

8 Forge Hill Rd
Franklin, MA 02038-3176
Single Family

MLS #: 71436581	Status: Sold
List Price: \$414,900	Sale Price: \$400,000
List Date: 9/18/2012	Sale Date: 1/11/2013
Area:	Off Market Date: 12/13/2012
List\$/SqFt: \$199.57	Sold\$/SqFt: \$192.40
Days on Market (Total): 86	Days on Market (Office): 86



Property Features

Rooms: 7	Style: Ranch
Bedrooms: 3	Type: Detached
Baths: 2f 0h	Apprx Acres: 1.59
Master Bath: Yes	Apprx Lot Size: 69130 sq.ft.
Fireplaces: 1	Apprx Living Area: 2079 sq.ft.
Year Built: 1959	Foundation Size: irreg (Poured Concrete)
Color:	Garage: 2 Detached, Work Area
Parking: 4 --	
Handicap Access/Features:	

Room Descriptions

Room	Level	Size	Features
Dining Room:	1		Flooring - Hardwood, Open Floor Plan, Remodeled
Family Room:	1		Fireplace, Skylight, Ceiling Fan (s), Ceiling - Beamed, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Deck - Exterior, Open Floor Plan, Remodeled
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Remodeled, Stainless Steel Appliances
Master Bedroom:	1		Flooring - Hardwood, Remodeled
Bedroom 2:	1		Flooring - Hardwood
Bedroom 3:	1		Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Bath 2:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub
Laundry:	1		--
Sun Room:	1		Skylight, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile

Remarks

Spectacular 66 ft ranch presents fantastic interior renovation, superb one level living. Walkout basement w/ 2 exterior entries; in-law potential! Gorgeous granite kitchen w/ 8 ft center isle opens to fabulous 19 X 18 ft vaulted family rm w/ frpl, skylight & double sliders to 19 X 12 ft deck. Master suite has delightful solarium & master bath w/ exquisite tile, soaking tub, massive shower and double sink vanity. New cen AC, hardwood galore! Huge private rear yd & 30 ft X 23 ft garage.

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Area Amenities: **Public Transportation, Shopping, Swimming Pool, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, T-Station**
 Basement: **Yes Partial, Walk Out, Interior Access, Concrete Floor**
 Construction: **Frame**
 Cooling: **Central Air**
 Disclosures: **Assessed values does not reflect renovation; seller has never lived in home**
 Exclusions:
 Exterior: **Vinyl, Stone**
 Exterior Features: **Deck - Wood, Other (See Remarks)**
 Heating: **Hot Water Baseboard, Oil**
 Hot Water: **Oil**
 Lead Paint: **Unknown**
 Road Type: **Public**
 Roof: **Asphalt/Fiberglass Shingles**
 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:011**
 Map: Block: Lot:
 Assessment: **\$274,000**
 Taxes: **\$3762** Tax Year: **2012**
 Book: **30180** Page: **163**
 Cert:
 Zoning Code: **res**

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