

32 Stone Ridge Road - Unit 32  
 Franklin, MA 02038-3105  
 Condo

MLS #: <b>71428082</b>	Status: <b>Sold</b>
List Price: <b>\$212,000</b>	Sale Price: <b>\$195,000</b>
List Date: <b>8/29/2012</b>	Sale Date: <b>2/11/2013</b>
Area:	Off Market Date: <b>11/6/2012</b>
List\$/SqFt: <b>\$170.97</b>	Sold\$/SqFt: <b>\$157.26</b>
Days on Market (Total): <b>436</b>	Days on Market (Office): <b>69</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>Street, Middle</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1240 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Private</b>
# Units: <b>163</b>	Garage: <b>1 Attached, Garage Door Opener, Storage</b>
Elevator: <b>No</b>	Parking: <b>1 Deeded, Common, Guest, Paved Driveway</b>
Handicap Access/Features: <b>Unknown</b>	
Association: <b>Yes</b> Fee: <b>\$281</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Recreational Facilities, Clubroom, Refuse Removal</b>	

**Room Descriptions**

**Features & Other Information**

Room	Level	Size	Features	Appliances: <b>Range, Dishwasher, Disposal, Refrigerator, Freezer, Washer, Dryer</b>
Living Room:	<b>1</b>	<b>17x12</b>	<b>Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Slider</b>	Basement: <b>Yes</b>
Dining Room:	<b>1</b>	<b>8x9</b>	<b>Flooring - Hardwood, Open Floor Plan</b>	Construction: <b>Frame</b>
Kitchen:	<b>1</b>	<b>12x9</b>	<b>Ceiling Fan(s), Flooring - Hardwood</b>	Cooling: <b>Central Air</b>
Master Bedroom:	<b>2</b>	<b>14x12</b>	<b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet</b>	Electric: <b>200 Amps</b>
Bedroom 2:	<b>2</b>	<b>11x11</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>	Exclusions:
Bath 1:	<b>1</b>	<b>4x5</b>	<b>Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>	Exterior: <b>Clapboard</b>
Bath 2:	<b>2</b>	<b>6x8</b>	<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>	Exterior Features: <b>Porch, Patio</b>
Bath 3:	<b>2</b>	<b>5x8</b>	<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>	Facing Direction:
Laundry:	<b>2</b>	--	--	Green Certified: <b>Unknown</b>
Media Room:	<b>B</b>	<b>15x16</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>	Heating: <b>Central Heat, Forced Air, Gas</b>
				Hot Water: <b>Natural Gas</b>
				Interior Features: <b>Cable Available</b>
				Lead Paint: <b>Unknown</b>
				Living Area Disclosures: <b>Add'l 240 sq/ft in lower level</b>
				Pets Allowed: <b>Yes</b>
				Sewer Utilities: <b>City/Town Sewer</b>
				Water Utilities: <b>City/Town Water</b>
				Waterfront: <b>No</b> Water View: <b>No</b>
				Short Sale w/Lndr.App.Req: <b>Yes</b>
				Lender Owned: <b>No</b>

**Remarks**

**Beautifully Maintained Unit in Desirable Stone Ridge Condos! Spacious living area with fireplace, built-in shelving & SGD to patio! HW floors throughout first level! Large Master Suite with walk-in closet! Finished basement perfect as media room, potential for additional bedroom! Heating & Central Air system replaced 2007! Hot water heater new 2009! Convenient location easy access to highways, close to shopping, dining & more! Great complex amenities including pool, tennis courts, & clubroom!**

**Tax Information**

2012 Taxes: <b>\$2898.4</b>	Assessment: <b>\$211,100</b>	Cert: Zoning Code: <b>R</b>
Pin #:		Map: Block: Lot: Book: <b>0</b> Page: <b>0</b>

**Market History for 32 Stone Ridge Road U:32, Franklin, MA 02038**

MLS #	Date		DOM	Price
71246663	6/10/2011	Listed for <b>\$248,900</b>		\$248,900
EXP	6/11/2012	Status Changed to: <b>Expired</b>	367	
<b>Market History for Office Id: NB3090</b>			<b>367</b>	
<b>71428082</b>	8/29/2012	Listed for <b>\$229,900</b>		\$229,900
	9/19/2012	Price Changed to: <b>\$212,000</b>		\$212,000
UAG	11/6/2012	Status Changed to: <b>Under Agreement</b>		
SLD	2/11/2013	Status Changed to: <b>Sold</b>		
	2/11/2013	Sold for <b>\$195,000</b>	69	<b>\$195,000</b>
<b>Market History for Office Id: BB3483</b>			<b>69</b>	<b>\$195,000</b>
<b>Market History for this property</b>			<b>436</b>	<b>\$195,000</b>

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158 Stone Ridge Rd - Unit 158  
 Franklin, MA 02038-3174  
 Condo

MLS #: <b>71559746</b>	Status: <b>Sold</b>
List Price: <b>\$244,900</b>	Sale Price: <b>\$244,900</b>
List Date: <b>7/24/2013</b>	Sale Date: <b>10/2/2013</b>
Area:	Off Market Date: <b>9/16/2013</b>
List\$/SqFt: <b>\$197.50</b>	Sold\$/SqFt: <b>\$197.50</b>
Days on Market (Total): <b>54</b>	Days on Market (Office): <b>54</b>



**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>2f 1h</b>	Unit Level <b>2</b>
Master Bath: <b>Yes</b>	Placement: <b>--</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1240 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>164</b>	Garage: <b>1 Detached</b>
Elevator: <b>No</b>	Parking: <b>1 Off-Street</b>

Handicap Access/Features:  
 Association: **Yes** Fee: **\$305**  
 Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom, Refuse Removal, Garden Area**

**Room Descriptions**

Room	Level	Size	Features
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Fireplace, Flooring - Hardwood, Exterior Access, Slider
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Remodeled, Stainless Steel Appliances
Master Bedroom:	2		Bathroom - 3/4, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - 3/4, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	2		--

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers, 200 Amps**  
 Exclusions: **Freezer in garage and personal items.**  
 Exterior: **Wood**  
 Exterior Features: **Patio**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Interior Features: **Cable Available**  
 Lead Paint: **None**  
 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**

**Mint condition townhouse with many upgrades. Hardwood through out first level. Remodeled kitchen with stainless appliances and maintenance free quartz stone counters. Updated baths. Carpets, hot water heater, windows and a/c replaced. Large living room with two sliders to private patio. In ground association pool, tennis courts and clubhouse. Easy access to 495 and commuter train.**

**Tax Information**

2013 Taxes: <b>\$2887</b>	Assessment: <b>\$201,300</b>	Cert: <b>930707</b>	Zoning Code: <b>res</b>
Pin #: <b>M:276 L:016-061</b>		Map: Block: Lot: Book: <b>0</b>	Page: <b>0</b>

**Market History for 158 Stone Ridge Rd U:158, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71559746	7/24/2013	Listed for <b>\$244,900</b>		\$244,900
CTG	8/25/2013	Status Changed to: <b>Contingent</b>		
UAG	9/16/2013	Status Changed to: <b>Under Agreement</b>		
SLD	10/4/2013	Status Changed to: <b>Sold</b>		
	10/2/2013	Sold for <b>\$244,900</b>	54	<b>\$244,900</b>
<b>Market History for Office Id: BB1175</b>			<b>54</b>	<b>\$244,900</b>
<b>Market History for this property</b>			<b>54</b>	<b>\$244,900</b>

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115 Stone Ridge Rd - Unit 115  
Franklin, MA 02038  
Condo

MLS #: <b>71532381</b>	Status: <b>Sold</b>
List Price: <b>\$247,000</b>	Sale Price: <b>\$245,000</b>
List Date: <b>5/28/2013</b>	Sale Date: <b>9/27/2013</b>
Area:	Off Market Date: <b>8/22/2013</b>
List\$/SqFt: <b>\$153.04</b>	Sold\$/SqFt: <b>\$151.80</b>
Days on Market (Total): <b>52</b>	Days on Market (Office): <b>52</b>



### Property Features

Rooms: <b>5</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, Corner</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1614 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>164</b>	Garage: <b>1 Detached</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Deeded, Paved Driveway</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$300</b>	
Fee Includes: <b>Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom, Refuse Removal, Garden Area</b>	

### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>12x18</b>	<b>Fireplace, Flooring - Hardwood, Cable Hookup, Exterior Access, High Speed Internet Hookup, Open Floor Plan, Slider</b>
Dining Room:	<b>1</b>	<b>10x9</b>	<b>Flooring - Hardwood, Chair Rail</b>
Family Room:	<b>B</b>	<b>10x12</b>	<b>Flooring - Wall to Wall Carpet, Cable Hookup, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting</b>
Kitchen:	<b>1</b>	<b>12x10</b>	<b>Flooring - Hardwood, Window(s) - Picture, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Breakfast Bar / Nook, Open Floor Plan, Remodeled, Stainless Steel Appliances</b>
Master Bedroom:	<b>2</b>	<b>12x15</b>	<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>	<b>11x12</b>	<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>	--	--
Bath 2:	<b>2</b>	--	--
Bath 3:	<b>2</b>	--	--
Laundry:	<b>2</b>		<b>Closet - Linen, Dryer Hookup - Electric, Washer Hookup</b>
Play Room:	<b>B</b>	--	--
Office:	<b>B</b>	--	--
Media Room:	<b>B</b>	--	--

### Features & Other Information

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**

Basement: **Yes**

Construction: **Frame**

Cooling: **Central Air**

Electric: **Circuit Breakers, 200 Amps**

Exclusions: **The media room speakers excluded.**

Exterior: **Clapboard**

Exterior Features: **Patio**

Facing Direction: **Southwest**

Heating: **Central Heat, Forced Air, Gas**

Hot Water: **Natural Gas**

Interior Features: **Cable Available**

Lead Paint: **Unknown**

Living Area Disclosures: **Includes finished basement. Measurements approximate.**

Living Area Includes: **Finished Basement**

Pets Allowed: **Yes**

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

**LIKE NEW! TAKE A SECOND LOOK - NEW PICTURES! NEW PRICE! JUST HAD UNIT PROFESSIONALLY FRESHLY PAINTED NEUTRAL BEIGE. HARDWOOD FLOORS JUST REFINISHED - GLEAMING AND GORGEOUS LIKE NEW! BASEMENT CARPETS PROFESSIONALLY CLEANED! ALL BRAND NEW CARPETS 2ND FLOOR. THIS CONDO IS IMMACULATE! BACK ON MARKET DUE TO BUYER'S LIFE CHANGE - NOT A CONDO OR INSPECTION ISSUE. THIS MINT CONDITION, MOVE-IN READY TOWNHOUSE WITH ALL THE UPGRADES IS NOW READY FOR A QUICK CLOSING! SUNNY, SPACIOUS OPEN FLOOR PLAN - FANTASTIC USE OF SPACE. GORGEOUS KITCHEN WITH GRANITE COUNTERS & STAINLESS APPLIANCES. LARGE LIVING ROOM, WITH FIREPLACE SURROUNDED BY PRETTY BEAD BOARD BOOK SHELVES, HAS TWO SLIDERS TO PRIVATE PATIO AND LARGE GRASSY OPEN SPACE. NICELY UPDATED BATHROOMS. CENTRAL AC. PET FRIENDLY. TONS OF CLOSET/STORAGE SPACE. AMAZING FULLY FINISHED BASEMENT COULD SERVE AS OFFICE, PLAYROOM & MEDIA ROOM. IN-GROUND ASSOC POOL WITH CLUBHOUSE. THIS IS A MUST SEE. VERY MOTIVATED SELLER**

### Tax Information

2013 Taxes: **\$2889.51** Assessment: **\$201,500**  
Pin #:

Cert: Zoning Code: **RES**  
Map: Block: Lot: Book: **00** Page: **00**

**Market History for 115 Stone Ridge Rd U:115, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71532381	5/28/2013	Listed for <b>\$264,500</b>		\$264,500
	6/10/2013	Price Changed to: <b>\$259,500</b>		\$259,500
UAG	6/20/2013	Status Changed to: <b>Under Agreement</b>		
BOM	7/24/2013	Status Changed to: <b>Back on Market</b>		
	7/24/2013	Price Changed to: <b>\$249,500</b>		\$249,500
	8/8/2013	Price Changed to: <b>\$247,900</b>		\$247,900
	8/8/2013	Price Changed to: <b>\$247,000</b>		\$247,000
CTG	8/14/2013	Status Changed to: <b>Contingent</b>		
UAG	8/22/2013	Status Changed to: <b>Under Agreement</b>		
SLD	9/27/2013	Status Changed to: <b>Sold</b>		
	9/27/2013	Sold for <b>\$245,000</b>	52	<b>\$245,000</b>
<b>Market History for Office Id: BB5993</b>			<b>52</b>	<b>\$245,000</b>
<b>Market History for this property</b>			<b>52</b>	<b>\$245,000</b>

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99 Stone Ridge Rd - Unit 99  
 Franklin, MA 02038-3145  
 Condo

MLS #: <b>71583037</b>	Status: <b>Sold</b>
List Price: <b>\$239,000</b>	Sale Price: <b>\$245,000</b>
List Date: <b>9/13/2013</b>	Sale Date: <b>11/27/2013</b>
Area:	Off Market Date: <b>10/10/2013</b>
List\$/SqFt: <b>\$140.01</b>	Sold\$/SqFt: <b>\$143.53</b>
Days on Market (Total): <b>27</b>	Days on Market (Office): <b>27</b>



**Property Features**

Rooms: <b>5</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>1707 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>164</b>	Garage: <b>1 Attached</b>
Elevator:	Parking: <b>2 --</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$335</b>	
Fee Includes: <b>Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom, Refuse Removal</b>	

**Room Descriptions**

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet, Window(s) - Picture, Main Level
Dining Room:	1		Window(s) - Picture, Main Level
Family Room:	1		Flooring - Wall to Wall Carpet, Slider
Kitchen:	1		Main Level
Master Bedroom:	2		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	2		Flooring - Laminate
Bonus Room:	3		Skylight, Flooring - Wall to Wall Carpet

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Porch, Patio, Gutters, Professional Landscaping, Tennis Court**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Interior Features: **Security System, Cable Available**  
 Lead Paint: **None**  
 Living Area Disclosures: **Not Including Finished Third Floor**  
 Pets Allowed: **Yes w/ Restrictions**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Short Sale w/Lndr.App Req: **No**  
 Lender Owned: **No**

**Remarks**

Plenty of living space for you in this freshly- painted and move-in ready townhouse. Brand new Berber carpet installed. Just repainted throughout in a warm neutral tone. Third floor is completely finished. It is sunny and bright with a double skylight, also has its own wall unit a/c which is very quiet and cools quickly. This makes a great space as an additional bedroom, home office, game room and/or work out area. This is one of the few units in Stoneridge which has an attached garage with direct entry access. Basement has two rooms which are partially finished. Depending on your needs you only need to add the style of flooring. Outside patio has some mature plantings and gives you added private space. Commuter-friendly location; close to train and highway access.

**Tax Information**

2013 Taxes: **\$3086** Assessment: **\$215,200**  
 Pin #: **M:276 L:016-050**

Cert: Zoning Code: **res**  
 Map: Block: Lot: Book: **0** Page: **0**

**Market History for 99 Stone Ridge Rd U:99, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71583037	9/13/2013	Listed for <b>\$239,000</b>		\$239,000
CTG	9/19/2013	Status Changed to: <b>Contingent</b>		
UAG	10/10/2013	Status Changed to: <b>Under Agreement</b>		
SLD	11/29/2013	Status Changed to: <b>Sold</b>		
	11/27/2013	Sold for <b>\$245,000</b>	27	<b>\$245,000</b>
<b>Market History for Office Id: BB9351</b>			<b>27</b>	<b>\$245,000</b>
<b>Market History for this property</b>			<b>27</b>	<b>\$245,000</b>

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81 Stone Ridge Rd - Unit 81  
 Franklin, MA 02038-3131  
 Condo

MLS #: **71443637** Status: **Sold**  
 List Price: **\$289,900** Sale Price: **\$280,000**  
 List Date: **10/4/2012** Sale Date: **5/8/2013**  
 Area: Off Market Date: **4/21/2013**  
 List\$/SqFt: **\$178.84** Sold\$/SqFt: **\$172.73**  
 Days on Market (Total): **39** Days on Market (Office): **39**



**Property Features**

Rooms: **6** Style: **Townhouse, Attached**  
 Bedrooms: **3** Type: **Condo**  
 Baths: **2f 1h** Unit Level **1**  
 Master Bath: **Yes** Placement: **End, Corner**  
 Fireplaces: **1** Apprx Living Area: **1621 sq.ft.**  
 Year Built: **1986** Outdoor Space Avail: **Yes - Common**  
 # Units: **160** Garage: **1 Attached, Garage Door Opener**  
 Elevator: **No** Parking: **1 Off-Street**  
 Handicap Access/Features: **No**  
 Association: **Yes** Fee: **\$357**  
 Fee Includes: **Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Clubroom**

**Room Descriptions**

**Features & Other Information**

Room	Level	Size	Features	Features & Other Information
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Open Floor Plan	Appliances: <b>Range, Dishwasher, Microwave</b> Basement: <b>Yes</b> Construction: <b>Frame</b> Cooling: <b>Central Air</b> Electric: <b>Circuit Breakers</b> Exclusions: <b>personal belongings</b> Exterior: <b>Wood</b> Exterior Features: <b>Deck, Deck - Wood, Patio, Professional Landscaping, Tennis Court</b> Facing Direction: Heating: <b>Forced Air, Gas</b> Hot Water: <b>Leased Heater</b> Interior Features: <b>Cable Available</b> Lead Paint: <b>None</b> Pets Allowed: <b>Yes w/ Restrictions</b> Sewer Utilities: <b>City/Town Sewer</b> Water Utilities: <b>City/Town Water</b> Waterfront: <b>No</b> Water View: <b>No</b> Short Sale w/Lndr.App Req: <b>No</b> Lender Owned: <b>No</b>
Dining Room:	1		Flooring - Hardwood, Open Floor Plan, Slider	
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Stainless Steel Appliances	
Master Bedroom:	1		Bathroom - Full, Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet	
Bedroom 2:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet	
Bedroom 3:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet	
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile	
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile	
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile	
Laundry:	1		Closet	

**Remarks**

Lovely Corner Unit with First Floor Master in Highly Requested Stone Ridge Condominiums. Owners Pride Shines throughout in this Meticulously Maintained 6 Rm., 3Br. 2.5 Bth home with attached garage. Updated Kitchen with S.S. Appliances and Granite, Hardwood Flooring in L.R., D.R, Foyer and Kitchen. Neutral Carpeting throughout remainder of house, Central Air. New Furnace in 2011. Country Living at its Best that includes Clubhouse, pool and Tennis Courts. Well Managed Assoc.

**Tax Information**

2012 Taxes: **\$3372** Assessment: **\$245,600**  
 Pin #: **M:276 L:016-037**

Cert: **945541** Zoning Code: **res**  
 Map: Block: Lot: Book: **0** Page: **0**

**Market History for 81 Stone Ridge Rd U:81, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71443637	10/4/2012	Listed for <b>\$299,000</b>		\$299,000
WDN	10/16/2012	Status Changed to: <b>Temporarily Withdrawn</b>		
BOM	3/25/2013	Status Changed to: <b>Back on Market</b>		
	3/25/2013	Price Changed to: <b>\$289,900</b>		\$289,900
EXT	3/25/2013	Status Changed to: <b>Extended</b>		
	4/1/2013	Listing Alert Flag set to: <b>Yes - Accepting Additional Offers</b>		
UAG	4/21/2013	Status Changed to: <b>Under Agreement</b>		
SLD	5/10/2013	Status Changed to: <b>Sold</b>		
	5/8/2013	Sold for <b>\$280,000</b>	39	<b>\$280,000</b>
<b>Market History for Office Id: BB5618</b>			<b>39</b>	<b>\$280,000</b>
<b>Market History for this property</b>			<b>39</b>	<b>\$280,000</b>

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**54 Stone Ridge - Unit 54**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>71570554</b>	Status: <b>Sold</b>
List Price: <b>\$299,900</b>	Sale Price: <b>\$300,000</b>
List Date: <b>8/15/2013</b>	Sale Date: <b>10/4/2013</b>
Area:	Off Market Date: <b>8/20/2013</b>
List\$/SqFt: <b>\$114.55</b>	Sold\$/SqFt: <b>\$114.59</b>
Days on Market (Total): <b>5</b>	Days on Market (Office): <b>5</b>



**Property Features**

Rooms: <b>6</b>	Style: <b>Townhouse</b>
Bedrooms: <b>3</b>	Type: <b>Condo</b>
Baths: <b>2f 0h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>End</b>
Fireplaces: <b>0</b>	Apprx Living Area: <b>2618 sq.ft.</b>
Year Built: <b>1991</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>164</b>	Garage: <b>1 Attached</b>
Elevator: <b>No</b>	Parking: <b>1 Off-Street, Assigned</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$374</b>	
Fee Includes: <b>Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Putting Green, Tennis Court, Clubroom, Refuse Removal, Garden Area</b>	

**Room Descriptions**

**Features & Other Information**

Room	Level	Size	Features	Appliances: <b>Range, Dishwasher, Microwave, Refrigerator</b>
Living Room:	<b>1</b>		<b>Flooring - Hardwood, Main Level, Cable Hookup, Deck - Exterior, Exterior Access, Open Floor Plan</b>	Basement: <b>Yes</b> Construction: <b>Post &amp; Beam</b> Cooling: <b>Central Air</b> Electric: <b>Circuit Breakers, 200 Amps</b>
Family Room:	<b>B</b>		<b>Flooring - Wall to Wall Carpet</b>	Exclusions:
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Remodeled, Stainless Steel Appliances</b>	Exterior: <b>Clapboard</b> Exterior Features: <b>Deck - Wood</b> Facing Direction: Heating: <b>Central Heat, Forced Air, Gas</b> Hot Water: <b>Natural Gas</b> Interior Features: <b>Cable Available</b>
Master Bedroom:	<b>1</b>		<b>Bathroom - Full, Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, Main Level</b>	Lead Paint: <b>Unknown</b> Living Area Disclosures: <b>Includes 947 SqFt finished basement</b>
Bedroom 2:	<b>2</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>	Pets Allowed: <b>Yes</b> Sewer Utilities: <b>City/Town Sewer</b>
Bedroom 3:	<b>2</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>	Water Utilities: <b>City/Town Water</b> Waterfront: <b>No</b> Water View: <b>No</b>
Laundry:	<b>1</b>		--	Short Sale w/Lndr.App Req: <b>No</b>
Bonus Room:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>	Lender Owned: <b>No</b>

**Remarks**

**Nothing to do but move in and enjoy! This gorgeous newly renovated townhouse offers a big beautiful kitchen w/granite & SS appliances. Huge open floor plan living area has newly refinished gleaming HWFS and slider to enormous deck. Entire unit freshly painted, professionally cleaned & windows washed. All new carpets in all bedrooms & nicely finished basement. Updated bathrooms. In-unit 1st floor laundry. Attached garage plus mudroom. Three large bedrooms plus bonus room that could be used as office/study, etc. Ample storage & closet space. Pet friendly. Well managed association with clubhouse, in-ground pool, tennis courts (and coming soon & already budgeted for: putting green, new roadways, vinyl siding!) Available for a quick Closing! Motivated Seller!**

**Tax Information**

**2013 Taxes: \$3256.61** Assessment: **\$227,100**  
 Pin #:

Cert: Zoning Code: **res**  
 Map: Block: Lot: Book: **0** Page: **0**

**Market History for 54 Stone Ridge U:54, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>Price</b>
71570554	8/15/2013	Listed for <b>\$299,900</b>		\$299,900
CTG	8/20/2013	Status Changed to: <b>Contingent</b>		
UAG	8/20/2013	Status Changed to: <b>Under Agreement</b>		
SLD	10/5/2013	Status Changed to: <b>Sold</b>		
	10/4/2013	Sold for <b>\$300,000</b>	5	<b>\$300,000</b>
<b>Market History for Office Id: BB5993</b>			<b>5</b>	<b>\$300,000</b>
<b>Market History for this property</b>			<b>5</b>	<b>\$300,000</b>

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