

42 Quince Landing - Unit 42
Franklin, MA 02038
Condo

MLS #: 73247614	Status: Sold
List Price: \$499,900	Sale Price: \$553,000
List Date: 6/5/2024	Sale Date: 7/31/2024
Area:	Off Market Date: 6/18/2024
List\$/Sq. Ft.: \$272.28	Sold \$/Sq. Ft. \$301.20
Days on Market (Total): 13	Days on Market (Office): 13



Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement: Street, Middle
Main Bath: Yes	Approx. Living Area Total: 1,836 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1986	Approx. Above Grade: 1,836 SqFt
# Units: 100	Approx. Below Grade:
Elevator:	Outdoor Space Avail: Yes - Private
Handicap Access/Features:	Garage: 1 Attached, Garage Door Opener
Association: Yes Fee: \$453	Parking: 2 Off-Street, Assigned, Paved Driveway

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

Room Descriptions

Room	Level	Size	Features
Dining Room:	1		Open Floor Plan, Flooring - Engineered Hardwood
Family Room:	1		Fireplace, Skylight, Ceiling - Vaulted, Open Floor Plan, Flooring - Engineered Hardwood
Kitchen:	1		Flooring - Hardwood, Dining Area
Main Bedroom:	2		Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 3:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	2		-
Loft:	2		Skylight, Flooring - Wall to Wall Carpet

Features & Other Information

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

Come have it all with little to no maintenance! This light and bright townhome with direct access attached garage sits in one of the most private settings at desirable Spruce Pond Village. Updated kitchen appliances and cabinets. Wide open floor plan dining room, soaring ceiling family room with wood burning fireplace. 1st floor home office can serve as den or 3rd bedroom. Second level has large open loft with vaulted ceiling and 2 skylights, handy 2nd floor laundry with washer/dryer included. Gleaming wood floors on first floor. Relax on the front porch or rear deck that provides the setting for serene outdoor dining and dazzling waterviews. Easy access to the backyard from the walkout basement for a stroll or dog walking and even more space for additional storage. Town water/sewer, gas for cooking, heat and hot water. Exceptionally well managed association welcomes pets and even shovels your driveway, walkway and front steps in winter.

Tax Information

2024 Taxes: \$5,703 Assessment: **\$483,700**
 Pin #:

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

Compensation

Sub-Agency: **Not Offered**

Buyer's Broker: **2%**

Facilitator:
Not Offered

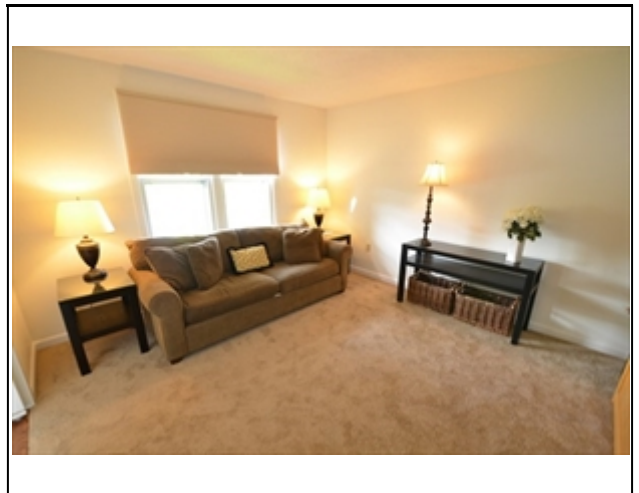
Compensation Based On: **Net Sale Price**

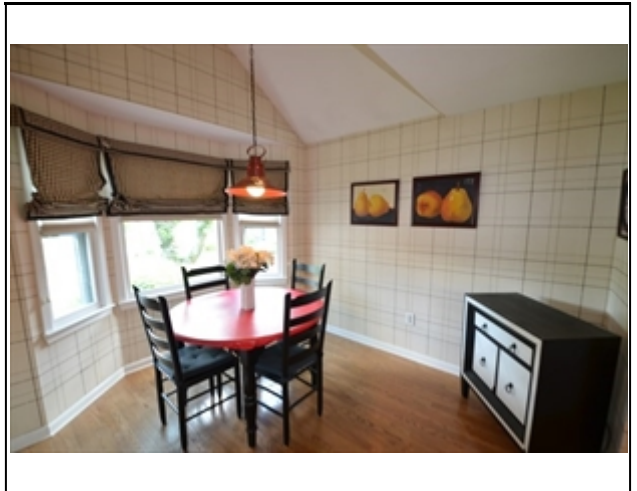
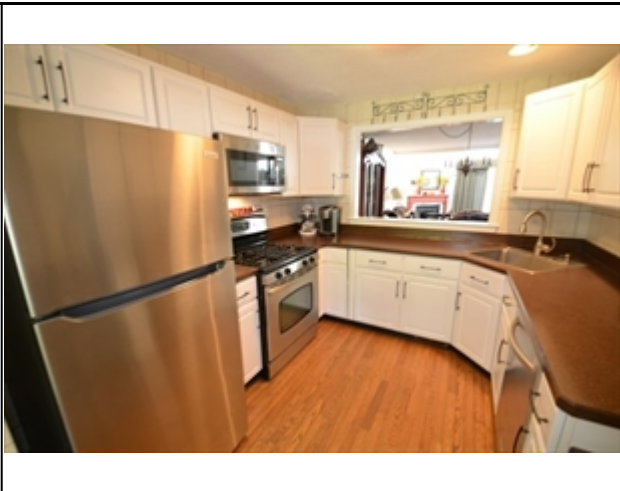
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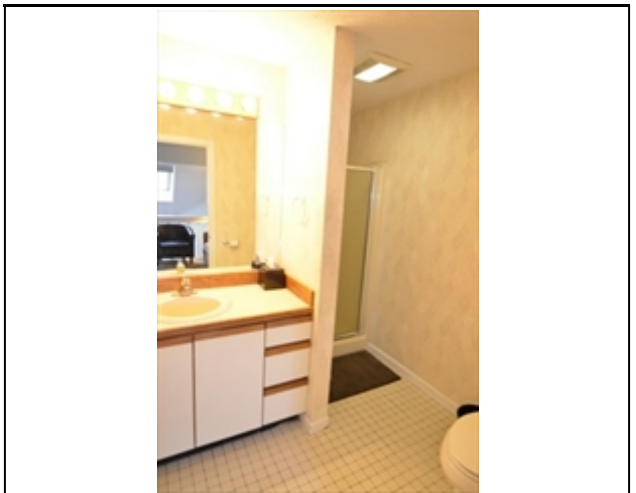
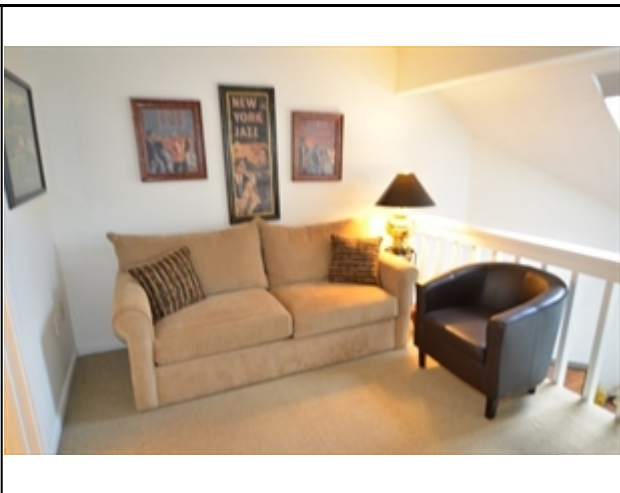
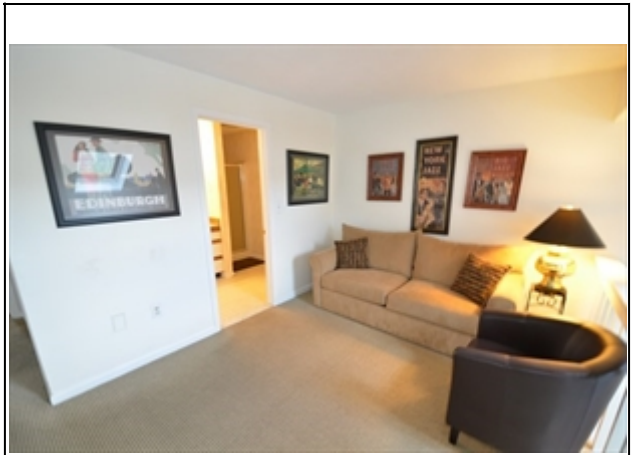
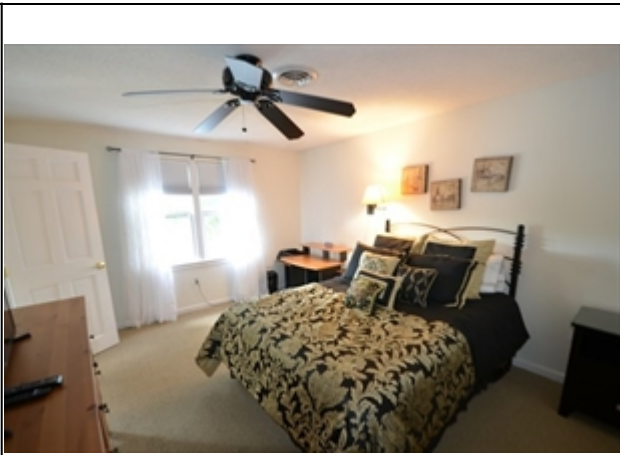
Market History for 42 Quince Landing U:42, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
73247614	6/5/2024	Listed for \$499,900			\$499,900
	6/12/2024	Price Changed to: \$550,000	7		\$550,000
CTG	6/12/2024	Status Changed to: Contingent	7		
UAG	6/18/2024	Status Changed to: Under Agreement	13		
	7/31/2024	Facilitator/Other Agent Compensation Changed From: 0 To:			
	7/31/2024	Price Changed to: \$499,900	13		\$499,900
SLD	7/31/2024	Status Changed to: Sold	13		
	7/31/2024	Sold for \$553,000	13	4	\$553,000
Market History for Office Id: AN7871			13	4	\$553,000
Market History for this property			13	4	\$553,000

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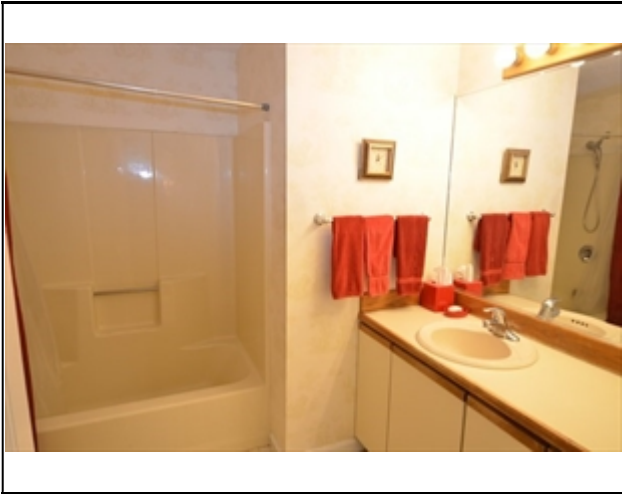






MLS # 73247614 - Sold
42 Quince Landing U:42, Franklin, MA 02038

Condominium - Condo
Sale Price: \$553,000



**95 Highbank Rd - Unit 95
Franklin, MA 02038
Condo**

MLS #: 73204147	Status: Sold
List Price: \$565,000	Sale Price: \$600,000
List Date: 2/21/2024	Sale Date: 3/28/2024
Area:	Off Market Date: 3/4/2024
List\$/Sq. Ft.: \$203.53	Sold \$/Sq. Ft. \$216.14
Days on Market (Total): 12	Days on Market (Office): 12



Property Features

Rooms: 5	Style: Townhouse, Attached
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement: Street, End
Main Bath: Yes	Approx. Living Area Total: 2,776 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: Yes
Year Built: 1988	Approx. Above Grade: 1,881 SqFt
# Units: 100	Approx. Below Grade: 895 SqFt
Elevator: No	Outdoor Space Avail: Yes - Private
Handicap Access/Features: No	Garage: 2 Attached, Garage Door Opener
Association: Yes Fee: \$390	Parking: 2 Off-Street, Paved Driveway
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling Fan(s), Ceiling - Vaulted, Flooring - Vinyl, Cable Hookup, Deck - Exterior, Exterior Access, Open Floor Plan, Slider
Dining Room:	1		Flooring - Vinyl, Lighting - Overhead
Kitchen:	1		Bathroom - Half, Flooring - Vinyl, Window(s) - Bay/Bow/Box, Countertops - Upgraded, Breakfast Bar / Nook, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Gas Stove, Lighting - Pendant
Main Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	1		Flooring - Vinyl, Main Level
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - 3/4, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	2		-
Loft:	2		-

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**
 Basement: **Yes Full, Finished**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Lead Paint: **None**
 Living Area Disclosures: **3rd bedroom/den does not have a closet**
 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**

Highly desirable but rarely available townhome in Spruce Pond Village! This coveted end unit, flush with updates throughout, is completely turnkey and ready for its new owners! The open floor plan on the main level features an updated kitchen w/cozy breakfast nook, dining area, living room with skylit lofted ceilings & gas fireplace, 1/2 bath, and spacious den/3rd bedroom tucked away off of the living space. Upstairs you will find the primary bedroom w/walk-in closet & ensuite bath, an additional king-sized 2nd bedroom w/walk-in closet, another full guest bath, and a large lofted area perfect for home office or play space. The lower level, w/brand new wall to wall carpeting, is a finished blank space for all of those extra rooms today's buyers are searching for! A 2 car garage, private outdoor space, new water heater/AC/Furnace in 2020, luxury vinyl plank flooring on the 1st floor in 2023, a thriving condo association, and many other updates (see attached) complete this must see space!

Tax Information

2023 Taxes: **\$5,650** Assessment: **\$449,100**
 Cert: Zoning Code: **RES**
 Pin #: Map: Block: Lot: Book: **25601** Page: **338**

Compensation

Sub-Agency: **Not Offered** Buyer's Broker: **2.25** Facilitator: **1**
 Compensation Based On: **Net Sale Price**

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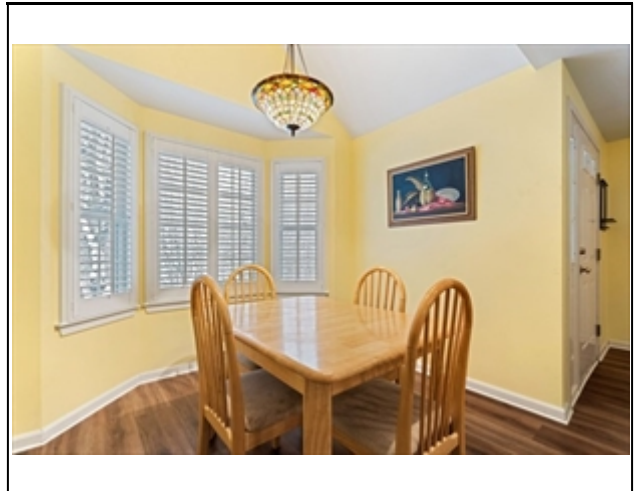
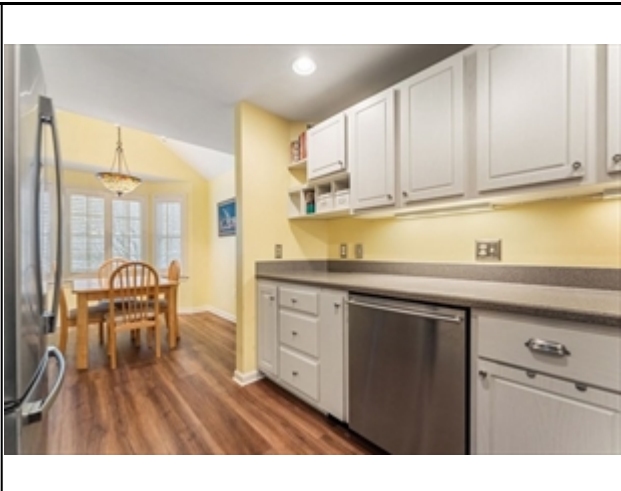
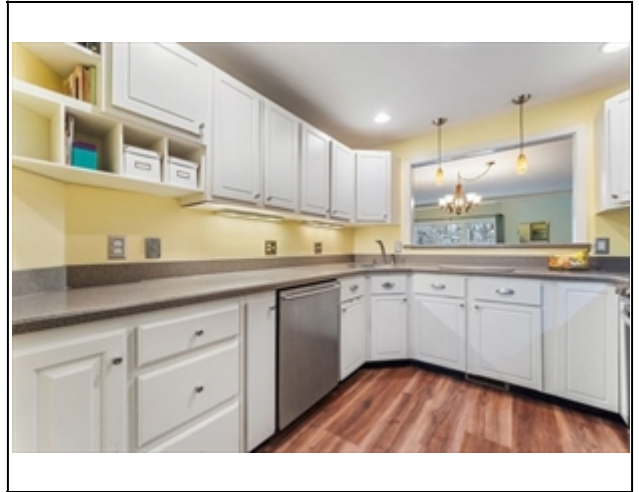
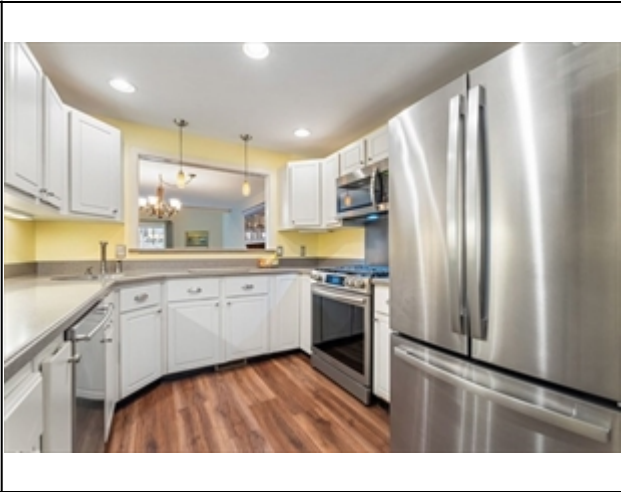
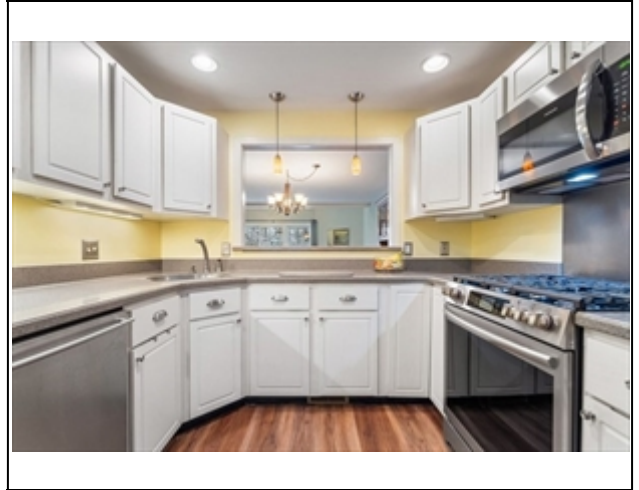
Market History for 95 Highbank Rd U:95, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
73204147	2/21/2024	Listed for \$565,000			\$565,000
CTG	2/27/2024	Status Changed to: Contingent	6		
UAG	3/4/2024	Status Changed to: Under Agreement	12		
SLD	3/28/2024	Status Changed to: Sold	12		
	3/28/2024	Sold for \$600,000	12	5	\$600,000
Market History for Office Id: BB5918			12	5	\$600,000
Market History for this property			12	5	\$600,000

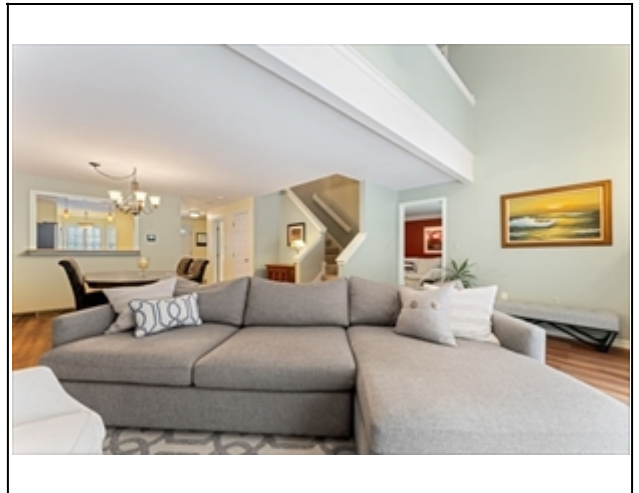
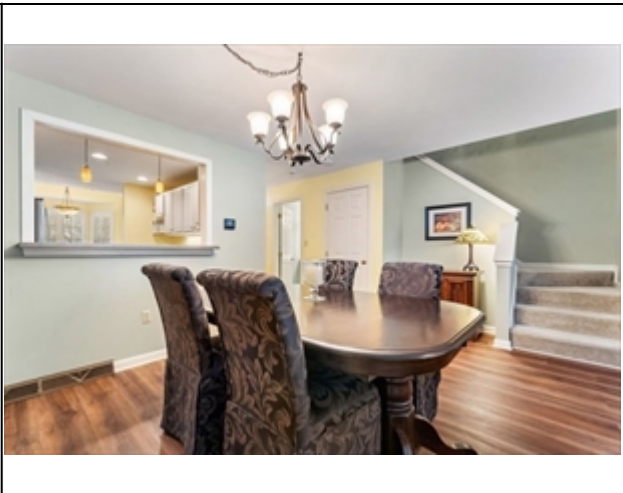
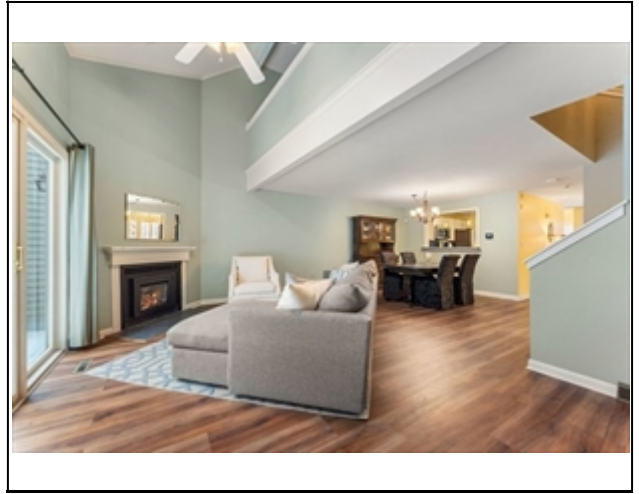
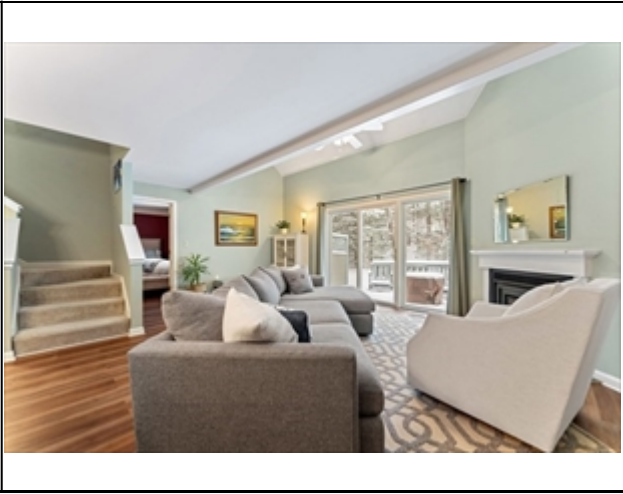
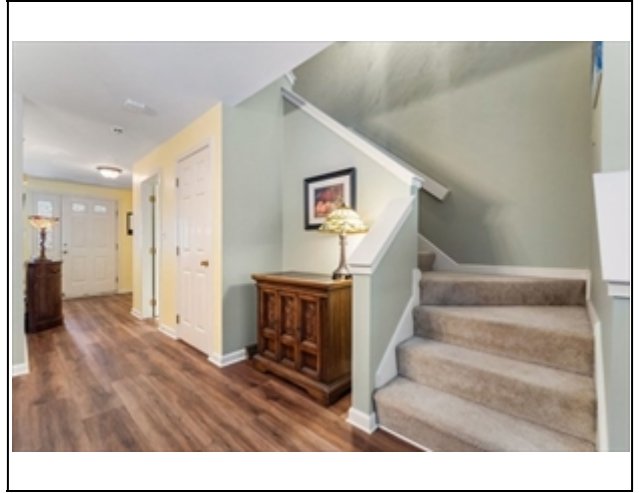
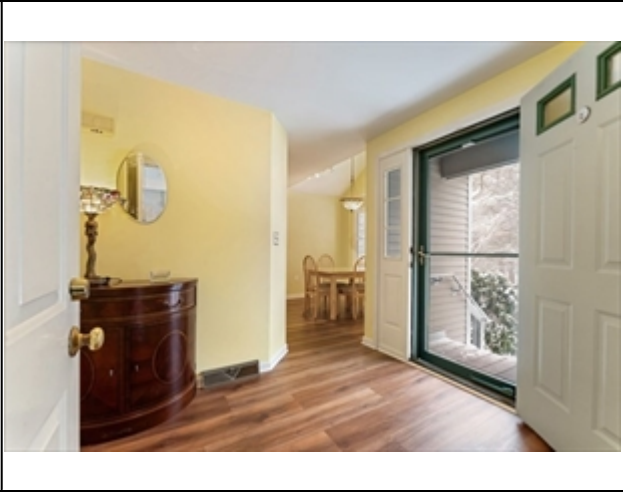
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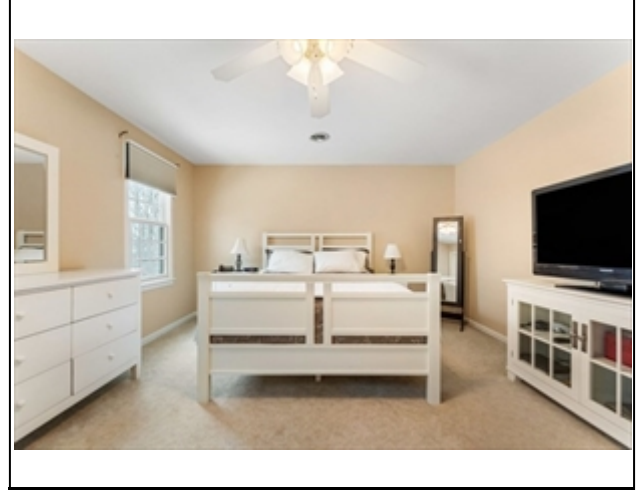
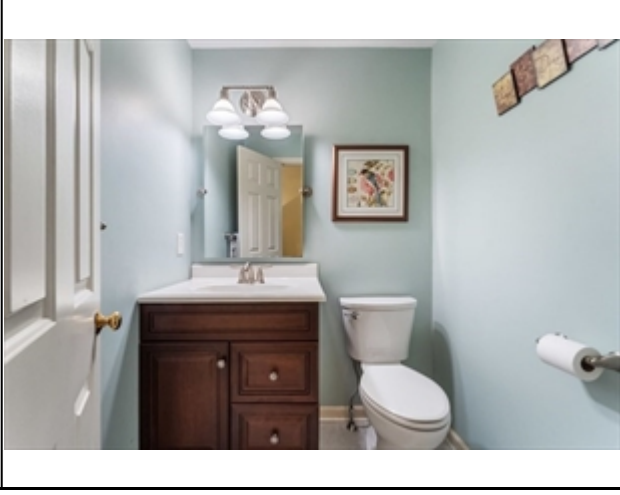
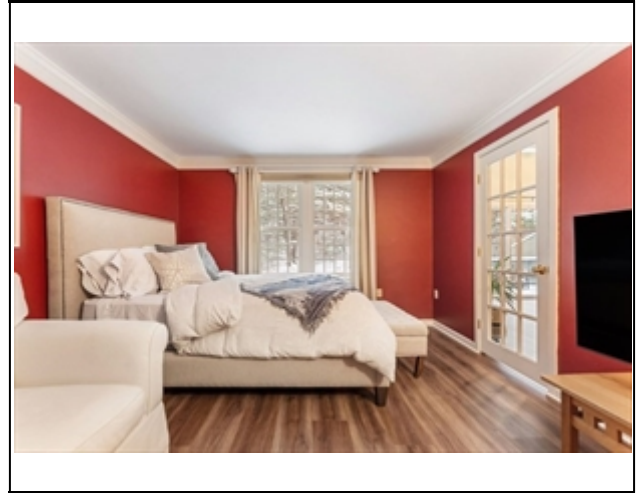
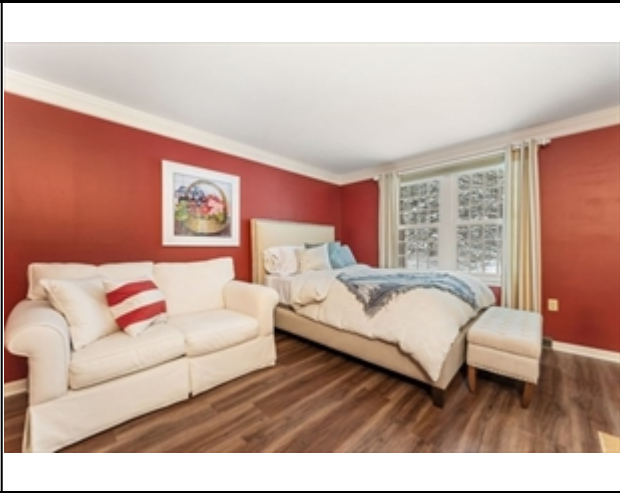
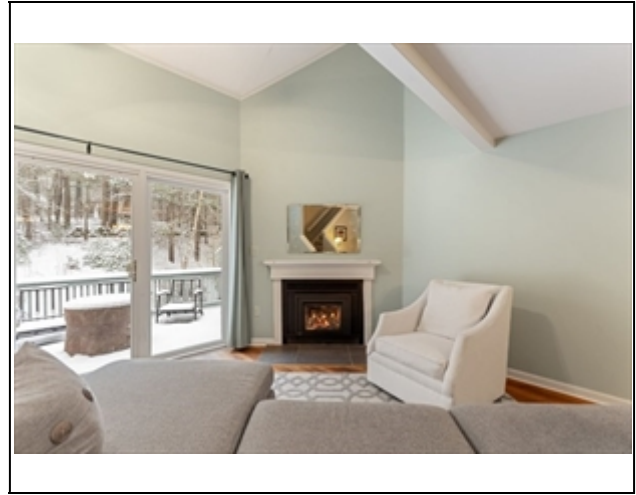
MLS # 73204147 - Sold
95 Highbank Rd U:95, Franklin, MA 02038

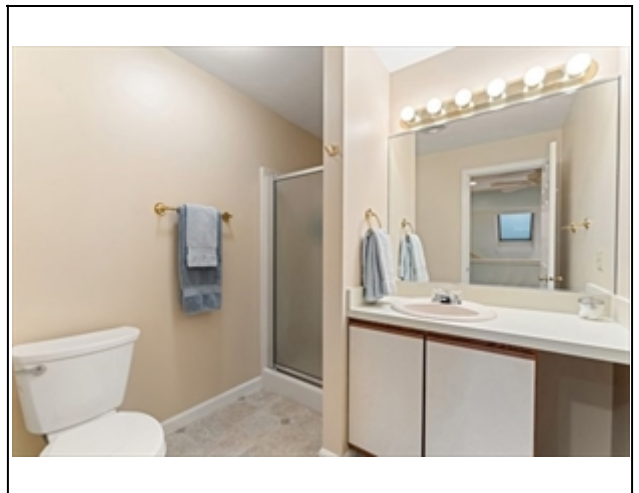
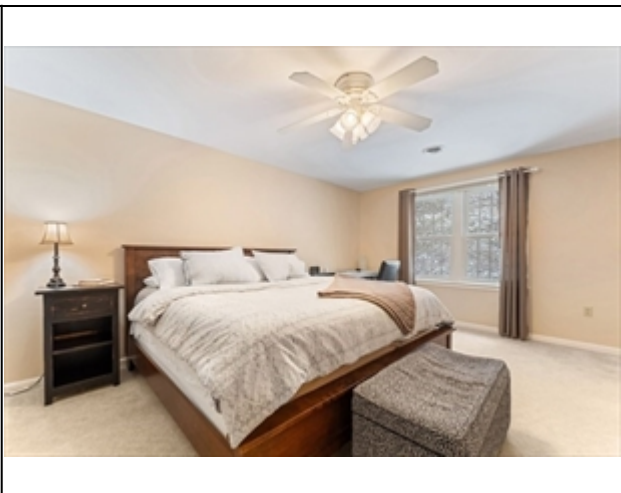
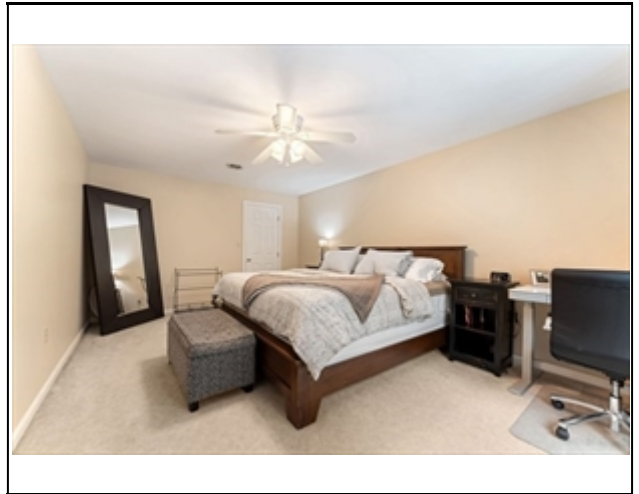
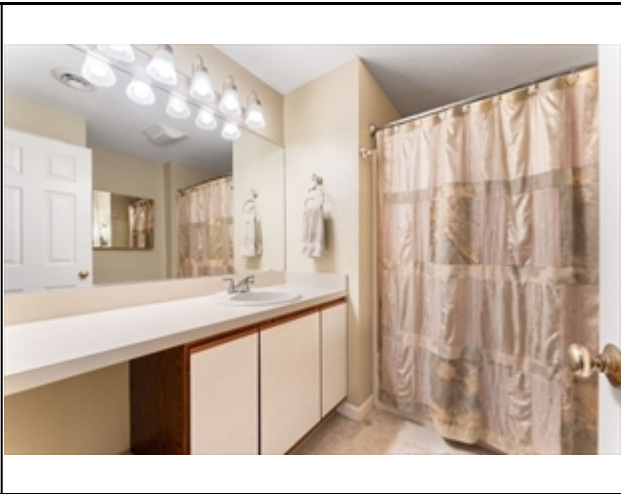
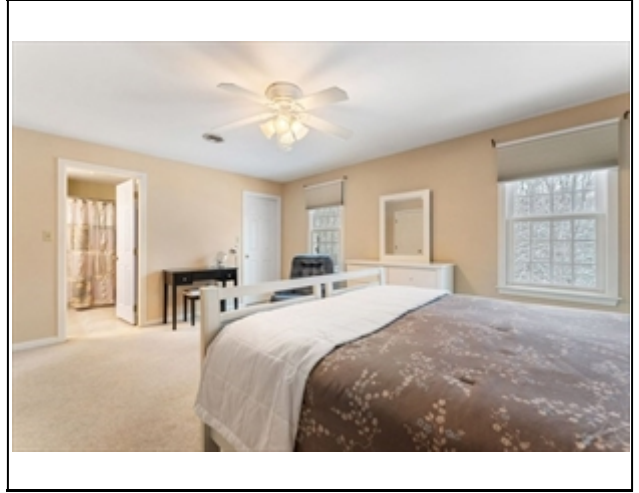
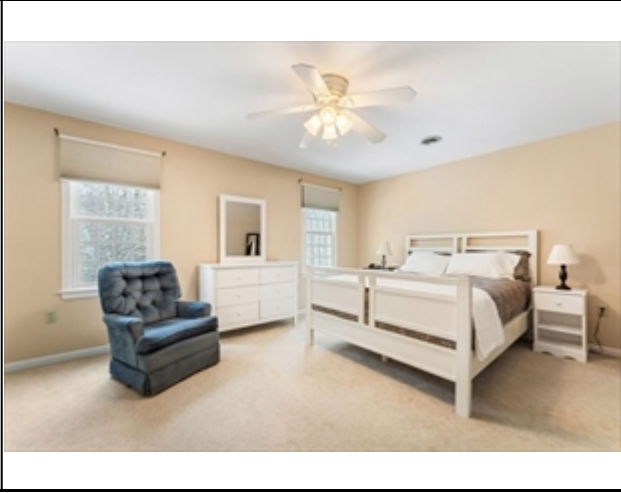
Condominium - Condo
Sale Price: \$600,000

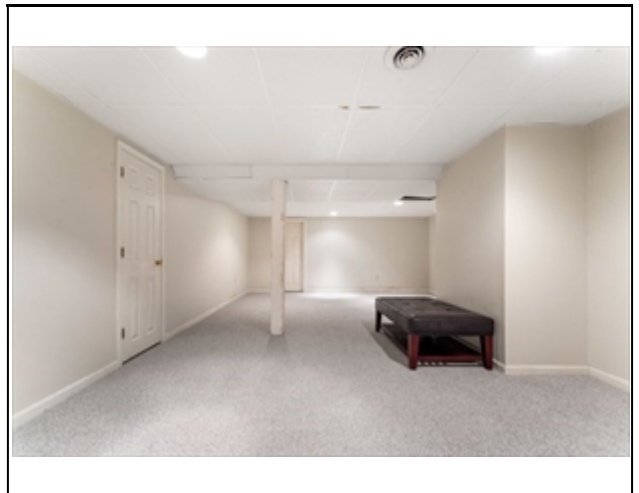
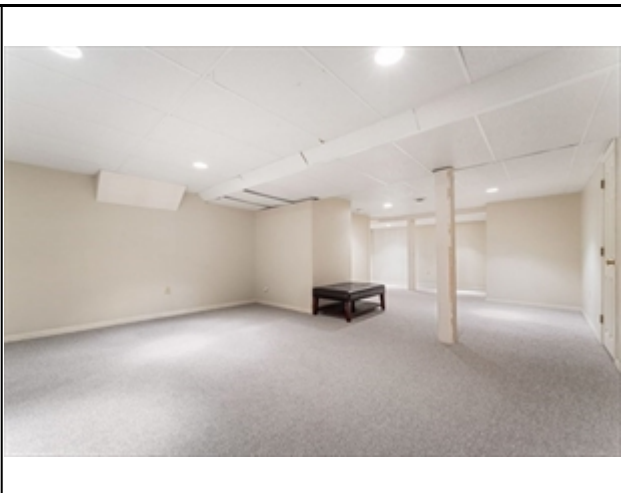
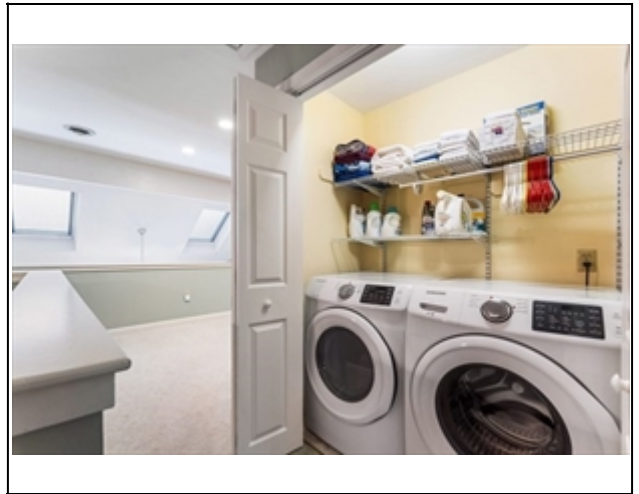
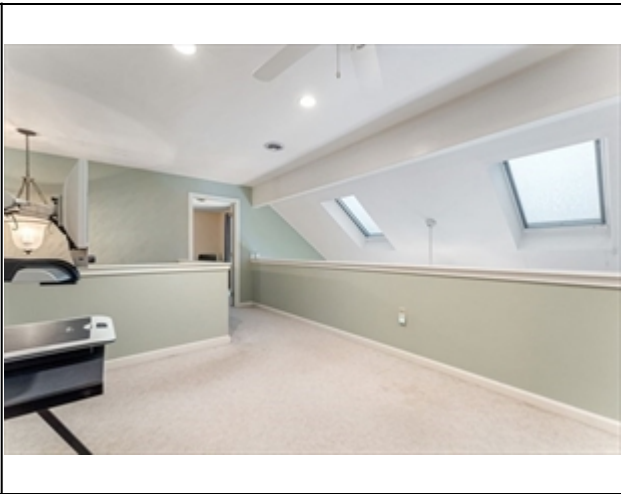
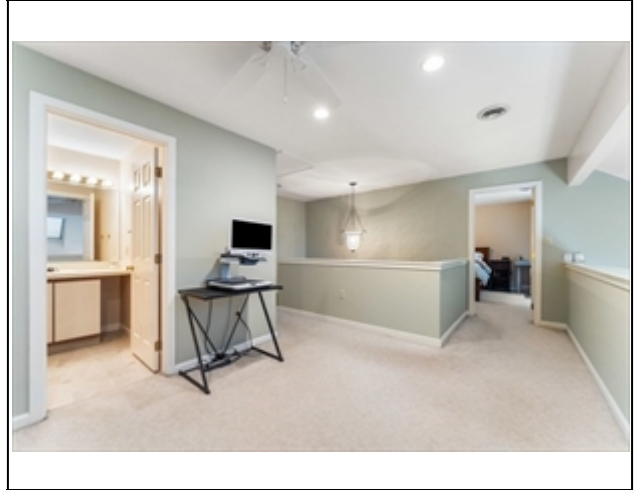
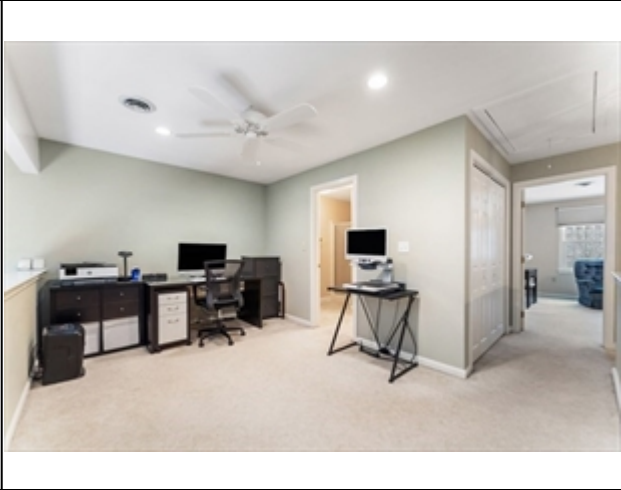


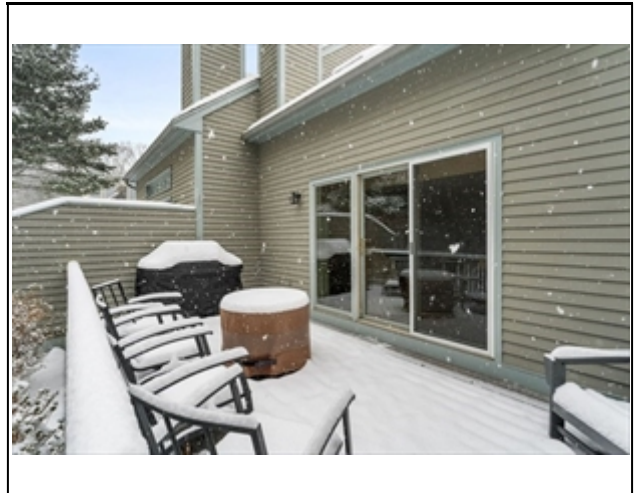
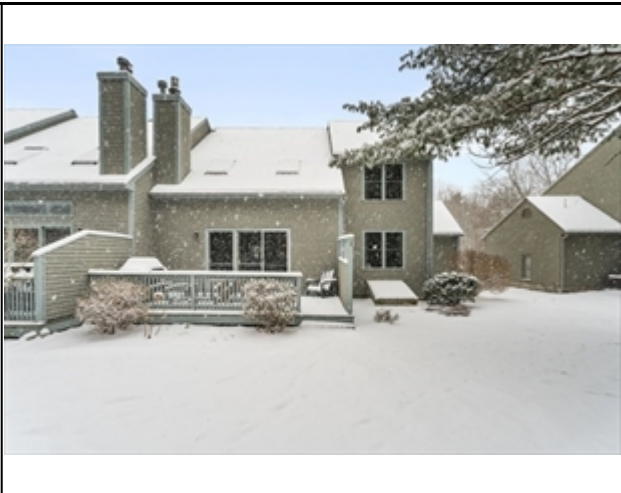
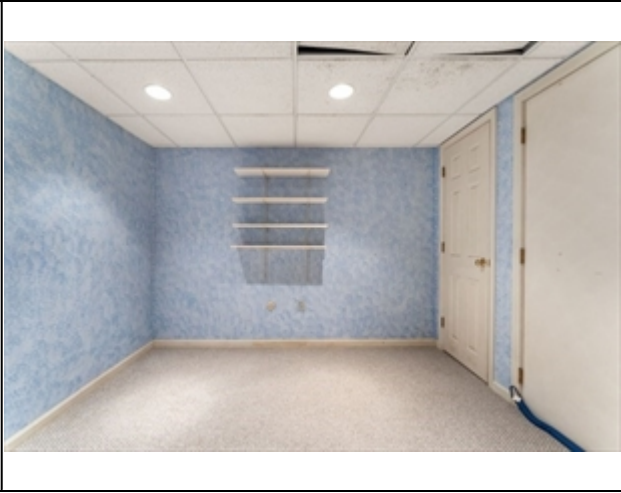
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MLS # 73204147 - Sold
95 Highbank Rd U:95, Franklin, MA 02038

Condominium - Condo
Sale Price: \$600,000



**89 Highbank Rd - Unit 89
Franklin, MA 02038
Condo**

MLS #: 73236389	Status: Sold
List Price: \$599,900	Sale Price: \$635,000
List Date: 5/11/2024	Sale Date: 7/2/2024
Area:	Off Market Date: 5/26/2024
List\$/Sq. Ft.: \$320.29	Sold \$/Sq. Ft. \$339.03
Days on Market (Total): 47	Days on Market (Office): 47



Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1 Placement: End
Main Bath: Yes	Approx. Living Area Total: 1,873 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1988	Approx. Above Grade: 1,873 SqFt
# Units: 100	Approx. Below Grade:
Elevator:	Outdoor Space Avail: Unknown
Handicap Access/Features: Unknown	Garage: 2 Attached
Association: Yes Fee: \$469	Parking: 2

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

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Vaulted, Flooring - Hardwood, Flooring - Wall to Wall Carpet, Open Floor Plan, Slider Lighting
Dining Room:	1		Flooring - Hardwood, Recessed Lighting
Family Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Window(s) - Bay/Bow/Box, Dining Area, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Recessed Lighting, Stainless Steel Appliances Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Main Bedroom:	2		Bedroom - Half, Flooring - Hardwood, Countertops - Stone/Granite/Solid
Bedroom 2:	2		Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bedroom 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 1:	1		Bathroom - Half, Flooring - Hardwood, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	2		-
Loft:	2		Flooring - Hardwood, Recessed Lighting

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Interior Access, Bulkhead**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions: **Tv's except Kitchen TV! Personnel belongings! Weather Vane on Deck.**
 Exterior: **Wood**
 Exterior Features: **Porch, Deck, Deck - Composite, Professional Landscaping**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 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**

Newer Listing in Highly Desirable Spruce Pond! If you are looking for an Amazing Condo with many Updates! Gleaming Hardwood Floors on the First floor, Updated White Cabinet Kitchen with Quartz Countertops, Tile Black splash, Stainless Steel Appliances and Sunny Breakfast Nook overlooking wooded area across the street. Living Room and Dining Room with an open Floor Plan, Wood Burning Fireplace, Vaulted Ceilings, Transcom, Recessed Lights and Newer Slider. First Floor Den with Crown Molding and overlooking private backyard. Second Floor with Primary Bedroom and 2nd Bedroom with wall to wall carpeting and Walk in Closets, 2 Full baths and Loft with Hardwood Floors and Recessed Lights and Second floor laundry. Two Car Garage, Central Air, Basement with tons of storage. Convenient to Train to Boston and Major Highways!

Tax Information

2024 Taxes: **\$5,998** Assessment: **\$508,700**
 Pin #: **M:303 L:045-057**

Cert: **000000015853** Zoning Code: **Res**
 Map: Block: Lot: Book: **32102** Page: **338**

Compensation


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

Buyer's Broker: **2%**

Facilitator: **1%**

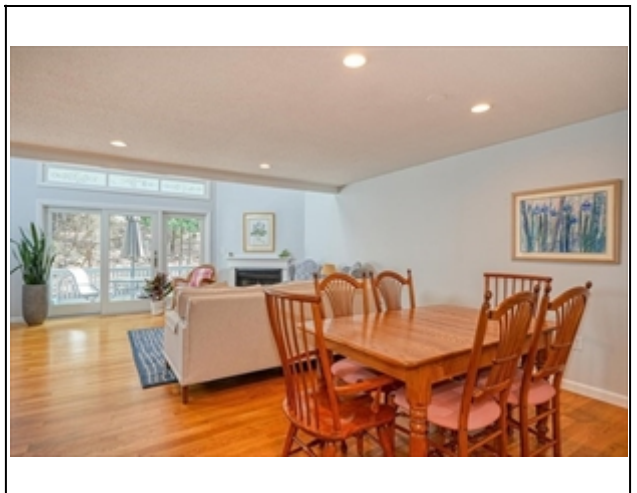
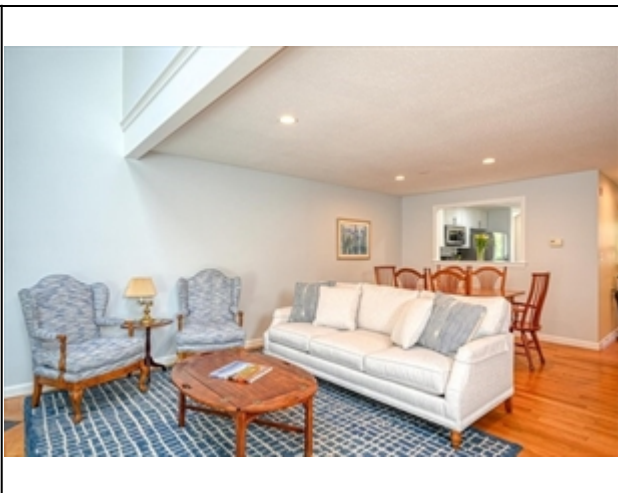
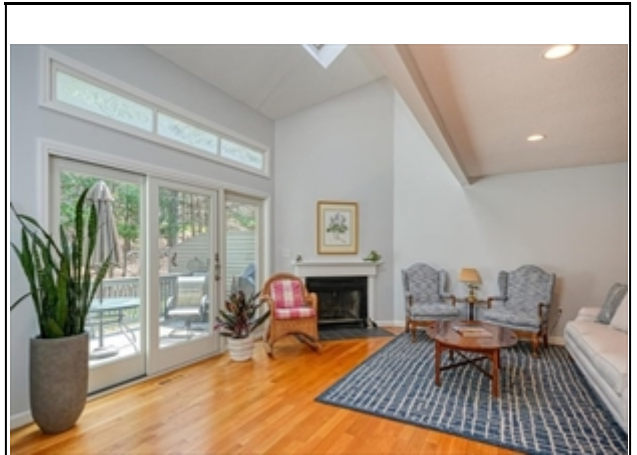
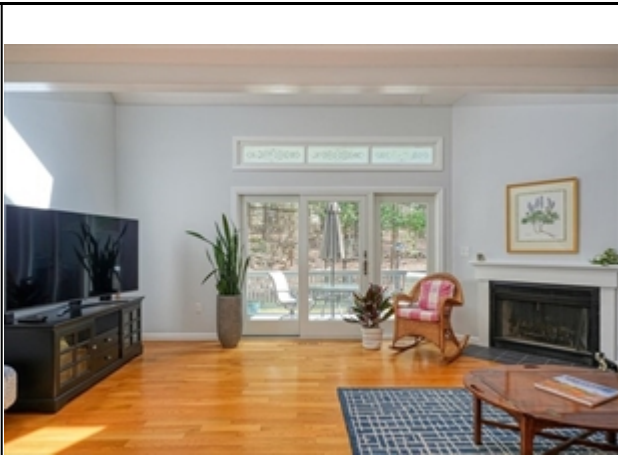
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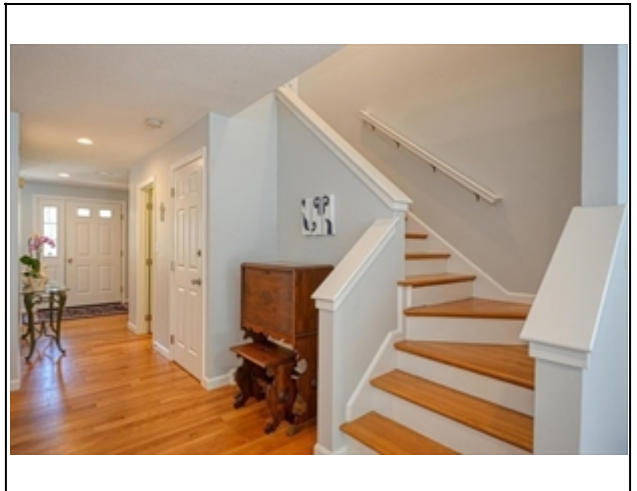
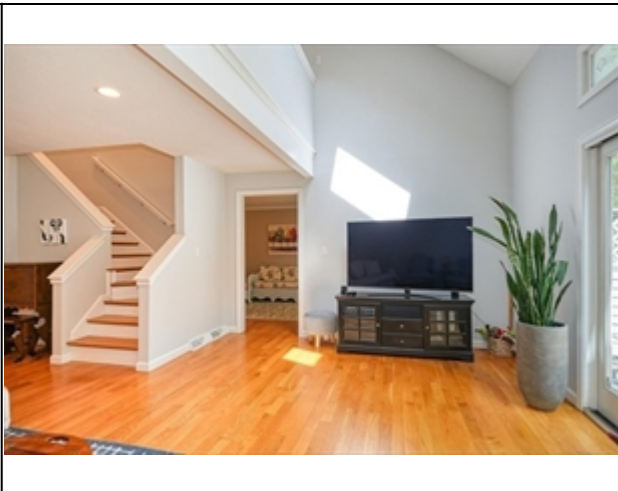
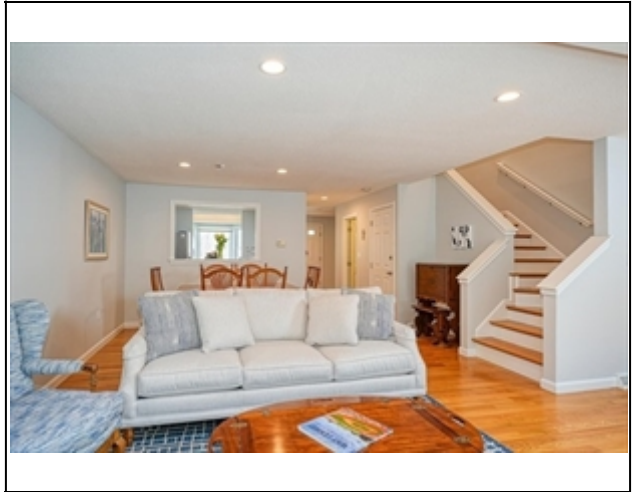
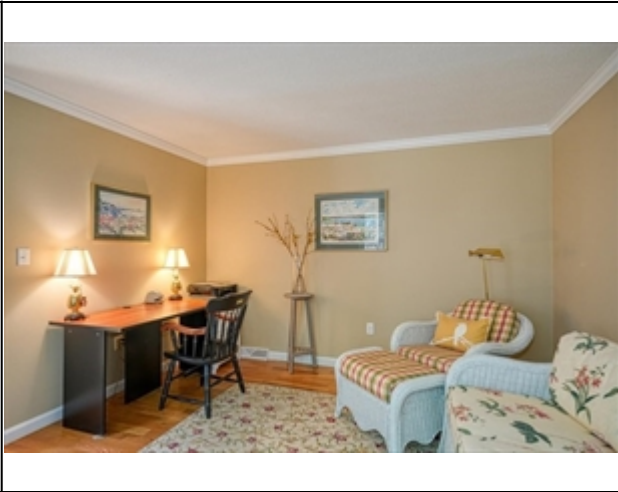
Market History for 89 Highbank Rd U:89, Franklin, MA 02038

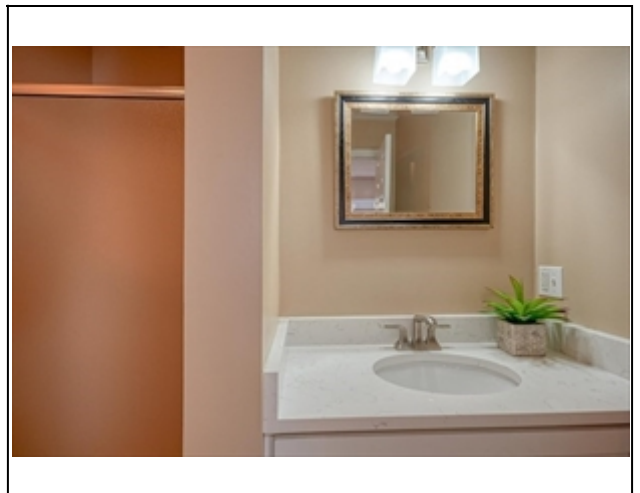
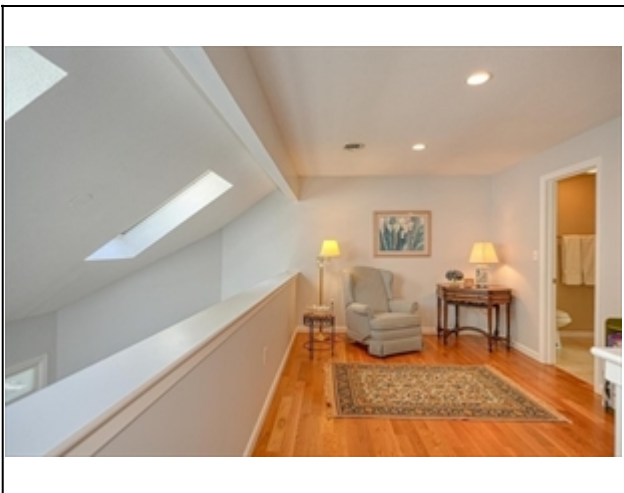
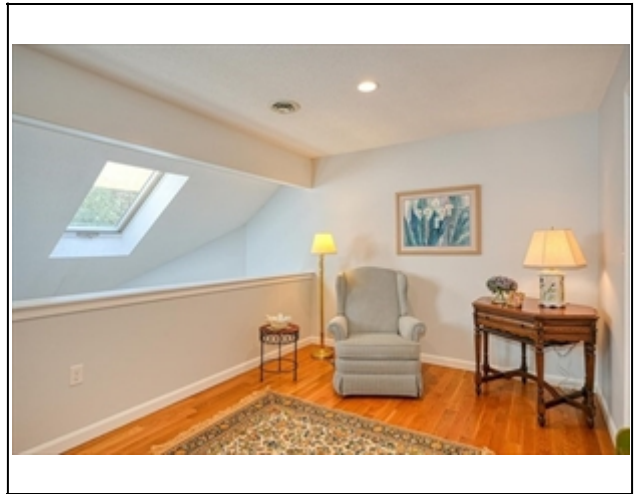
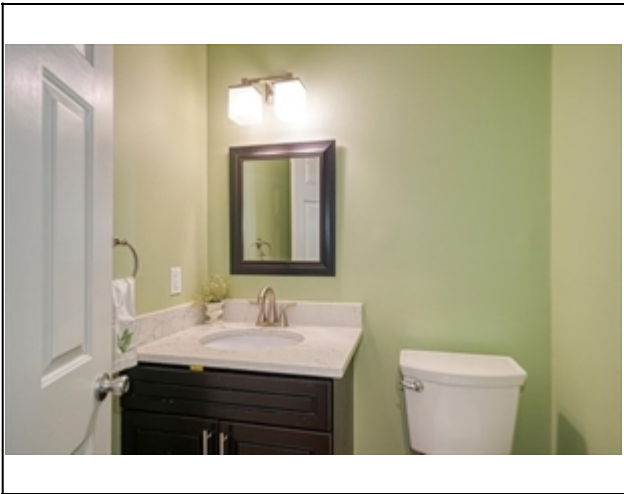
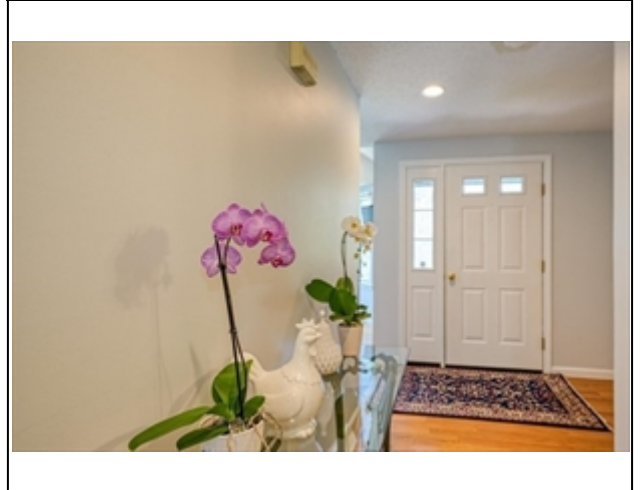
MLS #	Date		DOM	DTO	Price
73222702	4/10/2024	Listed for \$599,900			\$599,900
CTG	4/16/2024	Status Changed to: Contingent	6		
BOM	4/23/2024	Status Changed to: Back on Market	13		
CTG	4/29/2024	Status Changed to: Contingent	19		
CAN	5/11/2024	Status Changed to: Canceled	31		
 73236389	5/11/2024	Listed for \$599,900			\$599,900
CTG	5/13/2024	Status Changed to: Contingent	2		
UAG	5/27/2024	Status Changed to: Under Agreement	16		
SLD	7/2/2024	Status Changed to: Sold	16		
	7/2/2024	Sold for \$635,000	16	2	\$635,000
Market History for Office Id: AN7063			47	2	\$635,000
Market History for this property			47	2	\$635,000

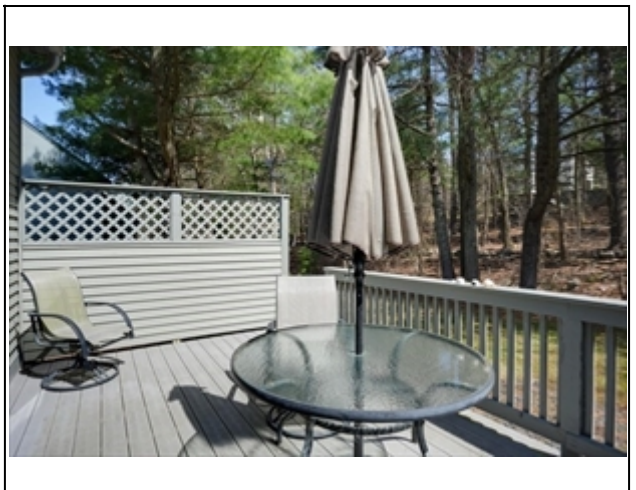
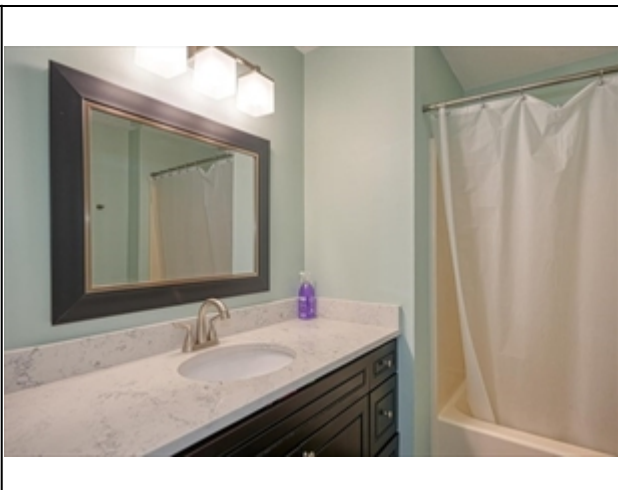
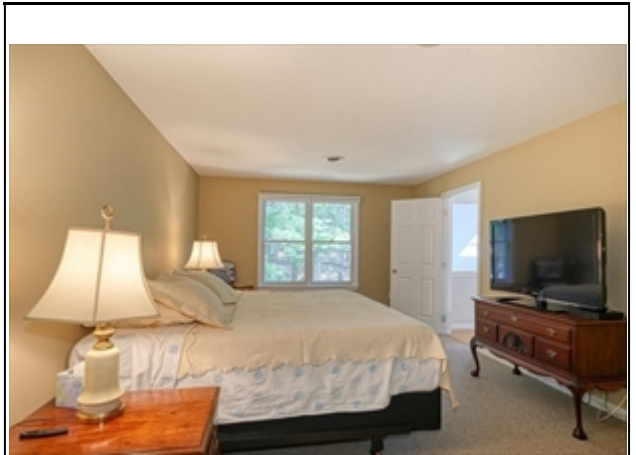
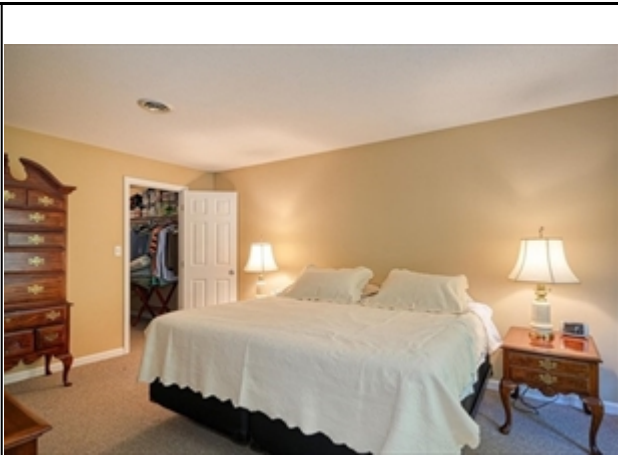
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MLS # 73236389 - Sold
89 Highbank Rd U:89, Franklin, MA 02038

Condominium - Condo
Sale Price: \$635,000

