

59 Highwood Dr - Unit 59
 Franklin, MA 02038
 Condo

MLS #: 71211955	Status: Sold
List Price: \$139,900	Sale Price: \$139,900
List Date: 4/6/2011	Sale Date: 7/5/2011
Area:	Off Market Date: 5/19/2011
List\$/SqFt: \$117.76	Sold\$/SqFt: \$117.76
Days on Market (Total): 216	Days on Market (Office): 43



Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 1
Master Bath: No	Placement: End
Fireplaces: 1	Apprx Living Area: 1188 sq.ft.
Year Built: 1977	Outdoor Space Avail:
# Units: 59	Garage: 0 --
Elevator:	Parking: 2 --

Handicap Access/Features:
 Association: **Yes** Fee: **\$213**
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Refuse Removal**

Room Descriptions

Room	Level	Size	Features

Features & Other Information

Basement: **No**
 Cooling: **None**
 Disclosures: **Seller makes no representation of property.**
 Electric: **110 Volts**
 Exclusions:
 Facing Direction:
 Heating: **Electric Baseboard**
 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: **Yes**


Remarks

Great 2 bedroom brick exterior condo at Highwood. New flooring throughout... This is an end unit with a beautiful view of woods/ nature. Nice enclosed deck w/ sliders leading to the back of the complex for privacy. Single family condo with no one living on top of your unit. No stairs to share with neighbors with this unit. Bathroom and kitchen in good shape. This unit is ready to sell for a quick closing. Bring us an offer. Easy to show. Call now.

Tax Information

Pin #:
 Assessment: **\$156**
 Taxes: **\$2020** Tax Year: **2011**
 Book: **28572** Page: **273**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:

Market History for 59 Highwood Dr U:59, Franklin, MA 02038

MLS #	Date		DOM	Price
71085220	5/23/2010	Listed for \$168,900		\$168,900
WDN	8/21/2010	Status Changed to: Temporarily Withdrawn		
BOM	11/3/2010	Status Changed to: Back on Market		
WDN	1/25/2011	Status Changed to: Temporarily Withdrawn		
EXP	2/1/2011	Status Changed to: Expired	173	
Market History for Office Id: BB5315			173	
 71211955	4/6/2011	Listed for \$149,900		\$149,900
	5/12/2011	Price Changed to: \$139,900		\$139,900
UAG	5/19/2011	Status Changed to: Under Agreement		
SLD	7/5/2011	Status Changed to: Sold		
	7/5/2011	Sold for \$139,900	43	\$139,900
Market History for Office Id: BB2447			43	\$139,900
Market History for this property			216	\$139,900

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93 Highwood Dr - Unit 93
 Franklin, MA 02038-2975
 Condo

MLS #: 71183605	Status: Sold
List Price: \$144,900	Sale Price: \$144,350
List Date: 1/31/2011	Sale Date: 10/21/2011
Area:	Off Market Date: 4/29/2011
List\$/SqFt: \$147.11	Sold\$/SqFt: \$146.55
Days on Market (Total): 248	Days on Market (Office): 84



Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 1
Master Bath:	Placement: --
Fireplaces: 0	Apprx Living Area: 985 sq.ft.
Year Built: 1981	Outdoor Space Avail:
# Units: 59	Garage: 0 --
Elevator:	Parking: 2 Off-Street

Handicap Access/Features:
 Association: **Yes** Fee: **\$213**
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

Room Descriptions

Room	Level	Size	Features
Dining Room:			Ceiling - Cathedral, Flooring - Laminate
Family Room:	1		Ceiling - Cathedral, Balcony / Deck, Flooring - Laminate
Kitchen:	1		Flooring - Stone/Ceramic Tile
Master Bedroom:	1		Flooring - Wall to Wall Carpet, Balcony / Deck, Closet
Bedroom 2:	1		Flooring - Wall to Wall Carpet, Closet
Bath 1:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	1		--

Features & Other Information

Appliances: **Range, Dishwasher**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Wall AC**
 Disclosures: **This property is A SHORT SALE all terms and conditions are subject to 3rd party approval.**
 Exclusions: ****From June to October there is a special assessment bringing the condo fee to \$328.**
 Exterior: **Wood**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Electric Baseboard, Electric**
 Interior Features: **Cable Available**
 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: **Yes**
 Lender Owned: **No**


Remarks

Terrific unit at Highwood! Condo was remodeled in 2007 and shows excellent. Top floor unit features soaring vaulted ceilings in the family/dining room, sliders to balcony, Updated kitchen with newer appliances, Updated bath with newer vanity, Access to bath from Master bedroom, Master also has sliders to deck and access to storage area. Newer pergo flooring and designer paint. Lots of closet space. Short Sale handled professionally - Approval should not be a problem.

Tax Information

Pin #: **M:270 L:041-004**
 Assessment: **\$149,500**
 Taxes: **\$1798** Tax Year: **2010**
 Book: **23646** Page: **577**
 Cert: **145933**
 Zoning Code: **RES**
 Map: Block: Lot:

Market History for 93 Highwood Dr U:93, Franklin, MA 02038

MLS #	Date		DOM	Price
71095534	6/14/2010	Listed for \$213,000		\$213,000
	8/27/2010	Price Changed to: \$199,900		\$199,900
	9/28/2010	Price Changed to: \$213,000		\$213,000
EXT	9/28/2010	Status Changed to: Extended		
EXP	11/25/2010	Status Changed to: Expired	164	
Market History for Office Id: BB1650			164	
 71183605	1/31/2011	Listed for \$149,900		\$149,900
UAG	3/1/2011	Status Changed to: Under Agreement		
BOM	3/8/2011	Status Changed to: Back on Market		
	4/15/2011	Price Changed to: \$144,900		\$144,900
UAG	5/2/2011	Status Changed to: Under Agreement		
SLD	10/25/2011	Status Changed to: Sold		
	10/21/2011	Sold for \$144,350	84	\$144,350
Market History for Office Id: BB9805			84	\$144,350
Market History for this property			248	\$144,350

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Brought To You By: Warren Reynolds, Century 21- Franklin

38 HIGHWOOD DRIVE - Unit 38
Franklin, MA 02038
Condo

MLS #: **71174775** Status: **Sold**
List Price: **\$160,000** Sale Price: **\$130,000**
List Date: **1/4/2011** Sale Date: **4/25/2011**
Area: Off Market Date: **4/13/2011**
List\$/SqFt: **\$142.60** Sold\$/SqFt: **\$115.86**
Days on Market (Total): **852** Days on Market (Office): **852**

Property Features

Rooms: **4** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **1f 1h** Unit Level **1**
Master Bath: **No** Placement: **--**
Fireplaces: **1** Apprx Living Area: **1122 sq.ft.**
Year Built: **1977** Outdoor Space Avail:
Units: **0** Garage: **0 --**
Elevator: Parking: **1 Off-Street, Assigned, Guest**

Handicap Access/Features:

Association: **Yes** Fee: **\$211**

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



Room Descriptions

Room	Level	Size	Features
Living Room:	1	16x19	--
Kitchen:	1	12x08	--
Master Bedroom:	2	12x14	--
Bedroom 2:	2	13x10	--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Basement: **No**
Construction: **Brick**
Cooling: **Central Air**
Disclosures: **Ask Broker**
Electric: **Circuit Breakers, 100 Amps**
Exclusions:
Exterior: **Brick**
Exterior Features: **Patio**
Facing Direction:
Heating: **Forced Air, Electric**
Hot Water: **Electric**
Interior Features: **Cable Available**
Lead Paint: **Unknown**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr.App Req: **Yes**
Lender Owned: **Undisclosed**


Remarks

Neat and Clean, 2 Bedroom Townhouse, 1.5 Baths, Many Updates, Great Location, Immediate Occupancy, Easy to Show! Subject to Third Party Approval.

Tax Information

Pin #:
Assessment: **\$207,100**
Taxes: **\$2099.24** Tax Year: **2010**
Book: **12306** Page: **3**
Cert:
Zoning Code: **R**
Map: **270** Block: Lot:

Market History for 38 HIGHWOOD DRIVE U:38, Franklin, MA 02038

MLS #	Date		DOM	Price
70807435	8/15/2008	Listed for \$238,000		\$238,000
	9/22/2008	Price Changed to: \$229,000		\$229,000
EXP	2/16/2009	Status Changed to: Expired		
RAC	2/18/2009	Status Changed to: Reactivated		
EXT	2/18/2009	Status Changed to: Extended		
EXT	3/31/2009	Status Changed to: Extended		
EXP	5/1/2009	Status Changed to: Expired		
RAC	5/1/2009	Status Changed to: Reactivated		
EXT	5/1/2009	Status Changed to: Extended		
	5/23/2009	Price Changed to: \$224,000		\$224,000
	6/25/2009	Price Changed to: \$219,000		\$219,000
EXT	6/29/2009	Status Changed to: Extended		
	7/23/2009	Price Changed to: \$209,000		\$209,000
	9/21/2009	Price Changed to: \$199,900		\$199,900
	11/18/2009	Price Changed to: \$194,000		\$194,000
	12/10/2009	Price Changed to: \$189,000		\$189,000
EXP	1/1/2010	Status Changed to: Expired		
RAC	1/1/2010	Status Changed to: Reactivated		
EXP	2/1/2010	Status Changed to: Expired		
RAC	2/5/2010	Status Changed to: Reactivated		
	2/11/2010	Price Changed to: \$175,000		\$175,000
EXT	2/18/2010	Status Changed to: Extended		
EXT	5/27/2010	Status Changed to: Extended		
EXT	8/27/2010	Status Changed to: Extended		
UAG	9/13/2010	Status Changed to: Under Agreement		
BOM	12/1/2010	Status Changed to: Back on Market		
WDN	12/1/2010	Status Changed to: Temporarily Withdrawn		
EXP	12/2/2010	Status Changed to: Expired	753	
 71174775	1/4/2011	Listed for \$160,000		\$160,000
UAG	4/13/2011	Status Changed to: Under Agreement		
SLD	6/3/2011	Status Changed to: Sold		
	4/25/2011	Sold for \$130,000	99	\$130,000
Market History for Office Id: BB9016			852	\$130,000
Market History for this property			852	\$130,000

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13 Highwood Dr - Unit 13
 Franklin, MA 02038-2959
 Condo

MLS #: 71206129	Status: Sold
List Price: \$169,900	Sale Price: \$165,900
List Date: 3/27/2011	Sale Date: 12/15/2011
Area:	Off Market Date: 9/22/2011
List\$/SqFt: \$153.76	Sold\$/SqFt: \$150.14
Days on Market (Total): 264	Days on Market (Office): 264



Property Features

Rooms: 5	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 3
Master Bath:	Placement: Top/Penthouse
Fireplaces: 1	Apprx Living Area: 1105 sq.ft.
Year Built: 1976	Outdoor Space Avail:
# Units: 59	Garage: 0 --
Elevator:	Parking: 2 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$243	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:			Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Balcony / Deck
Dining Room:			Flooring - Hardwood
Kitchen:			Flooring - Vinyl
Master Bedroom:			Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony / Deck
Bedroom 2:			Ceiling Fan(s), Closet, Flooring - Hardwood
Bath 1:			Bathroom - Full
Laundry:			Main Level
Loft:			Flooring - Hardwood

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Basement: **No**
 Construction: **Frame, Brick**
 Cooling: **Central Air**
 Disclosures:
 Exclusions:
 Exterior: **Brick**
 Exterior Features: **Porch - Enclosed, Patio, Storage Shed**
 Facing Direction:
 Heating: **Forced Air, Electric**
 Hot Water: **Electric**
 Lead Paint: **Unknown**
 Living Area Disclosures: **living area incl. loft**
 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**

Remarks

So adorable! A 3rd floor 2bdr, 1bath condo with a fireplace and a loft overlooking the living room. Cathedral ceiling with skylights, gorgeous hardwood floors, wooden beamed ceiling in the dining room, a kitchen with a view and a screened in, carpeted porch overlooking the woods below. A serene setting, yet close to all amenities. Make this your first home!

Tax Information

Pin #: **M:270 L:040-013**
 Assessment: **\$143,200**
 Taxes: **\$1854** Tax Year: **2011**
 Book: **19949** Page: **63**
 Cert:
 Zoning Code: **res-condo**
 Map: Block: Lot:

Market History for 13 Highwood Dr U:13, Franklin, MA 02038

MLS #	Date		DOM	Price
71206129	3/27/2011	Listed for \$181,455		\$181,455
	4/11/2011	Price Changed to: \$177,500		\$177,500
	5/9/2011	Price Changed to: \$174,500		\$174,500
	6/7/2011	Price Changed to: \$173,000		\$173,000
	7/11/2011	Price Changed to: \$169,900		\$169,900
	8/20/2011	Listing Alert Flag set to: Yes - Kick-Out Clause or Right of 1st Refusal		
EXP	9/19/2011	Status Changed to: Expired		
RAC	9/22/2011	Status Changed to: Reactivated		
	9/22/2011	Listing Alert Flag set to: Yes - Kick-Out Clause or Right of 1st Refusal		
EXP	12/19/2011	Status Changed to: Expired		
RAC	1/27/2012	Status Changed to: Reactivated		
UAG	1/27/2012	Status Changed to: Under Agreement		
SLD	1/27/2012	Status Changed to: Sold		
	12/15/2011	Sold for \$165,900	264	\$165,900
			Market History for Office Id: BB3411	264 \$165,900
			Market History for this property	264 \$165,900

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2 HIGHWOOD DRIVE - Unit 2
Franklin, MA 02038-2943
Condo

MLS #: 71178582	Status: Sold
List Price: \$185,000	Sale Price: \$175,000
List Date: 1/13/2011	Sale Date: 5/4/2011
Area:	Off Market Date: 4/26/2011
List\$/SqFt: \$164.74	Sold\$/SqFt: \$155.83
Days on Market (Total): 103	Days on Market (Office): 103

Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 1f 1h	Unit Level 0
Master Bath: Yes	Placement: Street, Middle
Fireplaces: 0	Apprx Living Area: 1123 sq.ft.
Year Built: 1976	Outdoor Space Avail:
# Units: 59	Garage: 0 --
Elevator:	Parking: 2 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$257	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile
Master Bedroom:	2		Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **No**
 Construction: **Frame, Brick**
 Cooling: **Central Air**
 Disclosures:
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Brick**
 Exterior Features: **Patio**
 Facing Direction:
 Heating: **Heat Pump, Electric**
 Hot Water: **Electric**
 Interior Features: **Central Vacuum, Cable Available**
 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.Reg: **No**
 Lender Owned: **No**

Remarks

MOVE IN WITH LOW MONEY DOWN! THIS FHA APPROVED HIGHWOOD TOWN HOME HAS BEEN NICELY UPDATED WITH NEWER KITCHEN CABINETS, APPLIANCES AND CORIAN COUNTERTOPS. BOTH BATHROOMS ALSO HAVE BEEN UPDATED WITH NEW VANITIES, COUNTERTOPS AND FIXTURES. THE UNIT SHOWS NICELY. THE PATIO AREA OVERLOOKS THE WOODS FOR MAXIMUM PRIVACY. THE UNIT FEATURES A LARGE LIVING ROOM/DINING ROOM AND LAUNDRY ON THE SECOND FLOOR. CENTRAL AIR CONDITIONING. ADDED BONUS- SELLER OFFERING ONE YEAR OF CONDO FEES PAID AT CLOSING!

Tax Information

Pin #:
 Assessment: **\$171,100**
 Taxes: **\$2058.33** Tax Year: **2010**
 Book: **14090** Page: **113**
 Cert:
 Zoning Code: **RES**
 Map: **270** Block: Lot: **040-00**

Market History for 2 HIGHWOOD DRIVE U:2, Franklin, MA 02038

MLS #	Date		DOM	Price
71178582	1/13/2011	Listed for \$199,900		\$199,900
	2/11/2011	Price Changed to: \$185,000		\$185,000
	4/15/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	4/26/2011	Status Changed to: Under Agreement		
SLD	5/4/2011	Status Changed to: Sold		
	5/4/2011	Sold for \$175,000	103	\$175,000
Market History for Office Id: BB1175			103	\$175,000
Market History for this property			103	\$175,000

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