

63 Highwood Dr - Unit 63
Franklin, MA 02038
Condo

MLS #: **73262221** Status: **Sold**
List Price: **\$309,900** Sale Price: **\$309,900**
List Date: **7/10/2024** Sale Date: **8/30/2024**
Area: Off Market Date: **7/26/2024**
List\$/Sq. Ft.: **\$314.62** Sold \$/Sq. Ft. **\$314.62**
Days on Market (Total): **27** Days on Market (Office): **27**



Property Features

Rooms: **4** Style: **Mid-Rise**
Bedrooms: **2** Type: **Condo**
Baths: **1f 0h** Unit Level: **1** Placement:
Main Bath: Approx. Living Area Total: **985 SqFt**
Fireplaces: **0** Living Area Includes Below-Grade SqFt: **No**
Year Built: **1982** Approx. Above Grade: **985 SqFt**
Units: **56** Approx. Below Grade:
Elevator: Outdoor Space Avail:
Handicap Access/Features: Garage: **0**
Association: **Yes** Fee: Parking: **1 Assigned, Guest, Paved**
\$351 **Driveway**
Fee Includes: **Master Insurance, Exterior Maintenance, Road**
Maintenance, Landscaping, Snow Removal, Refuse Removal

Room Descriptions

Room	Level	Size	Features
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Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Basement: **No**
Cooling: **Wall AC**
Electric: **100 Amps**
Exclusions: **Personal Property**
Exterior: **Wood**
Exterior Features: **Patio**
Facing Direction:
Heating: **Electric Baseboard, Electric**
Hot Water: **Electric**
Interior Features: **Cable Available**
Lead Paint: **Unknown**
Pets Allowed: **Yes**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Don't miss your opportunity to join the well managed Highwood II condo community! Enjoy your morning cup of coffee on your peaceful patio. This open and spacious 2 bed 1 bath unit has had all the important updates completed - new water heater, new dryer ductwork, new plumbing, appliances, etc and low utility costs. Excellent commuter location in the desirable town of Franklin - close to shops, restaurants, schools, parks and major highways. Very responsive management company makes living here a dream! Don't wait - make this beauty your new home! Showings to begin immediately - schedule through ShowingTime.

Tax Information

2024 Taxes: **\$3,108** Assessment: **\$263,600** Cert: **00000021030** Zoning Code: **RES**
Pin #: **M:259 L:007-004** Map: Block: Lot: Book: **33908** Page: **16**

Compensation

Sub-Agency: Buyer's Broker: Facilitator: **0%**
Compensation Based On:

Market History for 63 Highwood Dr U:63, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
73262221	7/10/2024	Listed for \$324,900			\$324,900
	7/25/2024	Price Changed to: \$309,900	15		\$309,900
CTG	7/26/2024	Status Changed to: Contingent	16		
UAG	8/6/2024	Status Changed to: Under Agreement	27		
	8/19/2024	Compensation Based On Changed To:			
	8/19/2024	Buyer's Broker Compensation Changed From: 2 To:			
SLD	9/3/2024	Status Changed to: Sold	27		
	8/30/2024	Sold for \$309,900	27	16	\$309,900
Market History for Office Id: AN5704			27	16	\$309,900
Market History for this property			27	16	\$309,900

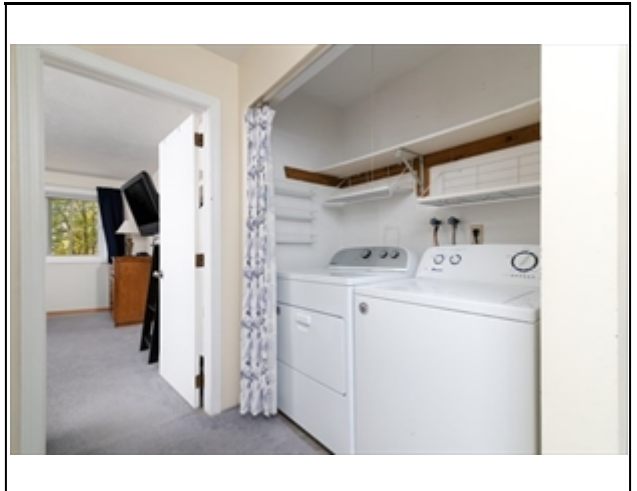
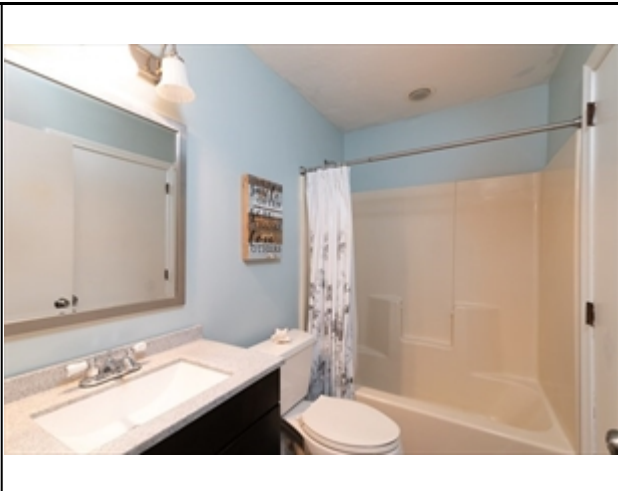
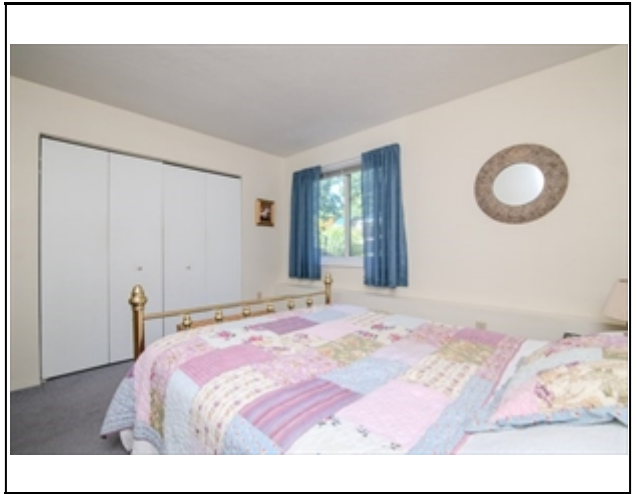
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MLS # 73262221 - Sold
63 Highwood Dr U:63, Franklin, MA 02038

Condominium - Condo
Sale Price: \$309,900



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167 Highwood Dr - Unit 167
Franklin, MA 02038
Condo

MLS #: 73186006	Status: Sold
List Price: \$349,900	Sale Price: \$330,000
List Date: 12/7/2023	Sale Date: 1/31/2024
Area:	Off Market Date: 1/8/2024
List\$/Sq. Ft.: \$311.85	Sold \$/Sq. Ft. \$294.12
Days on Market (Total): 32	Days on Market (Office): 32



Exterior - Front

Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 1f 1h	Unit Level: 1 Placement:
Main Bath: Yes	Approx. Living Area Total: 1,122 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1985	Approx. Above Grade: 1,122 SqFt
# Units: 68	Approx. Below Grade:
Elevator:	Outdoor Space Avail: Yes - Private
Handicap Access/Features:	Garage: 0
Association: Yes Fee: \$331	Parking: 2 Off-Street, Assigned
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Vinyl, Exterior Access, Open Floor Plan, Slider
Dining Room:	1		Flooring - Vinyl, Open Floor Plan
Kitchen:	1		Flooring - Vinyl
Main Bedroom:	2		Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	2		-
Foyer:	1		Closet

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Basement: **No**
Cooling: **Wall AC**
Electric: **200 Amps**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Porch, Patio, Storage Shed**
Facing Direction:
Heating: **Electric**
Hot Water: **Electric, Tank**
Interior Features: **Cable Available**
Lead Paint: **Unknown**
Pets Allowed: **Yes**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Don't miss the opportunity to make this charming townhouse your own. Whether you're downsizing or entering the world of homeownership for the first time, this property offers the perfect balance of comfort, style, and convenience. Featuring an open concept living/dining room with a fireplace and Lifeproof Luxury Vinyl flooring installed in 2021. Enjoy the convenience of second-floor laundry along with 2 spacious bedrooms allowing in an abundance of natural light. Each bedroom has ample closet space with dual closets in the main bedroom and a walk in closet in the second bedroom. Outdoor features include a private patio off the living room with a storage shed and 2 assigned parking spaces. Close proximity to highway access, public transportation, shopping, restaurants and more!

Tax Information

2023 Taxes: **\$3,337** Assessment: **\$265,300**
Pin #: **M:259 L:006-004**

Cert: **00000006894** Zoning Code: **RES**
Map: Block: Lot: Book: **36582** Page: **374**

Compensation

Sub-Agency: **Not Offered**

Buyer's Broker: **2.5**

Facilitator:
1

Compensation Based On: **Net Sale Price**

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Market History for 167 Highwood Dr U:167, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
73186006	12/7/2023	Listed for \$349,900			\$349,900
CTG	12/29/2023	Status Changed to: Contingent	22		
UAG	1/8/2024	Status Changed to: Under Agreement	32		
SLD	1/31/2024	Status Changed to: Sold	32		
	1/31/2024	Sold for \$330,000	32	21	\$330,000
Market History for Office Id: AN5785			32	21	\$330,000
Market History for this property			32	21	\$330,000

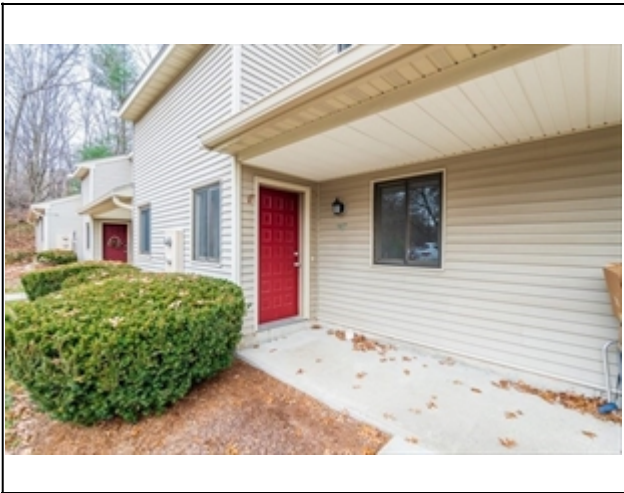
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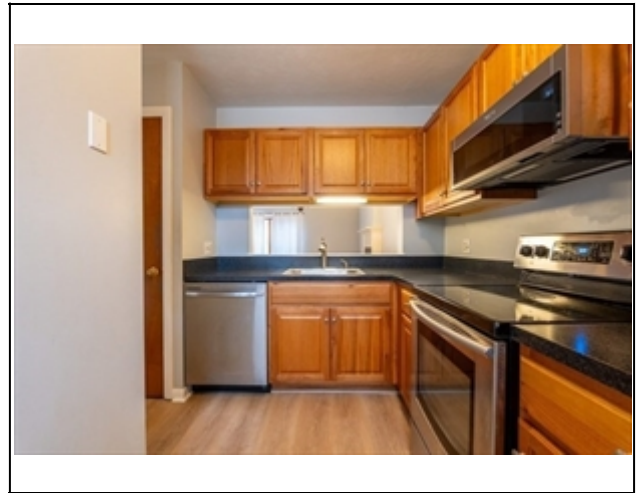
Exterior - Front



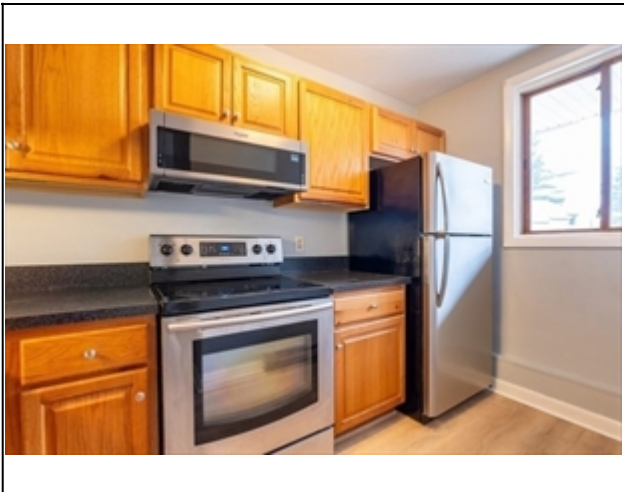
Exterior - Front



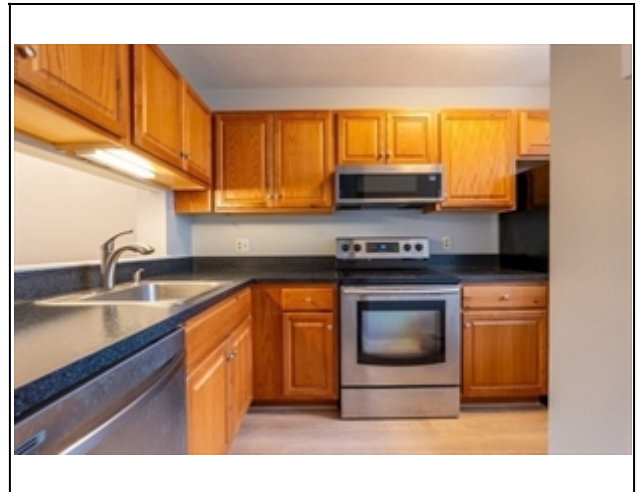
Exterior - Front



Kitchen



Kitchen



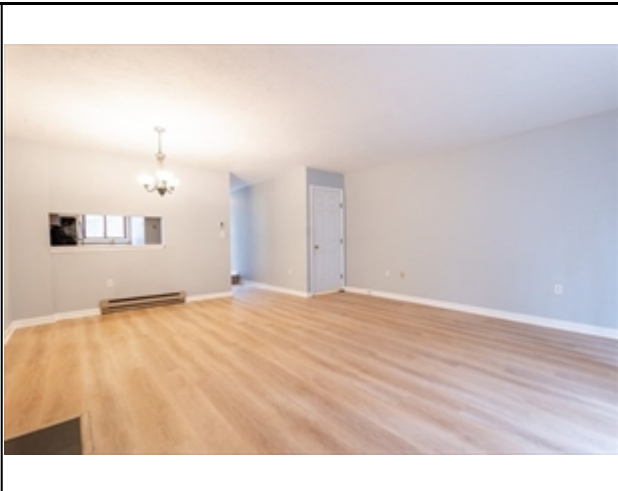
Kitchen



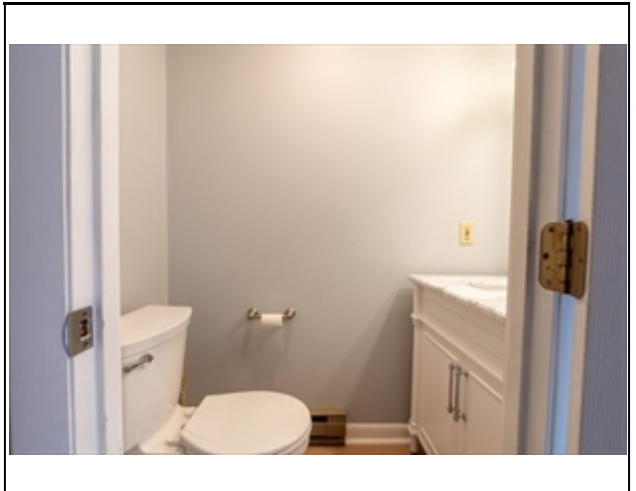
Living/Dining Room Combo



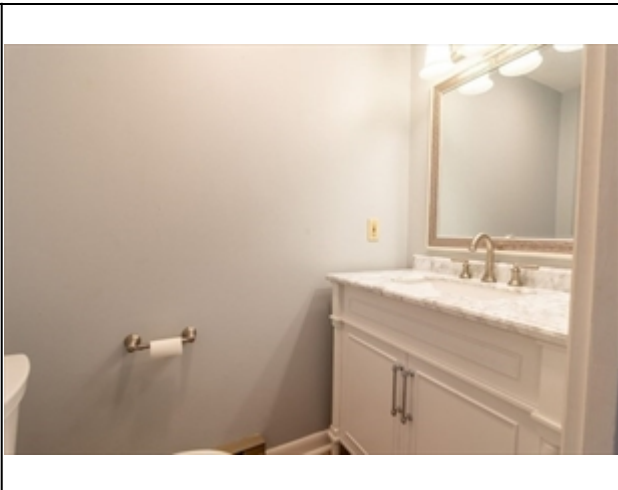
Living/Dining Room Combo



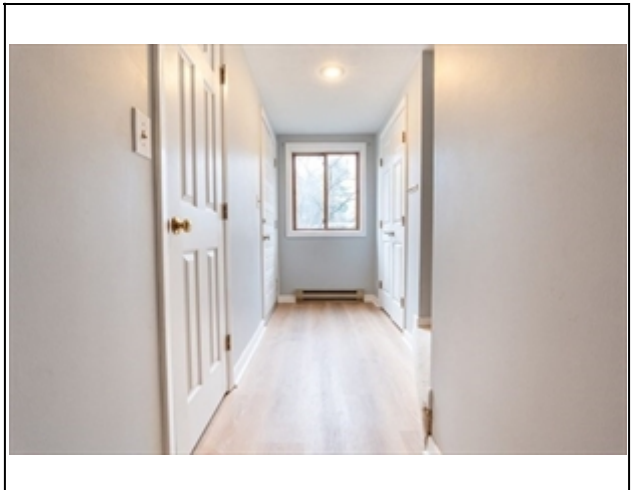
Living/Dining Room Combo



Bathroom - Half



Bathroom - Half



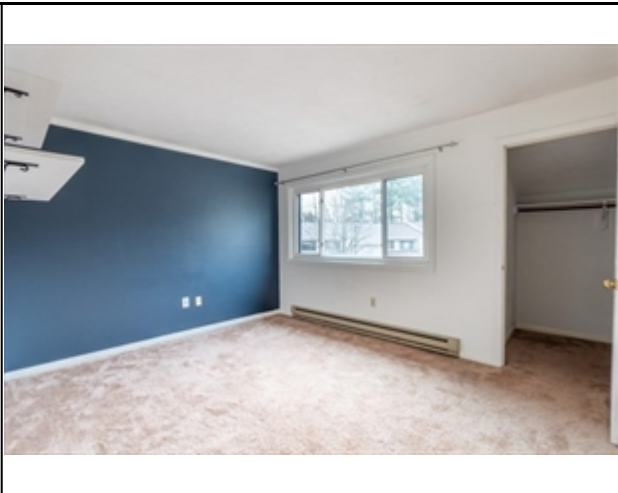
Foyer



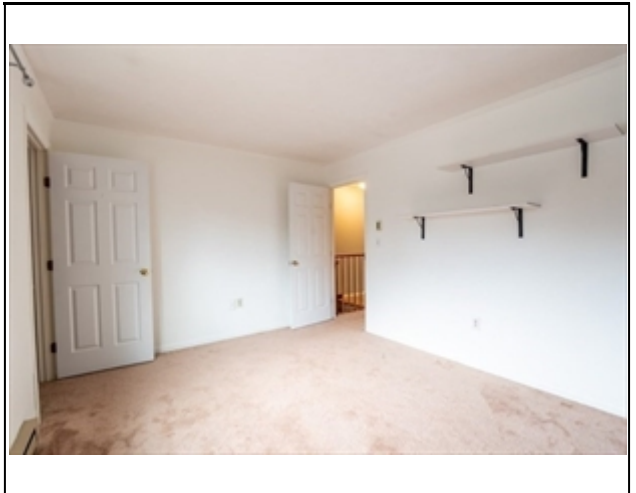
Bedroom - Main



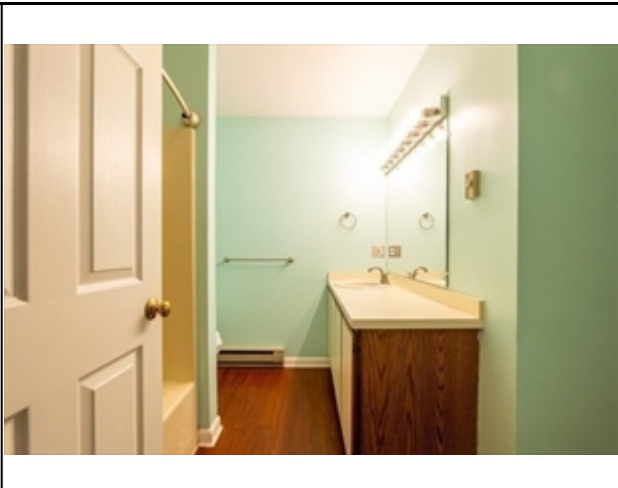
Bedroom - Main



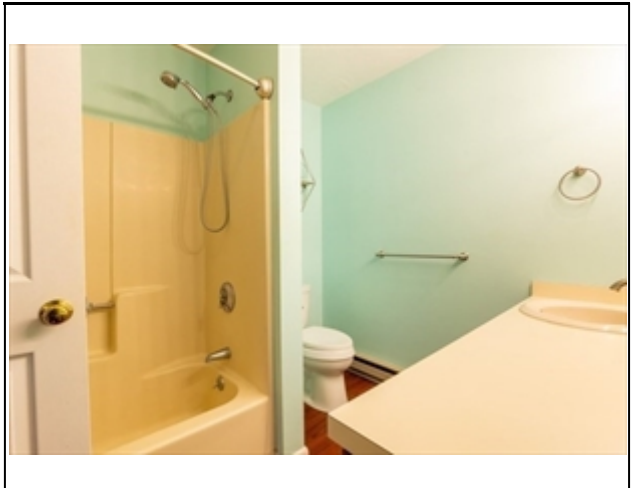
Bedroom 2



Bedroom 2



Bathroom - Full



Bathroom - Full

MLS # 73186006 - Sold
167 Highwood Dr U:167, Franklin, MA 02038

Condominium - Condo
Sale Price: \$330,000



Exterior - Back



Exterior - Back

110 Highwood Drive - Unit 110
Franklin, MA 02038
Condo

MLS #: 73194146	Status: Sold
List Price: \$320,000	Sale Price: \$335,000
List Date: 1/17/2024	Sale Date: 2/9/2024
Area:	Off Market Date: 1/28/2024
List\$/Sq. Ft.: \$313.42	Sold \$/Sq. Ft.: \$328.11
Days on Market (Total): 11	Days on Market (Office): 11



Property Features

Rooms: 4	Style: Attached
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 1 Placement: End, Ground
Main Bath: No	Approx. Living Area Total: 1,021 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1984	Approx. Above Grade: 1,021 SqFt
# Units: 56	Approx. Below Grade:
Elevator: No	Outdoor Space Avail: Yes - Common
Handicap Access/Features: No	Garage: 0
Association: Yes Fee: \$370	Parking: 1 Off-Street, Assigned, Paved Driveway

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

Room Descriptions

Room	Level	Size	Features
Living Room:	1	26X14	Fireplace, Ceiling Fan(s), Closet, Flooring - Laminate, Main Level, Cable Hookup, Exterior Access, High Speed Internet Hookup
Kitchen:	1	10X9	Flooring - Stone/Ceramic Tile, Main Level, Lighting - Overhead
Main Bedroom:	1	15X12	Ceiling Fan(s), Closet, Flooring - Laminate, Main Level, Cable Hookup
Bedroom 2:	1	12X12	Ceiling Fan(s), Closet, Main Level, Cable Hookup
Bath 1:	1	9X5	Bathroom - Full, Bathroom - With Tub & Shower, Remodeled, Lighting - Overhead
Laundry:	1	6X3	Closet, Main Level, Lighting - Overhead

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **No**
Construction: **Conventional (2x4-2x6)**
Cooling: **Wall AC**
Electric: **Circuit Breakers, 100 Amps**
Exclusions:
Exterior: **Wood**
Exterior Features: **Patio, Storage Shed, Screens, Gutters, Professional Landscaping**
Facing Direction: **North**
Green Certified: **No**
Heating: **Electric Baseboard, Electric, Wall Unit**
Hot Water: **Electric, Tank**
Interior Features: **Cable Available**
Lead Paint: **None**
Pets Allowed: **Yes w/ Restrictions**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Welcome to desirable Highwood II condominiums in Franklin MA! This well-maintained ranch style end unit is perfect for those looking for single level living and privacy. Front door enters into large living area that has a floor to ceiling brick fireplace with electric insert, and rear atrium door that exits to your private patio area and storage shed. This condo has two generous size bedrooms with ample closet space for storage. Unit boasts beautifully remodeled bathroom as well as a brand-new commercial grade water heater. This sought-after well-maintained neighborhood is located close to restaurants, shopping, 1495, and Forge Park. With schools less than a mile away, and downtown being minutes away, you don't want out miss out on this great condo in a great location! Showings begin at the open house Saturday January 20th 11am-1pm. No appointment needed for open houses.

Tax Information

2023 Taxes: **\$3,136** Assessment: **\$249,300**
Pin #: **M:270 L:042-007**

Cert: **00000015661** Zoning Code: **RES**
Map: **270** Block: Lot: **42-007** Book: **37614** Page: **546**

Compensation

Sub-Agency: **Not Offered**

Buyer's Broker: **2.0**

Facilitator: **1.0**

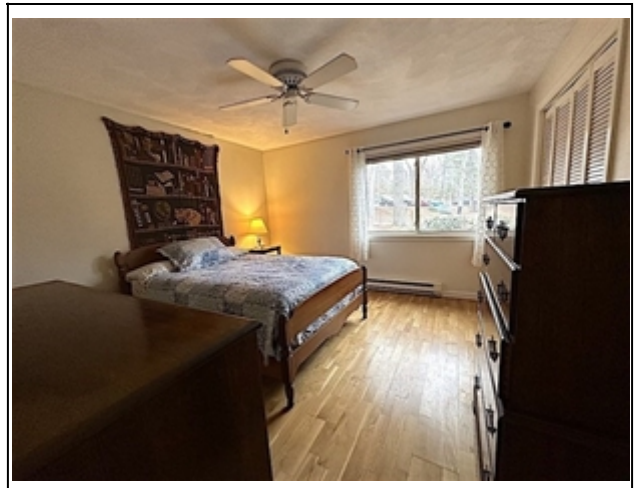
Compensation Based On: **Net Sale Price**

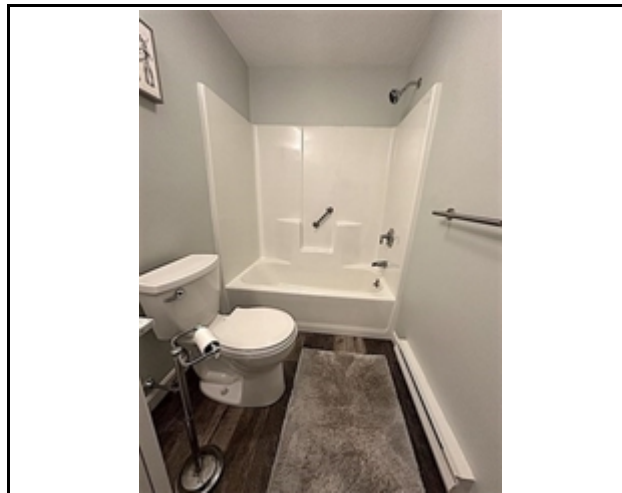
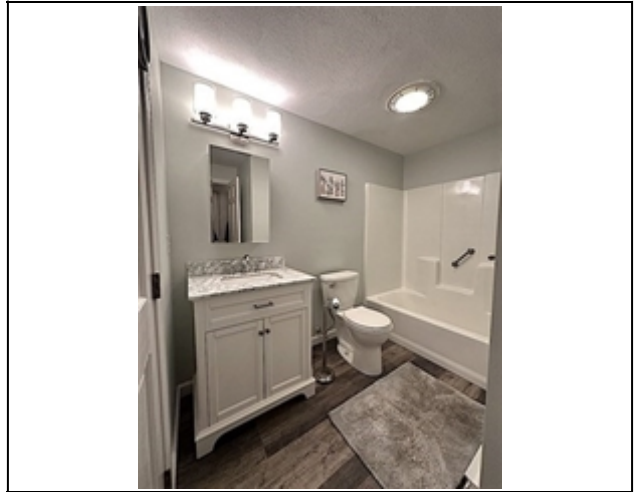
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Market History for 110 Highwood Drive U:110, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
73194146	1/17/2024	Listed for \$320,000			\$320,000
CTG	1/22/2024	Status Changed to: Contingent	5		
UAG	1/28/2024	Status Changed to: Under Agreement	11		
SLD	2/9/2024	Status Changed to: Sold	11		
	2/9/2024	Sold for \$335,000	11	4	\$335,000
Market History for Office Id: AN6398			11	4	\$335,000
Market History for this property			11	4	\$335,000

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29 Highwood Dr - Unit 29
Franklin, MA 02038
Condo

MLS #: 73274352	Status: Sold
List Price: \$335,000	Sale Price: \$345,000
List Date: 8/6/2024	Sale Date: 8/30/2024
Area:	Off Market Date: 8/12/2024
List\$/Sq. Ft.: \$332.34	Sold \$/Sq. Ft. \$342.26
Days on Market (Total): 6	Days on Market (Office): 6



Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 1 Placement: Ground, Walkout
Main Bath:	Approx. Living Area Total: 1,008 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1978	Approx. Above Grade: 1,008 SqFt
# Units: 59	Approx. Below Grade:
Elevator:	Outdoor Space Avail:
Handicap Access/Features:	Garage: 0
Association: Yes Fee: \$336	Parking: 1 Off-Street, Assigned, Deeded, Guest, Improved Driveway, Paved Driveway

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

Room Descriptions

Room	Level	Size	Features
Kitchen:	1	10X8	Main Level
Main Bedroom:	1	15X12	Ceiling Fan(s), Closet, Flooring - Laminate, Main Level, Lighting - Overhead, Closet - Double
Bedroom 2:	1	12X12	Ceiling Fan(s), Closet, Flooring - Laminate, Main Level, Lighting - Overhead
Bath 1:	1	9X8	Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Lighting - Sconce, Lighting - Overhead
Laundry:	1		Closet, Main Level, Dryer Hookup - Electric, Washer Hookup
Living/Dining Rm Combo:	1	26X14	Fireplace, Ceiling Fan(s), Flooring - Laminate, Dining Area, Main Level, Cable Hookup, Exterior Access, High Speed Internet Hookup, Open Floor Plan, Slider, Lighting - Overhead
Foyer:	1	6X5	Closet

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **No**
 Construction: **Frame, Brick**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **Wine rack/ shelf, curtain rods**
 Exterior: **Brick**
 Exterior Features: **Patio, Storage Shed, Garden Area, Screens, Gutters, Professional Landscaping**
 Facing Direction:
 Heating: **Forced Air, Electric**
 Hot Water: **Electric**
 Interior Features: **Cable Available, Internet Available - Unknown, Other (See Remarks)**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Better than single family living! This move in ready end unit condo features easy one floor living at an incredible price with parking right outside your front door. Enjoy new luxury plank flooring throughout and a spacious dining & living room perfect for hosting friends and family. Beautiful sliding glass doors overlook a generous patio and wooded backyard, perfect for taking pets outside (yes this complex is pet friendly!) or throwing around a football. If storage is a concern there is ample closet space, an attic, and a large storage shed on the side of the home perfect for extra belongings, toys, or bikes. located less than 1 mile from the Franklin's Sculpture Park with trails and pond; town Library; Ice Rink; or Franklin Town Common for the farmer's market, town festival, live music etc. EV lovers will love that Franklin High School has free EV chargers just .3 miles away! In one of Franklin's most desirable complexes nature is right at your doorstep.

Tax Information

2024 Taxes: **\$3,286** Assessment: **\$278,700**
 Pin #: **M:270 L:047-006**

Cert: **000000080826** Zoning Code: **RES**
 Map: Block: Lot: Book: **35396** Page: **123**

Compensation

Sub-Agency: **Not Offered**

Buyer's Broker: **2%**

Facilitator:
Not Offered

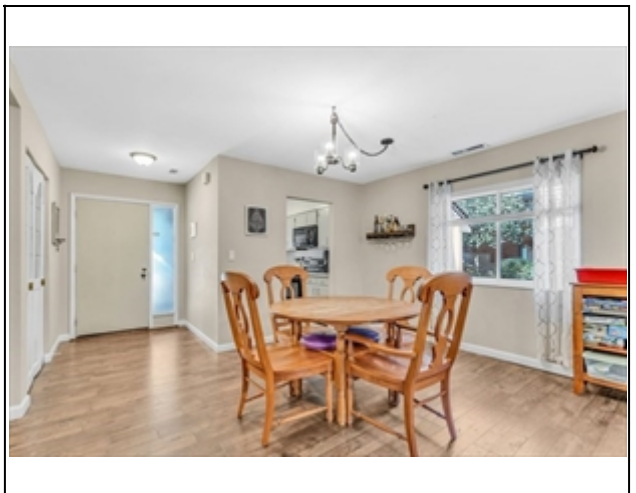
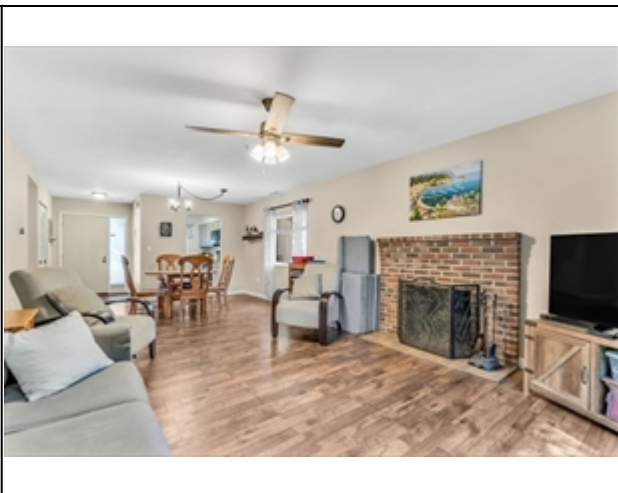
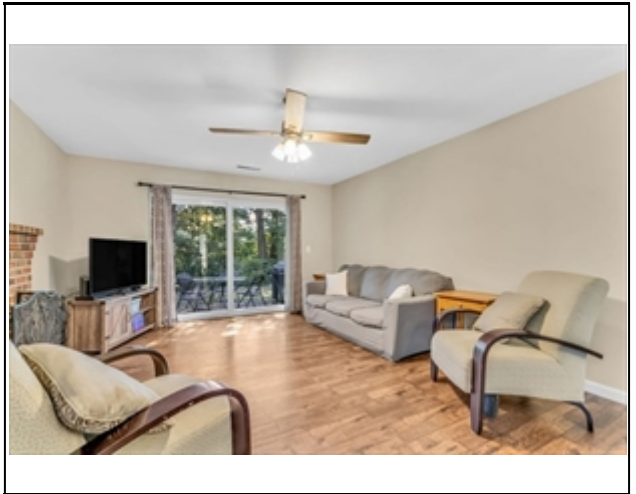
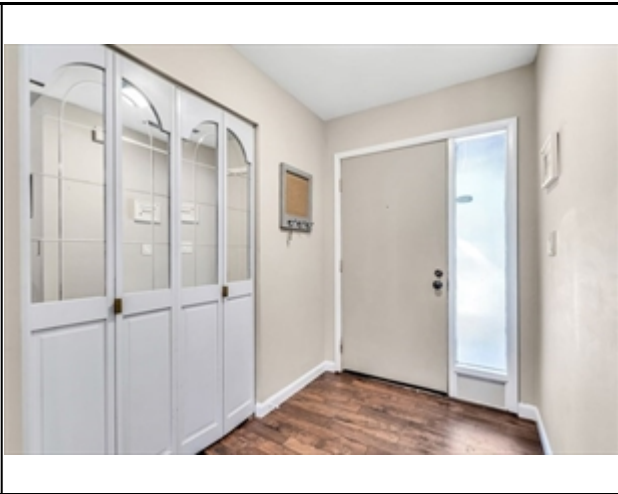
Compensation Based On: **Net Sale Price**

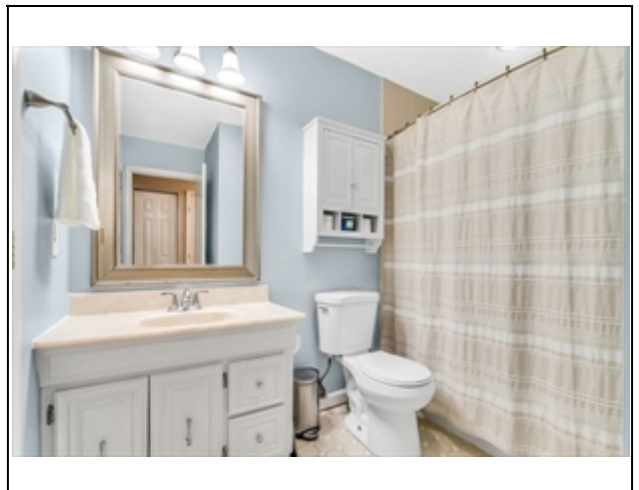
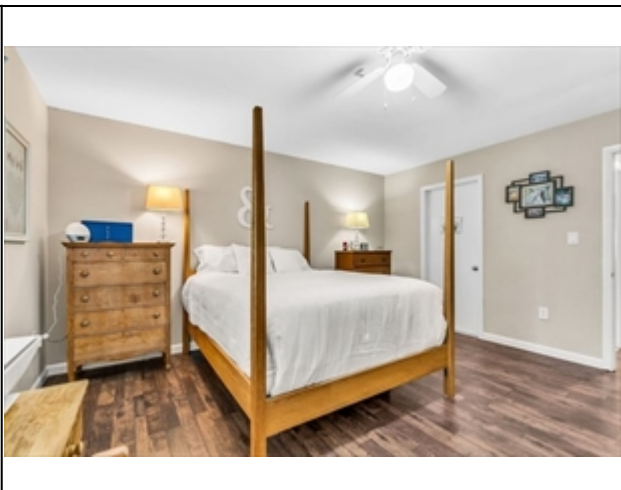
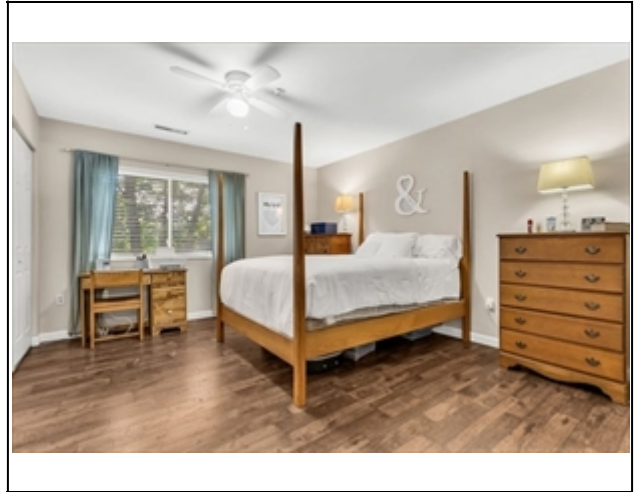
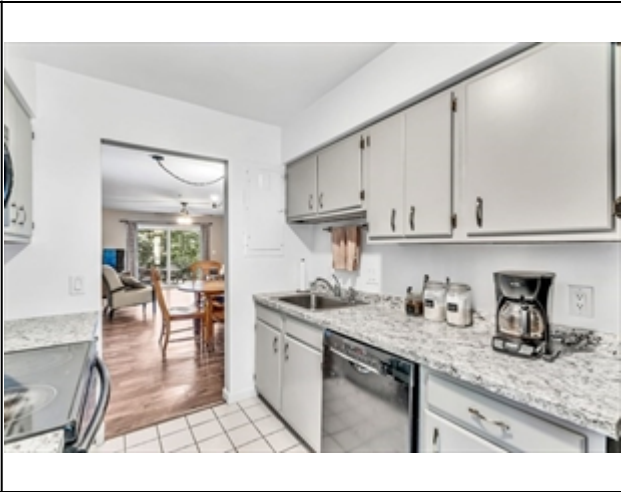
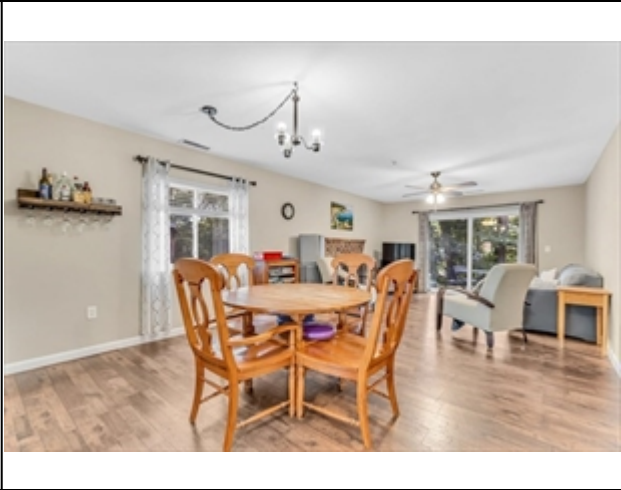
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Market History for 29 Highwood Dr U:29, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
73274352	8/6/2024	Listed for \$335,000			\$335,000
UAG	8/12/2024	Status Changed to: Under Agreement	6		
SLD	9/1/2024	Status Changed to: Sold	6		
	8/30/2024	Sold for \$345,000	6	6	\$345,000
Market History for Office Id: AN4866			6	6	\$345,000
Market History for this property			6	6	\$345,000

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20 Highwood Dr - Unit 20
Franklin, MA 02038
Condo

MLS #: **73244939**
 List Price: **\$357,500**
 List Date: **5/30/2024**
 Area:
 List\$/Sq. Ft.: **\$318.34**
 Days on Market (Total): **6**

Status: **Sold**
 Sale Price: **\$357,500**
 Sale Date: **7/2/2024**
 Off Market Date: **6/5/2024**
 Sold \$/Sq. Ft. **\$318.34**
 Days on Market (Office): **6**

Property Features

Rooms: **4** Style: **Townhouse, Attached**
 Bedrooms: **2** Type: **Condo**
 Baths: **1f 1h** Unit Level: **1** Placement: **Middle, Front, Ground, Walkout**
 Main Bath: Approx. Living Area Total: **1,123 SqFt**
 Fireplaces: **0** Living Area Includes Below-Grade SqFt: **No**
 Year Built: **1976** Approx. Above Grade: **1,123 SqFt**
 # Units: **59** Approx. Below Grade:
 Elevator: **No** Outdoor Space Avail: **Yes - Common**
 Handicap Access/Features: Garage: **0**
 Association: **Yes** Fee: **\$327** Parking: **2 Off-Street, Assigned, Guest, Paved Driveway**

Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wood, Main Level, Cable Hookup, Exterior Access, Slider, Lighting - Overhead, Crown Molding
Kitchen:	1		Flooring - Wood, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Breakfast Bar / Nook, Cabinets - Upgraded, Remodeled, Stainless Steel Appliances, Lighting - Overhead, Tray Ceiling
Main Bedroom:	2		Ceiling Fan(s), Flooring - Wood, Cable Hookup, Lighting - Overhead, Closet - Double
Bedroom 2:	2		Ceiling Fan(s), Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wood, Window(s) - Picture, Cable Hookup, Lighting - Overhead
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level, Cabinets - Upgraded, Recessed Lighting, Crown Molding, Decorative Molding
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Lighting - Overhead
Laundry:	2		-
Foyer:	1		Bathroom - Half, Closet, Flooring - Stone/Ceramic Tile, Main Level

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **Personal property**
 Exterior: **Brick**
 Exterior Features: **Patio, Covered Patio/Deck, Storage Shed, Decorative Lighting, Screens, Professional Landscaping**
 Facing Direction:
 Heating: **Heat Pump, Electric**
 Hot Water: **Electric, Tank**
 Interior Features: **Cable Available, Internet Available - Unknown**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Looking for a cozy and stylish Condo in a desirable neighborhood? Look no further! This 2 bedroom Condo is conveniently located close to Downtown, Local Shops and Eateries, Major Routes & Commuter Rail. The Kitchen has been thoughtfully updated with SS Appliances, Granite Countertops including a handy breakfast nook, and decorative ceiling. You'll love the bamboo flooring with cherry finish throughout, extensive crown molding and the stylish wainscotting that adds a modern flare to the living space. There's a 1/2 bath on the main floor complete with an ornate vanity & recessed lighting - a stylish upgrade to the expansive foyer. Upstairs you'll find 2 spacious bedrooms- one with 2 double closets to neatly store clothing for all 4 seasons, the other with a cleverly done walk-in that includes finished cabinetry to hold all of your belongings, a spacious full bath with double vanity, & handy closet w/ washer & dryer. A backyard patio for entertaining completes this oasis- A Gem!

Tax Information

2024 Taxes: **\$3,561** Assessment: **\$302,000**
 Pin #: **M:270 L:040-020**

Cert: **00000114407** Zoning Code: **Res**
 Map: Block: Lot: Book: **36524** Page: **544**

Compensation

Sub-Agency: **Not Offered**

Buyer's Broker: **2.5**

Facilitator:
1

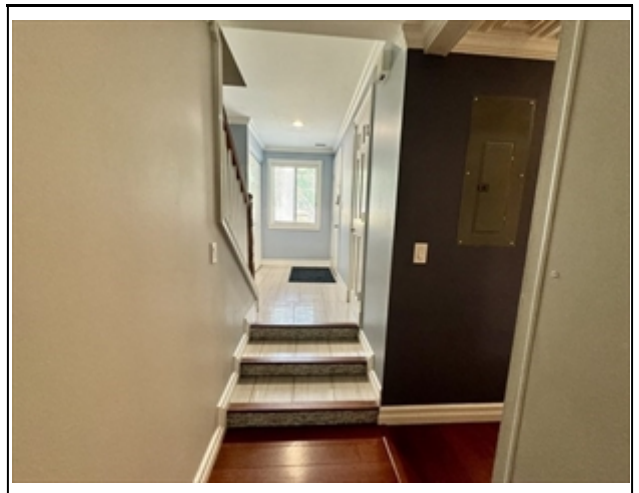
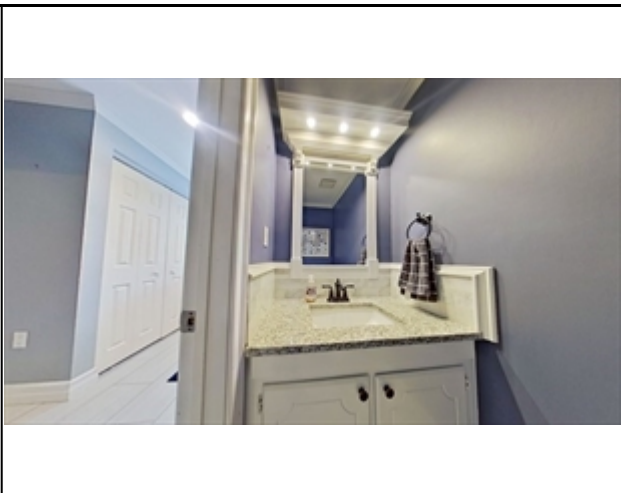
Compensation Based On: **Net Sale Price**

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Market History for 20 Highwood Dr U:20, Franklin, MA 02038

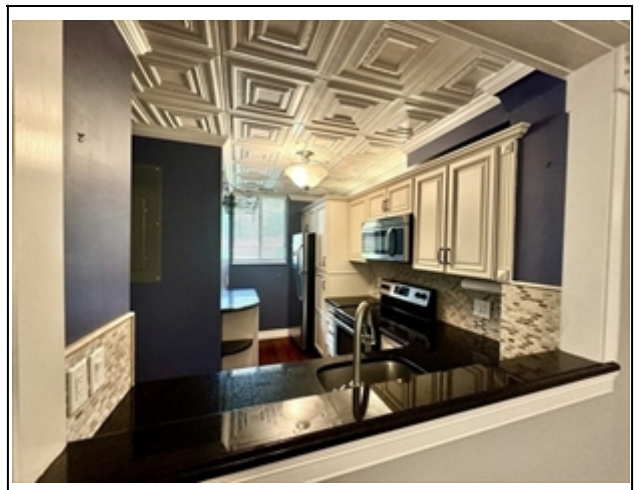
MLS #	Date		DOM	DTO	Price
73244939	5/30/2024	Listed for \$357,500			\$357,500
UAG	6/5/2024	Status Changed to: Under Agreement	6		
SLD	7/3/2024	Status Changed to: Sold	6		
	7/2/2024	Sold for \$357,500	6	6	\$357,500
Market History for Office Id: BB1305			6	6	\$357,500
Market History for this property			6	6	\$357,500

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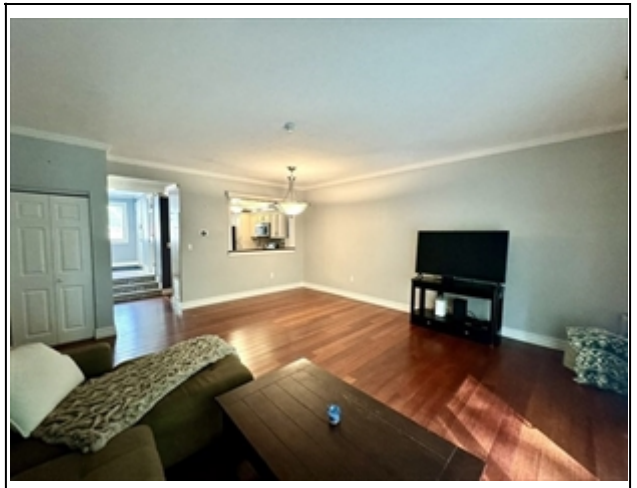


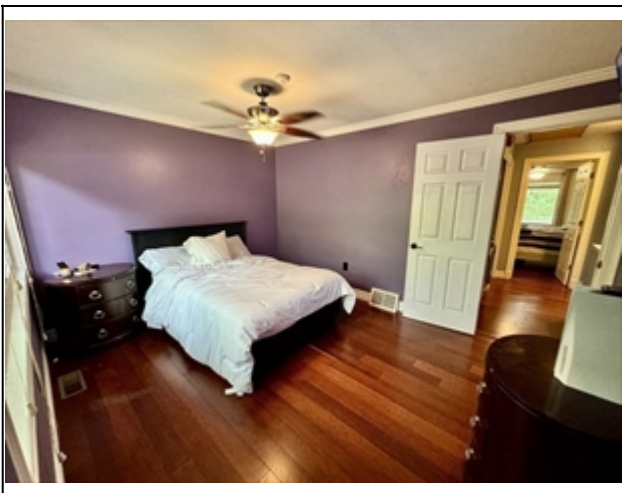
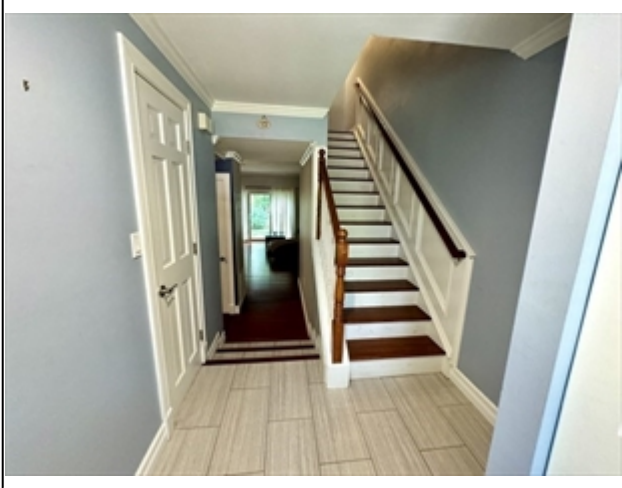
MLS # 73244939 - Sold
20 Highwood Dr U:20, Franklin, MA 02038

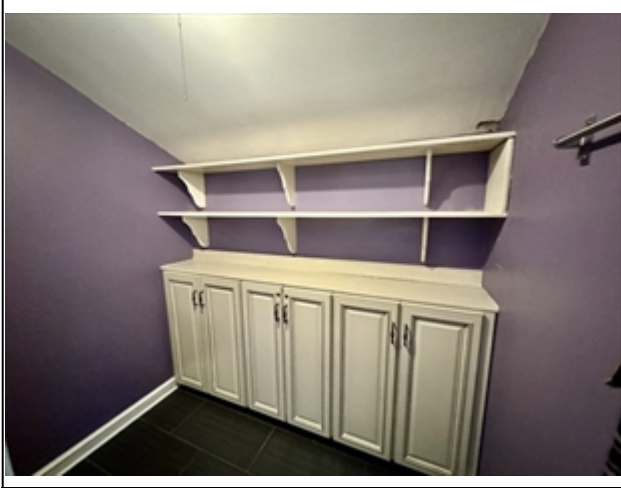
Condominium - Condo
Sale Price: \$357,500

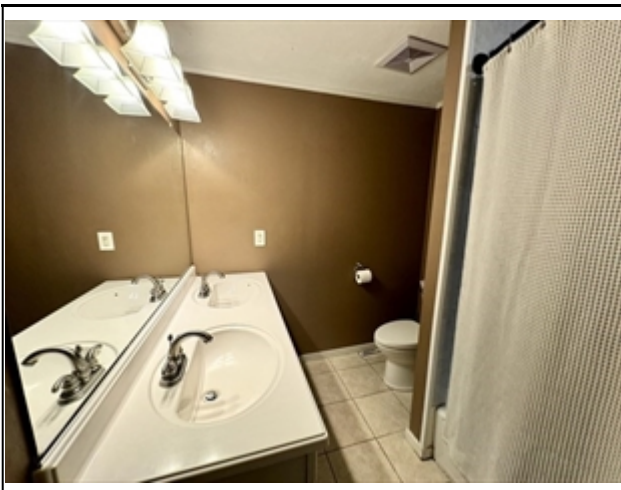
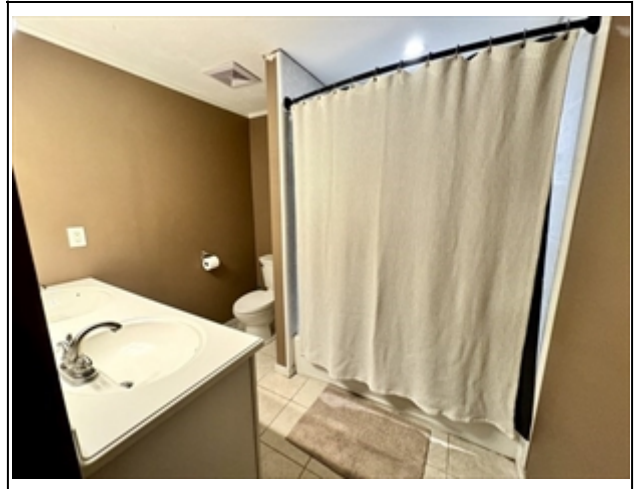
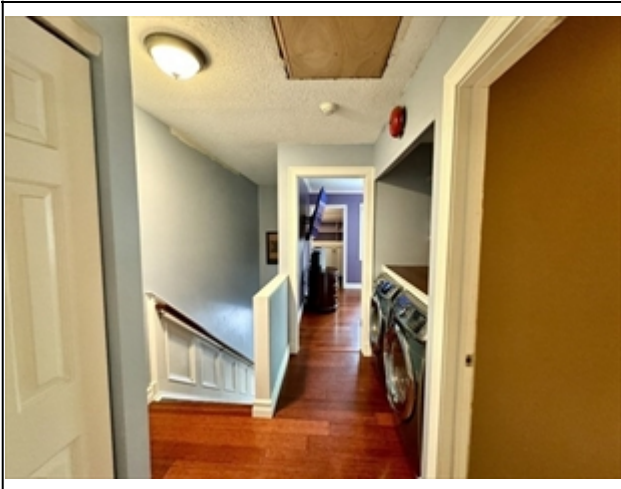


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MLS # 73244939 - Sold
20 Highwood Dr U:20, Franklin, MA 02038

Condominium - Condo
Sale Price: \$357,500



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145 Highwood Dr - Unit 145
Franklin, MA 02038
Condo

MLS #: 73178117	Status: Sold
List Price: \$379,900	Sale Price: \$372,500
List Date: 11/7/2023	Sale Date: 2/15/2024
Area:	Off Market Date: 12/10/2023
List\$/Sq. Ft.: \$278.93	Sold \$/Sq. Ft. \$273.49
Days on Market (Total): 33	Days on Market (Office): 33



Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 1f 1h	Unit Level: 1 Placement: Street, Walkout
Main Bath:	Approx. Living Area Total: 1,362 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: Yes
Year Built: 1986	Approx. Above Grade: 1,122 SqFt
# Units: 68	Approx. Below Grade: 240 SqFt
Elevator: No	Outdoor Space Avail: Yes - Private
Handicap Access/Features: No	Garage: 0
Association: Yes Fee: \$331	Parking: 2 Off-Street, Assigned
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal	

Room Descriptions

Room	Level	Size	Features
Kitchen:	1	10X4	Flooring - Stone/Ceramic Tile, Countertops - Upgraded, Cabinets - Upgraded
Main Bedroom:	2	14X12	Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony / Deck, Closet - Double
Bedroom 2:	2	13X10	Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Living/Dining Rm Combo:	1	20X16	Fireplace, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony / Deck, Exterior Access
Bonus Room:	B	16X15	Ceiling Fan(s), Flooring - Wall to Wall Carpet, Exterior Access, Recessed Lighting

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Partially Finished, Walk Out, Exterior Access**
 Construction: **Frame**
 Cooling: **Wall AC**
 Electric: **100 Amps**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Porch, Deck - Wood, Gutters, Professional Landscaping**
 Facing Direction:
 Heating: **Electric Baseboard, Electric**
 Hot Water: **Electric, Tank**
 Lead Paint: **None**
 Living Area Disclosures: **Total square footage includes 240 sq ft in finished basement. Measurements approximate.**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Don't miss out on this beautifully updated/maintained condo in the Highwood community! This 2 bedroom, one and a half bath home has plenty of space with a partially finished basement for an office or extra living space. Both bathrooms fully renovated in 2022 including new quartz countertops. Front windows in the home as well as basement windows replaced in 2021. Brand new hot water heater installed in January 2023. New carpeting installed and walls freshly painted in October 2023. This condo has a deck off the living room and a second deck off the primary bedroom upstairs. Great location close to Franklin school, route 495, shopping, restaurants and more! Showings start Wednesday 11/8/23 and an Open House Saturday 11/11 from 12-2 PM.

Tax Information

2023 Taxes: **\$3,330** Assessment: **\$264,700** Cert: **141610** Zoning Code: **RES**
 Pin #: **M:259 L:005-008** Map: Block: Lot: Book: **13760** Page: **29**

Compensation

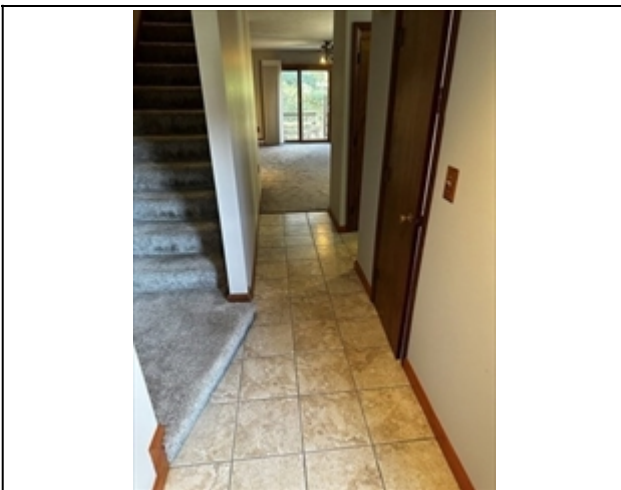
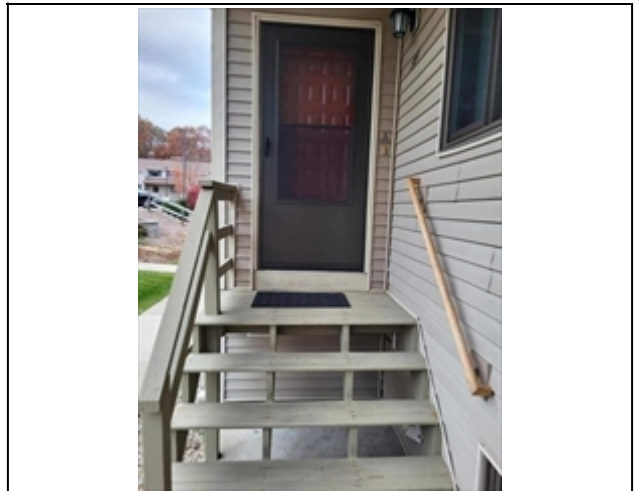
Sub-Agency: **Not Offered** Buyer's Broker: **2.0** Facilitator: **2.0**
 Compensation Based On: **Net Sale Price**

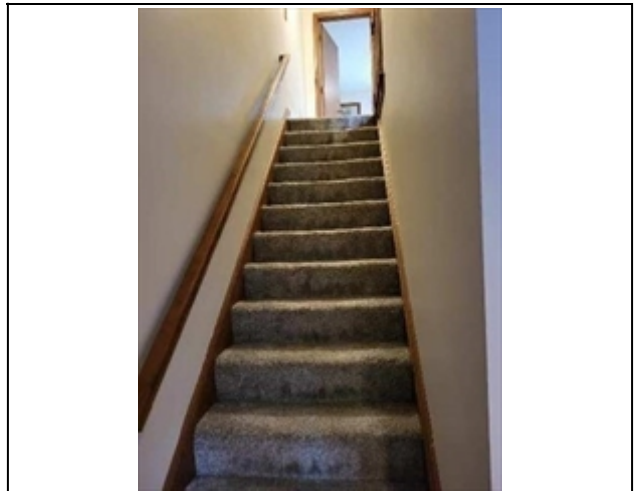
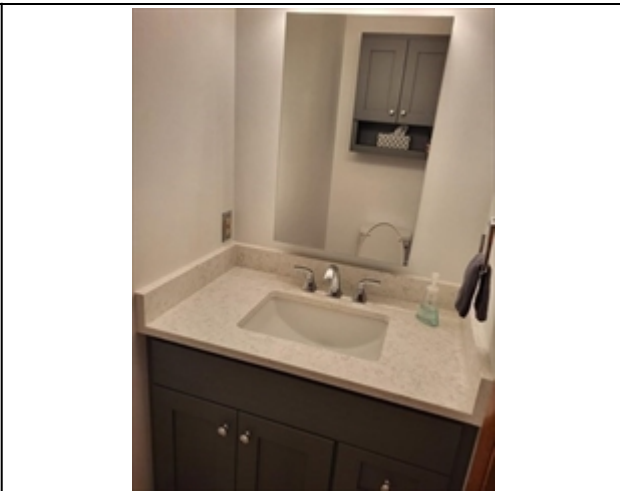
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Market History for 145 Highwood Dr U:145, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
73178117	11/7/2023	Listed for \$379,900			\$379,900
UAG	12/10/2023	Status Changed to: Under Agreement	33		
SLD	2/18/2024	Status Changed to: Sold	33		
	2/15/2024	Sold for \$372,500	33	33	\$372,500
Market History for Office Id: AN6210			33	33	\$372,500
Market History for this property			33	33	\$372,500

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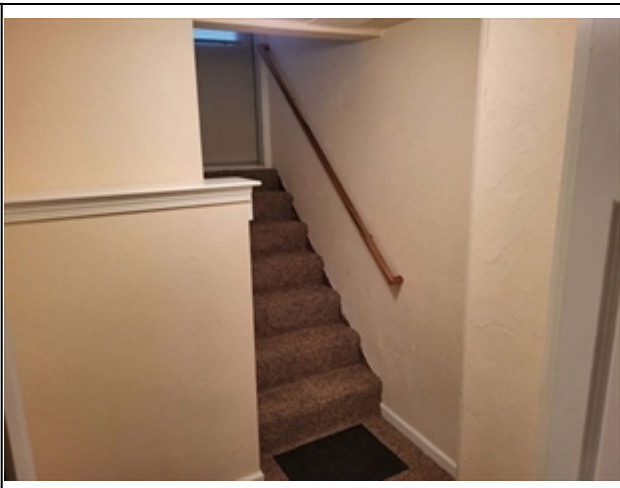


MLS # 73178117 - Sold
145 Highwood Dr U:145, Franklin, MA 02038

Condominium - Condo
Sale Price: \$372,500

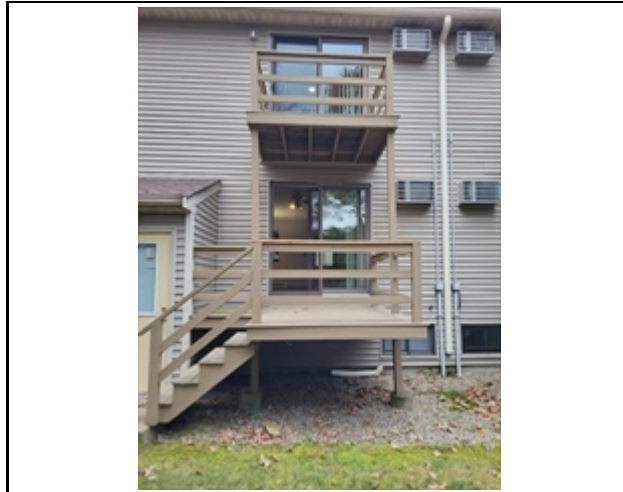


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MLS # 73178117 - Sold
145 Highwood Dr U:145, Franklin, MA 02038

Condominium - Condo
Sale Price: \$372,500



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