

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

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



**Property Features**

Rooms: <b>7</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>	Apprx Living Area: <b>1850 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>100</b>	Garage: <b>1 Attached, Garage Door Opener</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Deeded, Paved Driveway</b>

Handicap Access/Features:  
Association: **Yes** Fee: **\$298**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

**Room Descriptions**

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**Features & Other Information**

Room	Level	Size	Features	Appliances: <b>Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer</b>
Living Room:	<b>1</b>		<b>Fireplace, Skylight, Ceiling - Cathedral, Flooring - Hardwood, Deck - Exterior, Exterior Access, Open Floor Plan, Slider</b>	Basement: <b>Yes</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood, Open Floor Plan</b>	Construction: <b>Frame</b>
Family Room:	<b>1</b>		<b>Flooring - Hardwood</b>	Cooling: <b>Central Air</b>
Kitchen:	<b>1</b>		<b>Ceiling - Cathedral, Flooring - Hardwood, Dining Area, Stainless Steel Appliances</b>	Disclosures:
Master Bedroom:	<b>2</b>		<b>Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet</b>	Electric: <b>Circuit Breakers</b>
Bedroom 2:	<b>2</b>		<b>Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet</b>	Exclusions:
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Hardwood</b>	Exterior: <b>Clapboard</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>	Exterior Features: <b>Deck - Composite, Screens, Gutters</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile</b>	Facing Direction:
Laundry:	<b>2</b>		<b>Dryer Hookup - Electric, Washer Hookup</b>	Heating: <b>Forced Air, Gas</b>
Loft:	<b>2</b>		<b>Skylight, Flooring - Wall to Wall Carpet</b>	Hot Water: <b>Natural Gas, Tank</b>

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**

**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**

**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**

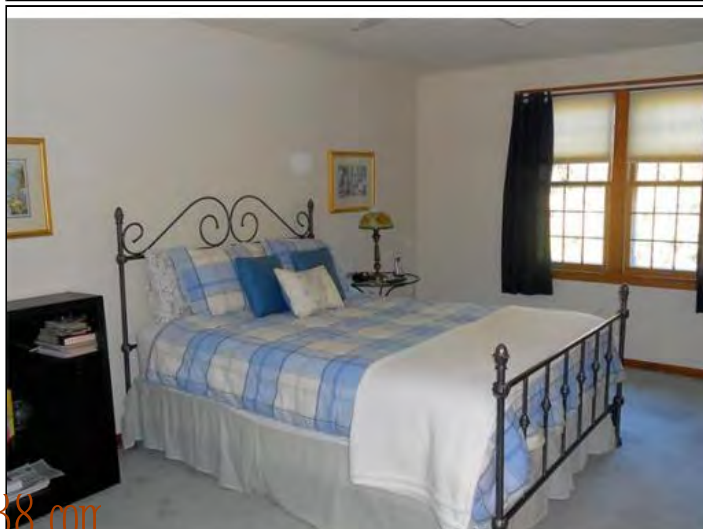
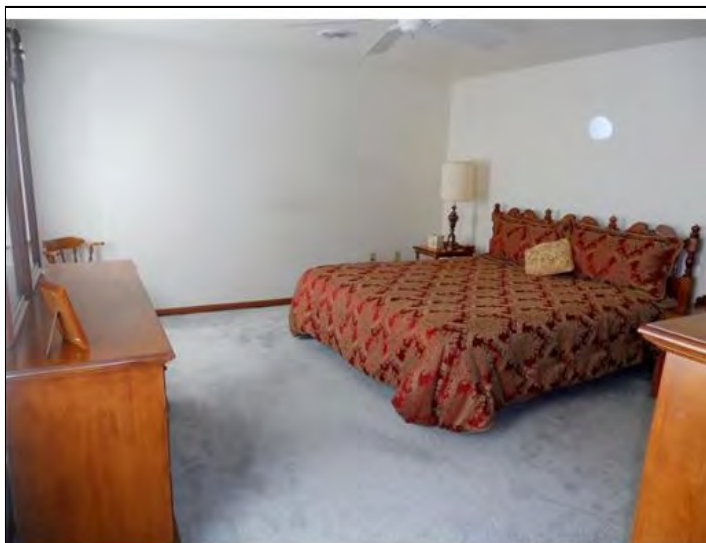
**Market History for 31 Quince Island Rd U:31, Franklin, MA 02038**

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

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88 Highbank Road - Unit 88  
 Franklin, MA 02038  
 Condo

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



**Property Features**

Rooms: <b>6</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>End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1868 sq.ft.</b>
Year Built: <b>1988</b>	Outdoor Space Avail:
# Units: <b>100</b>	Garage: <b>2 Attached, Garage Door Opener</b>
Elevator:	Parking: <b>4 Off-Street, Paved Driveway</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$307</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal</b>	

**Room Descriptions**

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**Features & Other Information**

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

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

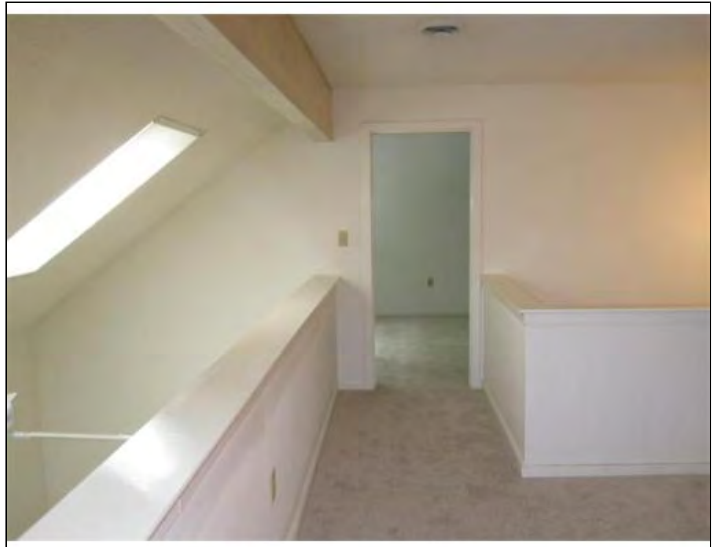
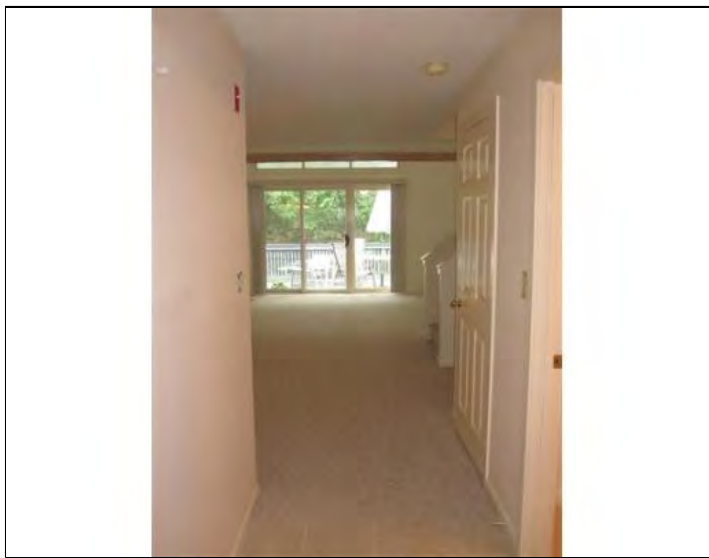
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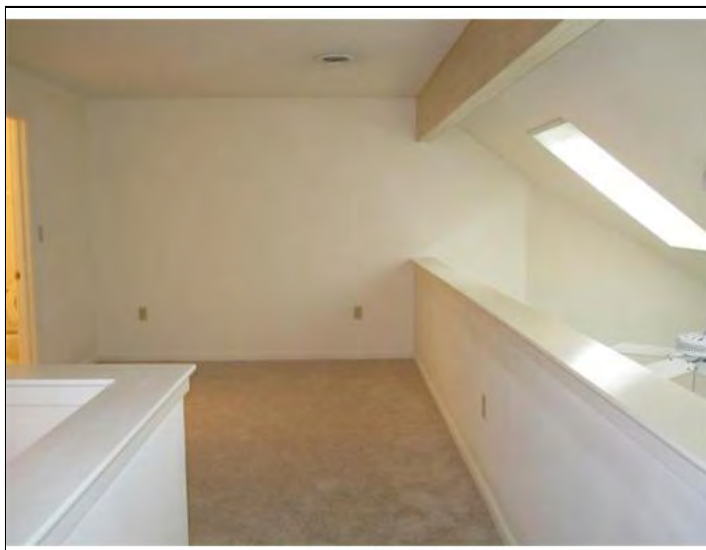


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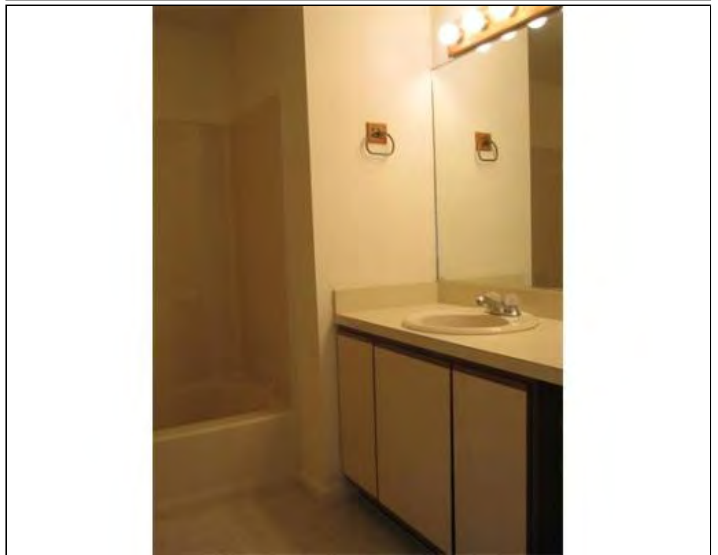








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73 Highbank Rd - Unit 73  
 Franklin, MA 02038-2573  
 Condo

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**

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**Features & Other Information**

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

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**

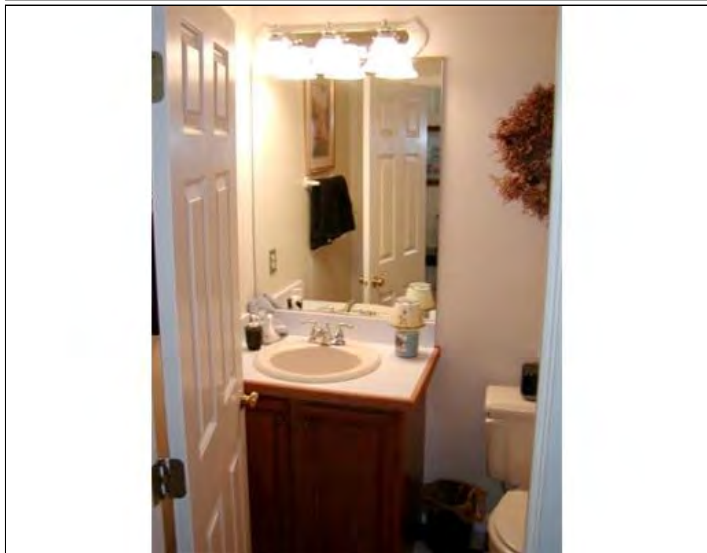
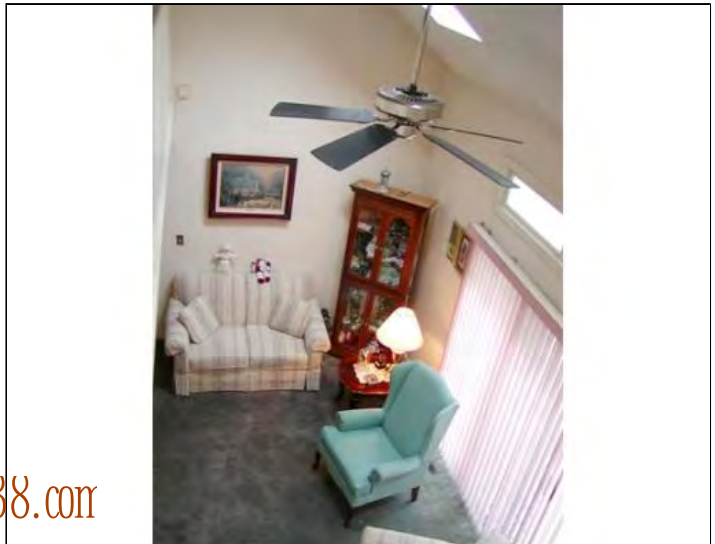
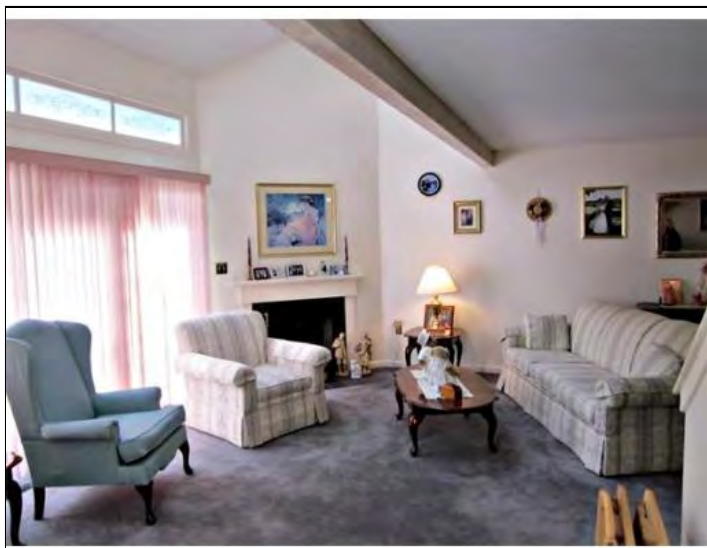
<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71271343	8/5/2011	Listed for <b>\$309,900</b>		\$309,900
	4/9/2012	Listing Alert Flag set to: <b>Yes - Accepting Additional Offers</b>		
EXT	4/27/2012	Status Changed to: <b>Extended</b>		
UAG	4/27/2012	Status Changed to: <b>Under Agreement</b>		
SLD	6/30/2012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

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