

89 Highbank Road - Unit 89
 Franklin, MA 02038
 Condo

MLS #: 71495382	Status: Sold
List Price: \$239,900	Sale Price: \$235,000
List Date: 3/1/2013	Sale Date: 8/28/2013
Area:	Off Market Date: 6/26/2013
List\$/SqFt: \$128.08	Sold\$/SqFt: \$125.47
Days on Market (Total): 114	Days on Market (Office): 114



Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath:	Placement: Street, End
Fireplaces: 1	Apprx Living Area: 1873 sq.ft.
Year Built: 1988	Outdoor Space Avail:
# Units: 100	Garage: 2 --
Elevator:	Parking: 2 --
Handicap Access/Features:	
Association: Yes Fee: \$307	
Fee Includes: Exterior Maintenance	

Room Descriptions

Features & Other Information

Room	Level	Size	Features
			Basement: Yes Cooling: Central Air Exclusions: Buyer/Agent resp for obtaining/installing smokes certificate. Facing Direction: Heating: Forced Air Lead Paint: Unknown Living Area Disclosures: MLS INFO MAY NOT BE ACCURATE. BUYER TO PERFORM OWN DUE DILIGENCE ABOUT PROP SPECS Sewer Utilities: City/Town Sewer Water Utilities: City/Town Water Waterfront: No Short Sale w/Lndr.App Req: Unknown Lender Owned: Undisclosed

Remarks

Come and view this two bedroom townhouse style condo. All buyers welcome! Sold in AS-IS condition. with no warranties, guarantees or representations either expressed or implied by broker or seller. All offers must be accompanied by a current Pre-Approval letter or Proof of Funds if cash buyer. All deposits with P&S must be in the form of certified ck (no personal checks). This property is eligible under the Seller's First Look Initiative through 03/15/2013.

Tax Information

2012 Taxes: \$3745.54	Assessment: \$272,800	Cert: Zoning Code: res
Pin #:		Map: Block: Lot: Book: 30851 Page: 546

Market History for 89 Highbank Road U:89, Franklin, MA 02038

MLS #	Date		DOM	Price
71495382	3/1/2013	Listed for \$284,900		\$284,900
UAG	3/26/2013	Status Changed to: Under Agreement		
BOM	3/29/2013	Status Changed to: Back on Market		
	4/10/2013	Price Changed to: \$274,900		\$274,900
	6/4/2013	Price Changed to: \$259,900		\$259,900
EXT	6/4/2013	Status Changed to: Extended		
UAG	6/26/2013	Status Changed to: Under Agreement		
	7/9/2013	Price Changed to: \$239,900		\$239,900
SLD	8/29/2013	Status Changed to: Sold		
	8/28/2013	Sold for \$235,000	114	\$235,000
Market History for Office Id: BB5460			114	\$235,000
Market History for this property			114	\$235,000

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21 Spruce Pond Rd - Unit 21
Franklin, MA 02038-2500
Condo

MLS #: 71498454	Status: Sold
List Price: \$279,900	Sale Price: \$275,000
List Date: 3/25/2013	Sale Date: 6/6/2013
Area:	Off Market Date: 4/26/2013
List\$/SqFt: \$217.15	Sold\$/SqFt: \$213.34
Days on Market (Total): 33	Days on Market (Office): 33



Property Features

Rooms: 5	Style: Townhouse, Other (See Remarks)
Bedrooms: 2	Type: Condo
Baths: 2f 0h	Unit Level 1
Master Bath: Yes	Placement: Street, End, Walkout
Fireplaces: 1	Apprx Living Area: 1289 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 100	Garage: 2 Attached
Elevator:	Parking: 4 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$301	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:	1	14x18	Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Exterior Access, Open Floor Plan, Slider
Dining Room:	1	11x11	Flooring - Wall to Wall Carpet, Open Floor Plan
Kitchen:	1	9x19	Flooring - Laminate, Dining Area, Countertops - Stone/Granite/Solid
Master Bedroom:	1	11x15	Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1	11x12	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		--
Entry Hall:	1	7x11	Flooring - Laminate

Features & Other Information

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

Basement: **Yes**

Construction: **Frame**

Cooling: **Central Air**

Electric: **Circuit Breakers**

Exclusions:

Exterior: **Wood**

Exterior Features: **Deck - Composite**

Facing Direction:

Heating: **Forced Air, Gas**

Hot Water: **Natural Gas**

Interior Features: **Central Vacuum, Cable Available**

Lead Paint: **Unknown**

Pets Allowed: **Yes**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

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

Lender Owned: **No**

Remarks

SINGLE-LEVEL, maintenance-free living at its finest! Rare, sought-after RANCH STYLE END UNIT at Spruce Pond Village. NEW Flooring, NEW Furnace, NEW H2O Heater, freshly painted throughout. Sunny, spacious Open Floor Plan Dining Room/Living Room w/Cathedral Ceiling, Skylights, Fireplace, Sliders to Composite Deck. Large Kitchen w/Granite Counters & Breakfast Area. 2-CAR ATTACHED GARAGE. Huge WALK-OUT Basement waiting to be finished. Unit abuts woods. Great commuter location. HURRY - START PACKING!

Tax Information

2012 Taxes: \$3578	Assessment: \$260,600	Cert: Zoning Code: Res
Pin #: M:303 L:045-093	Map: 303	Block: Lot: 045093 Book: 21476 Page: 156

Market History for 21 Spruce Pond Rd U:21, Franklin, MA 02038

MLS #	Date		DOM	Price
71498454	3/25/2013	Listed for \$279,900		\$279,900
	4/16/2013	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	4/27/2013	Status Changed to: Under Agreement		
SLD	6/7/2013	Status Changed to: Sold		
	6/6/2013	Sold for \$275,000	33	\$275,000
Market History for Office Id: AC1630			33	\$275,000
Market History for this property			33	\$275,000

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6 Spruce Pond Road - Unit 6
Franklin, MA 02038-2500
Condo

MLS #: 71575149	Status: Sold
List Price: \$289,900	Sale Price: \$275,000
List Date: 8/27/2013	Sale Date: 11/27/2013
Area:	Off Market Date: 9/25/2013
List\$/SqFt: \$156.45	Sold\$/SqFt: \$148.41
Days on Market (Total): 189	Days on Market (Office): 29



Property Features

Rooms: 8	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Street, Front, Walkout
Fireplaces: 1	Apprx Living Area: 1853 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 100	Garage: 1 Attached, Garage Door Opener
Elevator: No	Parking: 2 Off-Street, Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$298	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Flooring - Wall to Wall Carpet, Slider
Dining Room:	1		--
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area
Master Bedroom:	2		Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	B		Flooring - Wall to Wall Carpet
Loft:	2		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Wood**
 Exterior Features: **Porch, Deck - Composite, Professional Landscaping, Sprinkler System**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 Living Area Disclosures: **Does not include finished lower level, approx 600 additional square feet. Buyer to Verify Total SF**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **Yes** Water View: **Yes**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Remarks

Overlooking Spruce Pond this townhome unit is a great value and features a finished walkout lower level with a family room and third bedroom, Open concept main level featuring a family room with skylights and sliders leading onto your private deck overlooking the pond. Large kitchen with dining area plus another room which could be a formal dining room or a den/office completes the main level. The upper level features a loft plus a master bedroom suite with full bath and a large second bedroom and an additional second full bath. A one car attached garage plus gas heat and central air. Don't miss out on this great opportunity. This is the best priced unit in Spruce Pond Village for the square footage. Set up an appointment today.

Tax Information

2013 Taxes: **\$3965.01** Assessment: **\$276,500**
 Pin #: **M:303 L:045-006**

Cert: Zoning Code: **RES CONDO**
 Map: **303** Block: **045** Lot: **006** Book: **0** Page: **0**

Market History for 6 Spruce Pond Road U:6, Franklin, MA 02038

MLS #	Date		DOM	Price
71494600	3/16/2013	Listed for \$310,000		\$310,000
	4/5/2013	Price Changed to: \$304,900		\$304,900
	4/27/2013	Price Changed to: \$299,900		\$299,900
	5/10/2013	Price Changed to: \$294,900		\$294,900
EXT	6/20/2013	Status Changed to: Extended		
EXT	8/22/2013	Status Changed to: Extended		
EXP	8/23/2013	Status Changed to: Expired	160	
Market History for Office Id: BB4913			160	
71575149	8/27/2013	Listed for \$289,900		\$289,900
UAG	9/25/2013	Status Changed to: Under Agreement		
SLD	11/27/2013	Status Changed to: Sold		
	11/27/2013	Sold for \$275,000	29	\$275,000
Market History for Office Id: AC1630			29	\$275,000
Market History for this property			189	\$275,000

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93 Highbank Rd - Unit 93
 Franklin, MA 02038-2573
 Condo

MLS #: 71452838	Status: Sold
List Price: \$289,900	Sale Price: \$280,000
List Date: 10/31/2012	Sale Date: 1/18/2013
Area:	Off Market Date: 1/3/2013
List\$/SqFt: \$158.07	Sold\$/SqFt: \$152.67
Days on Market (Total): 64	Days on Market (Office): 64



Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Street
Fireplaces: 1	Apprx Living Area: 1834 sq.ft.
Year Built: 1988	Outdoor Space Avail: Yes - Common
# Units: 100	Garage: 1 Attached
Elevator:	Parking: 2 Off-Street

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

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid
Master Bedroom:	2		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Laundry:	2		--
Home Office:	1		Flooring - Hardwood
Other:	1		Ceiling - Cathedral, Flooring - Hardwood, Window(s) - Bay/Bow/Box

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Water Softener**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Clapboard, Wood**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Lead Paint: **Unknown**
 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

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!

Tax Information

2012 Taxes: **\$3551** Assessment: **\$258,600**
 Pin #: **M:303 L:045-061**

Cert: Zoning Code: **res**
 Map: Block: Lot: Book: **27444** Page: **436**

Market History for 93 Highbank Rd U:93, Franklin, MA 02038

MLS #	Date		DOM	Price
71452838	10/31/2012	Listed for \$294,900		\$294,900
	12/8/2012	Price Changed to: \$289,900		\$289,900
	12/24/2012	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	1/3/2013	Status Changed to: Under Agreement		
SLD	1/18/2013	Status Changed to: Sold		
	1/18/2013	Sold for \$280,000	64	\$280,000
Market History for Office Id: BB5993			64	\$280,000
Market History for this property			64	\$280,000

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63 Bayberry Common - Unit 63
 Franklin, MA 02038
 Condo

MLS #: 71422615	Status: Sold
List Price: \$284,900	Sale Price: \$282,000
List Date: 8/15/2012	Sale Date: 1/23/2013
Area:	Off Market Date: 12/29/2012
List\$/SqFt: \$154.84	Sold\$/SqFt: \$153.26
Days on Market (Total): 136	Days on Market (Office): 136



Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath:	Placement: Middle, Walkout
Fireplaces: 1	Apprx Living Area: 1840 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 100	Garage: 1 Attached, Side Entry
Elevator:	Parking: 2 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$298	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal	

Room Descriptions

Features & Other Information

Room	Level	Size	Features	Appliances: Range, Dishwasher, Microwave, Refrigerator
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Balcony / Deck, Open Floor Plan	Basement: Yes Construction: Frame Cooling: Central Air
Dining Room:	1		Flooring - Hardwood, Open Floor Plan	Electric: Circuit Breakers Exclusions: Washer, Dryer
Kitchen:	1		Flooring - Hardwood, Window(s) - Bay/Bow/Box, Dining Area, Pantry, Countertops - Stone/Granite/Solid	Exterior: Clapboard Exterior Features: Deck - Composite, Screens, Gutters, Professional Landscaping Facing Direction: Heating: Forced Air, Gas
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet	Hot Water: Natural Gas Interior Features: Central Vacuum
Bedroom 2:	2		Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet	Lead Paint: Unknown Pets Allowed: Yes
Den:	1		Flooring - Wall to Wall Carpet	Sewer Utilities: City/Town Sewer Water Utilities: City/Town Water Waterfront: Yes Water View: Yes Short Sale w/Lndr.App.Req: No Lender Owned: No

Remarks

Spacious townhouse with sunny, open floor plan, large bedrooms, master bath and walk-in closets in BOTH bedrooms! Loft w/skylights overlooks fireplaced Living Room, slider opens to private deck overlooking the pond. First floor den could easily be made into 3rd bedroom /office. Home has attached garage, full walk-out basement, 2nd flr laundry. Heating system & central air replaced within past 2 years. Great location, easy access to 495, train station & shopping.

Tax Information

2012 Taxes: \$3450.35	Assessment: \$251,300	Cert:	Zoning Code: RES
Pin #:		Map:	Block: Lot: Book: 11396 Page: 654

Market History for 63 Bayberry Common U:63, Franklin, MA 02038

MLS #	Date		DOM	Price
71422615	8/15/2012	Listed for \$294,900		\$294,900
	9/5/2012	Price Changed to: \$284,900		\$284,900
	9/16/2012	Listing Alert Flag set to: Yes - Kick-Out Clause or Right of 1st Refusal		
	11/16/2012	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	12/29/2012	Status Changed to: Under Agreement		
SLD	1/23/2013	Status Changed to: Sold		
	1/23/2013	Sold for \$282,000	136	\$282,000
Market History for Office Id: AC1289			136	\$282,000
Market History for this property			136	\$282,000

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61 BAYBERRY COMMON - Unit 61
Franklin, MA 02038
Condo

MLS #: 71436296	Status: Sold
List Price: \$294,900	Sale Price: \$288,000
List Date: 9/16/2012	Sale Date: 1/31/2013
Area:	Off Market Date: 1/24/2013
List\$/SqFt: \$151.54	Sold\$/SqFt: \$148
Days on Market (Total): 130	Days on Market (Office): 130



Property Features

Rooms: 8	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 0
Master Bath: Yes	Placement: --
Fireplaces: 1	Apprx Living Area: 1946 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 100	Garage: 1 Attached, Storage
Elevator: No	Parking: 2 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$304	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal	

Room Descriptions

Features & Other Information

Room	Level	Size	Features	Appliances: Range, Dishwasher
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Flooring - Wood, Balcony / Deck	Basement: Yes
Dining Room:	1		Flooring - Wood	Construction: Frame
Family Room:	B		Closet, Flooring - Wall to Wall Carpet	Cooling: Central Air
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid	Exclusions:
Master Bedroom:	2		Bathroom - Full, Flooring - Wood, Balcony / Deck	Exterior: Clapboard
Bedroom 2:	2		Flooring - Wood	Exterior Features: Deck
Bath 1:	1		Bathroom - Half, Countertops - Stone/Granite/Solid	Facing Direction:
Bath 2:	2		Bathroom - Full, Countertops - Stone/Granite/Solid	Heating: Forced Air, Gas
Bath 3:	2		Bathroom - Full, Countertops - Stone/Granite/Solid	Lead Paint: None
Den:	1		Flooring - Wood	Living Area Disclosures: approximately 600 sq ft in finished basement
Loft:	2		Flooring - Wall to Wall Carpet	Sewer Utilities: City/Town Sewer

Remarks

New & improved describes this 3 level town home located in Spruce Pond - open fl plan w LR w hwd floors, cath ceiling, skylights & fireplace, Den on 1st level, Kitchen w new wooden cabinet facing, new granite counter top, dining area, large, open loft on 2nd fl adjoins the master bdrm w walk in closet, master bath w new granite counter top, finished walk-out LL, oversized 1 car over sized garage, new carpeting, upgraded electric, freshly painted, new windows and sliders - Move In Ready!

Tax Information

2012 Taxes: \$3914	Assessment: \$285,100	Cert: Zoning Code: residentiala
Pin #:		Map: Block: Lot: Book: 11449 Page: 713

Market History for 61 BAYBERRY COMMON U:61, Franklin, MA 02038

MLS #	Date		DOM	Price
71436296	9/16/2012	Listed for \$300,000		\$300,000
	11/7/2012	Price Changed to: \$294,900		\$294,900
	11/23/2012	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	1/24/2013	Status Changed to: Under Agreement		
SLD	2/1/2013	Status Changed to: Sold		
	1/31/2013	Sold for \$288,000	130	\$288,000
Market History for Office Id: BB2447			130	\$288,000
Market History for this property			130	\$288,000

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65 Bayberry Common - Unit 65
Franklin, MA 02038-2582
Condo

MLS #: 71532590	Status: Sold
List Price: \$299,000	Sale Price: \$290,000
List Date: 5/29/2013	Sale Date: 7/15/2013
Area:	Off Market Date: 6/13/2013
List\$/SqFt: \$153.65	Sold\$/SqFt: \$149.02
Days on Market (Total): 15	Days on Market (Office): 15

Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath:	Placement: Street
Fireplaces: 1	Apprx Living Area: 1946 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 100	Garage: 1 --
Elevator: No	Parking: 2 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$319	
Fee Includes: Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Flooring - Hardwood, Open Floor Plan, Slider
Dining Room:	1		Flooring - Hardwood, Open Floor Plan
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area
Master Bedroom:	2		Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s)
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	B		--
Den:	1		--
Loft:	2		--

Features & Other Information

Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Porch, Deck, Deck - Wood**
 Facing Direction:
 Heating: **Forced Air**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **Yes** Water View: **Yes**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Remarks

Beautiful Spruce Pond location on the water. Set in a side street location offering privacy and peaceful water view. Oversized one car garage (see photo's) and full walkout basement, excellent storage. Newer hardwoods in entry, hall living, dining and den areas. Updated 1/2 bath. Carpets replaced 2012. Large loft, guest room and master suite. The open concept living room/dining room area features lofted ceiling, sliders to spacious deck, fireplace and skylights. Light and bright.

Tax Information

2013 Taxes: \$3633.76	Assessment: \$253,400	Cert:	Zoning Code: condo
Pin #:		Map:	Block: Lot: Book: 24019 Page: 548

Market History for 65 Bayberry Common U:65, Franklin, MA 02038

MLS #	Date		DOM	Price
71532590	5/29/2013	Listed for \$299,000		\$299,000
UAG	6/13/2013	Status Changed to: Under Agreement		
SLD	7/16/2013	Status Changed to: Sold		
	7/15/2013	Sold for \$290,000	15	\$290,000
Market History for Office Id: BB1175			15	\$290,000
Market History for this property			15	\$290,000

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19 Spruce Pond Rd - Unit 19
Franklin, MA 02038-2500
Condo

MLS #: 71486820	Status: Sold
List Price: \$294,900	Sale Price: \$291,000
List Date: 2/27/2013	Sale Date: 9/11/2013
Area:	Off Market Date: 6/23/2013
List\$/SqFt: \$160.53	Sold\$/SqFt: \$158.41
Days on Market (Total): 101	Days on Market (Office): 101



Property Features

Rooms: 9	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Street, Walkout
Fireplaces: 1	Apprx Living Area: 1837 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 100	Garage: 1 Attached, Garage Door Opener
Elevator:	Parking: 2 Off-Street

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

Room Descriptions

Features & Other Information

Room	Level	Size	Features	Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Ceiling Fan(s), Balcony / Deck, Open Floor Plan, Slider	Basement: Yes Construction: Frame Cooling: Central Air Electric: Circuit Breakers Exclusions: Washer and Dryer
Dining Room:	1		Flooring - Wall to Wall Carpet, Open Floor Plan	Exterior: Wood Exterior Features: Deck - Composite Facing Direction:
Family Room:	B		Flooring - Wall to Wall Carpet, Flooring - Marble, Exterior Access, Recessed Lighting	Heating: Forced Air, Gas Hot Water: Natural Gas Interior Features: Central Vacuum, Security System, Cable Available
Kitchen:	1		Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Dining Area, Stainless Steel Appliances	Lead Paint: Unknown Living Area Disclosures: Does not include approx. 600 ADDITIONAL SQ. FT. IN FINISHED WALK-OUT BASEMENT!
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet	Pets Allowed: Yes Sewer Utilities: City/Town Sewer
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet	Water Utilities: City/Town Water Waterfront: No
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile	Short Sale w/Lndr.App Req: No Lender Owned: No
Bath 2:	2		Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile	
Bath 3:	2		Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile	
Laundry:	2		--	
Loft:	2		Flooring - Wall to Wall Carpet	
Office:	B		Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Recessed Lighting	
Den:	1		Flooring - Wall to Wall Carpet	

Remarks

Your search is over! Spacious & pristine Spruce Pond townhouse. Bright open floor plan w/vaulted ceils. Eat-in Kit w/stainless apps. Many unique details: Italian tile inlay, stained glass, transom window, custom woodwork/built-ins. 7 rooms on 1st & 2nd flrs PLUS gorgeous WALK-OUT Lower Level w/Family Room, Bar, Office. Private Deck overlooks tranquil wooded yard. Updated Furnace & HW Htr. Central AC. Laundry hookups on 2nd floor & basement. HURRY & make it yours!

Tax Information

2012 Taxes: \$3549	Assessment: \$258,500	Cert:	Zoning Code: Res
Pin #: M:303 L:045-091		Map: 303	Block: Lot: 045091 Book: 7454 Page: 56

Market History for 19 Spruce Pond Rd U:19, Franklin, MA 02038

MLS #	Date		DOM	Price
71486820	2/27/2013	Listed for \$294,900		\$294,900
UAG	3/5/2013	Status Changed to: Under Agreement		
BOM	3/20/2013	Status Changed to: Back on Market		
	3/31/2013	Listing Alert Flag set to: Yes - Accepting Additional Offers		
	4/10/2013	Listing Alert Flag set to: No		
	4/27/2013	Listing Alert Flag set to: Yes - Accepting Additional Offers		
	5/2/2013	Listing Alert Flag set to: No		
UAG	6/23/2013	Status Changed to: Under Agreement		
SLD	9/11/2013	Status Changed to: Sold		
	9/11/2013	Sold for \$291,000	101	\$291,000
Market History for Office Id: AC1630			101	\$291,000
Market History for this property			101	\$291,000

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12 Spruce Pond Rd - Unit 12
 Franklin, MA 02038-2500
 Condo

MLS #: 71511511	Status: Sold
List Price: \$314,000	Sale Price: \$305,000
List Date: 4/18/2013	Sale Date: 8/30/2013
Area:	Off Market Date: 8/9/2013
List\$/SqFt: \$162.36	Sold\$/SqFt: \$157.70
Days on Market (Total): 102	Days on Market (Office): 102



Property Features

Rooms: 8	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: End
Fireplaces: 1	Apprx Living Area: 1934 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 100	Garage: 2 Attached
Elevator:	Parking: 4 Off-Street, Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$328	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal	

Room Descriptions

Features & Other Information

Room	Level	Size	Features	Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer
Living Room:	1		Skylight, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Open Floor Plan, Slider	Basement: Yes Construction: Frame Cooling: Central Air Electric: Circuit Breakers
Dining Room:	1		Flooring - Hardwood, Open Floor Plan	Exclusions:
Family Room:	B		Flooring - Laminate, Exterior Access	Exterior: Wood
Kitchen:	1		Flooring - Hardwood, Dining Area	Exterior Features: Deck - Composite, Screens, Gutters Facing Direction:
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet	Heating: Forced Air, Gas Hot Water: Natural Gas
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet	Interior Features: Cable Available Lead Paint: Unknown
Bath 1:	1		Bathroom - Half, Flooring - Hardwood	Living Area Disclosures: Additional space in finished WALK-OUT Lower Level
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile	Pets Allowed: Yes
Bath 3:	2		Bathroom - Full, Closet - Linen, Flooring - Stone/Ceramic Tile	Sewer Utilities: City/Town Sewer
Laundry:	B		Flooring - Vinyl	Water Utilities: City/Town Water
Den:	1		Flooring - Hardwood	Waterfront: No Water View: No
Loft:	2		Flooring - Wall to Wall Carpet	Short Sale w/Lndr.App Req: No Lender Owned: No

Remarks

Rare opportunity in Spruce Pond - pristine END UNIT with 2-CAR GARAGE! Beautiful setting w/2 Decks to enjoy the pond view. Gorgeous Hardwood flooring throughout 1st floor. Open concept Dining/Living Room w/vaulted ceiling, fireplace & sliders. Spacious Loft & 2 Bedrooms upstairs. Bonus room on 1st floor makes a great Office or Den. Finished walk-out Lower Level. Full Laundry Room & lots of Storage. Furnace & HW Heater both 2 years young. Absolutely beautiful and ready for you!

Tax Information

2013 Taxes: **\$4153** Assessment: **\$289,600**
 Pin #: **M:303 L:045-084**

Cert: Zoning Code: **Res**
 Map: Block: Lot: Book: **10791** Page: **337**

Market History for 12 Spruce Pond Rd U:12, Franklin, MA 02038

MLS #	Date		DOM	Price
71511511	4/18/2013	Listed for \$314,000		\$314,000
	5/7/2013	Listing Alert Flag set to: Yes - Accepting Additional Offers		
	5/13/2013	Listing Alert Flag set to: No		
UAG	6/7/2013	Status Changed to: Under Agreement		
BOM	6/23/2013	Status Changed to: Back on Market		
CTG	7/28/2013	Status Changed to: Contingent		
UAG	8/14/2013	Status Changed to: Under Agreement		
SLD	8/31/2013	Status Changed to: Sold		
	8/30/2013	Sold for \$305,000	102	\$305,000
Market History for Office Id: AC1630			102	\$305,000
Market History for this property			102	\$305,000

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78 Highbank Rd. - Unit 78
Franklin, MA 02038-2573
Condo

MLS #: 71437822	Status: Sold
List Price: \$314,000	Sale Price: \$307,400
List Date: 9/20/2012	Sale Date: 3/5/2013
Area:	Off Market Date: 1/18/2013
List\$/SqFt: \$168	Sold\$/SqFt: \$164.47
Days on Market (Total): 120	Days on Market (Office): 120



Property Features

Rooms: 7	Style: Townhouse, Attached
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Street, End
Fireplaces: 1	Apprx Living Area: 1869 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 100	Garage: 2 Attached, Garage Door Opener, Storage
Elevator: No	Parking: 6 Off-Street, Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$307	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling Fan(s), Flooring - Wood, Deck - Exterior, Exterior Access
Dining Room:	1		Flooring - Wood
Family Room:	1		--
Kitchen:	1		Flooring - Hardwood
Master Bedroom:	2		Bathroom - Full, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bath 1:	1		Flooring - Hardwood
Bath 2:	2		Flooring - Stone/Ceramic Tile
Bath 3:	3		Flooring - Stone/Ceramic Tile
Laundry:	2		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Porch, Deck, Deck - Composite, Screens, Gutters, Professional Landscaping**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 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

Once you've seen all the new construction compare this unit and then decide. Spacious, updated, open flr plan, w/attached 2 car garage, an end unit, and very private! Granite, HW, ceramic, front porch and deck are both composite, breakfast nook w/cath ceiling, LR w/vaulted ceiling w/sky lights and fireplace, central air, loft area, laundry on 2nd floor, great size bed rms with generous closets, and office/den on first floor. Highway access and T. to Boston. DON'T MISS THIS ONE IT'S PRISTINE!

Tax Information

2012 Taxes: \$3549	Assessment: \$258,500	Cert: Zoning Code: condo
Pin #:	Map: 303	Block: Lot: 45-46 Book: 23804 Page: 552

Market History for 78 Highbank Rd. U:78, Franklin, MA 02038

MLS #	Date		DOM	Price
71437822	9/20/2012	Listed for \$314,000		\$314,000
UAG	1/18/2013	Status Changed to: Under Agreement		
SLD	3/5/2013	Status Changed to: Sold		
	3/5/2013	Sold for \$307,400	120	\$307,400
Market History for Office Id: AC2364			120	\$307,400
Market History for this property			120	\$307,400

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33 Quince Landing - Unit 33
Franklin, MA 02038-2581
Condo

MLS #: 71584303	Status: Sold
List Price: \$329,900	Sale Price: \$325,000
List Date: 9/17/2013	Sale Date: 11/25/2013
Area:	Off Market Date: 10/14/2013
List\$/SqFt: \$122.19	Sold\$/SqFt: \$120.37
Days on Market (Total): 27	Days on Market (Office): 27



Property Features

Rooms: 8	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Street, End
Fireplaces: 1	Apprx Living Area: 2700 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 100	Garage: 2 Attached, Garage Door Opener
Elevator: No	Parking: 4 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$325	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal	

Room Descriptions

Features & Other Information

Room	Level	Size	Features	Features & Other Information
Living Room:	1		Fireplace, Skylight, Flooring - Hardwood, Slider	Appliances: Range, Dishwasher, Disposal, Microwave Basement: Yes Cooling: Central Air
Dining Room:	1		Flooring - Hardwood	Exclusions: washer dryer excluded. Refrig negotiable, curtains excluded
Family Room:	1		Flooring - Wall to Wall Carpet	Exterior: Wood
Kitchen:	1		Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Dining Area, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Remodeled, Stainless Steel Appliances	Exterior Features: Deck Facing Direction: Heating: Forced Air, Gas Lead Paint: Unknown
Master Bedroom:	2		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet	Living Area Disclosures: includes approx 700 sq ft in lower level Living Area Includes: Finished Basement
Bedroom 2:	2		Flooring - Wall to Wall Carpet	Pets Allowed: Yes w/ Restrictions
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile	Sewer Utilities: City/Town Sewer Water Utilities: City/Town Water
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Upgraded	Waterfront: Yes Water View: Yes Short Sale w/Lndr.App.Req: No Lender Owned: No
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile	
Laundry:	2		Bathroom - Full	
Loft:	2		Flooring - Wall to Wall Carpet	
Play Room:	B		Flooring - Wall to Wall Carpet	
Bonus Room:	B		Flooring - Wall to Wall Carpet	

Remarks

HOME SWEET HOME! NO NEED TO LOOK FURTHER-STUNNING 8 RM END UNIT TOWNHOME IN SPRUCE POND OVERLOOKING POND. NEWER KITCHEN W/CHERRY CABINETS,STAINLESS APPL,STONE CERAMIC FLR. HDWD DINING AND LIVING ROOM W/ GAS FIREPLACE-NEW SLIDER LEADING TO NEW TREX DECK OVERLOOKING BEAUTIFULLY MANICURED YARD/POND. OVER 2700 SQ FT INCLUDING 2 FINISHED RMS IN WALKOUT LOWER LEVEL. SPACIOUS LOFT LEADING TO MASTER BR W/ FULL BATH, LAUNDRY AND WALK IN CLOSET. GUEST BEDROOM W/ WALKIN CLOSET AND GUEST BATH W/ NEW VANITY. 2 CAR GARAGE, CENTRAL AIR. 1 ST FLOOR DEN OR STUDY. BRAND NEW CARPET ON STAIRS AND 2ND FLR. CULDESAC LOCATION. A MUST SEE!

Tax Information

2013 Taxes: **\$3843** Assessment: **\$268,000**
 Pin #: **M:303 L:045-013**

Cert: **21968** Zoning Code: **res**
 Map: Block: Lot: Book: **25578** Page: **485**

Market History for 33 Quince Landing U:33, Franklin, MA 02038

MLS #	Date		DOM	Price
71584303	9/17/2013	Listed for \$329,900		\$329,900
CTG	9/24/2013	Status Changed to: Contingent		
BOM	9/24/2013	Status Changed to: Back on Market		
CTG	9/30/2013	Status Changed to: Contingent		
UAG	10/14/2013	Status Changed to: Under Agreement		
SLD	11/25/2013	Status Changed to: Sold		
	11/25/2013	Sold for \$325,000	27	\$325,000
Market History for Office Id: BB2447			27	\$325,000
Market History for this property			27	\$325,000

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