

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

149 Stone Ridge Rd - Unit 149
Franklin, MA 02038-3169
Condo

MLS #: 71218797	Status: Sold
List Price: \$172,500	Sale Price: \$172,500
List Date: 4/19/2011	Sale Date: 7/29/2011
Area:	Off Market Date: 7/25/2011
List\$/SqFt: \$139.11	Sold\$/SqFt: \$139.11
Days on Market (Total): 242	Days on Market (Office): 242



Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: --
Fireplaces: 1	Apprx Living Area: 1240 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 163	Garage: 1 Detached
Elevator:	Parking: 2 --

Handicap Access/Features:
Association: **Yes** Fee: **\$270**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**

Room Descriptions

Room	Level	Size	Features
Living Room:	1	--	--
Dining Room:	1	--	--
Kitchen:	1	--	--
Master Bedroom:	2	--	--
Bedroom 2:	2	--	--
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full
Bath 3:	2		Bathroom - Full

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
Basement: **Yes**
Construction: **Frame**
Cooling: **Central Air**
Disclosures: **Leased hot water heater. *All Terms of sale are subject to 3rd party**
Electric: **Circuit Breakers**
Exclusions: **seller's personal belongings**
Exterior: **Wood**
Exterior Features: **Porch, Patio**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Leased Heater**
Lead Paint: **None**
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

What a great deal! This unit boasts an open floor plan on the first floor with ceramic tile throughout, a large master suite with master bath and a garage. The double sliders off the living room open up to a nice patio and common back yard. With some updating and your personal touch this will be one of the best units in the complex. Subject to 3rd party approval. *Will entertain offers between 150 & 170K*

Tax Information

Pin #: **M:276 L:016-070**
Assessment: **\$236,300**
Taxes: **\$2843** Tax Year: **2010**
Book: **0** Page: **0**
Cert: **C188-161**
Zoning Code: **CONDO**
Map: Block: Lot:

Market History for 149 Stone Ridge Rd U:149, Franklin, MA 02038

MLS #	Date		DOM	Price
71144550	9/27/2010	Listed for \$200,000		\$200,000
	10/20/2010	Price Changed to: \$175,000		\$175,000
	11/23/2010	Price Changed to: \$100,000		\$100,000
	12/2/2010	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	1/20/2011	Status Changed to: Under Agreement		
BOM	1/26/2011	Status Changed to: Back on Market		
	1/26/2011	Price Changed to: \$180,000		\$180,000
UAG	2/24/2011	Status Changed to: Under Agreement		
BOM	2/28/2011	Status Changed to: Back on Market		
EXT	3/16/2011	Status Changed to: Extended		
	3/16/2011	Price Changed to: \$174,900		\$174,900
	4/1/2011	Price Changed to: \$170,000		\$170,000
CAN	4/19/2011	Status Changed to: Canceled	194	
 71218797	4/19/2011	Listed for \$150,000		\$150,000
	5/23/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	6/3/2011	Status Changed to: Under Agreement		
BOM	7/22/2011	Status Changed to: Back on Market		
	7/22/2011	Price Changed to: \$172,500		\$172,500
EXT	7/22/2011	Status Changed to: Extended		
UAG	7/25/2011	Status Changed to: Under Agreement		
SLD	7/30/2011	Status Changed to: Sold		
	7/29/2011	Sold for \$172,500	48	\$172,500
Market History for Office Id: BB1175			242	\$172,500
Market History for this property			242	\$172,500

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69 Stone Ridge Road - Unit 69
 Franklin, MA 02038
 Condo

MLS #: 71184068	Status: Sold
List Price: \$185,000	Sale Price: \$175,000
List Date: 2/1/2011	Sale Date: 6/14/2011
Area:	Off Market Date: 5/23/2011
List\$/SqFt: \$149.19	Sold\$/SqFt: \$141.13
Days on Market (Total): 111	Days on Market (Office): 111



Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: --
Fireplaces: 1	Apprx Living Area: 1240 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 164	Garage: 1 Garage Door Opener, Deeded
Elevator:	Parking: 1 Off-Street, Deeded, Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$268.45	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Dining Area, Flooring - Vinyl
Master Bedroom:	2		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet, Closet
Laundry:	2		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Cooling: **Central Air**
 Disclosures: **NOT a short sale or foreclosure.**
 Electric: **Circuit Breakers**
 Exclusions: **Personal property**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Tank**
 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**

Remarks

This townhouse is buyer-ready - begin your homeownership with amenities that include central air, master bedroom w/master bath and walk-in closet, second floor laundry, and appliances that convey: referigerator, washer and dryer. Freshly painted interior, open floor plan, full basement, one-car garage, inground pool, tennis court and clubhouse. NOT a short sale or foreclosure .

Tax Information

Pin #:
 Assessment: **\$220,200**
 Taxes: **\$2649.01** Tax Year: **2010**
 Book: **0** Page: **0**
 Cert: **184-98**
 Zoning Code: **Res Condo**
 Map: Block: Lot:

Market History for 69 Stone Ridge Road U:69, Franklin, MA 02038

MLS #	Date		DOM	Price
71184068	2/1/2011	Listed for \$219,000		\$219,000
	2/21/2011	Price Changed to: \$199,900		\$199,900
	4/7/2011	Price Changed to: \$185,000		\$185,000
	5/7/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	5/23/2011	Status Changed to: Under Agreement		
SLD	6/15/2011	Status Changed to: Sold		
	6/14/2011	Sold for \$175,000	111	\$175,000
Market History for Office Id: BB1175			111	\$175,000
Market History for this property			111	\$175,000

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71 Stone Ridge Rd - Unit 71
 Franklin, MA 02038-3144
 Condo

MLS #: 71172687	Status: Sold
List Price: \$190,000	Sale Price: \$187,000
List Date: 12/22/2010	Sale Date: 5/13/2011
Area:	Off Market Date: 3/22/2011
List\$/SqFt: \$150.79	Sold\$/SqFt: \$148.41
Days on Market (Total): 90	Days on Market (Office): 90



Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath:	Placement: --
Fireplaces: 1	Apprx Living Area: 1260 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 164	Garage: 1 --
Elevator:	Parking: 3 --
Handicap Access/Features:	
Association: Yes Fee: \$293	
Fee Includes: N/A	

Room Descriptions

Room	Level	Size	Features
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Features & Other Information

Basement: **Yes**
 Cooling: **None**
 Disclosures:
 Exclusions:
 Exterior: **Wood**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Lead Paint: **Unknown**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **Yes**

Remarks

Property is sold in current condition. No repairs, warranties, disclosures or inspections provided by seller. Proof of funds or a prequal must accompany all offers

Tax Information

Pin #: **M:276 L:017-046**
 Assessment: **\$232,900**
 Taxes: **\$2802** Tax Year: **2010**
 Book: **0** Page: **0**
 Cert: **C184-235**
 Zoning Code: **res**
 Map: **276** Block: Lot: **17-46**

Market History for 71 Stone Ridge Rd U:71, Franklin, MA 02038

MLS #	Date		DOM	Price
71172687	12/22/2010	Listed for \$200,850		\$200,850
	1/27/2011	Price Changed to: \$190,000		\$190,000
	3/16/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers		
EXT	3/21/2011	Status Changed to: Extended		
UAG	3/22/2011	Status Changed to: Under Agreement		
SLD	5/18/2011	Status Changed to: Sold		
	5/13/2011	Sold for \$187,000	90	\$187,000
Market History for Office Id: BB4587			90	\$187,000
Market History for this property			90	\$187,000

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60 Stone Ridge Rd - Unit 60
Franklin, MA 02038
Condo

MLS #: 71187048	Status: Sold
List Price: \$209,900	Sale Price: \$195,000
List Date: 2/10/2011	Sale Date: 4/13/2011
Area:	Off Market Date: 3/17/2011
List\$/SqFt: \$131.93	Sold\$/SqFt: \$122.56
Days on Market (Total): 35	Days on Market (Office): 35

Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Middle
Fireplaces: 1	Apprx Living Area: 1591 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 164	Garage: 1 Garage Door Opener, Deeded, Assigned
Elevator:	Parking: 2 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$268.45	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Laminate
Family Room:	B		Closet - Cedar, Wet bar
Kitchen:	1		Dining Area, Flooring - Vinyl
Master Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet, Closet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full
Bath 3:	2		Bathroom - Full
Laundry:	2		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Disclosures: **Buyer/buyer agent to verify. No known history. Trash removal is additional \$51 quarterly.**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Cable Available, Wetbar**
 Lead Paint: **Unknown**
 Living Area Includes: **Finished Basement**
 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

Move right in to this 3 level townhome, features gas heat, central air and fireplaced livingroom with double sliding doors to wood deck. Dining area off of kitchen includes appliances listed. MB has its own full bath, ceiling fan and walk in closet. 2nd floor full bath and laundry closet is down the hall outside of 2nd bedroom. Downstairs you will the family room which has cedar closet and wet bar. Assoc has inground pool, tennis and club house. Convenient location to highway and commuter rail.

Tax Information

Pin #:
 Assessment: **\$250,200**
 Taxes: **\$3009.91** Tax Year: **2010**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **re**
 Map: Block: Lot:

Market History for 60 Stone Ridge Rd U:60, Franklin, MA 02038

MLS #	Date		DOM	Price
71187048	2/10/2011	Listed for \$209,900		\$209,900
UAG	3/17/2011	Status Changed to: Under Agreement		
SLD	4/20/2011	Status Changed to: Sold		
	4/13/2011	Sold for \$195,000	35	\$195,000
Market History for Office Id: BB5315			35	\$195,000
Market History for this property			35	\$195,000

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75 STONERIDGE - Unit 75
Franklin, MA 02038
Condo

MLS #: 71154768	Status: Sold
List Price: \$199,900	Sale Price: \$220,000
List Date: 10/25/2010	Sale Date: 6/10/2011
Area:	Off Market Date: 6/10/2011
List\$/SqFt: \$113.39	Sold\$/SqFt: \$124.79
Days on Market (Total): 228	Days on Market (Office): 228



Property Features

Rooms: 5	Style: Detached, Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Street, End, Corner
Fireplaces: 1	Apprx Living Area: 1763 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 163	Garage: 1 Attached, Garage Door Opener, Deeded, Assigned
Elevator:	Parking: 2 Off-Street, Assigned, Deeded, Guest, Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$311.86	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Main Level
Family Room:	3		Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Hardwood, Dining Area, Main Level, Kitchen Island
Master Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	2		Bathroom - Full
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	2		--
Entry Hall:	1		Flooring - Stone/Ceramic Tile, Closet, Main Level

Remarks

THE BEST OF THE BEST TOWNHOME AT STONERIDGE.MOVE RIGHT INTO THIS TOWNHOME WHICH FEATURES A FINISHED 3RD FLR W/ NEWER CARPET.UPDATED KIT BOASTS GRAN COUNTERS W/DBL TIER ISLAND,CHERRY CAB,SEP DR AREA, HARDWD FLRS & APPL UNDER 7 YRS OLD.REFRIG/WASHER/DRYER STAY. "L" SHAPE LR OFFERS HARDWD FLRS, FP W/MANTLE, DINING AREA W/ SLIDERS LEADING TO NEW DECK & LG PRIVATE YD GAR ENTERS DIRECTLY INTO TILED ENTRY HALL.WALK TO MBTA & DRIVE TO SHOPPING W/I MINS.

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Disclosures: **ADDITIONAL 20.00 A MO FOR TRASH REMOVAL-BILLED QUARTELY(60.00) short sale**
 Exclusions: **WASHER , DRYER, REFRIGERATOR**
 Exterior: **Clapboard**
 Exterior Features: **Porch, Deck, Covered Patio/Deck**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 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**

Tax Information

Pin #:
 Assessment: **\$253,300**
 Taxes: **\$3047.2** Tax Year: **2010**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **RES**
 Map: Block: Lot:

Market History for 75 STONERIDGE U:75, Franklin, MA 02038

MLS #	Date		DOM	Price
71154768	10/25/2010	Listed for \$250,000		\$250,000
	12/9/2010	Price Changed to: \$239,900		\$239,900
	1/18/2011	Price Changed to: \$199,900		\$199,900
	1/31/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers		
	4/1/2011	Listing Alert Flag set to: No		
	4/5/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers		
EXT	4/21/2011	Status Changed to: Extended		
UAG	6/10/2011	Status Changed to: Under Agreement		
SLD	6/10/2011	Status Changed to: Sold		
	6/10/2011	Sold for \$220,000	228	\$220,000
Market History for Office Id: BB2447			228	\$220,000
Market History for this property			228	\$220,000

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41 Stone Ridge Rd - Unit 41
 Franklin, MA 02038-3166
 Condo

MLS #: 71210693	Status: Sold
List Price: \$234,900	Sale Price: \$220,000
List Date: 4/4/2011	Sale Date: 6/3/2011
Area:	Off Market Date: 5/6/2011
List\$/SqFt: \$128.85	Sold\$/SqFt: \$120.68
Days on Market (Total): 32	Days on Market (Office): 32



Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath:	Placement: Middle
Fireplaces: 1	Apprx Living Area: 1823 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 163	Garage: 1 Detached, Garage Door Opener
Elevator:	Parking: 1 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$275.04	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	2		--
Play Room:	B		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Disclosures: **Square footage includes finished basement, Trash costs \$51 per quarter**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Clapboard, Wood**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 Living Area Disclosures: **includes finished basement**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Remarks

Great condo in Stone Ridge. Freshly painted interior, fireplace in living room, slider to deck overlooking private treed yard. Master bedroom with bath and second bedroom with bath and large walk in closet. Beautifully finished basement, cedar closet and storage closets. Newer appliances, new furnace in 2009, hot water tank 2009, garage door 2010. Convenient to highway and Wrentham Outlets.

Tax Information

Pin #: **M:276 L:016-017**
 Assessment: **\$233,900**
 Taxes: **\$3029** Tax Year: **2011**
 Book: **C188** Page: **217**
 Cert: **C188-199**
 Zoning Code: **Res**
 Map: **276** Block: Lot: **016**

Market History for 41 Stone Ridge Rd U:41, Franklin, MA 02038

MLS #	Date		DOM	Price
71210693	4/4/2011	Listed for \$234,900		\$234,900
	4/27/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	5/6/2011	Status Changed to: Under Agreement		
SLD	6/3/2011	Status Changed to: Sold		
	6/3/2011	Sold for \$220,000	32	\$220,000
Market History for Office Id: BB3410			32	\$220,000
Market History for this property			32	\$220,000

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164 Stone Ridge Rd - Unit 164
Franklin, MA 02038-3174
Condo

MLS #: 71312042	Status: Sold
List Price: \$229,900	Sale Price: \$225,000
List Date: 11/16/2011	Sale Date: 12/22/2011
Area:	Off Market Date: 11/20/2011
List\$/SqFt: \$193.19	Sold\$/SqFt: \$189.08
Days on Market (Total): 41	Days on Market (Office): 41

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 0h	Unit Level 1
Master Bath: Yes	Placement: Corner, Ground
Fireplaces: 1	Apprx Living Area: 1190 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 163	Garage: 1 Detached, Garage Door Opener
Elevator: No	Parking: 1 Off-Street, Deeded, Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$310	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Deck - Exterior, Slider
Dining Room:	1		Flooring - Wall to Wall Carpet, Exterior Access, Slider
Kitchen:	1		Flooring - Vinyl
Master Bedroom:	1		Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		Dryer Hookup - Electric, Washer Hookup
Loft:	2		Flooring - Wall to Wall Carpet

Remarks

Sought after ranch style condo at desirable Stone Ridge! Open floor plan featuring cathedral ceiling living room w/fireplace & three sliding glass doors to beautiful wooded back yard & deck. Bright & sunny eat-in oak kitchen featuring convenient pass-through to dining room. All essential living is on the first floor here including the 2 bedrooms, 2 full baths & laundry. There is also a large multi-purpose loft area on the second floor, full basement & garage! Great commuter location!

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Disclosures:
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Clapboard, Wood**
 Exterior Features: **Deck - Wood, Screens**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, 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**

Tax Information

Pin #: **M:276 L:016-055**
 Assessment: **\$215,300**
 Taxes: **\$2788** Tax Year: **2011**
 Book: **C188** Page: **122**
 Cert:
 Zoning Code: **Re**
 Map: Block: Lot:

Market History for 164 Stone Ridge Rd U:164, Franklin, MA 02038

MLS #	Date		DOM	Price
71312042	11/16/2011	Listed for \$229,900		\$229,900
	11/21/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	12/27/2011	Status Changed to: Under Agreement		
SLD	12/27/2011	Status Changed to: Sold		
	12/22/2011	Sold for \$225,000	41	\$225,000
Market History for Office Id: BB1175			41	\$225,000
Market History for this property			41	\$225,000

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87 Stone Ridge Rd - Unit 87
 Franklin, MA 02038
 Condo

MLS #: 71291825	Status: Sold
List Price: \$239,900	Sale Price: \$225,000
List Date: 9/23/2011	Sale Date: 11/22/2011
Area:	Off Market Date: 11/22/2011
List\$/SqFt: \$155.98	Sold\$/SqFt: \$146.29
Days on Market (Total): 111	Days on Market (Office): 61



Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 0h	Unit Level 1
Master Bath: Yes	Placement: Street, Corner
Fireplaces: 1	Apprx Living Area: 1538 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 163	Garage: 1 Detached, Garage Door Opener
Elevator:	Parking: 1 Assigned
Handicap Access/Features:	
Association: Yes Fee: \$275	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Dining Area
Master Bedroom:	1		Flooring - Wall to Wall Carpet, Closet
Bedroom 2:	1		Flooring - Wall to Wall Carpet, Closet
Bath 1:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		--
Office:	2		Flooring - Wall to Wall Carpet
Foyer:	1		Flooring - Stone/Ceramic Tile, Closet

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Disclosures: **TRASH IS PAID QUARTERLY AND IS APPROX \$51.00/QTR**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Patio**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**


Remarks

RARE RANCH STYLE UNIT WITH SECOND FLOOR OFFICE IN STONE RIDGE. THIS BRIGHT AND SUNNY UNIT IS LOCATED IN A PRIVATE WOODED SETTING. KITCHEN FEATURES AN INVITING DINING AREA AND STAINLESS STEEL RANGE, HOOD AND DISHWASHER. LIVING ROOM FEATURES A FIREPLACE AND SLIDERS OUT TO YOUR PATIO OVERLOOKING WOODS. MASTER BEDROOM WITH FULL BATH. FULL BASEMENT IS LARGE AND CAN BE FINISHED FOR ADDITIONAL LIVING AREA. GARAGE, GAS HEAT, CENTRAL AIR... ONE FLOOR LIVING AT STONE RIDGE. ENJOY THE ASSOCIATION POOL!

Tax Information

Pin #: **M:276 L:016-031**
 Assessment: **\$224,700**
 Taxes: **\$2909.87** Tax Year: **2011**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **RES CONDO**
 Map: **276** Block: Lot: **016031**

Market History for 87 Stone Ridge Rd U:87, Franklin, MA 02038

MLS #	Date		DOM	Price
71270902	8/4/2011	Listed for \$239,900		\$239,900
WDN	9/23/2011	Status Changed to: Temporarily Withdrawn		
CAN	9/23/2011	Status Changed to: Canceled	50	
Market History for Office Id: BB1175			50	
 71291825	9/23/2011	Listed for \$239,900		\$239,900
	9/29/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	11/23/2011	Status Changed to: Under Agreement		
SLD	11/23/2011	Status Changed to: Sold		
	11/22/2011	Sold for \$225,000	61	\$225,000
Market History for Office Id: AC1630			61	\$225,000
Market History for this property			111	\$225,000

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49 Stone Ridge Rd - Unit 49
Franklin, MA 02038-3166
Condo

MLS #: 71204269	Status: Sold
List Price: \$229,000	Sale Price: \$231,000
List Date: 3/23/2011	Sale Date: 5/27/2011
Area:	Off Market Date: 4/10/2011
List\$/SqFt: \$188.17	Sold\$/SqFt: \$189.81
Days on Market (Total): 19	Days on Market (Office): 19

Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 0h	Unit Level 1
Master Bath: Yes	Placement: --
Fireplaces: 0	Apprx Living Area: 1217 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 163	Garage: 1 Attached, Garage Door Opener
Elevator:	Parking: 2 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$275.04	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Tennis Court, Clubroom	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		--
Master Bedroom:	1		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Laundry:	1		--

Features & Other Information

Appliances: **Range, Dishwasher, Microwave**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Disclosures: **Leased hot water heater \$12.22 per month, \$51.00 per quarter for trash**
 Electric: **Circuit Breakers**
 Exclusions: **washer/dryer, curtains**
 Exterior: **Clapboard**
 Exterior Features: **Deck, Patio**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Leased Heater**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 Living Area Disclosures: **Leased hot water heater \$12.22 per month, \$51.00 per quarter for trash removal**
 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

Sunny, spacious 2 bdrm, 2 bath ranch style condo, att garage, Mint condition, Front to Back Living Room/Dining Room. New slider to deck overlooking private yard. Master bedroom with 3 closets, separate laundry room. Walk-out basement to patio. This is the only ranch style condo on the market in Stone Ridge. Don't miss out, priced to sell!

Tax Information

Pin #: **M:276 L:016-009**
 Assessment: **\$213,500**
 Taxes: **\$2765** Tax Year: **2011**
 Book: **119628** Page: **0**
 Cert: **C188-76**
 Zoning Code: **Residentia**
 Map: **276** Block: Lot: **016**

Market History for 49 Stone Ridge Rd U:49, Franklin, MA 02038

MLS #	Date		DOM	Price
71204269	3/23/2011	Listed for \$229,000		\$229,000
	3/31/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	4/11/2011	Status Changed to: Under Agreement		
SLD	5/30/2011	Status Changed to: Sold		
	5/27/2011	Sold for \$231,000	19	\$231,000
Market History for Office Id: BB3410			19	\$231,000
Market History for this property			19	\$231,000

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65 Stone Ridge Rd - Unit 65
 Franklin, MA 02038
 Condo

MLS #: 71107480	Status: Sold
List Price: \$239,900	Sale Price: \$232,500
List Date: 7/10/2010	Sale Date: 3/30/2011
Area:	Off Market Date: 12/28/2010
List\$/SqFt: \$193.47	Sold\$/SqFt: \$187.50
Days on Market (Total): 171	Days on Market (Office): 171



Property Features

Rooms: 5	Style: Townhouse, Attached
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: --
Fireplaces: 1	Apprx Living Area: 1240 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 163	Garage: 1 Detached
Elevator:	Parking: 2 Off-Street, Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$260.63	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet, Balcony / Deck
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		--
Master Bedroom:	2		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Laundry:	2		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Washer, Dryer**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Disclosures: **Roof to be replaced in spring of 2011. No problems at this point though.**
 Electric: **Circuit Breakers, 100 Amps**
 Exclusions: **Refrigerator is negotiable**
 Exterior: **Clapboard, Wood**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water, Individual Meter**
 Waterfront: **No**
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

Remarks

Interior pictures to be posted on Monday 7/12...Nicely maintained condo in well desired complex. Convenient to highways and T station. Townhouse with detached garage, spacious rooms, fireplaced livingroom, with 2 sliders that open to deck overlooking private treed yard. Basement has slider, ready to finish for additional living space. Pool and tennis court are amenities included in condo fee. strong association, well cared for neighborhood. Economical gas heat with central air.

Tax Information

Pin #:
 Assessment: **\$222,200**
 Taxes: **\$2673.07** Tax Year: **2010**
 Book: **0** Page: **0**
 Cert: **c184-326**
 Zoning Code: **Condo**
 Map: Block: Lot:

Market History for 65 Stone Ridge Rd U:65, Franklin, MA 02038

MLS #	Date		DOM	Price
71107480	7/10/2010	Listed for \$249,900		\$249,900
	10/11/2010	Price Changed to: \$239,900		\$239,900
UAG	12/28/2010	Status Changed to: Under Agreement		
SLD	3/31/2011	Status Changed to: Sold		
	3/30/2011	Sold for \$232,500	171	\$232,500
Market History for Office Id: BB0125			171	\$232,500
Market History for this property			171	\$232,500

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52 Stone Ridge Rd - Unit 52
 Franklin, MA 02038-3166
 Condo

MLS #: 71218105	Status: Sold
List Price: \$249,000	Sale Price: \$232,500
List Date: 4/17/2011	Sale Date: 8/19/2011
Area:	Off Market Date: 7/5/2011
List\$/SqFt: \$148.75	Sold\$/SqFt: \$138.89
Days on Market (Total): 95	Days on Market (Office): 95



Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: --
Fireplaces: 0	Apprx Living Area: 1674 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 163	Garage: 1 Attached, Garage Door Opener, Deeded
Elevator:	Parking: 1 Off-Street, Deeded
Handicap Access/Features:	
Association: Yes Fee: \$302.68	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Clubroom	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet, Balcony / Deck
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Window (s) - Picture
Master Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	2		Closet
Play Room:	B		Flooring - Wall to Wall Carpet
Exercise Room:	B		Flooring - Wall to Wall Carpet
Other:	B		Flooring - Wall to Wall Carpet

Remarks

Absolutely Stunning & Beautifully Updated Townhouse in popular Stone Ridge. Gorgeous renov eat-in Kitchen with Granite Counters, Newer Maytag Stainless appliances incl: Refrig, Dbl Oven, DW & Micro, Sparkling Hdwd Flrs, Recessed Lighting & chair rail in spacious eating area. Master Bedrm w/ Large walk-in closet & renov Bathrm w/custom imported Spanish tile shower. 2nd BR also has walk in closet & renov bath w/ custom imported tile tub/shower. Fin. LL w/3 rooms, lots of storage. A True Standout!

Features & Other Information

Appliances: Range, Dishwasher, Microwave, Refrigerator
Basement: Yes
Construction: Frame
Cooling: Central Air
Disclosures:
Exclusions: Window treatments negotiable, custom blinds included
Exterior: Clapboard, Wood
Exterior Features: Deck
Facing Direction:
Heating: Forced Air, Gas
Hot Water: Natural Gas
Interior Features: Cable Available
Lead Paint: None
Living Area Disclosures: Includes approx 300 sq ft in finished basement
Living Area Includes: Finished Basement
Pets Allowed: Yes w/ Restrictions
Water Utilities: City/Town Water
Waterfront: No
Short Sale w/Lndr.App Req: No
Lender Owned: No

Tax Information

Pin #: M:276 L:016-006
Assessment: \$231,100
Taxes: \$2993 Tax Year: 2011
Book: 0 Page: 0
Cert: C188-228
Zoning Code: Res
Map: Block: Lot:

Market History for 52 Stone Ridge Rd U:52, Franklin, MA 02038

MLS #	Date		DOM	Price
71218105	4/17/2011	Listed for \$269,000		\$269,000
	5/19/2011	Price Changed to: \$249,000		\$249,000
	7/1/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	7/21/2011	Status Changed to: Under Agreement		
SLD	8/19/2011	Status Changed to: Sold		
	8/19/2011	Sold for \$232,500	95	\$232,500
Market History for Office Id: BB3170			95	\$232,500
Market History for this property			95	\$232,500

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**47 Stone Ridge - Unit 47
Franklin, MA 02038
Condo**

MLS #: 71233423	Status: Sold
List Price: \$259,900	Sale Price: \$248,000
List Date: 5/16/2011	Sale Date: 7/22/2011
Area:	Off Market Date: 6/24/2011
List\$/SqFt: \$151.10	Sold\$/SqFt: \$144.19
Days on Market (Total): 70	Days on Market (Office): 70

Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 47
Master Bath: Yes	Placement: Street
Fireplaces: 1	Apprx Living Area: 1720 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 163	Garage: 1 Detached, Garage Door Opener
Elevator:	Parking: 2 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$275	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Closet/Cabinets - Custom Built
Dining Room:	1		Ceiling Fan(s), Flooring - Hardwood
Family Room:	B		Flooring - Wood
Kitchen:	1		Flooring - Hardwood, Closet/Cabinets - Custom Built
Master Bedroom:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Marble
Bath 3:	2		Bathroom - Full, Flooring - Marble, Jacuzzi / Whirlpool Soaking Tub
Laundry:	2		--
Play Room:	B		Flooring - Wood
Workshop:	B		--

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Disclosures: **Condo Fee is \$275/month plus once every quarter owner pays \$51.00 for trash removal.**
 Electric: **200 Amps**
 Exclusions: **Washer/Dryer & Medicine Cabinet in Bath off Baby's room**
 Exterior: **Wood**
 Exterior Features: **Deck, Patio**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 Living Area Disclosures: **Includes approx. 500 s.q. feet in finished basement**
 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

Beautifully Updated Stone Ridge Townhome! Slate Entry Foyer w Crown Molding, Fabulous Chef's Kit New in 2007, Stunning White Cabs, Upgraded S/S Appliances, Butcher Block Counter Tops & Gleaming H/W floors, DR with Crown Molding & H/W, Built-In Cabinets in Living Room w Wood Burning Fireplace which can be converted to Gas, Stained Deck overlooking Private Yard! Two BRs & Laundry on the Second Floor, New Carpet, Marble Floor Updated Baths, Finished playrm/ Walkout Base/Workshop! GEORGIOUS UNIT!

Tax Information

Pin #:
 Assessment: **\$221,300**
 Taxes: **\$2866** Tax Year: **2011**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **Res**
 Map: **276** Block: **16** Lot: **11**

Market History for 47 Stone Ridge U:47, Franklin, MA 02038

MLS #	Date		DOM	Price
71233423	5/16/2011	Listed for \$259,900		\$259,900
	6/24/2011	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	7/25/2011	Status Changed to: Under Agreement		
SLD	7/25/2011	Status Changed to: Sold		
	7/22/2011	Sold for \$248,000	70	\$248,000
Market History for Office Id: BB2447			70	\$248,000
Market History for this property			70	\$248,000

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