

31 Quince Island Rd - Unit 31
Franklin, MA 02038-5000
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 71324050 | Status: Sold |
| List Price: \$274,900 | Sale Price: \$275,000 |
| List Date: 1/5/2012 | Sale Date: 3/23/2012 |
| Area: | Off Market Date: 2/20/2012 |
| List\$/SqFt: \$148.59 | Sold\$/SqFt: \$148.65 |
| Days on Market (Total): 54 | Days on Market (Office): 54 |

Property Features

| | |
|--|--|
| Rooms: 7 | Style: Townhouse |
| Bedrooms: 2 | Type: Condo |
| Baths: 2f 1h | Unit Level 1 |
| Master Bath: Yes | Placement: -- |
| Fireplaces: 1 | Apprx Living Area: 1850 sq.ft. |
| Year Built: 1986 | Outdoor Space Avail: Yes - Common |
| # Units: 100 | Garage: 1 Attached, Garage Door Opener |
| Elevator: No | Parking: 2 Off-Street, Deeded, Paved Driveway |
| Handicap Access/Features: | |
| Association: Yes Fee: \$298 | |
| Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal | |



Room Descriptions

| Room | Level | Size | Features |
|-----------------|----------|------|---|
| Living Room: | 1 | | Fireplace, Skylight, Ceiling - Cathedral, Flooring - Hardwood, Deck - Exterior, Exterior Access, Open Floor Plan, Slider |
| Dining Room: | 1 | | Flooring - Hardwood, Open Floor Plan |
| Family Room: | 1 | | Flooring - Hardwood |
| Kitchen: | 1 | | Ceiling - Cathedral, Flooring - Hardwood, Dining Area, Stainless Steel Appliances |
| 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 - Hardwood |
| Bath 2: | 2 | | Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile |
| Bath 3: | 2 | | Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile |
| Laundry: | 2 | | Dryer Hookup - Electric, Washer Hookup |
| Loft: | 2 | | Skylight, Flooring - Wall to Wall Carpet |

Remarks

A NEW HOME FOR THE NEW YEAR! Bright, spacious Spruce Pond townhouse. GLEAMING HARDWOOD FLOORS thruout 1st floor. OPEN FLOORPLAN. Vaulted ceiling in Eat-in Kitchen & fireplaced Living Room w/slider to private Deck. Lge. Dining area. 1st floor Den/Office/Family Room. 2 Bedrooms & Loft on 2nd floor. Additional space in WALK-OUT Lower Level. UPDATED Stainless Steel appliances, AC Syst, Furnace, HW Htr. Laundry hook-ups on 2nd floor & basement-Washer/Dryer incl. OPEN HOUSE - SUN. 1/22 1PM-2:30PM

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Basement: **Yes**

Construction: **Frame**

Cooling: **Central Air**

Disclosures:

Electric: **Circuit Breakers**

Exclusions:

Exterior: **Clapboard**

Exterior Features: **Deck - Composite, Screens, Gutters**

Facing Direction:

Heating: **Forced Air, Gas**

Hot Water: **Natural Gas, Tank**

Interior Features: **Central Vacuum, Cable Available**

Lead Paint: **None**

Living Area Disclosures: **APPROX. 900 S.F. OF ADDITIONAL SPACE IN WALK-OUT BASEMENT WAITING TO BE FINISHED!**

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:303 L:045-011**

Assessment: **\$262,200**

Taxes: **\$3395** Tax Year: **2011**

Book: **11446** Page: **669**

Cert:

Zoning Code: **Residentia**

Map: **303** Block: **045** Lot: **011**

Market History for 31 Quince Island Rd U:31, Franklin, MA 02038

| MLS # | Date | | DOM | Price |
|---|-------------|---|------------|------------------|
| 71324050 | 1/5/2012 | Listed for \$274,900 | | \$274,900 |
| | 1/21/2012 | Listing Alert Flag set to: Yes - Accepting Additional Offers | | |
| UAG | 2/28/2012 | Status Changed to: Under Agreement | | |
| SLD | 3/23/2012 | Status Changed to: Sold | | |
| | 3/23/2012 | Sold for \$275,000 | 54 | \$275,000 |
| Market History for Office Id: BB5993 | | | 54 | \$275,000 |
| Market History for this property | | | 54 | \$275,000 |

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2012 MLS Property Information Network, Inc.

**For a showing or to learn more
508-613-2889 or visit <http://02038.com>**

02038.com

88 Highbank Road - Unit 88
 Franklin, MA 02038
 Condo

| | |
|------------------------------------|-------------------------------------|
| MLS #: 71323590 | Status: Sold |
| List Price: \$289,900 | Sale Price: \$277,900 |
| List Date: 1/4/2012 | Sale Date: 3/30/2012 |
| Area: | Off Market Date: 3/15/2012 |
| List\$/SqFt: \$155.19 | Sold\$/SqFt: \$148.77 |
| Days on Market (Total): 197 | Days on Market (Office): 146 |



Property Features

| | |
|--|---|
| Rooms: 6 | Style: Townhouse |
| Bedrooms: 2 | Type: Condo |
| Baths: 2f 1h | Unit Level 1 |
| Master Bath: Yes | Placement: End |
| Fireplaces: 1 | Apprx Living Area: 1868 sq.ft. |
| Year Built: 1988 | Outdoor Space Avail: |
| # Units: 100 | Garage: 2 Attached, Garage Door Opener |
| Elevator: | Parking: 4 Off-Street, Paved Driveway |
| Handicap Access/Features: | |
| Association: Yes Fee: \$307 | |
| Fee Includes: Master Insurance, 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 | | Flooring - Stone/Ceramic Tile, Dining Area |
| Master Bedroom: | 2 | | Bathroom - Full, 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: | 1 | | Bathroom - Full, Flooring - Stone/Ceramic Tile |
| Bath 3: | 1 | | Bathroom - Full, Flooring - Stone/Ceramic Tile |
| Laundry: | 2 | | -- |
| Loft: | 2 | | Flooring - Wall to Wall Carpet |
| Office: | 1 | | Flooring - Wall to Wall Carpet |

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Disclosures:
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Deck**
 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

Sought after unit in Spruce Pond Village. Located in the back of the complex in a private setting, this beautiful end unit features a 2-car garage. The interior has been completely painted throughout and all new flooring has been installed. Cathedral family room with fireplace/loft above. 2 bedrooms, master bath, bonus room on the first floor makes a great office. Professionally landscaped grounds and private deck round out this unit that shows like new! Showings begin at the OH, Sunday 1/8 1-3pm

Tax Information

Pin #: **M:303 L:045-056**
 Assessment: **\$278,700**
 Taxes: **\$3609.17** Tax Year: **2011**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **RES CONDO**
 Map: **303** Block: Lot: **045056**

Market History for 88 Highbank Road U:88, Franklin, MA 02038

| MLS # | Date | | DOM | Price |
|-----------------|-------------|---|---|------------------|
| 71270438 | 8/3/2011 | Listed for \$299,900 | | \$299,900 |
| CAN | 9/23/2011 | Status Changed to: Canceled | 51 | |
| | | | Market History for Office Id: BB1175 | 51 |
| 71291716 | 9/23/2011 | Listed for \$299,900 | | \$299,900 |
| | 10/20/2011 | Price Changed to: \$289,900 | | \$289,900 |
| WDN | 12/7/2011 | Status Changed to: Temporarily Withdrawn | | |
| CAN | 1/4/2012 | Status Changed to: Canceled | 75 | |
| 71323590 | 1/4/2012 | Listed for \$289,900 | | \$289,900 |
| | 2/8/2012 | Listing Alert Flag set to: Yes - Accepting Additional Offers | | |
| UAG | 3/15/2012 | Status Changed to: Under Agreement | | |
| SLD | 4/1/2012 | Status Changed to: Sold | | |
| | 3/30/2012 | Sold for \$277,900 | 71 | \$277,900 |
| | | | Market History for Office Id: AC1630 | 146 |
| | | | Market History for this property | 197 |
| | | | | \$277,900 |

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2012 MLS Property Information Network, Inc.

**For a showing or to learn more
508-613-2889 or visit <http://02038.com>**

02038.com

73 Highbank Rd - Unit 73
 Franklin, MA 02038-2573
 Condo

MLS #: **71271343** Status: **Sold**
 List Price: **\$309,900** Sale Price: **\$288,000**
 List Date: **8/5/2011** Sale Date: **6/29/2012**
 Area: Off Market Date: **4/27/2012**
 List\$/SqFt: **\$164.49** Sold\$/SqFt: **\$152.87**
 Days on Market (Total): **266** Days on Market (Office): **266**

Property Features

Rooms: **7** Style: **Townhouse**
 Bedrooms: **2** Type: **Condo**
 Baths: **2f 1h** Unit Level **1**
 Master Bath: **Yes** Placement: **End**
 Fireplaces: **1** Apprx Living Area: **1884 sq.ft.**
 Year Built: **1986** Outdoor Space Avail:
 # Units: **100** Garage: **2 Attached, Garage Door Opener, Storage, Deeded**
 Elevator: Parking: **4 Off-Street**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$287**
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



Room Descriptions

| Room | Level | Size | Features |
|-----------------|-------|------|----------------------------|
| Living Room: | 1 | -- | -- |
| Dining Room: | 1 | -- | -- |
| Family Room: | 1 | -- | -- |
| Kitchen: | 1 | | Flooring - Hardwood |
| Master Bedroom: | 2 | -- | -- |
| Bedroom 2: | 2 | -- | -- |
| Bath 1: | 1 | | Bathroom - Half |
| Bath 2: | 2 | | Bathroom - Full |
| Bath 3: | 2 | | Bathroom - Full |
| Laundry: | 2 | -- | -- |
| Loft: | 2 | -- | -- |

Features & Other Information

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

Spruce Pond Village is always a sought after community and here you have it! A unit w/ a 2 car and an absolutely private back yard! Spacious kitchen with plenty of cabinet and counter space offers wood floors and opens to an eating area that has cathedral ceilings. Formal dining area and fire side living room with dramatic ceiling, sliders to deck. The first floor den offers versatility in floor plan, could be an office. 2nd floor finds 2 large bedrms, 2 baths, spacious loft & laundry

Tax Information

Pin #: **M:303 L:045-041**
 Assessment: **\$0**
 Taxes: **\$3508** Tax Year: **2011**
 Book: **11096** Page: **399**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:

Market History for 73 Highbank Rd U:73, Franklin, MA 02038

| MLS # | Date | | DOM | Price |
|---|-------------|---|------------|------------------|
| 71271343 | 8/5/2011 | Listed for \$309,900 | | \$309,900 |
| | 4/9/2012 | Listing Alert Flag set to: Yes - Accepting Additional Offers | | |
| EXT | 4/27/2012 | Status Changed to: Extended | | |
| UAG | 4/27/2012 | Status Changed to: Under Agreement | | |
| SLD | 6/30/2012 | Status Changed to: Sold | | |
| | 6/29/2012 | Sold for \$288,000 | 266 | \$288,000 |
| Market History for Office Id: BB1175 | | | 266 | \$288,000 |
| Market History for this property | | | 266 | \$288,000 |

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2012 MLS Property Information Network, Inc.

**For a showing or to learn more
508-613-2889 or visit <http://02038.com>**

02038.com