

17 Listings

Single Family Listings



MLS #: 71496683 **Status:** SLD **DOM:** 41 **Sale Price:** \$225,000 **List Price:** \$269,900
 37 Pine Ridge Drive **List \$/SqFt:** 179.93 **Sale Date:** 6/14/2013 **List Date:** 3/21/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 150 **Off Mkt. Date:** 5/1/2013 **Orig. Price:** \$284,900

Style: Detached - Ranch

Rooms: 8 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1500 **Tax:** \$3351.49
Garage: 2 **Parking:** 3 **Acres:** 0.52 (22522 sq.ft.) **Year Built:** 1960 **Fy:** 2012

Remarks: Very nice ranch on a quiet street with a large leveled yard. Huge porch out of the eat-in kitchen with granite countertop. Main level contains a renovated bathroom. 2 large rooms, full bath and the laundry room on the lower level. 2-car carport garage, fireplace, central A/C, updated plumbing and electrical. When winter is gone, the beautiful flowers and bushes by the entrance will delight you!



MLS #: 71499537 **Status:** SLD **DOM:** 166 **Sale Price:** \$250,000 **List Price:** \$265,825
 189 Peck St **List \$/SqFt:** 195.17 **Sale Date:** 6/14/2013 **List Date:** 3/27/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 183.55 **Off Mkt. Date:** 4/24/2013 **Orig. Price:** \$265,825

Style: Detached - Ranch

Rooms: 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1362 **Tax:** \$3128
Garage: 1 **Parking:** 6 **Acres:** 0.24 (10625 sq.ft.) **Year Built:** 1948 **Fy:** 2012

Remarks: Absolutely gorgeous L shaped Ranch. Constructed with masonry and steel and finished off with classic brick. Located near Franklin center--walk to train, restaurants, and shopping. Updates include central air and new windows. Hardwood floors under carpet just waiting to be shining in the spring sunshine! 1 Car garage under as well as finished family room and extra kitchen accessible from the walk out basement.



MLS #: 71446283 **Status:** SLD **DOM:** 70 **Sale Price:** \$250,000 **List Price:** \$249,900
 54 Pine St **List \$/SqFt:** 218.44 **Sale Date:** 2/14/2013 **List Date:** 10/11/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 218.53 **Off Mkt. Date:** 12/20/2012 **Orig. Price:** \$269,900

Style: Detached - Ranch

Rooms: 5 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1144 **Tax:** \$3608.24
Garage: 0 **Parking:** 4 **Acres:** 0.37 (16241 sq.ft.) **Year Built:** 1960 **Fy:** 2012

Remarks: Enjoy the beautiful updates throughout this charming 3 bedroom ranch home. Fireplaced living room, 3 great sized bedrooms, kitchen with dining area, and full bath with vinyl floor all offered in convenient one floor living. Gorgeous hardwoods in all bedrooms and under the carpet in the living room. Large lush lawn, red cedar clapboard siding, central air, spacious full basement, replacement windows, high-efficiency furnace, shed, and much more! Come see why this is the home for you!



MLS #: 71470897 **Status:** SLD **DOM:** 205 **Sale Price:** \$250,000 **List Price:** \$252,800
 379 Pond St **List \$/SqFt:** 210.67 **Sale Date:** 3/1/2013 **List Date:** 1/10/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 208.33 **Off Mkt. Date:** 2/25/2013 **Orig. Price:** \$252,800

Style: Detached - Ranch

Rooms: 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1200 **Tax:** \$3068
Garage: 0 **Parking:** 2 **Acres:** 0 (0.37 sq.ft.) **Year Built:** 1958 **Fy:** 2012

Remarks: A great opportunity to own this three bedroom home. with fully remodeled and updated eat in kitchen, gleaming maple cabinets, new stove and dishwasher. Good size living room. Bright and airy family room addition. Basement is studded and wired, add wall board and finished with 3 additional rooms for extra family space. Plenty of storage in the walk up attic. Great commuter location less than 2 miles to major highway and less than 3 miles to the commuter rail. Fenced in back yard.



MLS #: 71489678 **Status:** SLD **DOM:** 25 **Sale Price:** \$252,500 **List Price:** \$259,900
 322 Pleasant Street **List \$/SqFt:** 180.86 **Sale Date:** 5/24/2013 **List Date:** 3/5/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 175.71 **Off Mkt. Date:** 3/30/2013 **Orig. Price:** \$264,900

Style: Detached - Ranch

Rooms: 7 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1437 **Tax:** \$3010
Garage: 1 **Parking:** 5 **Acres:** 1.22 (53100 sq.ft.) **Year Built:** 1953 **Fy:** 2012

Remarks: Excellent Ranch home set on a beautiful lot with awesome backyard! Features a nice White cabinet kitchen, Large and sunny family room with picture window, Mudroom/Office area, Three decent size bedrooms including master with great closet space, Lots of improvements including NEW Driveway & Front Walk, Newer Harvey Windows & Vinyl siding 5-8 years, Roof about 10 years old, Back porch and patio area, 1 car detached garage, terrific commuting location close to town, restaurants/shopping!



MLS #: 71480903 **Status:** SLD **DOM:** 4 **Sale Price:** \$260,000 **List Price:** \$260,000
 14 Glenwood **List \$/SqFt:** 188.95 **Sale Date:** 3/1/2013 **List Date:** 2/7/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 188.95 **Off Mkt. Date:** 2/11/2013 **Orig. Price:** \$260,000
Style: Detached - Ranch
Rooms: 6 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1376 **Tax:** \$3740
Garage: 1 **Parking:** 4 **Acres:** 0.54 (23634 sq.ft.) **Year Built:** 1957 **Fy:** 2012
Remarks:



MLS #: 71496293 **Status:** SLD **DOM:** 16 **Sale Price:** \$275,000 **List Price:** \$269,900
 195 Peck Street **List \$/SqFt:** 260.77 **Sale Date:** 6/28/2013 **List Date:** 3/20/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 265.7 **Off Mkt. Date:** 4/5/2013 **Orig. Price:** \$269,900
Style: Detached - Ranch
Rooms: 5 **Beds:** 2 **Baths:** 1f 0h **Living Area:** 1035 **Tax:** \$3076
Garage: 2 **Parking:** 6 **Acres:** 0.24 (10312 sq.ft.) **Year Built:** 1950 **Fy:** 2012

Remarks: Looking for a move-in ready home with lots of charm? This home features an updated kitchen and bath, beautiful hardwood floors throughout, fireplaced living room with bay window and a flex room currently being used as a family room but also could be a dining room. Private back yard with patio plus a very large 2-car detached garage with workshop. Central Air. Walk-up attic great for storage or possible future expansion. This is a must see. Showings begin at the Open House, Sunday 3/24 12-2PM



MLS #: 71481757 **Status:** SLD **DOM:** 21 **Sale Price:** \$285,000 **List Price:** \$299,900
 37 Arlington St **List \$/SqFt:** 142.4 **Sale Date:** 4/4/2013 **List Date:** 2/12/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 135.33 **Off Mkt. Date:** 3/5/2013 **Orig. Price:** \$299,900
Style: Detached - Ranch
Rooms: 9 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 2106 **Tax:** \$3270
Garage: 2 **Parking:** 4 **Acres:** 0.26 (11145 sq.ft.) **Year Built:** 1952 **Fy:** 2013

Remarks: Updated, expanded home in move-in condition offers 1 level living plus lots of additional finished space on 2nd flr & basement. Hardwood kitchen w/ center isle, vaulted ceiling & skylight opens to large dining rm. Renovated bath sparkles! 1st floor bedrm w/ two closets adjoins sunny living rm & pleasant sitting rm. 2d flr has 2nd bedrm & huge 25 ft x 20 ft bonus rm – a great master BR or studio! Basement boasts full bath, family rm & exercise rm. Large fenced yd, attached 2 car garage.



MLS #: 71501711 **Status:** SLD **DOM:** 11 **Sale Price:** \$285,000 **List Price:** \$279,000
 21 Brook Street **List \$/SqFt:** 228.69 **Sale Date:** 5/22/2013 **List Date:** 4/2/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 233.61 **Off Mkt. Date:** 4/13/2013 **Orig. Price:** \$279,000
Style: Detached - Ranch
Rooms: 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1220 **Tax:** \$3326.88
Garage: 1 **Parking:** 4 **Acres:** 0.35 (15245 sq.ft.) **Year Built:** 1958 **Fy:** 2013

Remarks: Home sweet home and priced to sell, this spacious 3 bedroom ranch presents a great floor plan with lovely attached cathedral ceiling family room and pellet stove overlooking a great deck for summer entertaining and large, private yard. Updates include central air, freshly painted interior and exterior, approx. 10 yr. old heating system and roof system under 12 yrs. old. This move-in ranch is conveniently located to town, commuter train and newly built state of the art Keller-Sullivan School.



MLS #: 71448276 **Status:** SLD **DOM:** 100 **Sale Price:** \$296,000 **List Price:** \$312,000
 14 Orchard St **List \$/SqFt:** 201.03 **Sale Date:** 2/28/2013 **List Date:** 10/17/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 190.72 **Off Mkt. Date:** 1/25/2013 **Orig. Price:** \$322,500
Style: Detached - Ranch
Rooms: 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1552 **Tax:** \$3166
Garage: 1 **Parking:** 2 **Acres:** 0.2 (8794 sq.ft.) **Year Built:** 1962 **Fy:** 2012

Remarks: Well maintained, spacious ranch on quiet dead end street location. Features include updated kitchen, hardwood floor throughout, finished lower level adds an additional 600 sq ft of living area, attached garage, heated four season sun room, cement driveway. Convenient to commuter rail, route 495, close to shopping and schools.



MLS #: 71515239 **Status:** SLD **DOM:** 17 **Sale Price:** \$310,000 **List Price:** \$299,900
 40 Pine Street **List \$/SqFt:** 265.4 **Sale Date:** 6/21/2013 **List Date:** 4/26/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 274.34 **Off Mkt. Date:** 5/13/2013 **Orig. Price:** \$299,900
Style: Detached - Ranch
Rooms: 5 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1130 **Tax:** \$3492
Garage: 1 **Parking:** 3 **Acres:** 0.36 (15678 sq.ft.) **Year Built:** 1958 **Fy:** 2013

Remarks: Sunny, updated ranch offers delightful kitchen, modern baths, cen air, replacement windows & attached garage! Corian kitchen boasts tile splashback, cooktop, wall oven, microwave, glass-front cabinets & large eat-in area. Adjoining sitting rm with slider to private deck - great layout for entertaining, morning coffee & evening relaxation! Formal living rm w/ wood stove. Beautiful hardwood flrs. Exercise rm/home office in walkout lower level w/ full bath. Sunny rear yard.



MLS #: 71510824 **Status:** SLD **DOM:** 43 **Sale Price:** \$315,000 **List Price:** \$329,900
 12 ROLLING RIDGE RD **List \$/SqFt:** 159.76 **Sale Date:** 6/28/2013 **List Date:** 4/18/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 152.54 **Off Mkt. Date:** 5/31/2013 **Orig. Price:** \$339,900
Style: Detached - Ranch
Rooms: 7 **Beds:** 5 **Baths:** 2f 0h **Living Area:** 2065 **Tax:** \$3992
Garage: 0 **Parking:** 6 **Acres:** 0.34 (15018 sq.ft.) **Year Built:** 1958 **Fy:** 2013

Remarks: HUGE RANCH IN GREAT NEIGHBORHOOD!! FANTASTIC FLEXIBLE SPACE FOR AN EXPANDING OR MULTI-GENERATIONAL FAMILY. MAIN LEVEL, WHICH INCLUDES ORIGINAL RANCH & ADDITION- HAS LIVING ROOM, KITCHEN, BREEZEWAY/PORCH, FULL BATH, 4-5 BEDS & OFFICE. LOWER LEVEL OF ADDITION HAS A KITCHEN & HUGE FAMILY ROOM THAT WALKS OUT TO PATIO AREA. LOWER LEVEL UNDER MAIN HOUSE HAS FINISHED ROOM & FULL BATH. HARDWOODS IN MAIN. MAINT FREE VINYL SIDED, UPDATED HEATING & NEW A/C. BEAUTIFUL VINYL FENCING FOR PRIVACY. 2 SHEDS.



MLS #: 71405369 **Status:** SLD **DOM:** 335 **Sale Price:** \$315,000 **List Price:** \$329,900
 691 East Central St **List \$/SqFt:** 245.46 **Sale Date:** 4/4/2013 **List Date:** 7/5/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 234.38 **Off Mkt. Date:** 2/19/2013 **Orig. Price:** \$334,900
Style: Detached - Ranch
Rooms: 6 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1344 **Tax:** \$4573
Garage: 5 **Parking:** 10 **Acres:** 1 (43691 sq.ft.) **Year Built:** 1967 **Fy:** 2012

Remarks: Pristine and custom ranch home with open layout..... White custom cabinetry, gleaming black granite with center island and eat area. Wolf and sub zero appliances. Custom tile floors and backsplash. Wide plank Pergo style floors - new full bath - 23 foot sun room off dining and looks over private rear yard. This is a must see and the best value in Franklin. IDEAL for home landscape/artist/plumber or electrician etc-Det 4 car garage + 1 car garage



MLS #: 71487575 **Status:** SLD **DOM:** 11 **Sale Price:** \$327,000 **List Price:** \$329,900
 32 Pine Street **List \$/SqFt:** 195.44 **Sale Date:** 5/1/2013 **List Date:** 2/28/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 193.72 **Off Mkt. Date:** 3/11/2013 **Orig. Price:** \$329,900
Style: Detached - Ranch
Rooms: 7 **Beds:** 4 **Baths:** 2f 0h **Living Area:** 1688 **Tax:** \$3921
Garage: 0 **Parking:** 4 **Acres:** 0.36 (15600 sq.ft.) **Year Built:** 1958 **Fy:** 2013

Remarks: Picture perfect, bright & spacious 4 BR Ranch located in the Kennedy School district. New hrdwd flr & molding in Fam Rm & slider to pool area. New marble tile flr in master bath. Updated 2nd bath in 2013. E-I oak cabinet Kitchen. Hrdwd in LR & 3 BR's. Office in basement. Great backyard w/gunite IG pool w/new pump & filtration system (2012). Lg concrete patio & storage shed. New driveway. Excellent locale, close to commuter rail & easy access to 495.



MLS #: 71492878 **Status:** SLD **DOM:** 31 **Sale Price:** \$335,000 **List Price:** \$349,900
 897 Lincoln Street **List \$/SqFt:** 218.69 **Sale Date:** 5/31/2013 **List Date:** 3/12/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 209.38 **Off Mkt. Date:** 4/12/2013 **Orig. Price:** \$349,900
Style: Detached - Ranch
Rooms: 8 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1600 **Tax:** \$3582
Garage: 1 **Parking:** 6 **Acres:** 0.35 (15191 sq.ft.) **Year Built:** 1961 **Fy:** 2012

Remarks: Wonderful opportunity to own this deceptively spacious home in Keller/Sullivan school district! Beautifully updated maple/nutmeg custom kitchen cabinetry, granite counters, tile backsplash, newer appliances & under cabinet lighting. 12x12 shed w/ electricity, fenced yard, central air, whole house water filtration system, solar panels for hot water, vinyl windows & surprisingly flexible, open floor plan.



MLS #: 71516963 **Status:** SLD **DOM:** 18 **Sale Price:** \$360,000 **List Price:** \$325,000
 896 Lincoln St **List \$/SqFt:** 156.7 **Sale Date:** 6/27/2013 **List Date:** 4/30/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 173.58 **Off Mkt. Date:** 5/17/2013 **Orig. Price:** \$325,000
Style: Detached - Ranch
Rooms: 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 2074 **Tax:** \$3790
Garage: 0 **Parking:** 6 **Acres:** 1.01 (44170 sq.ft.) **Year Built:** 1953 **Fy:** 2013

Remarks: Beautiful Ranch with over 2000 sq ft of living space. Family/Great Rm with vaulted Ceiling and propane stove w/ slider to large, level fenced in back yard. Dining rm w/ vaulted beamed ceiling open to Updated kitchen with Granite counters and large peninsula. Master with private bath Granite dble sink and dressing area. Set more than 200ft off road. Large deck in back and front of house. Playroom, Office all with one-level living! Range priced 325-350k.



MLS #: 71436581 **Status:** SLD **DOM:** 86 **Sale Price:** \$400,000 **List Price:** \$414,900
 8 Forge Hill Rd **List \$/SqFt:** 199.57 **Sale Date:** 1/11/2013 **List Date:** 9/18/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 192.4 **Off Mkt. Date:** 12/13/2012 **Orig. Price:** \$449,900
Style: Detached - Ranch
Rooms: 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 2079 **Tax:** \$3762
Garage: 2 **Parking:** 4 **Acres:** 1.59 (69130 sq.ft.) **Year Built:** 1959 **Fy:** 2012

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.

Single Family Listings: 17 **Avg. Liv.Area SqFt:** 1,524.24 **Avg. List\$:** \$299,913 **Avg. List\$/SqFt:** \$203 **Avg. DOM:** 70.59

Avg. Sale\$: \$293,559 **Avg. Sale\$/SqFt:** \$199

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