

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

11 Stone Ridge Road - Unit 11
Franklin, MA 02038
Condo

MLS #: **71750753** Status: **Sold**
List Price: **\$229,000** Sale Price: **\$222,000**
List Date: **10/1/2014** Sale Date: **11/10/2014**
Area: Off Market Date: **10/19/2014**
List\$/SqFt: **\$183.20** Sold\$/SqFt: **\$177.60**
Days on Market (Total): **18** Days on Market (Office): **18**

Property Features

Rooms: **5** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **2f 1h** Unit Level **1**
Master Bath: **Yes** Placement: **--**
Fireplaces: **1** Apprx Living Area: **1250 sq.ft.**
Year Built: **1986** Outdoor Space Avail: **Yes - Common**
Units: **164** Garage: **1 Attached**
Elevator: Parking: **2 Off-Street, Paved Driveway**
Handicap Access/Features:
Association: **Yes** Fee: **\$298**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	21x12	Fireplace, Flooring - Hardwood, Balcony / Deck, Open Floor Plan, Slider
Dining Room:	1	10x8	Flooring - Hardwood
Kitchen:	1	10x10	--
Master Bedroom:	2	15x12	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	12x11	Flooring - Wall to Wall Carpet
Bath 1:	1	--	--
Bath 2:	2	--	--
Bath 3:	2	--	--
Laundry:	2	--	--

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Basement: **Yes**
Construction: **Frame**
Cooling: **Central Air**
Exclusions:
Exterior: **Clapboard, Wood**
Exterior Features: **Deck - Wood**
Facing Direction:
Heating: **Forced Air**
Hot Water: **Natural Gas**
Lead Paint: **None**
Pets Allowed: **Yes**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Remarks

Offer accepted...OPEN HOUSE CANCELLED. Located in the sought-after Stone Ridge Condominiums, this home boasts a modern, open-floor layout with sun-filled rooms. This wonderfully cared-for home features two parking spaces, including one in the garage, master suite w/ W-I-C, central air, gas heat, 2.5 baths, wonderful deck perfect for grilling, full basement for future-finishing...make it your own! Recent updates include: Furnace in 2007, Sliders off living room in 2010 and Hot water heater in 2009. Spacious yard with gorgeous deck -- and even more shared outdoor space! Unbeatable location: 1/2 mile path to MBTA, very convenient to 495.

Tax Information

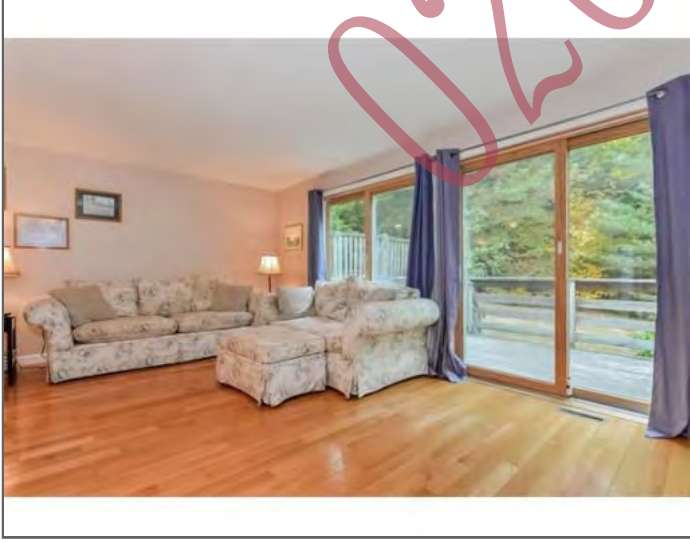
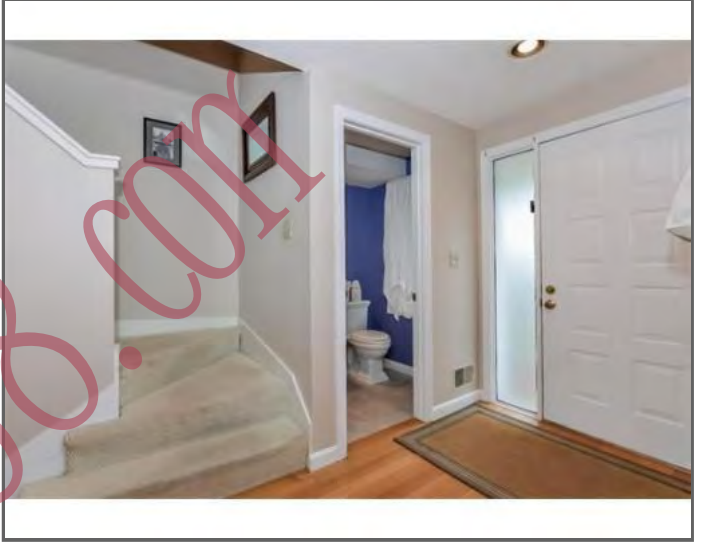
2014 Taxes: **\$3089** Assessment: **\$213,800**
Pin #:

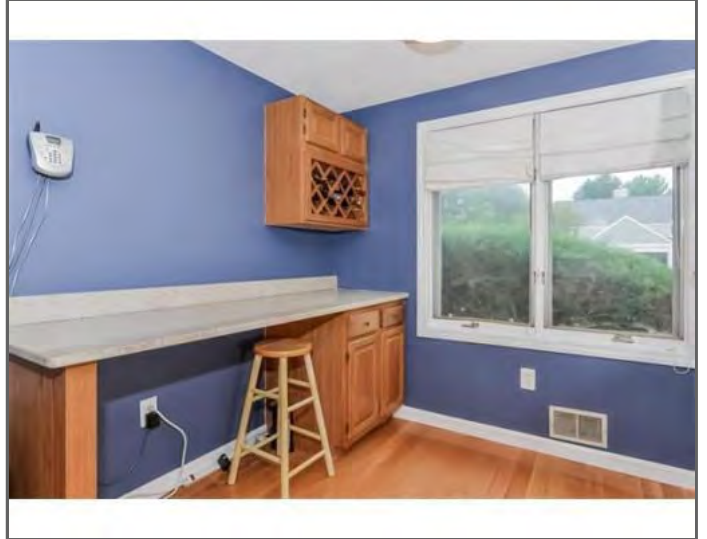
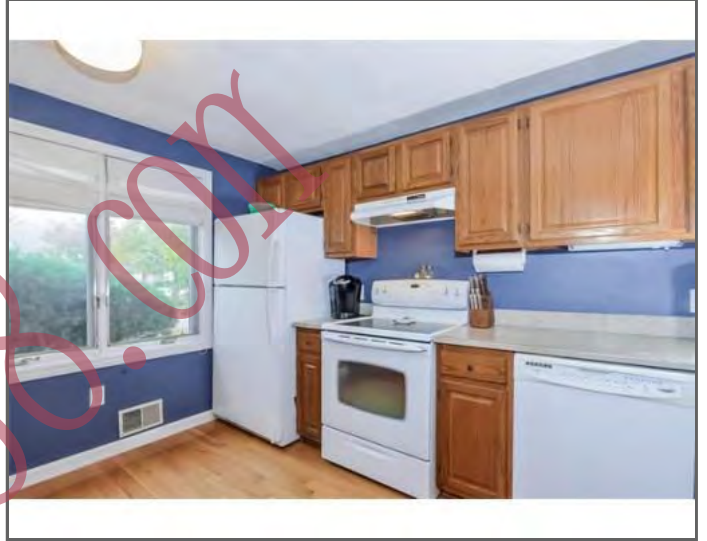
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Map: Block: Lot: Book: **0** Page: **0**

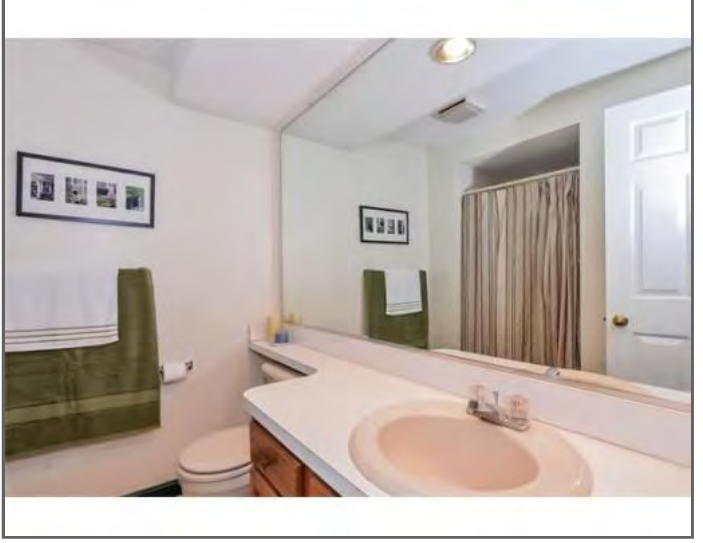
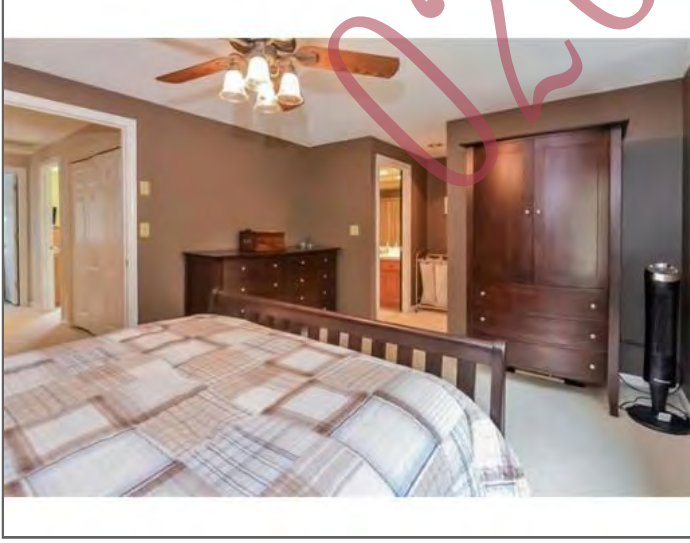
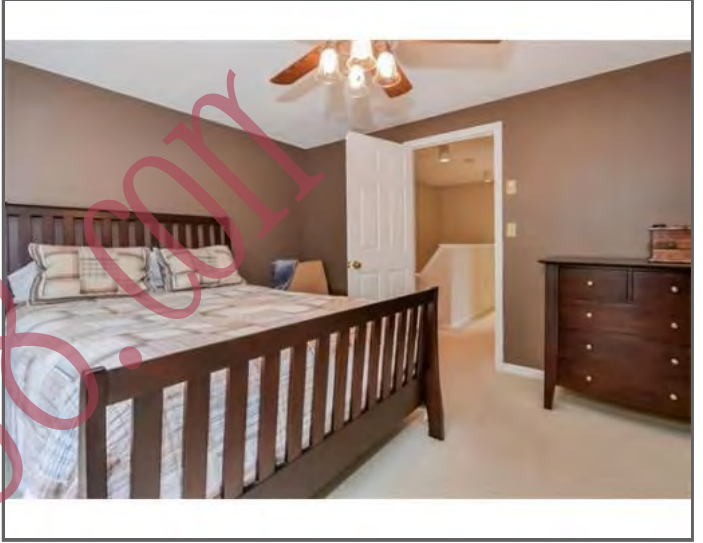
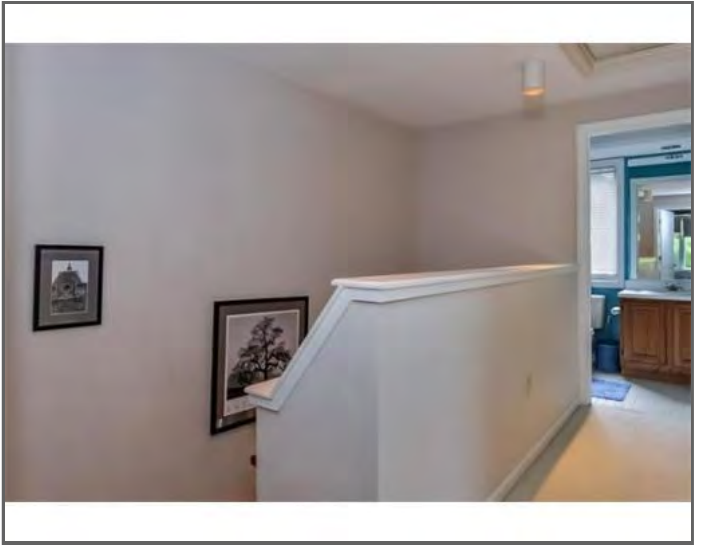
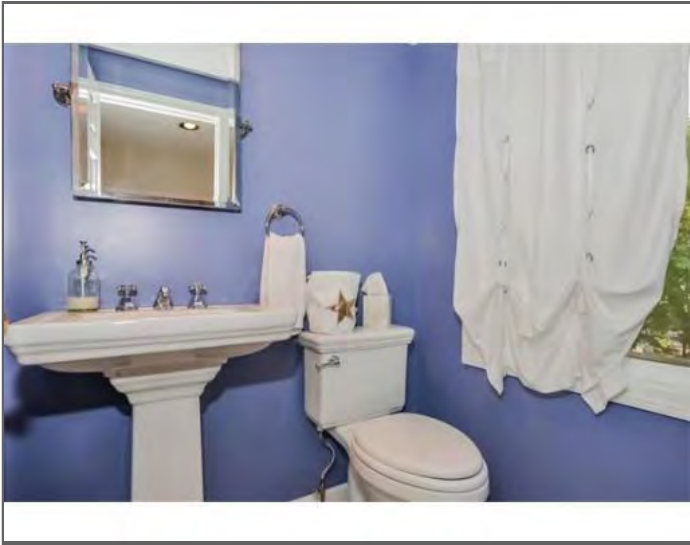
Market History for 11 Stone Ridge Road U:11, Franklin, MA 02038

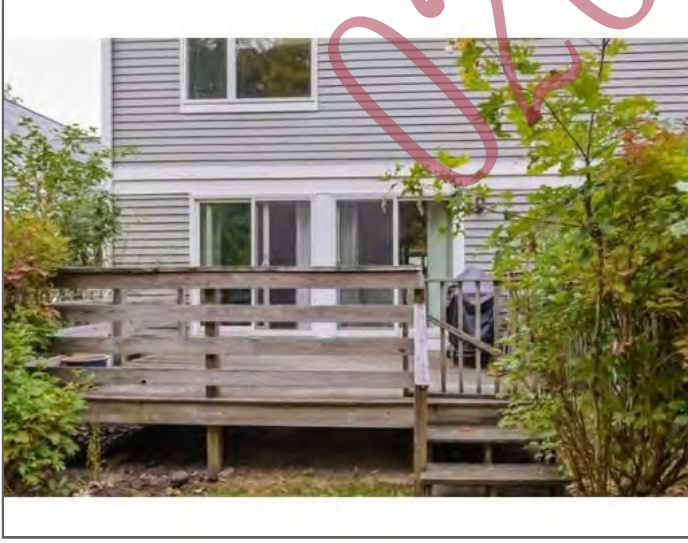
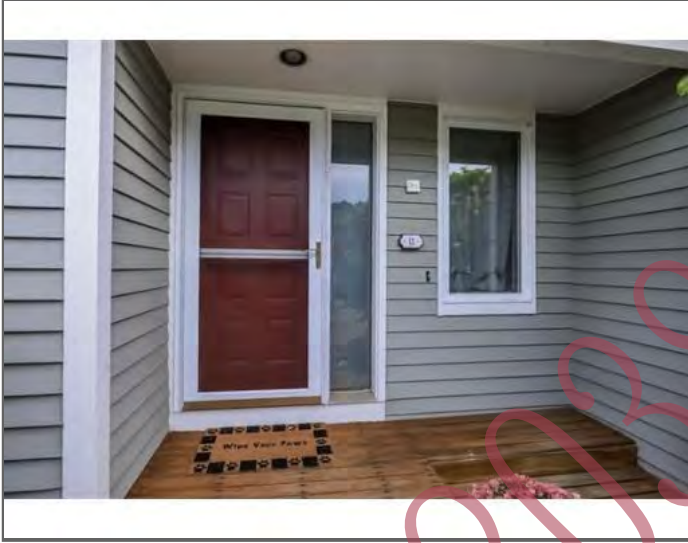
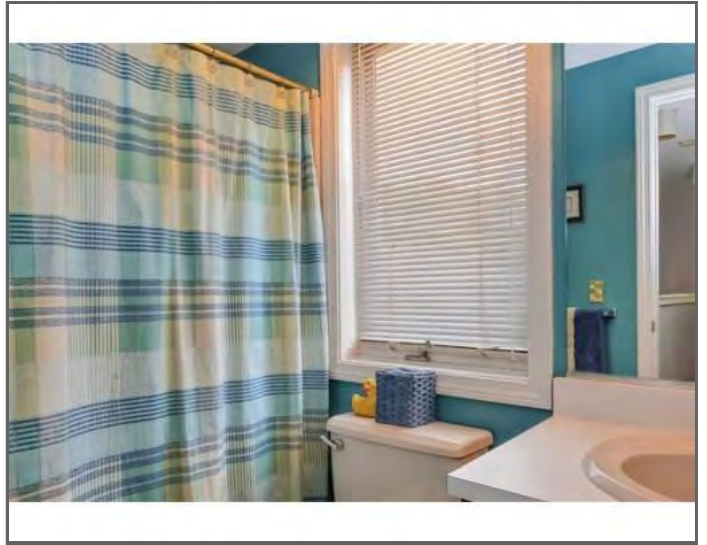
MLS #	Date		DOM	DTO	Price
71750753	10/1/2014	Listed for \$229,000			\$229,000
CTG	10/3/2014	Status Changed to: Contingent			
UAG	10/19/2014	Status Changed to: Under Agreement			
SLD	11/10/2014	Status Changed to: Sold			
	11/10/2014	Sold for \$222,000	18	2	\$222,000
Market History for Office Id: BB5153			18	2	\$222,000
Market History for this property			18	2	\$222,000

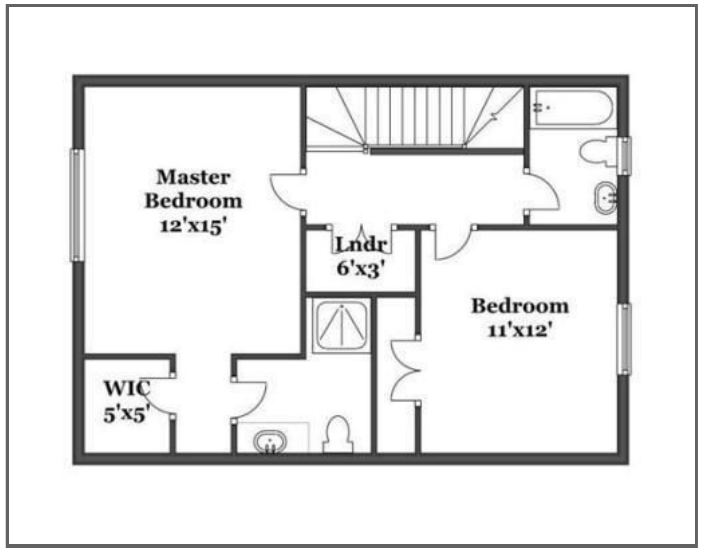
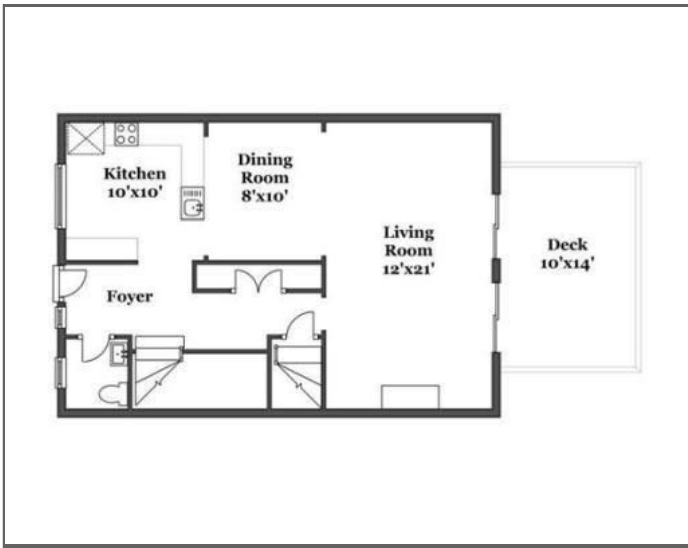
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Brought To You By: Warren Reynolds, Century 21- Franklin

96 Stone Ridge Rd - Unit 96
Franklin, MA 02038-3145
Condo

MLS #: 71676995	Status: Sold
List Price: \$244,000	Sale Price: \$232,000
List Date: 5/7/2014	Sale Date: 8/15/2014
Area:	Off Market Date: 8/15/2014
List\$/SqFt: \$186.97	Sold\$/SqFt: \$177.78
Days on Market (Total): 100	Days on Market (Office): 100

Property Features

Rooms: 4	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 2
Master Bath: Yes	Placement: Middle
Fireplaces: 1	Apprx Living Area: 1305 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 164	Garage: 1 Detached
Elevator:	Parking: 2 Deeded, Guest
Handicap Access/Features:	
Association: Yes Fee: \$305	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Vinyl, Stainless Steel Appliances
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	2		--

Features & Other Information

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

Basement: **Yes**

Construction: **Frame**

Cooling: **Central Air**

Electric: **Circuit Breakers**

Exclusions: **Personal items**

Exterior: **Vinyl**

Exterior Features: **Patio**

Facing Direction:

Heating: **Forced Air, Gas**

Hot Water: **Natural Gas**

Interior Features: **Cable Available**

Lead Paint: **None**

Pets Allowed: **Yes**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

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

Lender Owned: **No**

Remarks

Wonderful bright townhouse condo in Desirable Stone Ridge Complex. Spacious cabinet packed eat-in kitchen with large picture window and stainless steel appliances. Open floor plan to dining room and living room with wood burning fireplace and double sliders to private deck. Second floor has large master bedroom with walk in closet and private bath. Spacious second bedroom with main bath and laundry (washer and dryer stay) located on second floor as well. New hot water heater just installed. Come enjoy now the community pool and tennis courts. Close to 495 and the T Station. Seller to credit buyer 3,000 at closing for carpet replacement.

Tax Information

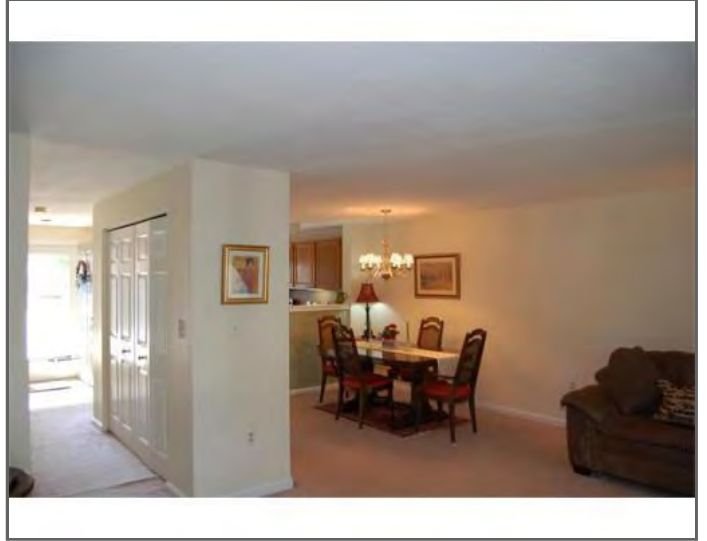
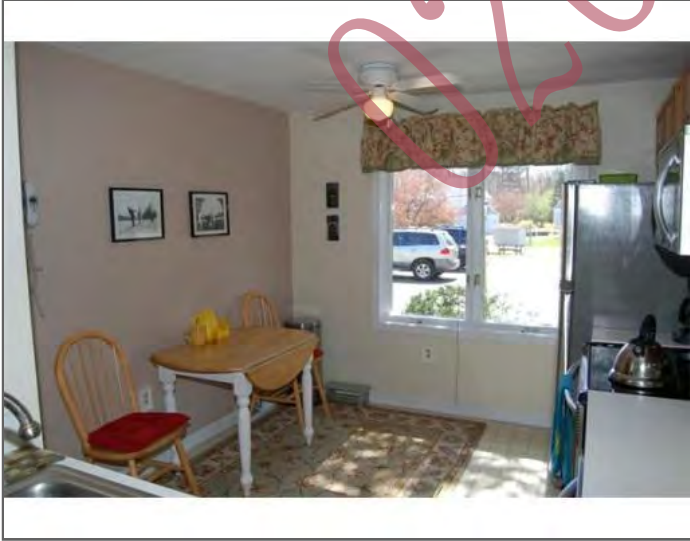
2013 Taxes: **\$2574** Assessment: **\$179,500**
Pin #: **M:276 L:016-053**

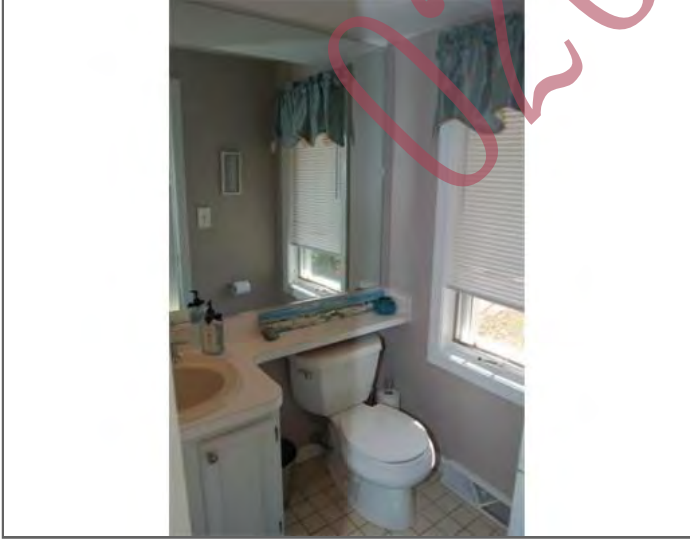
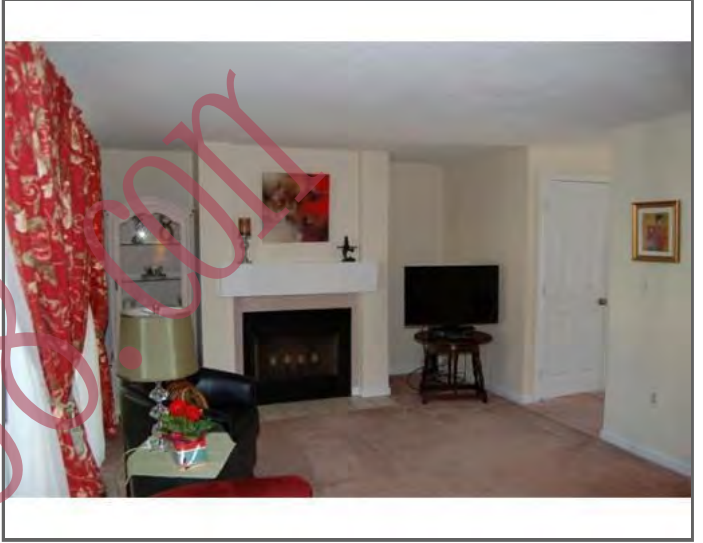
Cert: **C188-138** Zoning Code: **Res**
Map: Block: Lot: Book: **0** Page: **0**

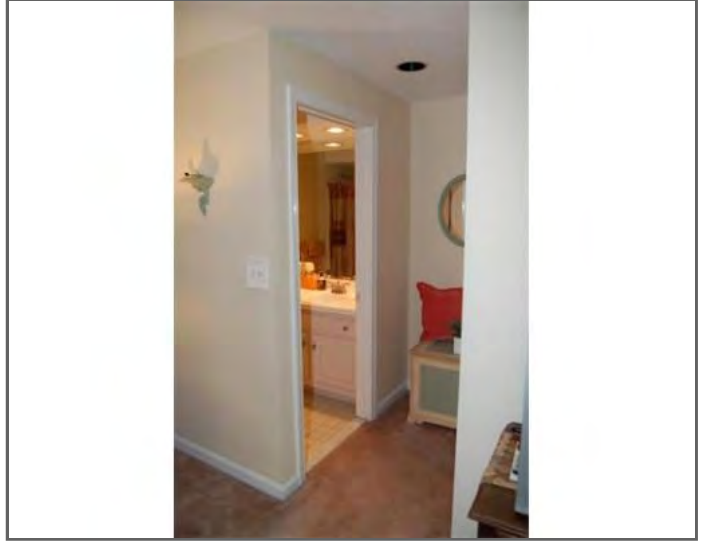
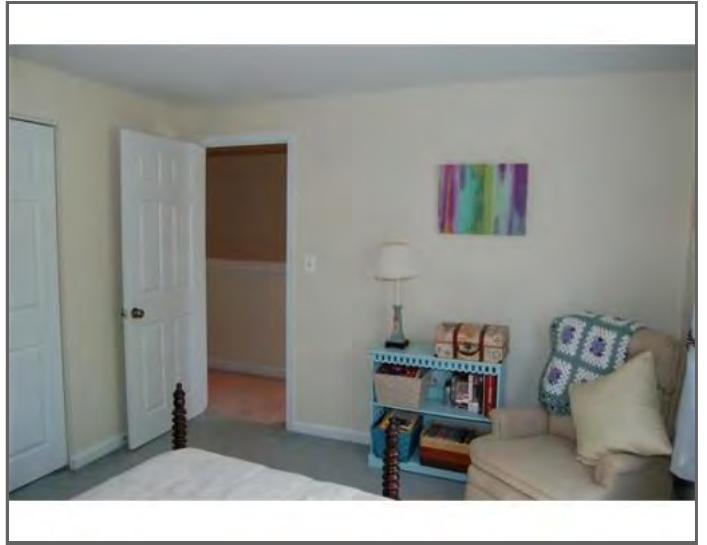
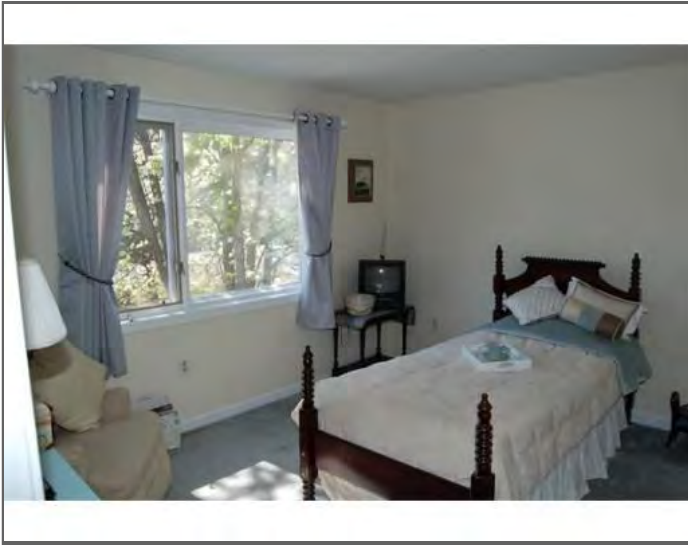
Market History for 96 Stone Ridge Rd U:96, Franklin, MA 02038

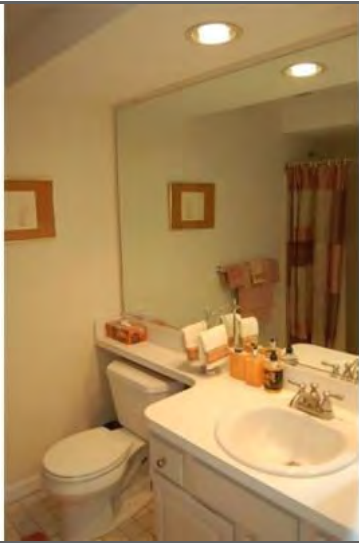
MLS #	Date		DOM	DTO	Price
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	6/2/2014	Price Changed to: \$244,000			\$244,000
CTG	7/6/2014	Status Changed to: Contingent			
UAG	8/15/2014	Status Changed to: Under Agreement			
SLD	8/15/2014	Status Changed to: Sold			
	8/15/2014	Sold for \$232,000	100	60	\$232,000
Market History for Office Id: BB1175			100	60	\$232,000
Market History for this property			100	60	\$232,000

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

60 Stone Ridge Rd - Unit 60
Franklin, MA 02038-3121
Condo

MLS #: **71681864** Status: **Sold**
List Price: **\$239,900** Sale Price: **\$234,000**
List Date: **5/15/2014** Sale Date: **9/2/2014**
Area: Off Market Date: **7/26/2014**
List\$/SqFt: **\$150.79** Sold\$/SqFt: **\$147.08**
Days on Market (Total): **73** Days on Market (Office): **73**

Property Features

Rooms: **6** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **2f 1h** Unit Level **1**
Master Bath: **Yes** Placement: **Street, Middle, Walkout**
Fireplaces: **1** Apprx Living Area: **1591 sq.ft.**
Year Built: **1986** Outdoor Space Avail: **Yes - Common**
Units: **164** Garage: **1 Detached, Garage Door Opener**
Elevator: **No** Parking: **2 Off-Street, Assigned, Guest**
Handicap Access/Features:
Association: **Yes** Fee: **\$298**
Fee Includes: **Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Laminate, Main Level, Cable Hookup
Dining Room:	1		Flooring - Laminate, Main Level
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Main Level
Master Bedroom:	2		Bathroom - Full, Ceiling Fan (s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Main Level
Laundry:	2		--

Features & Other Information

Appliances: **Range, Dishwasher**
Basement: **Yes**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions:
Exterior: **Wood**
Exterior Features: **Deck, Patio**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas**
Interior Features: **Cable Available**
Lead Paint: **None**
Pets Allowed: **Yes**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Remarks

New listing in sought after Stone Ridge Condominiums. Oversized living room with wood burning fireplace and double sliders to huge deck. Eat in kitchen, as well as a dining area adjacent to the living room. Upper level features master bedroom with private bath and walk in closet, as well as a second bedroom and second bath. Laundry area is on second floor as well. Enjoy the finished lower level with sliders to the outdoor space. Unit has a one car detached garage.

Tax Information

2013 Taxes: **\$3105** Assessment: **\$216,500**
Pin #: **M:276 L:017-057**

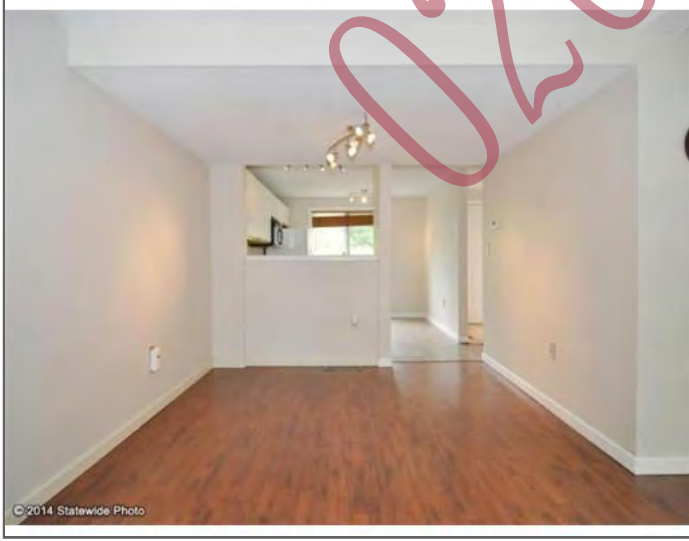
Cert: **1221379** Zoning Code: **res**
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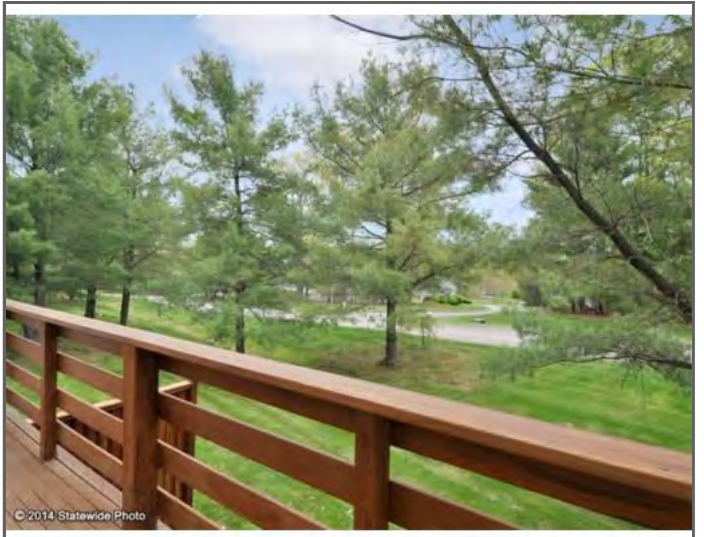
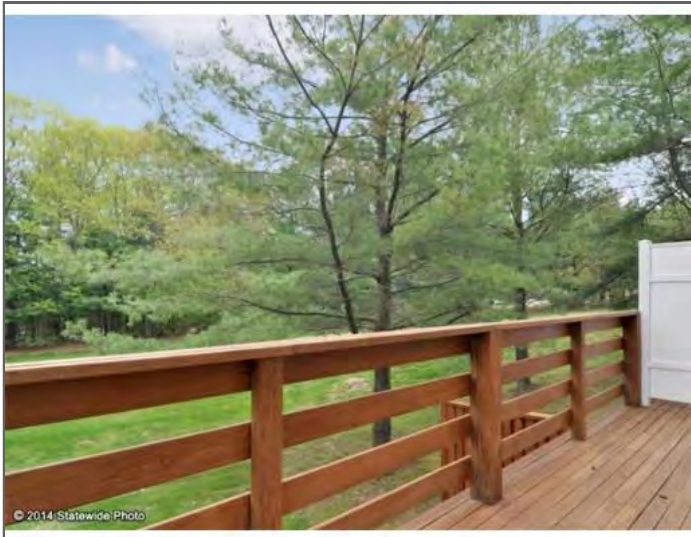
Market History for 60 Stone Ridge Rd U:60, Franklin, MA 02038

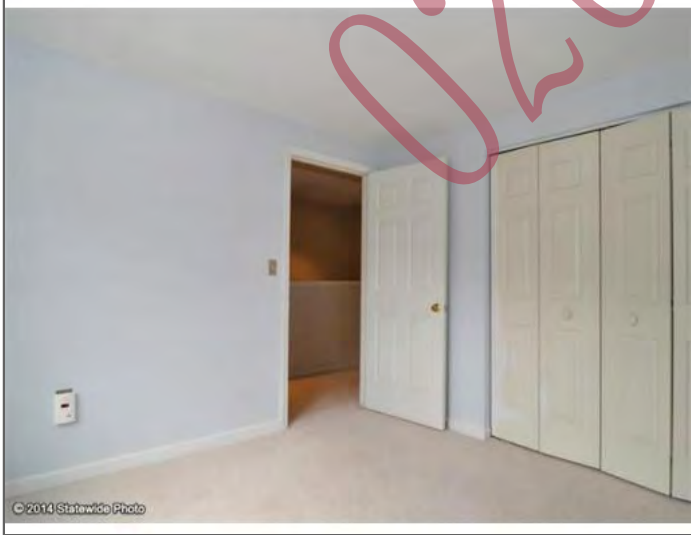
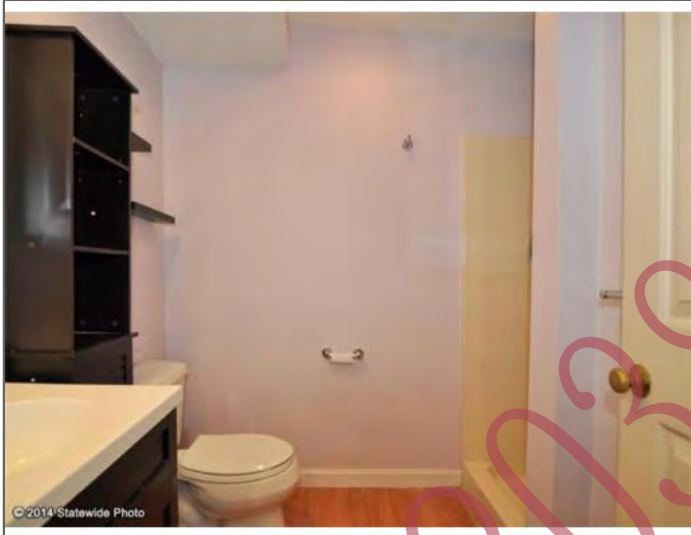
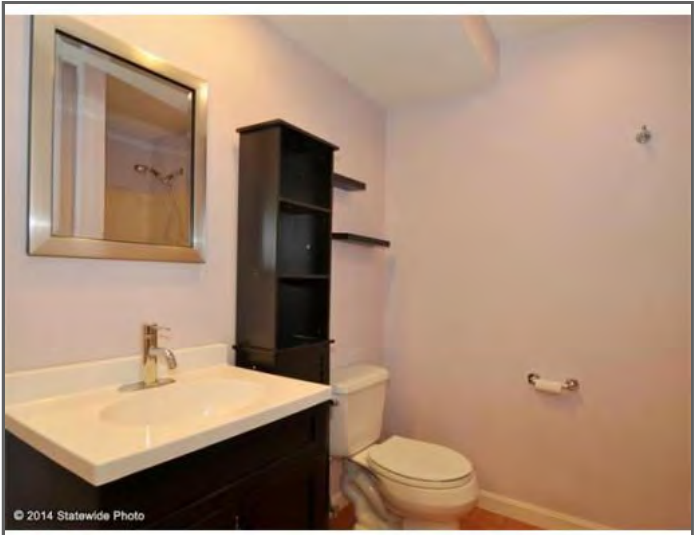
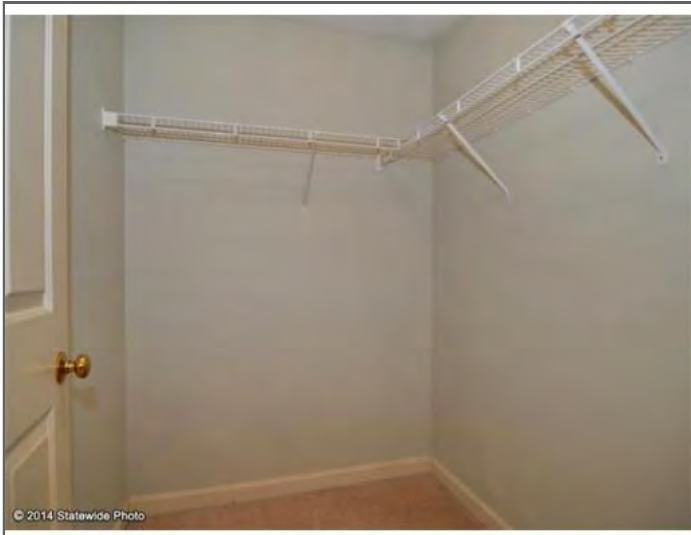
MLS #	Date		DOM	DTO	Price
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	6/11/2014	Price Changed to: \$239,900			\$239,900
UAG	7/27/2014	Status Changed to: Under Agreement			
SLD	9/6/2014	Status Changed to: Sold			
	9/2/2014	Sold for \$234,000	73	72	\$234,000
Market History for Office Id: BB5756			73	72	\$234,000
Market History for this property			73	72	\$234,000

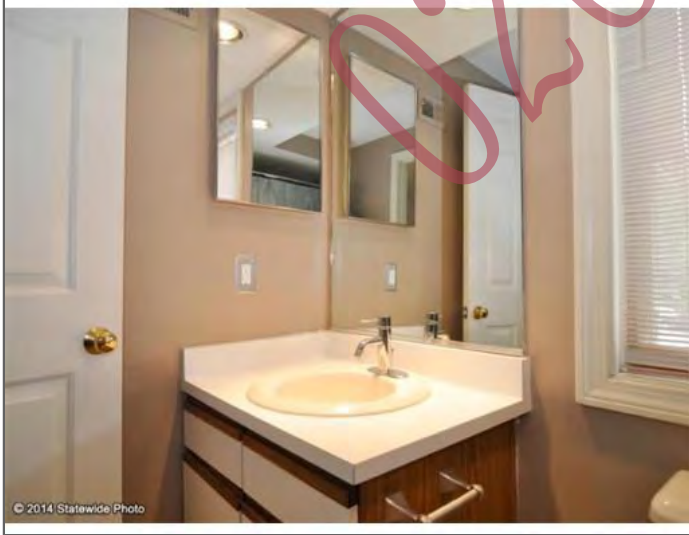
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Brought To You By: Warren Reynolds, Century 21- Franklin

89 Stone Ridge Road - Unit 89
Franklin, MA 02038-3131
Condo

MLS #: 71572636	Status: Sold
List Price: \$249,900	Sale Price: \$235,000
List Date: 8/21/2013	Sale Date: 1/8/2014
Area:	Off Market Date: 1/8/2014
List\$/SqFt: \$141.75	Sold\$/SqFt: \$133.30
Days on Market (Total): 140	Days on Market (Office): 140



Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: End, Front
Fireplaces: 1	Apprx Living Area: 1763 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 164	Garage: 1 Attached, Storage
Elevator:	Parking: 3 Off-Street, Assigned
Handicap Access/Features:	
Association: Yes Fee: \$345	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	3		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Wood, Dining Area
Master Bedroom:	2		Bathroom - Full, Closet - Linen, Closet - Walk-in
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Bathroom - Full
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full

Features & Other Information

Appliances: **Range, Dishwasher**
Basement: **Yes**
Cooling: **Central Air**
Exclusions: **Washer, dryer and refrigerator.**
Exterior: **Wood**
Exterior Features: **Porch, Patio**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas, Tank**
Lead Paint: **None**
Living Area Disclosures: **Lower level provides opportunity to expand living area.**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Remarks

Corner unit at Stone Ridge with 3 levels of living space! Open floor plan with hardwood floors, fireplace and double sliders leading to patio. Second floor boasts an oversized master bedroom with walk-in closet and full bath, spacious second bedroom, main bath and laundry. The walk up third floor/family room is a pleasant surprise and rare opportunity at this much sought after townhome complex. Garage has direct access to home and basement is spacious and ready to be finished...a great space to make your own!

Tax Information

2013 Taxes: **\$2879** Assessment: **\$200,800**
Pin #: **M:276 L:016-029**

Cert: **C188-177** Zoning Code: **res**
Map: Block: Lot: Book: **0** Page: **0**

Market History for 89 Stone Ridge Road U:89, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71572636	8/21/2013	Listed for \$269,900			\$269,900
	9/7/2013	Price Changed to: \$249,900			\$249,900
CTG	11/23/2013	Status Changed to: Contingent			
UAG	1/8/2014	Status Changed to: Under Agreement			
SLD	1/8/2014	Status Changed to: Sold			
	1/8/2014	Sold for \$235,000	140	93	\$235,000
Market History for Office Id: AC1630			140	93	\$235,000
Market History for this property			140	93	\$235,000

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

35 Stone Ridge Rd - Unit 35
Franklin, MA 02038-3166
Condo

MLS #: **71767355** Status: **Sold**
List Price: **\$239,900** Sale Price: **\$239,900**
List Date: **11/10/2014** Sale Date: **12/19/2014**
Area: Off Market Date: **12/15/2014**
List\$/SqFt: **\$196.96** Sold\$/SqFt: **\$196.96**
Days on Market (Total): **35** Days on Market (Office): **35**



Property Features

Rooms: **4** Style: **Townhouse, Garden**
Bedrooms: **2** Type: **Condo**
Baths: **2f 0h** Unit Level **1**
Master Bath: **Yes** Placement: **Street, End**
Fireplaces: **0** Apprx Living Area: **1218 sq.ft.**
Year Built: **1986** Outdoor Space Avail:
Units: **163** Garage: **1 Detached**
Elevator: **No** Parking: **1 Off-Street**
Handicap Access/Features:
Association: **Yes** Fee: **\$300**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom**

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Deck - Exterior, Slider
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile
Master Bedroom:	1		Flooring - Wood
Bedroom 2:	1		Flooring - Wood
Bath 1:	1	--	--
Bath 2:	1	--	--
Bath 3:	1	--	--
Laundry:	1	--	--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Basement: **Yes**
Construction: **Frame**
Cooling: **Central Air**
Exclusions:
Exterior: **Wood**
Exterior Features: **Deck - Wood**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas**
Interior Features: **Cable Available**
Lead Paint: **None**
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

Very Rare Opportunity! Lovely Ranch Style first floor living. Bright, freshly painted in wonderful condition. Two bedrooms with two and a half baths. Front to back dining room living room combination with slider and deck off living room. One bath totally renovate, partial another. Kitchen renovated 5 years ago and hardwoods installed in living room/dining room 10 years ago. Great location close to 495 and train station.

Tax Information

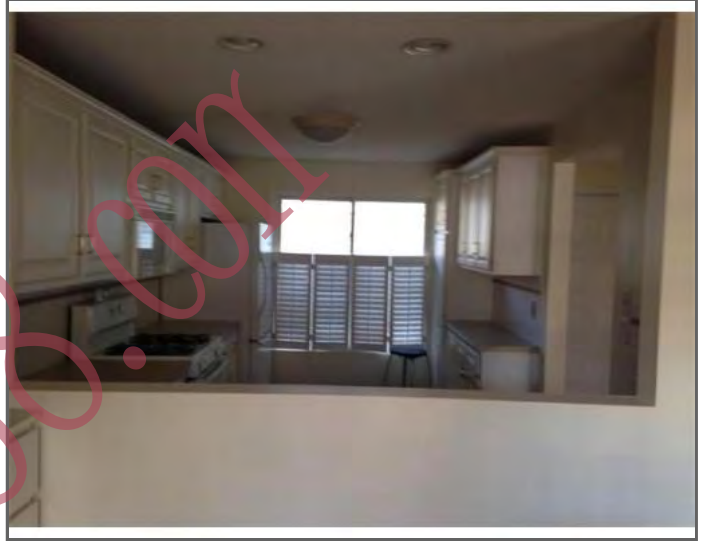
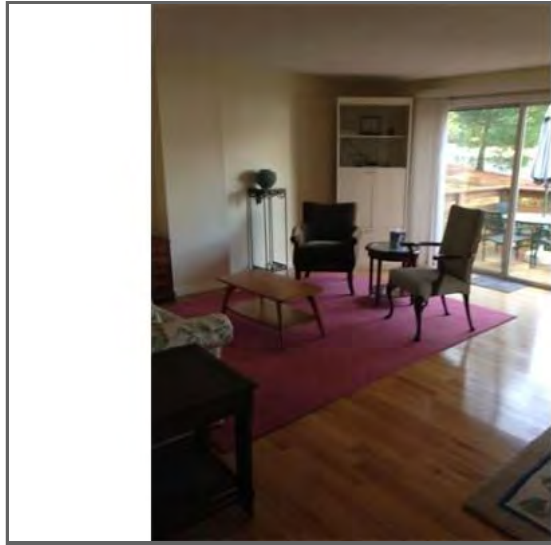
2014 Taxes: **\$3390** Assessment: **\$234,600**
Pin #: **M:276 L:016-023**

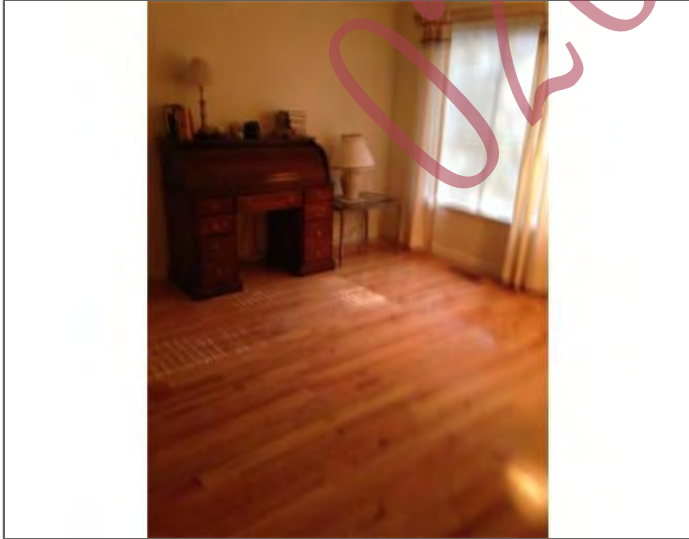
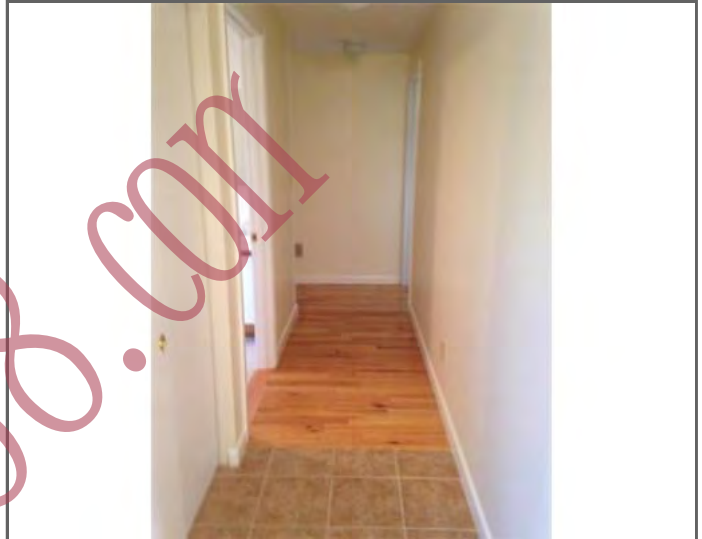
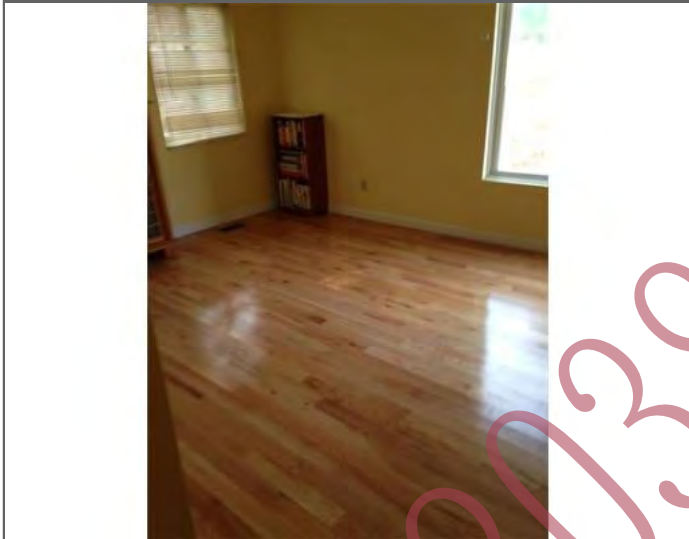
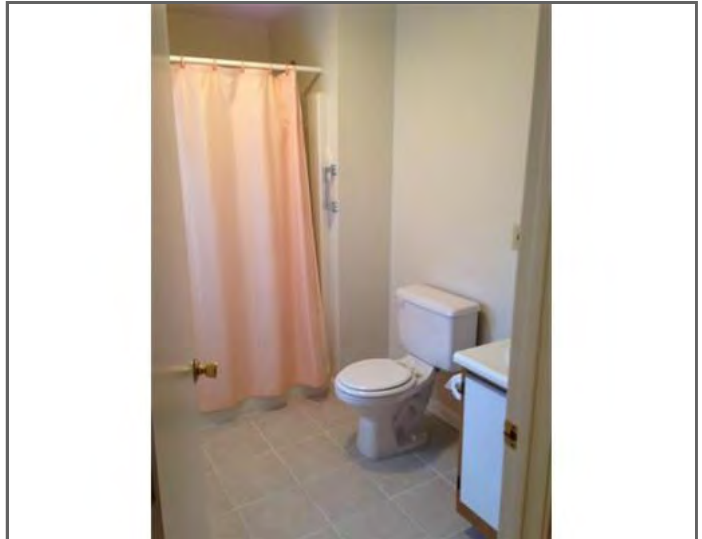
Cert: Zoning Code: **Res**
Map: Block: Lot: Book: **0** Page: **0**

Market History for 35 Stone Ridge Rd U:35, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71767355	11/10/2014	Listed for \$239,900			\$239,900
CTG	11/12/2014	Status Changed to: Contingent			
UAG	12/15/2014	Status Changed to: Under Agreement			
SLD	12/19/2014	Status Changed to: Sold			
	12/19/2014	Sold for \$239,900	35	2	\$239,900
Market History for Office Id: BB1175			35	2	\$239,900
Market History for this property			35	2	\$239,900

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

53 Stone Ridge Rd - Unit 53
Franklin, MA 02038-3166
Condo

MLS #: 71655226	Status: Sold
List Price: \$239,000	Sale Price: \$243,000
List Date: 4/3/2014	Sale Date: 6/20/2014
Area:	Off Market Date: 5/16/2014
List\$/SqFt: \$173.94	Sold\$/SqFt: \$176.86
Days on Market (Total): 46	Days on Market (Office): 46



Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath:	Placement: End
Fireplaces: 1	Apprx Living Area: 1374 sq.ft.
Year Built: 1991	Outdoor Space Avail: Yes - Private
# Units: 164	Garage: 1 Attached, Garage Door Opener
Elevator:	Parking: 2 Assigned
Handicap Access/Features:	
Association: Yes Fee: \$318	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Refuse Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet, Window(s) - Picture, Open Floor Plan
Dining Room:	1		Flooring - Wall to Wall Carpet, Deck - Exterior, Open Floor Plan, Slider
Kitchen:	1		Flooring - Laminate, Dining Area, Stainless Steel Appliances
Master Bedroom:	2		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		--
Bath 2:	2		--
Bath 3:	2		--
Laundry:	2		--

Features & Other Information

Basement: **Yes**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions:
Exterior: **Wood**
Exterior Features: **Deck**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas**
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

PRICE REDUCED!!! Fantastic opportunity at Stone Ridge! Sun-filled END UNIT w/ATTACHED DIRECT-ENTRY GARAGE. This freshly painted, meticulously maintained home boasts a wonderful open floor plan. The large EAT-IN Kitchen has BRAND NEW stainless steel appliances, laminate flooring, lots of cabinet space, and a pass-through window to the Dining Room w/Slider to a beautiful Deck. The Living Room has a picture window and wood-burning fireplace. Upstairs features 2 spacious Bedrooms, each with its own WALK-IN CLOSET and FULL BATH, along with 2nd floor Laundry (Washer and NEW Dryer stay). All Windows and the Slider were replaced in 2007 and the AC unit is 5 years young. Plenty of storage with 3 more closets on the 1st floor, plus a full Basement (ready to be finished). Convenient location - close to YMCA, Commuter Rail, Rte.495. Summer is near - move right in and enjoy the beautifully landscaped grounds and association pool. This lovely unit is READY AND WAITING FOR YOU!

Tax Information

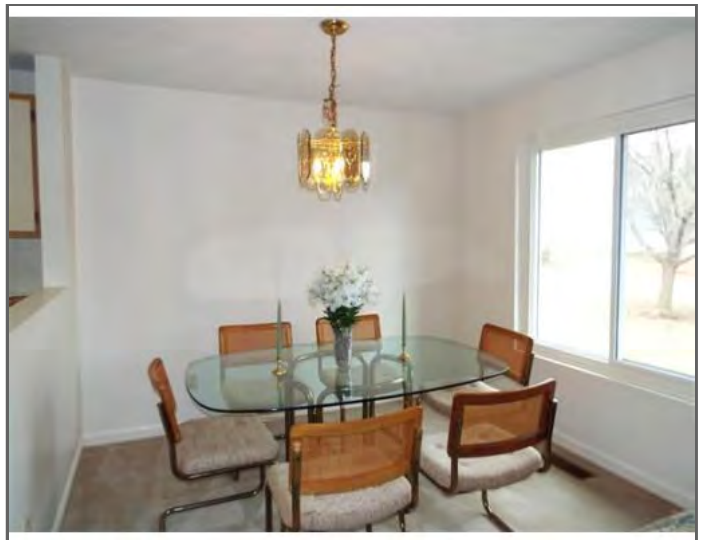
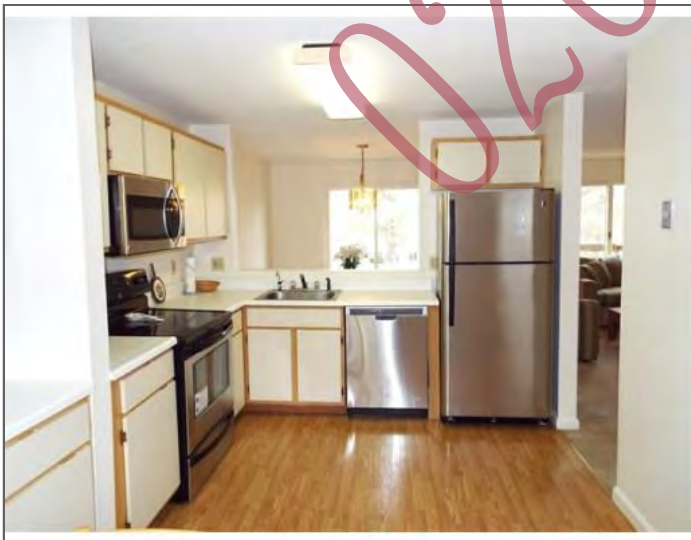
2013 Taxes: **\$2670** Assessment: **\$186,200**
Pin #: **M:276 L:016-005**

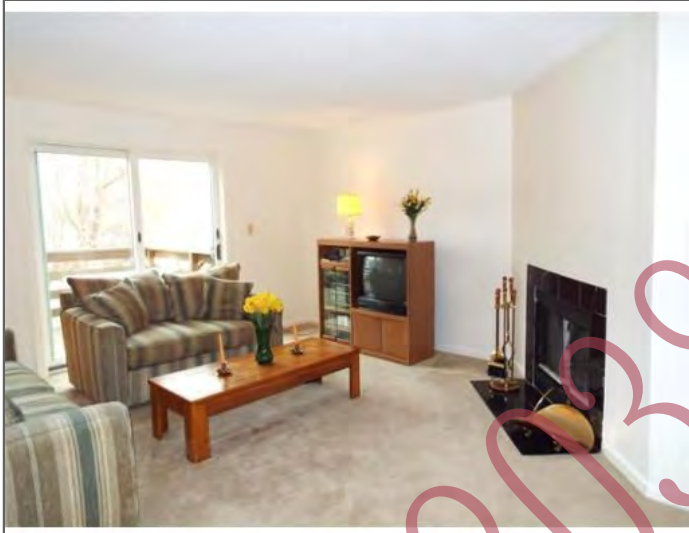
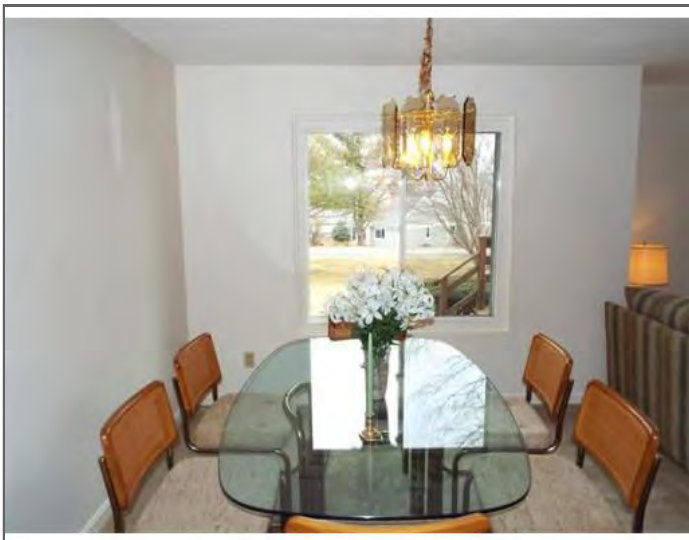
Cert: Zoning Code: **Res**
Map: **276** Block: Lot: **016-00** Book: **0** Page: **0**

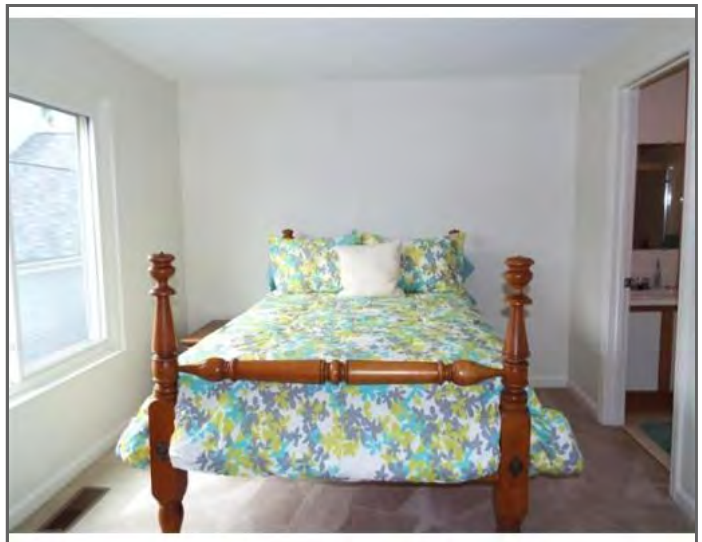
Market History for 53 Stone Ridge Rd U:53, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71655226	4/3/2014	Listed for \$249,000			\$249,000
	4/28/2014	Price Changed to: \$239,000			\$239,000
CTG	5/2/2014	Status Changed to: Contingent			
UAG	5/19/2014	Status Changed to: Under Agreement			
SLD	6/22/2014	Status Changed to: Sold			
	6/20/2014	Sold for \$243,000	46	29	\$243,000
Market History for Office Id: AC1630			46	29	\$243,000
Market History for this property			46	29	\$243,000

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71 Stone Ridge Road - Unit 71
 Franklin, MA 02038-3144
 Condo

MLS #: 71695886	Status: Sold
List Price: \$249,000	Sale Price: \$243,000
List Date: 6/9/2014	Sale Date: 10/30/2014
Area:	Off Market Date: 9/6/2014
List\$/SqFt: \$154.66	Sold\$/SqFt: \$150.93
Days on Market (Total): 104	Days on Market (Office): 104



Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: --
Fireplaces: 1	Apprx Living Area: 1610 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 163	Garage: 1 Attached, Garage Door Opener
Elevator: No	Parking: 2 Off-Street, Paved Driveway
Handicap Access/Features: No	
Association: Yes Fee: \$328	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom, Refuse Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:	1	17x12	Fireplace, Flooring - Hardwood
Dining Room:	1	10x9	Flooring - Hardwood, Exterior Access
Family Room:	B	17x11	Flooring - Wall to Wall Carpet
Kitchen:	1	13x9	Flooring - Stone/Ceramic Tile
Master Bedroom:	2	14x12	Ceiling Fan(s), Flooring - Hardwood
Bedroom 2:	2	14x9	Ceiling Fan(s), Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Cabinets - Upgraded
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower
Bath 3:	2		Bathroom - Full, Bathroom - With Shower Stall
Laundry:	2		--
Play Room:	B	19x9	Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **Washer/Dryer/Curtains**
 Exterior: **Clapboard, Vinyl**
 Exterior Features: **Deck**
 Facing Direction:
 Green Certified: **No**
 Heating: **Forced Air, Gas**
 Hot Water: **Tank**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **350sqft in Finished Basement**
 Living Area Includes: **Finished Basement**
 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

Immaculate Two Bedroom Townhouse at Stone Ridge Offers Attached One Car Garage, Spacious Eat-In Kitchen, Fireplaced Living Room, Dining Room w/ Slider Leads to Private Deck Great for Entertaining, Hardwood Floors Installed 2011 in Family Room, Dining Room and Bedrooms, Updated 1/2 Bath, Master Bedroom w/ Lots of Closet Space & Full Bath, 2nd Floor Laundry, Central Air, Finished Lower Level w/ New Carpeting, Pet Friendly, Complex Offers Pool, Clubhouse & Tennis Courts, Great Location Close to Highway & Public Transportation.

Tax Information

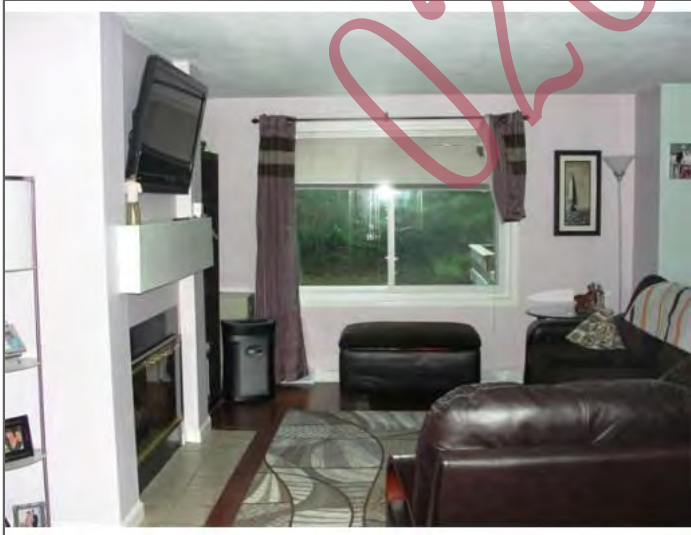
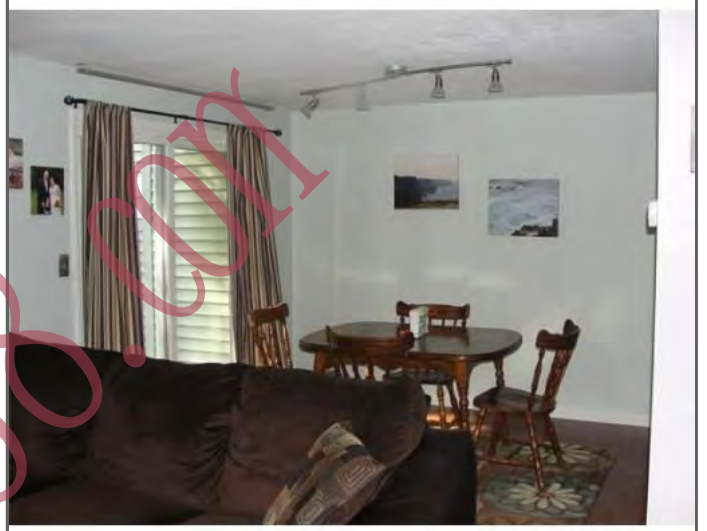
2014 Taxes: **\$3093.75** Assessment: **\$214,100**
 Pin #:

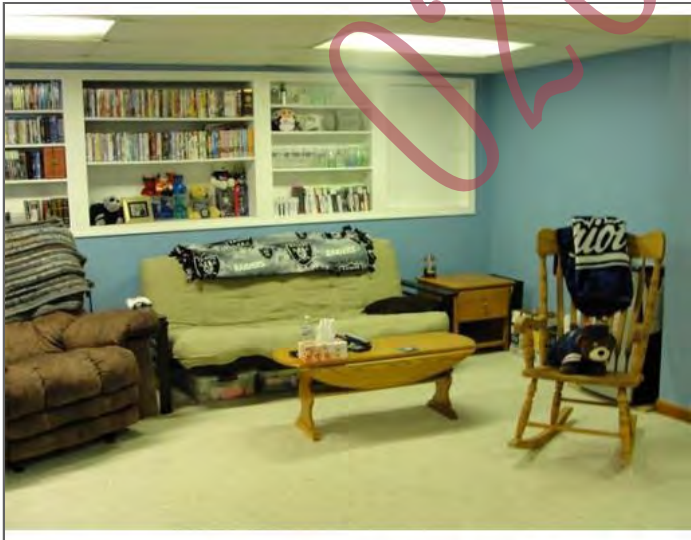
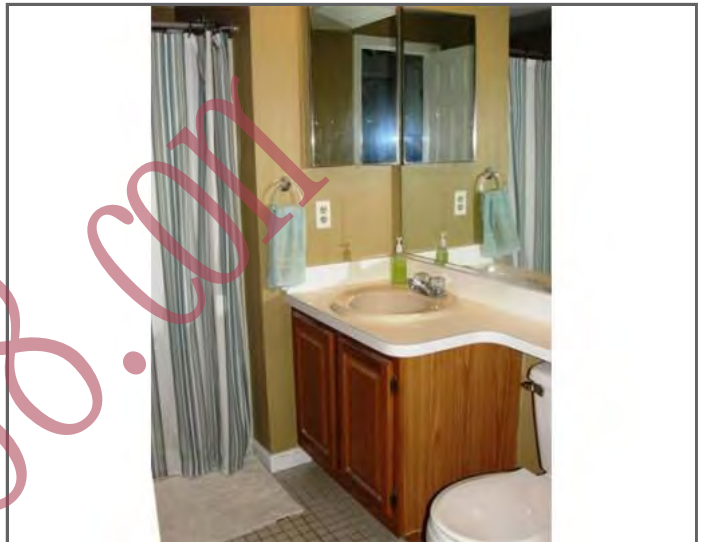
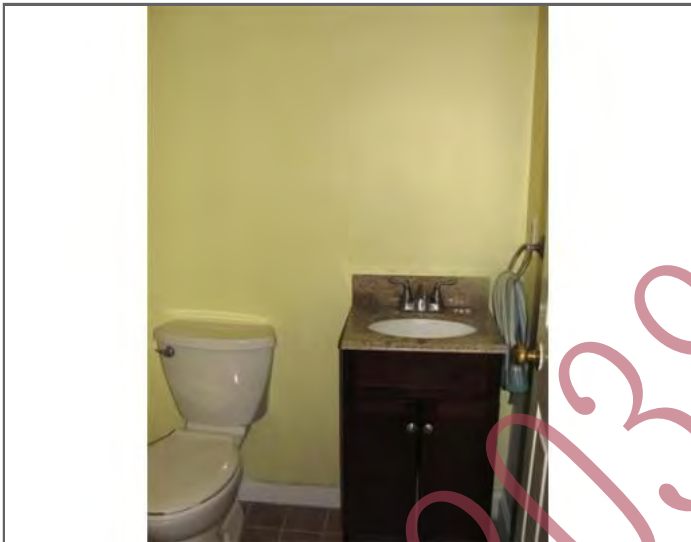
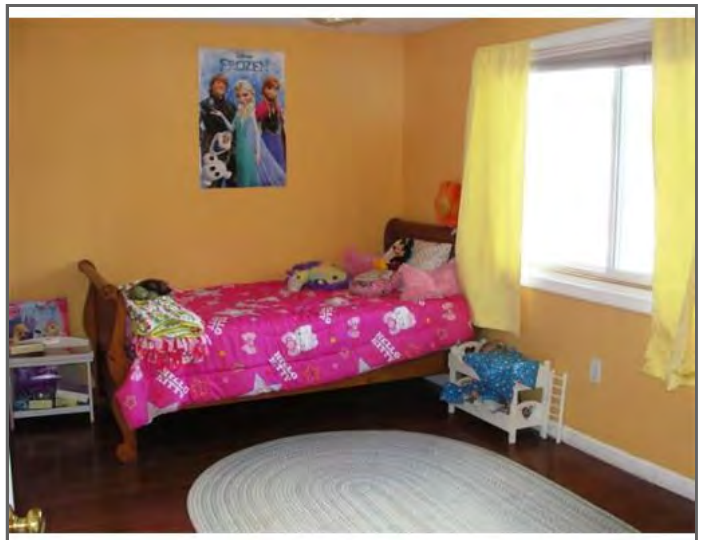
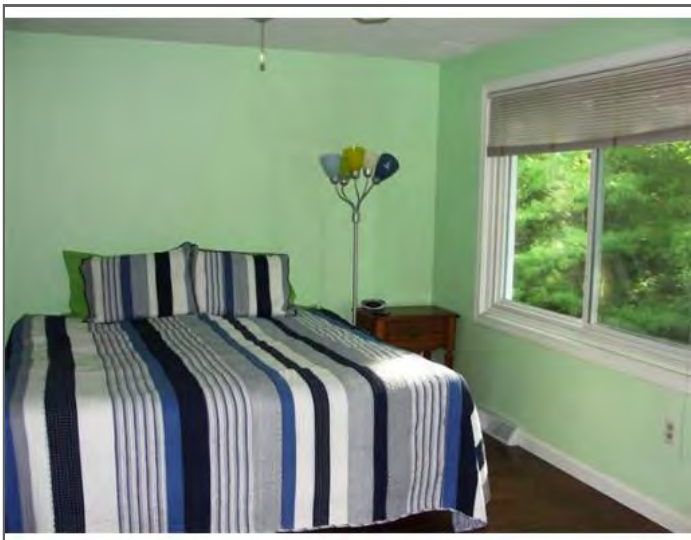
Cert: Zoning Code: **Res**
 Map: **276** Block: Lot: Book: **12197** Page: **1**

Market History for 71 Stone Ridge Road U:71, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71695886	6/9/2014	Listed for \$259,000			\$259,000
WDN	6/30/2014	Status Changed to: Temporarily Withdrawn			
BOM	8/4/2014	Status Changed to: Back on Market			
	8/4/2014	Price Changed to: \$249,000			\$249,000
CTG	9/7/2014	Status Changed to: Contingent			
UAG	10/26/2014	Status Changed to: Under Agreement			
SLD	10/30/2014	Status Changed to: Sold			
	10/30/2014	Sold for \$243,000	104	54	\$243,000
Market History for Office Id: BB6002			104	54	\$243,000
Market History for this property			104	54	\$243,000

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136 Stone Ridge - Unit 136
Franklin, MA 02038-3168
Condo

MLS #: 71644409	Status: Sold
List Price: \$259,900	Sale Price: \$251,500
List Date: 3/13/2014	Sale Date: 7/25/2014
Area:	Off Market Date: 5/13/2014
List\$/SqFt: \$162.44	Sold\$/SqFt: \$157.19
Days on Market (Total): 68	Days on Market (Office): 68



Property Features

Rooms: 5	Style: Townhouse, Attached
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Street, Middle
Fireplaces: 1	Aprx Living Area: 1600 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Private
# Units: 164	Garage: 1 Detached, Garage Door Opener
Elevator: No	Parking: 1 Off-Street, Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$298	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal, Garden Area	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Slider
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Ceiling Fan(s), Flooring - Stone/Ceramic Tile, Dining Area
Master Bedroom:	2		Bathroom - 3/4, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - 3/4, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **none**
 Exterior: **Wood**
 Exterior Features: **Porch, Deck, Screens, Gutters, Professional Landscaping**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Security System, Cable Available**
 Lead Paint: **None**
 Living Area Disclosures: **Includes approx 355 sqft measured in Lower Level**
 Living Area Includes: **Finished Basement**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Remarks

METICULOUS describes this **PET FRIENDLY** townhouse ready for your inspection in desirable Stone Ridge complex. Featuring an eat-in kitchen with ceramic flr and oak cabinets; HW in dining room and living room, wood-burning fireplace, sliders to private patio back up to woods. Generous bedrooms and closets; master with private bath and walk in closet. New windows and slider in 2008, and new heat & AC in 2011. Partially finished lower level just waiting for your final touches with separate laundry room and generous storage area. Just click and enter your one car garage!! Complex is nicely landscaped and managed.

Tax Information

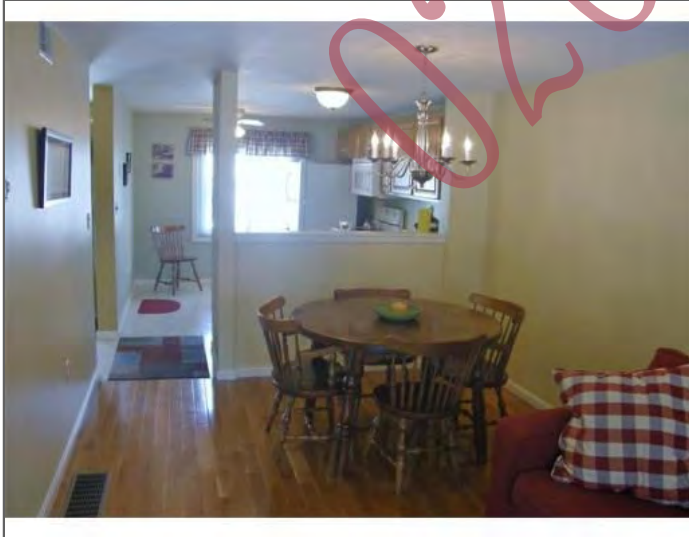
2013 Taxes: **\$3348.06** Assessment: **\$213,700**
 Pin #:

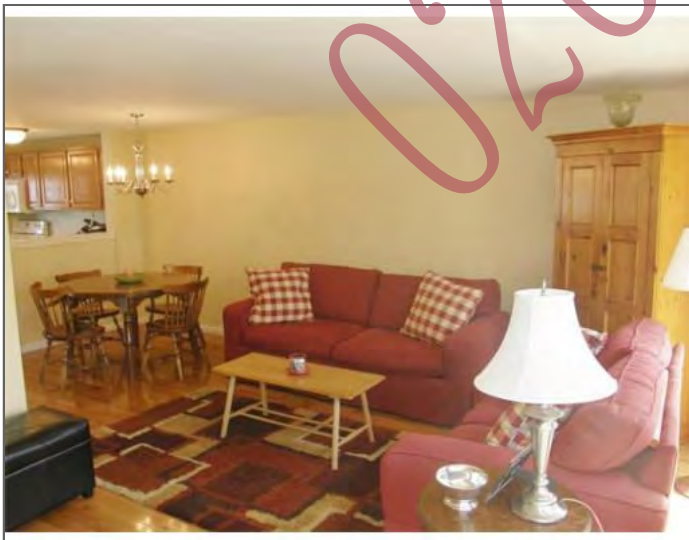
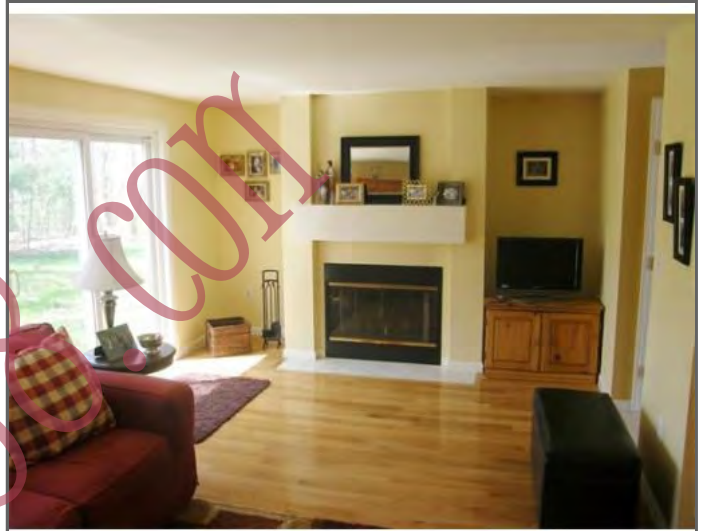
Cert: Zoning Code: **condo**
 Map: **276** Block: **017** Lot: **012** Book: **0** Page: **0**

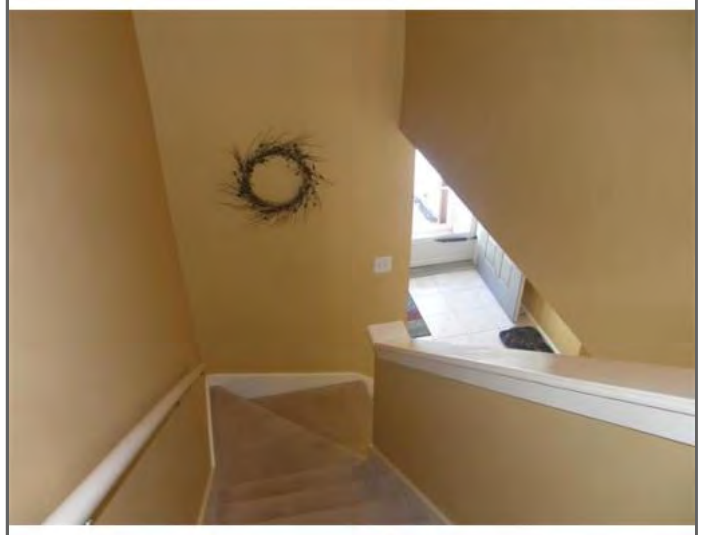
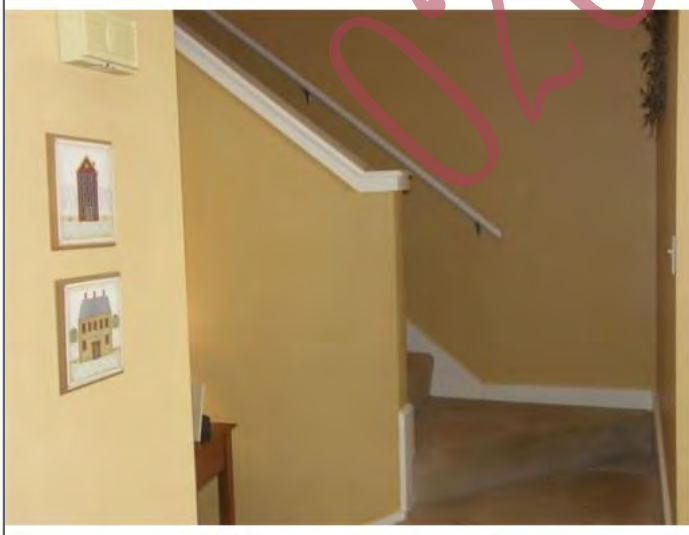
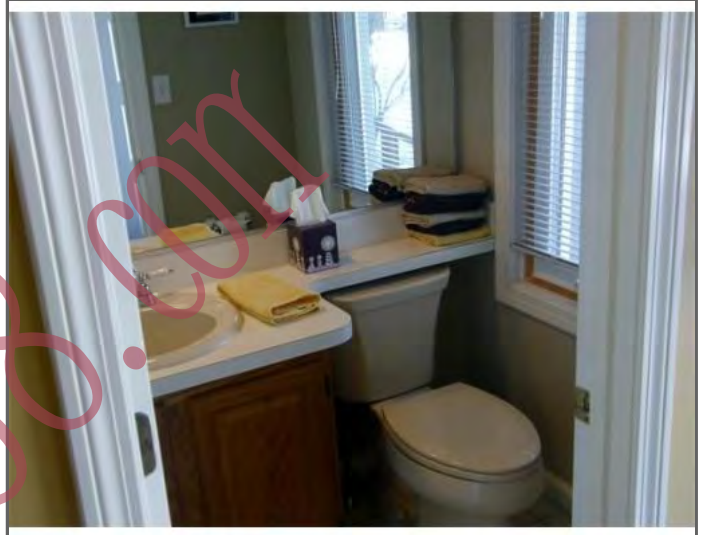
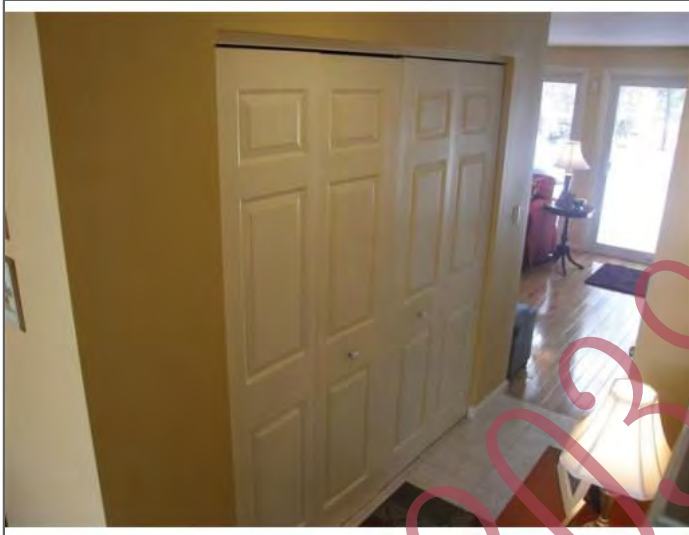
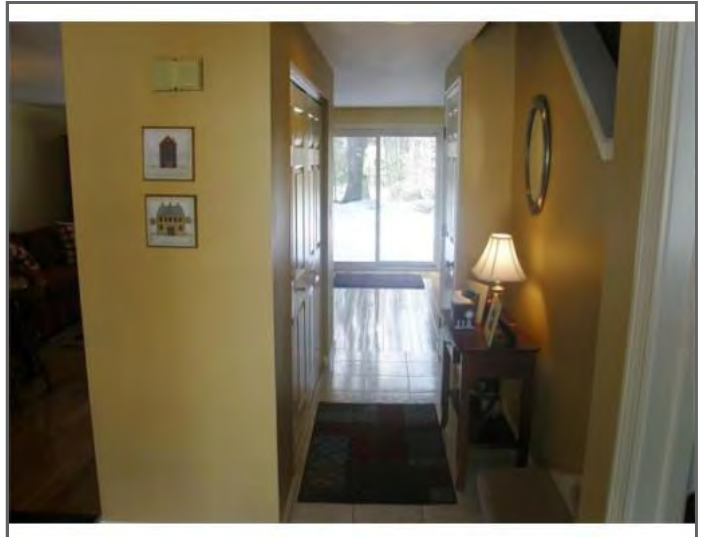
Market History for 136 Stone Ridge U:136, Franklin, MA 02038

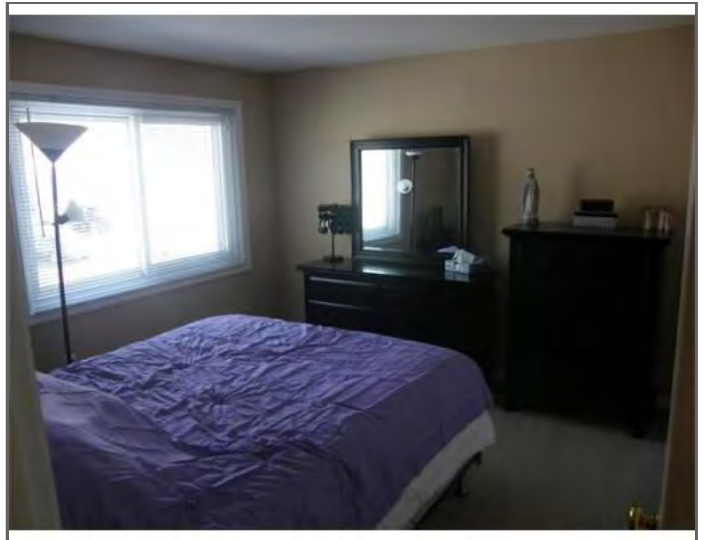
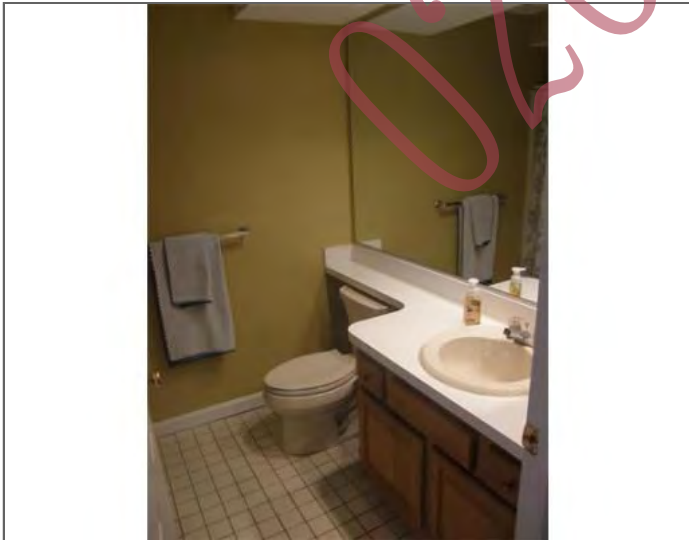
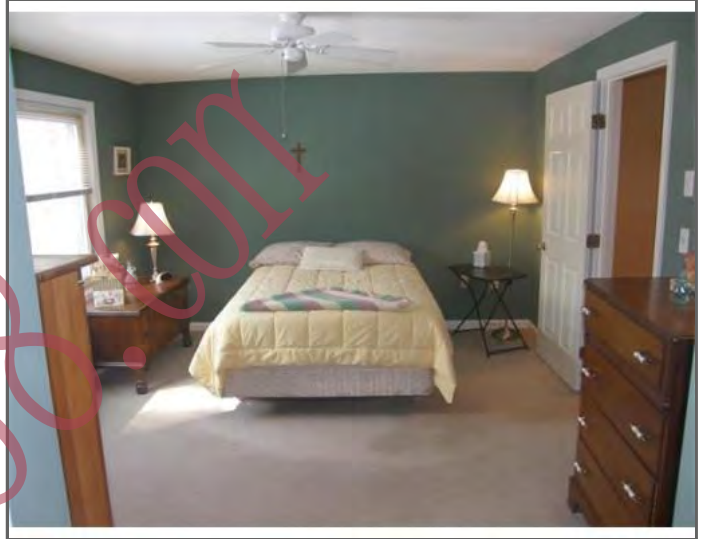
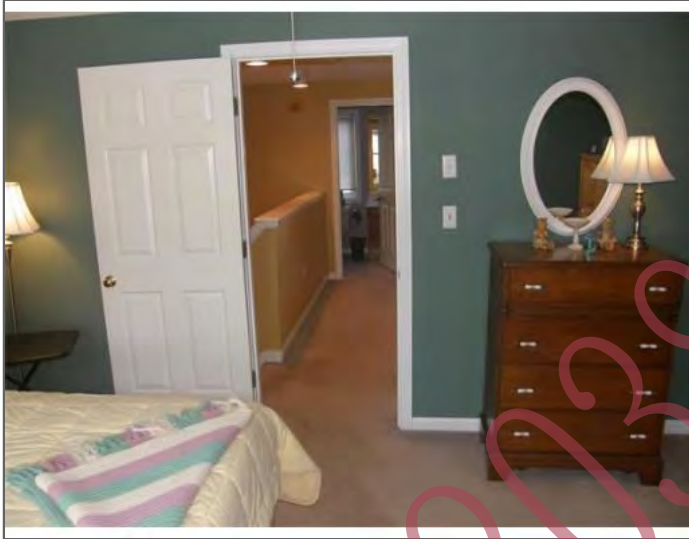
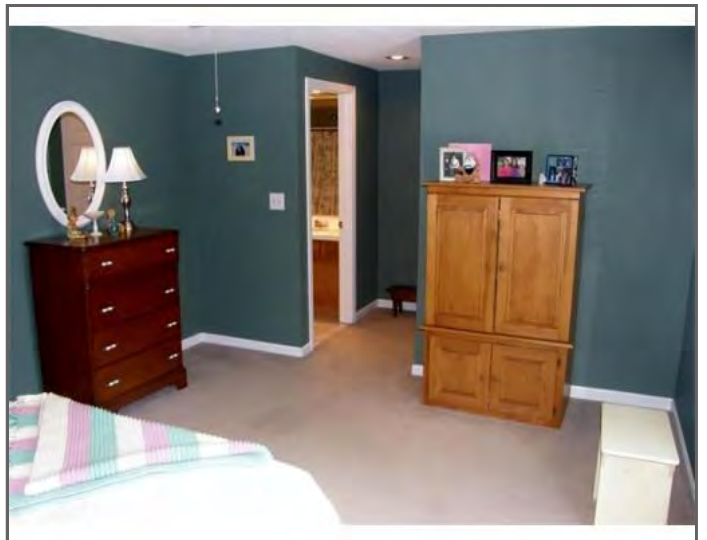
MLS #	Date		DOM	DTO	Price
71644409	3/13/2014	Listed for \$259,900			\$259,900
UAG	5/20/2014	Status Changed to: Under Agreement			
SLD	7/25/2014	Status Changed to: Sold			
	7/25/2014	Sold for \$251,500	68	61	\$251,500
Market History for Office Id: AC2364			68	61	\$251,500
Market History for this property			68	61	\$251,500

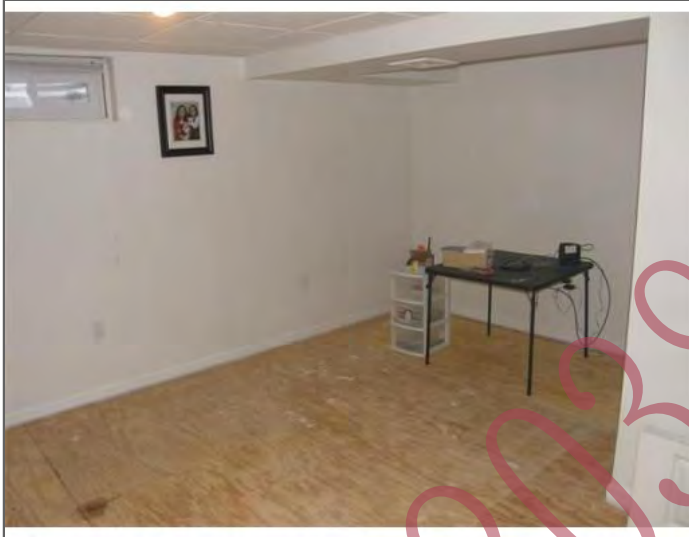
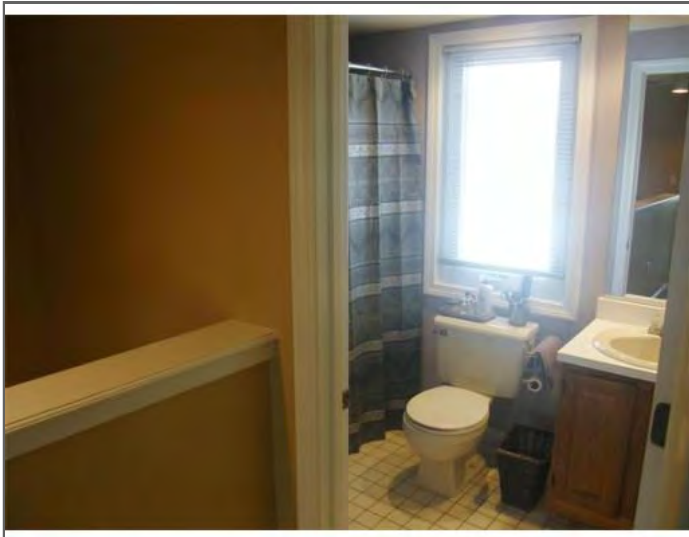
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113 Stone Ridge - Unit 113
Franklin, MA 02038
Condo

MLS #: 71668715	Status: Sold
List Price: \$264,000	Sale Price: \$261,200
List Date: 4/24/2014	Sale Date: 6/20/2014
Area:	Off Market Date: 5/27/2014
List\$/SqFt: \$178.62	Sold\$/SqFt: \$176.73
Days on Market (Total): 33	Days on Market (Office): 33

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 3
Master Bath: Yes	Placement: --
Fireplaces: 1	Apprx Living Area: 1478 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 163	Garage: 1 Attached
Elevator:	Parking: 1 --
Handicap Access/Features:	
Association: Yes Fee: \$355	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wood, Cable Hookup
Dining Room:	1		Flooring - Wood, Balcony / Deck
Family Room:	3		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Master Bedroom:	2		Bathroom - Full, Ceiling Fan (s), Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full
Bath 3:	2		Bathroom - Full
Laundry:	2		--

Features & Other Information

Basement: **Yes**
Cooling: **Central Air**
Exclusions:
Exterior: **Wood**
Exterior Features: **Porch, Deck - Wood**
Facing Direction:
Heating: **Forced Air**
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

Fabulous Move in Ready 3 Level Town House in desirable Stone Ridge! One of few units in complex that has attached garage with direct access to home. This townhouse features beautiful hardwood floors on first floor as well as a brand new gas fireplace in living/dining room with a slider to your deck for entertaining or just relaxing. A wonderful eat in kitchen which features ceramic tile floors and beautiful granite counter tops. Recent updates include new carpets on second floor, third floor and stairs, new blinds throughout and hot water heater. Enjoy your spacious master suite with private bath as well as second floor laundry for easy convenience. Large third floor can be used as family room or possibly third bedroom. To make this unit complete you are minutes from Route 495! This unit is a must see!!

Tax Information

2013 Taxes: **\$3004.23** Assessment: **\$209,500**

Pin #:

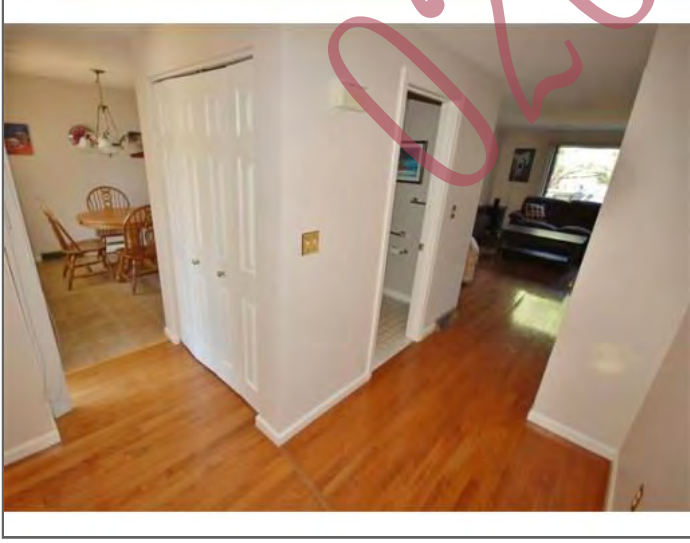
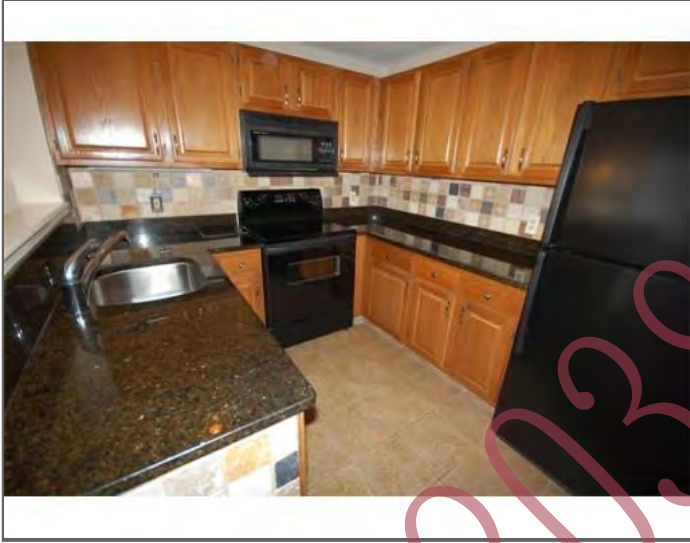
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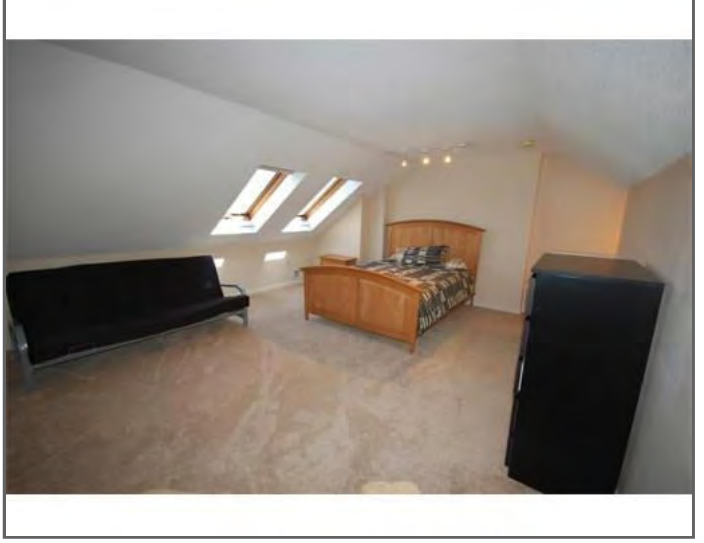
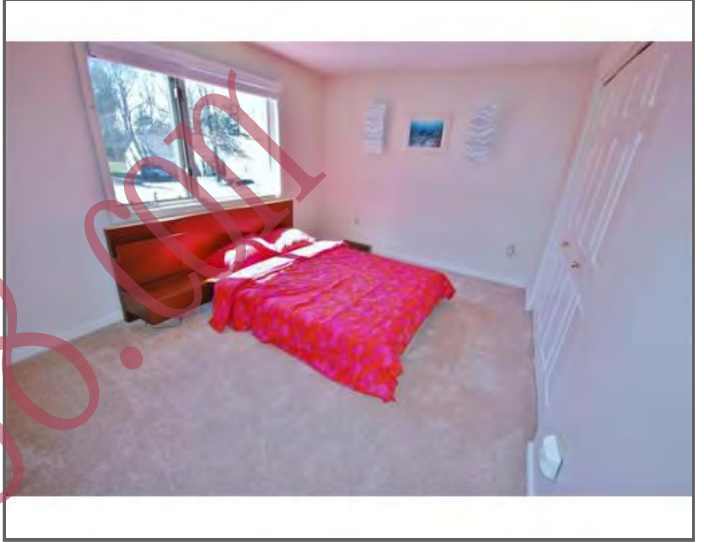
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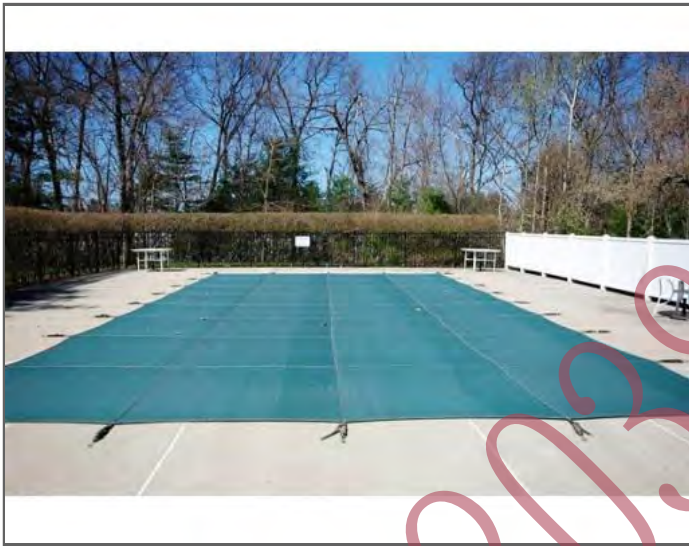
Market History for 113 Stone Ridge U:113, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71668715	4/24/2014	Listed for \$269,000			\$269,000
	5/15/2014	Price Changed to: \$264,000			\$264,000
CTG	5/20/2014	Status Changed to: Contingent			
UAG	5/27/2014	Status Changed to: Under Agreement			
SLD	6/20/2014	Status Changed to: Sold			
	6/20/2014	Sold for \$261,200	33	24	\$261,200
Market History for Office Id: BB1510			33	24	\$261,200
Market History for this property			33	24	\$261,200

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6 Stone Ridge - Unit 6
Franklin, MA 02038
Condo

MLS #: 71637245	Status: Sold
List Price: \$279,000	Sale Price: \$277,000
List Date: 2/26/2014	Sale Date: 4/25/2014
Area:	Off Market Date: 4/11/2014
List\$/SqFt: \$173.83	Sold\$/SqFt: \$172.59
Days on Market (Total): 44	Days on Market (Office): 44



Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: End
Fireplaces: 1	Apprx Living Area: 1605 sq.ft.
Year Built: 1989	Outdoor Space Avail: Yes - Common
# Units: 164	Garage: 1 Attached, Garage Door Opener
Elevator:	Parking: 2 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$355	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom, Refuse Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:	1	15x13	Fireplace, Flooring - Hardwood
Dining Room:	1	10x10	Flooring - Hardwood
Family Room:	3	18x22	Flooring - Wall to Wall Carpet
Kitchen:	1	7x10	Flooring - Hardwood
Master Bedroom:	2	14x15	Flooring - Wall to Wall Carpet
Bedroom 2:	2	10x11	Flooring - Wall to Wall Carpet
Bath 1:	1	5x5	Bathroom - Half
Bath 2:	2	8x8	Bathroom - Full
Bath 3:	2	5x9	Bathroom - Full
Laundry:	2		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers, 100 Amps**
 Exclusions:
 Exterior: **Clapboard, Wood**
 Exterior Features: **Deck - Wood**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 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.Reg: **No**
 Lender Owned: **No**

Remarks

END UNIT CONDO that feels like a single family! Located in the sought-after Stone Ridge Condominiums, this home boasts a modern, open-floor layout with sun-filled rooms. Meticulously maintained, this place has it all. Features include direct-entry garage, master suite w/ double closets, central air, gas heat, 2.5 baths, full basement for future-finishing. Bonus third floor can be 3rd bedroom/office/playroom...make it your own! Spacious yard with gorgeous deck -- and even more shared outdoor space! Unbeatable location: 1/2 mile path to MBTA, very convenient to 495. Steps to clubhouse and pool. Now FHA approved!

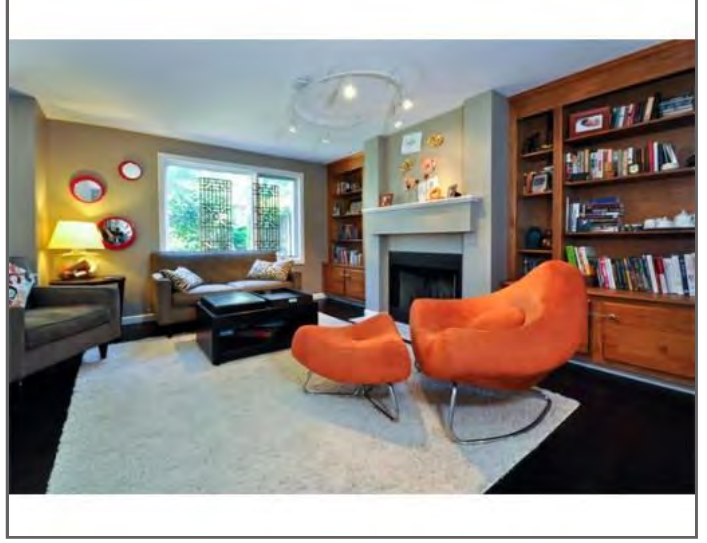
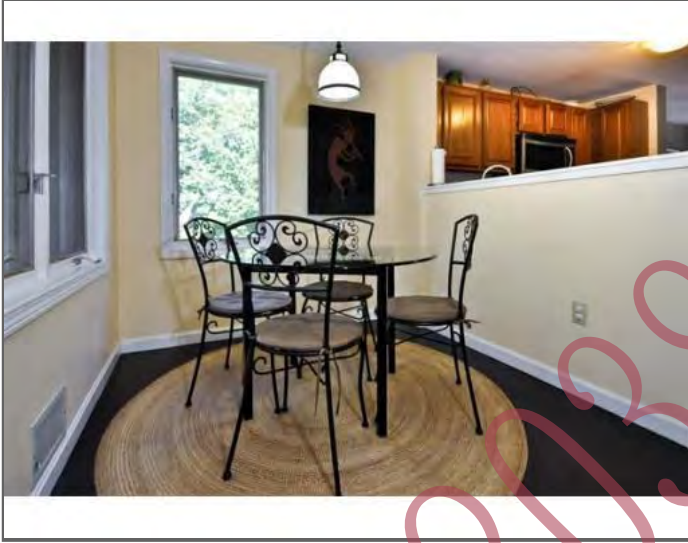
Tax Information

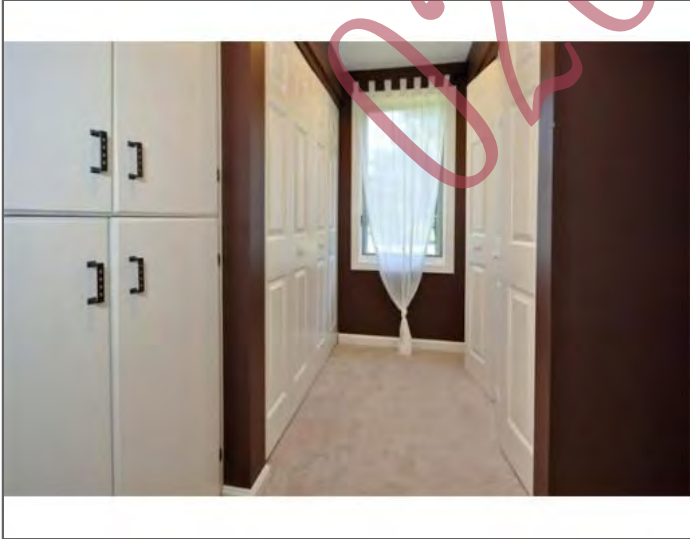
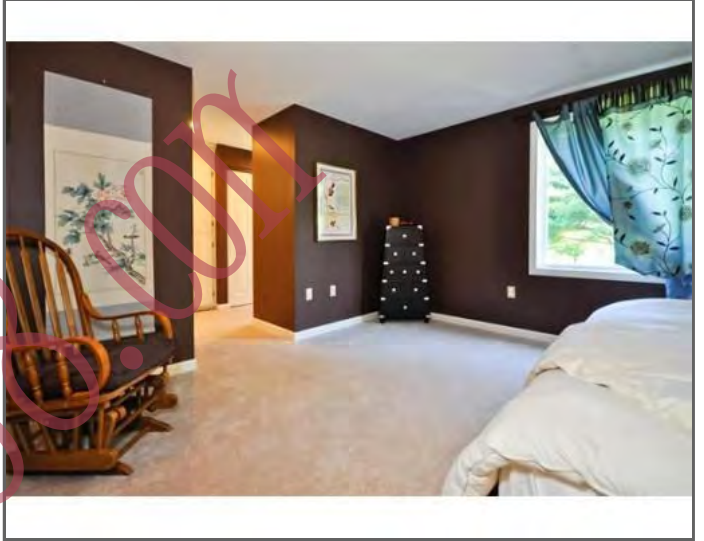
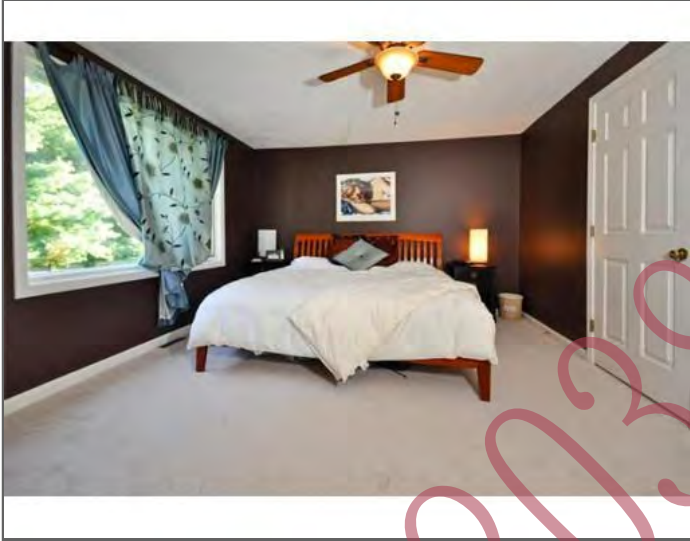
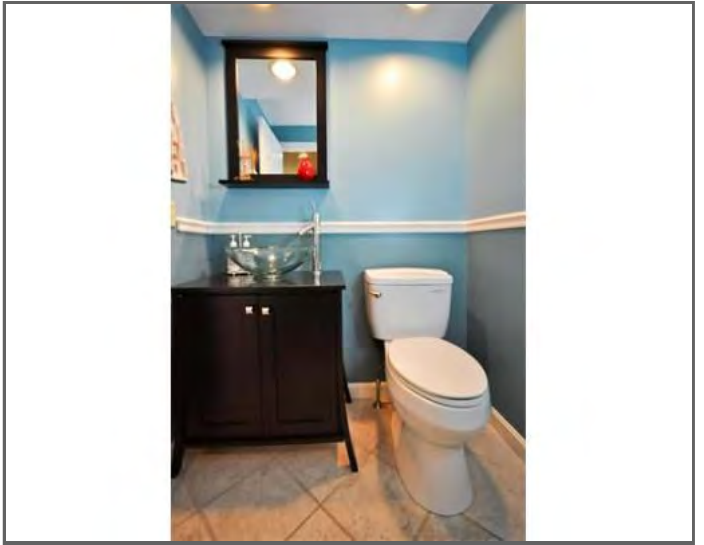
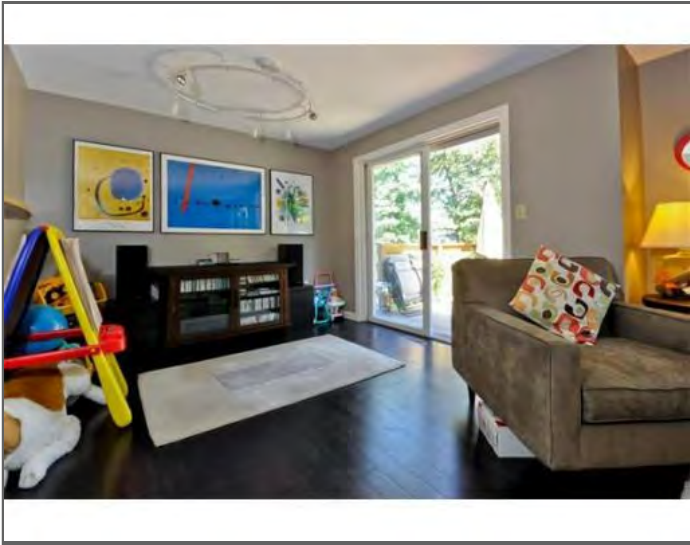
2013 Taxes: \$2852	Assessment: \$198,900	Cert: Zoning Code: Res Condo
Pin #:		Map: Block: Lot: Book: 0 Page: 0

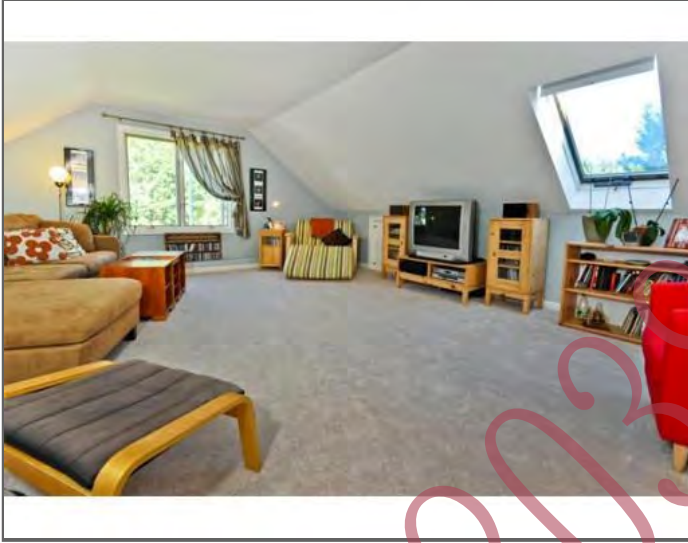
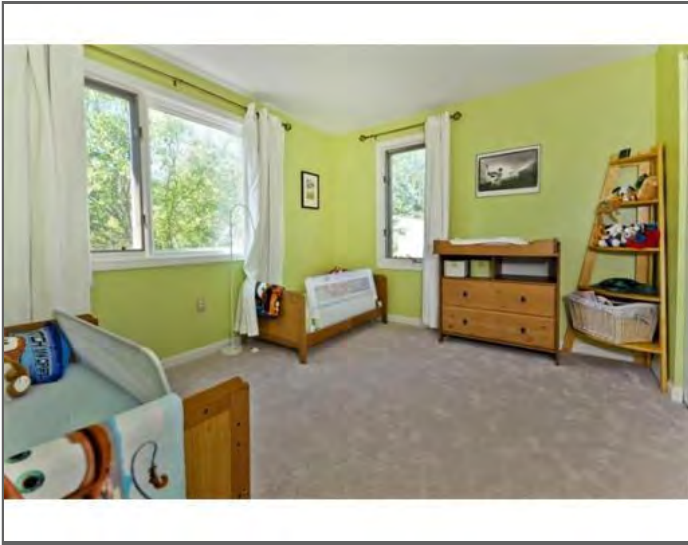
Market History for 6 Stone Ridge U:6, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71637245	2/26/2014	Listed for \$279,000			\$279,000
CTG	3/13/2014	Status Changed to: Contingent			
UAG	4/11/2014	Status Changed to: Under Agreement			
SLD	4/25/2014	Status Changed to: Sold			
	4/25/2014	Sold for \$277,000	44	15	\$277,000
Market History for Office Id: BB5153			44	15	\$277,000
Market History for this property			44	15	\$277,000

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121 Stone Ridge Rd - Unit 121
Franklin, MA 02038-3146
Condo

MLS #: 71745914	Status: Sold
List Price: \$279,900	Sale Price: \$277,900
List Date: 9/19/2014	Sale Date: 11/14/2014
Area:	Off Market Date: 10/24/2014
List\$/SqFt: \$158.76	Sold\$/SqFt: \$157.63
Days on Market (Total): 35	Days on Market (Office): 35

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Corner
Fireplaces: 1	Apprx Living Area: 1763 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Private
# Units: 164	Garage: 1 Attached, Garage Door Opener, Deeded
Elevator:	Parking: 1 Assigned, Deeded
Handicap Access/Features:	
Association: Yes Fee: \$355	
Fee Includes: Master Insurance, Swimming Pool, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal	



Room Descriptions

Room	Level	Size	Features
Dining Room:	1	10x10	Flooring - Hardwood, Balcony / Deck, Open Floor Plan, Slider
Family Room:	1	12x18	Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Kitchen:	1	10x15	Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Open Floor Plan, Recessed Lighting, Remodeled, Stainless Steel Appliances
Master Bedroom:	2	15x20	Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 2:	2	10x15	Flooring - Wall to Wall Carpet
Bedroom 3:	3	16x23	Skylight, 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, Flooring - Stone/Ceramic Tile
Laundry:	2	--	--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Wood, Vinyl**
 Exterior Features: **Deck, Garden Area, Screens, Gutters, Professional Landscaping**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 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

YOUR SEARCH IS OVER! This bright & sunny UPDATED unit has it all! Absolutely beautiful from top to bottom! Gleaming HARDWOOD FLOORS in OPEN CONCEPT Family Room & Dining Room with Custom Built-ins, Recessed Lighting, Fireplace & Slider to large Deck with backyard privacy. The Kitchen boasts gorgeous Maple Cabinets (including awesome pantry), Stainless Steel Appliances, Tile Backsplash, Granite Countertops & built-in Granite table with storage. Two spacious Bedrooms on 2nd floor & huge 3rd floor Loft with skylights - could be Bedroom, Playroom, Office - you decide! Laundry conveniently located on 2nd floor. DIRECT ENTRY GARAGE. Great closet space & Basement with plenty of storage. All this PLUS...WINDOWS HAVE BEEN REPLACED...TILE IN FOYER AND ALL 3 BATHS HAVE BEEN REPLACED...CARPET ON STAIRS & 2ND/3RD LEVELS BRAND NEW...FRESHLY PAINTED! Fantastic location - close to YMCA, Commuter Rail, Rte.495. Don't miss out - this METICULOUSLY MAINTAINED, PRISTINE unit is READY AND WAITING FOR YOU!

Tax Information

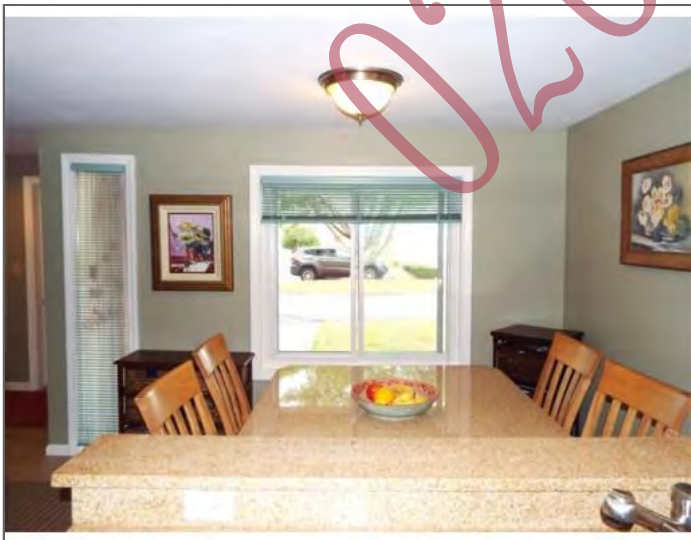
2014 Taxes: **\$3396** Assessment: **\$235,000**
 Pin #: **M:276 L:017-027**

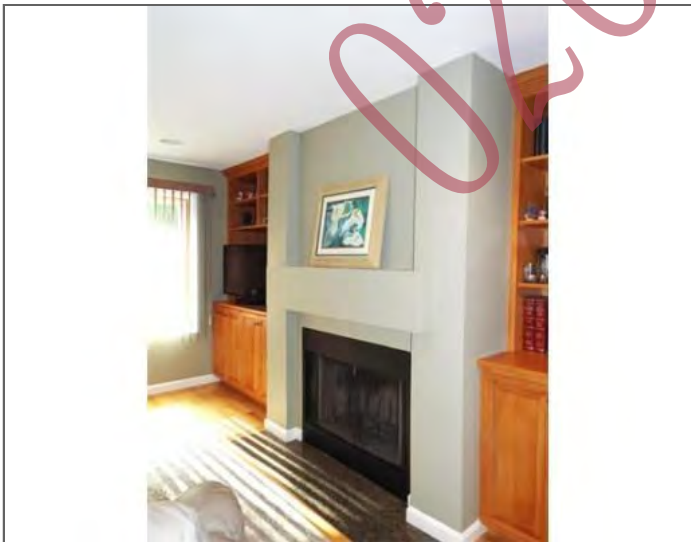
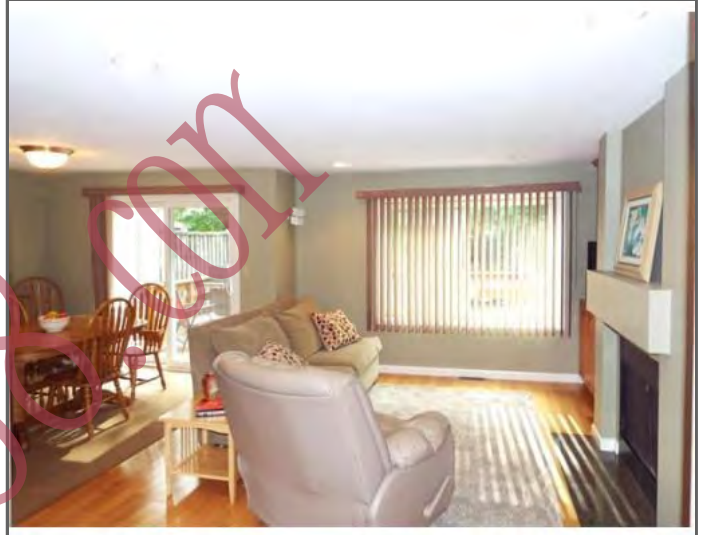
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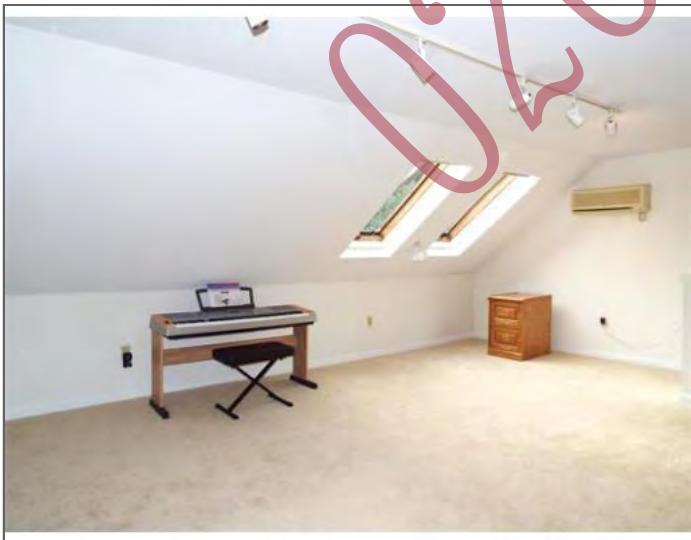
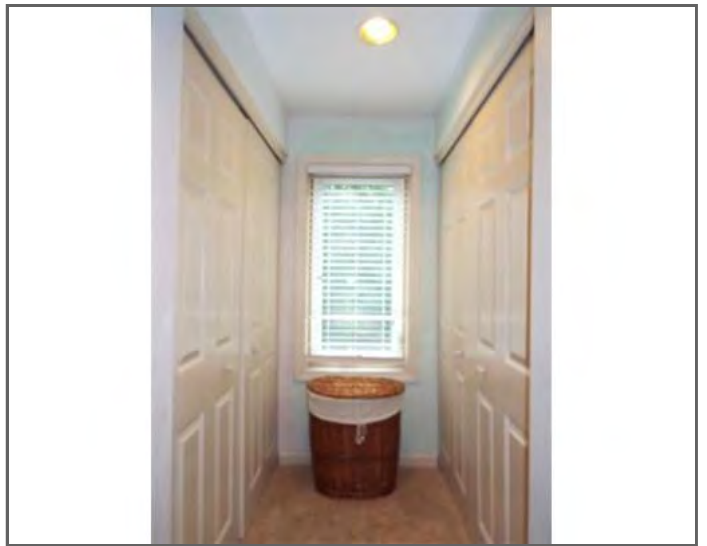
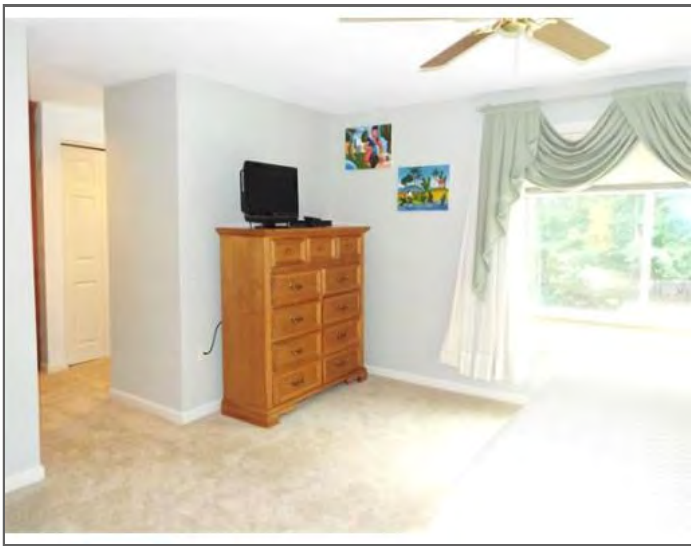
Market History for 121 Stone Ridge Rd U:121, Franklin, MA 02038

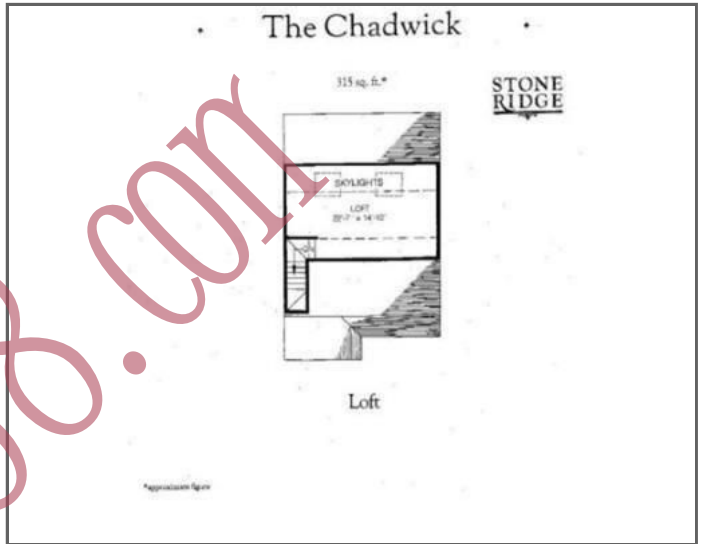
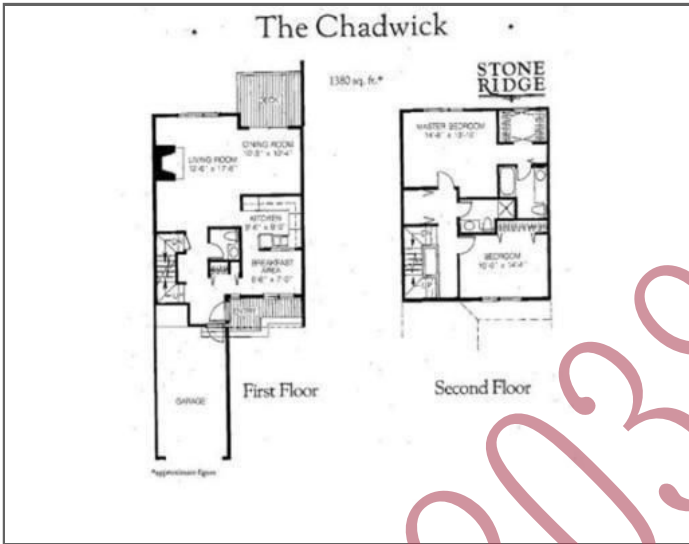
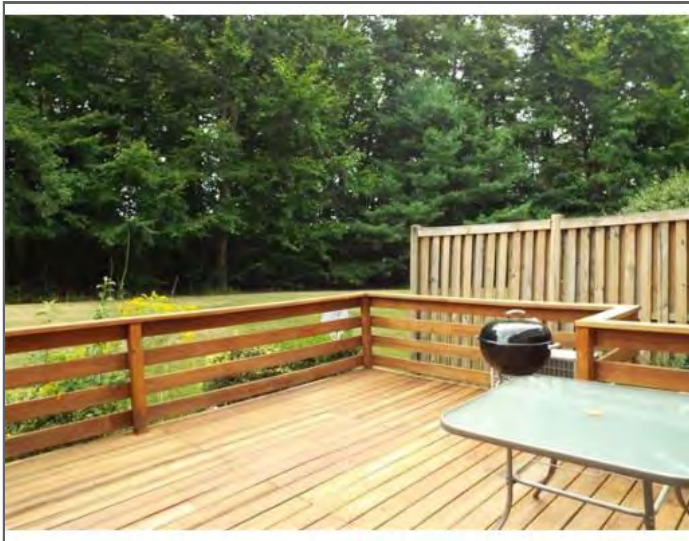
MLS #	Date		DOM	DTO	Price
71745914	9/19/2014	Listed for \$279,900			\$279,900
CTG	9/27/2014	Status Changed to: Contingent			
UAG	10/24/2014	Status Changed to: Under Agreement			
SLD	11/17/2014	Status Changed to: Sold			
	11/14/2014	Sold for \$277,900	35	4	\$277,900
Market History for Office Id: AC1630			35	4	\$277,900
Market History for this property			35	4	\$277,900

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

90 Stone Ridge Rd - Unit 90
Franklin, MA 02038
Condo

MLS #: 71663007	Status: Sold
List Price: \$279,000	Sale Price: \$280,000
List Date: 4/18/2014	Sale Date: 8/29/2014
Area:	Off Market Date: 6/30/2014
List\$/SqFt: \$181.40	Sold\$/SqFt: \$182.05
Days on Market (Total): 73	Days on Market (Office): 73



Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 0h	Unit Level 1
Master Bath: Yes	Placement: --
Fireplaces: 1	Apprx Living Area: 1538 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 165	Garage: 1 Attached
Elevator:	Parking: 1 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$355	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Cable Hookup, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		--
Master Bedroom:	1		--
Bedroom 2:	1		--
Bedroom 3:	1		--
Laundry:	1		--
Bonus Room:	2		--

Features & Other Information

Basement: **Yes**
Construction: **Frame**
Cooling: **Central Air**
Exclusions:
Exterior: **Clapboard**
Exterior Features: **Porch, Deck, Deck - Wood**
Facing Direction:
Heating: **Central Heat**
Hot Water: **Natural Gas**
Lead Paint: **Unknown**
Living Area Disclosures: **Sq ft does not include 1000 sq ft finished basement**
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

Discover the expansive room within this 2 bedroom condo in sought after Stone Ridge. Easy commuter location close to 495 and the commuter rail. Enjoy the amenities of the pool, and tennis courts. Open floor plan with light filled rooms. Bonus third floor room could be another bedroom or a separate office. Extra large family room in the multi roomed finished basement. Hard wood throughout the first floor. All that is needed is your personal touch. Quick close possible. Call agent for showing

Tax Information

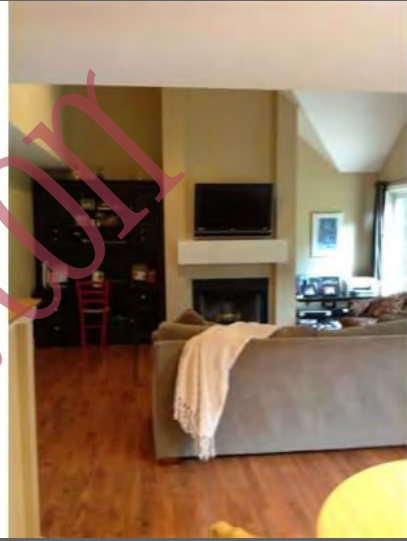
2014 Taxes: **\$3625** Assessment: **\$227,000**
Pin #:

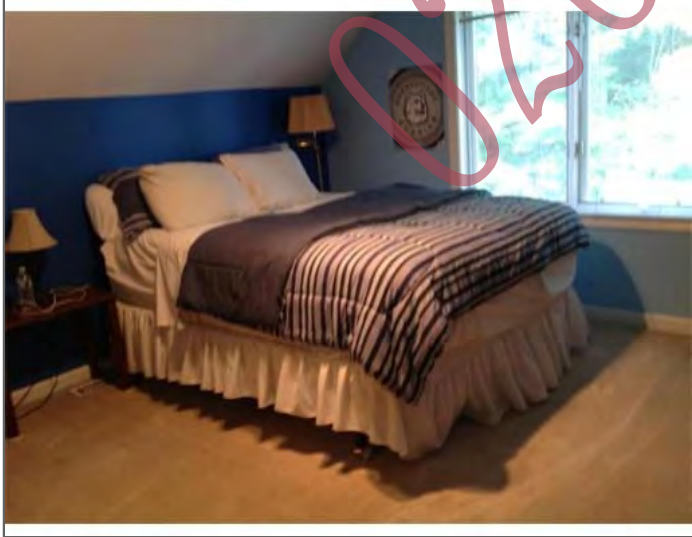
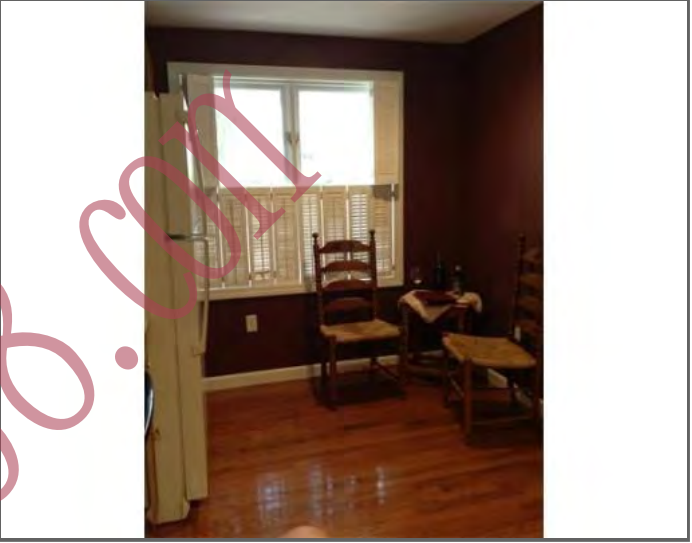
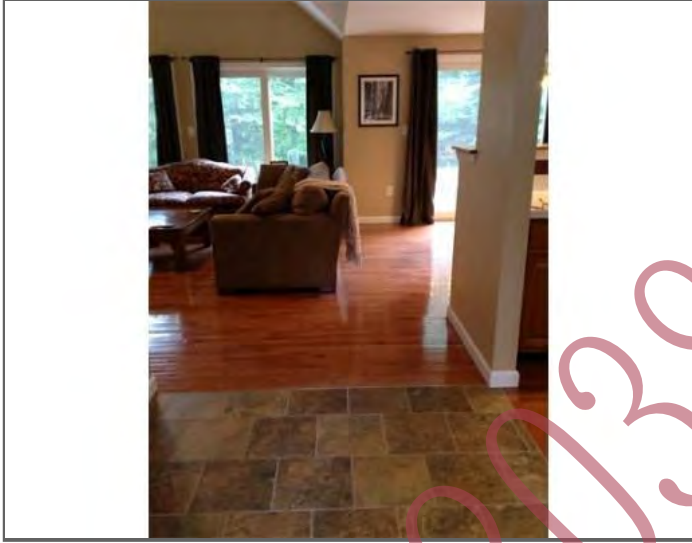
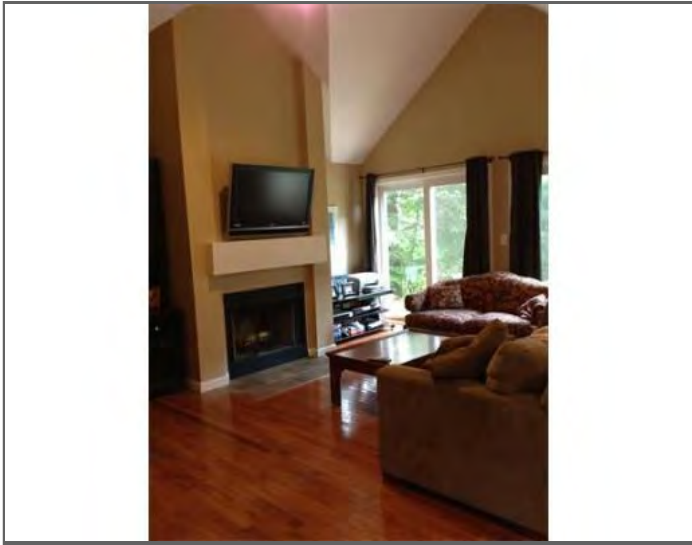
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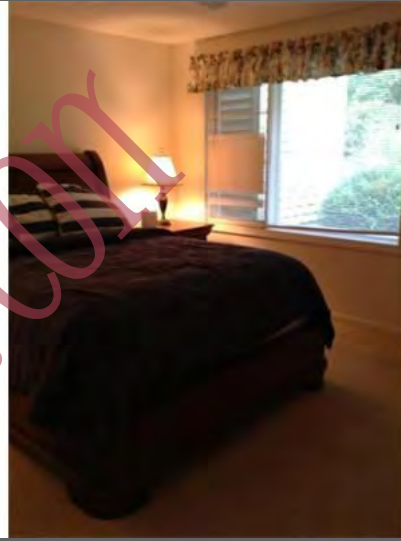
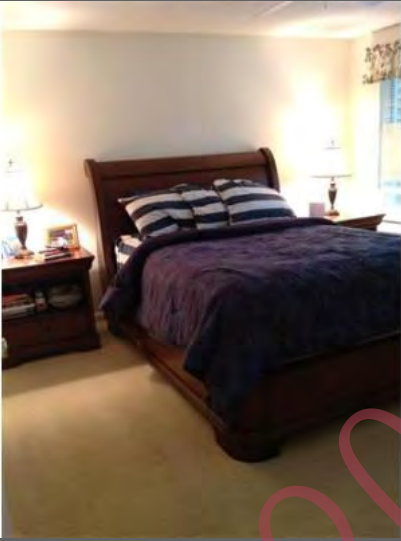
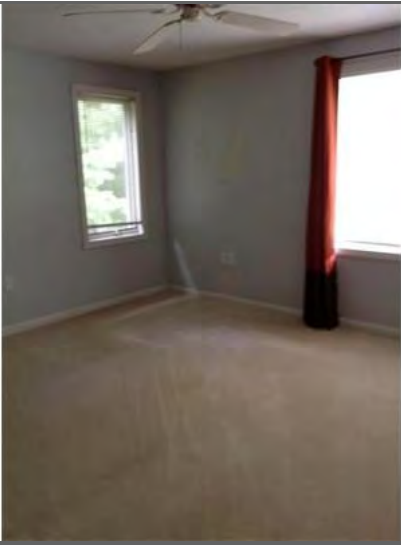
Market History for 90 Stone Ridge Rd U:90, Franklin, MA 02038

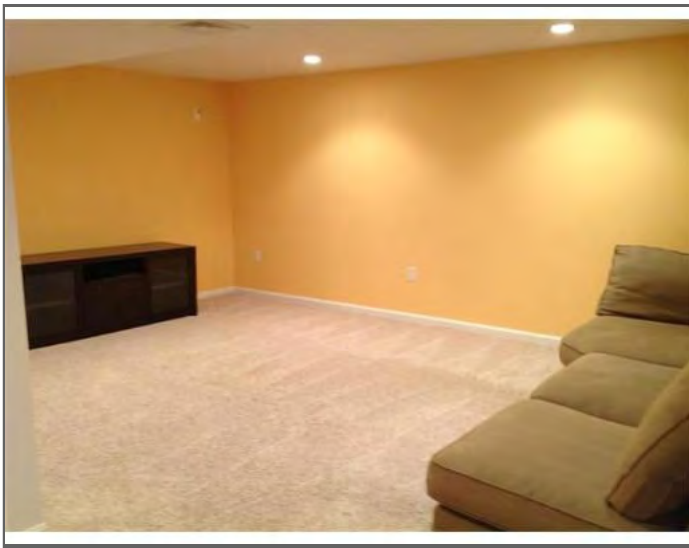
MLS #	Date		DOM	DTO	Price
71663007	4/18/2014	Listed for \$279,000			\$279,000
CTG	4/21/2014	Status Changed to: Contingent			
UAG	6/30/2014	Status Changed to: Under Agreement			
SLD	8/30/2014	Status Changed to: Sold			
	8/29/2014	Sold for \$280,000	73	3	\$280,000
Market History for Office Id: AC0720			73	3	\$280,000
Market History for this property			73	3	\$280,000

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63 Stone Ridge Rd - Unit 63
Franklin, MA 02038-3121
Condo

MLS #: 71715755	Status: Sold
List Price: \$292,500	Sale Price: \$282,000
List Date: 7/17/2014	Sale Date: 11/13/2014
Area:	Off Market Date: 9/30/2014
List\$/SqFt: \$180.56	Sold\$/SqFt: \$174.07
Days on Market (Total): 117	Days on Market (Office): 117



Property Features

Rooms: 8	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 3f 1h	Unit Level 1
Master Bath: Yes	Placement: End
Fireplaces: 1	Apprx Living Area: 1620 sq.ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 163	Garage: 1 Attached, Garage Door Opener
Elevator: No	Parking: 1 Off-Street, Paved Driveway

Handicap Access/Features:
Association: **Yes** Fee: **\$386**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Recreational Facilities, Clubroom**

Room Descriptions

Room	Level	Size	Features
Dining Room:	1	10x11	Flooring - Laminate, Deck - Exterior, Exterior Access
Family Room:	1	15x15	Fireplace, Skylight, Ceiling - Cathedral, Flooring - Wall to Wall Carpet
Kitchen:	1	10x14	Flooring - Stone/Ceramic Tile
Master Bedroom:	1	14x12	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	2	14x10	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2	14x12	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Laundry:	1		Main Level, Dryer Hookup - Electric, Washer Hookup
Bathroom:	B		Bathroom - Full, Flooring - Stone/Ceramic Tile
Loft:	2		Flooring - Wall to Wall Carpet
Office:	B		Flooring - Wall to Wall Carpet
Game Room:	B		Flooring - Wall to Wall Carpet, Exterior Access

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions:
Exterior: **Clapboard, Wood**
Exterior Features: **Deck - Wood, Patio, Screens, Gutters**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas, Tank**
Interior Features: **Security System, Cable Available**
Lead Paint: **None**
Living Area Disclosures: **Add't l 900SF in fin'd w/o bsmt not incl in GLA**
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

Rare 3 bedroom, 3 1/2 bath end unit with 1st flr master and finished walk-out basement! Open floor plan w/cathedral ceiling fam rm and gorgeous stone fireplace. Over-sized deck and sheltered patio overlooking rolling wooded lawn. Cabinet-packed updated eat-in kitchen. 2nd floor loft/office area plus 2 bedrms and full bath. Loads of closets, full bath, rec room and office in walk-out basement. Convenient direct-entry attached garage and 1st floor laundry. Town water & sewer, natural gas & central air! Stone Ridge amenities include lovely in-ground pool, clubhouse, tennis and basketball court. Fabulous location near state forest, commuter rail and 495. Look no further for your dream condo!

Tax Information

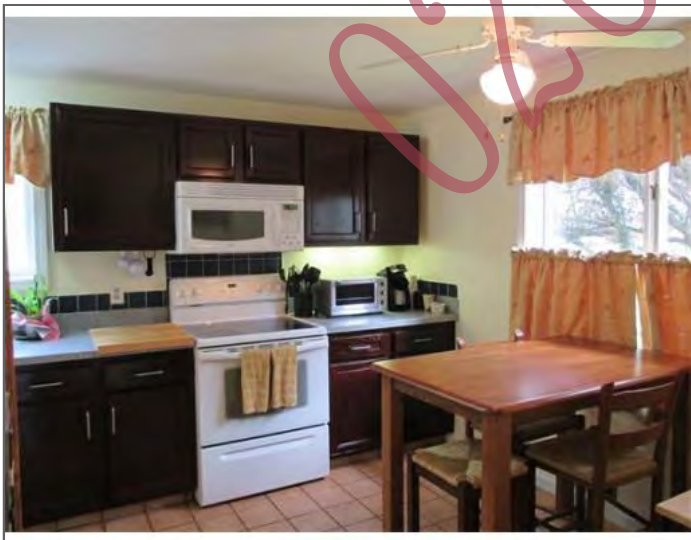
2014 Taxes: **\$3248** Assessment: **\$224,800**
Pin #: **M:276 L:017-054**

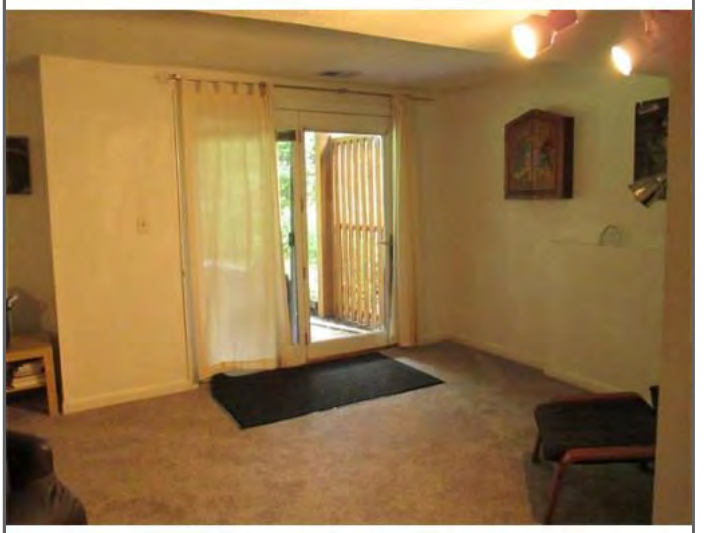
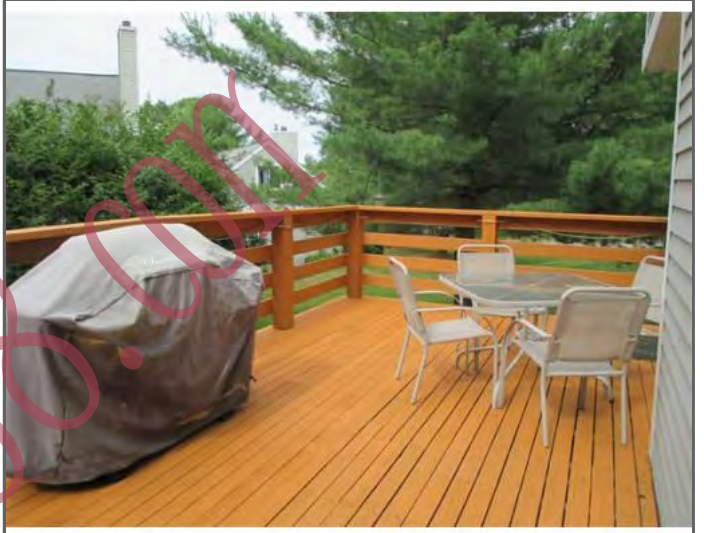
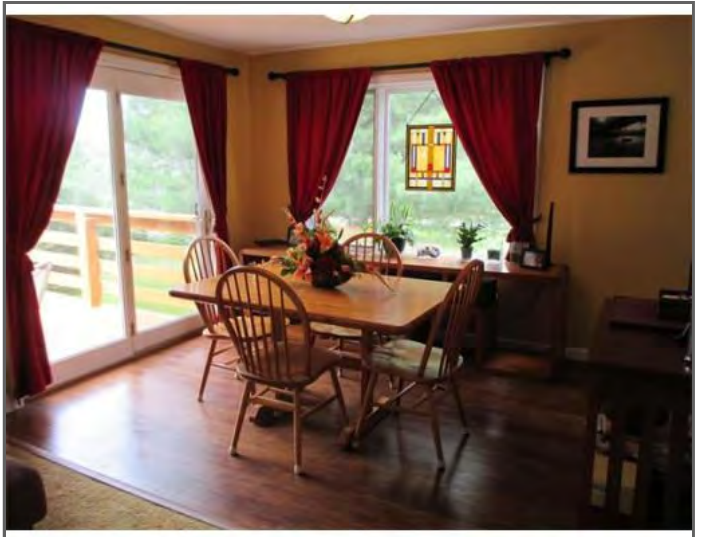
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Map: Block: Lot: Book: **C184** Page: **359**

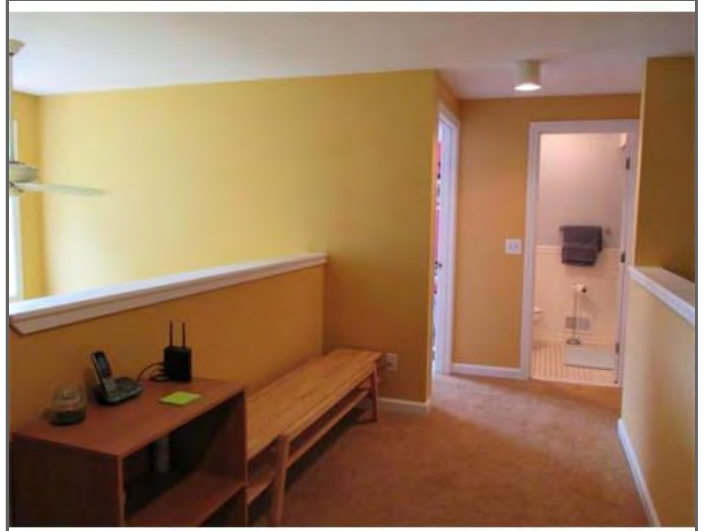
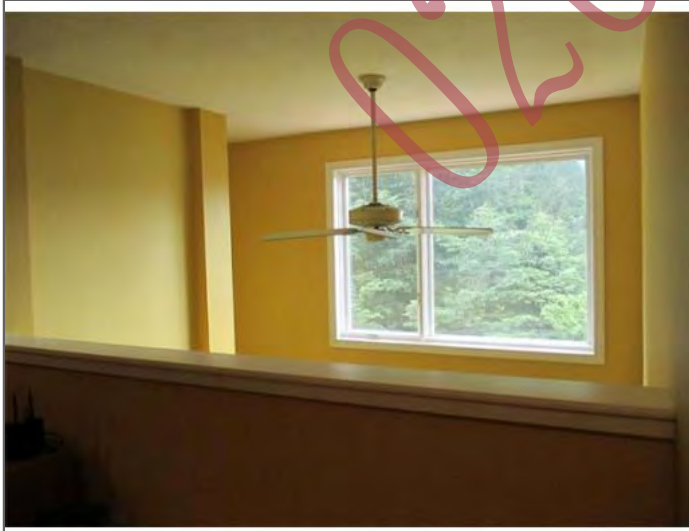
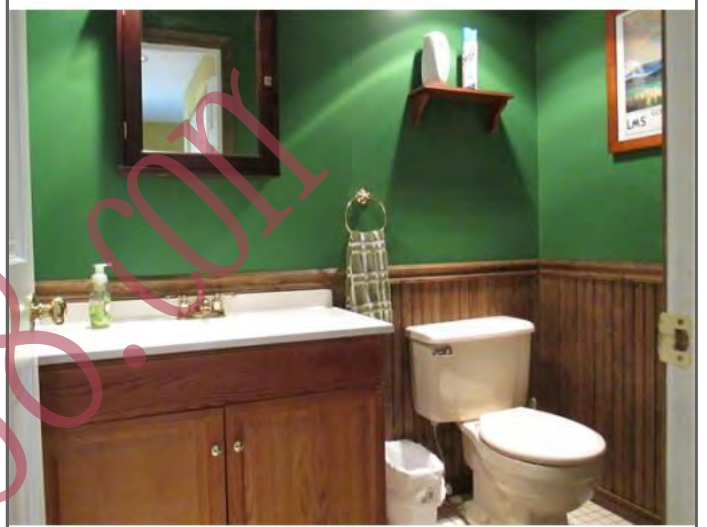
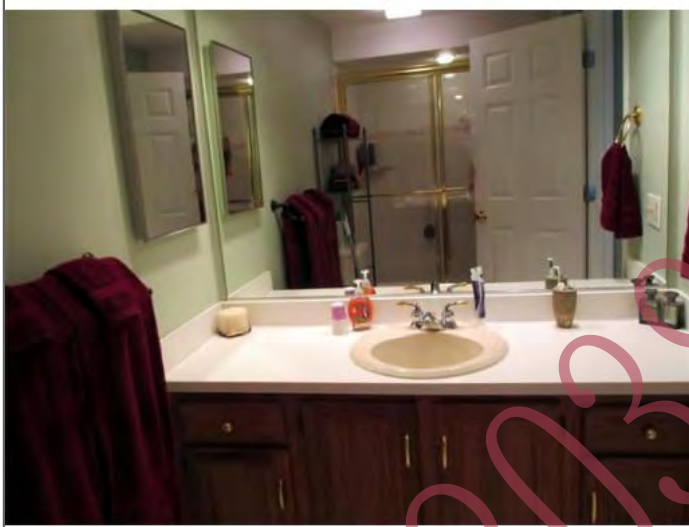
Market History for 63 Stone Ridge Rd U:63, Franklin, MA 02038

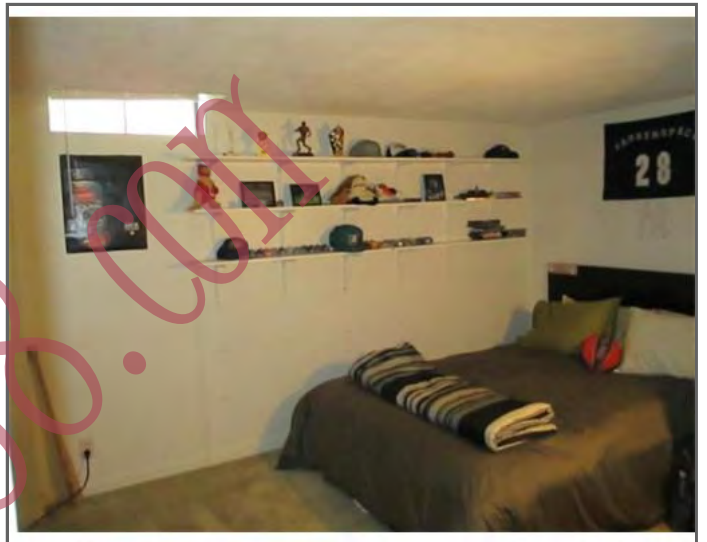
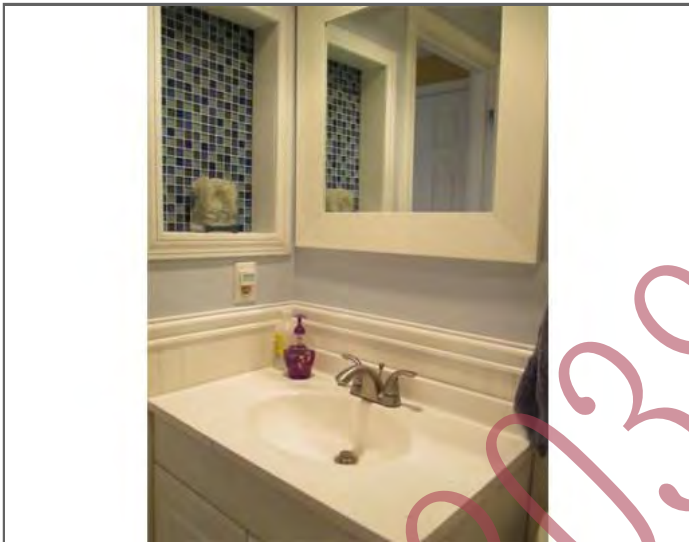
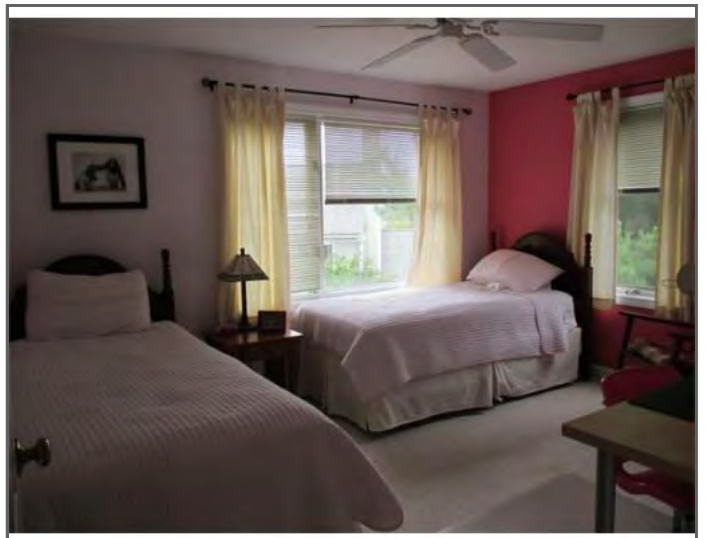
MLS #	Date		DOM	DTO	Price
71715755	7/17/2014	Listed for \$299,900			\$299,900
CTG	7/24/2014	Status Changed to: Contingent			
BOM	7/29/2014	Status Changed to: Back on Market			
	9/1/2014	Price Changed to: \$292,500			\$292,500
	9/29/2014	Buyers Agent Compensation Changed From: 2.5 To: 2			
	9/29/2014	Facilitator/Other Agent Compensation Changed From: 2.5 To: 2			
EXT	10/6/2014	Status Changed to: Extended			
CTG	10/8/2014	Status Changed to: Contingent			
UAG	11/11/2014	Status Changed to: Under Agreement			
SLD	11/16/2014	Status Changed to: Sold			
	11/13/2014	Sold for \$282,000	117	75	\$282,000
Market History for Office Id: BB1175			117	75	\$282,000
Market History for this property			117	75	\$282,000

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

95 Stone Ridge Rd - Unit 95
Franklin, MA 02038-3145
Condo

MLS #: **71672101** Status: **Sold**
List Price: **\$279,500** Sale Price: **\$285,000**
List Date: **4/30/2014** Sale Date: **8/15/2014**
Area: Off Market Date: **6/26/2014**
List\$/SqFt: **\$187.33** Sold\$/SqFt: **\$191.02**
Days on Market (Total): **36** Days on Market (Office): **36**

Property Features

Rooms: **7** Style: **Townhouse**
Bedrooms: **2** Type: **Condo**
Baths: **2f 0h** Unit Level **1**
Master Bath: **Yes** Placement: **Street**
Fireplaces: **1** Apprx Living Area: **1492 sq.ft.**
Year Built: **1986** Outdoor Space Avail: **Yes - Common**
Units: **57** Garage: **1 Detached**
Elevator: **No** Parking: **2 --**
Handicap Access/Features:
Association: **Yes** Fee: **\$343**
Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Ceiling - Cathedral, Flooring - Hardwood, Deck - Exterior, Open Floor Plan
Dining Room:	1		Flooring - Hardwood, Deck - Exterior, Open Floor Plan
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Remodeled
Master Bedroom:	1		Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Countertops - Stone/Granite/Solid, Recessed Lighting, Remodeled
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Recessed Lighting, Remodeled
Laundry:	1		--
Loft:	2		Flooring - Wall to Wall Carpet
Home Office:	B		Flooring - Wall to Wall Carpet
Workshop:	B		--
Other:	B		--

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Basement: **Yes**
Construction: **Frame**
Cooling: **Central Air**
Exclusions: **Exclude washer, dryer. Include living rm entertainment center, LLbookcase & shelves on loft stairs**
Exterior: **Wood, Vinyl**
Exterior Features: **Deck - Wood**
Facing Direction:
Heating: **Forced Air, Gas**
Hot Water: **Natural Gas**
Lead Paint: **Unknown**
Living Area Disclosures: **Ashby model with 2nd flr loft; does NOT include additional living area in finished lower level**
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

Beautiful and move-in ready, this townhome feels like new . . . absolutely mint! Serene, elegant, and refined w/ 2 bedrooms on the main living level along with 2nd floor loft, finished basement and garage. Dramatic open floor plan living room and dining room feature soaring cathedral ceiling, floor-to-ceiling fireplace and multiple sliders to sprawling private deck. Striking kitchen offers attractive granite countertops, quality cabinets by Martha Stewart Living, stylish track and pendant lighting, tile splashbacks. Tile master bath is simply stupendous with gorgeous ceramic and glass tiled tub/shower, impressive vanity with granite, beautiful fixtures and bright lighting. Guest bath also boasts tile, luxurious vanity, granite, recessed lighting. Lower level is finished to enhance livability and utility: attractive family rm/office/den with recessed lights, large workshop, one-of-kind cedar closet and tons of storage! Open house Sunday, June 1st 2 PM - 4 PM.

Tax Information

2013 Taxes: **\$3181** Assessment: **\$221,800**
Pin #: **M:276 L:016-054**

Cert: **768767** Zoning Code: **res**
Map: Block: Lot: Book: **0** Page: **0**

Market History for 95 Stone Ridge Rd U:95, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71672101	4/30/2014	Listed for \$279,500			\$279,500
UAG	5/7/2014	Status Changed to: Under Agreement			
BOM	5/13/2014	Status Changed to: Back on Market			
WDN	5/13/2014	Status Changed to: Temporarily Withdrawn			
BOM	5/28/2014	Status Changed to: Back on Market			
CTG	6/4/2014	Status Changed to: Contingent			
UAG	6/26/2014	Status Changed to: Under Agreement			
SLD	8/15/2014	Status Changed to: Sold			
	8/15/2014	Sold for \$285,000	36	14	\$285,000
Market History for Office Id: BB5993			36	14	\$285,000
Market History for this property			36	14	\$285,000

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