

**45 Quince Lndg - Unit 45**  
**Franklin, MA 02038-2581**  
**Condo**

MLS #: <b>71755233</b>	Status: <b>Sold</b>
List Price: <b>\$274,900</b>	Sale Price: <b>\$270,000</b>
List Date: <b>10/9/2014</b>	Sale Date: <b>10/28/2014</b>
Area:	Off Market Date: <b>10/15/2014</b>
List\$/SqFt: <b>\$141.56</b>	Sold\$/SqFt: <b>\$139.03</b>
Days on Market (Total): <b>182</b>	Days on Market (Office): <b>182</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>Middle, Ground</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1942 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>100</b>	Garage: <b>1 Attached, Garage Door Opener, Storage</b>
Elevator: <b>No</b>	Parking: <b>2 --</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$314</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal</b>	



### Room Descriptions

Room	Level	Size	Features
Living Room:	1	19x12	Fireplace, Skylight, Ceiling - Beamed, Flooring - Wall to Wall Carpet, Balcony / Deck, Main Level, Exterior Access, Open Floor Plan, Slider
Dining Room:	1	13x11	Flooring - Wall to Wall Carpet, Main Level, Open Floor Plan
Family Room:	2	13x9	Skylight, Ceiling - Beamed, Flooring - Wall to Wall Carpet, Cable Hookup
Kitchen:	1	9x9	Flooring - Wood, Main Level, Open Floor Plan
Master Bedroom:	2	16x13	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony / Deck
Bedroom 2:	2	11x15	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full
Bath 3:	2		Bathroom - Full
Laundry:	2		--
Den:	1		Flooring - Wall to Wall Carpet, Main Level
Other:	1	9x8	Breakfast Bar / Nook, Open Floor Plan

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Wood, Stone**  
 Exterior Features: **Deck, Balcony, Gutters, Professional Landscaping**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Interior Features: **Central Vacuum**  
 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.Reg: **No**  
 Lender Owned: **No**

### Remarks

This townhome unit is a great value and features an open concept family room with skylights and sliders leading onto your private deck overlooking tree lined back yard. Large kitchen with dining area plus another room which could be a formal dining room or a den/office completes the main level. The upper level features a loft plus a master bedroom suite with full bath and a large second bedroom and an additional second full bath. A one car attached garage. Gas heat and central air. This home is priced to sell. Cul-de-sac location.

### Tax Information

2013 Taxes: **\$3607** Assessment: **\$251,500**  
 Pin #: **M:303 L:045-025**

Cert: **097832** Zoning Code: **Residentia**  
 Map: Block: Lot: Book: **15341** Page: **518**

# Market History for 45 Quince Lndg U:45, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71657291	4/8/2014	Listed for <b>\$274,900</b>			\$274,900
CTG	6/4/2014	Status Changed to: <b>Contingent</b>			
BOM	7/24/2014	Status Changed to: <b>Back on Market</b>			
WDN	7/30/2014	Status Changed to: <b>Temporarily Withdrawn</b>			
BOM	8/7/2014	Status Changed to: <b>Back on Market</b>			
CTG	8/7/2014	Status Changed to: <b>Contingent</b>			
EXP	10/9/2014	Status Changed to: <b>Expired</b>	176		
📌 71755233	10/9/2014	Listed for <b>\$274,900</b>			\$274,900
CTG	10/9/2014	Status Changed to: <b>Contingent</b>			
UAG	10/15/2014	Status Changed to: <b>Under Agreement</b>			
SLD	10/28/2014	Status Changed to: <b>Sold</b>			
	10/28/2014	Sold for <b>\$270,000</b>	6	0	<b>\$270,000</b>
Market History for Office Id: BB0125			182	0	<b>\$270,000</b>
Market History for this property			182	0	<b>\$270,000</b>

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**51 Quince Lndg - Unit 51**  
**Franklin, MA 02038-2581**  
**Condo**

MLS #: **71607836** Status: **Sold**  
 List Price: **\$310,000** Sale Price: **\$295,000**  
 List Date: **11/13/2013** Sale Date: **2/27/2014**  
 Area: Off Market Date: **2/4/2014**  
 List\$/SqFt: **\$168.75** Sold\$/SqFt: **\$160.59**  
 Days on Market (Total): **84** Days on Market (Office): **84**

### Property Features

Rooms: **8** Style: **Townhouse**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **2f 1h** Unit Level **1**  
 Master Bath: **Yes** Placement: **Street, Walkout**  
 Fireplaces: **1** Apprx Living Area: **1837 sq.ft.**  
 Year Built: **1986** Outdoor Space Avail:  
 # Units: **100** Garage: **1 Attached, Garage Door Opener, Storage**  
 Elevator: Parking: **2 Off-Street, Paved Driveway**  
 Handicap Access/Features:  
 Association: **Yes** Fee: **\$298**  
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Skylight, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Deck - Exterior, Exterior Access, Open Floor Plan, Slider</b>
Dining Room:	<b>1</b>		<b>Breakfast Bar / Nook, Open Floor Plan</b>
Family Room:	<b>B</b>		<b>Flooring - Vinyl, Open Floor Plan</b>
Kitchen:	<b>1</b>		<b>Flooring - Hardwood, Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Recessed Lighting, Remodeled, Stainless Steel Appliances</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Countertops - Upgraded, Cabinets - Upgraded</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>--</b>
Loft:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Den:	<b>1</b>		<b>Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet</b>
Office:	<b>B</b>		<b>Flooring - Vinyl</b>
Workshop:	<b>B</b>		<b>--</b>

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Deck - Composite, Screens, Gutters, Professional Landscaping, Sprinkler System**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Interior Features: **Central Vacuum, Cable Available**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **ADDITIONAL square footage in finished, WALK-OUT lower level (Family Room, Office, Work Shop)**  
 Pets Allowed: **Yes w/ Restrictions**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **Yes** Water View: **Yes**  
 Short Sale w/Lndr.App.Reg: **No**  
 Lender Owned: **No**

### Remarks

**UPDATED and IMMACULATE Spruce Pond townhouse with exceptional space and gorgeous views. Light and bright REMODELED Kitchen offers white cabinetry, granite countertops, stainless steel appliances, custom tile back splash, recessed and cabinet lighting, dining area with hardwood floor, pass through window with cherry breakfast bar. Main level also boasts open concept Dining Room/Living Room with fireplace, cathedral ceiling, transom, skylights and slider leading to composite Deck and beautiful yard overlooking natural woodlands and waterway; Den with custom built-ins; updated 1/2 Bath. Spacious 2nd floor features Loft, 2 Bedrooms with walk-in closets (Master has custom organizers), 2 Full-Baths, Laundry. Additional finished space in WALK-OUT Lower Level with 2 more rooms, Workshop and storage. Newer Furnace, Central AC (replaced in 2012), young carpets, neutral paint, Central Vac, attached Garage with high clearance door, CUL-DE-SAC location. Come see and fall in love!**

### Tax Information

**2013 Taxes: \$3591** Assessment: **\$250,400**  
 Pin #: **M:303 L:045-031**

Cert: Zoning Code: **RES CONDO**  
 Map: **303** Block: Lot: **045031** Book: **26309** Page: **65**

# Market History for 51 Quince Lndg U:51, Franklin, MA 02038

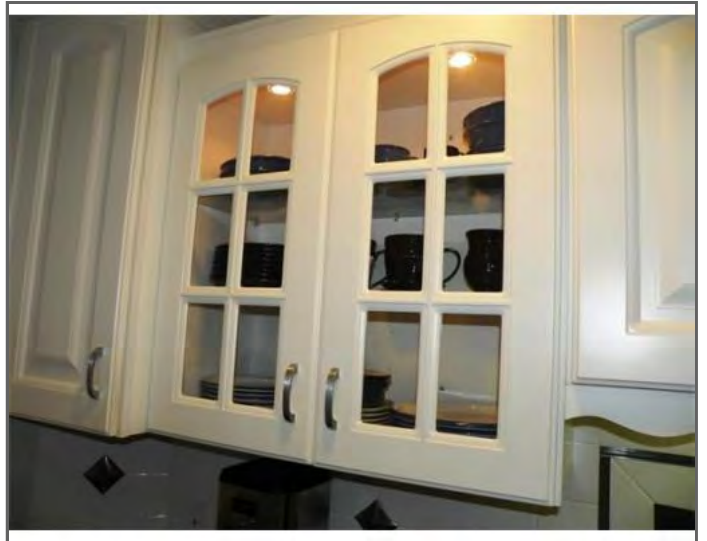
MLS #	Date		DOM	DTO	Price
71607836	11/13/2013	Listed for <b>\$318,000</b>			\$318,000
	12/9/2013	Compensation Based On Changed To: <b>Net Sale Price</b>			
	12/22/2013	Price Changed to: <b>\$310,000</b>			\$310,000
CTG	1/24/2014	Status Changed to: <b>Contingent</b>			
UAG	2/5/2014	Status Changed to: <b>Under Agreement</b>			
SLD	2/27/2014	Status Changed to: <b>Sold</b>			
	2/27/2014	Sold for <b>\$295,000</b>	84	71	<b>\$295,000</b>
Market History for Office Id: AC1630			<b>84</b>	<b>71</b>	<b>\$295,000</b>
Market History for this property			<b>84</b>	<b>71</b>	<b>\$295,000</b>

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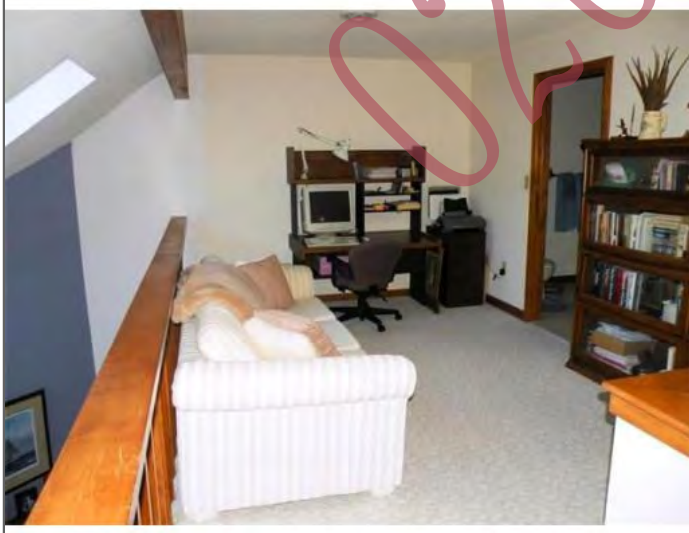
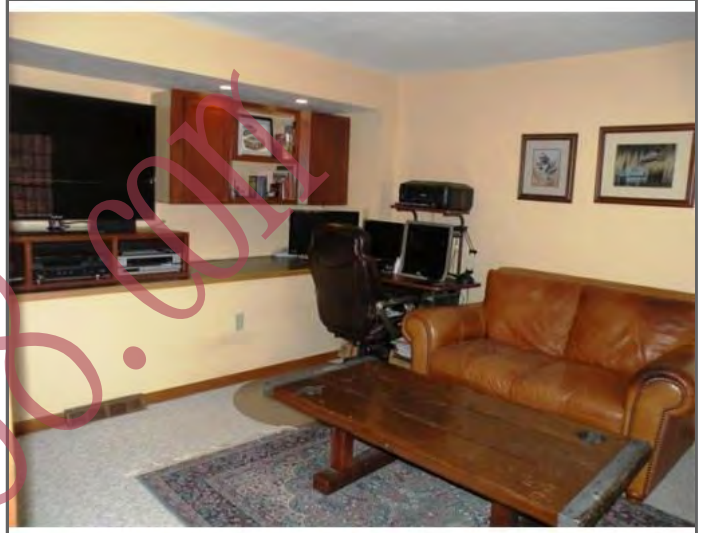
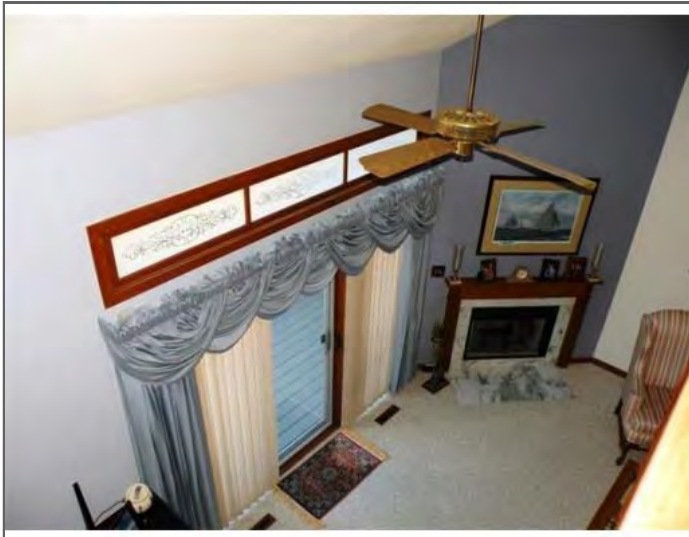








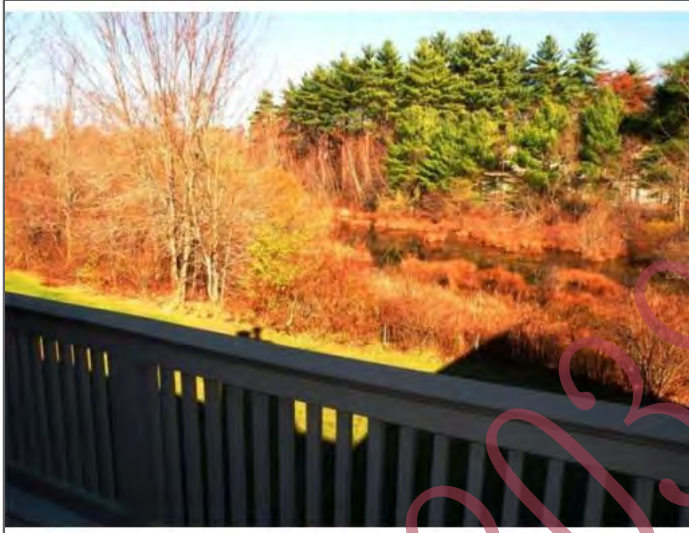












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**51 QUINCE LANDING - Unit 51**  
**Franklin, MA 02038-2581**  
**Condo**

MLS #: **71693500** Status: **Sold**  
 List Price: **\$310,000** Sale Price: **\$300,000**  
 List Date: **6/5/2014** Sale Date: **7/22/2014**  
 Area: Off Market Date: **6/22/2014**  
 List\$/SqFt: **\$168.75** Sold\$/SqFt: **\$163.31**  
 Days on Market (Total): **17** Days on Market (Office): **17**

### Property Features

Rooms: **8** Style: **Townhouse**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **2f 1h** Unit Level **1**  
 Master Bath: **Yes** Placement: **Middle, Walkout**  
 Fireplaces: **1** Apprx Living Area: **1837 sq.ft.**  
 Year Built: **1986** Outdoor Space Avail: **Yes - Common**  
 # Units: **100** Garage: **1 Attached, Garage Door Opener, Storage**  
 Elevator: **No** Parking: **2 Off-Street, Paved Driveway**  
 Handicap Access/Features:  
 Association: **Yes** Fee: **\$298**  
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Skylight, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Deck - Exterior, Open Floor Plan, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Open Floor Plan</b>
Family Room:	<b>1</b>		<b>Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>		<b>Dining Area, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting, Remodeled, Stainless Steel Appliances</b>
Master Bedroom:	<b>2</b>		<b>Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Half, Cabinets - Upgraded, Remodeled</b>
Bath 2:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>2</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>2</b>		<b>Flooring - Laminate, Dryer Hookup - Electric, Washer Hookup</b>
Den:	<b>B</b>		<b>Flooring - Laminate, Exterior Access, Open Floor Plan</b>
Sitting Room:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Office:	<b>B</b>		<b>Closet/Cabinets - Custom Built</b>

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions: **Washer, Dryer, Basement Refrigerator, Kitchen Fridge Negotiable, Drapes, all other personal property**  
 Exterior: **Clapboard, Wood**  
 Exterior Features: **Porch, Deck, Screens, Professional Landscaping, Sprinkler System**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Tank**  
 Interior Features: **Central Vacuum, Cable Available**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **2 Generous Size Finished Rooms in WALK OUT Lower Level NOT INCLUDED IN LIVING AREA**  
 Pets Allowed: **Yes w/ Restrictions**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **Yes** Water View: **Yes**  
 Short Sale w/Lndr.App.Reg: **No**  
 Lender Owned: **No**

### Remarks

Feel right at home at this desirable Spruce Pond condominium featuring gorgeous panoramic views from the relaxing generous sized deck. Meticulously maintained with an updated half bathroom, updated kitchen w/newer cabinetry, stainless steel appliances, granite countertops, tile backsplash & recessed lighting. Entertain in the open floor plan featuring a formal dining area aside the bright vaulted living room w/sky lights, transom oversized slider, fireplace and fresh neutral wall paint and trim. Family room offers more living space w/built in cabinetry. Why lug your laundry to the basement when you can have laundry near the upstairs spacious bedrooms, lofted sitting area with two full bathrooms. The amount of Living Space abounds in this lovely home with a finished walkout lower level featuring two finished rooms & an unfinished utility room w/storage. Never scrape ice from your car again with the one car garage. Additional updates within the home. Move Right In!

### Tax Information

2014 Taxes: **\$3500** Assessment: **\$242,200**  
 Pin #: **M:303 L:045-031**

Cert: **0000014422** Zoning Code: **RES Condo**  
 Map: Block: Lot: Book: **32092** Page: **102**



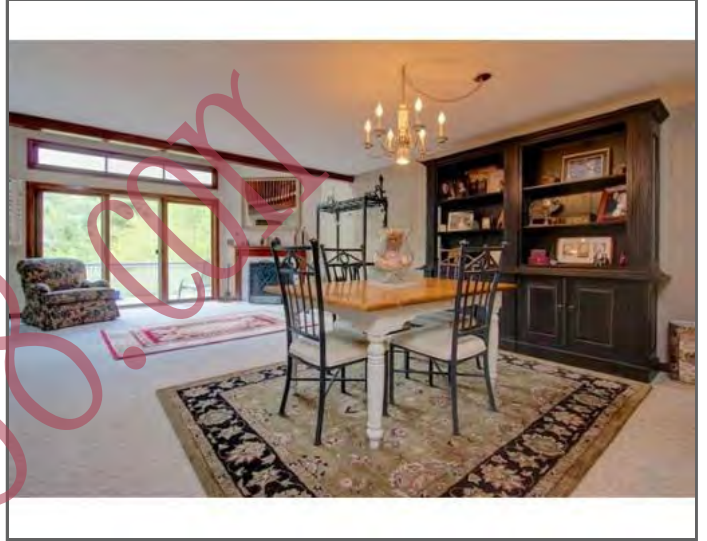
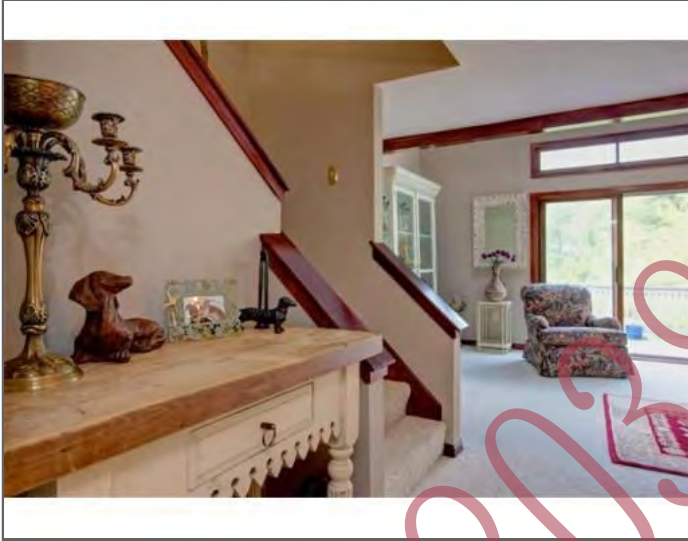
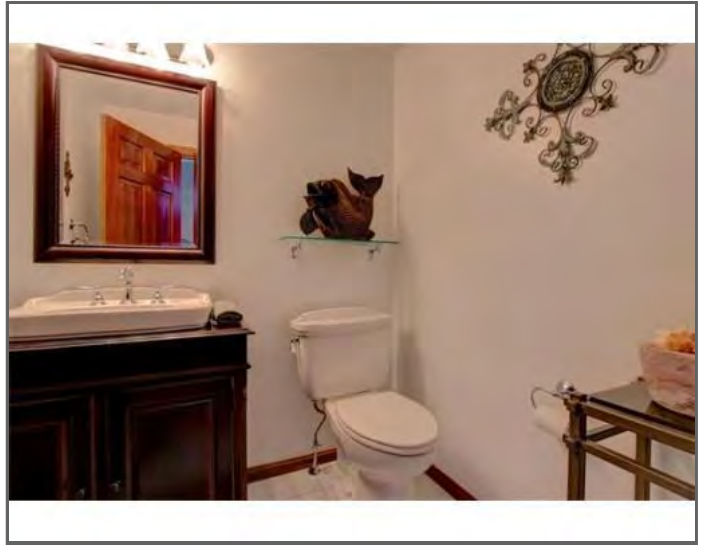
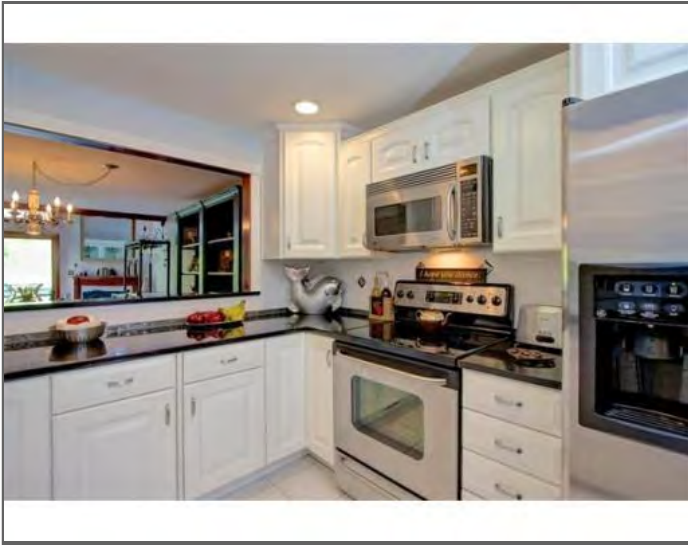
Market History for 51 QUINCE LANDING U:51, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71693500	6/5/2014	Listed for <b>\$310,000</b>			\$310,000
CTG	6/7/2014	Status Changed to: <b>Contingent</b>			
UAG	6/22/2014	Status Changed to: <b>Under Agreement</b>			
SLD	7/22/2014	Status Changed to: <b>Sold</b>			
	7/22/2014	Sold for <b>\$300,000</b>	17	2	<b>\$300,000</b>
Market History for Office Id: NB4344			<b>17</b>	<b>2</b>	<b>\$300,000</b>
Market History for this property			<b>17</b>	<b>2</b>	<b>\$300,000</b>

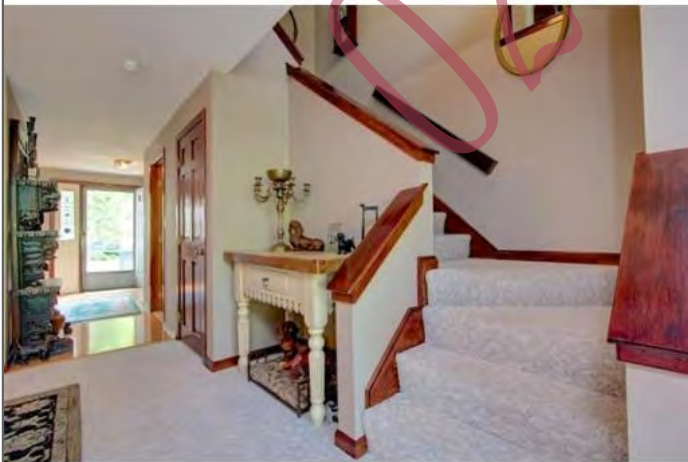
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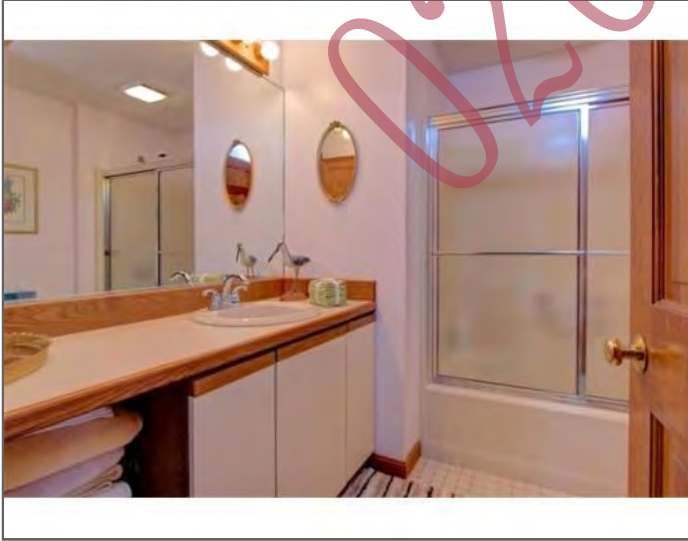
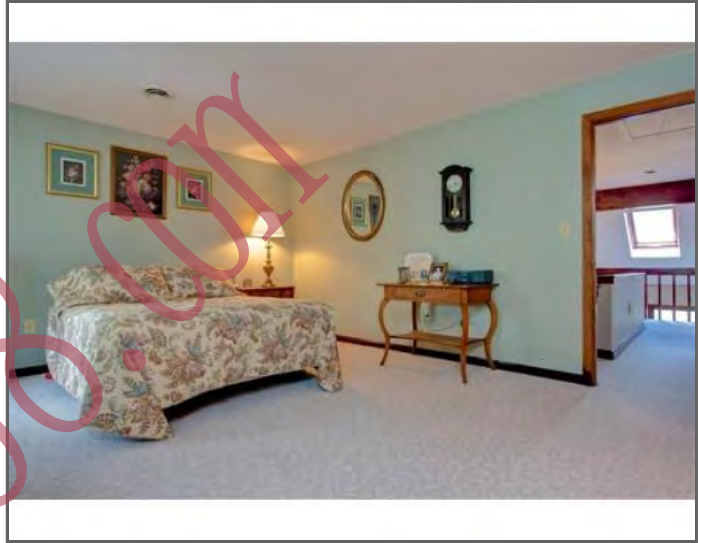
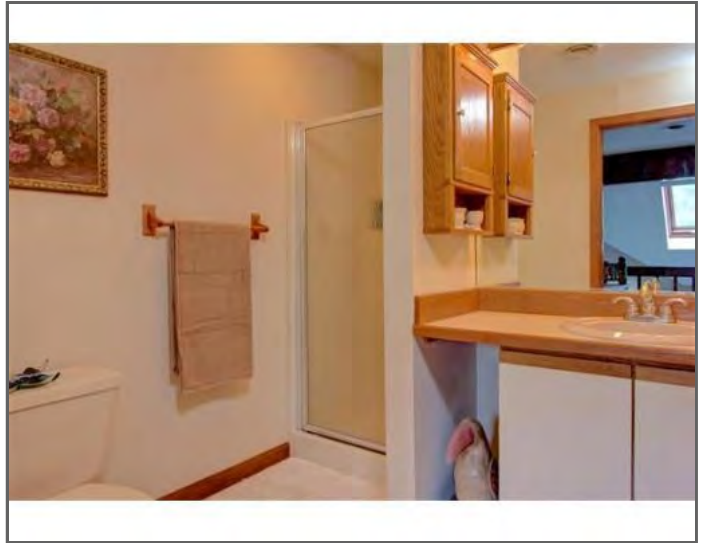




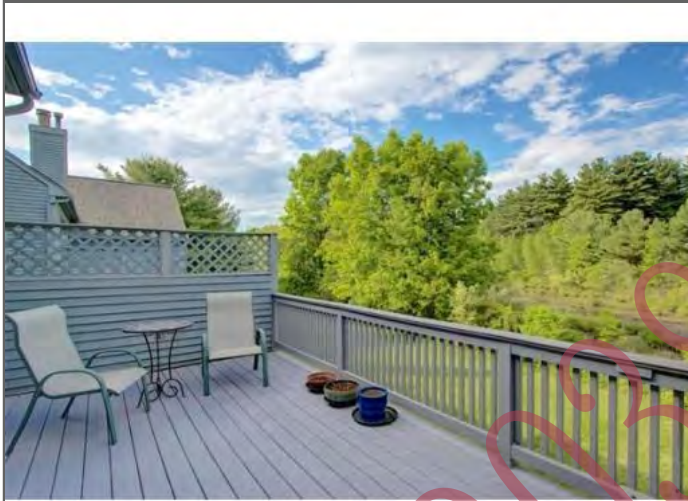
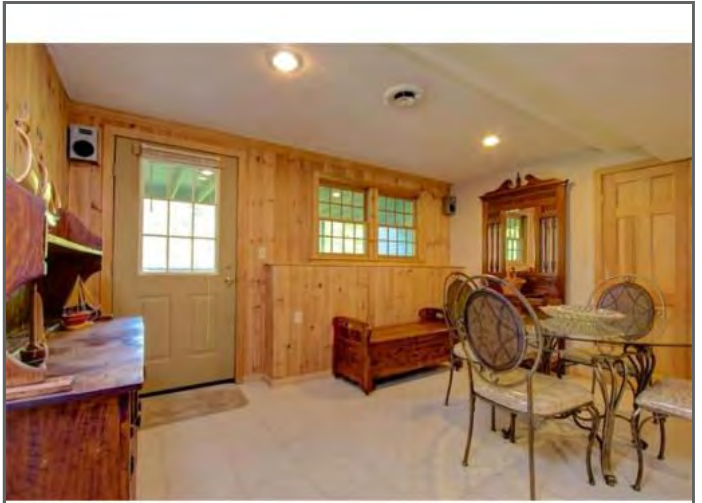
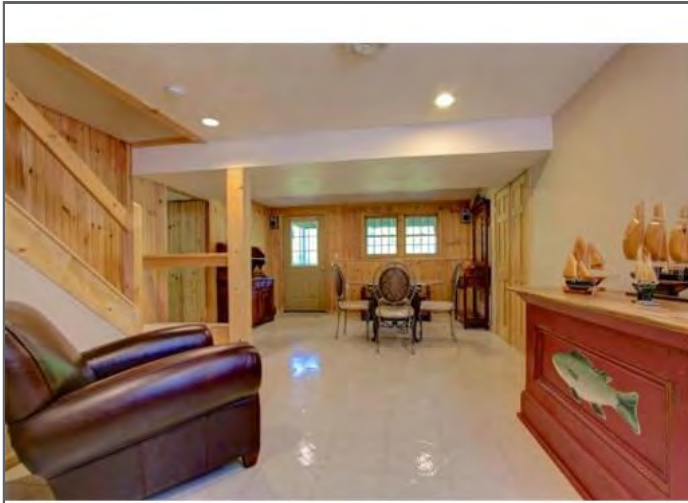












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**85 Highbank Rd - Unit 85**  
**Franklin, MA 02038-2573**  
**Condo**

MLS #: <b>71620276</b>	Status: <b>Sold</b>
List Price: <b>\$324,900</b>	Sale Price: <b>\$316,000</b>
List Date: <b>12/30/2013</b>	Sale Date: <b>3/7/2014</b>
Area:	Off Market Date: <b>2/6/2014</b>
List\$/SqFt: <b>\$173.56</b>	Sold\$/SqFt: <b>\$168.80</b>
Days on Market (Total): <b>38</b>	Days on Market (Office): <b>38</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>End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1872 sq.ft.</b>
Year Built: <b>1988</b>	Outdoor Space Avail:
# Units: <b>100</b>	Garage: <b>2 Attached</b>
Elevator:	Parking: <b>4 Off-Street, Paved Driveway</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$307</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Landscaping, Snow Removal</b>	



### Room Descriptions

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

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Exclusions: **Pool Table, Bar & Bar Fridge**  
 Exterior: **Wood**  
 Exterior Features: **Deck - Composite**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Interior Features: **Central Vacuum, Security System**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **Does NOT include additional living space in finished basement**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No** Water View: **No**  
 Short Sale w/Lndr.App.Reg: **No**  
 Lender Owned: **No**

### Remarks

**Fantastic location in Spruce Pond\*\* End unit with large 2 car garage\*\*. Nice quite location!! This lovely unit has stainless steel appliances, corian counters & sun splashed eat in kitchen. Open concept Dining/Living Room with hardwood floors & fireplace plus a First floor den/office. Two large bedrooms upstairs with loft area and laundry. Master Bedroom has TWO large walk-in closets. Beautiful finished basement is perfect for home theater or playroom. Central Air and Central Vac. Close to highways! Great commuter location. OPEN HOUSE SUNDAY, JANUARY 12 FROM 1-2:30. Don't delay!!**

### Tax Information

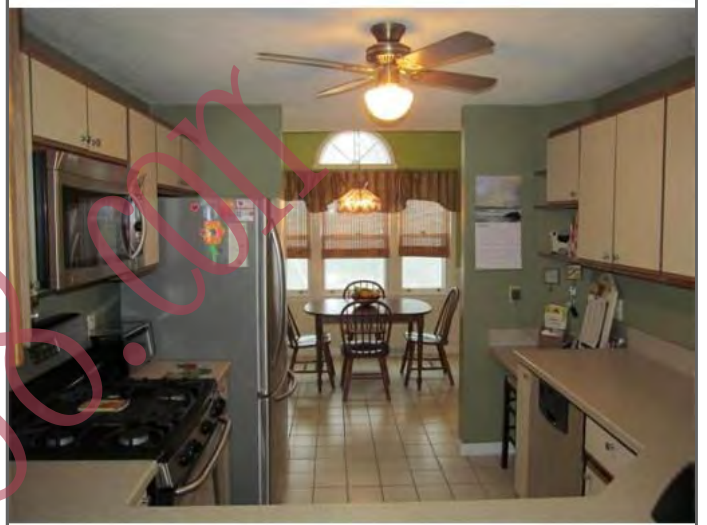
**2013 Taxes: \$3921** Assessment: **\$273,400**  
 Pin #: **M:303 L:045-053**

Cert: **115231** Zoning Code: **RES**  
 Map: Block: Lot: Book: **22899** Page: **597**

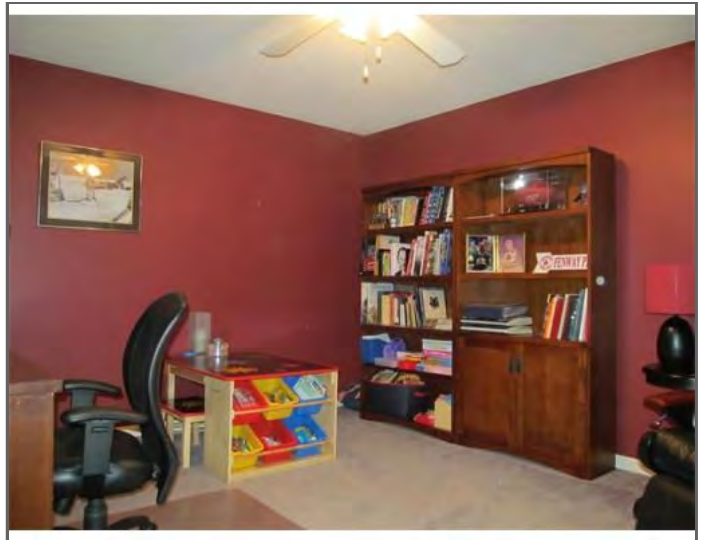
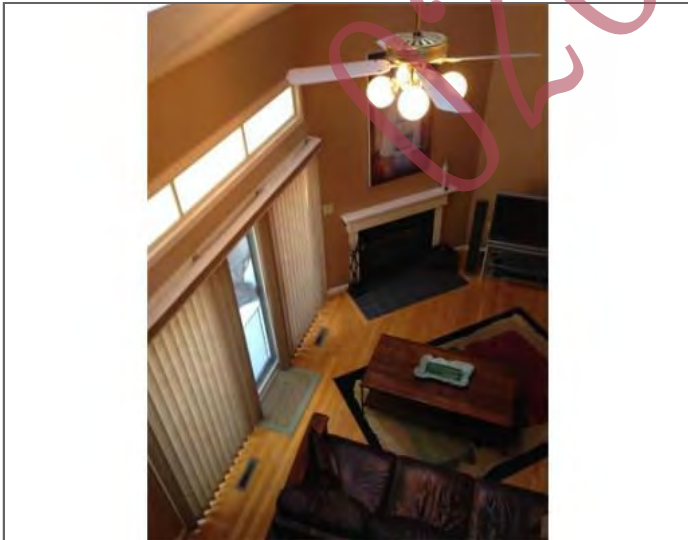
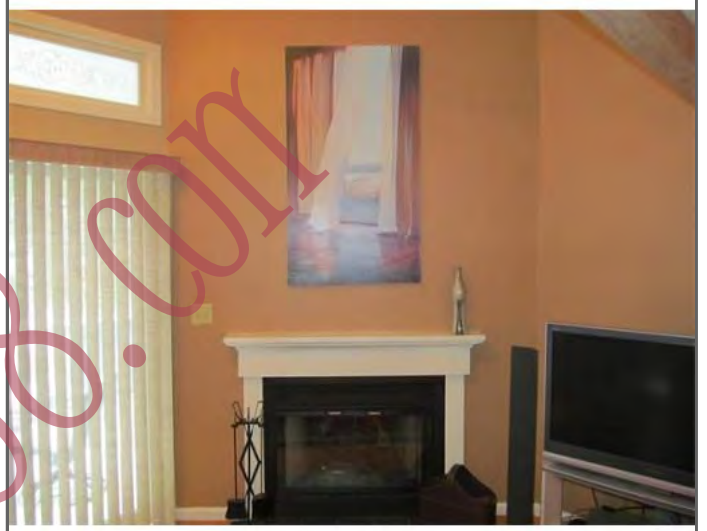
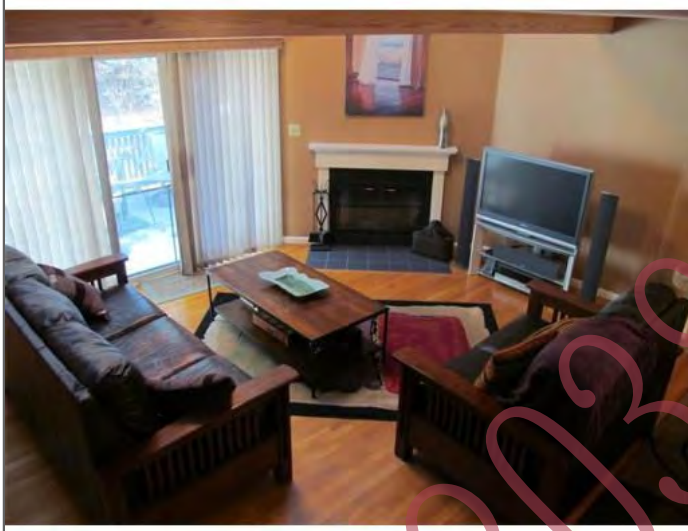
# Market History for 85 Highbank Rd U:85, Franklin, MA 02038

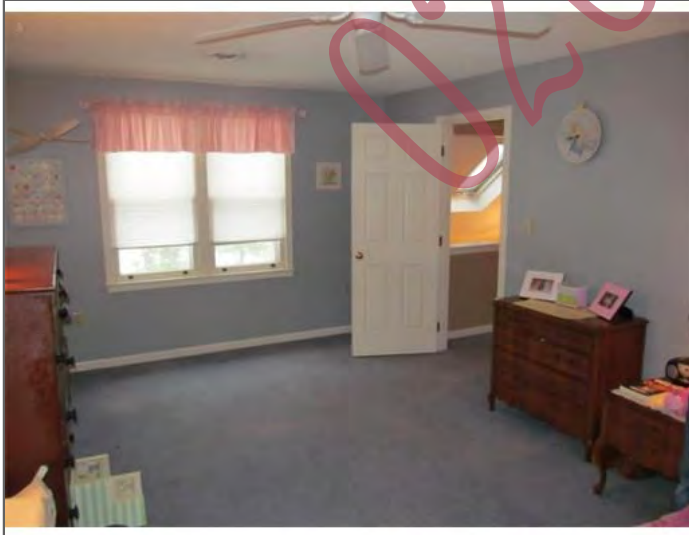
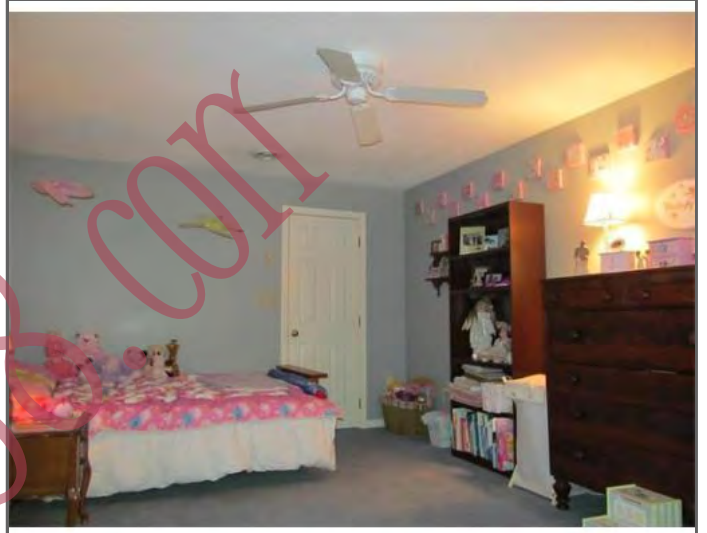
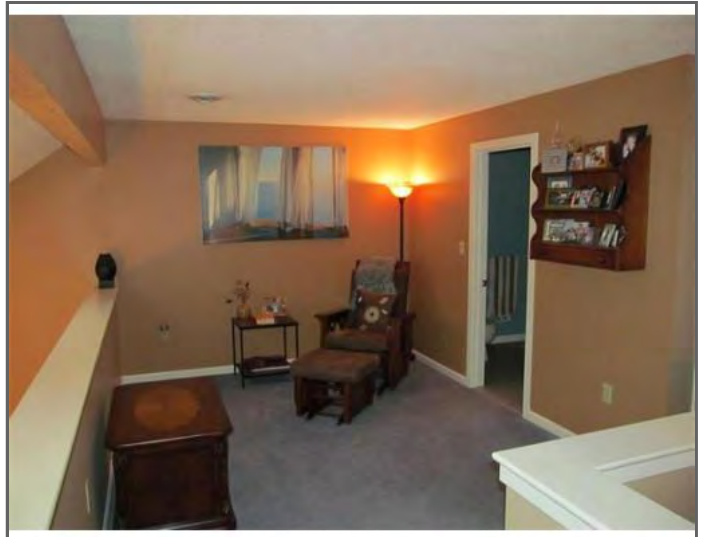
MLS #	Date		DOM	DTO	Price
71620276	12/30/2013	Listed for <b>\$324,900</b>			\$324,900
CTG	1/18/2014	Status Changed to: <b>Contingent</b>			
UAG	2/6/2014	Status Changed to: <b>Under Agreement</b>			
SLD	3/7/2014	Status Changed to: <b>Sold</b>			
	3/7/2014	Sold for <b>\$316,000</b>	38	14	<b>\$316,000</b>
Market History for Office Id: AC1630			<b>38</b>	<b>14</b>	<b>\$316,000</b>
Market History for this property			<b>38</b>	<b>14</b>	<b>\$316,000</b>

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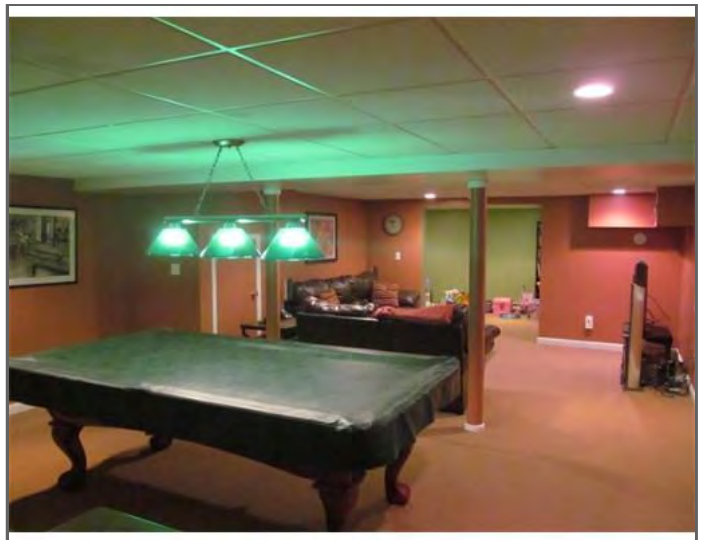
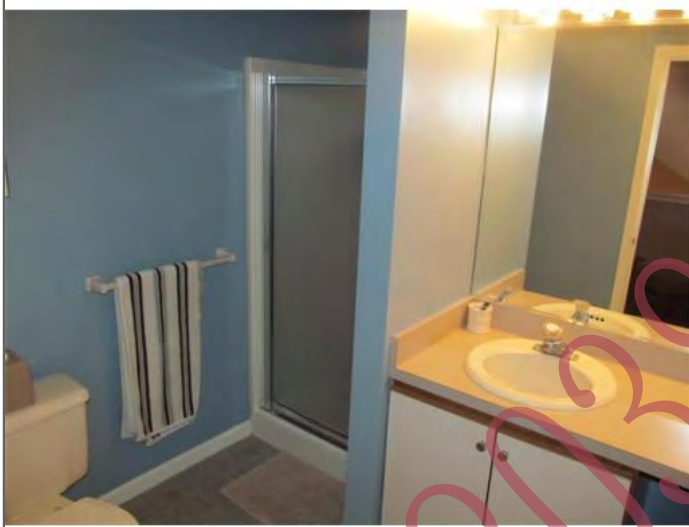
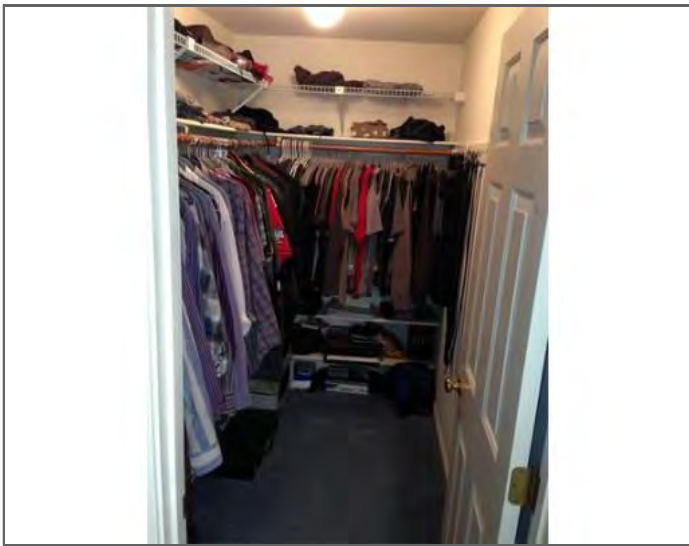




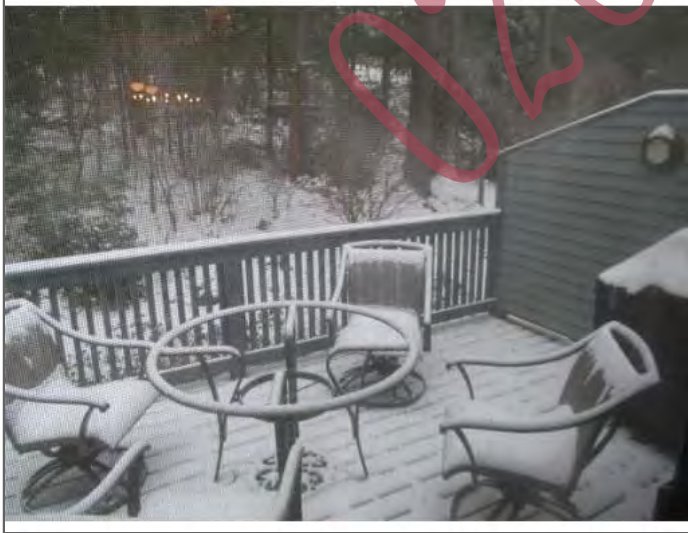
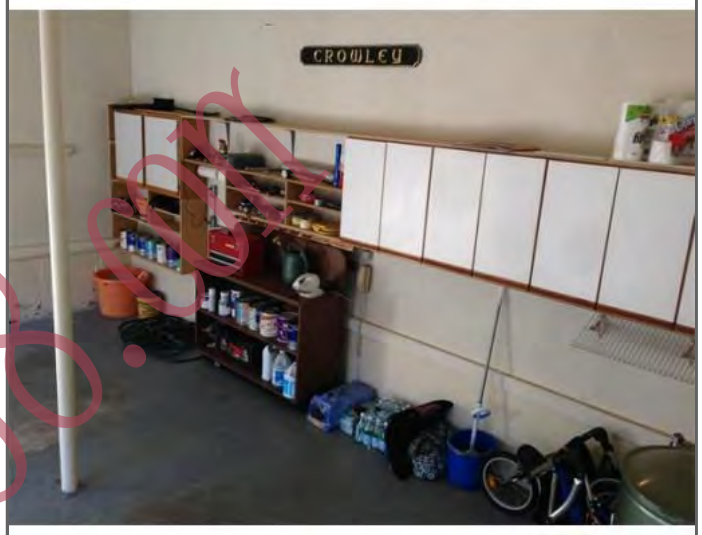
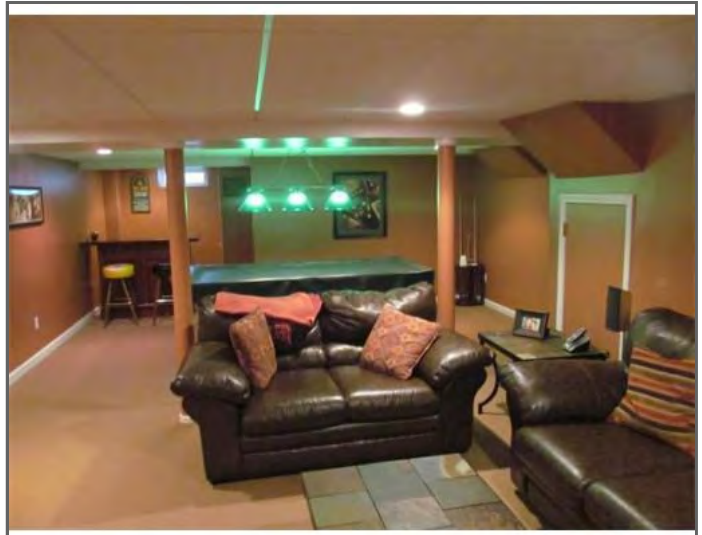
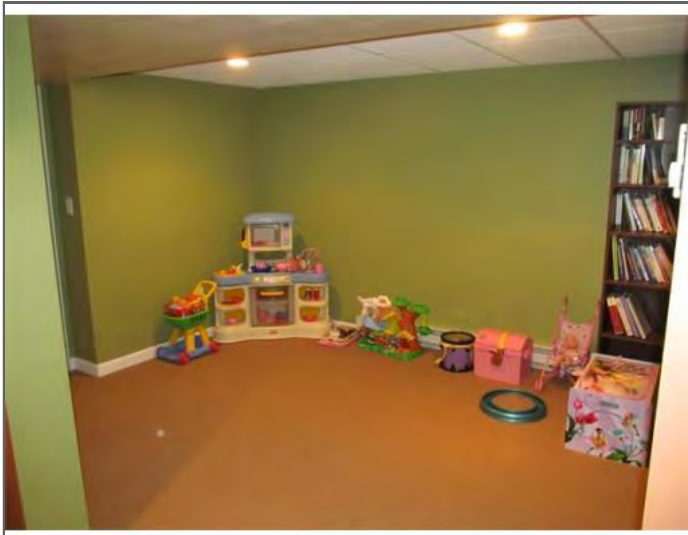












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**89 Highbank Rd - Unit 89**  
**Franklin, MA 02038-2573**  
**Condo**

MLS #: <b>71604247</b>	Status: <b>Sold</b>
List Price: <b>\$319,900</b>	Sale Price: <b>\$317,000</b>
List Date: <b>11/3/2013</b>	Sale Date: <b>3/3/2014</b>
Area:	Off Market Date: <b>1/24/2014</b>
List\$/SqFt: <b>\$170.80</b>	Sold\$/SqFt: <b>\$169.25</b>
Days on Market (Total): <b>120</b>	Days on Market (Office): <b>120</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</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1873 sq.ft.</b>
Year Built: <b>1988</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>100</b>	Garage: <b>2 Attached, Garage Door Opener</b>
Elevator:	Parking: <b>2 Off-Street</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$301</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal</b>	



### Room Descriptions

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

### Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Wood**  
 Exterior Features: **Deck - Composite, Gutters**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Interior Features: **Cable Available**  
 Lead Paint: **Unknown**  
 Pets Allowed: **Yes w/ Restrictions**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No** Water View: **No**  
 Short Sale w/Lndr.App.Req: **No**  
 Lender Owned: **No**

### Remarks

Updates and upgrades are endless in this spacious & bright Spruce Pond townhouse! Kitchen with eat-in-area offers new cabinets, granite countertops & stainless steel appliances. Open concept Dining Room/Living Room with fireplace, cathedral ceiling and beautiful hardwood floors. Sliders off Living Room lead to large composite deck overlooking serene wooded yard. Additional room on main level could be used as Den/Office/Study. Beautiful hardwood floors throughout first floor. Second floor features a loft with hardwood floors and leads to Master Bedroom with new carpet, updated full bath and a second bedroom with new carpet and additional updated full bathroom. Central Air. 2-car attached garage. Freshly painted. Move right in! Great commuter location!

### Tax Information

2013 Taxes: **\$3863** Assessment: **\$269,400**  
 Pin #: **M:303 L:045-057**

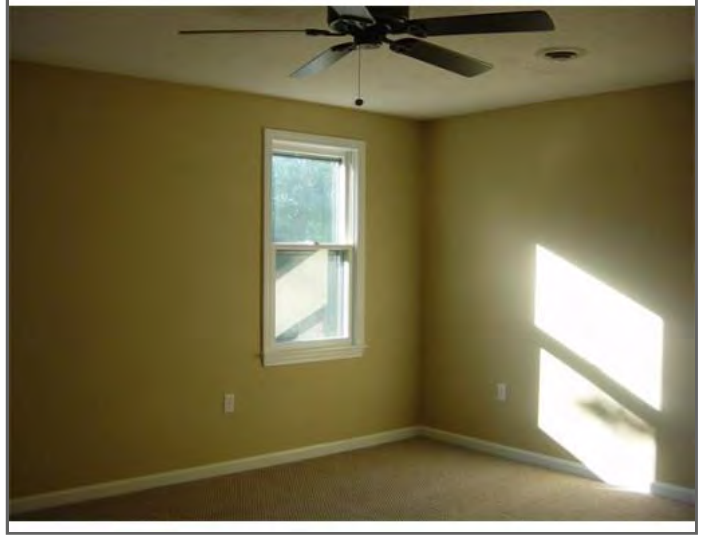
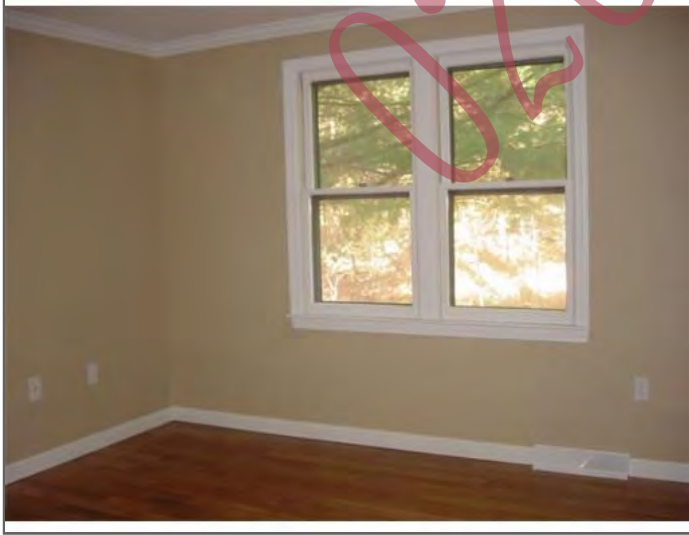
Cert: **0000104904** Zoning Code: **Res**  
 Map: Block: Lot: Book: **31701** Page: **533**

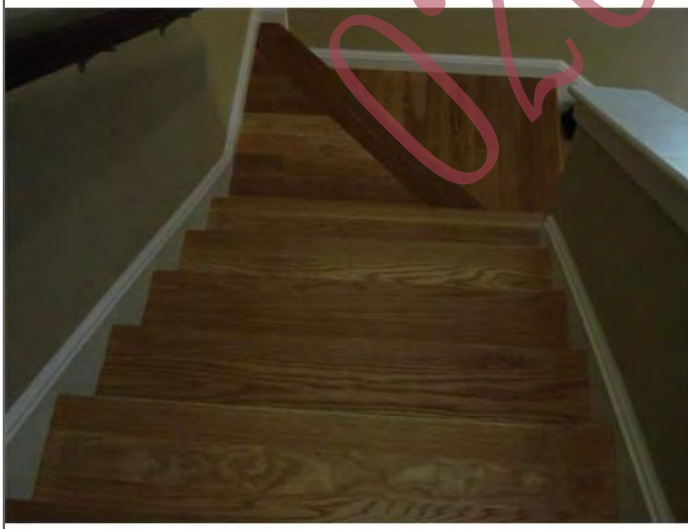
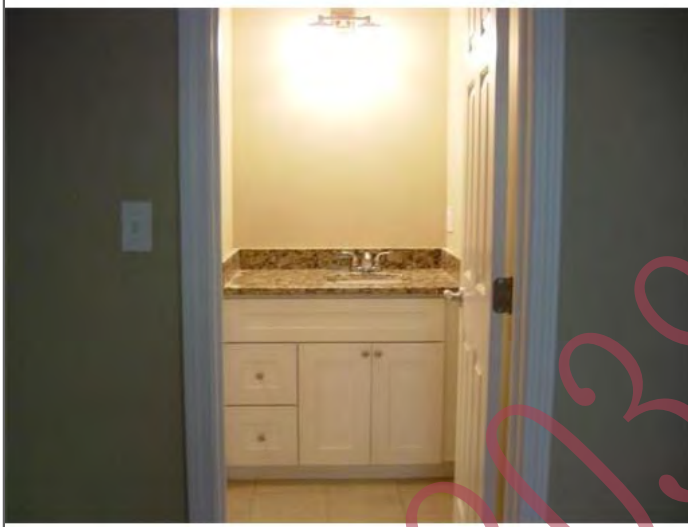
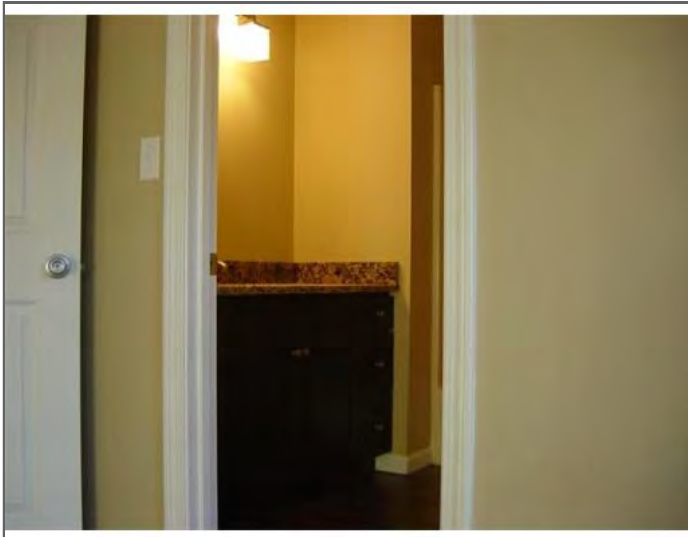
# Market History for 89 Highbank Rd U:89, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71604247	11/3/2013	Listed for <b>\$329,900</b>			\$329,900
	11/9/2013	Price Changed to: <b>\$324,900</b>			\$324,900
CTG	11/25/2013	Status Changed to: <b>Contingent</b>			
BOM	11/27/2013	Status Changed to: <b>Back on Market</b>			
CTG	12/4/2013	Status Changed to: <b>Contingent</b>			
BOM	12/13/2013	Status Changed to: <b>Back on Market</b>			
	12/13/2013	Price Changed to: <b>\$322,900</b>			\$322,900
	1/4/2014	Price Changed to: <b>\$319,900</b>			\$319,900
	1/4/2014	Compensation Based On Changed To: <b>Net Sale Price</b>			
CTG	1/11/2014	Status Changed to: <b>Contingent</b>			
UAG	3/3/2014	Status Changed to: <b>Under Agreement</b>			
SLD	3/3/2014	Status Changed to: <b>Sold</b>			
	3/3/2014	Sold for <b>\$317,000</b>	120	68	<b>\$317,000</b>
Market History for Office Id: BB3534			120	68	<b>\$317,000</b>
Market History for this property			120	68	<b>\$317,000</b>

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**72 Highbank Road - Unit 72**  
**Franklin, MA 02038**  
**Condo**

MLS #: **71705602** Status: **Sold**  
 List Price: **\$326,900** Sale Price: **\$327,000**  
 List Date: **6/25/2014** Sale Date: **8/8/2014**  
 Area: Off Market Date: **7/18/2014**  
 List\$/SqFt: **\$160.48** Sold\$/SqFt: **\$160.53**  
 Days on Market (Total): **25** Days on Market (Office): **25**

### Property Features

Rooms: **7** Style: **Half-Duplex, Attached**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **2f 1h** Unit Level **1**  
 Master Bath: **Yes** Placement: **Street, End**  
 Fireplaces: **1** Apprx Living Area: **2037 sq.ft.**  
 Year Built: **1986** Outdoor Space Avail: **Yes - Common**  
 # Units: **100** Garage: **2 Attached, Garage Door Opener, Storage**  
 Elevator: **No** Parking: **4 Off-Street**  
 Handicap Access/Features:  
 Association: **Yes** Fee: **\$324**  
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping**



### Room Descriptions

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>19x13</b>	Fireplace, Skylight, Ceiling - Cathedral, Flooring - Hardwood, Deck - Exterior, Open Floor Plan, Slider
Dining Room:	<b>1</b>	<b>16x12</b>	Flooring - Hardwood, Open Floor Plan
Kitchen:	<b>1</b>	<b>9x11</b>	Flooring - Hardwood, Window(s) - Bay/Bow/Box, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Cabinets - Upgraded, Open Floor Plan, Remodeled, Stainless Steel Appliances
Master Bedroom:	<b>2</b>	<b>14x18</b>	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	<b>2</b>	<b>15x13</b>	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	<b>1</b>		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	<b>2</b>		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	<b>2</b>		Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	<b>2</b>		--
Den:	<b>1</b>	<b>12x14</b>	Flooring - Hardwood
Loft:	<b>2</b>	<b>14x12</b>	Skylight, Flooring - Wall to Wall Carpet
Other:		<b>9x9</b>	Flooring - Stone/Ceramic Tile, Breakfast Bar / Nook
Workshop:	<b>B</b>	<b>10x11</b>	Exterior Access
:	<b>B</b>	<b>19x36</b>	Flooring - Wall to Wall Carpet

### Features & Other Information

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer / Dryer Combo**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers, 200 Amps**  
 Exclusions:  
 Exterior: **Clapboard**  
 Exterior Features: **Deck - Composite, Balcony**  
 Facing Direction:  
 Heating: **Forced Air, Gas**  
 Hot Water: **Natural Gas, Tank**  
 Interior Features: **Cable Available**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **1st & 2nd floor**  
 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

**Fantastic 7 room condominium in sought after SPRUCE POND VILLAGE. Cherry cabinet kitchen, granite countertops, upgraded SS Bosch gas countertop range, electric oven, microwave, dishwasher, disposal & refrigerator, tiled backsplash, tiled floor with sunny breakfast nook, 1st floor den/office or bedroom, Vaulted ceiling gas fireplace living room, SKYLIGHTS, triple glass slider to composite deck with woodland view, large dining room, OAK FLOORS, powder room with pedestal sink & matching toilet. 2nd floor loft looks out over the treed woodlands, huge master bedroom, newly updated master bath, granite countertops, soaking tub, tiled floor, and freshly painted. 2nd bedroom with large closet, full bath with granite countertop, tiled floor. Lots of storage space in two room basement, ready to be finished. Economical gas heat & hot water, town sewer & town water. First showings at open house, Sunday 1 to 3**

### Tax Information

2014 Taxes: **\$3730** Assessment: **\$258,100**  
 Pin #: **Map 303 Lot 45 040**

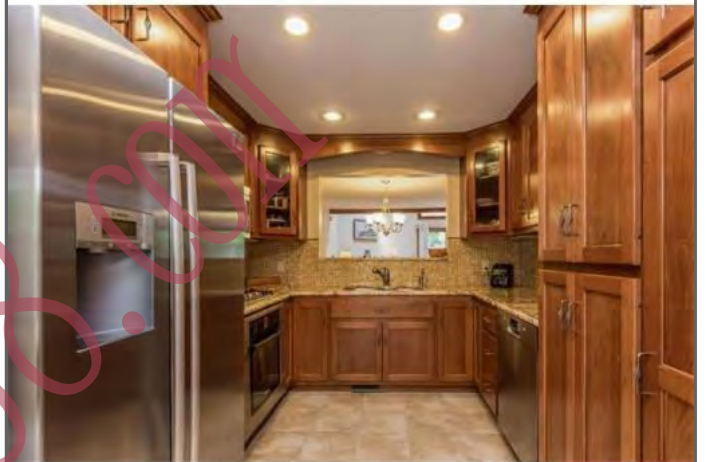
Cert: **10/22/1986** Zoning Code: **condo**  
 Map: **303** Block: **45** Lot: **040** Book: **28812** Page: **539**

**Market History for 72 Highbank Road U:72, Franklin, MA 02038**

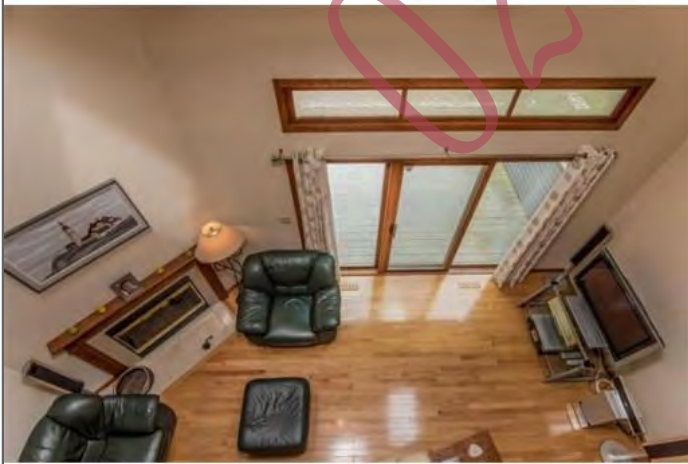
MLS #	Date		DOM	DTO	Price
71705602	6/25/2014	Listed for <b>\$326,900</b>			\$326,900
CTG	7/1/2014	Status Changed to: <b>Contingent</b>			
BOM	7/8/2014	Status Changed to: <b>Back on Market</b>			
CTG	7/11/2014	Status Changed to: <b>Contingent</b>			
UAG	7/20/2014	Status Changed to: <b>Under Agreement</b>			
SLD	8/8/2014	Status Changed to: <b>Sold</b>			
	8/8/2014	Sold for <b>\$327,000</b>	25	16	<b>\$327,000</b>
Market History for Office Id: BB9587			<b>25</b>	<b>16</b>	<b>\$327,000</b>
Market History for this property			<b>25</b>	<b>16</b>	<b>\$327,000</b>

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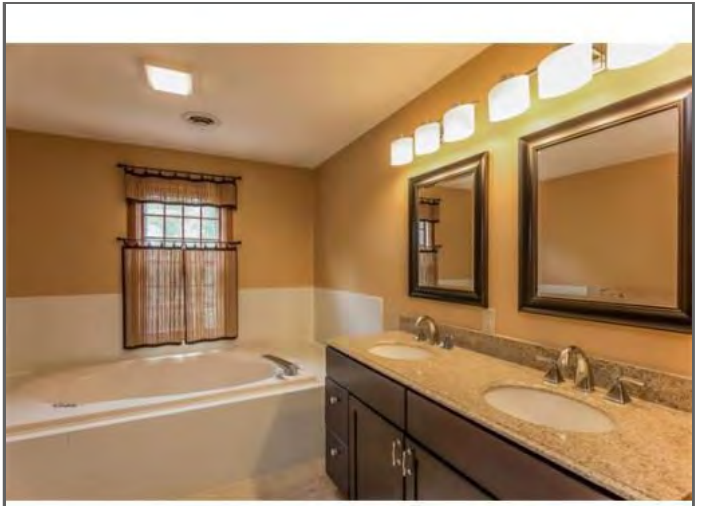
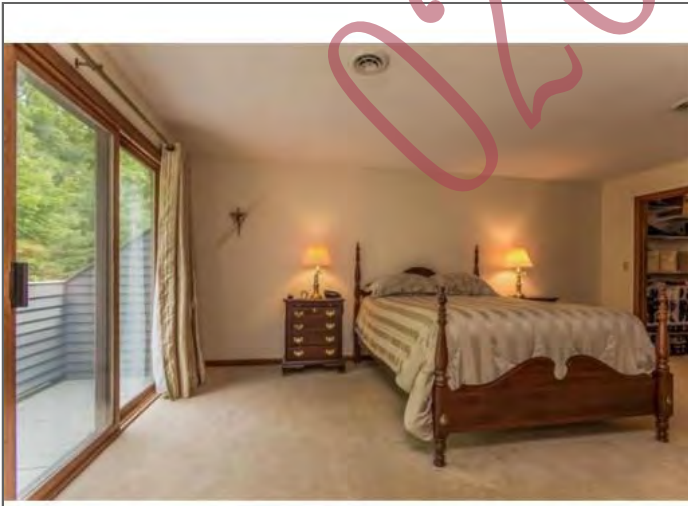
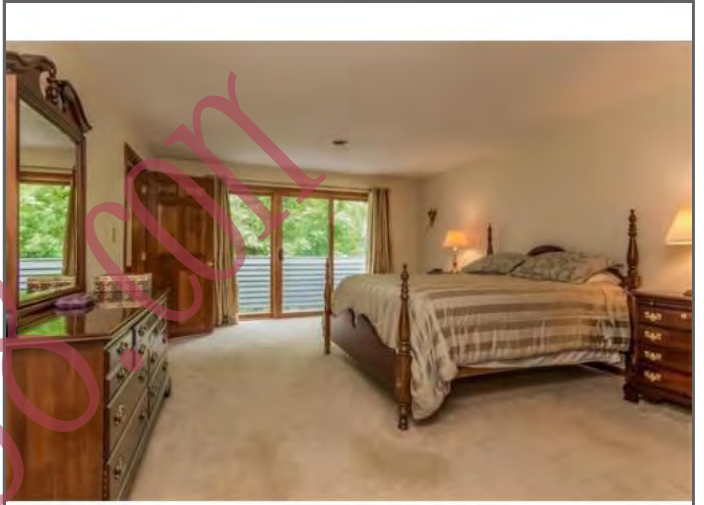
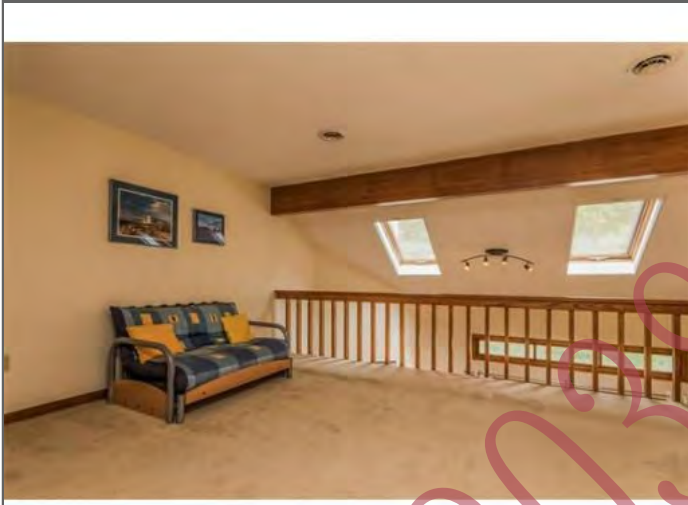
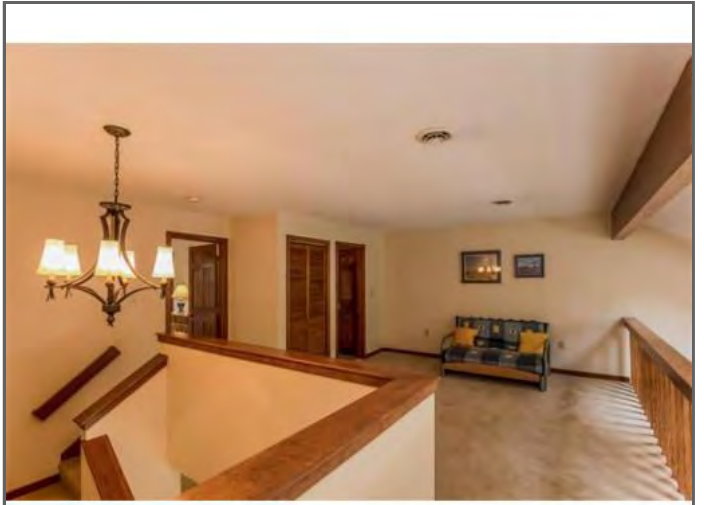
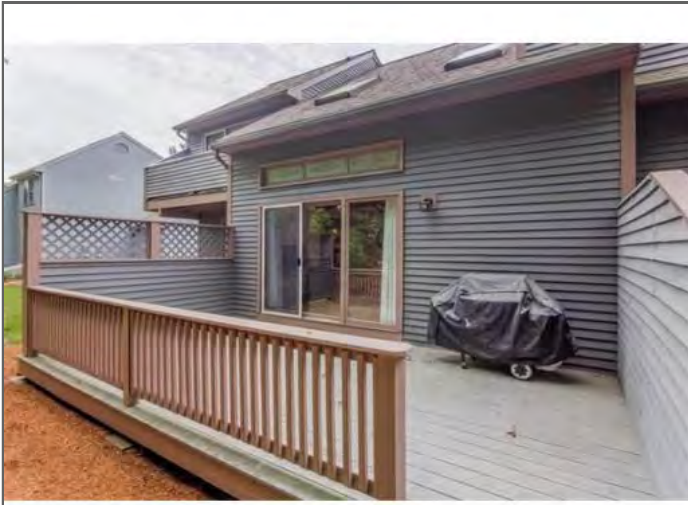


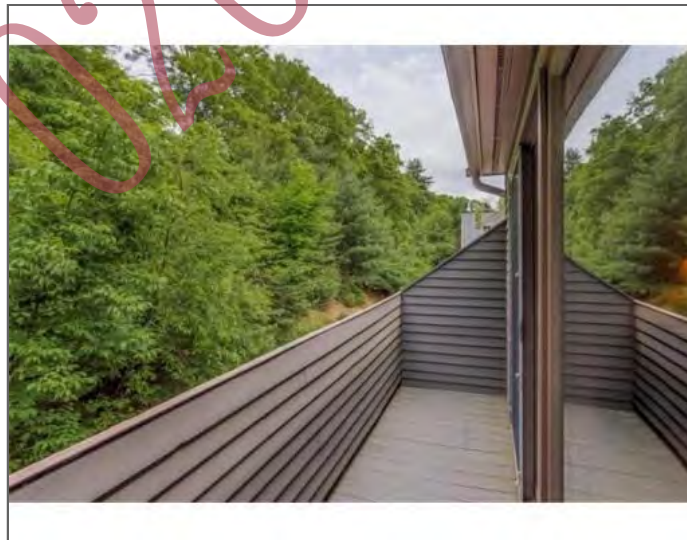
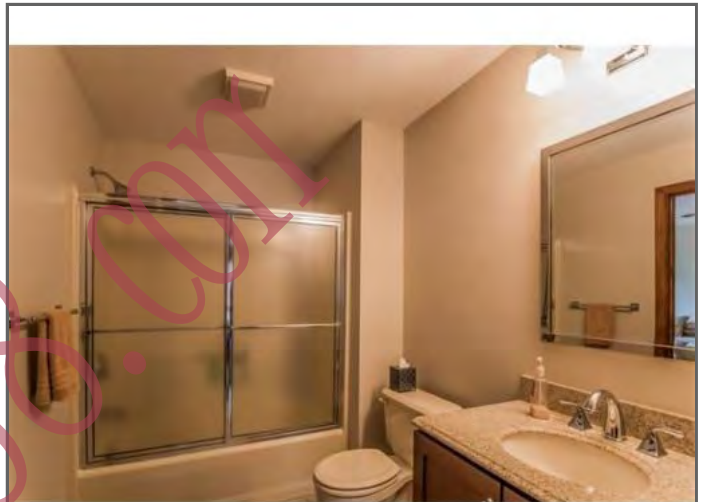
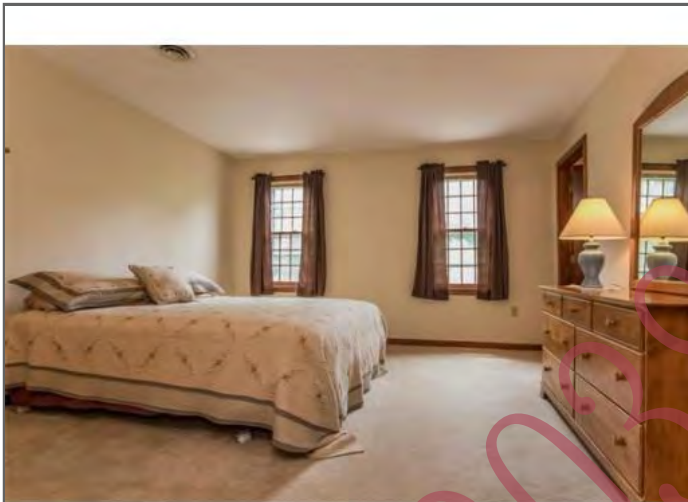
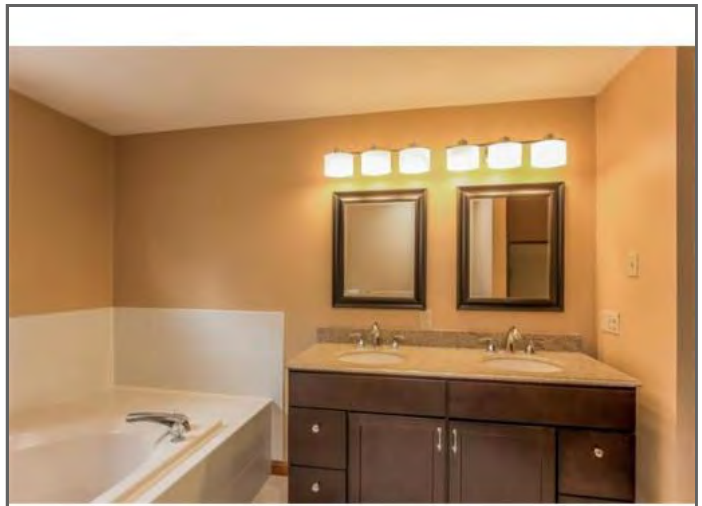
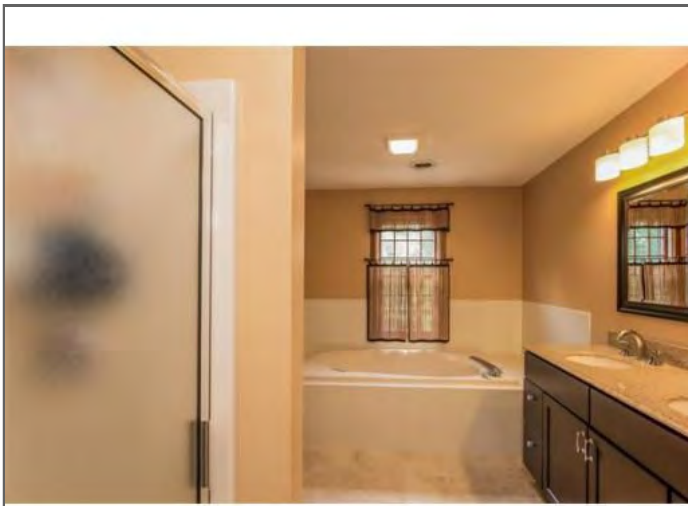












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**57 Bayberry Common - Unit 57**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>71739170</b>	Status: <b>Sold</b>
List Price: <b>\$329,900</b>	Sale Price: <b>\$329,900</b>
List Date: <b>9/6/2014</b>	Sale Date: <b>10/23/2014</b>
Area:	Off Market Date: <b>10/1/2014</b>
List\$/SqFt: <b>\$169.27</b>	Sold\$/SqFt: <b>\$169.27</b>
Days on Market (Total): <b>50</b>	Days on Market (Office): <b>50</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:	Placement: <b>End</b>
Fireplaces: <b>1</b>	Apprx Living Area: <b>1949 sq.ft.</b>
Year Built: <b>1986</b>	Outdoor Space Avail:
# Units: <b>100</b>	Garage: <b>2 Attached</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$324</b>	
Fee Includes: <b>Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal</b>	



### Room Descriptions

Room	Level	Size	Features
------	-------	------	----------

### Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
 Basement: **Yes**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Clapboard**  
 Exterior Features: **Porch, Deck**  
 Facing Direction:  
 Heating: **Central Heat, Forced Air, Gas**  
 Hot Water: **Natural Gas**  
 Lead Paint: **None**  
 Living Area Disclosures: **Does Not include finished basement**  
 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

**Award winning designer's posh end unit. Full eat-in kitchen, overlooking cathedral family room, skylights, ceiling fans, expansive second level loft area could be used for office, tv room, exercise room, pool room. deck with view of well manicured and mature grounds. First floor den/office with french door, gas fireplace, large bedrooms upstairs with master suite, jacuzzi and balcony. Full size laundry in basement and stackable set off of master bedroom. Finished walk-out basement with recreation area and bonus guest room. Quiet and private New England setting within close proximity to pond and conveniently located 1 minute to highway and shopping.**

### Tax Information

**2014 Taxes: \$3715.1**    **Assessment: \$257,100**  
**Pin #: Book 17825 Page 408**

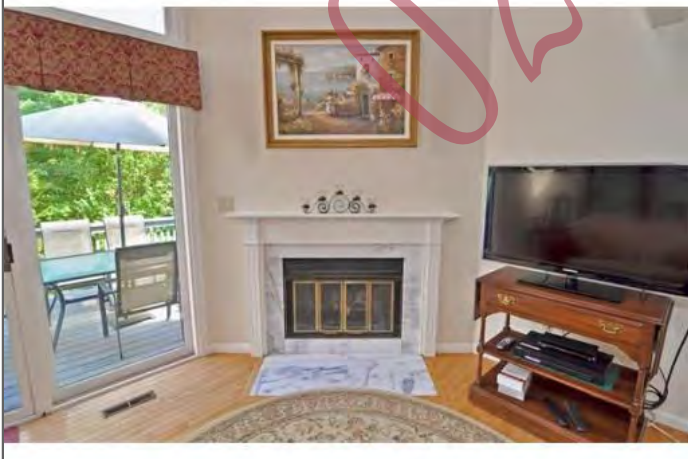
**Cert:**    **Zoning Code: Townhouse**  
**Map:**    **Block:**    **Lot:**    **Book: 23630**    **Page: 550**

# Market History for 57 Bayberry Common U:57, Franklin, MA 02038

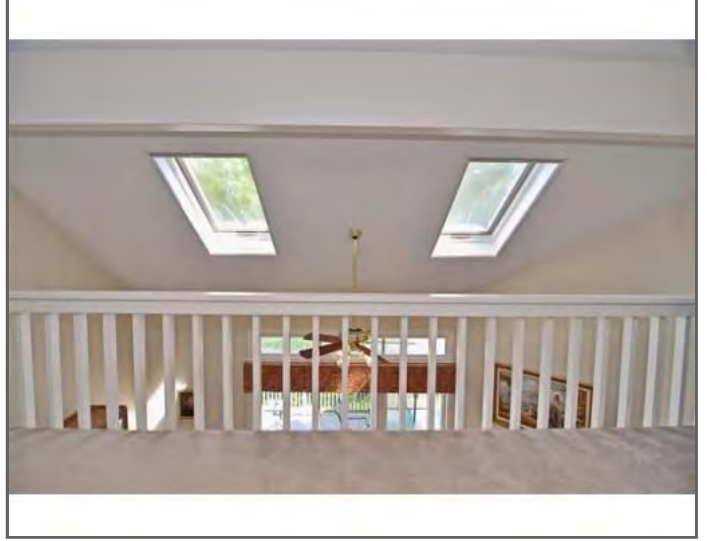
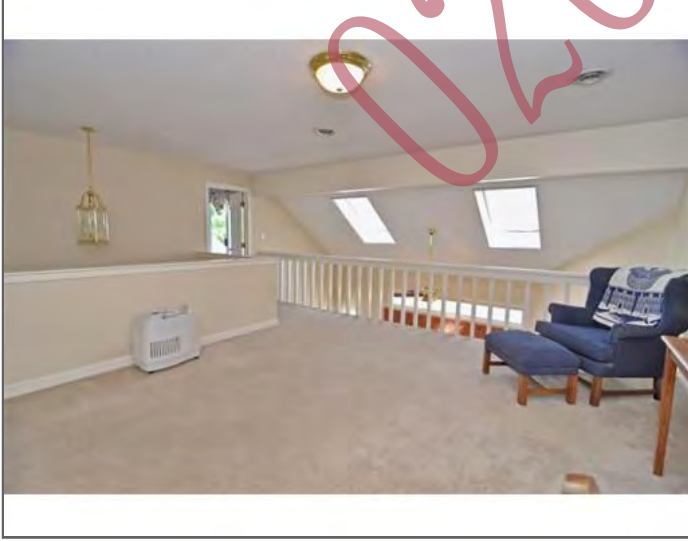
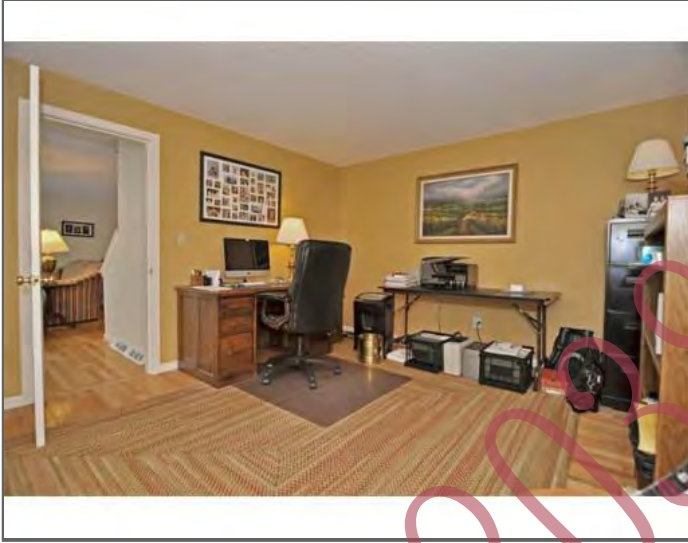
MLS #	Date		DOM	DTO	Price
71739170	9/6/2014	Listed for <b>\$329,900</b>			\$329,900
	9/6/2014	Sub-Agent Compensation Changed From: <b>2.5</b> To:			
CTG	9/16/2014	Status Changed to: <b>Contingent</b>			
UAG	10/26/2014	Status Changed to: <b>Under Agreement</b>			
SLD	10/26/2014	Status Changed to: <b>Sold</b>			
	10/23/2014	Sold for <b>\$329,900</b>	50	7	<b>\$329,900</b>
Market History for Office Id: AC1854			<b>50</b>	<b>7</b>	<b>\$329,900</b>
Market History for this property			<b>50</b>	<b>7</b>	<b>\$329,900</b>

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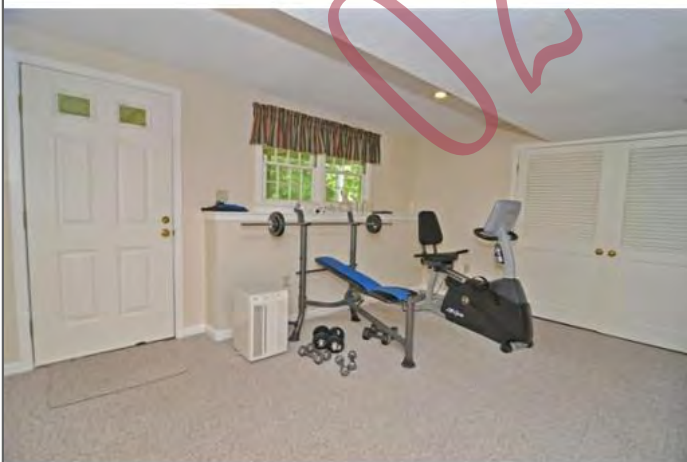
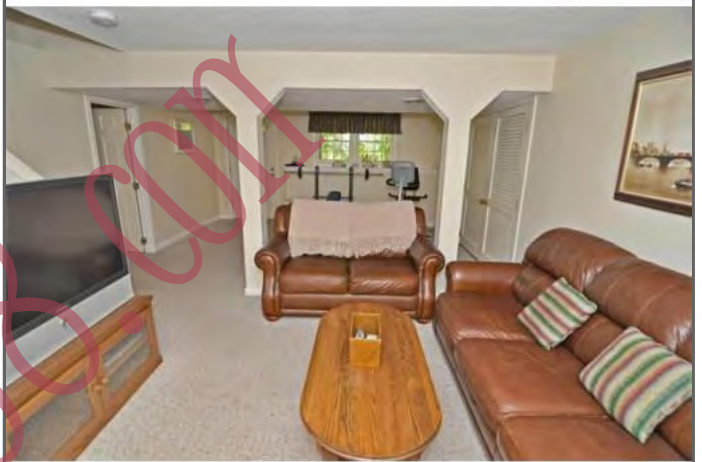
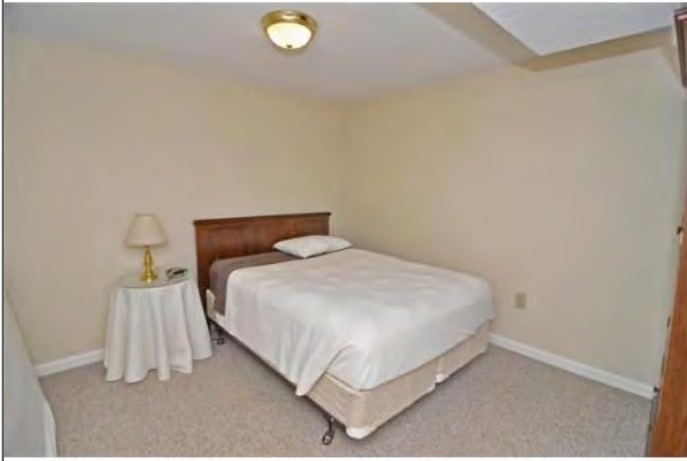




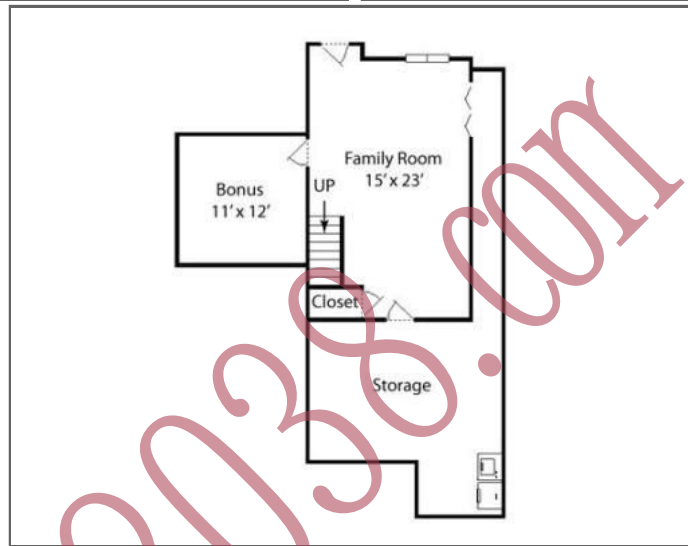
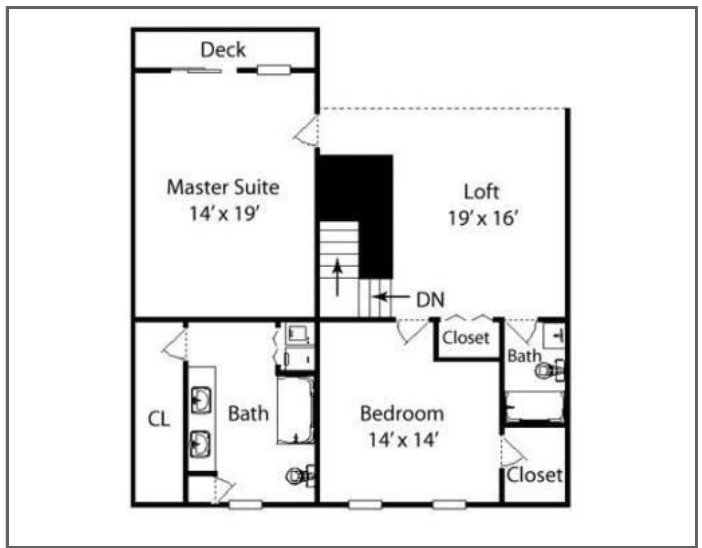












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