

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

41 HIGHWOOD DRIVE - Unit 41  
Franklin, MA 02038  
Condo

MLS #: <b>71348266</b>	Status: <b>Sold</b>
List Price: <b>\$114,900</b>	Sale Price: <b>\$87,500</b>
List Date: <b>3/7/2012</b>	Sale Date: <b>6/14/2012</b>
Area:	Off Market Date: <b>6/14/2012</b>
List\$/SqFt: <b>\$116.65</b>	Sold\$/SqFt: <b>\$88.83</b>
Days on Market (Total): <b>99</b>	Days on Market (Office): <b>99</b>



### Property Features

Rooms: <b>4</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level <b>1</b>
Master Bath: <b>No</b>	Placement: <b>Below Grade, Street</b>
Fireplaces: <b>0</b>	Apprx Living Area: <b>985 sq.ft.</b>
Year Built: <b>1979</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>0</b>	Garage: <b>0 --</b>
Elevator: <b>No</b>	Parking: <b>2 Assigned</b>

Handicap Access/Features:**No**  
Association: **Yes** Fee: **\$221**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**

### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		<b>Flooring - Vinyl</b>
Master Bedroom:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - Tiled With Tub &amp; Shower, Flooring - Vinyl</b>
Laundry:	<b>1</b>		<b>--</b>

### Features & Other Information

Appliances: **Refrigerator**  
Basement: **Yes**  
Construction: **Frame**  
Cooling: **None**  
Disclosures: **seller is unable to fill out sellers disclosure**  
Exclusions:  
Exterior: **Wood**  
Exterior Features: **Porch**  
Facing Direction: **West**  
Heating: **Electric**  
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**

### Remarks

**Lowest priced condo at Highwood with two bedrooms & one full bath. Interior of Condo has been totally painted . Condo needs new flooring ,bathroom and all kitchen appliances. Living room has sliders that lead to patio convenient to all major highways,schools and shops. Home being sold as is**

### Tax Information

Pin #:  
Assessment: **\$146,800**  
Taxes: **\$1901.06** Tax Year: **2011**  
Book: **5634** Page: **625**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

**Market History for 41 HIGHWOOD DRIVE U:41, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71348266	3/7/2012	Listed for <b>\$124,900</b>		\$124,900
	3/19/2012	Price Changed to: <b>\$114,900</b>		\$114,900
	3/26/2012	Listing Alert Flag set to: <b>Yes - Accepting Additional Offers</b>		
UAG	6/14/2012	Status Changed to: <b>Under Agreement</b>		
SLD	6/14/2012	Status Changed to: <b>Sold</b>		
	6/14/2012	Sold for <b>\$87,500</b>	99	<b>\$87,500</b>
<b>Market History for Office Id: BB2447</b>			<b>99</b>	<b>\$87,500</b>
<b>Market History for this property</b>			<b>99</b>	<b>\$87,500</b>

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**8 Highwood Drive - Unit 8  
Franklin, MA 02038-2959  
Condo**

MLS #: <b>71241378</b>	Status: <b>Sold</b>
List Price: <b>\$210,000</b>	Sale Price: <b>\$192,000</b>
List Date: <b>5/31/2011</b>	Sale Date: <b>5/2/2012</b>
Area:	Off Market Date: <b>3/3/2012</b>
List\$/SqFt: <b>\$147.58</b>	Sold\$/SqFt: <b>\$134.93</b>
Days on Market (Total): <b>275</b>	Days on Market (Office): <b>275</b>

**Property Features**

Rooms: <b>6</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 0h</b>	Unit Level <b>1</b>
Master Bath: <b>No</b>	Placement: <b>Street, End, Corner, Walkout</b>
Fireplaces: <b>0</b>	Apprx Living Area: <b>1423 sq.ft.</b>
Year Built: <b>1976</b>	Outdoor Space Avail:
# Units: <b>59</b>	Garage: <b>0 --</b>
Elevator:	Parking: <b>2 Off-Street, On Street Permit, Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$253</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	1	12x17	Flooring - Wall to Wall Carpet
Dining Room:	1	10x14	Flooring - Stone/Ceramic Tile
Kitchen:	1	9x9	Flooring - Vinyl
Master Bedroom:	2	14x14	Flooring - Wall to Wall Carpet
Bedroom 2:	2	14x12	Flooring - Wall to Wall Carpet
Bedroom 3:	1	14x11	--
Bath 1:	1		Bathroom - Full
Bath 2:	2		Bathroom - Full
Laundry:	2		--
Sun Room:	1	10x17	Skylight, Flooring - Wall to Wall Carpet

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame, Brick**  
 Cooling: **Central Air**  
 Disclosures:  
 Exclusions:  
 Exterior: **Brick**  
 Facing Direction:  
 Heating: **Electric Baseboard, Heat Pump, Electric**  
 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**

**PRICE REDUCED! Great price for this 3 bedroom end unit townhouse condo w/ private entrance! Must see interior - unit larger than appears from outside. 1st floor has kitchen, DR, step down livingroom w/ sliders to sunroom. 2nd floor has 2 bedrooms, full bath + laundry up. Appliances included in sale new refrigerator, new range, washing machine + dryer. Prior to closing the unit will be painted - buyer may have the opportunity to choose colors OR receive a \$5,000 credit at closing for painting.**

**Tax Information**

Pin #: **M:270 L:040-008**  
 Assessment: **\$177,300**  
 Taxes: **\$2296** Tax Year: **2011**  
 Book: **5260** Page: **408**  
 Cert:  
 Zoning Code: **res-condo**  
 Map: **270** Block: **040** Lot: **008**

**Market History for 8 Highwood Drive U:8, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71241378	5/31/2011	Listed for <b>\$210,000</b>		\$210,000
EXT	7/14/2011	Status Changed to: <b>Extended</b>		
EXT	8/13/2011	Status Changed to: <b>Extended</b>		
EXT	10/13/2011	Status Changed to: <b>Extended</b>		
EXT	11/8/2011	Status Changed to: <b>Extended</b>		
EXT	12/16/2011	Status Changed to: <b>Extended</b>		
EXT	1/18/2012	Status Changed to: <b>Extended</b>		
	1/25/2012	Listing Alert Flag set to: <b>Yes - Accepting Additional Offers</b>		
EXP	3/1/2012	Status Changed to: <b>Expired</b>		
RAC	3/5/2012	Status Changed to: <b>Reactivated</b>		
UAG	3/5/2012	Status Changed to: <b>Under Agreement</b>		
SLD	5/5/2012	Status Changed to: <b>Sold</b>		
	5/2/2012	Sold for <b>\$192,000</b>	275	<b>\$192,000</b>
<b>Market History for Office Id: BB5800</b>			<b>275</b>	<b>\$192,000</b>
<b>Market History for this property</b>			<b>275</b>	<b>\$192,000</b>

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**137 HIGHWOOD - Unit 137**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>71340693</b>	Status: <b>Sold</b>
List Price: <b>\$199,900</b>	Sale Price: <b>\$193,000</b>
List Date: <b>2/20/2012</b>	Sale Date: <b>3/29/2012</b>
Area:	Off Market Date: <b>3/29/2012</b>
List\$/SqFt: <b>\$137.86</b>	Sold\$/SqFt: <b>\$133.10</b>
Days on Market (Total): <b>38</b>	Days on Market (Office): <b>38</b>



**Property Features**

Rooms: <b>6</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 0h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>--</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1450 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>68</b>	Garage: <b>0 --</b>
Elevator:	Parking: <b>2 --</b>

Handicap Access/Features:  
 Association: **Yes** Fee: **\$260**  
 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:	1		Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Flooring - Stone/Ceramic Tile, Handicap Accessible
Bath 2:	2		Flooring - Stone/Ceramic Tile
Laundry:	2		--

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Disclosures: **ELDERLY WOMAN WILL BE AT HOME**  
 Exclusions:  
 Exterior: **Clapboard**  
 Facing Direction:  
 Heating: **Electric**  
 Hot Water: **Natural Gas**  
 Interior Features: **Cable Available**  
 Lead Paint: **Unknown**  
 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**

**Remarks**

**THREE BEDROOM TOWNHOME WITH UPDATED BATHS. STEP DOWN FROM DININGROOM TO COZY LIVINGROOM WITH ELECTRIC FIREPLACE AND SLIDERS TO PRIVATE PATIO. FIRST FLOOR MASTER W/BATH RIGHT OUTSIDE OF DOOR. UPDATED BATH W/CERAMIC,WALK IN SHOWER,NEW CABINETS,SINK & FAUCET.SECOND FLOOR BATH UPDATED AS WELL W/TILED SHOWER,NEW VANITY & CERAMIC FLOORS. KITCHEN IS BRIGHT W/NEWER APPLIANCES.CORNER UNIT,SPACIOUS & PRIVATE. CONVENIENT TO ALL MAJOR HIGHWAYS,SCHOOLS,SHOPPING & RESTURANTS. DON'T MISS OUT. MAKE APPT TODAY**

**Tax Information**

Pin #:  
 Assessment: **\$214,000**  
 Taxes: **\$2771.3** Tax Year: **2011**  
 Book: **13761** Page: **415**  
 Cert:  
 Zoning Code: **RES**  
 Map: Block: Lot:

**Market History for 137 HIGHWOOD U:137, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71340693	2/20/2012	Listed for <b>\$199,900</b>		\$199,900
	2/27/2012	Listing Alert Flag set to: <b>Yes - Accepting Additional Offers</b>		
UAG	3/29/2012	Status Changed to: <b>Under Agreement</b>		
SLD	4/2/2012	Status Changed to: <b>Sold</b>		
	3/29/2012	Sold for <b>\$193,000</b>	38	<b>\$193,000</b>
<b>Market History for Office Id: BB2447</b>			<b>38</b>	<b>\$193,000</b>
<b>Market History for this property</b>			<b>38</b>	<b>\$193,000</b>

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