

**38 Stone Ridge Rd - Unit 38**  
**Franklin, MA 02038-3166**  
**Condo**

MLS #: <b>71363030</b>	Status: <b>Sold</b>
List Price: <b>\$209,900</b>	Sale Price: <b>\$209,900</b>
List Date: <b>4/6/2012</b>	Sale Date: <b>6/15/2012</b>
Area:	Off Market Date: <b>4/7/2012</b>
List\$/SqFt: <b>\$130.78</b>	Sold\$/SqFt: <b>\$130.78</b>
Days on Market (Total): <b>1</b>	Days on Market (Office): <b>1</b>

**Property Features**

Rooms: <b>7</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1605 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>163</b>	Garage: <b>1 Attached, Garage Door Opener</b>
Elevator: <b>No</b>	Parking: <b>1 --</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$357</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Recreational Facilities, Clubroom</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Dining 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>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 3:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full</b>
Bath 3:	<b>1</b>		<b>Bathroom - Half</b>
Laundry:	<b>1</b>		<b>--</b>
Play Room:	<b>B</b>		<b>Closet - Cedar, Flooring - Wall to Wall Carpet</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Disclosures:  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Wood, Vinyl**  
 Exterior Features: **Deck - Wood**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Interior Features: **Cable Available**  
 Lead Paint: **None**  
 Living Area Disclosures: **plus additional 450SF (approx) in finished basement**  
 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**

**Remarks**

**Best price at beautiful and desired Stone Ridge condominiums! Large first floor master bedroom, bath, and walk in closet. Fireplaced living room with vaulted ceiling and open balcony...and three total bedrooms in this unique Dalton style end unit. A large, open finished family/playroom in the basement creates additional options. Very private setting with an expanded deck for entertaining or relaxing. Complex amenities include an inground pool and clubhouse....very nice!**

**Tax Information**

Pin #: **M:276 L:016-020**  
 Assessment: **\$219,700**  
 Taxes: **\$2845** Tax Year: **2011**  
 Book: **25782** Page: **390**  
 Cert: **49502**  
 Zoning Code: **condo**  
 Map: Block: Lot:

**Market History for 38 Stone Ridge Rd U:38, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71363030	4/6/2012	Listed for <b>\$209,900</b>		\$209,900
UAG	4/7/2012	Status Changed to: <b>Under Agreement</b>		
SLD	6/18/2012	Status Changed to: <b>Sold</b>		
	6/15/2012	Sold for <b>\$209,900</b>	1	<b>\$209,900</b>
<b>Market History for Office Id: BB1650</b>			<b>1</b>	<b>\$209,900</b>
<b>Market History for this property</b>			<b>1</b>	<b>\$209,900</b>

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

2 STONE RIDGE ROAD - Unit 2  
Franklin, MA 02038  
Condo

MLS #: **71324465** Status: **Sold**  
List Price: **\$239,900** Sale Price: **\$227,000**  
List Date: **1/6/2012** Sale Date: **3/30/2012**  
Area: Off Market Date: **2/24/2012**  
List\$/SqFt: **\$197.94** Sold\$/SqFt: **\$187.29**  
Days on Market (Total): **49** Days on Market (Office): **49**

### Property Features

Rooms: **6** Style: **Attached**  
Bedrooms: **2** Type: **Condo**  
Baths: **2f 0h** Unit Level **1**  
Master Bath: **Yes** Placement: **End, Corner**  
Fireplaces: **1** Apprx Living Area: **1212 sq.ft.**  
Year Built: **1986** Outdoor Space Avail: **Yes - Common**  
# Units: **168** Garage: **1 Attached, Garage Door Opener**  
Elevator: Parking: **1 Off-Street**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$293**  
Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court, Recreational Facilities**



### 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, Deck - Exterior
Kitchen:	1		Countertops - Stone/Granite/Solid
Master Bedroom:	1		Bathroom - Full, Ceiling Fan(s), Closet - Linen, Closet, Flooring - Stone/Ceramic Tile, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		--
Play Room:	B		Flooring - Wall to Wall Carpet

### Remarks

**RANCH STYLE CONDO\*\*ONE FLOOR LIVING\*\*FOYER\*\*CATHEDRAL FIREPLACE LIVING RM w/BUILT-IN BOOKCASES\*\*OPEN DINING ROOM\*\*SLIDERS TO DECK & PATIO\*\*UPDATED KITCHEN/NEWER S,S. APPLIANCES\*\*HALLWAY w/FULL BATH FOR GUESTS\*\*MASTER BEDROOM w/MASTER BATH & LOTS OF CLOSET SPACE\*\*LARGE SECOND BEDROOM\*\*BASEMENT PARTIALLY FINISHED\*\*LARGE UNFINISHED AREA IN BASEMENT FOR STORAGE\*\*ONE CAR GARAGE w/REMOTE\*\***

### Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**  
Basement: **Yes**  
Cooling: **Central Air**  
Disclosures: **DON'T LET CAT(S) OUT--SELLER REQUIRES TIME TO FIND SUITABLE HOUSING**  
Exclusions:  
Exterior Features: **Deck, Patio**  
Facing Direction:  
Heating: **Forced Air, Gas**  
Hot Water: **Natural Gas, Tank**  
Lead Paint: **None**  
Living Area Disclosures: **Partial finished basement NOT included**  
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 #:  
Assessment: **\$224,100**  
Taxes: **\$2902.1** Tax Year: **2011**  
Book: **000** Page: **00**  
Cert:  
Zoning Code: **RES**  
Map: Block: Lot:

**Market History for 2 STONE RIDGE ROAD U:2, Franklin, MA 02038**

MLS #	Date		DOM	Price
71324465	1/6/2012	Listed for <b>\$239,900</b>		\$239,900
	2/8/2012	Listing Alert Flag set to: <b>Yes - Accepting Additional Offers</b>		
UAG	2/24/2012	Status Changed to: <b>Under Agreement</b>		
SLD	3/30/2012	Status Changed to: <b>Sold</b>		
	3/30/2012	Sold for <b>\$227,000</b>	49	<b>\$227,000</b>
<b>Market History for Office Id: BB3107</b>			<b>49</b>	<b>\$227,000</b>
<b>Market History for this property</b>			<b>49</b>	<b>\$227,000</b>

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162 Stone Ridge Rd - Unit 162  
Franklin, MA 02038-3174  
Condo

MLS #: <b>71330785</b>	Status: <b>Sold</b>
List Price: <b>\$240,000</b>	Sale Price: <b>\$228,000</b>
List Date: <b>1/25/2012</b>	Sale Date: <b>5/31/2012</b>
Area:	Off Market Date: <b>4/16/2012</b>
List\$/SqFt: <b>\$154.34</b>	Sold\$/SqFt: <b>\$146.62</b>
Days on Market (Total): <b>82</b>	Days on Market (Office): <b>82</b>

### Property Features

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Middle</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1555 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>168</b>	Garage: <b>1 Detached, Garage Door Opener, Deeded</b>
Elevator:	Parking: <b>1 Off-Street, Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$288</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Recreational Facilities, Clubroom</b>	



### Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Slider
Dining Room:	1		Flooring - Hardwood
Family Room:	B		Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile, Remodeled, Stainless Steel Appliances
Master Bedroom:	2		Bathroom - Full, Ceiling Fan (s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		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		--

### Features & Other Information

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

Basement: **Yes**

Construction: **Frame**

Cooling: **Central Air**

Disclosures: **Trash is additional \$51 per quarter**

Electric: **Circuit Breakers**

Exclusions: **washer, dryer**

Exterior: **Clapboard, Wood**

Exterior Features: **Deck - Wood**

Facing Direction:

Heating: **Forced Air, Gas**

Hot Water: **Natural Gas**

Interior Features: **Cable Available**

Lead Paint: **Unknown**

Living Area Disclosures: **315 sq. ft. in finished basement**

Living Area Includes: **Finished Basement**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Short Sale w/Lndr.App.Req: **No**

Lender Owned: **No**

### Remarks

Welcome home to this fabulous "Pottery Barn" townhouse. 3 floors of living space! Open floor plan with gleaming hardwood floors, fireplace, built ins. Double sliders lead to deck. Enjoy the views in or out! Stainless kitchen with maple cabinets, new countertops, tile floor. Large master, walk in closet and full bath. Second bedroom/office or nursery. Laundry on 2nd floor! Playroom/family room has custom built ins. Your own garage! Quick access to highway and stores. Pool and tennis awaits!

### Tax Information

Pin #: **M:276 L:016-057**

Assessment: **\$223,500**

Taxes: **\$2894** Tax Year: **2011**

Book: **0** Page: **0**

Cert: **987836**

Zoning Code: **res**

Map: Block: Lot:

**Market History for 162 Stone Ridge Rd U:162, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71330785	1/25/2012	Listed for <b>\$240,000</b>		\$240,000
UAG	4/16/2012	Status Changed to: <b>Under Agreement</b>		
SLD	6/1/2012	Status Changed to: <b>Sold</b>		
	5/31/2012	Sold for <b>\$228,000</b>	82	<b>\$228,000</b>
<b>Market History for Office Id: BB9351</b>			<b>82</b>	<b>\$228,000</b>
<b>Market History for this property</b>			<b>82</b>	<b>\$228,000</b>

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51 Stone Ridge Rd - Unit 51  
 Franklin, MA 02038-3166  
 Condo

MLS #: <b>71347303</b>	Status: <b>Sold</b>
List Price: <b>\$234,900</b>	Sale Price: <b>\$230,000</b>
List Date: <b>3/5/2012</b>	Sale Date: <b>6/29/2012</b>
Area:	Off Market Date: <b>6/29/2012</b>
List\$/SqFt: <b>\$193.65</b>	Sold\$/SqFt: <b>\$189.61</b>
Days on Market (Total): <b>115</b>	Days on Market (Office): <b>115</b>



**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>--</b>
Fireplaces: <b>1</b>	Aprx Living Area: <b>1213 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>163</b>	Garage: <b>1 Detached, Garage Door Opener</b>
Elevator: <b>No</b>	Parking: <b>2 Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$288</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom</b>	

**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Balcony / Deck, Slider
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Wood, Countertops - Stone/Granite/Solid, Cabinets - Upgraded
Master Bedroom:	2		Bathroom - 3/4, 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

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Disclosures: **Laundry closet doors are off but are stored in basement. Doors will be installed before closing.**  
 Electric: **Circuit Breakers**  
 Exclusions: **Washer, Dryer and Refrigerator. Flat screen in Family room.**  
 Exterior: **Wood**  
 Exterior Features: **Porch, Deck - Wood, Tennis Court**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 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**

**This unit has a great floor plan with both bedrooms having their own private baths and walk in closets. It is like having two masters! Lots of upgrades done recently..hardwood floors on first level, new carpet on stairs and bedrooms. Appliances have been replaced, kitchen cabinets were updated to oak and brand new granite countertop. And a new hot water tank and deck. Full Basement for storage or could be finished in the future. Close to commuter rail, RT 495, shopping and restaurants!**

**Tax Information**

Pin #:  
 Assessment: **\$228,700**  
 Taxes: **\$2961.67** Tax Year: **2011**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **res**  
 Map: **276** Block: Lot:

**Market History for 51 Stone Ridge Rd U:51, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71347303	3/5/2012	Listed for <b>\$234,900</b>		\$234,900
	4/26/2012	Listing Alert Flag set to: <b>Yes - Accepting Additional Offers</b>		
EXP	6/2/2012	Status Changed to: <b>Expired</b>		
	6/5/2012	Listing Alert Flag set to: <b>Yes - Accepting Additional Offers</b>		
RAC	6/5/2012	Status Changed to: <b>Reactivated</b>		
UAG	7/1/2012	Status Changed to: <b>Under Agreement</b>		
SLD	7/1/2012	Status Changed to: <b>Sold</b>		
	6/29/2012	Sold for <b>\$230,000</b>	115	<b>\$230,000</b>
<b>Market History for Office Id: BB1510</b>			<b>115</b>	<b>\$230,000</b>
<b>Market History for this property</b>			<b>115</b>	<b>\$230,000</b>

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