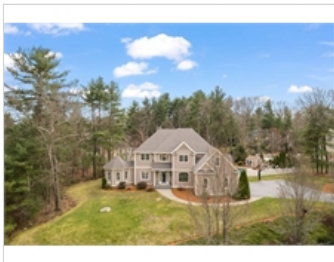
**MLS #: 73252822**  
670 Pleasant St  
Franklin, MA 02038  
**DOM: 45 DTO: 45**  
**List \$/SqFt: \$225.62**  
**Sold \$/SqFt: \$206.20**

**Status: SLD**  
**Sale Price: \$1,370,000**  
**Sold Date: 09/04/2024**  
**Off Mkt: 08/28/2024**

**List Price: \$1,499,000**  
**List Date: 06/14/2024**  
**Taxes: 2024 \$0**  
**Assessed: \$424,500**  
**HOA:**

**Style:** Detached - Colonial  
**Rooms:** 10    **Beds:** 5    **Baths:** 5f 0h    **Main Bath:**    **Living Area:** 6,644 SqFt  
**Garage:** 3    **Parking:** 6    **Fireplaces:** 1    **Year Built:** 2024    **Acres:** 1.34 (58,458 SqFt)

**Remarks:** Can't beat BRAND NEW!!! Custom estate home on an expansive 1.34 acres of the most beautiful land in Franklin. This jewel of a home will appeal to the modern family with versatility, comfort and style to cater to all your needs and has room left for a pool or garden or any other backyard ensemble you might want. A home office, gourmet kitchen, lavish master suite with a "spa inspired" master bathroom and a 3-car garage. With 5 total bedrooms and many more amenities spread over 6000+ sq feet of finished area, its fit to accommodate the enlarged family or host unforgettable slumber parties! The curb-appeal of this home is impressive at minimum, an instant landmark on Pleasant Street. Schedule your pre-completion showing before this singular opportunity slips away! Some of the images are virtually staged to denote possible uses and features!



x42

**MLS #: 73219964**  
16 Cranberry Dr  
Franklin, MA 02038  
**DOM: 8 DTO: 2**  
**List \$/SqFt: \$300.12**  
**Sold \$/SqFt: \$324.45**

**Status: SLD**  
**Sale Price: \$1,400,000**  
**Sold Date: 06/14/2024**  
**Off Mkt: 04/12/2024**

**List Price: \$1,295,000**  
**List Date: 04/04/2024**  
**Taxes: 2024 \$12,728**  
**Assessed: \$1,079,600**  
**HOA: No**

**Style:** Detached - Contemporary  
**Rooms:** 11    **Beds:** 5    **Baths:** 4f 2h    **Main Bath:** Yes    **Living Area:** 4,315 SqFt  
**Garage:** 3    **Parking:** 6    **Fireplaces:** 2    **Year Built:** 1996    **Acres:** 0.77 (33,567 SqFt)

**Remarks:** Here's the one you've been waiting for! This stunning Contemporary home is located in the desirable Highland Estates & sought after Keller/Sullivan school district. You will be welcomed by a sunlit 2-story foyer & grand staircase. French doors lead to a formal DR w/wainscoting & gorgeous new picture window. You're sure to be impressed w/the 2-story LR, boasting a grand stone double-sided fireplace & open to the beautiful white kitchen. Perfect for entertaining & family time, kitchen offers breakfast nook, island, ss appliances, farm sink, & pantry. Work remotely from the tranquil 1st fl office. Recently renovated 1st fl guest suite, perfect for in-laws or an au pair. Upstairs you can retreat to the master suite w/spa-like bathroom & custom closet. 3 more bedrooms, 1 w/ensuite bath & 2 share a jack & jill bath. Basement has a built-in bar, 1/2 bath, ample space for recreation. Relax in the sunroom or backyard haven, w/in-ground gunite pool. 3-car garage & storage shed. Welcome home!



x35

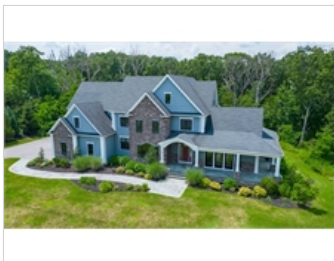
**MLS #: 73248023**  
23 Newell Drive  
Franklin, MA 02038  
**DOM: 34 DTO: 19**  
**List \$/SqFt: \$234.38**  
**Sold \$/SqFt: \$226.56**

**Status: SLD**  
**Sale Price: \$1,450,000**  
**Sold Date: 08/13/2024**  
**Off Mkt: 07/08/2024**

**List Price: \$1,500,000**  
**List Date: 06/05/2024**  
**Taxes: 2024 \$14,564**  
**Assessed: \$1,235,300**  
**HOA:**

**Style:** Detached - Colonial  
**Rooms:** 13    **Beds:** 5    **Baths:** 3f 1h    **Main Bath:** Yes    **Living Area:** 6,400 SqFt  
**Garage:** 4    **Parking:** 6    **Fireplaces:** 2    **Year Built:** 1994    **Acres:** 0.74 (32,282 SqFt)

**Remarks:** Open House Sunday June 23rd 11am-1pm. Spectacular Entertainer's Fantasy Home inside and out! Chef's Dream Kitchen, 8 burner gas double oven range, Restaurant size adjacent Pantry Room has built-in cabinets & dedicated entry from garage. Soaring ceilings in Family room and Sunroom with walls of windows overlooking the Event-Sized Cabana, Patio, Bar with Integrated Grill, Deck, Inground Heated Gunite Pool and Sprawling Lawn; your own at-home Disney World for old and young alike! Live like Royalty in the Master Suite, 4 closets, Dressing Room, Skylights shine upon the double vanity, jet-tub bath and glass/tile shower. Garage space for 4 cars and bonus space above for extra storage or private remote work expansion. Out of town guests? No problem. Lower level has 5th bedroom (double closets), full bath, living room, media room, game room and full size gym. Prized Keller Sullivan school district, Town water/sewer, natural gas for heat, hot water, cooking, plus indoor and outdoor fireplaces.



x30

**MLS #: 73206335**  
10 Countryside Ln  
Franklin, MA 02038  
**DOM: 79 DTO: 79**  
**List \$/SqFt: \$275.36**  
**Sold \$/SqFt: \$254.49**

**Status: SLD**  
**Sale Price: \$1,475,000**  
**Sold Date: 06/28/2024**  
**Off Mkt: 06/06/2024**

**List Price: \$1,596,000**  
**List Date: 02/28/2024**  
**Taxes: 2024 \$17,731**  
**Assessed: \$1,503,900**  
**HOA:**

**Style:** Detached - Contemporary  
**Rooms:** 10    **Beds:** 4    **Baths:** 4f 1h    **Main Bath:**    **Living Area:** 5,796 SqFt  
**Garage:** 5    **Parking:** 8    **Fireplaces:** 2    **Year Built:** 2015    **Acres:** 1.15 (49,963 SqFt)

**Remarks:** This custom-built home located in Franklin's most desirable neighborhood represents true craftsmanship. Featuring impeccable landscaping and meticulous attention to detail, it is sure to impress discerning buyers seeking peace and privacy. The centerpiece of the main living area is the expansive custom kitchen with leathered granite countertops and a vaulted ceiling breakfast nook, ideal for entertaining. The formal dining room and cathedral great room complete the refined esthetic. The master bedroom provides a spa-like atmosphere with his and her closets and an ensuite bathroom. Three additional bedrooms and a bonus room offer ample guest accommodation. The third floor includes a spacious entertainment room, while the lower level features a media room, an in-home gymnasium, and more. The outdoor sanctuary presents an in-ground saltwater pool, Beautiful landscaping, and lush greenery, perfect for basking in the sun or relaxing. This luxury retreat delivers modern living at its finest,



x42

**MLS #: 73235162**

41 High Ridge Circle  
Franklin, MA 02038

**DOM: 12 DTO: 3**

**List \$/SqFt: \$287.95**

**Sold \$/SqFt: \$310.57**

**Status: SLD**

**Sale Price: \$1,510,000**

**Sold Date: 06/25/2024**

**Off Mkt: 05/13/2024**

**List Price: \$1,400,000**

**List Date: 05/08/2024**

**Taxes: 2024 \$14,055**

**Assessed: \$1,192,100**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 12

**Beds:** 6

**Baths:** 4f 2h

**Main Bath:** Yes

**Living Area:** 4,862 SqFt

**Garage:** 3

**Parking:** 6

**Fireplaces:** 2

**Year Built:** 1998

**Acres:** 0.69 (30,248 SqFt)

**Remarks:** Open House Saturday May 11th, 12 to 2pm. Stately & Meticulous Custom Built Colonial in Franklin's most Treasured, Highland Estates Neighborhood! Soaring Family Room Ceilings, Open Plan, custom details prevail throughout each of the generously proportioned rooms. Premium Gas cooking appliances highlight the Entertainment sized Gourmet Kitchen. Luxury Master Suite with multiple walk-in closets, Dressing Room, Spa-like Bath, separate freestanding tub and glass/tile shower. 5 of the 6 bedrooms have direct access to a full bathroom + Second master suite (possible InLaw?). 400 sq ft surround sound movie theater has it's own dedicated bathroom. Large mudroom entrance features 2nd half-bath and full laundry! Walls of Windows, Sunroom and spacious 35 ft trex deck overlook the Inground Heated Gunite Pool and integrated Hot Tub Spa. Coveted Keller/Sullivan School District. 3 Car Garage, Town water/sewer, Natural Gas for Heat, Hot Water and Cooking. Seller will negotiate offers between \$1.4M-\$1.5M



x42

**MLS #: 73274460**

54 Lenox Drive  
Franklin, MA 02038

**DOM: 49 DTO: 42**

**List \$/SqFt: \$201.22**

**Sold \$/SqFt: \$190.85**

**Status: SLD**

**Sale Price: \$1,565,000**

**Sold Date: 10/17/2024**

**Off Mkt: 09/24/2024**

**List Price: \$1,650,000**

**List Date: 08/06/2024**

**Taxes: 2024 \$15,081**

**Assessed: \$1,279,100**

**HOA:**

**Style:** Detached - Colonial

**Rooms:** 19

**Beds:** 6

**Baths:** 5f 1h

**Main Bath:** Yes

**Living Area:** 8,200 SqFt

**Garage:** 3

**Parking:** 4

**Fireplaces:** 2

**Year Built:** 2005

**Acres:** 0.57 (24,790 SqFt)

**Remarks:** One of Franklin's Most Magnificent Homes! Entertainers & Chefs alike Dream of this Professionally Equipped Kitchen, Breakfast Morning Room, Banquet Sized Dining Room and Soaring Ceiling Great Room with Gas Fireplace, all set on that Great Fenced Level Lot we all Crave! Regal Master Suite with its own Gas Fireplace hosts a Dreamlike Closet Suite complete with Dedicated 2nd Full Laundry, Radiant Heated Floors in the Marble Spa-like Bath with Stand Alone Soaking Tub and Custom Multihead Remote Controlled Shower. Impressive Media Room has 6-person Honed Granite Wetbar with SubZero Wine Coolers and Beverage Drawers. Massive Home Gym with Country Club Inspired Full Bath. Multiple Remote/Hybrid Private Work Settings & Comfy Open Loft Spaces. Two Decks (Open & Covered) overlook the Sprawling Hardscaped Patio, Manicured Landscaping and Custom Yard Shed. Handy Mudroom, Town Water/Sewer, Natural Gas for Heat, Hot Water, Cooking & Fireplaces.



x23

**MLS #: 73180135**

729 Summer St  
Franklin, MA 02038

**DOM: 62 DTO: 62**

**List \$/SqFt: \$455.59**

**Sold \$/SqFt: \$414.75**

**Status: SLD**

**Sale Price: \$1,625,000**

**Sold Date: 02/12/2024**

**Off Mkt: 01/15/2024**

**List Price: \$1,785,000**

**List Date: 11/14/2023**

**Taxes: 2023 \$1**

**Assessed: \$1**

**HOA: No**

**Style:** Detached - Contemporary

**Rooms:** 16

**Beds:** 4

**Baths:** 4f 0h

**Main Bath:** Yes

**Living Area:** 3,918 SqFt

**Garage:** 3

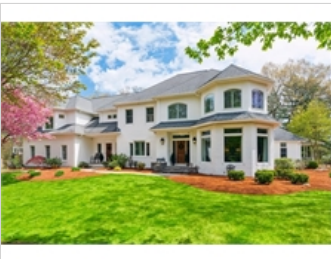
**Parking:** 6

**Fireplaces:** 2

**Year Built:** 2023

**Acres:** 3.27 (142,441 SqFt)

**Remarks:** This new transitional home exudes elegance and functionality for the modern lifestyle featuring gorgeous designer finishes throughout. Nestled on a 3+ acre lot that offers privacy, yet proximity to 495, the commuter rail, restaurants, schools, walking trails, and shops. The home features a stunning 2 story great room, gourmet chef's kitchen with 9ft waterfall island & butler's pantry, dining room, office, and flex room with full bath to complete the first floor. Upstairs, three sizable bedrooms (one en-suite), laundry, loft area, and oversized main bath. The primary suite offers vaulted ceilings, a linear fireplace, luxurious walk-in closet, and spa-like bath. Lastly an expansive backyard finished with a deck, patio & walkout lower level is perfect for guests, or recreation & entertaining. This thoughtfully designed home captures the perfect blend of modern luxury and timeless character.



x1

**MLS #: 73234586**

67 Deerview Way  
Franklin, MA 02038

**DOM: 9 DTO: 5**

**List \$/SqFt: \$197.31**

**Sold \$/SqFt: \$197.43**

**Status: SLD**

**Sale Price: \$1,750,000**

**Sold Date: 06/18/2024**

**Off Mkt: 05/17/2024**

**List Price: \$1,749,000**

**List Date: 05/08/2024**

**Taxes: 2024 \$18,009**

**Assessed: \$1,527,500**

**HOA:**

**Style:** Detached - Contemporary

**Rooms:** 14

**Beds:** 6

**Baths:** 4f 2h

**Main Bath:** Yes

**Living Area:** 8,864 SqFt

**Garage:** 5

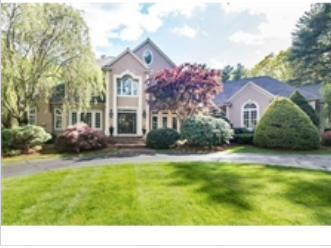
**Parking:** 8

**Fireplaces:** 2

**Year Built:** 1996

**Acres:** 1.11 (48,221 SqFt)

**Remarks:** Discover unparalleled luxury living at 67 Deerview Way. Take note of the carefully curated living room, refined dining room & cozy home office. The family room, with a dazzling wall of windows and soaring ceilings is seamlessly connected to the gourmet kitchen with top-of-the-line appliances, marble baker's table & stunning turret ceiling. Upstairs, the primary bedroom is a retreat of relaxation with a spacious renovated bath & expansive walk-in closets. Four additional bedrooms, along with a dedicated craft room & laundry area ensure unmatched convenience & comfort. The lower level boasts a 1,000 bottle wine room, game room & lounge. The in-law suite offers an exclusive haven for guests or complete privacy for multi-generational living. Finally, invite everyone to unwind by the koi pond, enjoy the meticulously landscaped grounds, dine al fresco or take a dip in the heated saltwater pool. This residence, boasting five garage bays, is the epitome of elegance and sophistication. Welcome Home!



**MLS #: 73237823**

34 High Ridge Cir  
Franklin, MA 02038

**DOM:** 40 **DTO:** 31  
**List \$/SqFt:** \$247.05  
**Sold \$/SqFt:** \$243.62

**Status:** SLD

**Sale Price:** **\$1,765,000**  
**Sold Date:** 08/29/2024  
**Off Mkt:** 06/30/2024

**List Price:** **\$1,789,900**

**List Date:** 05/15/2024

**Taxes:** 2024 \$18,652

**Assessed:** \$1,582,000

**HOA:** No

**Style:** Detached - Colonial, Contemporary

**Rooms:** 12

**Beds:** 6

**Baths:** 4f 3h

**Main Bath:** Yes

**Living Area:** 7,245 SqFt

**Garage:** 3

**Parking:** 20

**Fireplaces:** 3

**Year Built:** 1998

**Acres:** 1.1 (48,047 SqFt)

**Remarks:** Extraordinary home on 1+ acre lot in the extremely desirable Highland Estates (Keller/Sullivan) neighborhood. Step beyond the double doors and marvel at the fusion of elegance and craftsmanship. Inside awaits a sanctuary adorned with intricate moldings, transoms, pillars, wainscoting, and domed ceilings. Discover dual staircases' grandeur and the warmth of 3 fireplaces and mahogany-adorned hardwood floors. Savor culinary delights in the expansive chef's kitchen. Gather in the family room where soaring windows and arches create an ambiance of tranquil grandeur. Entertain in the dining and living areas where memories are made and cherished for a lifetime. Step through French doors into the backyard sanctuary — a heated pool beckons, surrounded by an expansive yard. Retire to 1 of 6 spacious bedrooms, each with access to a luxurious bathroom. Relax in the exquisite first-floor primary suite, where its spa-like bathroom exudes tranquility. Finished lower level offers many possibilities.

**Single Family Listings:** 209 **Avg. Liv. Area SqFt:** 2574.21 **Avg. List \$:** \$774,307 **Avg. List \$/SqFt:** \$324 **Avg. DOM:** 21.1 **Avg. DTO:** 12.21 **Avg. Sale \$:** \$795,889 **Avg. Sale \$/SqFt:** \$334

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