

25 Listings

Single Family Listings



MLS #: 71429797 **Status:** SLD **DOM:** 61 **Sale Price:** \$270,000 **List Price:** \$279,900
 9 Squire Ln **List \$/SqFt:** 112.91 **Sale Date:** 10/22/2012 **List Date:** 9/4/2012
 Bellingham, MA 02019 **Sold \$/SqFt:** 108.91 **Off Mkt. Date:** 9/22/2012 **Orig. Price:** \$279,900

Style: Detached - Ranch

Rooms: 8 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 2479 **Tax:** \$3470
Garage: 0 **Parking:** 4 **Acres:** 0.42 (18510 sq.ft.) **Year Built:** 1962 **Fy:** 2012

Remarks: Striking attached family room, spacious modern kitchen, sparkling tile bath and huge deck overlooking a private fenced rear yard in a desirable neighborhood setting make this ranch a winner! Finished lower level w/ half bath and workshop adds extra space and versatility. Family room is a special pleasure: beamed ceiling, floor-to-ceiling stone fireplace, French doors, and surround sound wiring. Recent updates include kitchen, bath, roof, siding and insulation.



MLS #: 71315358 **Status:** SLD **DOM:** 174 **Sale Price:** \$139,900 **List Price:** \$129,900
 72 Alpine Pl **List \$/SqFt:** 77.05 **Sale Date:** 10/30/2012 **List Date:** 11/30/2011
 Franklin, MA 02038 **Sold \$/SqFt:** 82.98 **Off Mkt. Date:** 10/24/2012 **Orig. Price:** \$179,900

Style: Detached - Antique

Rooms: 7 **Beds:** 4 **Baths:** 1f 0h **Living Area:** 1686 **Tax:** \$2931
Garage: 0 **Parking:** 4 **Acres:** 0.2 (8805 sq.ft.) **Year Built:** 1865 **Fy:** 2011

Remarks: Great downtown Franklin location: walk to commuter rail, eateries, shops! Classic antique house has loads of charm. TLC needed; as-is sale. Super opportunity for right buyer. Spacious bedrooms. Brick hearth in front-to-back living/family room. Kitchen has large dining area. Huge deck overlooks fenced yard. Short sale subject to third party approval.



MLS #: 71546763 **Status:** SLD **DOM:** 6 **Sale Price:** \$255,000 **List Price:** \$254,900
 236 Wachusett Street **List \$/SqFt:** 212.24 **Sale Date:** 8/23/2013 **List Date:** 6/25/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 212.32 **Off Mkt. Date:** 7/1/2013 **Orig. Price:** \$254,900

Style: Detached - Ranch

Rooms: 5 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1201 **Tax:** \$3100.31
Garage: 1 **Parking:** 6 **Acres:** 0.43 (18535 sq.ft.) **Year Built:** 1957 **Fy:** 2013

Remarks: Wait until you see this great little Ranch with endless potential !!! 5 Total Rooms, 3 Bedrooms and 1 Bath. A good size kitchen with plenty of counter space and cabinets for you. The house opens up to a living room with the 3 bedrooms along the back and a full bath. The Seller has recently changed over to a new gas furnace. The detached 1 car garage is oversized. The lot and setting for this little ranch is absolutely beautiful. Don't miss out!!!! Great Starter Home!!!



MLS #: 71516048 **Status:** UAG **DOM:** 0 **Ant. Sale Date:** 9/4/2013 **List Price:** \$264,900
 39 Maple St **List \$/SqFt:** 125.78 **Off Mkt. Date:** 4/28/2013 **List Date:** 4/28/2013
 Franklin, MA 02038 **Orig. Price:** \$264,900

Style: Detached - Colonial

Rooms: 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 2106 **Tax:** \$4372
Garage: 0 **Parking:** 5 **Acres:** 0.61 (26687 sq.ft.) **Year Built:** 1925 **Fy:** 2013

Remarks: Gracious antique in desirable Franklin location offers large rooms, high ceilings, stately staircase, impressive fireplace and all the charm of old New England. Updates needed and well worth the work and vision! Walkout basement, newer boiler. New septic to be installed prior to closing.



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 #: 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 #: 71496017 **Status:** SLD **DOM:** 33 **Sale Price:** \$343,500 **List Price:** \$349,900
 395 Lincoln Street **List \$/SqFt:** 227.8 **Sale Date:** 6/28/2013 **List Date:** 3/20/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 223.63 **Off Mkt. Date:** 4/27/2013 **Orig. Price:** \$349,900
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1536 **Tax:** \$3723.58
Garage: 0 **Parking:** 6 **Acres:** 0.46 (20148 sq.ft.) **Year Built:** 1926 **Fy:** 2013
Remarks: BRAND NEW ROOF makes this striking & sunny colonial w/open floor plan even better! Beautiful hardwood floors, vaulted ceilings w/skylights, modern tile baths & a simply stellar granite & tile kitchen that will be the center of your entertaining and home life for years to come! Easy drive to Keller/Sullivan schools. 3 bedrms, 2 ½ baths, recent central air and gas furnace, vinyl siding, replacement windows. Office/playroom in basement w/full bath. Town sewer and water!



MLS #: 71542524 **Status:** SLD **DOM:** 13 **Sale Price:** \$350,000 **List Price:** \$349,900
 76 CROSS STREET **List \$/SqFt:** 141.83 **Sale Date:** 8/8/2013 **List Date:** 6/17/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 141.87 **Off Mkt. Date:** 6/30/2013 **Orig. Price:** \$349,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2467 **Tax:** \$3574.96
Garage: 0 **Parking:** 5 **Acres:** 0.12 (5362 sq.ft.) **Year Built:** 1920 **Fy:** 2013
Remarks: LOCATION Walk to town from this 1920's Antique Col w/farmer's porch.Home offers lots of charm, character & updates.Kit offers granite, ceramic tile, solid cabinets, SS appls, bow window & pantry.Hardwd flrs in DR, LR, foyer, hall, steps & all BR's.All BR's have lighted walkin closets.Two full bths, one w/claw tub & bead board, other w/cer tile.Fin walkout LL w/1/2 bath.Add't updates include newer roof, windows, driveway, walkway, frnt steps, gutters & patio.New heating system w/hot h2O BB.Home converted to gas.



MLS #: 71544063 **Status:** UAG **DOM:** 59 **Ant. Sale Date:** 10/31/2013 **List Price:** \$374,900
 109 Union St **List \$/SqFt:** 206.44 **Off Mkt. Date:** 8/17/2013 **List Date:** 6/19/2013
 Franklin, MA 02038 **Orig. Price:** \$389,900
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 3f 0h **Living Area:** 1816 **Tax:** \$4081
Garage: 0 **Parking:** 3 **Acres:** 0.23 (10223 sq.ft.) **Year Built:** 1900 **Fy:** 2013
Remarks: Gracious Victorian has many updates including renovated granite kitchen w/ 10 ft ceiling, 3 modern full baths, replacement windows & fresh exterior paint. 3 large BRs & intriguing 4th room on 2nd floor (currently for toys & play). Striking fireplaced parlor makes great home office. Grand staircase, center hall & lovely architectural details abound! Sidewalk to commuter rail, Town Common, Library, schools, playground, downtown shops. Walkup attic for future expansion!



MLS #: 71444990 **Status:** SLD **DOM:** 22 **Sale Price:** \$410,000 **List Price:** \$409,900
 15 Lady Slipper Ln **List \$/SqFt:** 154.68 **Sale Date:** 11/19/2012 **List Date:** 10/9/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 154.72 **Off Mkt. Date:** 10/31/2012 **Orig. Price:** \$409,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2650 **Tax:** \$5647
Garage: 2 **Parking:** 4 **Acres:** 1.53 (66603 sq.ft.) **Year Built:** 1996 **Fy:** 2012
Remarks: Sunny colonial on large 1.5 acre lot in perfect subdivision setting. 4 bedrms, 2.5 baths, eat-in kitchen, formal dining, living and family rooms with hardwood, walkout finished lower level, 2 car attached garage - exactly what you're looking for! Media/rec room in lower level is light & bright with full-sized windows and slider to delightful multi-tiered deck & private rear yard! Front to back master has full bath & walk-in closet over garage which leads to huge extra storage area.



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.



MLS #: 71501725 **Status:** SLD **DOM:** 7 **Sale Price:** \$453,000 **List Price:** \$453,000
 67 Phyllis Lane **List \$/SqFt:** 151 **Sale Date:** 6/13/2013 **List Date:** 4/2/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 151 **Off Mkt. Date:** 4/9/2013 **Orig. Price:** \$453,000
Style: Detached - Colonial
Rooms: 9 **Beds:** 3 **Baths:** 4f 0h **Living Area:** 3000 **Tax:** \$5146
Garage: 2 **Parking:** 10 **Acres:** 1.28 (55539 sq.ft.) **Year Built:** 1988 **Fy:** 2012
Remarks: HOME SWEET HOME ! Ideally situated in a terrific neighborhood. Pristine and move in ready: 3-4 BR, 4 full baths, 1st floor office, finished WO basement, heated 2 car garage, and private fenced in yard. Smartly designed with great flow and space. Everything you need is nearby, including shopping, restaurants and commuter rail to boston. LOOK NO FURTHER, YOU HAVE FOUND YOUR NEW HOME. First showings OPEN HOUSE Sunday 4/7 1-4 PM



MLS #: 71536605 **Status:** SLD **DOM:** 6 **Sale Price:** \$623,400 **List Price:** \$624,900
 89 JEFFERSON RD **List \$/SqFt:** 156.23 **Sale Date:** 7/15/2013 **List Date:** 6/5/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 155.85 **Off Mkt. Date:** 6/11/2013 **Orig. Price:** \$624,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 4000 **Tax:** \$7926
Garage: 2 **Parking:** 7 **Acres:** 1.08 (46958 sq.ft.) **Year Built:** 1995 **Fy:** 2013
Remarks: WOW! YOU WANT SPACE? HERE IT IS. NEW ROOF. NEW FURNACE. NEW A/C CONDENSER. VINYL SIDED- BEAUTIFUL SPACIOUS & GRACIOUS HOME FOR LIVING & ENTERTAIN. 2 FT LARGER IN WIDTH & DEPTH THAN LARGEST PLAN. HRDWDS THRU OUT. STEP DOWN CATHEDRAL FR. 1ST FLR OFFICE/PLAYRM.HUGE DR, LR & HUGE KITCHEN W/TONS OF CABINETS & LARGE ISLAND.SEP MUD ROOM. STUNNING WAINSCOTT & MOLDINGS . 2 STORY FOYER. 4 LARGE BEDROOMS. MASTER W/ JACUZZI, DRESSING RM & 2ND OFFICE/EXERCISE/CRAFT RM. AWESOME FINISHED W/OUT BASEMENT W/BATH



MLS #: 71391560 **Status:** SLD **DOM:** 169 **Sale Price:** \$394,000 **List Price:** \$399,000
 1 Resthaven Road **List \$/SqFt:** 197.92 **Sale Date:** 11/30/2012 **List Date:** 6/4/2012
 Mendon, MA 01756 **Sold \$/SqFt:** 195.44 **Off Mkt. Date:** 11/28/2012 **Orig. Price:** \$429,900
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 2016 **Tax:** \$5408
Garage: 2 **Parking:** 4 **Acres:** 3.58 (155945 sq.ft.) **Year Built:** 2006 **Fy:** 2012
Remarks: Sparkling, meticulous 6 yr young colonial on quiet cul-de-sac. This home features beautiful hdwd flrs thruout entire house. EIK w/granite counters, limestone backsplash, stainless appl. w/slider to deck & opens to FP fam. Rm. Formal liv & din rm, 1/2 bath & laundry also on 1st level. Upstairs 4 spacious BRs (all hdwd flrs) incl. Master w/private BA (granite counters) & W/I Closet. Amazing fin. walk out lower level perfect for entertaining or possible inlaw setup. 2 Car garage, C/A, corner lot.



MLS #: 71533642 **Status:** SLD **DOM:** 25 **Sale Price:** \$442,000 **List Price:** \$449,900
 22 Emerson Street **List \$/SqFt:** 145.41 **Sale Date:** 7/26/2013 **List Date:** 5/30/2013
 Mendon, MA 01756 **Sold \$/SqFt:** 142.86 **Off Mkt. Date:** 6/24/2013 **Orig. Price:** \$449,900
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 3f 1h **Living Area:** 3094 **Tax:** \$5795.78
Garage: 2 **Parking:** 6 **Acres:** 1.08 (47045 sq.ft.) **Year Built:** 2004 **Fy:** 2013
Remarks: Truly fantastic condition in a convenient location off of Rt 16. Open floor plan on first floor has mostly hardwoods, beautiful natural light and 9' ceilings with an additional room for Office or Formal Living Room. 3 spacious bedrooms with plenty of closet space. Master has walk in closet and private bath. Beautiful landscape yard with irrigation system. A recently finished walk out basement with full bath and a slider to private backyard. Pellet stove helps maintain heating costs.



MLS #: 71334561 **Status:** SLD **DOM:** 164 **Sale Price:** \$1,196,500 **List Price:** \$1,100,000
 Lot 16 Castle Dr **List \$/SqFt:** 250 **Sale Date:** 2/12/2013 **List Date:** 2/3/2012
 Sharon, MA 02067 **Sold \$/SqFt:** 271.93 **Off Mkt. Date:** 7/16/2012 **Orig. Price:** \$1,100,000
Style: Detached - Colonial
Rooms: 9 **Beds:** 5 **Baths:** 4f 1h **Living Area:** 4400 **Tax:** \$0
Garage: 3 **Parking:** 6 **Acres:** 0.92 (40000 sq.ft.) **Year Built:** 2011 **Fy:** 2012

Remarks: Finally! No more boxes! This classic style is just an example of what can be custom designed on one of our lots. 3 Car heated garage, 4.5 baths w/Jack & Jill setup. Family room opens to the kitchen designed for both cooking & entertaining. Private study/5th bedroom with bath. Grand vaulted master bedroom w/massive closets. Elegant finishes & generous allowances. Build your dream home here. Your plan or ours.

Single Family Listings: 16 **Avg. Liv.Area SqFt:** 2,360.38 **Avg. List\$:** \$403,481 **Avg. List\$/SqFt:** \$173 **Avg. DOM:** 53.94
Avg. Sale\$: \$419,450 **Avg. Sale\$/SqFt:** \$175

Condominium Listings



MLS #: 71532554 **Status:** SLD **DOM:** 12 **Sale Price:** \$264,900 **List Price:** \$264,900
 89 E Bluff Rd U:89 **List \$/SqFt:** 148.65 **Sale Date:** 7/23/2013 **List Date:** 5/29/2013
 Ashland, MA 01721 **Sold \$/SqFt:** 148.65 **Off Mkt. Date:** 6/10/2013 **Orig. Price:** \$264,900
Style: Condo - Townhouse **Outdoor Space:** -- **Assoc.Fee:** \$259
Rooms: 6 **Beds:** 2 **Baths:** 2f 1h **Living Area:** 1782 **Tax:** \$4266
Garage: 2 **Parking:** 3 **Pets:** -- **Year Built:** 1985 **Fy:** 2013

Remarks: Long L unit in private setting w/ wooded views. Tile kitchen w/ eat-in area, large peninsula, newer gas stove, new dishwasher. Fireplaced living rm enjoys good sun exposure & opens to dining rm. Vaulted master BR has double closets & additional storage area & tile bath w/shower stall & jetted tub. 2nd bedrm has full bath, double closets. Finished lower level makes great studio, office or exercise rm. Impressive paver walkway, newer furnace & central air! No weight or size restrictions on pets.



MLS #: 71539381 **Status:** SLD **DOM:** 9 **Sale Price:** \$337,000 **List Price:** \$345,900
 255 America Boulevard U:255 **List \$/SqFt:** 174.7 **Sale Date:** 7/31/2013 **List Date:** 6/10/2013
 Ashland, MA 01721 **Sold \$/SqFt:** 170.2 **Off Mkt. Date:** 6/19/2013 **Orig. Price:** \$345,900
Style: Condo - Townhouse **Outdoor Space:** Yes - Common **Assoc.Fee:** \$265
Rooms: 5 **Beds:** 2 **Baths:** 2f 1h **Living Area:** 1980 **Tax:** \$5347
Garage: 2 **Parking:** 2 **Pets:** Yes **Year Built:** 2006 **Fy:** 2012

Remarks: Move right into this beautiful end unit abutting wooded area/ plenty of privacy from the deck of this south facing unit/ Recently redecorated in neutral tones/ hardwood flooring in living and dining area/Fully applianced upgraded granite island kitchen with custom cabinetry/ expansive master bedroom suite with fireplace and luxurious full bath/ Third floor loft- ideal study or office/ lower level ready to be finished/



MLS #: 71447113 **Status:** SLD **DOM:** 61 **Sale Price:** \$146,000 **List Price:** \$149,900
 35 Union St U:35 **List \$/SqFt:** 107.07 **Sale Date:** 1/11/2013 **List Date:** 10/13/2012
 Blackstone, MA 01504 **Sold \$/SqFt:** 104.29 **Off Mkt. Date:** 12/13/2012 **Orig. Price:** \$159,900
Style: Condo - Half-Duplex **Outdoor Space:** -- **Assoc.Fee:** \$
Rooms: 5 **Beds:** 2 **Baths:** 1f 1h **Living Area:** 1400 **Tax:** \$3154
Garage: 0 **Parking:** 6 **Pets:** -- **Year Built:** 1991 **Fy:** 2012

Remarks: Pristine, updated home shows like new. Recent carpets, fresh paint - no condo fees! Striking eat-in kitchen: recessed lights, stainless steel appliances, pergo floor, built-in microwave. 1st floor laundry. Beautiful family rm in lower level has surround sound; ample storage & workshop area w/ access to fenced rear yd. Stupendous vaulted master bedrm has double closets (one walk-in) each with super built-in organizers. Spacious second bedrm. Attic has flooring for extra storage. Cen AC!



MLS #: 71474067 **Status:** SLD **DOM:** 99 **Sale Price:** \$319,000 **List Price:** \$324,000
 60 Maple St U:G **List \$/SqFt:** 171.52 **Sale Date:** 6/11/2013 **List Date:** 1/19/2013
 Canton, MA 02021 **Sold \$/SqFt:** 168.87 **Off Mkt. Date:** 4/28/2013 **Orig. Price:** \$324,000
Style: Condo - Townhouse **Outdoor Space:** Yes - Private **Assoc.Fee:** \$439
Rooms: 5 **Beds:** 2 **Baths:** 3f 1h **Living Area:** 1889 **Tax:** \$3590
Garage: 1 **Parking:** 1 **Pets:** Yes w/ Restrictions **Year Built:** 1995 **Fy:** 2012

Remarks: Need to be close to Boston? This is your home! Updated Townhouse, 2 bed and 2.5 bath in Mint Condition! 3 minute walk to Canton Ctr Train Station - Walking distance to Library, Shopping, Post Office and more. Bonus heated room with access to patio; can be used as bedroom, office or family room. Spectacular kitchen w/ granite counter tops and full back splash. Cherry cabinets, breakfast bar & SS appliances.Plenty of closets through

out the 3 levels. Additional storage room in attic. Original owner



MLS #: 71433994 **Status:** SLD **DOM:** 30 **Sale Price:** \$136,000 **List Price:** \$149,900
 54 Highwood Dr U:54 **List \$/SqFt:** 152.18 **Sale Date:** 10/26/2012 **List Date:** 9/12/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 138.07 **Off Mkt. Date:** 10/12/2012 **Orig. Price:** \$149,900
Style: Condo - Garden **Outdoor Space:** Yes - Common **Assoc.Fee:** \$224
Rooms: 4 **Beds:** 2 **Baths:** 1f 0h **Living Area:** 985 **Tax:** \$1924
Garage: 0 **Parking:** 2 **Pets:** -- **Year Built:** 1978 **Fy:** 2012

Remarks: Desirable Highwood I garden condo. Renovated bath, fresh paint and new carpet make this home a delight! Sunny pergo kitchen has newer appliances, built-in breakfast table. Hollywood bath sparkles! Recent new central AC, newer washer and dryer included. Master bedroom has double closets and its own access to large balcony affording beautiful wooded views and great privacy!



MLS #: 71506571 **Status:** SLD **DOM:** 8 **Sale Price:** \$203,975 **List Price:** \$209,900
 165 Pleasant St U:165 **List \$/SqFt:** 244.64 **Sale Date:** 5/31/2013 **List Date:** 4/10/2013
 Franklin, MA 02038 **Sold \$/SqFt:** 237.73 **Off Mkt. Date:** 4/18/2013 **Orig. Price:** \$209,900
Style: Condo - Townhouse **Outdoor Space:** -- **Assoc.Fee:** \$0
Rooms: 5 **Beds:** 2 **Baths:** 1f 1h **Living Area:** 858 **Tax:** \$2190
Garage: 0 **Parking:** 3 **Pets:** -- **Year Built:** 1988 **Fy:** 2012

Remarks: NO CONDO FEES! New roof, new hardwood floors & new kitchen cabinets await you at this beautiful townhome. Move-in condition in a prime Franklin location. Vinyl siding, replacement windows, composite deck & town sewer make maintenance a breeze while the cen AC, 2 large bedrooms, gas fireplace, finished basement & private back yard mean this is a home you can enjoy for years to come! Near Town Common, Charter School, DelCorte preserve with walking trails.



MLS #: 71405185 **Status:** SLD **DOM:** 99 **Sale Price:** \$225,000 **List Price:** \$227,900
 83 Park Rd U:83 **List \$/SqFt:** 174.9 **Sale Date:** 10/26/2012 **List Date:** 7/5/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 172.68 **Off Mkt. Date:** 10/12/2012 **Orig. Price:** \$247,900
Style: Condo - Townhouse **Outdoor Space:** Yes - Common **Assoc.Fee:** \$0
Rooms: 4 **Beds:** 2 **Baths:** 1f 1h **Living Area:** 1303 **Tax:** \$4063
Garage: 1 **Parking:** 3 **Pets:** -- **Year Built:** 1986 **Fy:** 2012

Remarks: Simply gorgeous! Sun-drenched, sophisticated townhouse offers like-new interior with fresh paint, hardwood and tile, cen air, recessed lights, surround sound, and garage; no condo fees! Fabulous granite & tile kitchen opens to stylish fireplaced family rm. Striking tile baths. Magnificent tile shower has custom multi-head shower system. Vaulted master bedroom with skylight and laundry. Close to commuter rail, downtown eateries & shops, schools & library.



MLS #: 71452838 **Status:** SLD **DOM:** 64 **Sale Price:** \$280,000 **List Price:** \$289,900
 93 Highbank Rd U:93 **List \$/SqFt:** 158.07 **Sale Date:** 1/18/2013 **List Date:** 10/31/2012
 Franklin, MA 02038 **Sold \$/SqFt:** 152.67 **Off Mkt. Date:** 1/3/2013 **Orig. Price:** \$294,900
Style: Condo - Townhouse **Outdoor Space:** Yes - Common **Assoc.Fee:** \$298
Rooms: 7 **Beds:** 2 **Baths:** 2f 1h **Living Area:** 1834 **Tax:** \$3551
Garage: 1 **Parking:** 2 **Pets:** -- **Year Built:** 1988 **Fy:** 2012

Remarks: Pristine, attractive townhouse at Spruce Pond pleases the eye and the pocketbook - all the expensive updating work has been done! Modern hardwood and Corian kitchen boasts quality cabinets, newer appliances, built-in desk. Lustrous hardwood floors throughout 1st floor. Updated vanities and great cosmetics in all baths. Spacious bedrooms with walk-in closets. 2nd floor laundry. Recent gas furnace and central air, water softener. Sunny deck in private setting - no townhomes to front or rear!



MLS #: 71415771 **Status:** SLD **DOM:** 26 **Sale Price:** \$189,900 **List Price:** \$189,900
 24 Oak Street U:24 **List \$/SqFt:** 109.2 **Sale Date:** 9/15/2012 **List Date:** 7/30/2012
 Hopedale, MA 01747 **Sold \$/SqFt:** 109.2 **Off Mkt. Date:** 8/25/2012 **Orig. Price:** \$189,900
Style: Condo - Half-Duplex **Outdoor Space:** Yes - Private **Assoc.Fee:** \$
Rooms: 6 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1739 **Tax:** \$3373.22
Garage: 0 **Parking:** 3 **Pets:** -- **Year Built:** 1913 **Fy:** 2012

Remarks: RARE Attached Home in Convenient Hopedale Neighborhood. Beautifully Renovated and ready to move into! HW floors, Custom Maple Kitchen, Fireplaced Family Room w/pellet stove & Bay Window, Freshly Painted interior, Cathedral Master Bdrm w/full bath, balcony, jacuzzi & skylites. A Hopedale BEST VALUE at this price! Close to Park and beautiful Hopedale Pond. Walk to everything!

Condominium Listings: 9 **Avg. Liv.Area SqFt:** 1,530.00 **Avg. List\$:** \$239,133 **Avg. List\$/SqFt:** \$160 **Avg. DOM:** 45.33

Avg. Sale\$: \$233,531 **Avg. Sale\$/SqFt:** \$156