

**10 Highwood Dr - Unit 10**  
**Franklin, MA 02038-2959**  
**Condo**

MLS #: <b>71622068</b>	Status: <b>Sold</b>
List Price: <b>\$162,500</b>	Sale Price: <b>\$158,000</b>
List Date: <b>1/12/2014</b>	Sale Date: <b>3/14/2014</b>
Area:	Off Market Date: <b>2/12/2014</b>
List\$/SqFt: <b>\$164.97</b>	Sold\$/SqFt: <b>\$160.41</b>
Days on Market (Total): <b>31</b>	Days on Market (Office): <b>31</b>



**Property Features**

Rooms: <b>4</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level <b>1</b>
Master Bath: <b>No</b>	Placement: <b>Street, Back, Walkout</b>
Fireplaces: <b>0</b>	Apprx Living Area: <b>985 sq.ft.</b>
Year Built: <b>1976</b>	Outdoor Space Avail:
# Units: <b>59</b>	Garage: <b>0 --</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Assigned, Deeded, Guest, Paved Driveway</b>

Handicap Access/Features:  
 Association: **Yes** Fee: **\$232**  
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Cable Hookup, Exterior Access, Open Floor Plan, Slider</b>
Kitchen:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Upgraded, Breakfast Bar / Nook, Cabinets - Upgraded</b>
Master Bedroom:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet, Cable Hookup</b>
Bedroom 2:	<b>1</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Brick**  
 Exterior Features: **Patio, Storage Shed**  
 Facing Direction:  
 Heating: **Forced Air, Electric**  
 Hot Water: **Electric**  
 Interior Features: **Cable Available, Intercom**  
 Lead Paint: **Unknown**  
 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**

**Pride of ownership shows in this beautifully maintained Highwood I, Building 2 condo. Many updates include newer kitchen cabinets, freshly painted woodwork and walls, newer wall to wall carpeting, retiled bath, newer AC compressor, dishwasher and washer. Perfect for the first-time buyer or downsizer especially with all appliances included in sale. Light and bright unit features triple panel slider out to patio and storage shed. Master bedroom offers 2 closets with Hollywood bath. Financially strong management company and pet-friendly complex. Easy access to schools, shops, train and highway. Can't beat this price!**

**Tax Information**

<b>2013 Taxes: \$2237</b>	Assessment: <b>\$156,400</b>	Cert: <b>031745</b>	Zoning Code: <b>res</b>
Pin #: <b>M:270 L:040-010</b>		Map: Block: Lot: Book: <b>14848</b>	Page: <b>583</b>

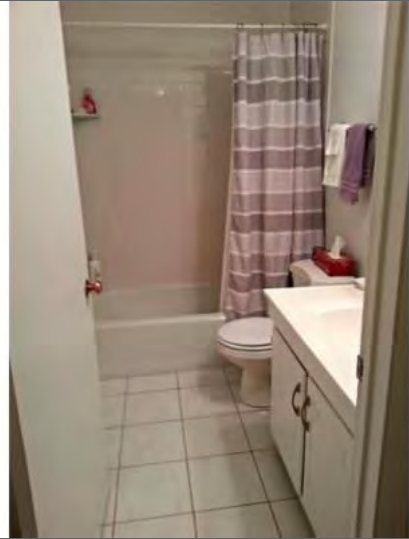
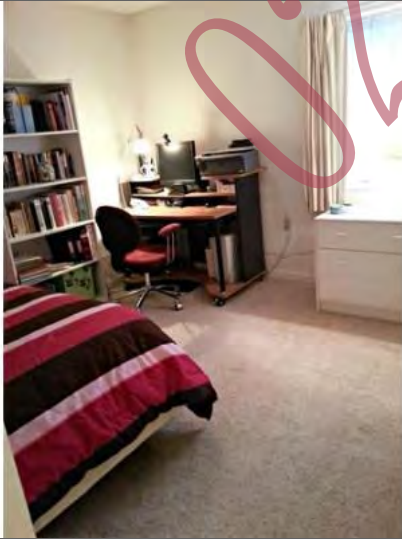
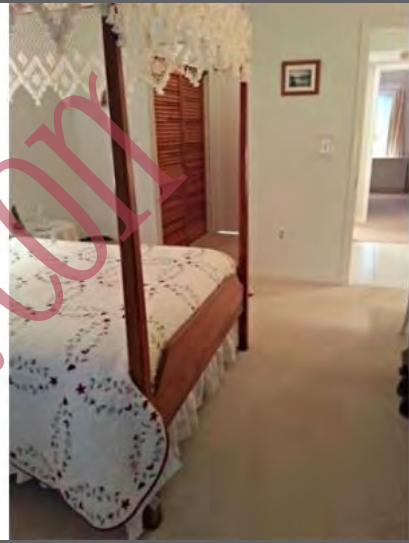
**Market History for 10 Highwood Dr U:10, Franklin, MA 02038**

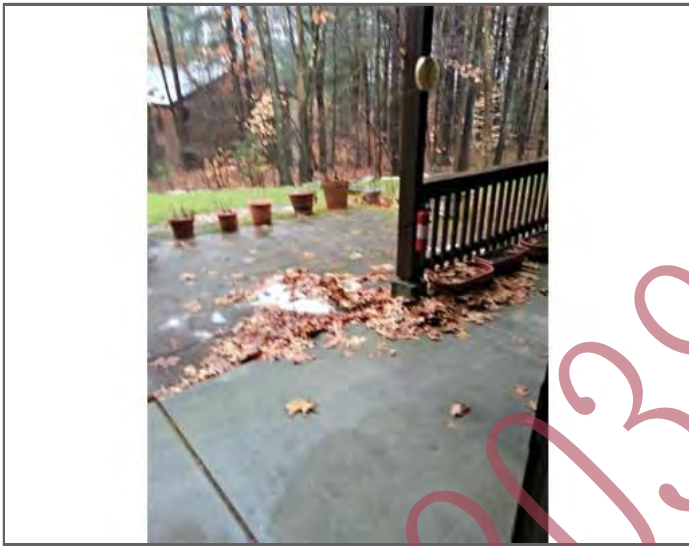
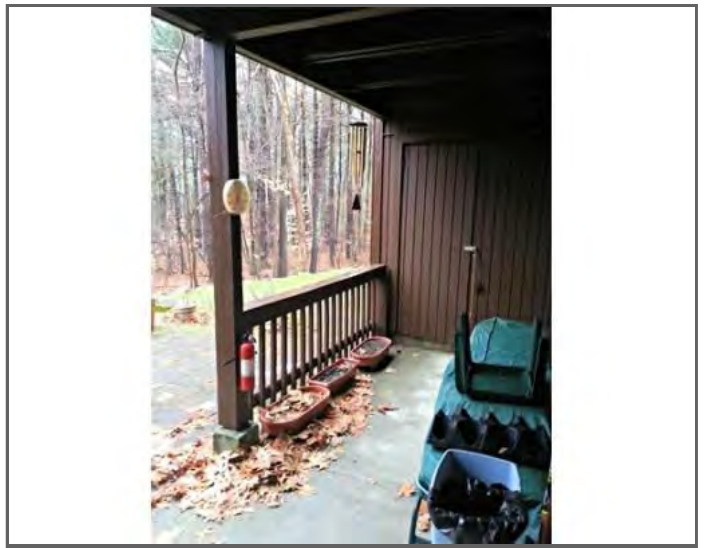
<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>DTO</b>	<b>Price</b>
71622068	1/12/2014	Listed for <b>\$162,500</b>			\$162,500
CTG	1/27/2014	Status Changed to: <b>Contingent</b>			
UAG	2/12/2014	Status Changed to: <b>Under Agreement</b>			
SLD	3/14/2014	Status Changed to: <b>Sold</b>			
	3/14/2014	Sold for <b>\$158,000</b>	31	14	<b>\$158,000</b>
<b>Market History for Office Id: BB2447</b>			<b>31</b>	<b>14</b>	<b>\$158,000</b>
<b>Market History for this property</b>			<b>31</b>	<b>14</b>	<b>\$158,000</b>

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93 Highwood Dr - Unit 93  
Franklin, MA 02038-2975  
Condo

MLS #: <b>71632597</b>	Status: <b>Sold</b>
List Price: <b>\$165,500</b>	Sale Price: <b>\$160,000</b>
List Date: <b>2/12/2014</b>	Sale Date: <b>6/26/2014</b>
Area:	Off Market Date: <b>4/24/2014</b>
List\$/SqFt: <b>\$168.02</b>	Sold\$/SqFt: <b>\$162.44</b>
Days on Market (Total): <b>119</b>	Days on Market (Office): <b>119</b>



### Property Features

Rooms: <b>4</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level <b>3</b>
Master Bath: <b>No</b>	Placement: <b>Upper, Back</b>
Fireplaces: <b>0</b>	Apprx Living Area: <b>985 sq.ft.</b>
Year Built: <b>1981</b>	Outdoor Space Avail:
# Units: <b>56</b>	Garage: <b>0 --</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Assigned, Deeded, Guest, Paved Driveway</b>

Handicap Access/Features:  
Association: **Yes** Fee: **\$245**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**

### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Ceiling - Cathedral, Ceiling Fan(s), Flooring - Laminate, Balcony / Deck, Cable Hookup, Deck - Exterior, Open Floor Plan, Slider</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Dining Area, Cabinets - Upgraded, Stainless Steel Appliances</b>
Master Bedroom:	<b>1</b>		<b>Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Balcony / Deck, Slider</b>
Bedroom 2:	<b>1</b>		<b>Closet, Flooring - Laminate</b>
Bath 1:			<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>1</b>		<b>Closet - Linen, Dryer Hookup - Electric, Washer Hookup</b>

### Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Wall AC**  
 Electric: **Circuit Breakers**  
 Exclusions: **Washer & dryer are negotiable.**  
 Exterior: **Wood, Stucco**  
 Exterior Features: **Deck, Balcony, Storage Shed**  
 Facing Direction:  
 Heating: **Electric Baseboard, Electric**  
 Hot Water: **Electric**  
 Interior Features: **Cable Available, Intercom**  
 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

**Simply stunning vaulted ceiling 3rd floor unit at Highwood II! Many updates include newer kitchen with stainless appliances, new water heater, freshly painted walls, updated tiled bath and wood laminate flooring for easy care. Light and bright unit features sliders to balcony/deck off both the Master bedroom and the Living room. Two parking spots plus guest parking. Financially strong management company and pet-friendly complex. Easy access to schools, shops, train and highway. Franklin was recently named the Safest City in the US!**

### Tax Information

2014 Taxes: **\$1893** Assessment: **\$132,200**  
 Pin #: **M:270 L:041-004**

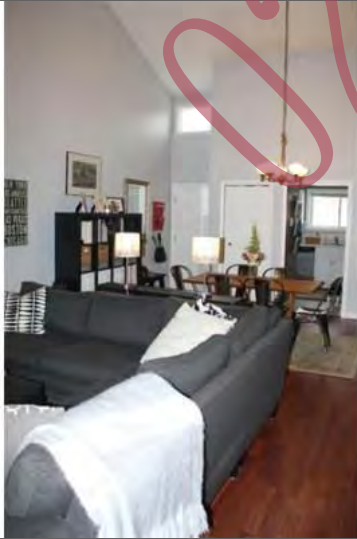
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 Map: Block: Lot: Book: **29393** Page: **572**

**Market History for 93 Highwood Dr U:93, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>DTO</b>	<b>Price</b>
71632597	2/12/2014	Listed for <b>\$172,500</b>			\$172,500
	3/1/2014	Price Changed to: <b>\$165,500</b>			\$165,500
CTG	3/7/2014	Status Changed to: <b>Contingent</b>			
BOM	3/11/2014	Status Changed to: <b>Back on Market</b>			
CTG	4/7/2014	Status Changed to: <b>Contingent</b>			
UAG	6/11/2014	Status Changed to: <b>Under Agreement</b>			
SLD	6/26/2014	Status Changed to: <b>Sold</b>			
	6/26/2014	Sold for <b>\$160,000</b>	119	53	<b>\$160,000</b>
<b>Market History for Office Id: BB2447</b>			<b>119</b>	<b>53</b>	<b>\$160,000</b>
<b>Market History for this property</b>			<b>119</b>	<b>53</b>	<b>\$160,000</b>

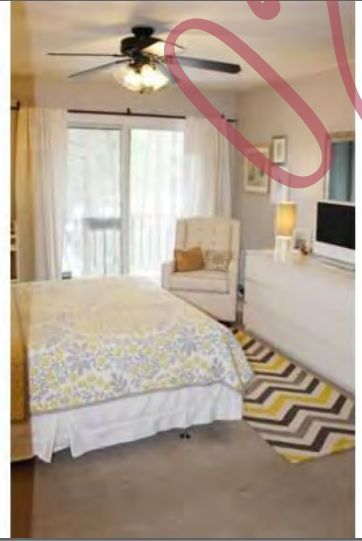
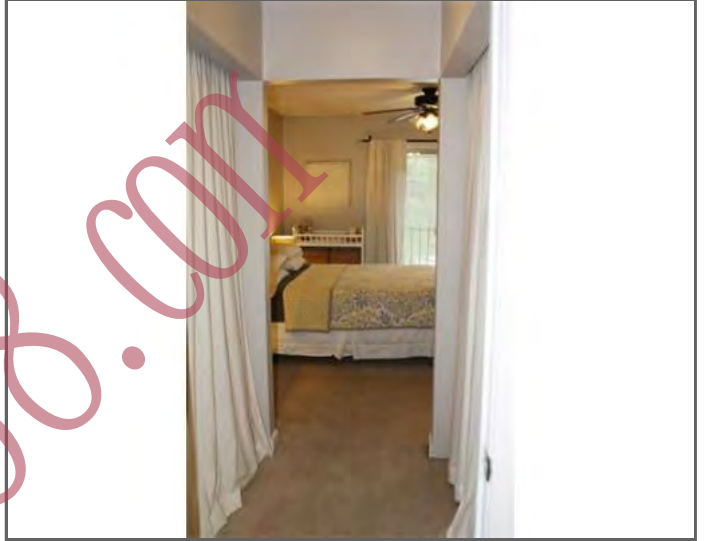
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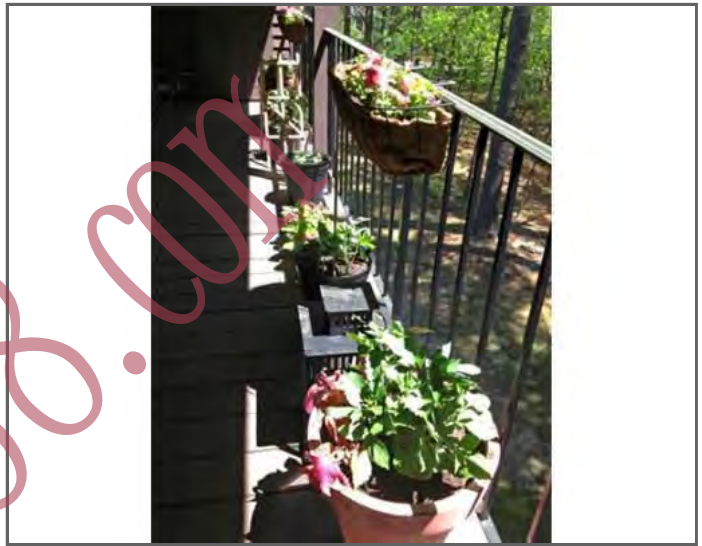
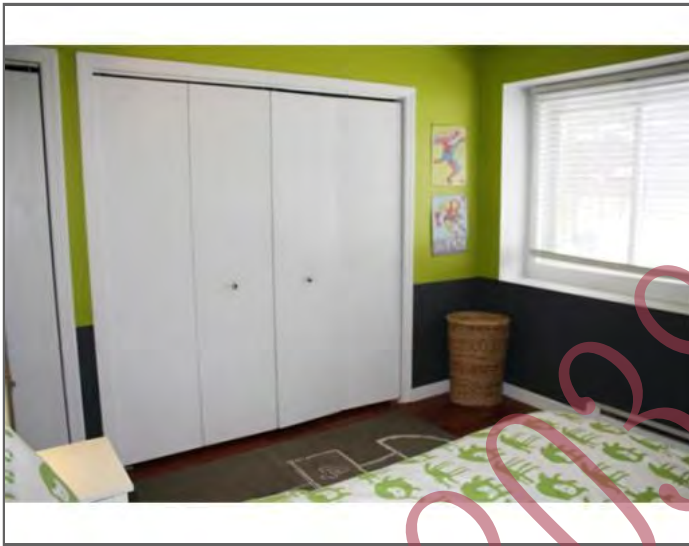
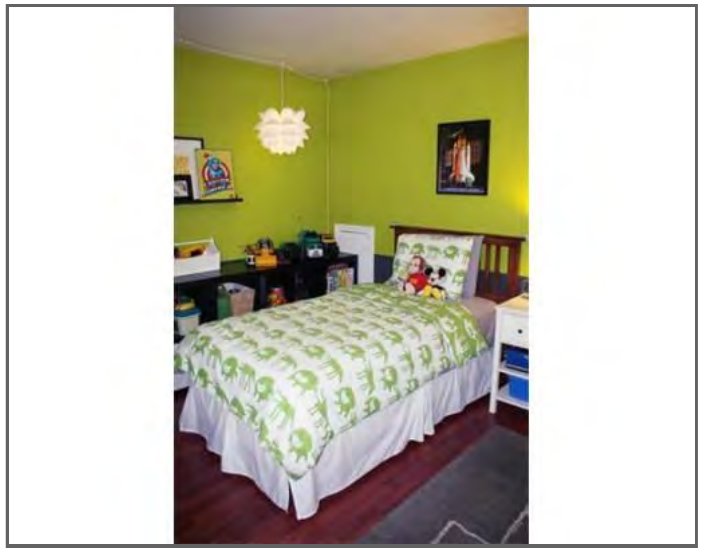
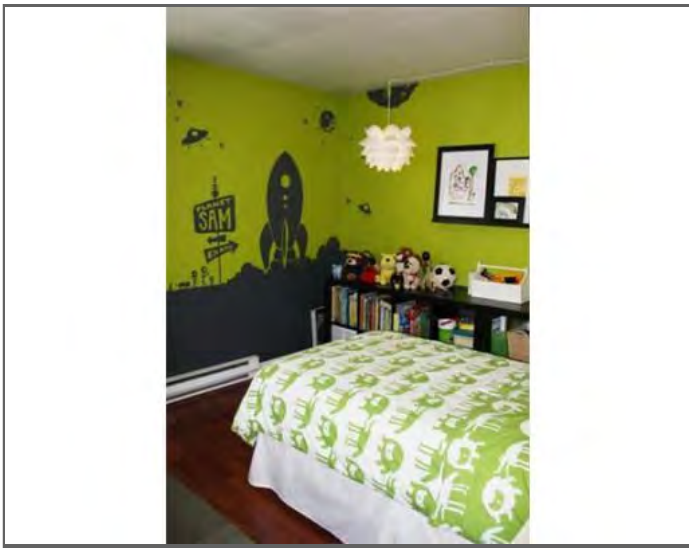












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77 Highwood Dr - Unit 77  
Franklin, MA 02038-2922  
Condo

MLS #: <b>71724392</b>	Status: <b>Sold</b>
List Price: <b>\$169,900</b>	Sale Price: <b>\$162,000</b>
List Date: <b>8/5/2014</b>	Sale Date: <b>9/18/2014</b>
Area:	Off Market Date: <b>8/21/2014</b>
List\$/SqFt: <b>\$172.49</b>	Sold\$/SqFt: <b>\$164.47</b>
Days on Market (Total): <b>16</b>	Days on Market (Office): <b>16</b>



**Property Features**

Rooms: <b>4</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level <b>2</b>
Master Bath: <b>No</b>	Placement: <b>Middle</b>
Fireplaces: <b>0</b>	Apprx Living Area: <b>985 sq.ft.</b>
Year Built: <b>1982</b>	Outdoor Space Avail:
# Units: <b>56</b>	Garage: <b>0 Assigned</b>
Elevator:	Parking: <b>1 Off-Street</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$258</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Landscaping, Snow Removal</b>	

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>17x14</b>	<b>Flooring - Laminate, Balcony - Exterior, Slider</b>
Dining Room:	<b>1</b>	<b>14x10</b>	<b>Closet, Flooring - Laminate</b>
Kitchen:	<b>1</b>	<b>10x9</b>	<b>Flooring - Stone/Ceramic Tile</b>
Master Bedroom:	<b>1</b>	<b>14x12</b>	<b>Ceiling Fan(s), Closet - Walk-in, Flooring - Laminate, Balcony - Exterior, Slider</b>
Bedroom 2:	<b>1</b>	<b>12x11</b>	<b>Closet, Flooring - Laminate</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Closet - Linen, Flooring - Stone/Ceramic Tile</b>

**Features & Other Information**

Appliances: <b>Range, Dishwasher, Disposal, Vent Hood</b>
Basement: <b>No</b>
Construction: <b>Frame</b>
Cooling: <b>Wall AC</b>
Electric: <b>Circuit Breakers, 100 Amps</b>
Exclusions: <b>refrigerator, washer, dryer, and valance in second bedroom</b>
Exterior: <b>Wood</b>
Exterior Features: <b>Porch</b>
Facing Direction:
Heating: <b>Electric</b>
Hot Water: <b>Electric, Tank</b>
Interior Features: <b>Cable Available, Intercom</b>
Lead Paint: <b>Unknown</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>
Short Sale w/Lndr.App Req: <b>No</b>
Lender Owned: <b>No</b>

**Remarks**

**Awesome second floor condo at desirable Highwood II. This unit is a dream for first time buyers or downsizers. Great location with close proximity to Commuter Rail, 495 and shopping. Unit features oversized living room opening directly into dining area. Nice kitchen with lots of cabinet space. Two good sized bedrooms including a master with a great walk in closet that you won't find in any other units at Highwood. Large deck that runs the length of the unit and is accessible from living room and master. Laundry in unit. Seller has made many updates including completely updating bathroom, installing tile floor in kitchen, painting throughout, installing storage shelves and organizers throughout closets and purchasing a brand new electric water heater in 2014 warrantied for 10 years. This unit is move in ready. You won't be disappointed! Call today.**

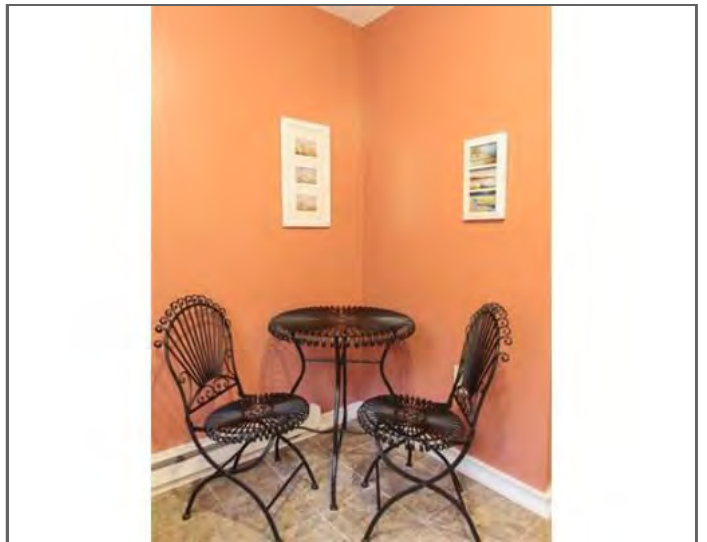
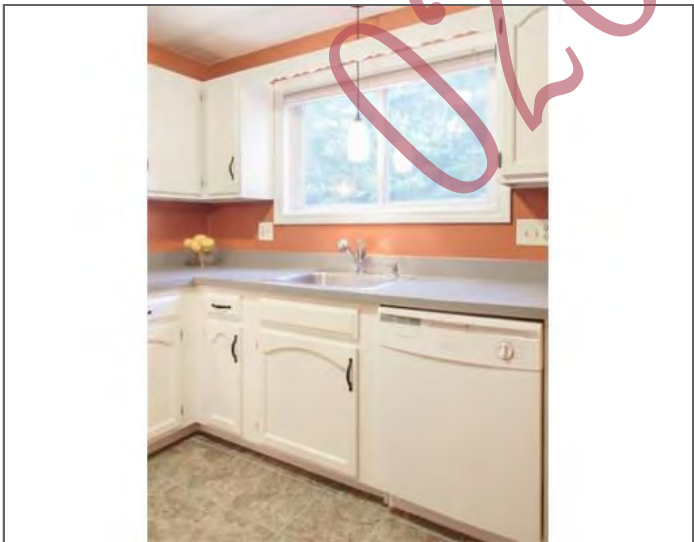
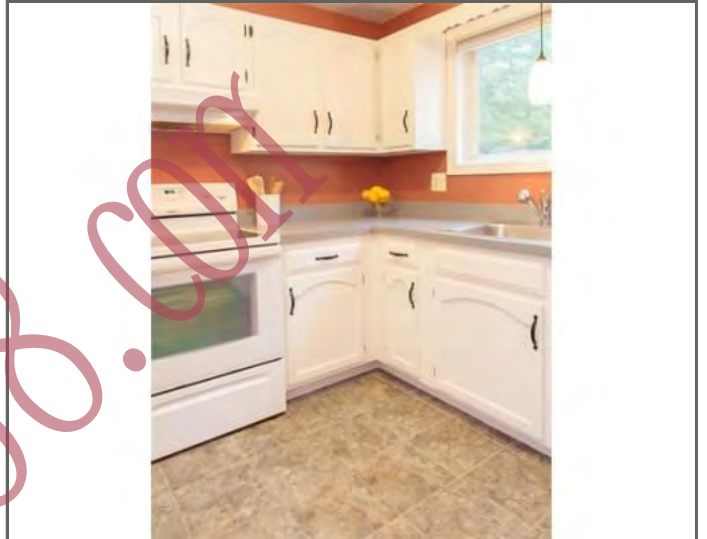
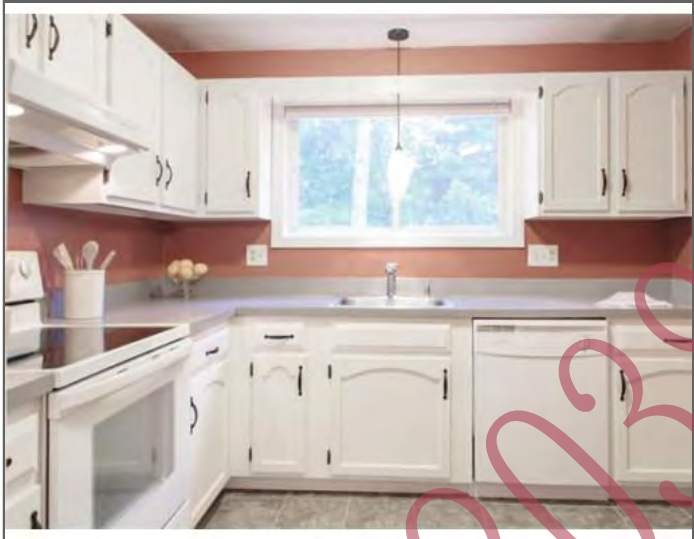
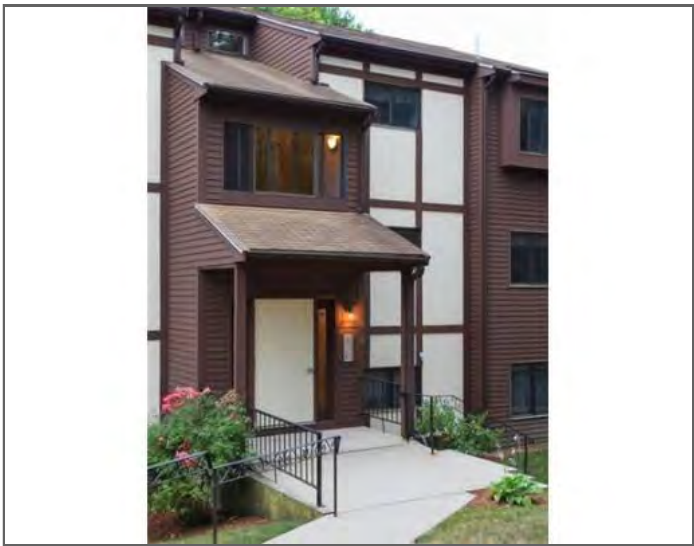
**Tax Information**

2014 Taxes: <b>\$2207</b>	Assessment: <b>\$152,700</b>	Cert: <b>41972</b>	Zoning Code: <b>RES</b>
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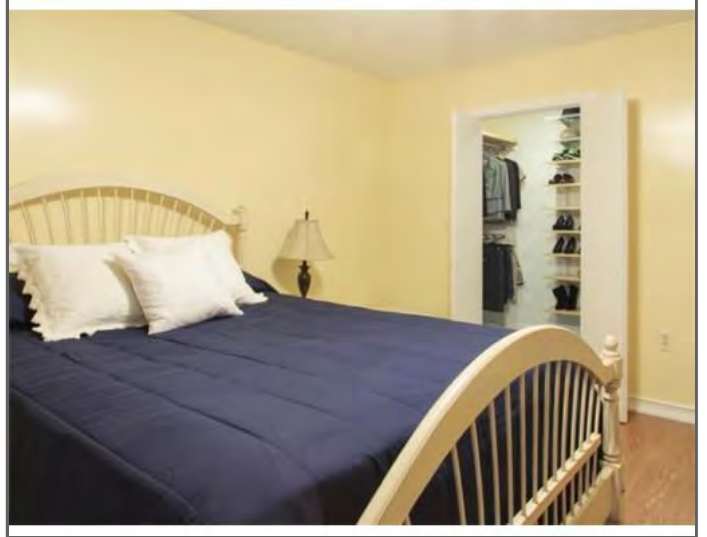
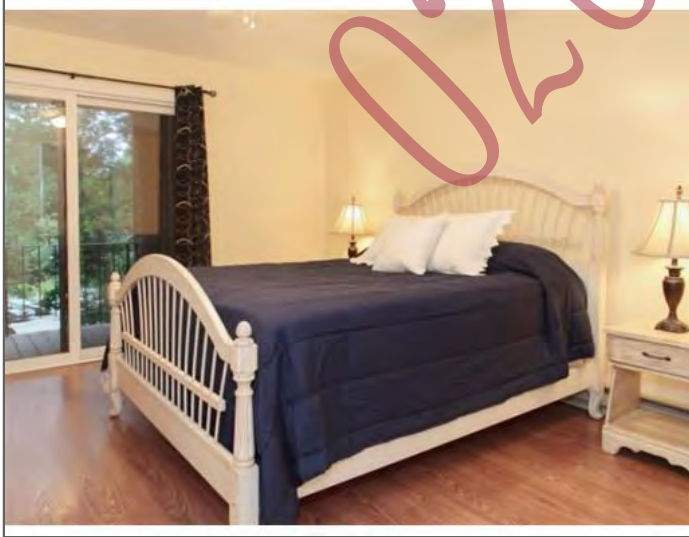
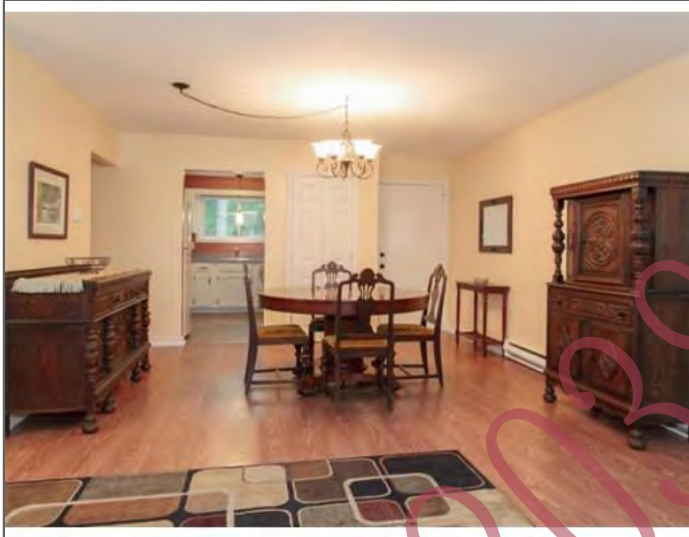
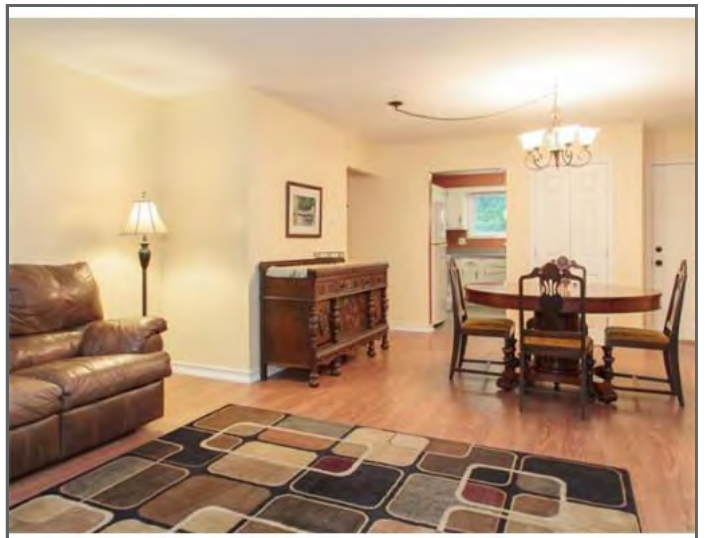
**Market History for 77 Highwood Dr U:77, Franklin, MA 02038**

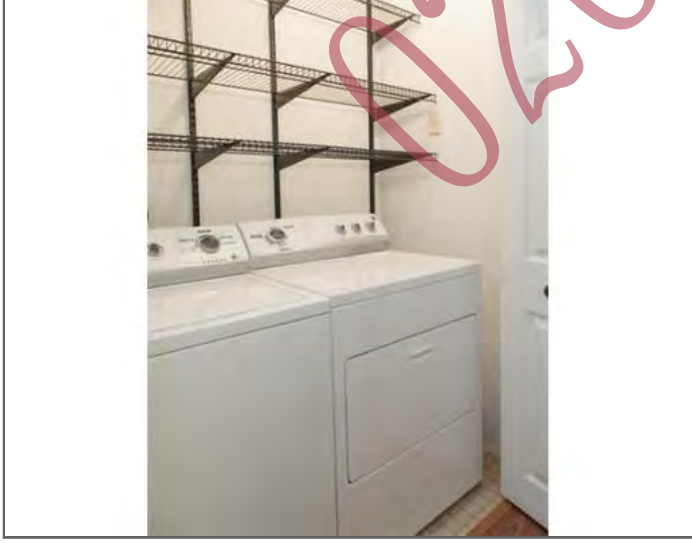
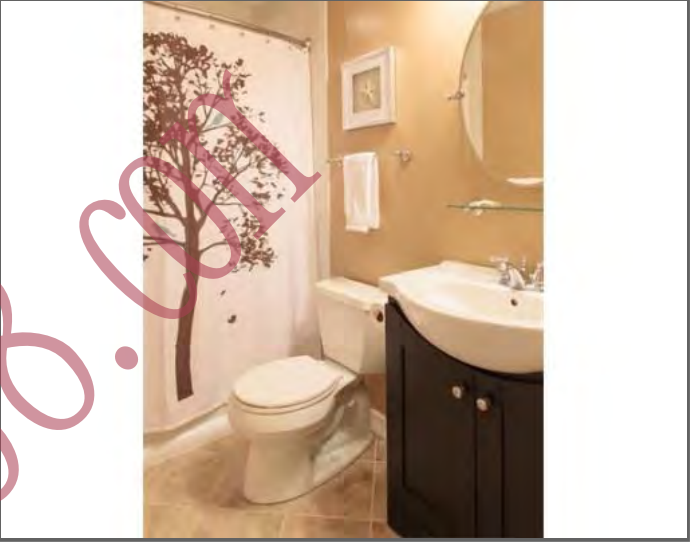
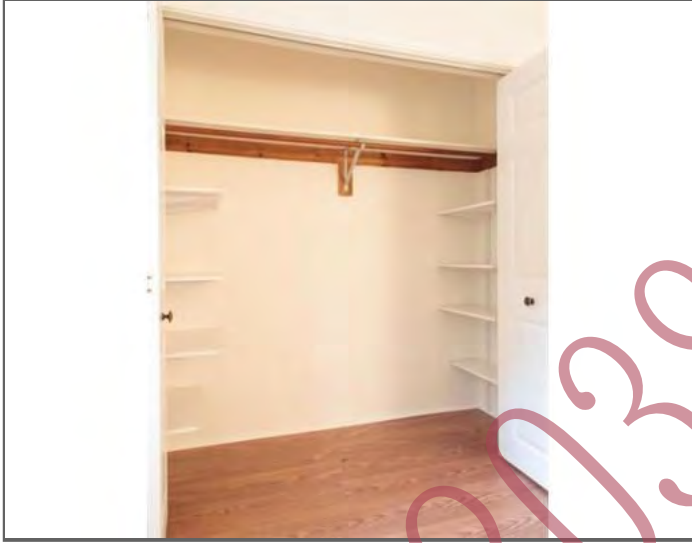
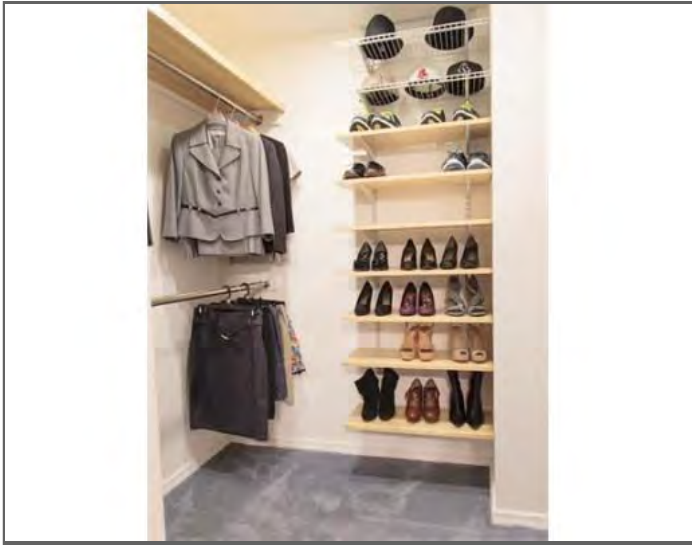
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71724392	8/5/2014	Listed for <b>\$169,900</b>			\$169,900
UAG	8/21/2014	Status Changed to: <b>Under Agreement</b>			
SLD	9/18/2014	Status Changed to: <b>Sold</b>			
	9/18/2014	Sold for <b>\$162,000</b>	16	16	<b>\$162,000</b>
<b>Market History for Office Id: BB5993</b>			<b>16</b>	<b>16</b>	<b>\$162,000</b>
<b>Market History for this property</b>			<b>16</b>	<b>16</b>	<b>\$162,000</b>

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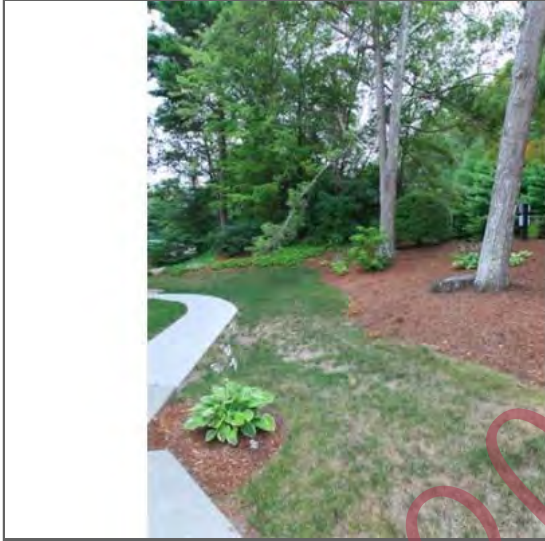
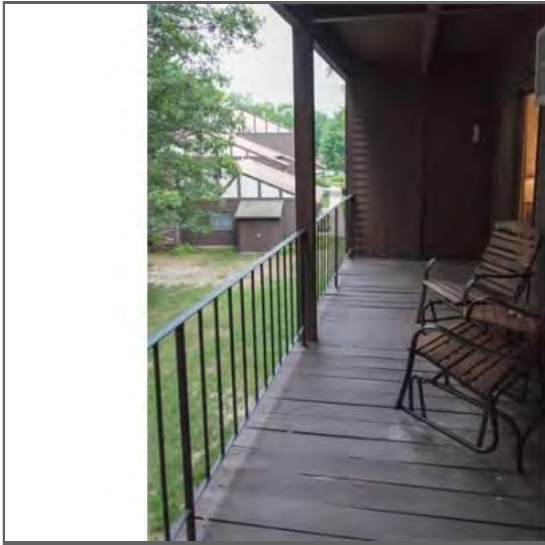












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Brought To You By: Warren Reynolds, Century 21- Franklin

121 Highwood Dr - Unit 121  
Franklin, MA 02038-2977  
Condo

MLS #: <b>71661577</b>	Status: <b>Sold</b>
List Price: <b>\$187,900</b>	Sale Price: <b>\$180,000</b>
List Date: <b>4/16/2014</b>	Sale Date: <b>6/5/2014</b>
Area:	Off Market Date: <b>6/2/2014</b>
List\$/SqFt: <b>\$167.32</b>	Sold\$/SqFt: <b>\$160.28</b>
Days on Market (Total): <b>47</b>	Days on Market (Office): <b>47</b>



### Property Features

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level <b>1</b>
Master Bath:	Placement: <b>--</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1123 sq.ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail:
# Units: <b>68</b>	Garage: <b>0 --</b>
Elevator:	Parking: <b>2 Off-Street, Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$223</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	

### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace</b>
Kitchen:	<b>1</b>		<b>--</b>
Master Bedroom:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full</b>
Laundry:	<b>2</b>		<b>--</b>

### Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Basement: **No**  
Cooling: **Wall AC**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Patio, Storage Shed**  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric, 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**  
Short Sale w/Lndr.App.Req: **No**  
Lender Owned: **No**

### Remarks

It's all about location when purchasing a home and that's exactly what you get with this well maintained 2 bedroom, 1.5 bath condo! With easy access to all major routes, Dean College and the commuter rail, also within walking distance to many amenities including schools, shops, and restaurants, this home offers great value in a highly desirable town. Recent updates include beautiful new flooring throughout the first floor, fresh paint, a new water heater, and new A/C unit upstairs. Cozy up next to a gorgeous brick fireplace in this great pet friendly complex. A personal storage shed offers extra storage next to the walkout patio. Come and make this place your own! Don't let this one pass you by.

### Tax Information

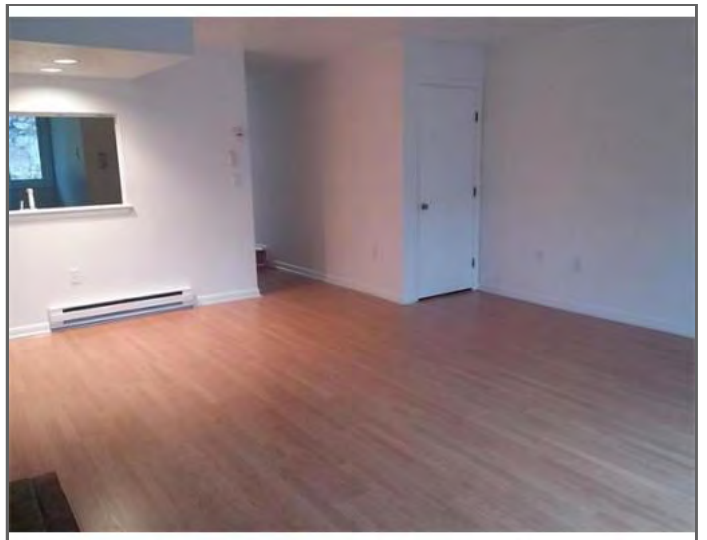
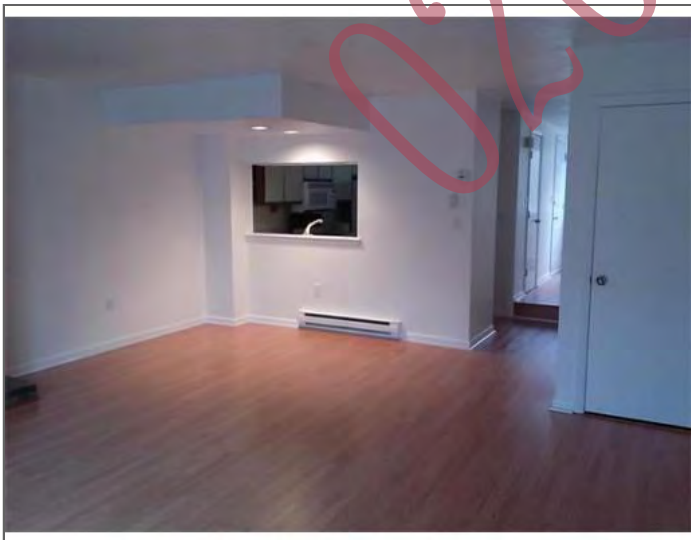
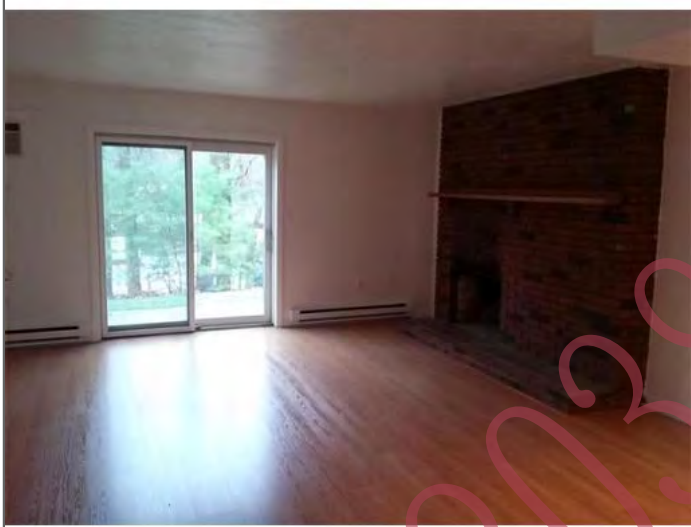
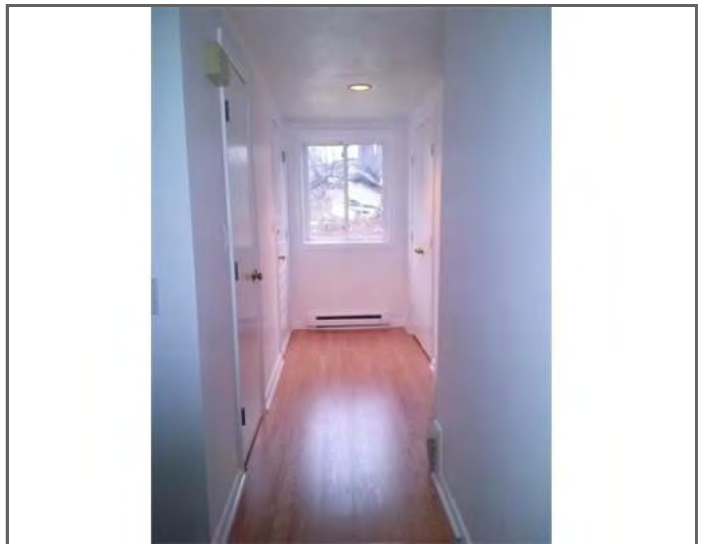
2013 Taxes: **\$2431** Assessment: **\$169,500**  
Pin #: **M:270 L:043-006**

Cert: **146995** Zoning Code: **Res**  
Map: Block: Lot: Book: **17078** Page: **69**

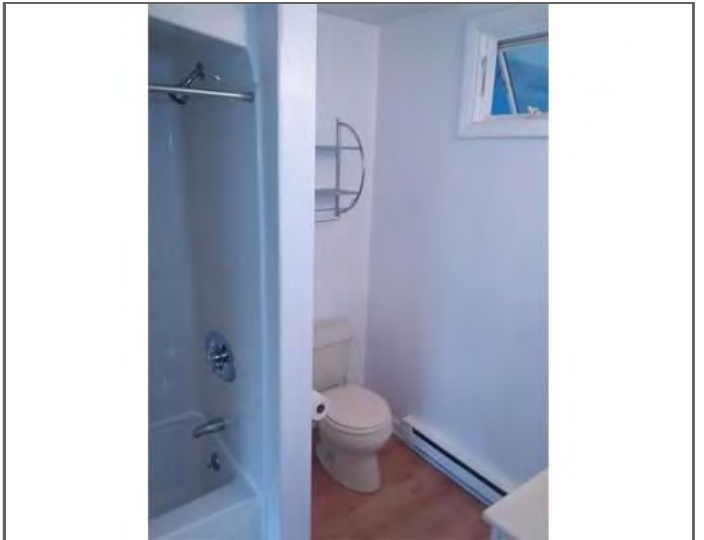
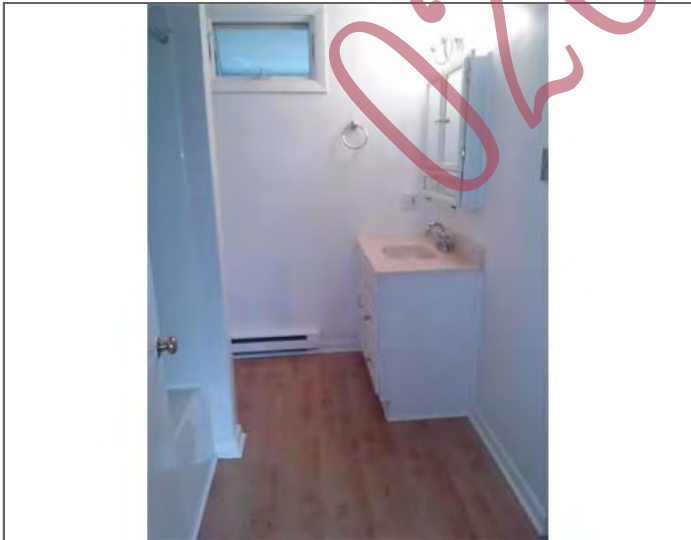
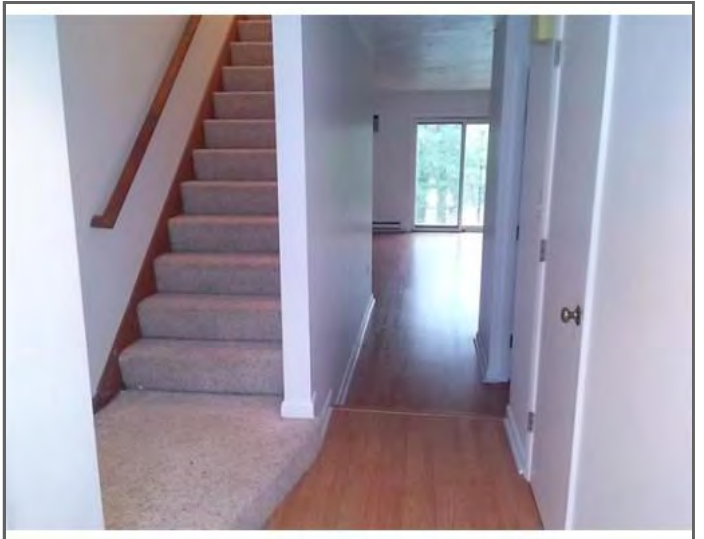
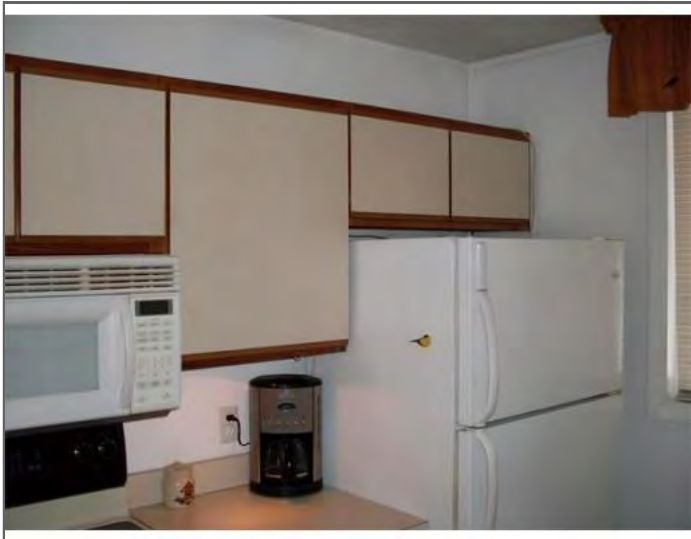
**Market History for 121 Highwood Dr U:121, Franklin, MA 02038**

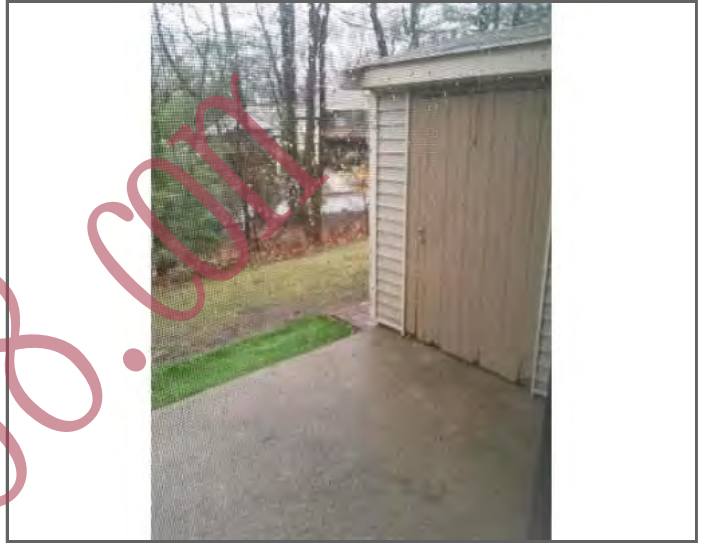
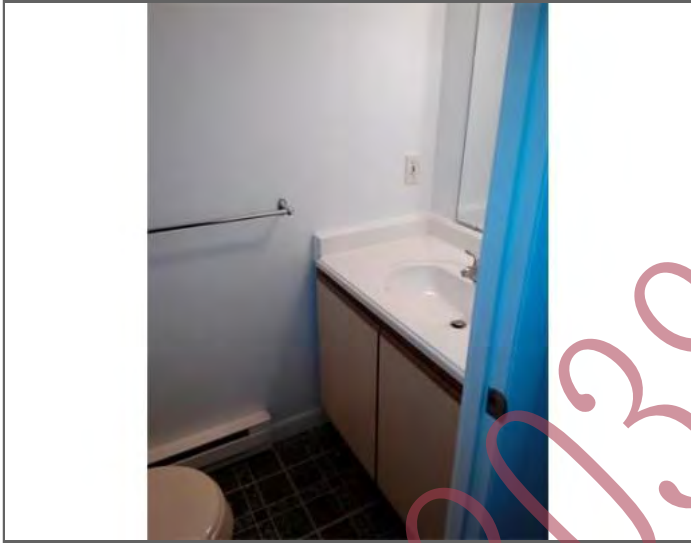
MLS #	Date		DOM	DTO	Price
71661577	4/16/2014	Listed for <b>\$187,900</b>			\$187,900
CTG	4/27/2014	Status Changed to: <b>Contingent</b>			
UAG	6/2/2014	Status Changed to: <b>Under Agreement</b>			
SLD	6/5/2014	Status Changed to: <b>Sold</b>			
	6/5/2014	Sold for <b>\$180,000</b>	47	10	<b>\$180,000</b>
<b>Market History for Office Id: BB5301</b>			<b>47</b>	<b>10</b>	<b>\$180,000</b>
<b>Market History for this property</b>			<b>47</b>	<b>10</b>	<b>\$180,000</b>

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2 Highwood dr - Unit 2  
Franklin, MA 02038  
Condo

MLS #: <b>71626558</b>	Status: <b>Sold</b>
List Price: <b>\$189,900</b>	Sale Price: <b>\$189,900</b>
List Date: <b>1/26/2014</b>	Sale Date: <b>3/28/2014</b>
Area:	Off Market Date: <b>2/17/2014</b>
List\$/SqFt: <b>\$169.10</b>	Sold\$/SqFt: <b>\$169.10</b>
Days on Market (Total): <b>22</b>	Days on Market (Office): <b>22</b>



### Property Features

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level <b>0</b>
Master Bath: <b>Yes</b>	Placement: <b>Middle, Ground, Walkout</b>
Fireplaces: <b>0</b>	Apprx Living Area: <b>1123 sq.ft.</b>
Year Built: <b>1976</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>59</b>	Garage: <b>0 --</b>
Elevator:	Parking: <b>2 Off-Street</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$269</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal</b>	

### Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wood, Main Level, Cable Hookup, Exterior Access, Slider
Kitchen:	1		Flooring - Stone/Ceramic Tile, Main Level
Master Bedroom:	2		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full
Laundry:	2		--

### Features & Other Information

Appliances: **Range, Dishwasher, Microwave**  
 Basement: **No**  
 Construction: **Frame, Brick**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions: **Refrigerator, Washer and Dryer**  
 Exterior: **Brick**  
 Exterior Features: **Patio, Storage Shed**  
 Facing Direction:  
 Heating: **Heat Pump, Electric**  
 Hot Water: **Electric**  
 Interior Features: **Central Vacuum, Cable Available**  
 Lead Paint: **Unknown**  
 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

**Turn key condition! Pride of ownership shows throughout this meticulously cared for unit, boasting many updates including: new wall to wall carpeting in both bedrooms and hall, new pre-finished wood floor in family room, new water heater, and new custom nine foot triple panel slider that leads to a private back patio overlooking woods with a personal shed. Save on heating and cooling with the heat pump style heating system. This unit is conveniently located near the guest parking lot.**

### Tax Information

2013 Taxes: **\$2411.99** Assessment: **\$168,200**  
 Pin #:

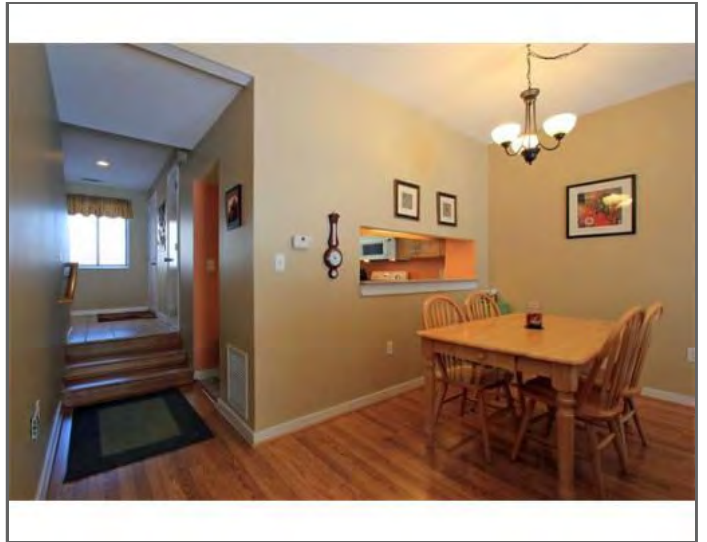
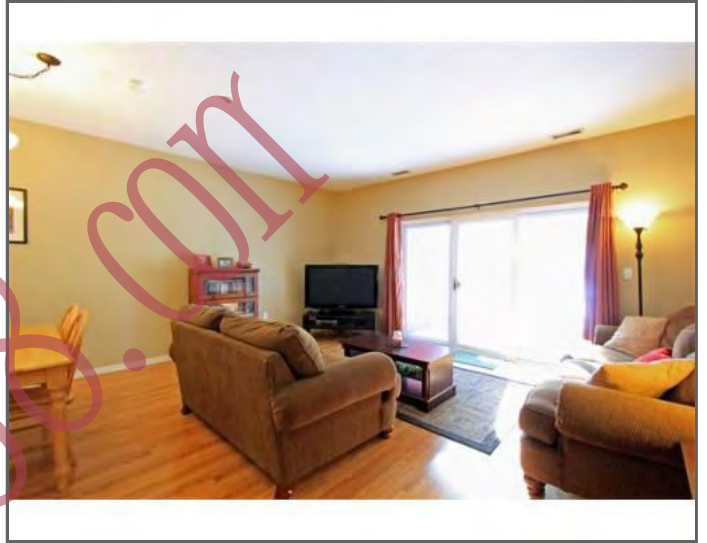
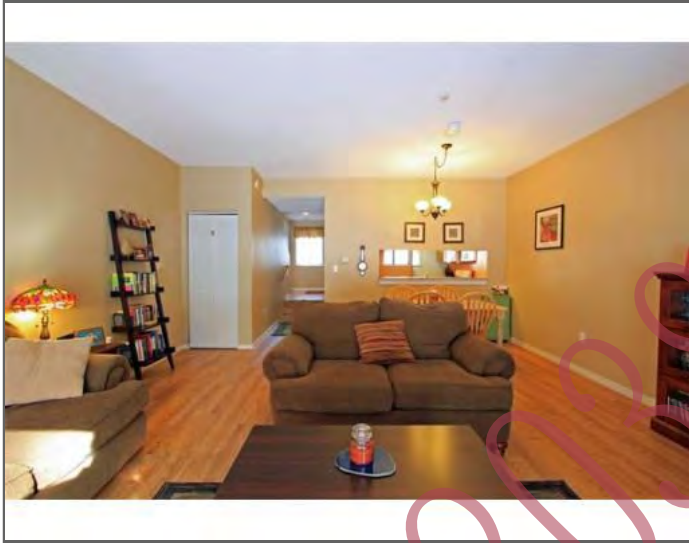
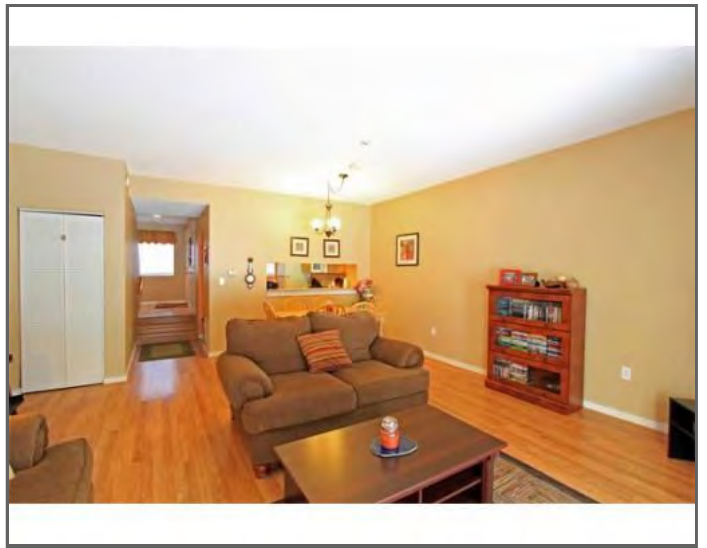
Cert: Zoning Code: **UNK**  
 Map: Block: Lot: Book: **28780** Page: **470**

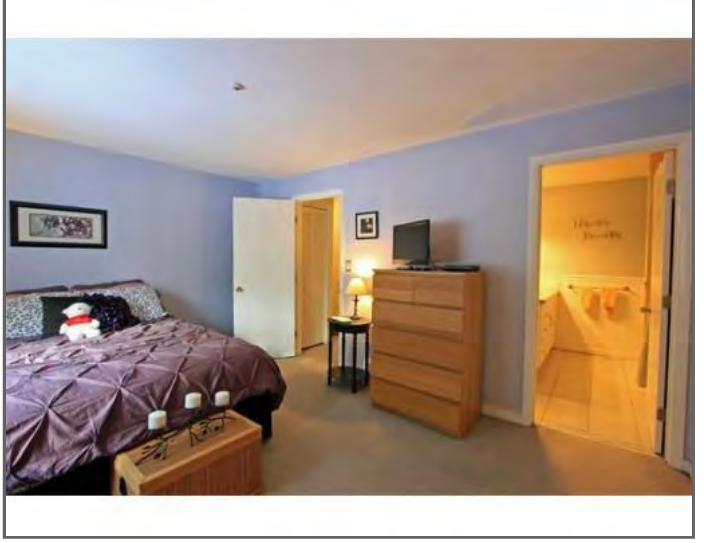
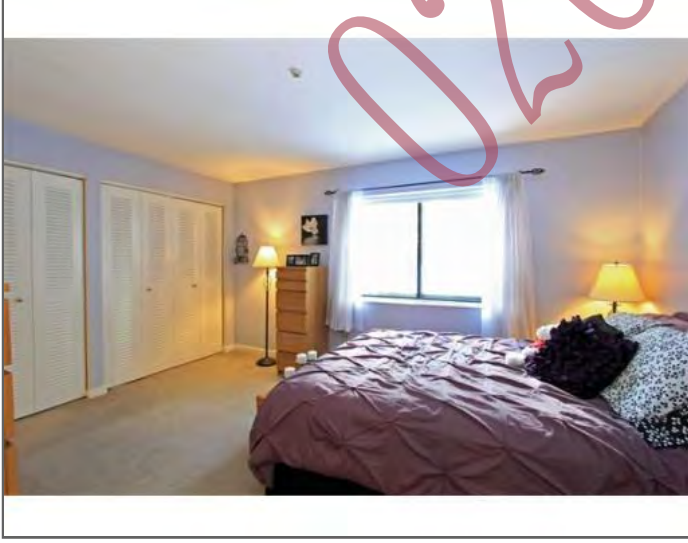
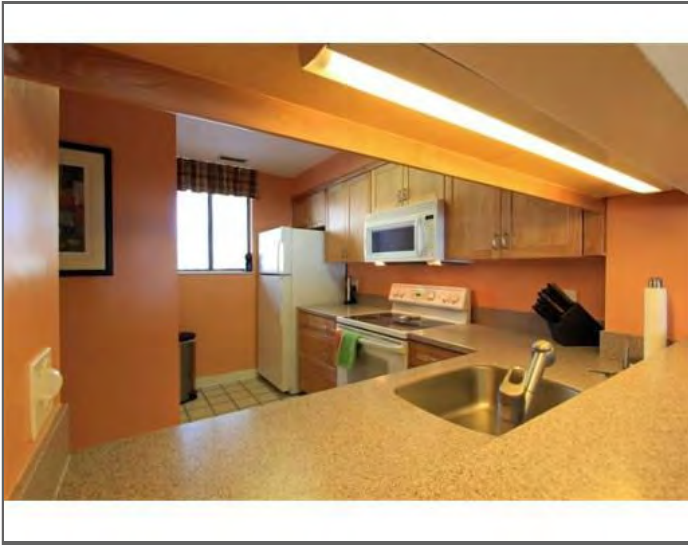


**Market History for 2 Highwood dr U:2, Franklin, MA 02038**

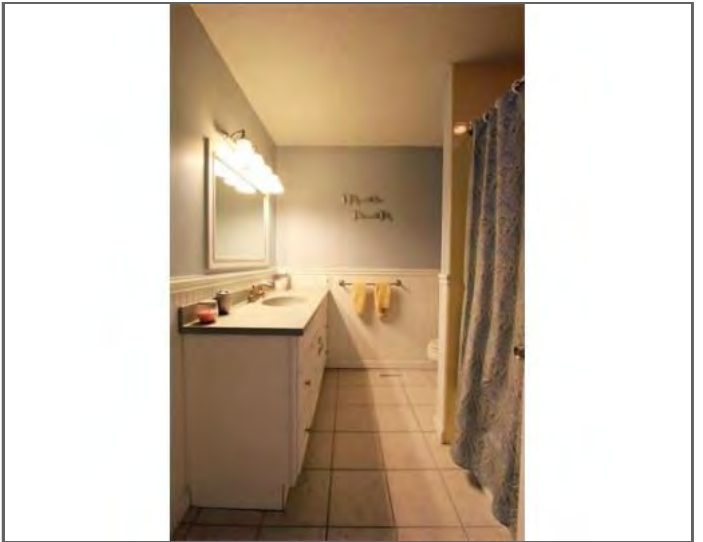
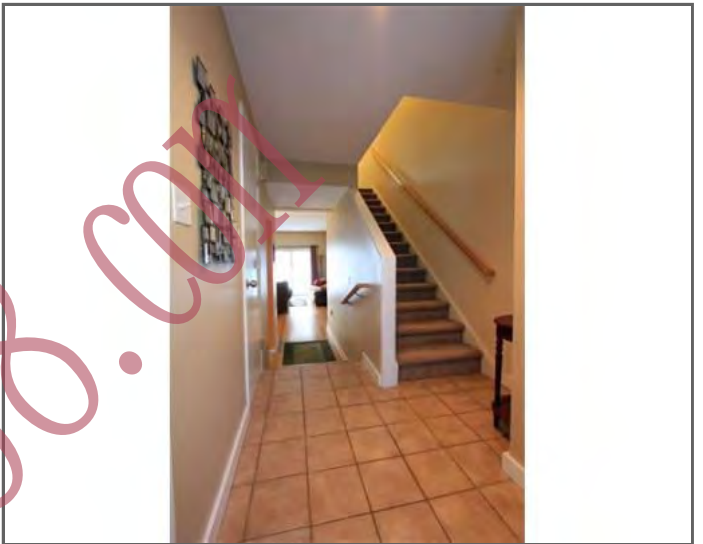
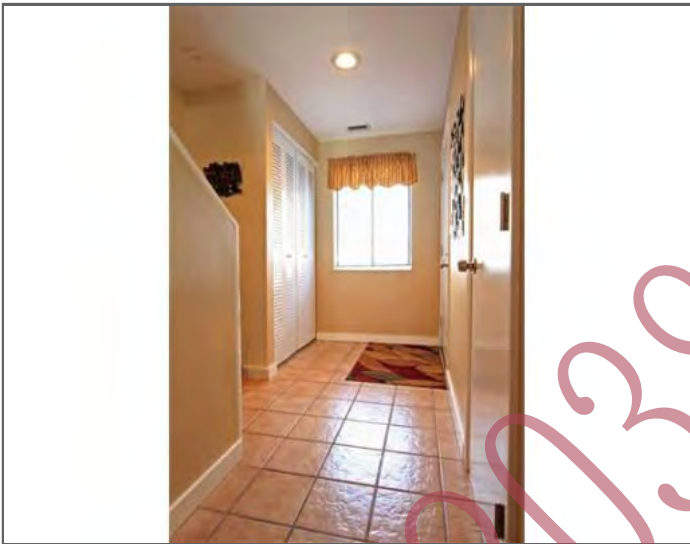
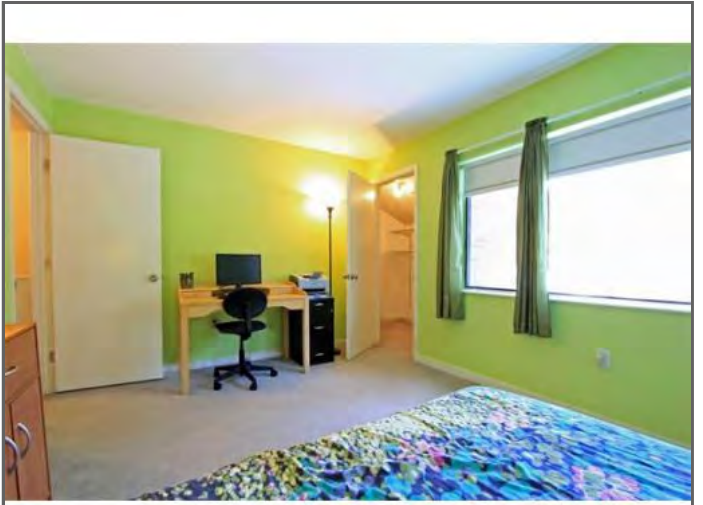
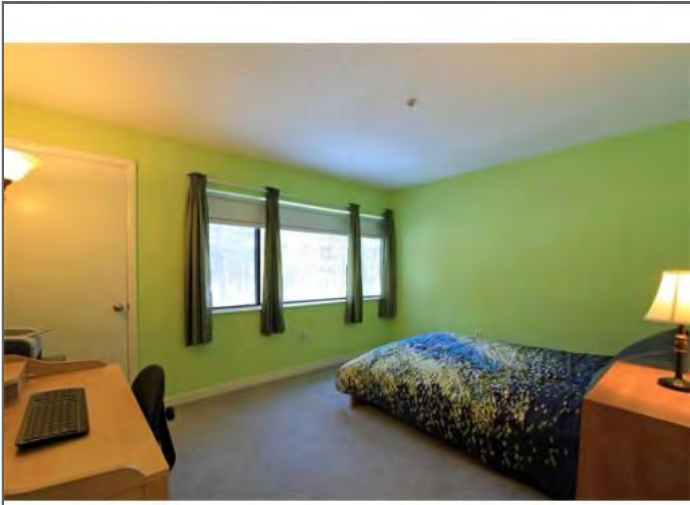
<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>DTO</b>	<b>Price</b>
71626558	1/26/2014	Listed for <b>\$189,900</b>			\$189,900
UAG	2/17/2014	Status Changed to: <b>Under Agreement</b>			
SLD	3/29/2014	Status Changed to: <b>Sold</b>			
	3/28/2014	Sold for <b>\$189,900</b>	22	22	<b>\$189,900</b>
<b>Market History for Office Id: BB1175</b>			<b>22</b>	<b>22</b>	<b>\$189,900</b>
<b>Market History for this property</b>			<b>22</b>	<b>22</b>	<b>\$189,900</b>

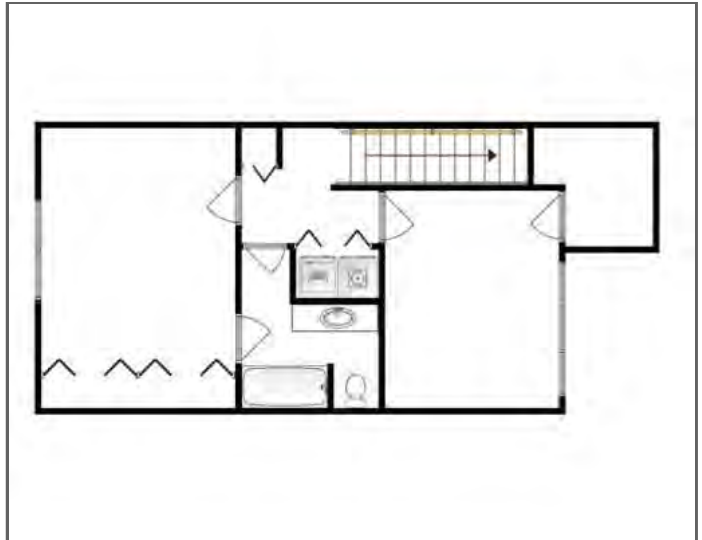
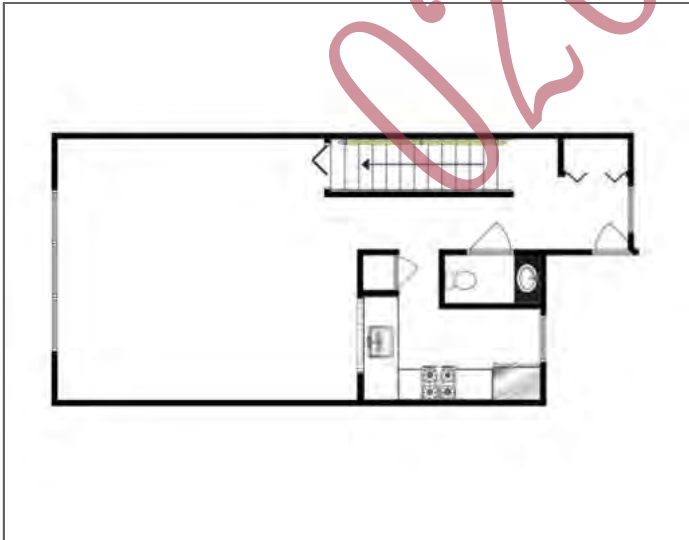
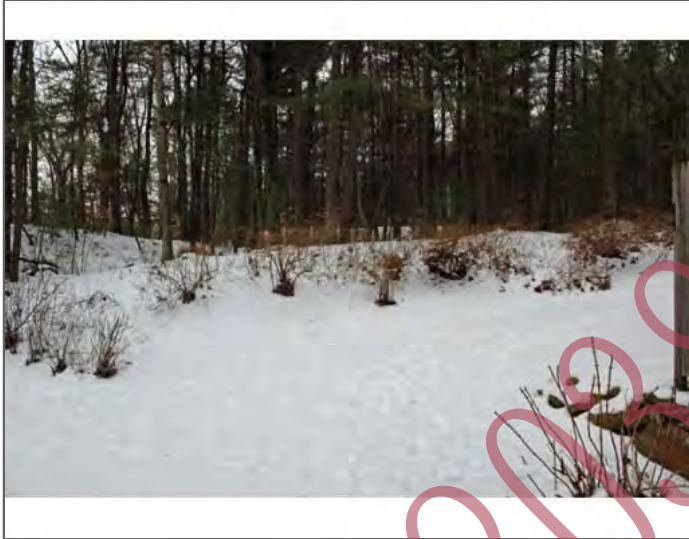
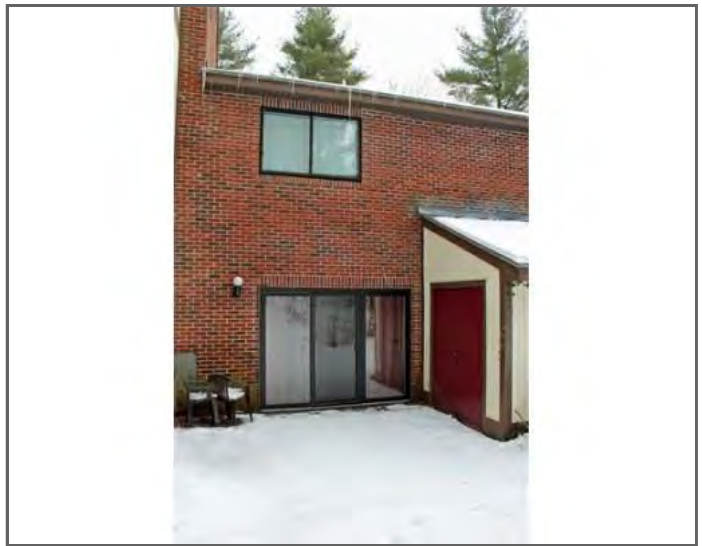
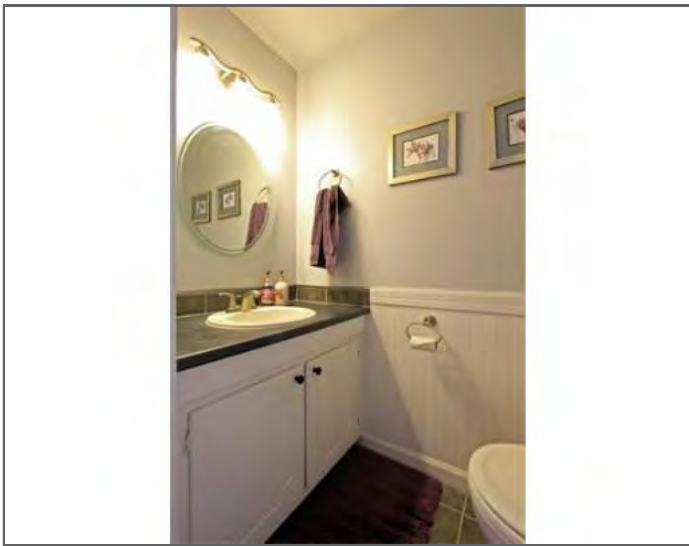
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17 Highwood Dr - Unit 17  
 Franklin, MA 02038-2959  
 Condo

MLS #: <b>71653418</b>	Status: <b>Sold</b>
List Price: <b>\$189,900</b>	Sale Price: <b>\$190,000</b>
List Date: <b>4/1/2014</b>	Sale Date: <b>6/20/2014</b>
Area:	Off Market Date: <b>4/24/2014</b>
List\$/SqFt: <b>\$155.91</b>	Sold\$/SqFt: <b>\$155.99</b>
Days on Market (Total): <b>23</b>	Days on Market (Office): <b>23</b>



**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level <b>1</b>
Master Bath:	Placement: <b>Walkout</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1218 sq.ft.</b>
Year Built: <b>1979</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>68</b>	Garage: <b>0 --</b>
Elevator:	Parking: <b>1 Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$275</b>	
Fee Includes: <b>Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal</b>	

**Room Descriptions**

Room	Level	Size	Features
Living Room:	1	--	
Dining Room:	1	--	
Kitchen:	1	--	
Master Bedroom:	2	--	
Bedroom 2:	2	--	
Bath 1:	1	--	
Bath 2:	2	--	
Laundry:	2	--	

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Brick**  
 Exterior Features: **Porch - Screened**  
 Facing Direction:  
 Heating: **Forced Air, Electric**  
 Interior Features: **Cable Available**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **Living area includes approx. 95 sq ft 3-season porch**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Short Sale w/Lndr.App.Req: **No**  
 Lender Owned: **No**

**Remarks**

**New listing at desirable Highwood I \*\*\* This townhouse features Living Room with wood-burning fireplace, laundry on 2nd level and has Central Air. Living area includes a 3-season porch that overlooks private wooded backyard. New tile floor in bathroom and entry way!**

**Tax Information**

2013 Taxes: **\$2492** Assessment: **\$173,800**  
 Pin #: **M:270 L:040-017**

Cert: **121399** Zoning Code: **Res**  
 Map: Block: Lot: Book: **27184** Page: **310**



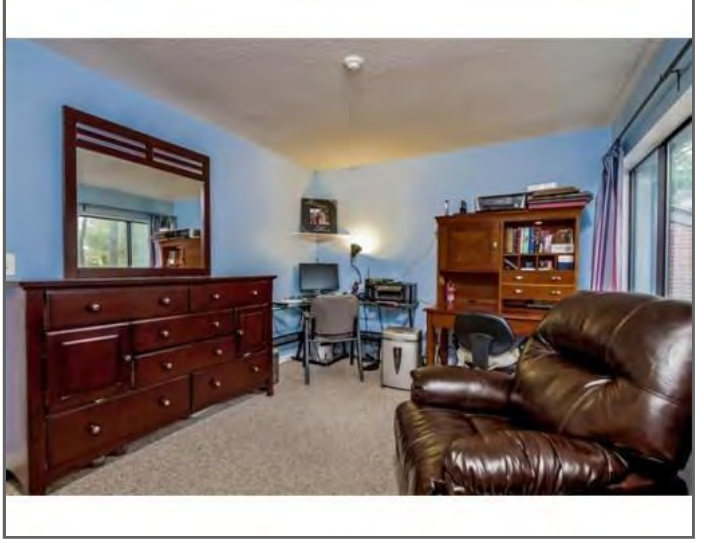
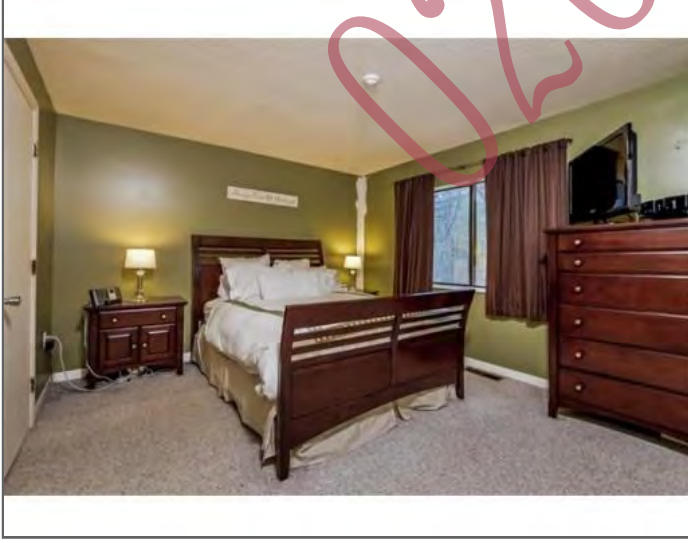
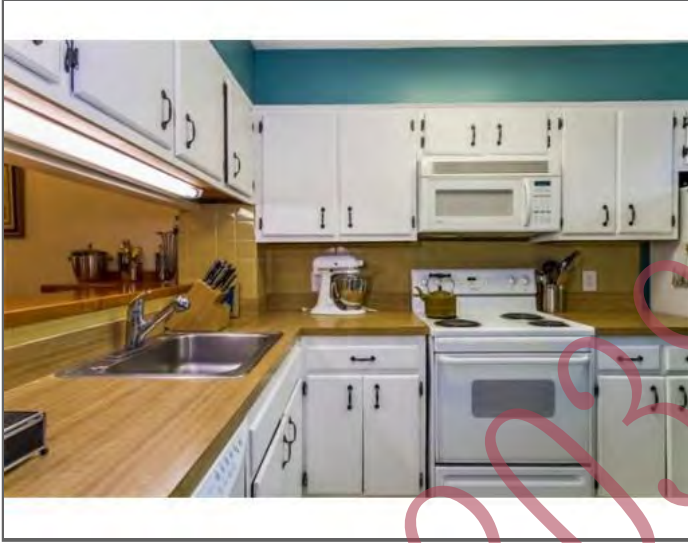
**Market History for 17 Highwood Dr U:17, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>DTO</b>	<b>Price</b>
71653418	4/1/2014	Listed for <b>\$199,900</b>			\$199,900
	4/21/2014	Price Changed to: <b>\$189,900</b>			\$189,900
UAG	4/24/2014	Status Changed to: <b>Under Agreement</b>			
SLD	6/22/2014	Status Changed to: <b>Sold</b>			
	6/20/2014	Sold for <b>\$190,000</b>	23	23	<b>\$190,000</b>
<b>Market History for Office Id: BB5993</b>			<b>23</b>	<b>23</b>	<b>\$190,000</b>
<b>Market History for this property</b>			<b>23</b>	<b>23</b>	<b>\$190,000</b>

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Brought To You By: Warren Reynolds, Century 21- Franklin

181 Highwood Drive - Unit 181  
Franklin, MA 02038-2981  
Condo

MLS #: <b>71649400</b>	Status: <b>Sold</b>
List Price: <b>\$199,900</b>	Sale Price: <b>\$194,500</b>
List Date: <b>3/25/2014</b>	Sale Date: <b>7/17/2014</b>
Area:	Off Market Date: <b>5/30/2014</b>
List\$/SqFt: <b>\$178.48</b>	Sold\$/SqFt: <b>\$173.66</b>
Days on Market (Total): <b>66</b>	Days on Market (Office): <b>66</b>



### Property Features

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Street</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1120 sq.ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail: <b>Yes - Private</b>
# Units: <b>59</b>	Garage: <b>0 --</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Deeded</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$223</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	

### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		--
Master Bedroom:	<b>2</b>		--
Bedroom 2:	<b>2</b>		--
Bath 1:	<b>2</b>		<b>Bathroom - Full</b>
Bath 2:	<b>1</b>		<b>Bathroom - Half</b>

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Electric: **100 Amps**  
Exclusions:  
Exterior: **Wood, Vinyl**  
Exterior Features: **Porch, Patio, Storage Shed**  
Facing Direction:  
Heating: **Electric Baseboard**  
Hot Water: **Electric**  
Interior Features: **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

**Charming 2 bedroom, 1.5 bath townhome. Recent carpets, recent paint, updated baths, 2nd floor laundry, deeded parking, close to 495 and commuter rail. Don't miss this beautiful condo - a very clean, nice place to call home.**

### Tax Information

2013 Taxes: **\$2595.54** Assessment: **\$181,000**  
Pin #:

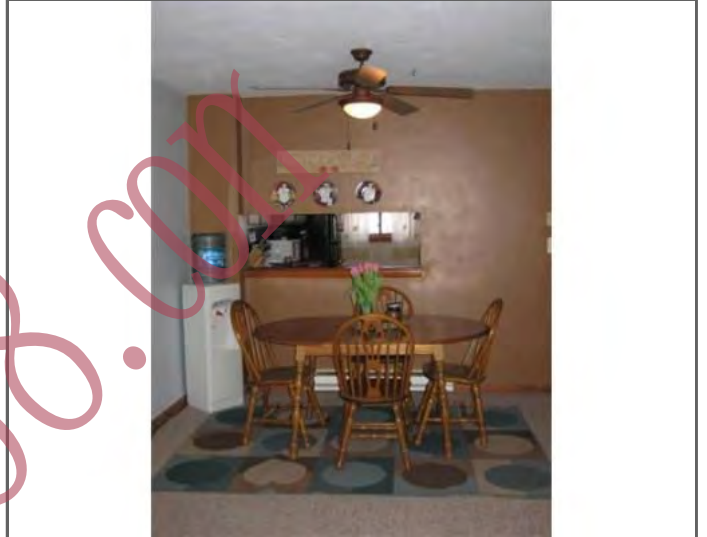
Cert: Zoning Code: **Res**  
Map: **270** Block: Lot: Book: **25304** Page: **528**

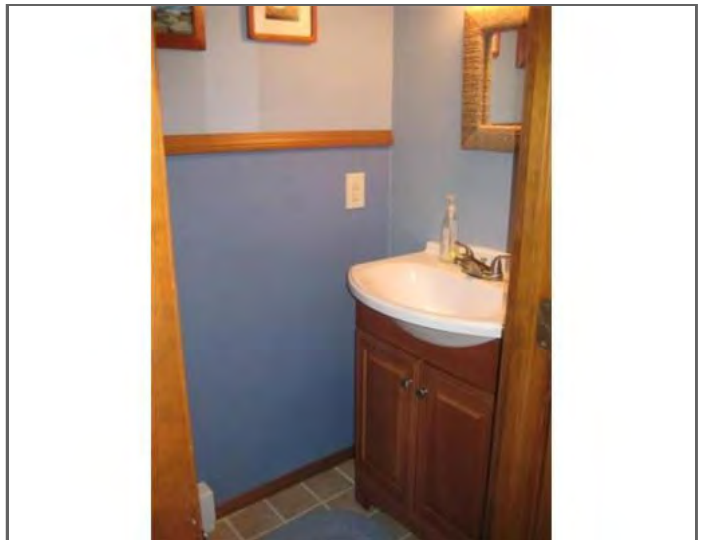
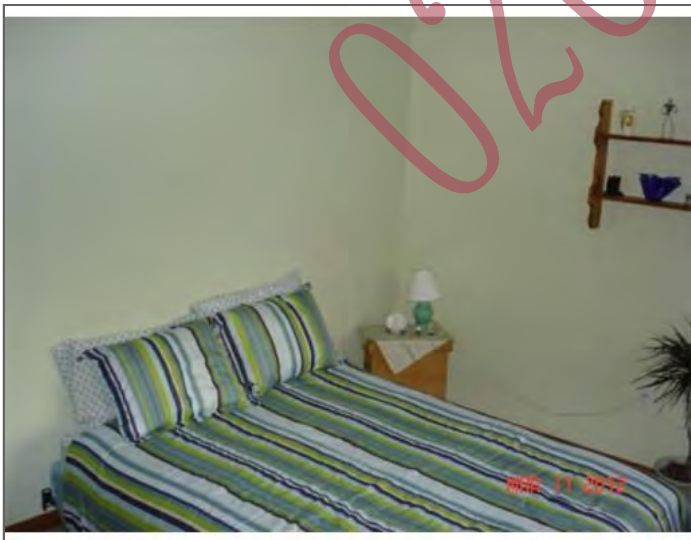
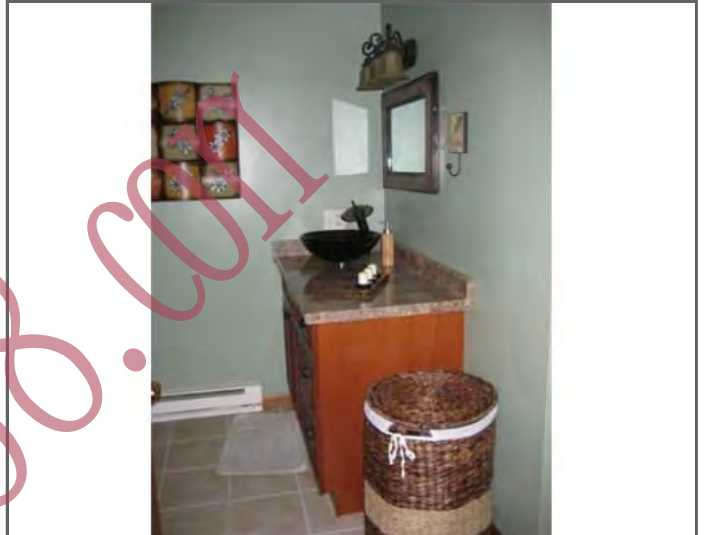
**Market History for 181 Highwood Drive U:181, Franklin, MA 02038**

MLS #	Date		DOM	DTO	Price
71649400	3/25/2014	Listed for <b>\$199,900</b>			\$199,900
UAG	5/30/2014	Status Changed to: <b>Under Agreement</b>			
SLD	7/23/2014	Status Changed to: <b>Sold</b>			
	7/17/2014	Sold for <b>\$194,500</b>	66	66	<b>\$194,500</b>
<b>Market History for Office Id: K01050</b>			<b>66</b>	<b>66</b>	<b>\$194,500</b>
<b>Market History for this property</b>			<b>66</b>	<b>66</b>	<b>\$194,500</b>

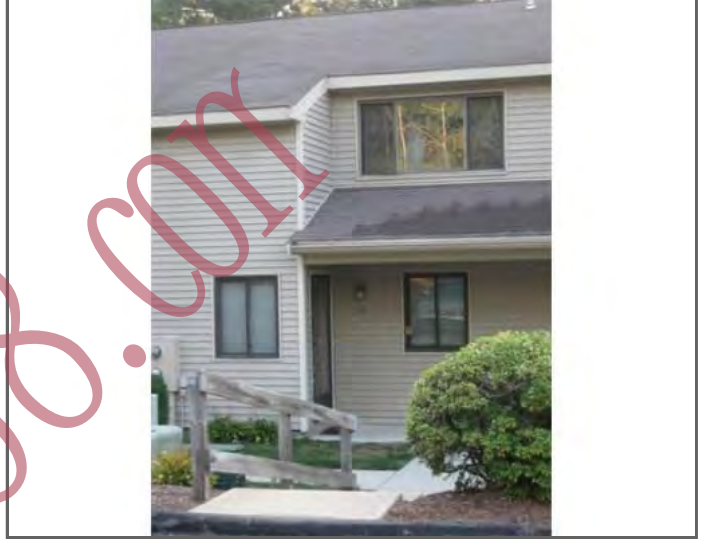
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Brought To You By: Warren Reynolds, Century 21- Franklin

39 Highwood Drive - Unit 39  
Franklin, MA 02038  
Condo

MLS #: **71725770** Status: **Sold**  
List Price: **\$200,000** Sale Price: **\$197,000**  
List Date: **8/7/2014** Sale Date: **10/24/2014**  
Area: Off Market Date: **10/12/2014**  
List\$/SqFt: **\$198.41** Sold\$/SqFt: **\$195.44**  
Days on Market (Total): **66** Days on Market (Office): **66**



### Property Features

Rooms: **5** Style: **Townhouse**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level **1**  
Master Bath: **Yes** Placement: **End, Back, Ground, Walkout**  
Fireplaces: **1** Apprx Living Area: **1008 sq.ft.**  
Year Built: **1977** Outdoor Space Avail:  
# Units: **56** Garage: **0 --**  
Elevator: **No** Parking: **2 Off-Street, Assigned, Paved Driveway**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$273**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**

### Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Laminate, Flooring - Wood, Open Floor Plan, Slider
Dining Room:	1		Flooring - Hardwood, Flooring - Laminate
Kitchen:	1		Flooring - Hardwood, Flooring - Laminate, Countertops - Upgraded, Cabinets - Upgraded, Stainless Steel Appliances
Master Bedroom:	1		Closet, Flooring - Hardwood, Flooring - Laminate, Chair Rail
Bedroom 2:	1		Closet, Flooring - Hardwood, Flooring - Laminate, Chair Rail
Bath 1:	1		Bathroom - Full
Laundry:	1		--

### Features & Other Information

Appliances: **Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Range - ENERGY STAR**  
Basement: **No**  
Construction: **Frame, Brick**  
Cooling: **Central Air**  
Electric: **Circuit Breakers**  
Exclusions:  
Exterior: **Brick**  
Exterior Features: **Patio, Storage Shed, Decorative Lighting, Screens, Gutters**  
Facing Direction:  
Heating: **Forced Air, Electric**  
Hot Water: **Electric, 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**  
Short Sale w/Lndr.App.Req: **No**  
Lender Owned: **No**

### Remarks

Privately situated, this Ranch Style end unit has been completely updated and move in ready! New stainless steel kitchen appliances, new tiled bathroom, flooring and vanity. All new interior paint and newer windows! Two bedrooms feature wood flooring and chair rails. Open concept dining room and fireside living room feature crown molding and Pergo wood flooring. Ceramic tile entry/foyer features pillars and attractive bead board ceiling. Central Air Conditioning. Private patio overlooking secluded wooded setting. Great commuter location, close to town, restaurants and shopping. Pets allowed. Easy to show, ready to go!

### Tax Information

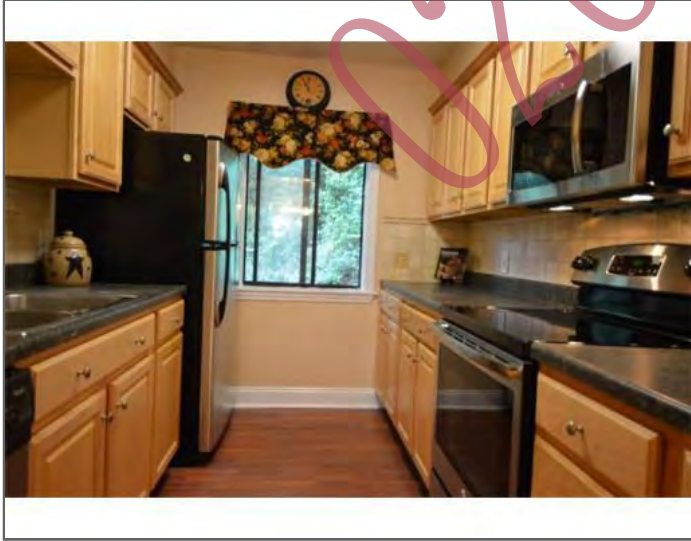
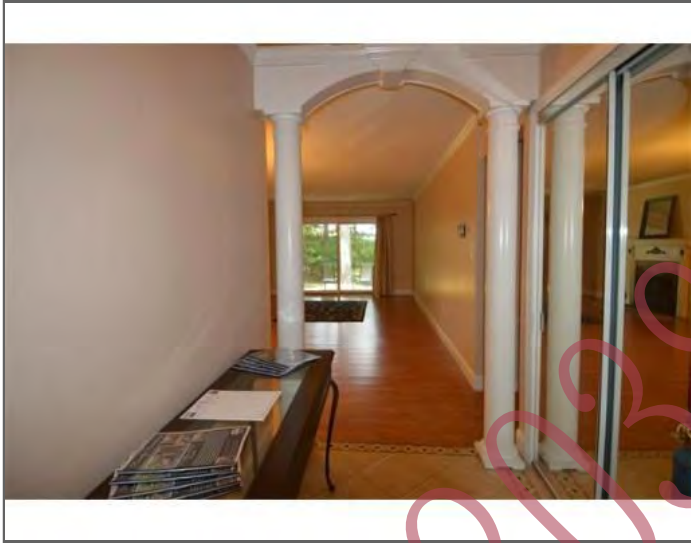
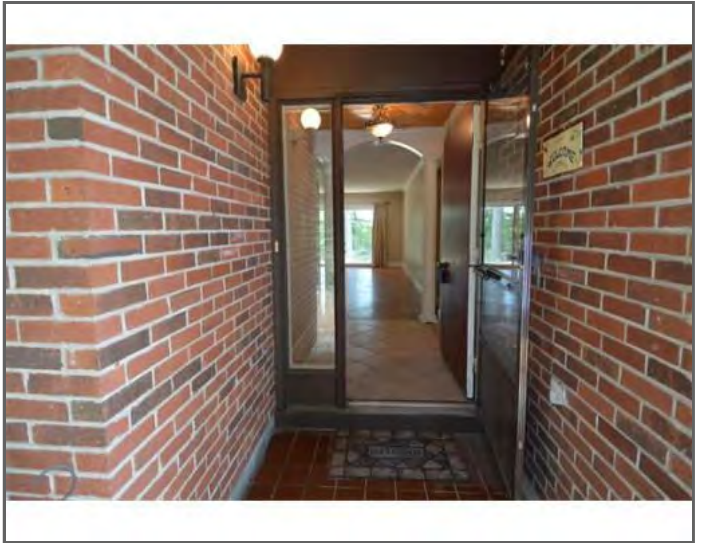
2014 Taxes: **\$2365.47** Assessment: **\$163,700**  
Pin #:

Cert: Zoning Code: **Res**  
Map: Block: Lot: Book: **19465** Page: **421**

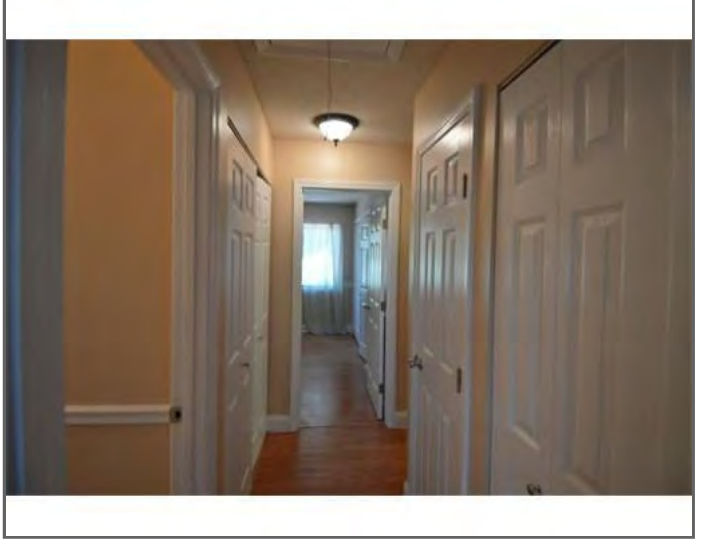
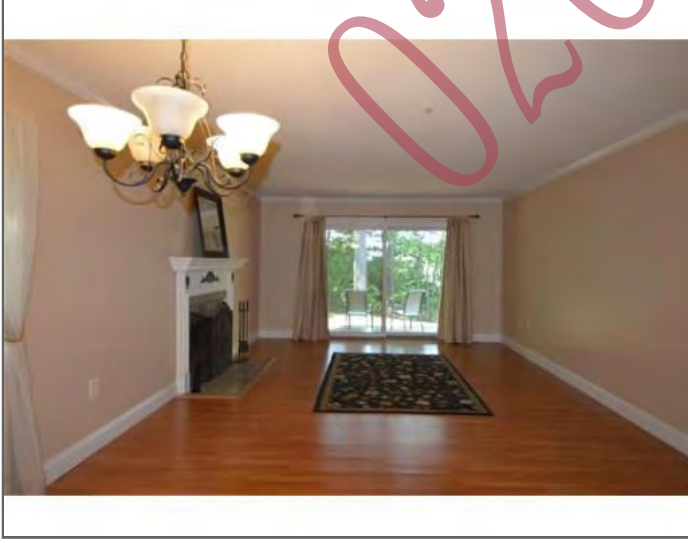
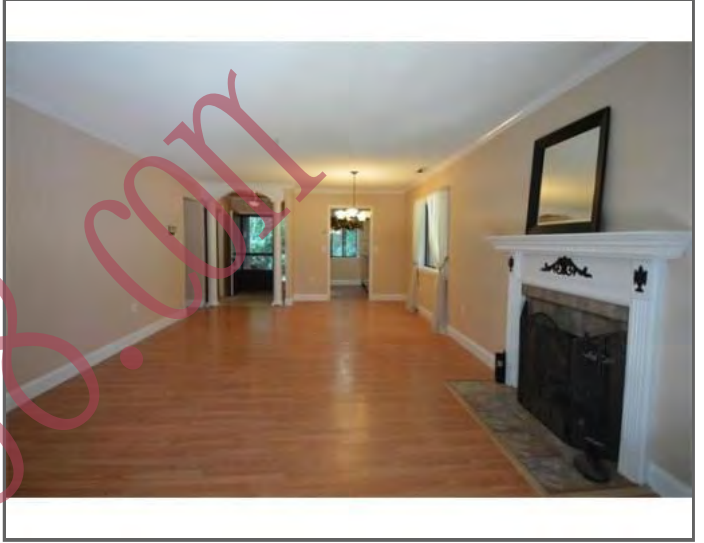
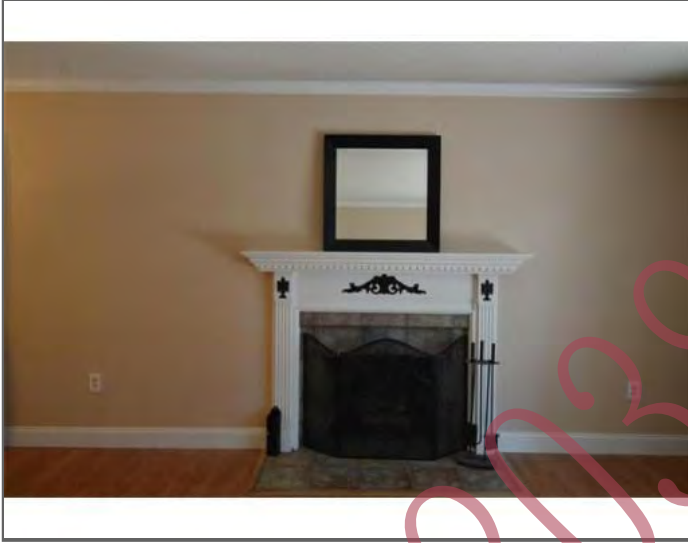
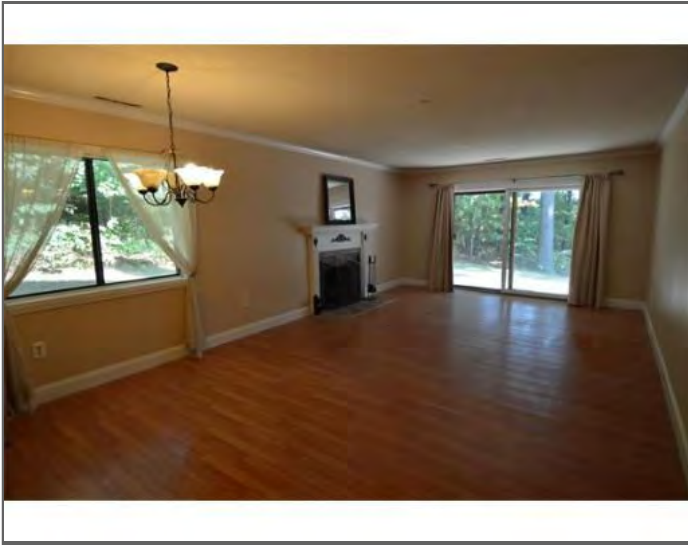
**Market History for 39 Highwood Drive U:39, Franklin, MA 02038**

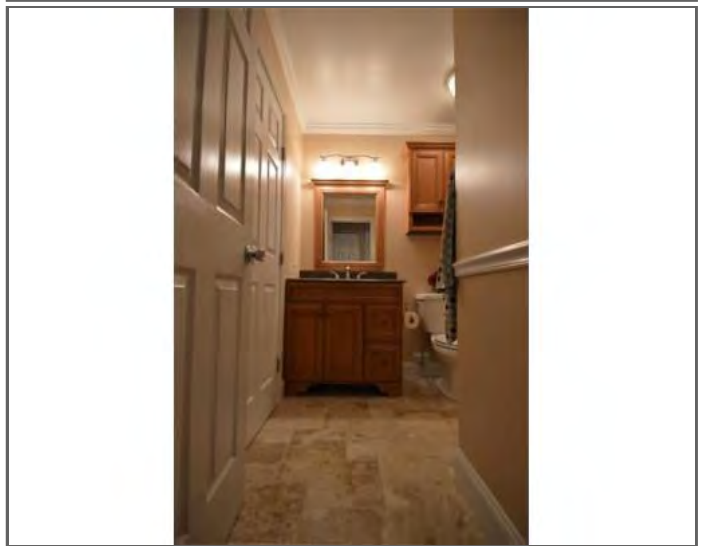
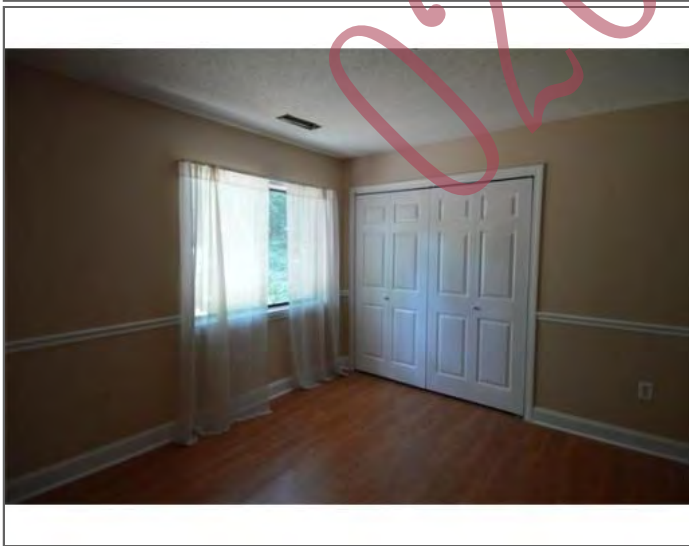
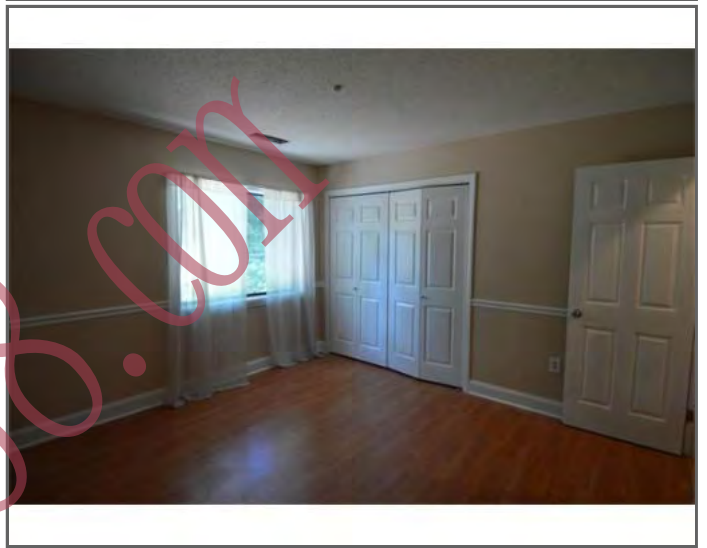
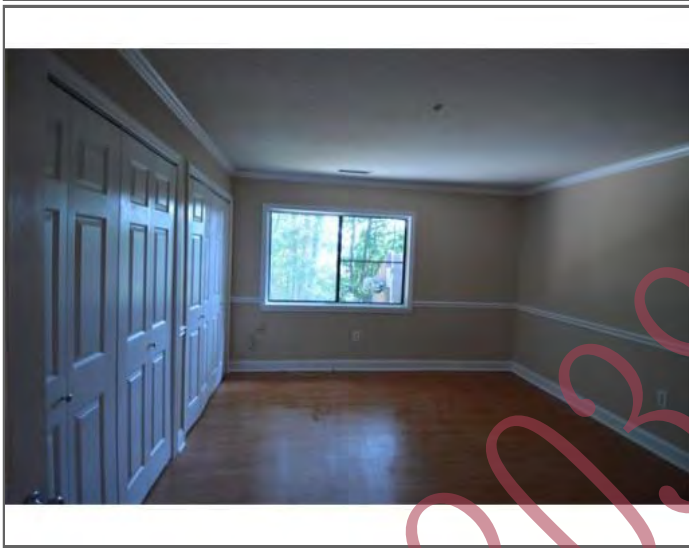
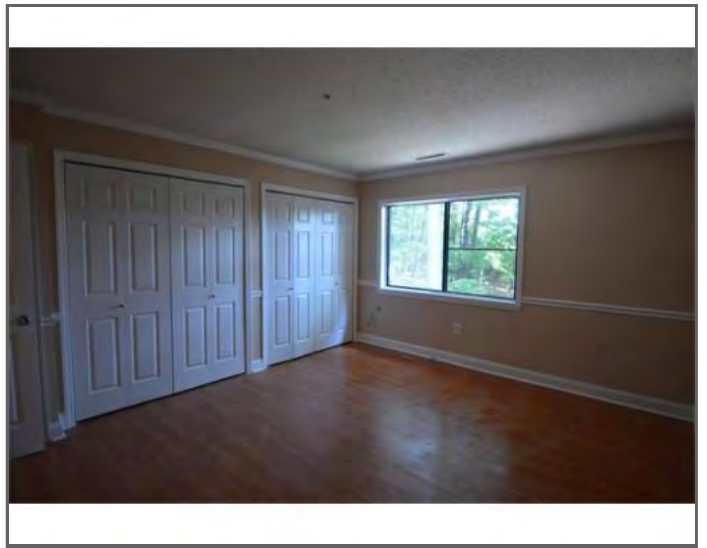
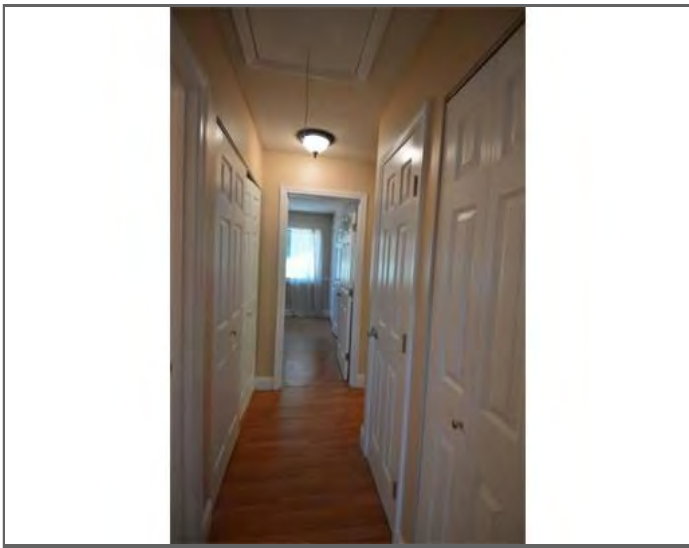
MLS #	Date		DOM	DTO	Price
71725770	8/7/2014	Listed for <b>\$209,500</b>			\$209,500
	8/28/2014	Price Changed to: <b>\$200,000</b>			\$200,000
CTG	9/9/2014	Status Changed to: <b>Contingent</b>			
UAG	10/12/2014	Status Changed to: <b>Under Agreement</b>			
SLD	10/29/2014	Status Changed to: <b>Sold</b>			
	10/24/2014	Sold for <b>\$197,000</b>	66	32	<b>\$197,000</b>
<b>Market History for Office Id: AC1635</b>			<b>66</b>	<b>32</b>	<b>\$197,000</b>
<b>Market History for this property</b>			<b>66</b>	<b>32</b>	<b>\$197,000</b>

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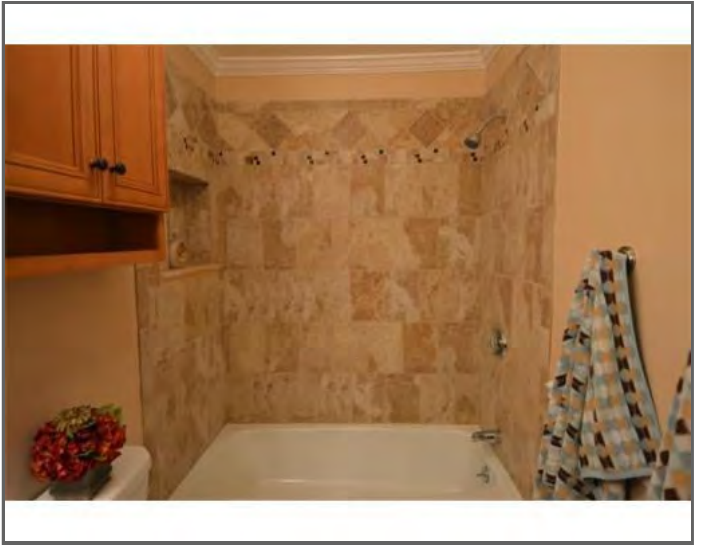
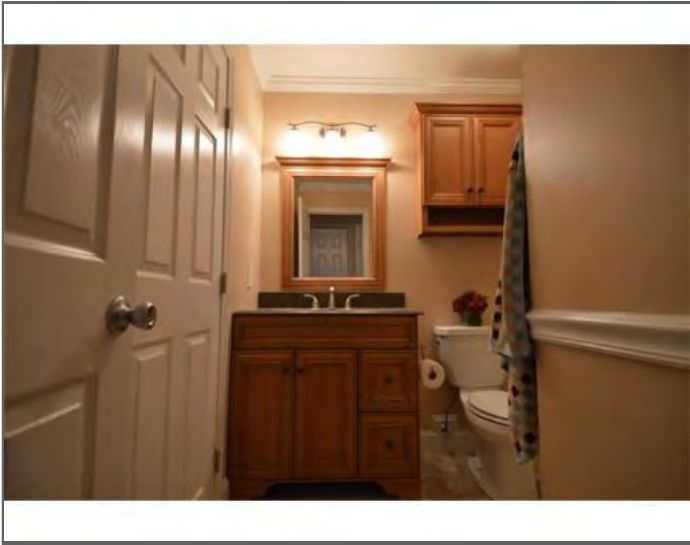
















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Brought To You By: Warren Reynolds, Century 21- Franklin

48 Highwood Dr - Unit 48  
Franklin, MA 02038-2963  
Condo

MLS #: <b>71656865</b>	Status: <b>Sold</b>
List Price: <b>\$205,000</b>	Sale Price: <b>\$204,000</b>
List Date: <b>4/7/2014</b>	Sale Date: <b>9/15/2014</b>
Area:	Off Market Date: <b>8/31/2014</b>
List\$/SqFt: <b>\$182.71</b>	Sold\$/SqFt: <b>\$181.82</b>
Days on Market (Total): <b>146</b>	Days on Market (Office): <b>146</b>



### Property Features

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level <b>1</b>
Master Bath:	Placement: <b>--</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1122 sq.ft.</b>
Year Built: <b>1979</b>	Outdoor Space Avail:
# Units: <b>59</b>	Garage: <b>0 --</b>
Elevator:	Parking: <b>2 Deeded</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$267</b>	
Fee Includes: <b>Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	

### Room Descriptions

Room	Level	Size	Features
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### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Basement: **No**  
Cooling: **Central Air**  
Exclusions: **Washer and Dryer negotiable Some furnishings negotiable**  
Exterior: **Brick**  
Exterior Features: **Patio, Storage Shed, Professional Landscaping**  
Facing Direction:  
Heating: **Forced Air, Electric**  
Interior Features: **Cable Available**  
Lead Paint: **Unknown**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Short Sale w/Lndr.App Req: **No**  
Lender Owned: **No**

### Remarks

**Move right in to this gorgeous townhouse in beautiful HIGHWOOD at FRANKLIN. This meticulously maintained home features 2 bedrooms, 1 1/2 baths, updated granite kitchen with Stainless Steel appliances and much more. Cozy up by the fireplace or relax outside on your private patio and enjoy the view. NOT a short sale or foreclosure. Quick close possible!! Perfect opportunity to own in Franklin!**

### Tax Information

2013 Taxes: **\$2461** Assessment: **\$171,600**  
Pin #: **M:270 L:046-019**

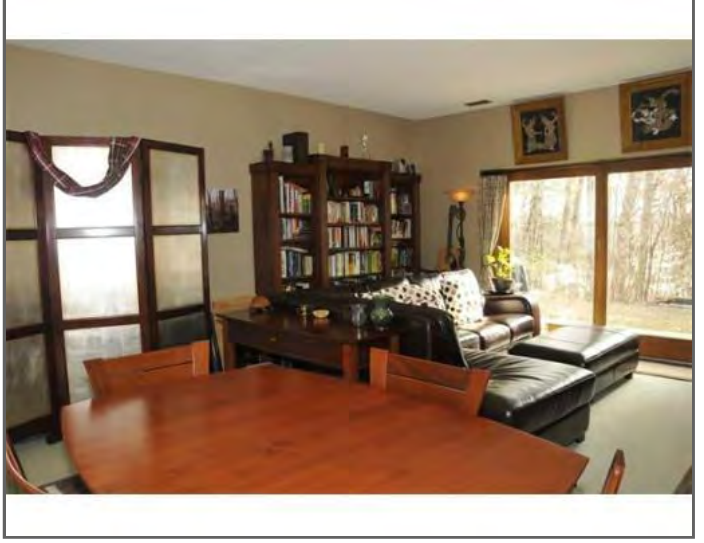
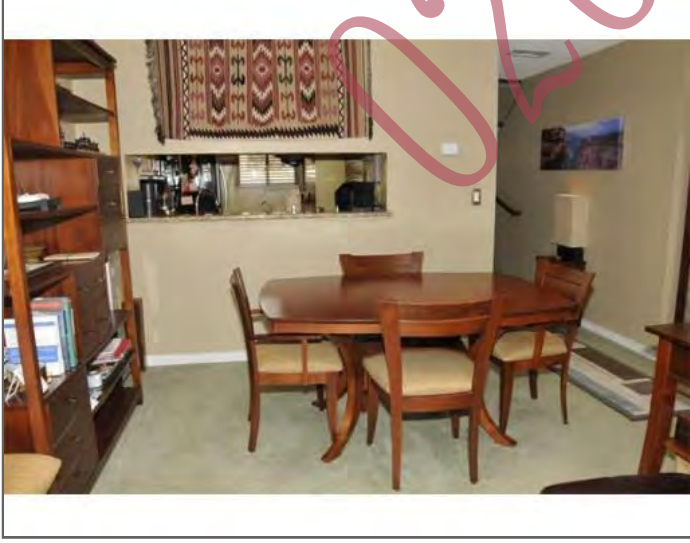
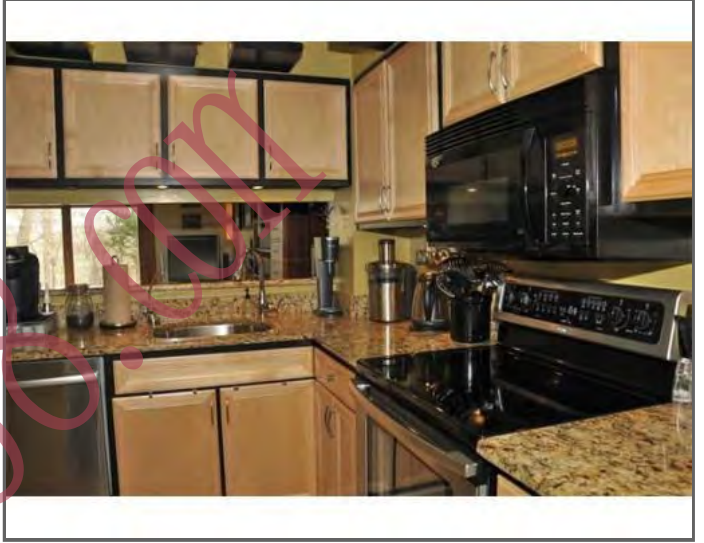
Cert: **124432** Zoning Code: **Res**  
Map: Block: Lot: Book: **24243** Page: **155**

**Market History for 48 Highwood Dr U:48, Franklin, MA 02038**

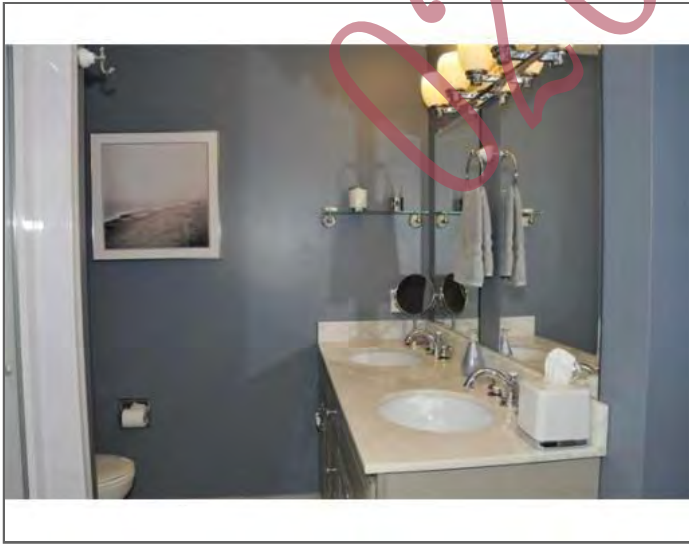
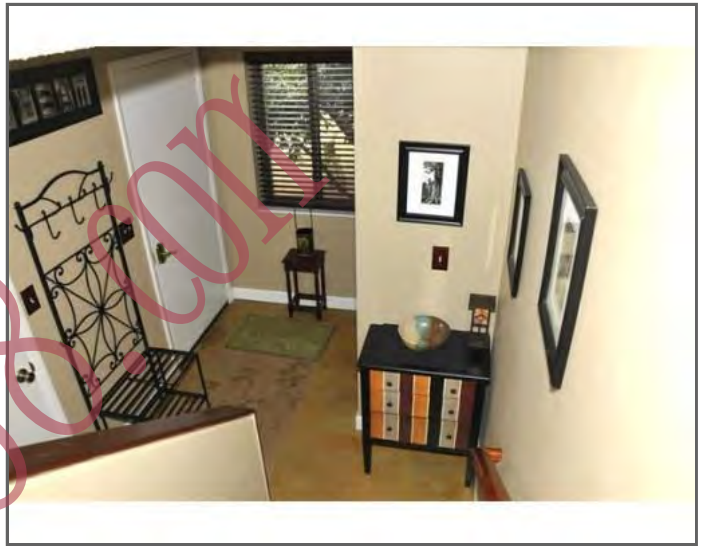
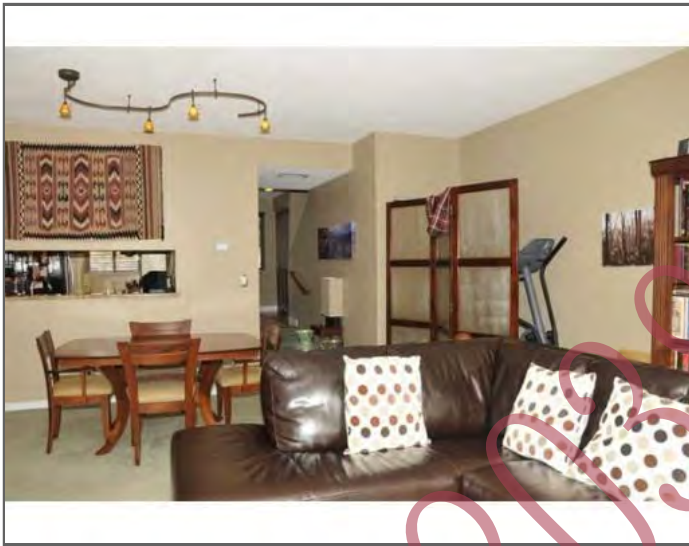
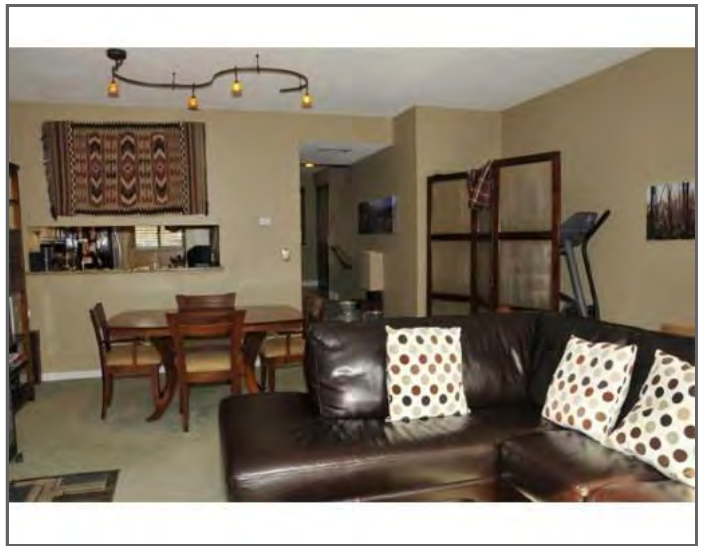
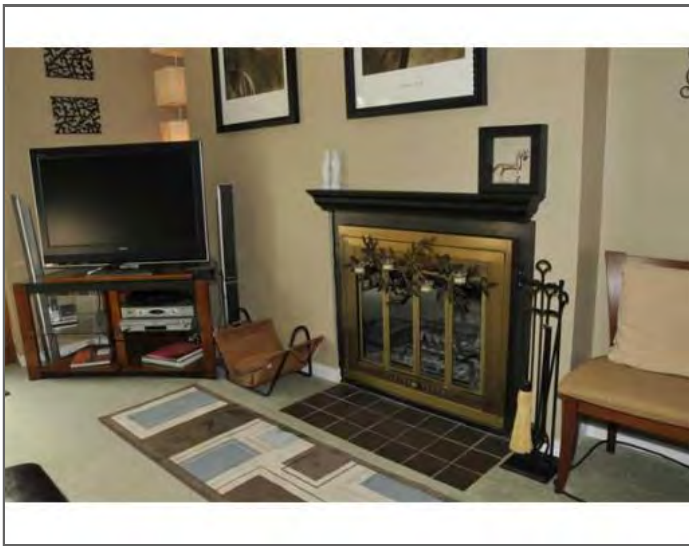
MLS #	Date		DOM	DTO	Price
71656865	4/7/2014	Listed for <b>\$200,000</b>			\$200,000
	5/19/2014	Price Changed to: <b>\$215,000</b>			\$215,000
	5/27/2014	Price Changed to: <b>\$210,000</b>			\$210,000
CTG	6/6/2014	Status Changed to: <b>Contingent</b>			
BOM	6/9/2014	Status Changed to: <b>Back on Market</b>			
	7/21/2014	Price Changed to: <b>\$205,000</b>			\$205,000
CTG	8/16/2014	Status Changed to: <b>Contingent</b>			
UAG	8/31/2014	Status Changed to: <b>Under Agreement</b>			
SLD	9/15/2014	Status Changed to: <b>Sold</b>			
	9/15/2014	Sold for <b>\$204,000</b>	146	131	<b>\$204,000</b>
<b>Market History for Office Id: BB5301</b>			<b>146</b>	<b>131</b>	<b>\$204,000</b>
<b>Market History for this property</b>			<b>146</b>	<b>131</b>	<b>\$204,000</b>

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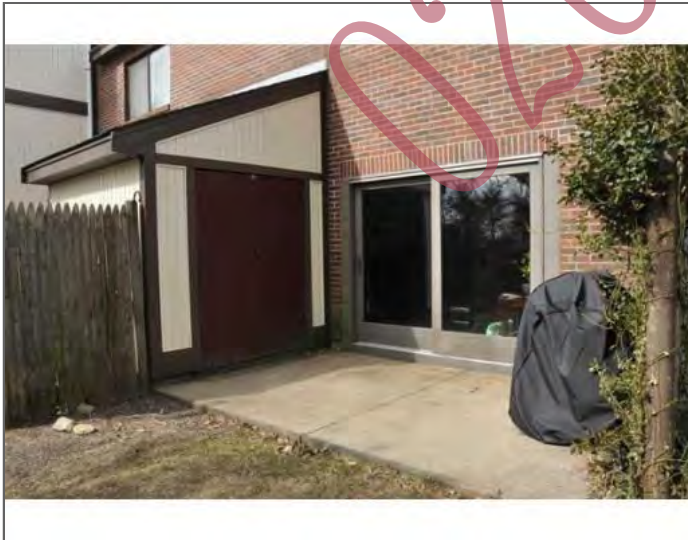
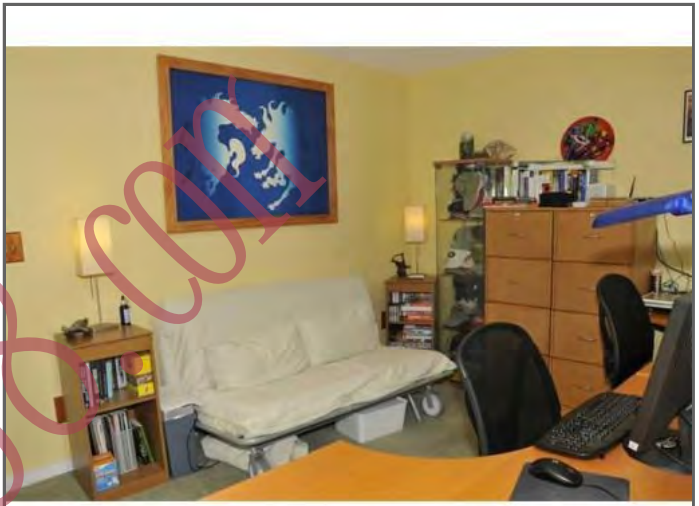
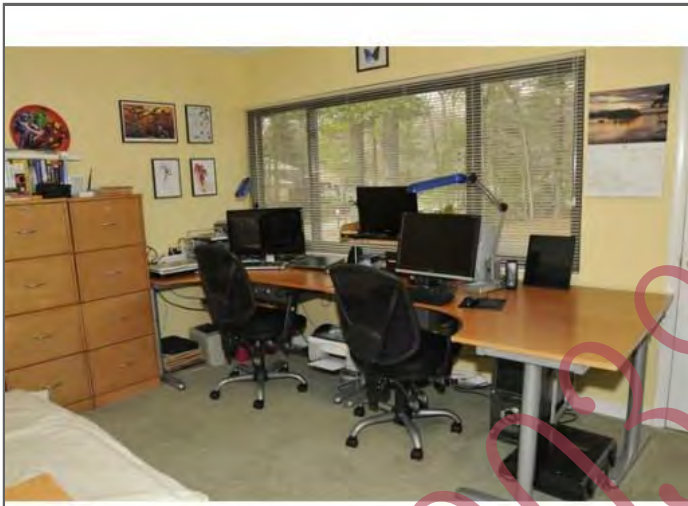
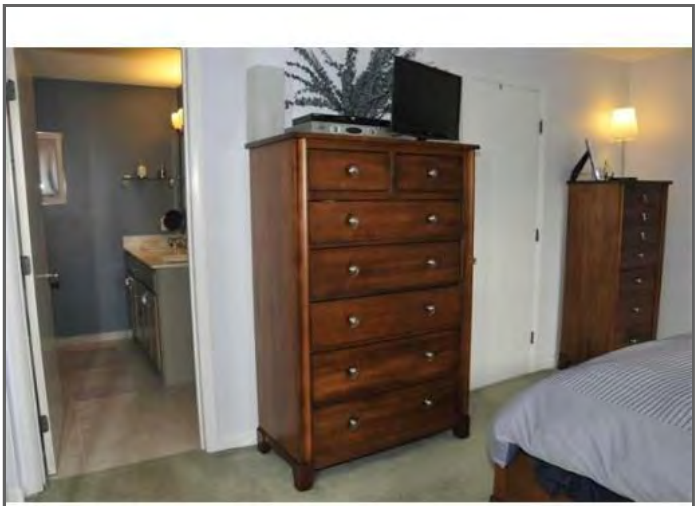
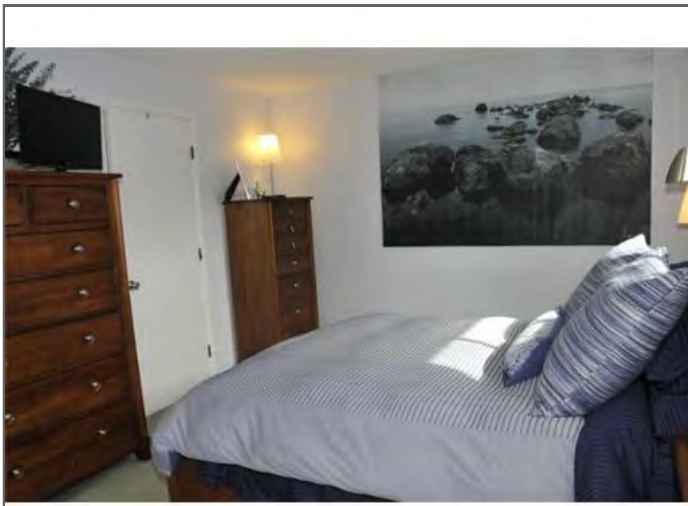












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Brought To You By: Warren Reynolds, Century 21- Franklin

103 Highwood Dr. - Unit 103  
Franklin, MA 02038  
Condo

MLS #: **71588039** Status: **Sold**  
List Price: **\$210,000** Sale Price: **\$205,000**  
List Date: **9/24/2013** Sale Date: **4/30/2014**  
Area: Off Market Date: **3/5/2014**  
List\$/SqFt: **\$147.58** Sold\$/SqFt: **\$144.06**  
Days on Market (Total): **162** Days on Market (Office): **162**

### Property Features

Rooms: **5** Style: **Townhouse**  
Bedrooms: **3** Type: **Condo**  
Baths: **2f 0h** Unit Level **1**  
Master Bath: **Yes** Placement: **End**  
Fireplaces: **0** Apprx Living Area: **1423 sq.ft.**  
Year Built: **1981** Outdoor Space Avail:  
# Units: **68** Garage: **0 --**  
Elevator: **No** Parking: **2 --**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$321**  
Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping**



### Room Descriptions

Room	Level	Size	Features
Living Room:	1	--	--
Dining Room:	1	--	--
Kitchen:	1	--	--
Master Bedroom:	1	--	--
Bedroom 2:	2	--	--
Bedroom 3:	2	--	--
Bath 1:	1	--	--
Bath 2:	2	--	--
Laundry:	2	--	--

### Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Wall AC**  
Exclusions:  
Exterior: **Clapboard**  
Exterior Features: **Porch - Enclosed**  
Facing Direction:  
Heating: **Electric**  
Interior Features: **Cable Available**  
Lead Paint: **None**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Short Sale w/Lndr.App Req: **No**  
Lender Owned: **No**

### Remarks

**Much sought after 3 bedroom end unit in Highwood. Enclosed sunroom off living room . wooded and private! 2 full baths with a first floor master bedroom. Close to schools, shopping, parks and 495!**

### Tax Information

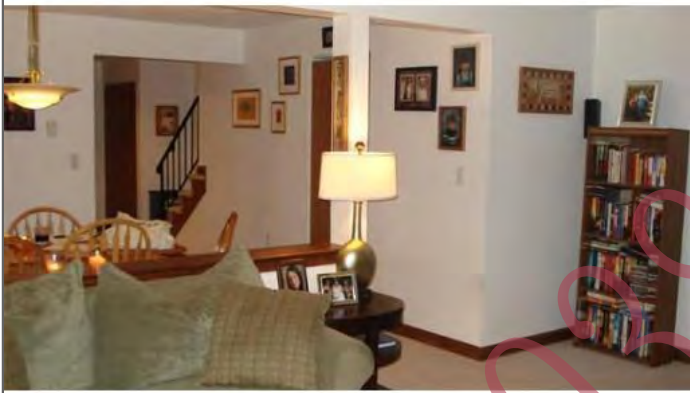
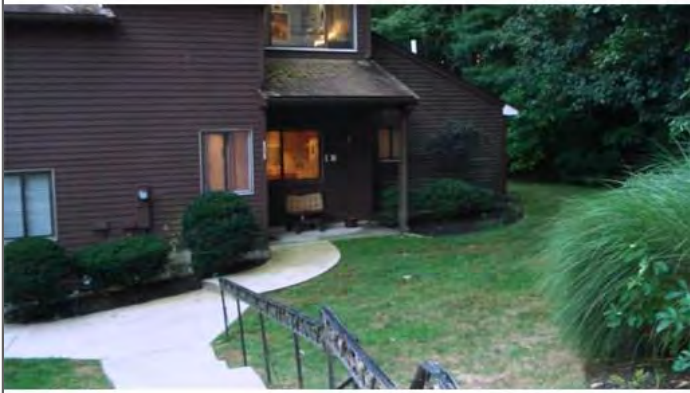
2013 Taxes: **\$2631.39** Assessment: **\$183,500**  
Pin #:

Cert: Zoning Code: **res**  
Map: Block: Lot: Book: **26506** Page: **395**

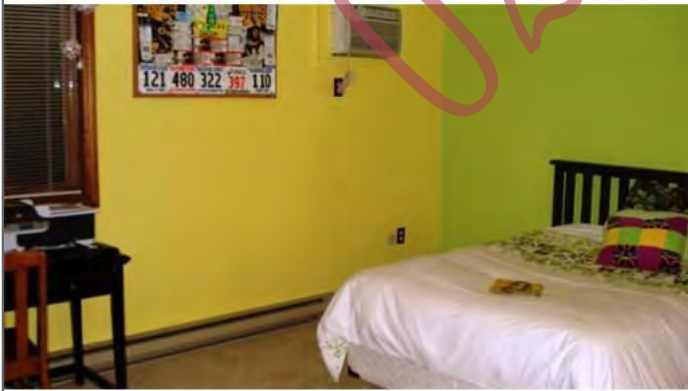
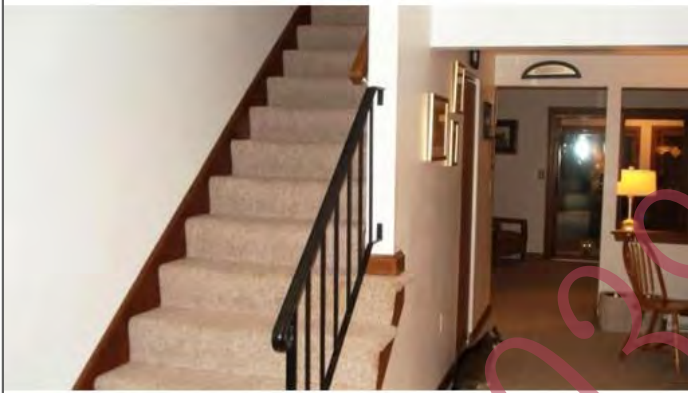
**Market History for 103 Highwood Dr. U:103, Franklin, MA 02038**

MLS #	Date		DOM	DTO	Price
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	1/31/2014	Price Changed to: <b>\$215,000</b>			\$215,000
	1/31/2014	Compensation Based On Changed To: <b>Gross/Full Sale Price</b>			
	2/10/2014	Price Changed to: <b>\$210,000</b>			\$210,000
UAG	3/5/2014	Status Changed to: <b>Under Agreement</b>			
SLD	4/30/2014	Status Changed to: <b>Sold</b>			
	4/30/2014	Sold for <b>\$205,000</b>	162	162	<b>\$205,000</b>
<b>Market History for Office Id: BB2447</b>			<b>162</b>	<b>162</b>	<b>\$205,000</b>
<b>Market History for this property</b>			<b>162</b>	<b>162</b>	<b>\$205,000</b>

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**1 HIGHWOOD DR - Unit 1**  
**Franklin, MA 02038-2943**  
**Condo**

MLS #: <b>71632102</b>	Status: <b>Sold</b>
List Price: <b>\$205,000</b>	Sale Price: <b>\$205,000</b>
List Date: <b>2/11/2014</b>	Sale Date: <b>5/16/2014</b>
Area:	Off Market Date: <b>4/15/2014</b>
List\$/SqFt: <b>\$182.55</b>	Sold\$/SqFt: <b>\$182.55</b>
Days on Market (Total): <b>255</b>	Days on Market (Office): <b>63</b>



**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level <b>1</b>
Master Bath:	Placement: <b>Street, End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1123 sq.ft.</b>
Year Built: <b>1976</b>	Outdoor Space Avail: <b>Yes - Private</b>
# Units: <b>59</b>	Garage: <b>0 --</b>
Elevator: <b>No</b>	Parking: <b>2 Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$283</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	

**Room Descriptions**

**Features & Other Information**

Room	Level	Size	Features	Appliances: <b>Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer</b>
Living Room:	<b>1</b>	<b>19x16</b>	<b>Fireplace, Flooring - Hardwood, Cable Hookup, Chair Rail, Exterior Access, Open Floor Plan, Slider</b>	<b>Basement: No</b>
Kitchen:	<b>1</b>	<b>11x8</b>	<b>Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Cabinets - Upgraded, Open Floor Plan</b>	<b>Construction: Frame</b>
Master Bedroom:	<b>2</b>	<b>17x12</b>	<b>Ceiling Fan(s), Closet, Flooring - Hardwood, Cable Hookup</b>	<b>Cooling: Central Air</b>
Bedroom 2:	<b>2</b>	<b>13x10</b>	<b>Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood, Cable Hookup</b>	<b>Electric: Circuit Breakers</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile</b>	<b>Exclusions:</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Bathroom - Tiled With Tub &amp; Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Remodeled</b>	<b>Exterior: Brick</b>
Laundry:	<b>2</b>	--	--	<b>Exterior Features: Patio, Storage Shed, Garden Area, Screens</b>
				<b>Facing Direction:</b>
				<b>Heating: Forced Air, Heat Pump, Electric</b>
				<b>Hot Water: Electric</b>
				<b>Lead Paint: Unknown</b>
				<b>Pets Allowed: Yes</b>
				<b>Sewer Utilities: City/Town Sewer</b>
				<b>Water Utilities: City/Town Water</b>
				<b>Waterfront: No Water View: No</b>
				<b>Short Sale w/Lndr.App Req: No</b>
				<b>Lender Owned: No</b>

**Remarks**

**DESIRABLE END UNIT TOWNHOUSE IN HIGHWOOD I. BEAUTIFULLY UPDATED THRUOUT, THIS UNIT HAS EVERYTHING ON YOUR CHECKLIST! KITCHEN HAS MAPLE CABINETS, GRANITE COUNTERTOPS, TILE FLOOR AND AWESOME BREAKFAST BAR/ISLAND SPACE THAT IS OPEN TO LIVING /DINING ROOM. THE OPEN DINING/LIVING ROOM HAS BUILT IN CUSTOM WALL UNIT, HARDWOOD FLOORS, FIREPLACE, CHAIRRAIL AND CROWN MOLDING. SLIDER TO AWESOME PRIVATE OVERSIZE PATIO. NEW CENTRAL AIR UNIT. SEPARATE HEAT PUMP. ECONOMICAL AND EFFICIENT! HARDWOOD CONTINUES UP THE STAIRS TO THE BAMBOO FLOORS IN BOTH BEDROOMS. SECOND BEDROOM HAS LARGE WALK IN CLOSET. CEILING FANS IN BOTH BEDROOMS. AWESOME REMODELED FULL BATH WITH CUSTOM TILED TUB AND SHOWER, CUSTOM CABINETRY, GRANITE COUNTER AND DESIGNER SINK! ALL APPLIANCES STAY! PULL DOWN ATTIC WITH GREAT STORAGE AS WELL AS EXTERIOR STORAGE SHED. 2 PARKING SPOTS PLUS PLENTY OF GUEST PARKING. TERRIFIC CONDO FOR FIRST TIMERS AND DOWNSIZERS, NOTHING TO DO EXCEPT MOVE IN!**

**Tax Information**

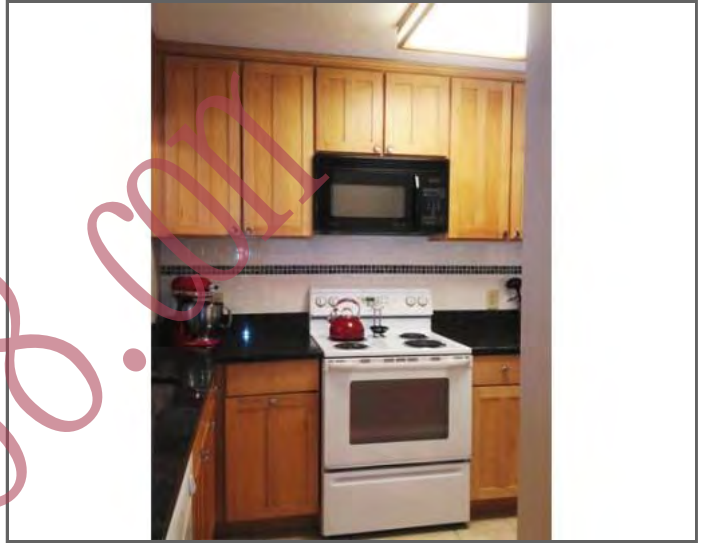
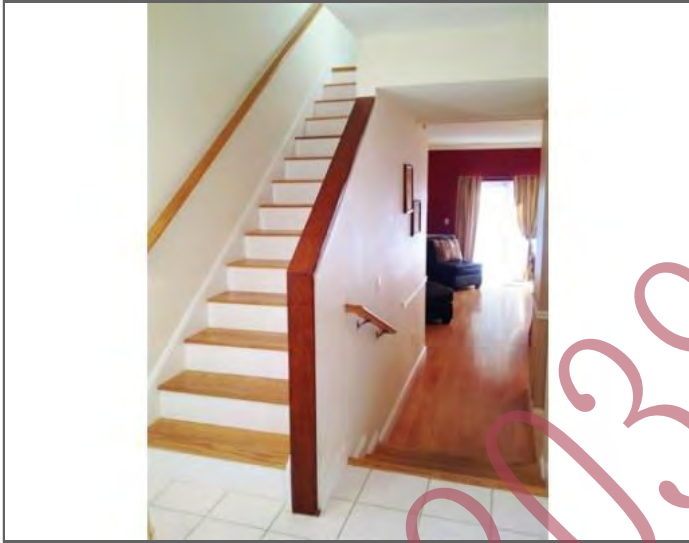
<b>2013 Taxes: \$2521</b>	<b>Assessment: \$175,800</b>	<b>Cert: 140033</b>	<b>Zoning Code: RES</b>
<b>Pin #: M:270 L:040-001</b>		<b>Map: Block: Lot: Book: 24852</b>	<b>Page: 125</b>

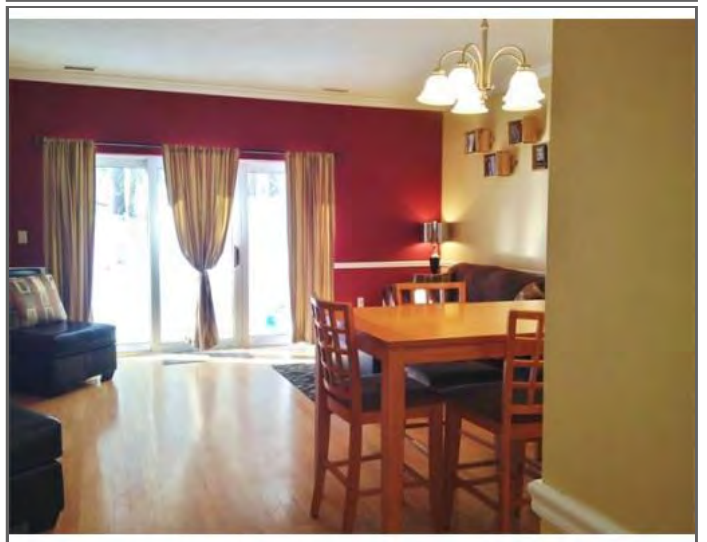
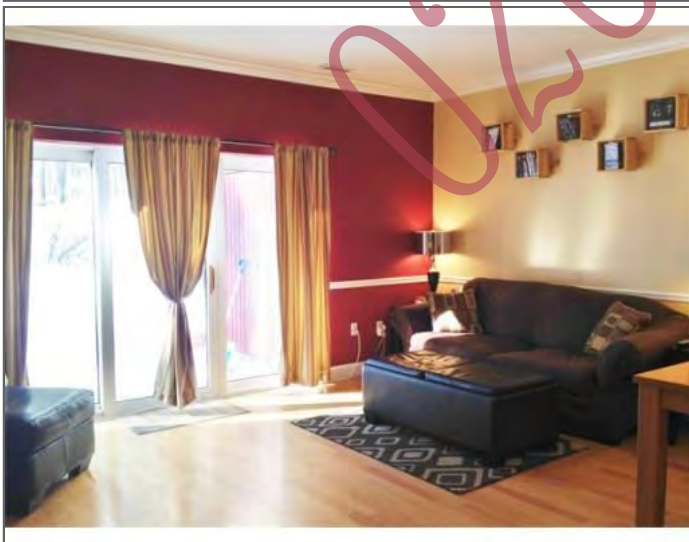
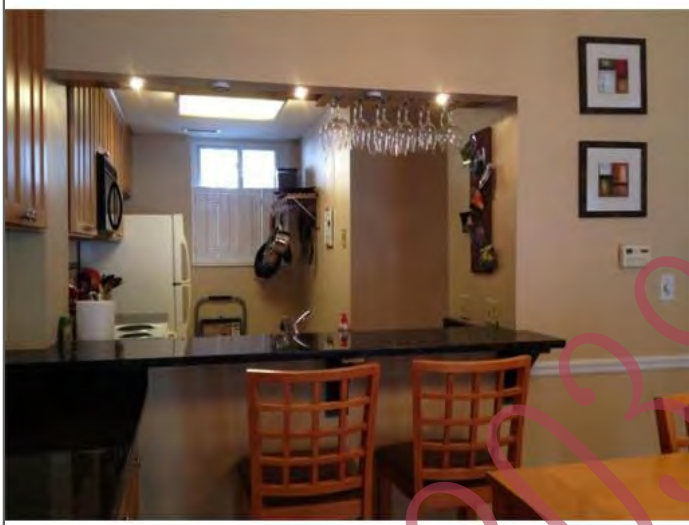
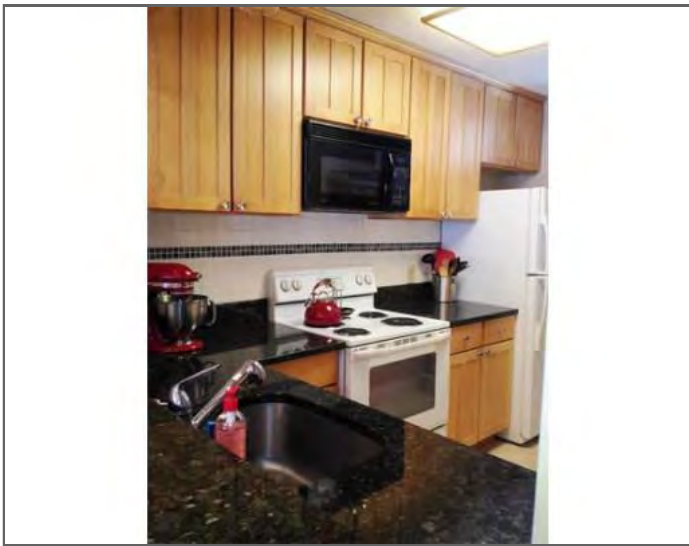


**Market History for 1 HIGHWOOD DR U:1, Franklin, MA 02038**

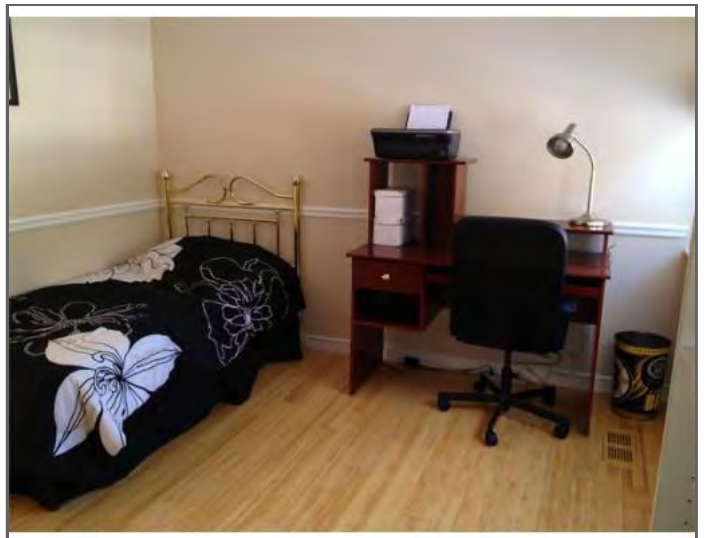
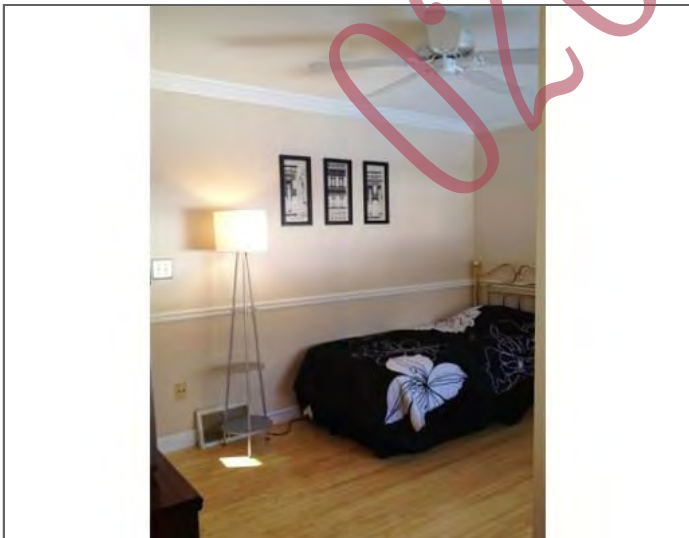
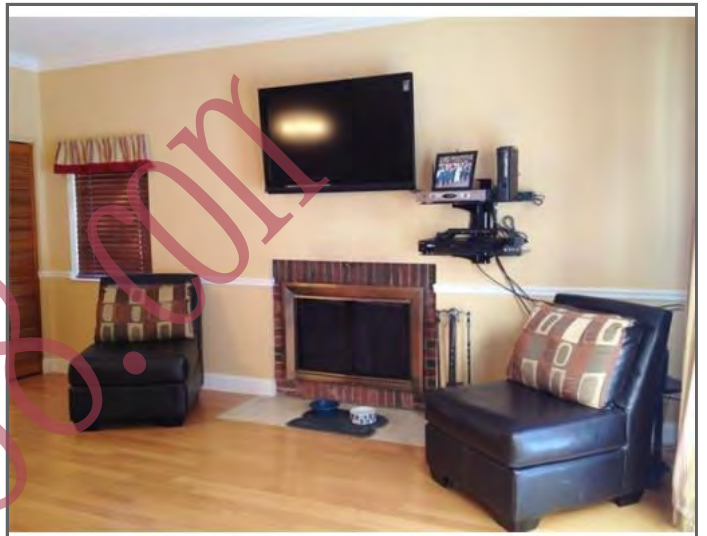
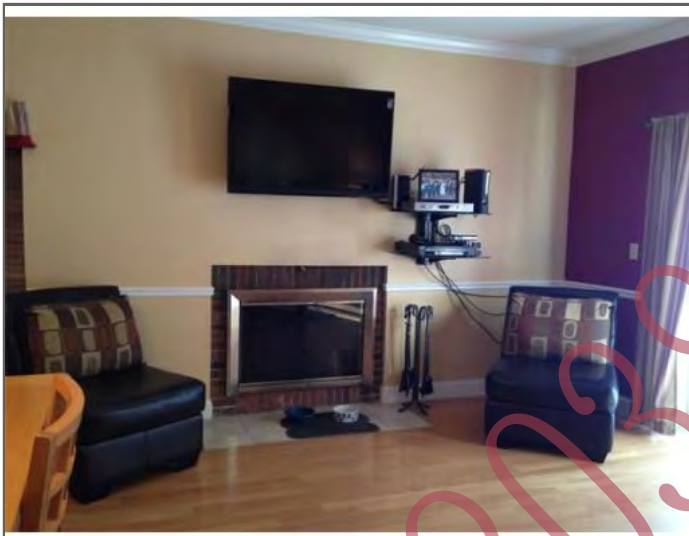
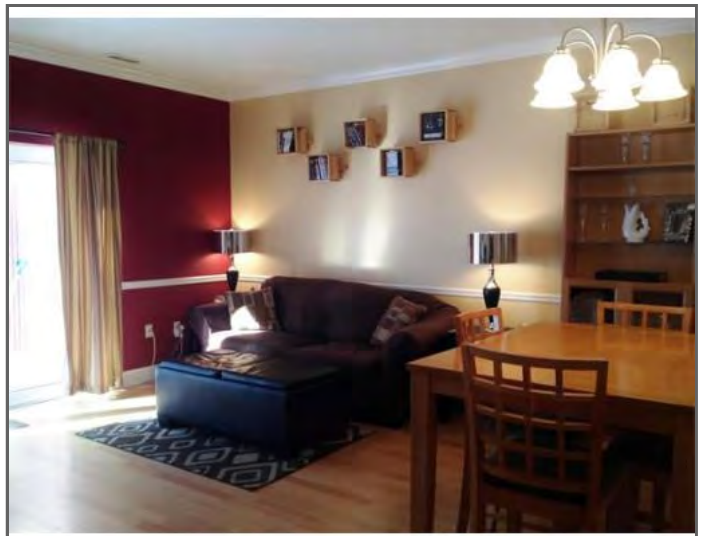
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UAG	8/6/2013	Status Changed to: <b>Under Agreement</b>			
BOM	8/20/2013	Status Changed to: <b>Back on Market</b>			
	9/12/2013	Price Changed to: <b>\$207,000</b>			\$207,000
EXT	10/3/2013	Status Changed to: <b>Extended</b>			
EXT	11/14/2013	Status Changed to: <b>Extended</b>			
EXP	11/23/2013	Status Changed to: <b>Expired</b>		192	
<b>Market History for Office Id: BB3087</b>			<b>192</b>		
<b>71632102</b>	2/11/2014	Listed for <b>\$205,000</b>			\$205,000
CTG	3/28/2014	Status Changed to: <b>Contingent</b>			
UAG	4/15/2014	Status Changed to: <b>Under Agreement</b>			
SLD	5/17/2014	Status Changed to: <b>Sold</b>			
	5/16/2014	Sold for <b>\$205,000</b>	63	45	<b>\$205,000</b>
<b>Market History for Office Id: BB1175</b>			<b>63</b>	<b>45</b>	<b>\$205,000</b>
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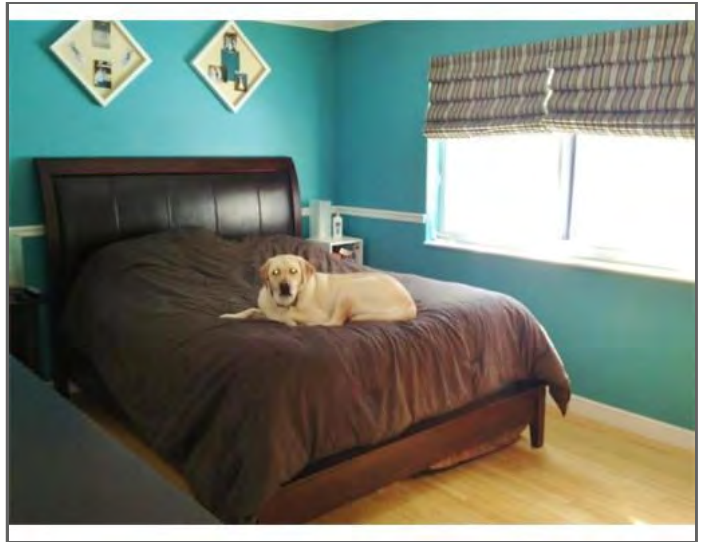
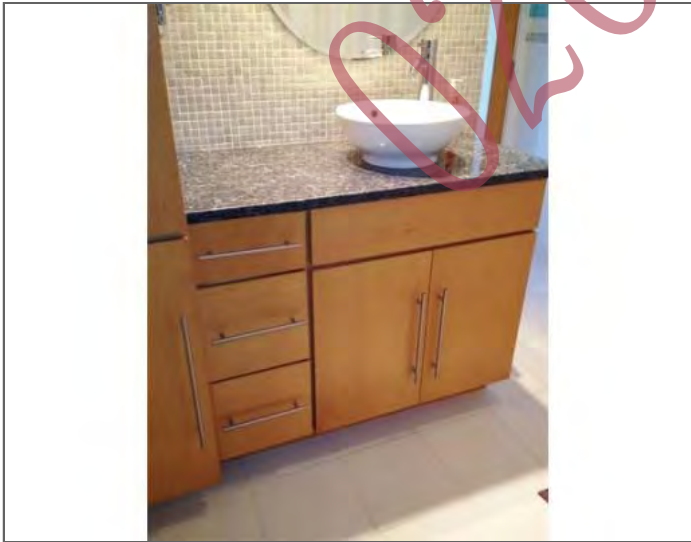
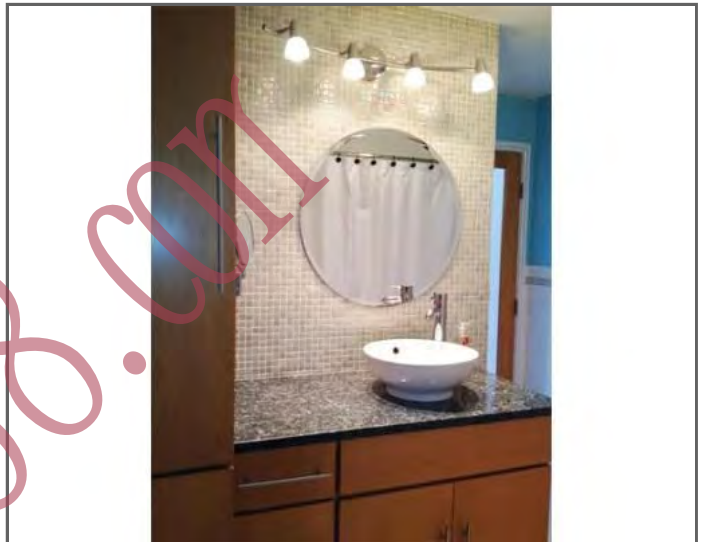
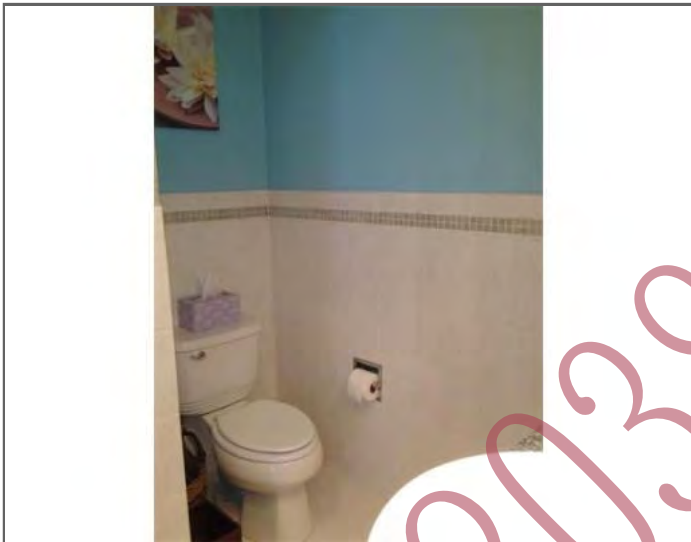
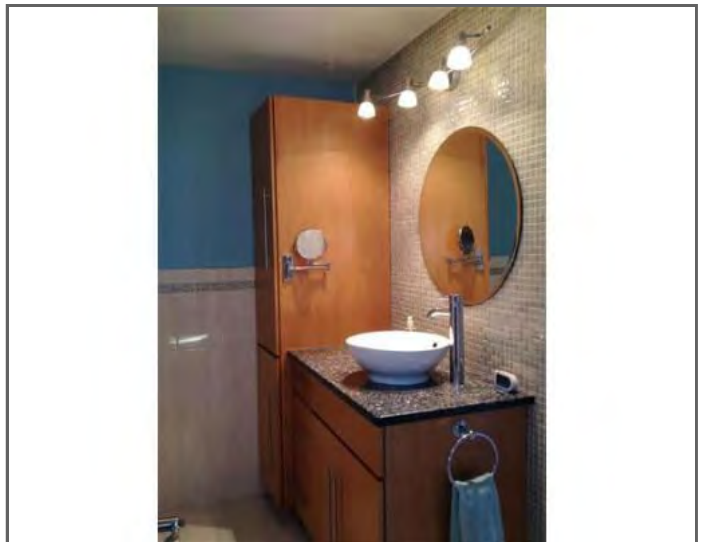
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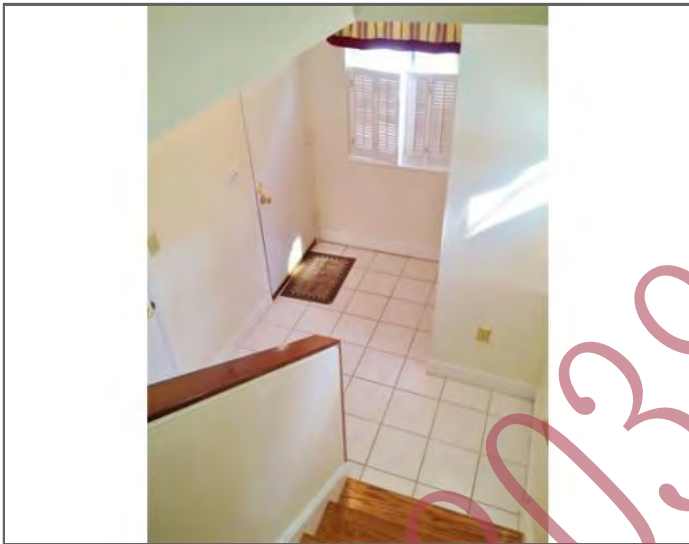
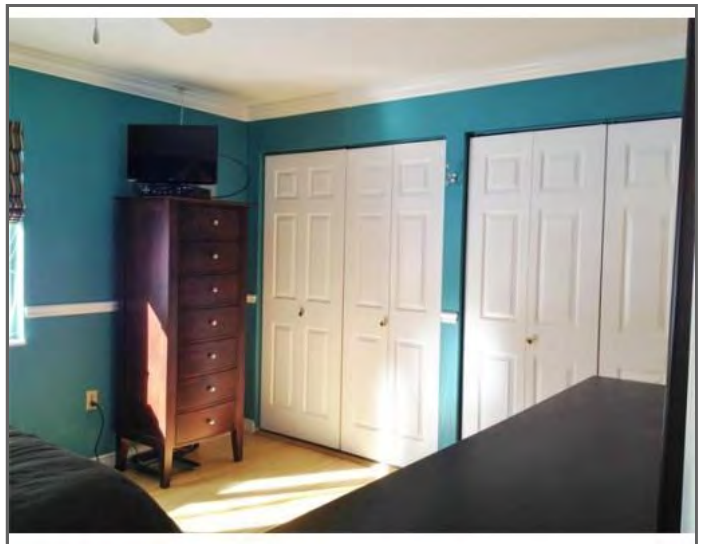
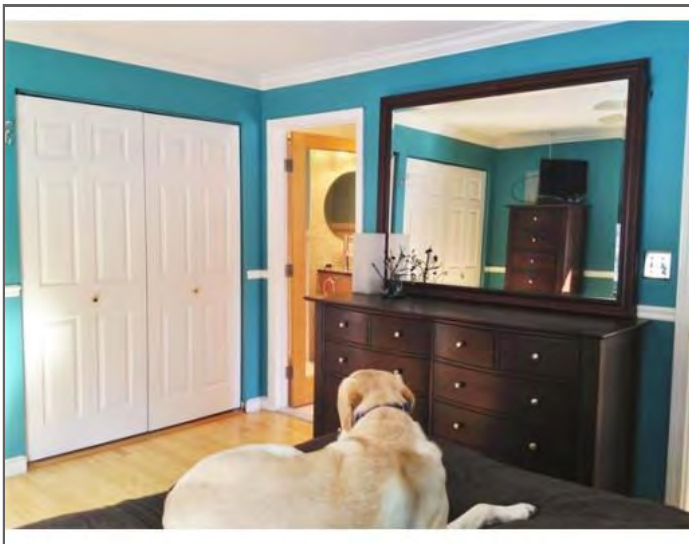












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149 Highwood Dr - Unit 149  
Franklin, MA 02038-2979  
Condo

MLS #: <b>71745785</b>	Status: <b>Sold</b>
List Price: <b>\$214,900</b>	Sale Price: <b>\$205,000</b>
List Date: <b>9/19/2014</b>	Sale Date: <b>11/26/2014</b>
Area:	Off Market Date: <b>10/25/2014</b>
List\$/SqFt: <b>\$191.53</b>	Sold\$/SqFt: <b>\$182.71</b>
Days on Market (Total): <b>40</b>	Days on Market (Office): <b>40</b>



**Property Features**

Rooms: <b>5</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level: <b>1</b>
Master Bath: <b>No</b>	Placement: <b>--</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1122 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>68</b>	Garage: <b>0 Deeded</b>
Elevator: <b>No</b>	Parking: <b>2 Assigned, Deeded, Guest</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$223</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	

**Room Descriptions**

Room	Level	Size	Features
Living Room:			Fireplace, Flooring - Laminate, Main Level, Deck - Exterior, Open Floor Plan, Recessed Lighting, Slider
Dining Room:			Flooring - Laminate, Open Floor Plan
Family Room:			Exterior Access, Remodeled
Kitchen:			Flooring - Stone/Ceramic Tile, Countertops - Upgraded, Main Level, Breakfast Bar / Nook, Cabinets - Upgraded, Recessed Lighting, Remodeled
Master Bedroom:			Closet - Linen, Flooring - Wall to Wall Carpet, Balcony / Deck, Deck - Exterior, Slider
Bedroom 2:			Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:			Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level, Low Flow Toilet, Remodeled
Bath 2:			Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Vinyl
Laundry:			Dryer Hookup - Electric, Washer Hookup

**Features & Other Information**

Appliances: <b>Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer</b>
Basement: <b>Yes</b>
Construction: <b>Frame</b>
Cooling: <b>Wall AC</b>
Electric: <b>Circuit Breakers</b>
Exclusions: <b>Personal property</b>
Exterior: <b>Vinyl</b>
Exterior Features: <b>Deck - Wood, Balcony, Professional Landscaping</b>
Facing Direction:
Green Certified: <b>No</b>
Heating: <b>Electric</b>
Hot Water: <b>Electric</b>
Interior Features: <b>Cable Available</b>
Lead Paint: <b>None</b>
Living Area Disclosures: <b>Does not include approximate 500 sq ft of finished basement</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>No</b>
Lender Owned: <b>No</b>

**Remarks**

Spacious Condo in fantastic Highwood III complex in desirable Franklin, MA. Updated kitchen has new cabinets and tile counter tops, with a breakfast bar that opens to the living/dining area. Living room has brick fireplace and slider to deck, perfect for relaxing or eating outdoors. 1st floor half bath has been totally redone, including a new pedestal sink and ceramic tile flooring. 2nd floor has 2 large and spacious bedrooms, each with plenty of closet space. Master bedroom has slider that leads out to balcony overlooking the woods. Full bath on 2nd floor has shower/tub and allows access directly from Master bedroom, as well as the hall. Large finished basement provides additional entertaining and living space, and a separate laundry room with large shelves for plenty of extra storage. Unit includes 2 deeded parking spots. Easy access to highway, MBTA commuter rail, shopping, and restaurants.

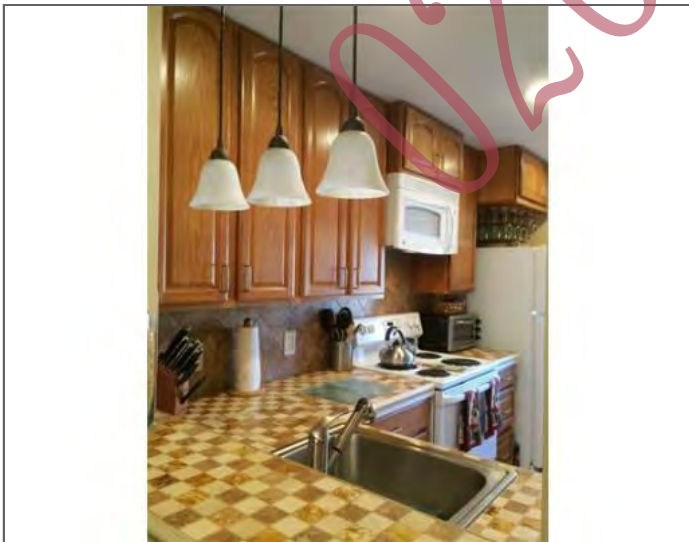
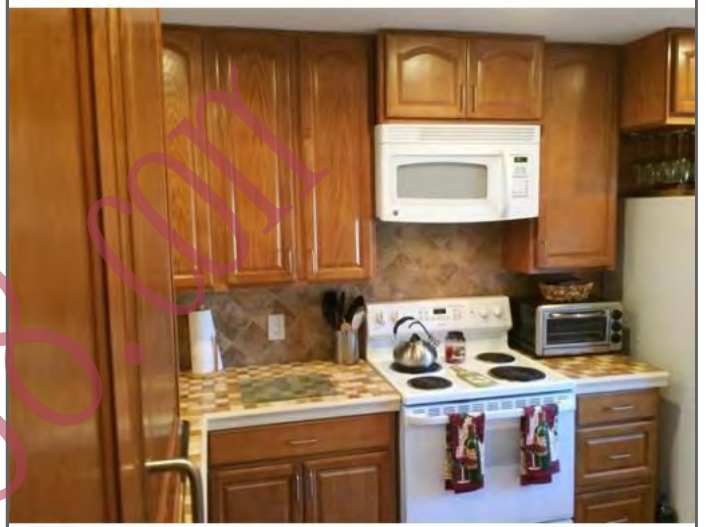
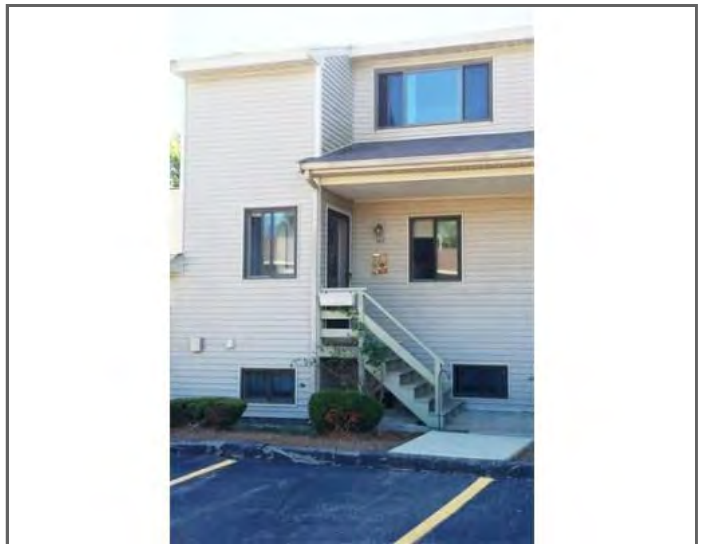
**Tax Information**

2014 Taxes: <b>\$2863</b> Assessment: <b>\$198,100</b>	Cert: <b>27850</b> Zoning Code: <b>Res</b>
Pin #: <b>M:259 L:005-012</b>	Map: Block: Lot: Book: <b>25623</b> Page: <b>178</b>

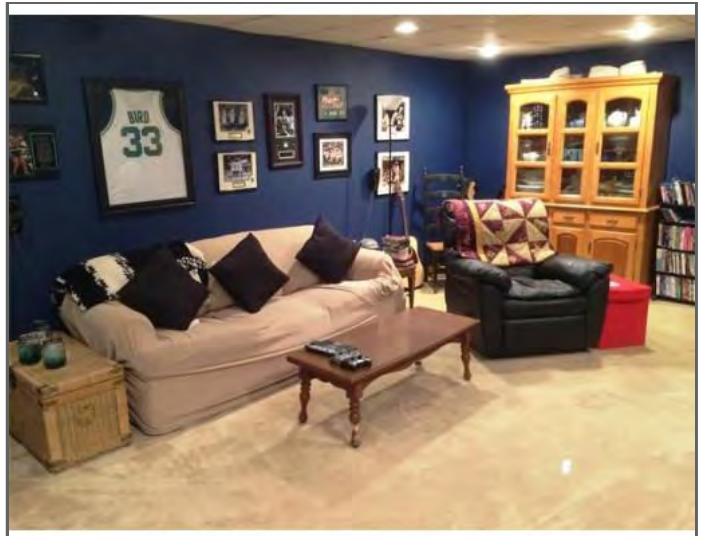
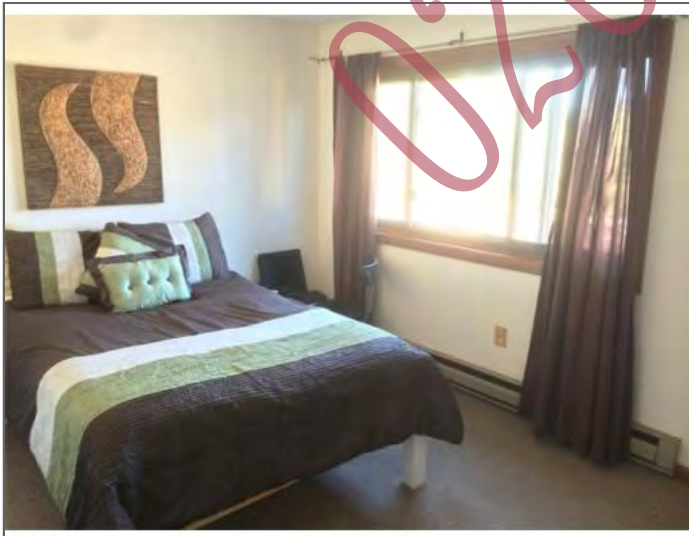
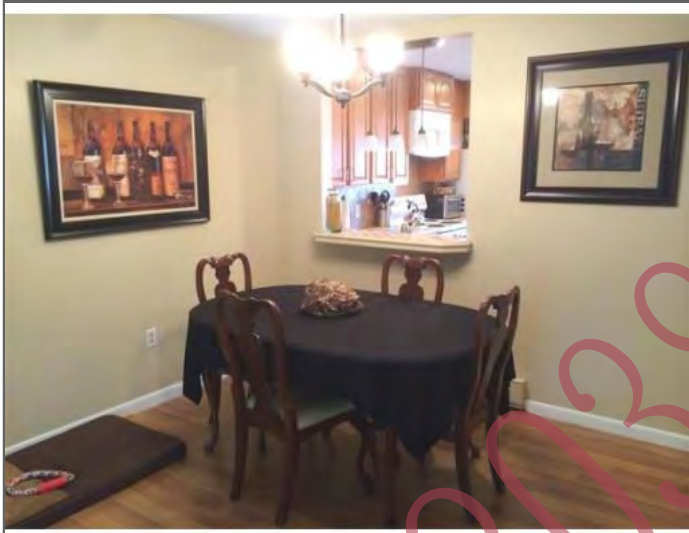
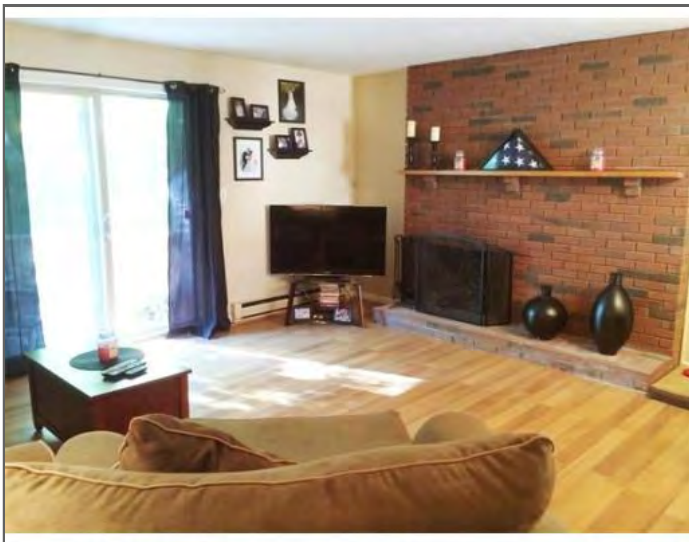
**Market History for 149 Highwood Dr U:149, Franklin, MA 02038**

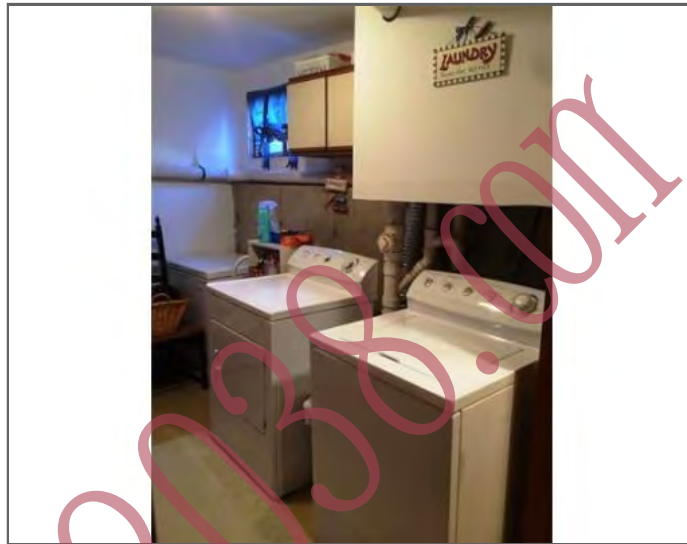
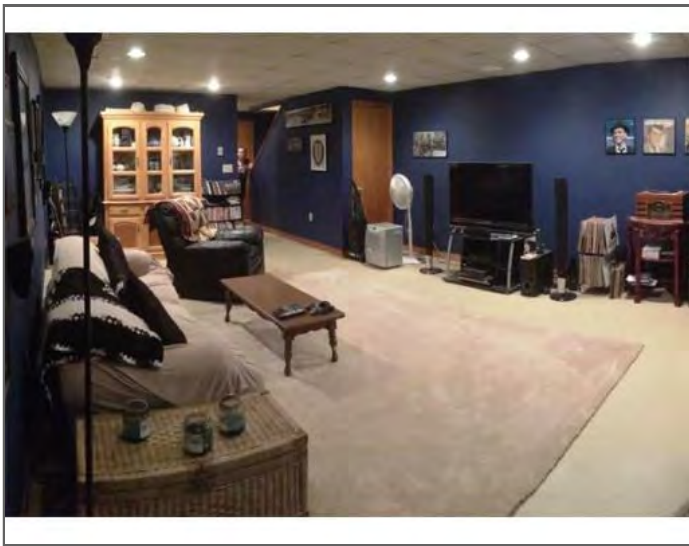
<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>DTO</b>	<b>Price</b>
71745785	9/19/2014	Listed for <b>\$214,900</b>			\$214,900
CTG	10/12/2014	Status Changed to: <b>Contingent</b>			
UAG	10/29/2014	Status Changed to: <b>Under Agreement</b>			
SLD	12/1/2014	Status Changed to: <b>Sold</b>			
	11/26/2014	Sold for <b>\$205,000</b>	40	22	<b>\$205,000</b>
<b>Market History for Office Id: AC1854</b>			<b>40</b>	<b>22</b>	<b>\$205,000</b>
<b>Market History for this property</b>			<b>40</b>	<b>22</b>	<b>\$205,000</b>

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**49 Highwood Drive - Unit 49**  
**Franklin, MA 02038-2963**  
**Condo**

MLS #: <b>71663084</b>	Status: <b>Sold</b>
List Price: <b>\$209,900</b>	Sale Price: <b>\$210,000</b>
List Date: <b>4/18/2014</b>	Sale Date: <b>6/20/2014</b>
Area:	Off Market Date: <b>4/25/2014</b>
List\$/SqFt: <b>\$208.23</b>	Sold\$/SqFt: <b>\$208.33</b>
Days on Market (Total): <b>7</b>	Days on Market (Office): <b>7</b>



**Property Features**

Rooms: <b>4</b>	Style: <b>Attached</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level <b>1</b>
Master Bath: <b>No</b>	Placement: <b>Street, Corner, Walkout</b>
Fireplaces: <b>0</b>	Apprx Living Area: <b>1008 sq.ft.</b>
Year Built: <b>1977</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>59</b>	Garage: <b>0 --</b>
Elevator: <b>Unknown</b>	Parking: <b>1 Assigned, Deeded, Guest</b>
Handicap Access/Features: <b>Unknown</b>	
Association: <b>Yes</b> Fee: <b>\$270</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal</b>	

**Room Descriptions**

**Features & Other Information**

Room	Level	Size	Features	Appliances: <b>Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer</b>
Kitchen:	<b>1</b>	<b>11x8</b>	<b>Flooring - Stone/Ceramic Tile, Recessed Lighting</b>	<b>Basement: No</b>
Master Bedroom:	<b>1</b>	<b>11x14</b>	<b>Ceiling Fan(s), Closet, Flooring - Laminate, Recessed Lighting</b>	<b>Construction: Frame</b>
Bedroom 2:	<b>1</b>	<b>11x12</b>	<b>Closet, Flooring - Laminate, Recessed Lighting</b>	<b>Cooling: Central Air</b>
Bath 1:	<b>1</b>	<b>5x8</b>	<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>	<b>Electric: 100 Amps</b>
Living/Dining Rm Combo:	<b>1</b>	<b>25x13</b>	<b>Ceiling Fan(s), Flooring - Laminate, Dining Area, Balcony / Deck, Recessed Lighting</b>	<b>Exclusions: None</b>
				<b>Exterior: Brick</b>
				<b>Exterior Features: Patio, Storage Shed, Gutters</b>
				<b>Facing Direction:</b>
				<b>Green Certified: Unknown</b>
				<b>Heating: Forced Air, Electric</b>
				<b>Hot Water: Electric</b>
				<b>Interior Features: Security System, Cable Available</b>
				<b>Lead Paint: Unknown</b>
				<b>Pets Allowed: Yes w/ Restrictions</b>
				<b>Sewer Utilities: City/Town Sewer</b>
				<b>Water Utilities: City/Town Water</b>
				<b>Waterfront: No Water View: No</b>
				<b>Short Sale w/Lndr.App.Req: No</b>
				<b>Lender Owned: No</b>

**Remarks**

**Move In Ready! Beautifully Maintained 2 Bedroom 1 Bathroom Condo At Highwood! Open Floor Plan Perfect For Entertaining! Kitchen Features Ceramic Tile Floors, Stainless Steel Appliances And Plenty Of Storage! Living Room/Dining Room Combo Boasts High End Laminate Wood Flooring, Recessed Lighting And Lots Of Natural Light! Bright. Spacious Bedrooms With Lots Of Closet Space. Gorgeous, Updated Bathroom With Tile Floors And Shower With Ceramic Tile Walls and Granite Bench. Private Back Yard With Patio Is The Perfect Spot For Summer BBQs! Conveniently Located Near Shops, Parks, Golf Courses, Highway Access And So Much More! Schedule Your Showing Today!**

**Tax Information**

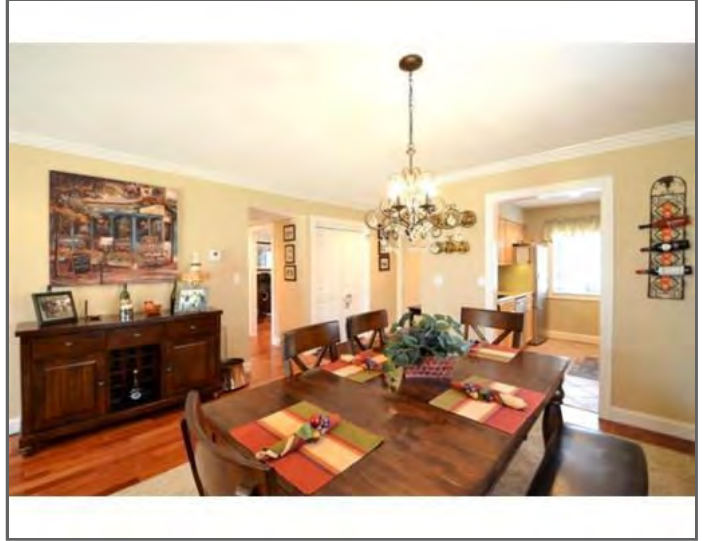
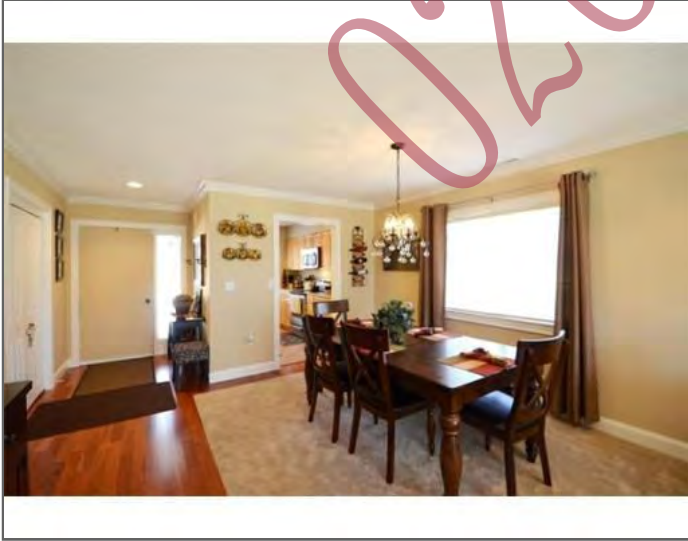
<b>2013 Taxes: \$2202.62</b>	<b>Assessment: \$153,600</b>	<b>Cert: 0000158246</b>	<b>Zoning Code: R</b>
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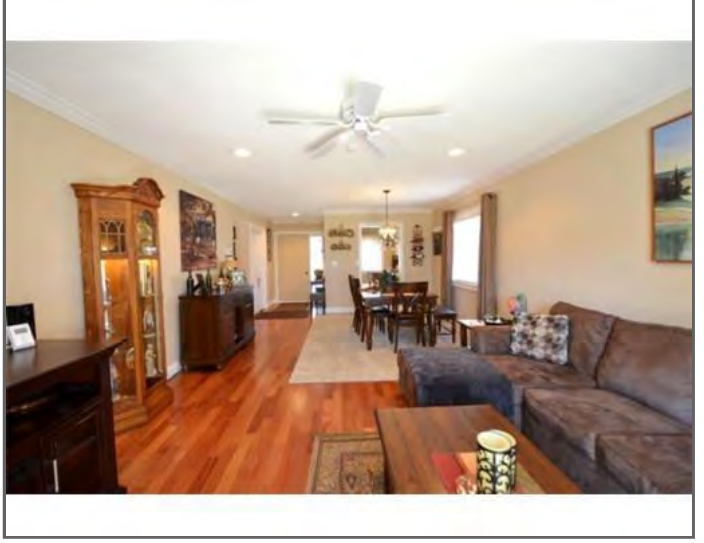
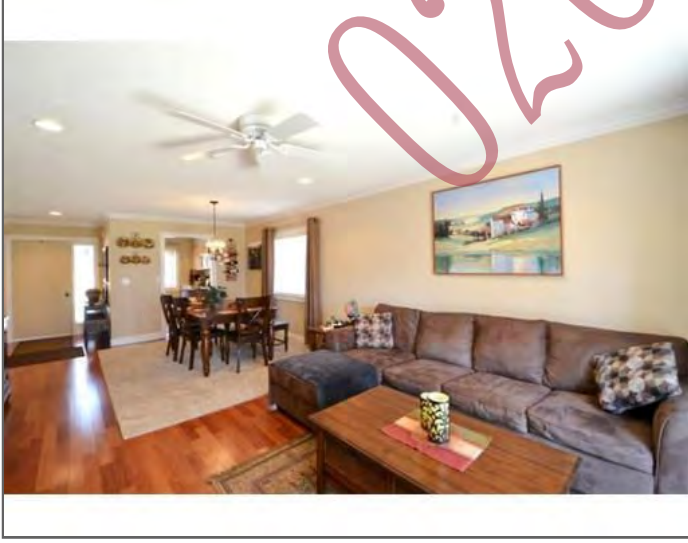
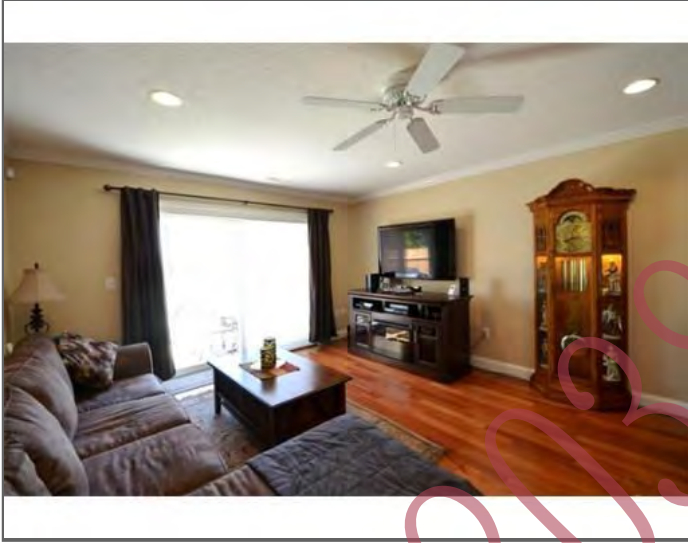
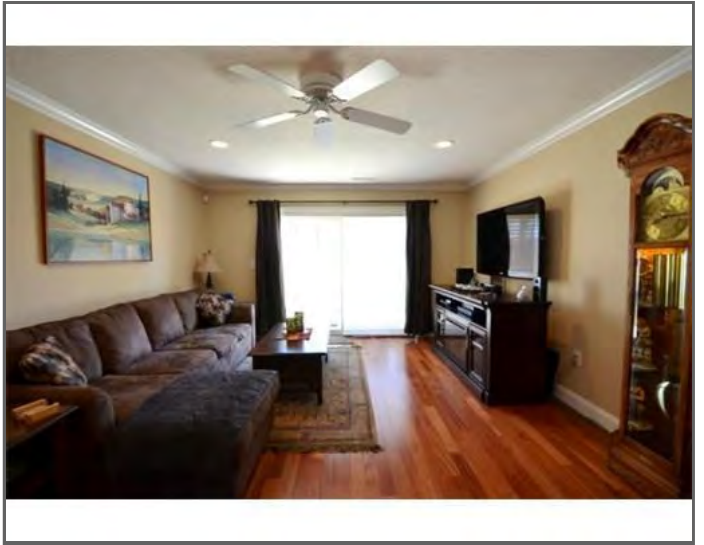
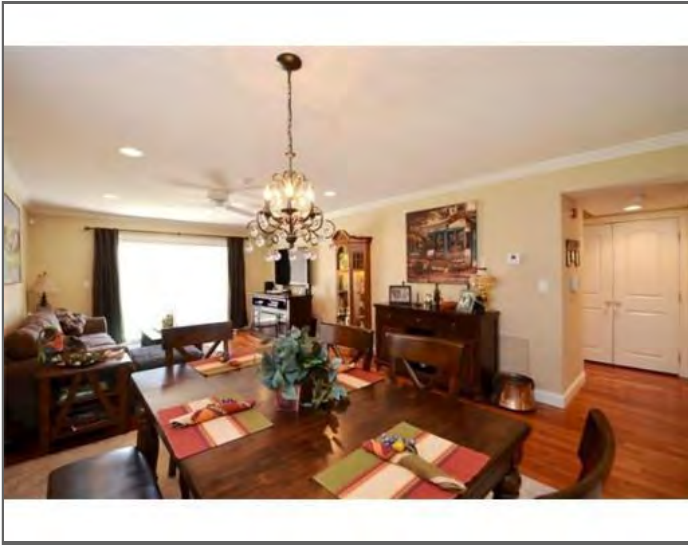
**Market History for 49 Highwood Drive U:49, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>DTO</b>	<b>Price</b>
71663084	4/18/2014	Listed for <b>\$209,900</b>			\$209,900
UAG	4/25/2014	Status Changed to: <b>Under Agreement</b>			
SLD	6/23/2014	Status Changed to: <b>Sold</b>			
	6/20/2014	Sold for <b>\$210,000</b>	7	7	<b>\$210,000</b>
<b>Market History for Office Id: BB3483</b>			<b>7</b>	<b>7</b>	<b>\$210,000</b>
<b>Market History for this property</b>			<b>7</b>	<b>7</b>	<b>\$210,000</b>

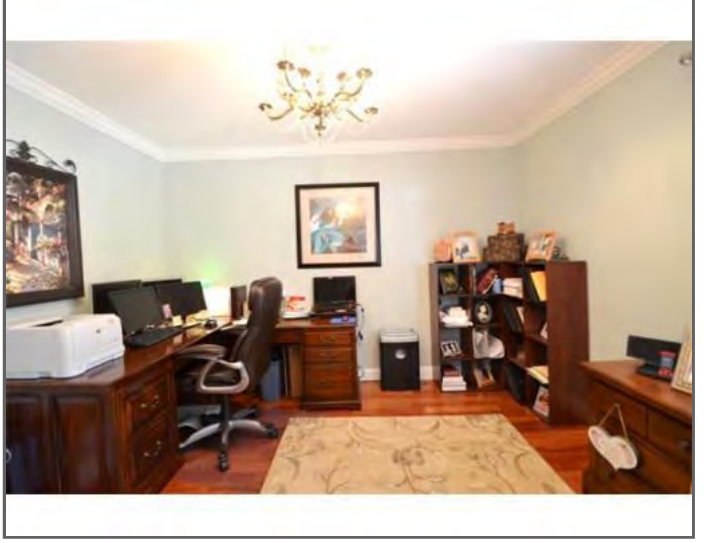
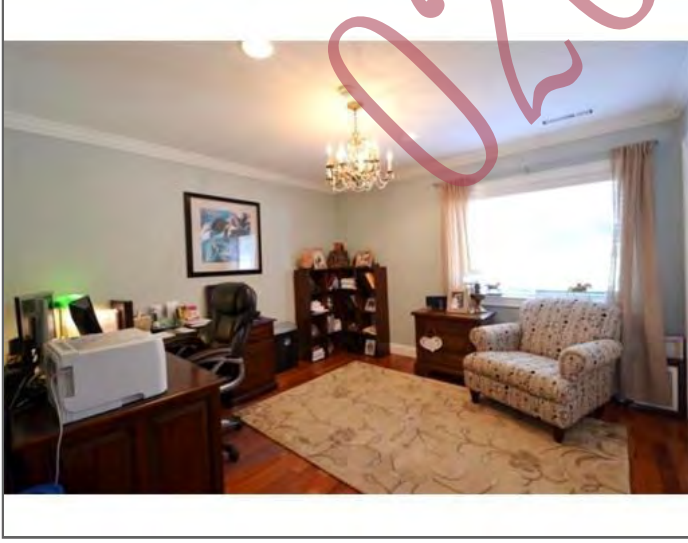
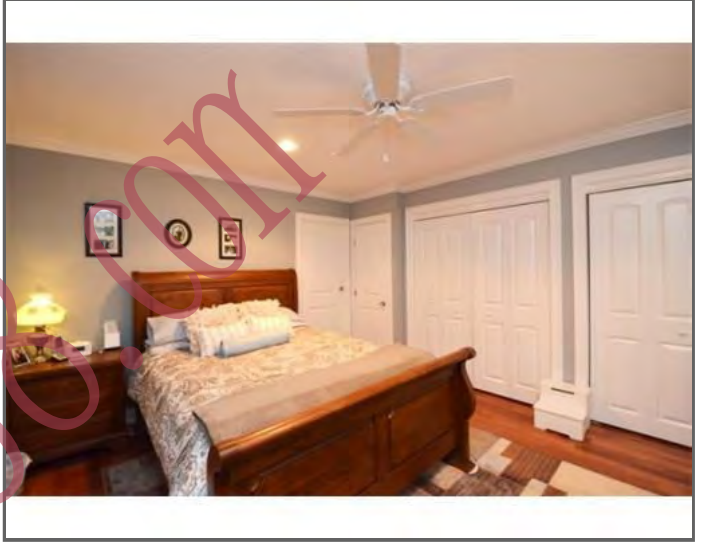
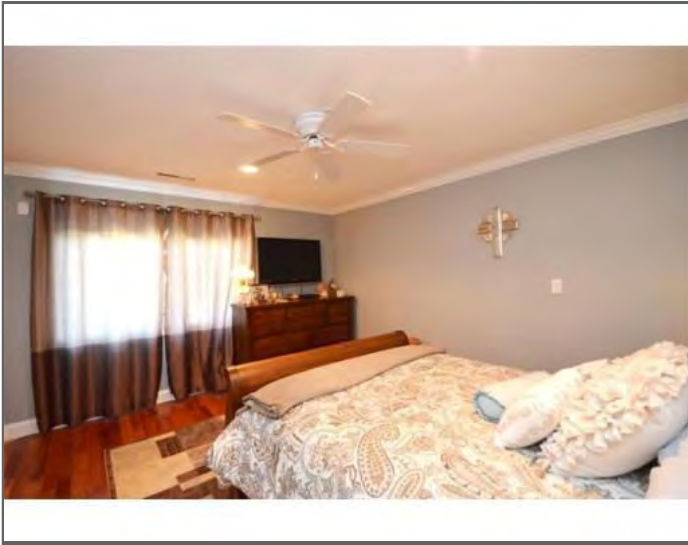
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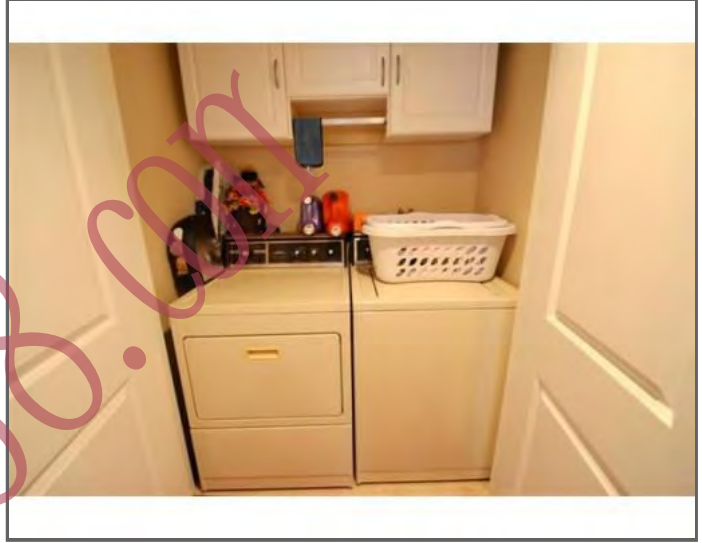
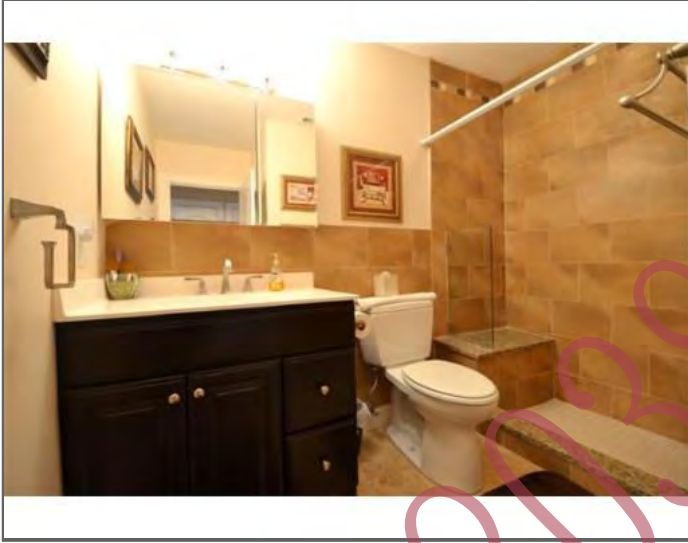
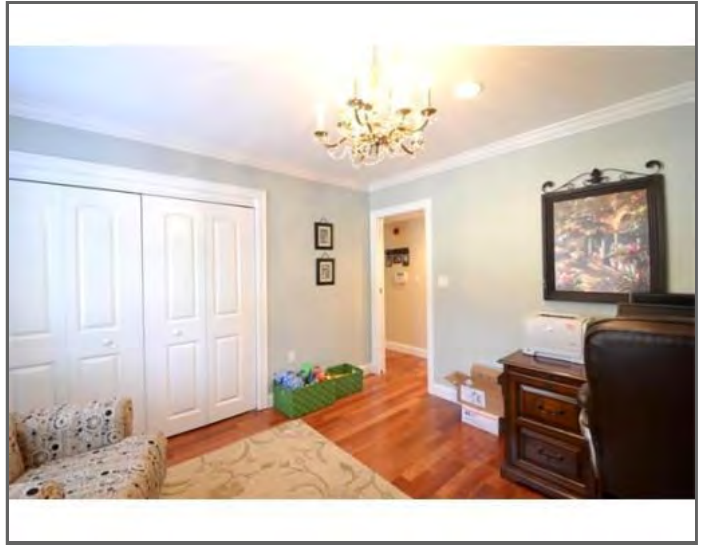
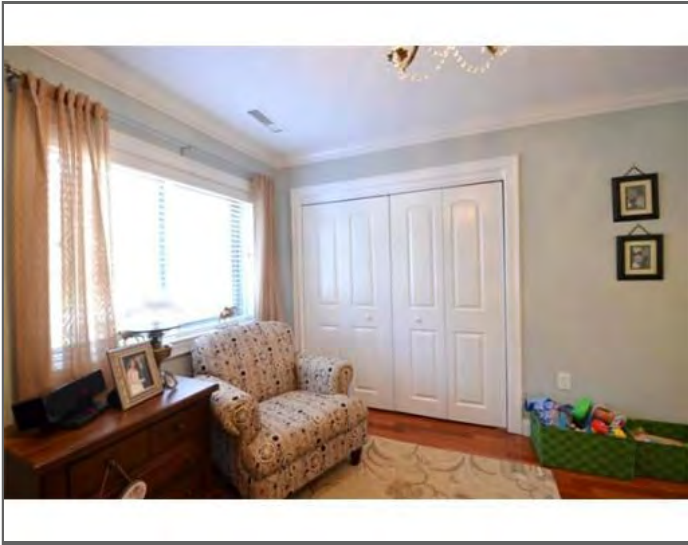
















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150 Highwood Dr - Unit 150  
 Franklin, MA 02038-2923  
 Condo

MLS #: <b>71648865</b>	Status: <b>Sold</b>
List Price: <b>\$217,000</b>	Sale Price: <b>\$212,000</b>
List Date: <b>3/24/2014</b>	Sale Date: <b>8/15/2014</b>
Area:	Off Market Date: <b>7/9/2014</b>
List\$/SqFt: <b>\$193.40</b>	Sold\$/SqFt: <b>\$188.95</b>
Days on Market (Total): <b>163</b>	Days on Market (Office): <b>163</b>



**Property Features**

Rooms: <b>4</b>	Style: <b>Townhouse</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 1h</b>	Unit Level <b>1</b>
Master Bath: <b>Yes</b>	Placement: <b>Middle</b>
Fireplaces: <b>1</b>	Aprx Living Area: <b>1122 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>6</b>	Garage: <b>0 --</b>
Elevator:	Parking: <b>2 --</b>

Handicap Access/Features:  
 Association: **Yes** Fee: **\$225**  
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**

**Room Descriptions**

**Features & Other Information**

Room	Level	Size	Features	Features & Other Information
Living Room:	<b>1</b>		<b>Flooring - Hardwood, Deck - Exterior, Slider</b>	Appliances: <b>Range, Dishwasher, Microwave</b> Basement: <b>Yes</b> Construction: <b>Frame</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood</b>	Cooling: <b>Wall AC</b>
Kitchen:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile, Pantry, Countertops - Stone/Granite/Solid, Cabinets - Upgraded</b>	Exclusions: <b>Refrigerator in Kitchen &amp; Basement, Washer/Dryer &amp; personal property</b> Exterior: <b>Vinyl</b>
Master Bedroom:	<b>2</b>		<b>Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Balcony / Deck</b>	Exterior Features: <b>Deck - Wood</b> Facing Direction: Heating: <b>Electric Baseboard, Electric</b>
Bedroom 2:	<b>2</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>	Hot Water: <b>Electric</b> Interior Features: <b>Cable Available</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded</b>	Lead Paint: <b>Unknown</b> Living Area Disclosures: <b>Does not included approx 500 sq. ft in finished basement</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>	Sewer Utilities: <b>City/Town Sewer</b> Water Utilities: <b>City/Town Water</b> Waterfront: <b>No</b>
Laundry:	<b>B</b>		--	Short Sale w/Lndr.App Req: <b>No</b>
Bonus Room:	<b>B</b>		<b>Closet, Flooring - Wall to Wall Carpet</b>	Lender Owned: <b>No</b>

**Remarks**

**Fantastic Highwood III location. NEW KITCHEN UPGRADE\*\* MAPLE CABINETS AND GRANITE COUNTERS\*\*. Living/Family room has hardwood floors, cozy brick fireplace and slider to inviting deck with view of the woods. Half bath on first floor has been totally redone with NEW CABINET, TILE & GRANITE COUNTER TOP. Both bedrooms are very large with plenty of closet space. Spacious Master Bedroom has Hollywood bath with NEW VANITY & GRANITE COUNTER TOP. Slider out from Master Bedroom to balcony area perfect for enjoying morning coffee. The very large basement is finished with amazing built in bar area which is perfect for extra entertaining space or watching sports and movies. Laundry area is large with shelves for extra storage. Nothing to do but move in. Minutes to highway, MBTA and shopping. DON'T DELAY!!**

**Tax Information**

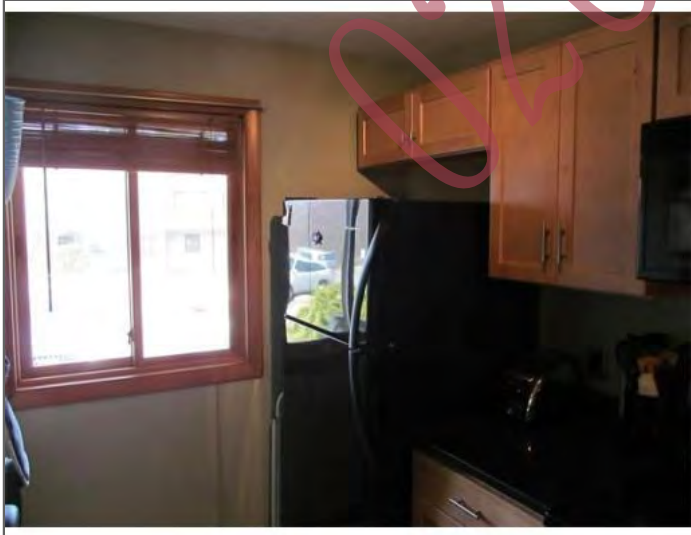
2013 Taxes: **\$2882** Assessment: **\$201,000**  
 Pin #: **M:259 L:005-013**

Cert: Zoning Code: **RES**  
 Map: Block: Lot: Book: **20219** Page: **249**

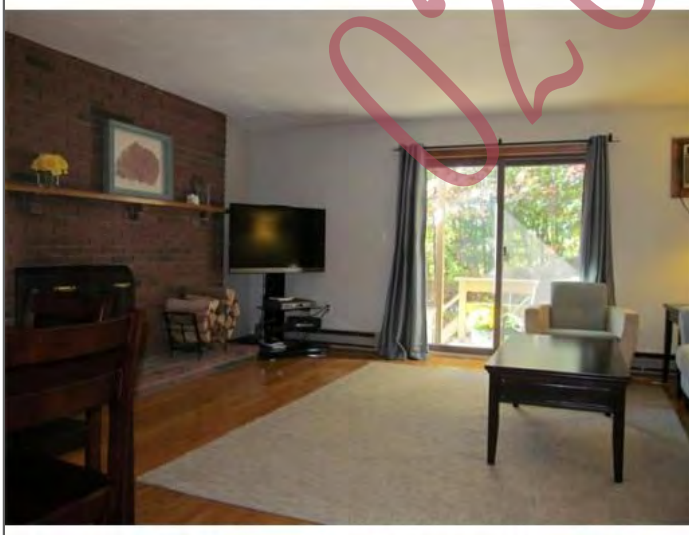
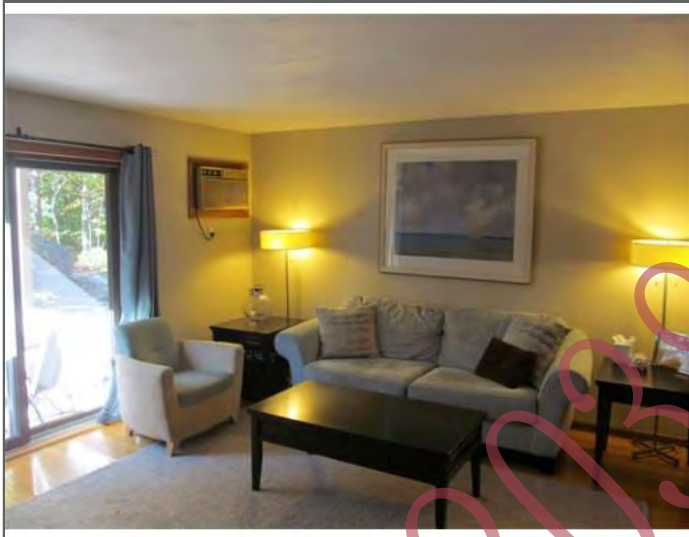
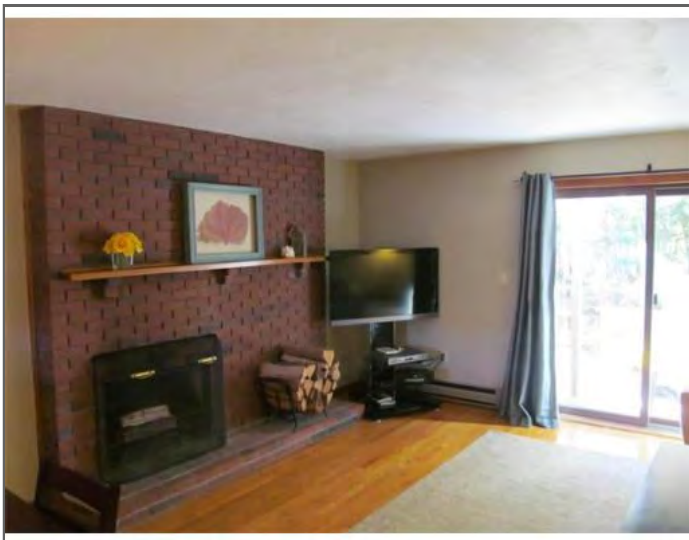
**Market History for 150 Highwood Dr U:150, Franklin, MA 02038**

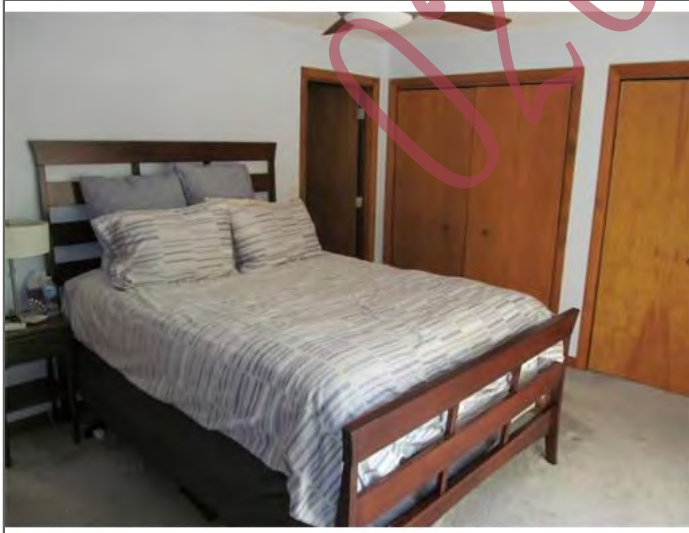
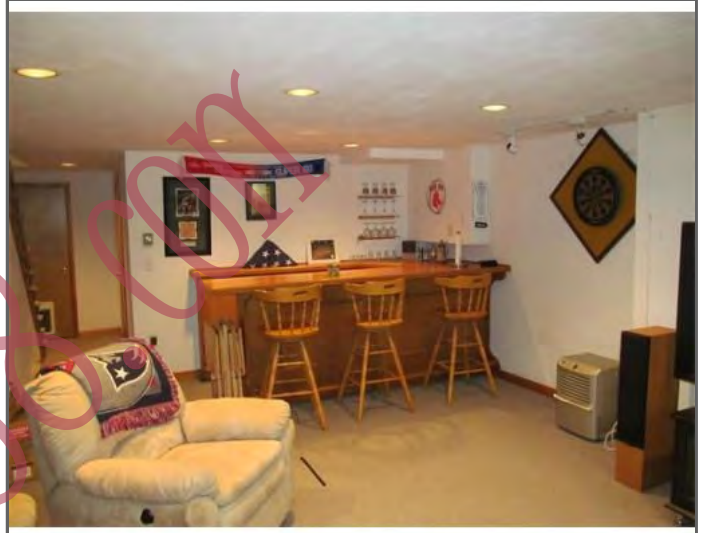
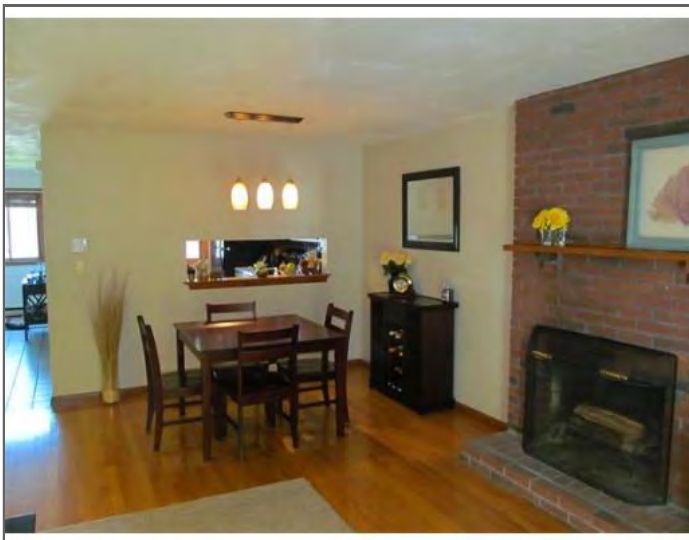
MLS #	Date		DOM	DTO	Price
71596600	10/14/2013	Listed for <b>\$209,900</b>			\$209,900
	10/31/2013	Price Changed to: <b>\$204,900</b>			\$204,900
WDN	11/25/2013	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	1/3/2014	Status Changed to: <b>Back on Market</b>			
	1/3/2014	Compensation Based On Changed To: <b>Net Sale Price</b>			
WDN	1/17/2014	Status Changed to: <b>Temporarily Withdrawn</b>			
EXP	3/1/2014	Status Changed to: <b>Expired</b>		56	
<b>71648865</b>	3/24/2014	Listed for <b>\$217,000</b>			\$217,000
CTG	6/20/2014	Status Changed to: <b>Contingent</b>			
UAG	7/9/2014	Status Changed to: <b>Under Agreement</b>			
SLD	8/16/2014	Status Changed to: <b>Sold</b>			
	8/15/2014	Sold for <b>\$212,000</b>	107	78	<b>\$212,000</b>
<b>Market History for Office Id: AC1630</b>			<b>163</b>	<b>78</b>	<b>\$212,000</b>
<b>Market History for this property</b>			<b>163</b>	<b>78</b>	<b>\$212,000</b>

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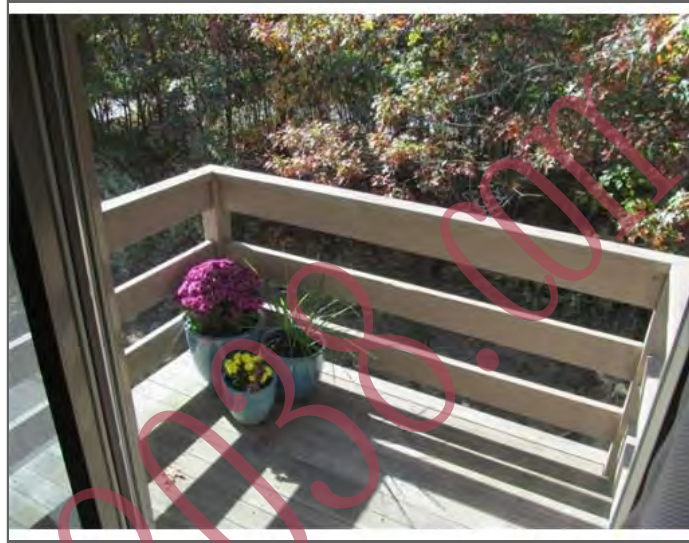












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