

3 Magnolia Dr - Unit 3
Franklin, MA 02038-3914
Condo

MLS #: 71722412	Status: Sold
List Price: \$295,000	Sale Price: \$292,000
List Date: 7/31/2014	Sale Date: 10/31/2014
Area:	Off Market Date: 10/2/2014
List\$/SqFt: \$163.53	Sold\$/SqFt: \$161.86
Days on Market (Total): 361	Days on Market (Office): 63



Property Features

Rooms: 5	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath:	Placement: Street
Fireplaces: 1	Apprx Living Area: 1804 sq.ft.
Year Built: 1986	Outdoor Space Avail:
# Units: 56	Garage: 1 Attached
Elevator: No	Parking: 3 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$388	
Fee Includes: Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Slider
Dining Room:	1		Ceiling - Coffered, Flooring - Hardwood
Kitchen:	1		Skylight, Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Kitchen Island, Stainless Steel Appliances
Master Bedroom:	2		Bathroom - Full, Ceiling - Cathedral, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Bathroom - 3/4, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	2		Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall
Bath 3:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Laundry:	B		--

Features & Other Information

Appliances: **Range, Compactor, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Hot Water Baseboard, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Security System, Cable Available, Intercom**
 Lead Paint: **Unknown**
 Pets Allowed: **No**
 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

You must see this beautiful home at Chestnut Ridge! Enjoy your morning breakfast in this sunny and bright Kitchen! It includes stainless steel appliances, skylights, cathedral ceiling and lots of cabinets. Dining room has hardwood floors and tray ceiling! Large living room includes a beautiful brick fireplace and 2 sliders open to the large deck area. Master bedroom is huge with cathedral ceilings! It has 2 walk-in closets and a master bath! Generous sized second bedroom with a walk-in closet and bathroom with shower stall! This home is waiting for you...Fantastic location near shopping area, easy access to 495 and the Commuter rail. Seller will entertain offers between \$295,000 and \$305,000. Hurry...Best Price in Chestnut Ridge!

Tax Information

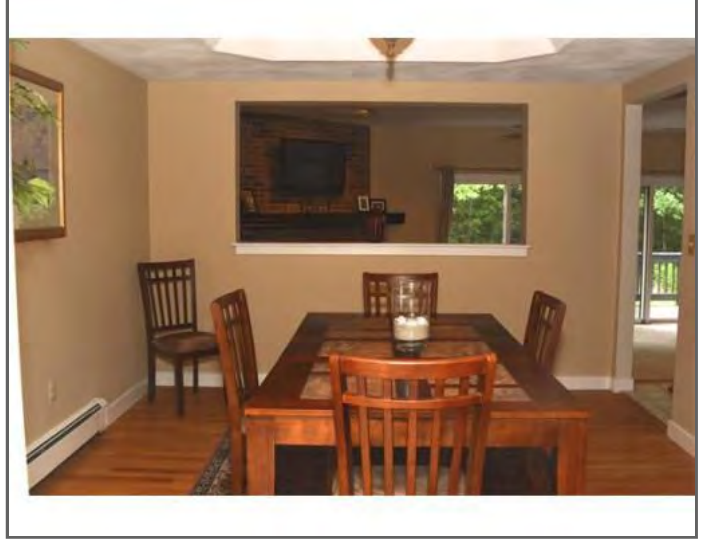
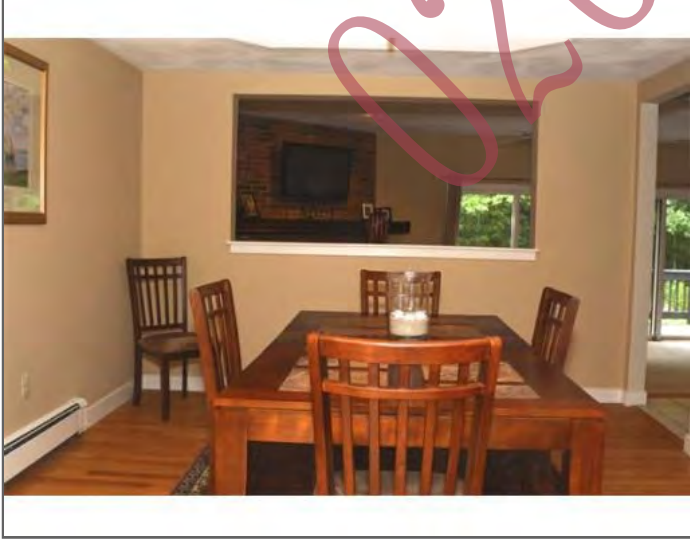
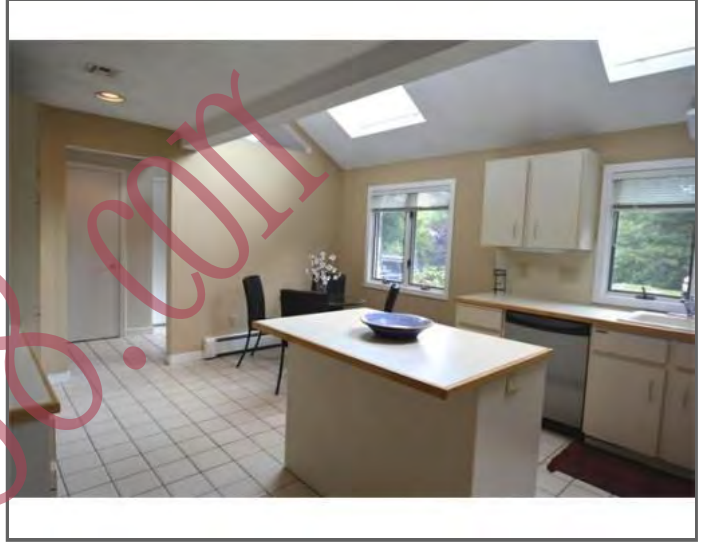
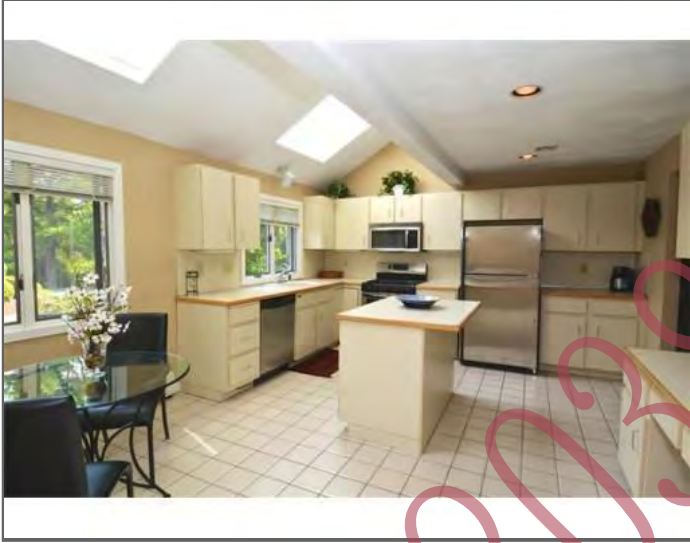
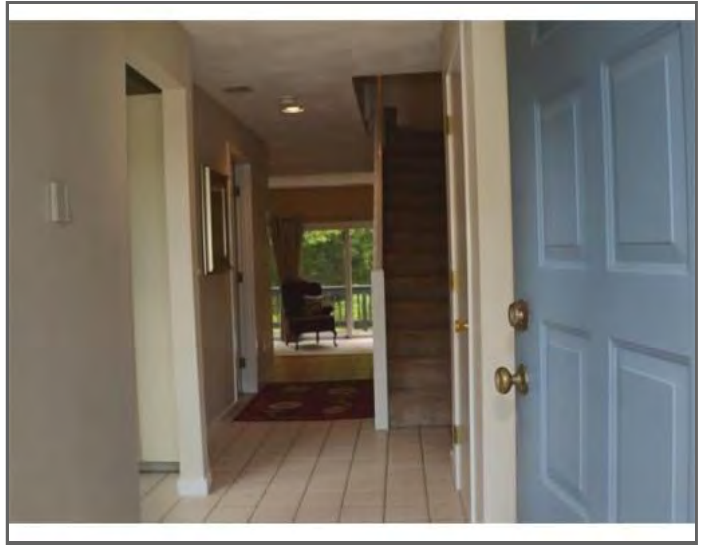
2014 Taxes: \$3381 Assessment: **\$234,000**
 Pin #: **M:281 L:001-003**

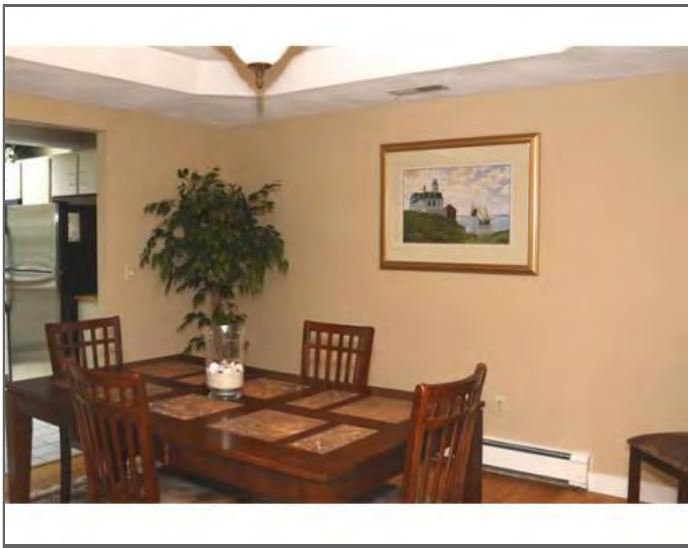
Cert: **105624** Zoning Code: **RES**
 Map: Block: Lot: Book: **25063** Page: **365**

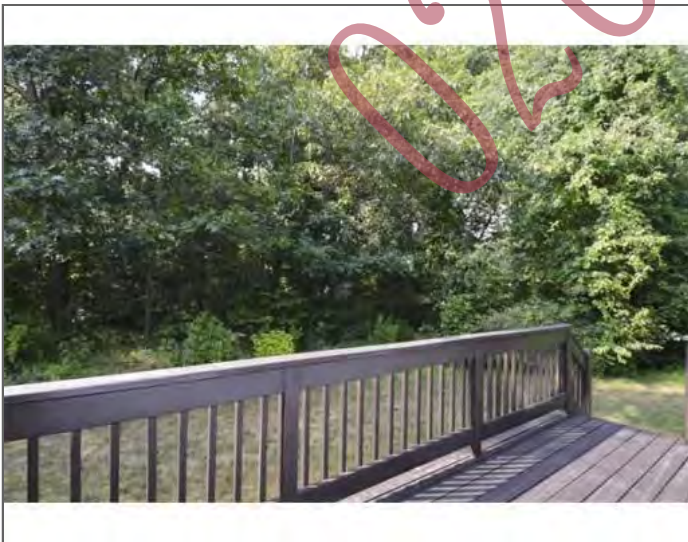
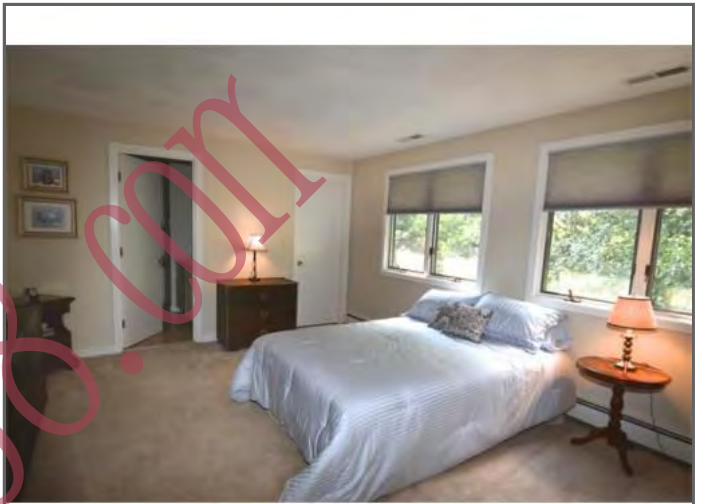
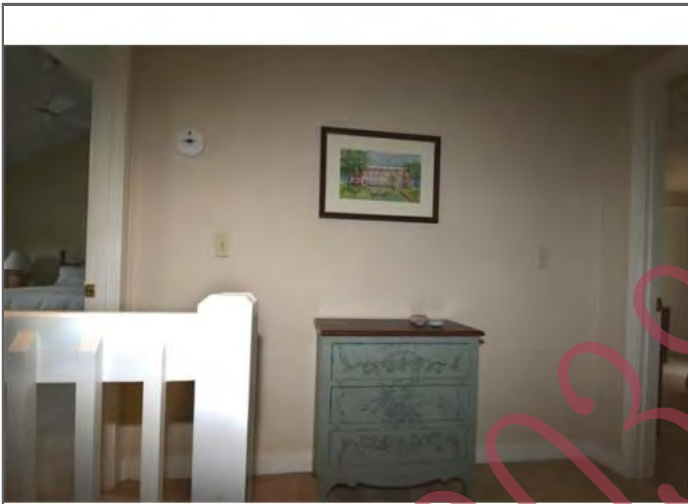
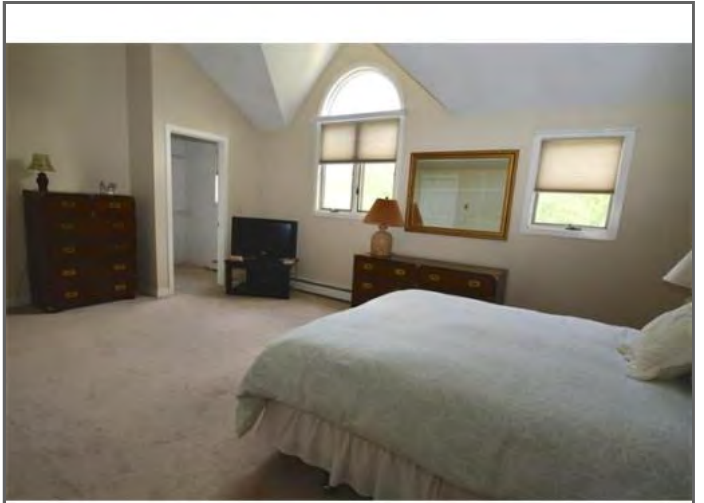
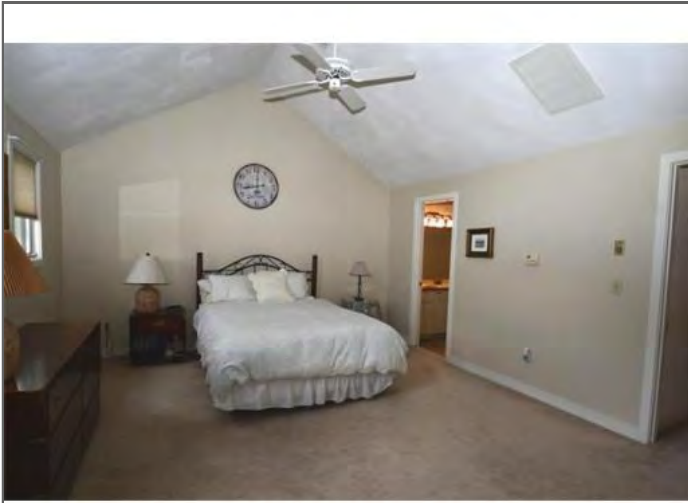
Market History for 3 Magnolia Dr U:3, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71593141	10/5/2013	Listed for \$335,000			\$335,000
	11/3/2013	Price Changed to: \$325,000			\$325,000
	1/31/2014	Compensation Based On Changed To: Net Sale Price			
EXT	1/31/2014	Status Changed to: Extended			
EXT	2/28/2014	Status Changed to: Extended			
	3/15/2014	Price Changed to: \$314,900			\$314,900
EXT	3/25/2014	Status Changed to: Extended			
EXP	6/1/2014	Status Changed to: Expired		239	
71690625	6/1/2014	Listed for \$314,900			\$314,900
	6/27/2014	Price Changed to: \$304,900			\$304,900
CAN	7/30/2014	Status Changed to: Canceled		59	
Market History for Office Id: BB1175			298		
📌 71722412	7/31/2014	Listed for \$305,000			\$305,000
	8/21/2014	Price Changed to: \$295,000			\$295,000
CTG	9/22/2014	Status Changed to: Contingent			
UAG	10/2/2014	Status Changed to: Under Agreement			
SLD	11/1/2014	Status Changed to: Sold			
	10/31/2014	Sold for \$292,000	63	53	\$292,000
Market History for Office Id: BB5993			63	53	\$292,000
Market History for this property			361	53	\$292,000

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12 Magnolia Dr - Unit 12
Franklin, MA 02038-3913
Condo

MLS #: 71648801	Status: Sold
List Price: \$319,900	Sale Price: \$310,000
List Date: 3/23/2014	Sale Date: 6/25/2014
Area:	Off Market Date: 5/8/2014
List\$/SqFt: \$148.17	Sold\$/SqFt: \$143.58
Days on Market (Total): 46	Days on Market (Office): 46



Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: --
Fireplaces: 1	Apprx Living Area: 2159 sq.ft.
Year Built: 1987	Outdoor Space Avail:
# Units: 56	Garage: 1 Attached
Elevator:	Parking: 1 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$476	
Fee Includes: Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Balcony - Interior, Wet bar, Deck - Exterior
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Flooring - Wall to Wall Carpet, Deck - Exterior
Kitchen:	1		Skylight, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Dining Area
Master Bedroom:	2		Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet
Bedroom 2:	2		Ceiling - Cathedral, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Skylight, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full

Features & Other Information

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

Remarks

Spacious two bedroom Town House at Chestnut Ridge. Features include sun filled living room with cathedral ceiling, skylights, balcony, sliders opening to deck, wood burning fireplace and wet bar, Two large bedrooms with vaulted ceilings, family room on first level that could be used as a first floor bedroom or den, full basement with plenty of storage, security system, two decks overlooking private yard. Complex has pool and tennis courts. Close to route 495 and Franklin commuter Rail

Tax Information

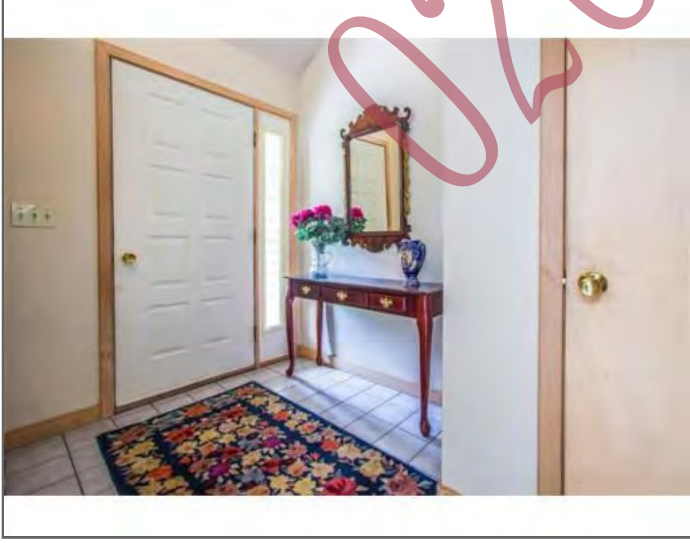
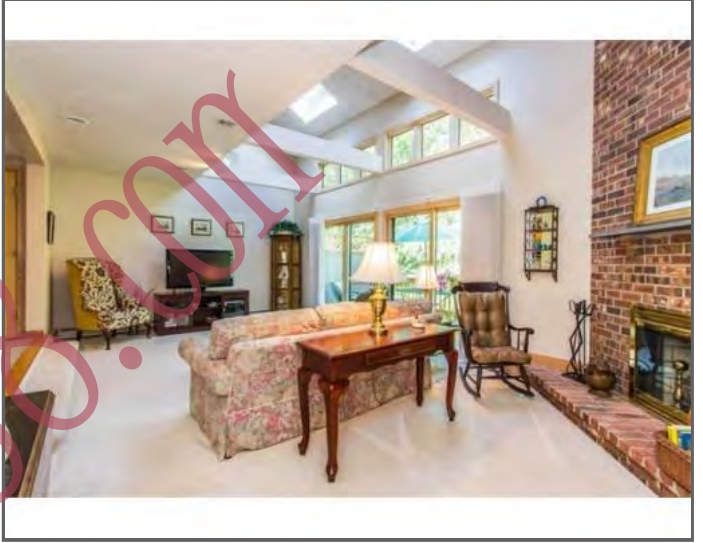
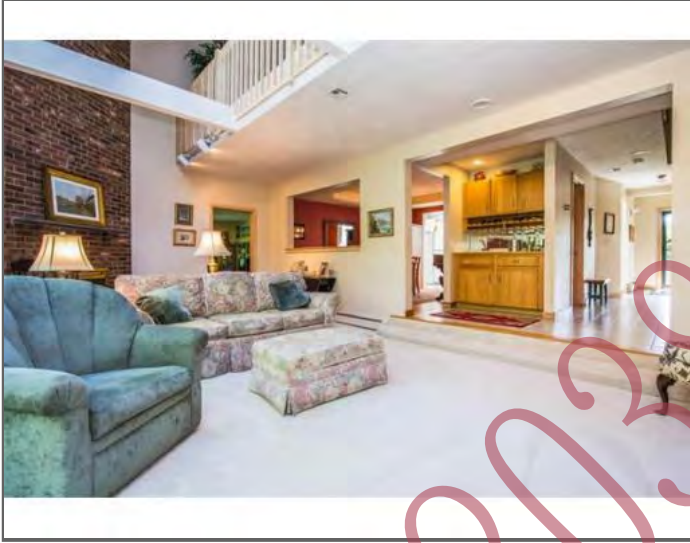
2013 Taxes: **\$3936.33** Assessment: **\$274,500**
 Pin #: **M:281 L:001-012**

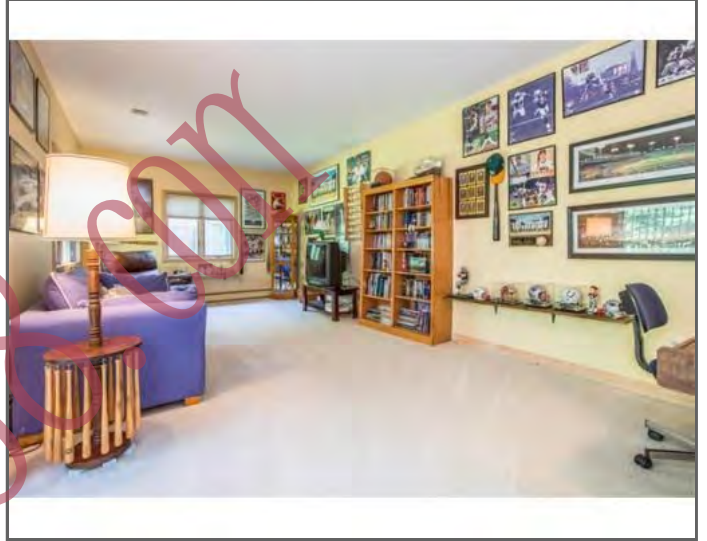
Cert: **005200** Zoning Code: **res/condo**
 Map: Block: Lot: Book: **13962** Page: **375**

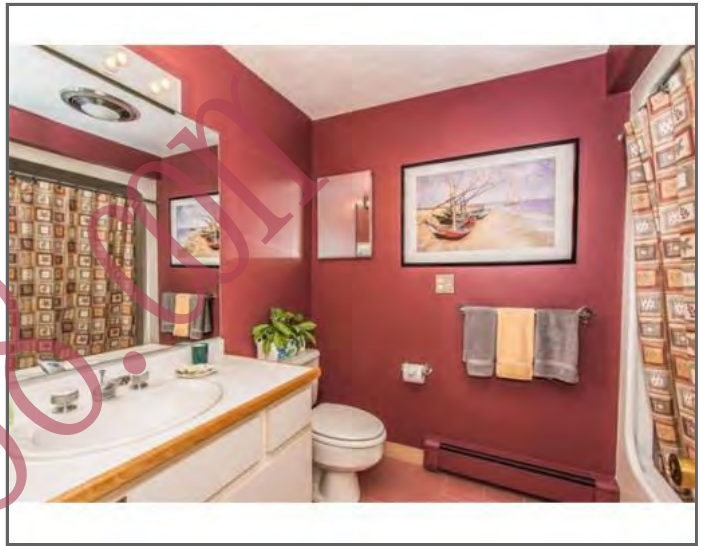
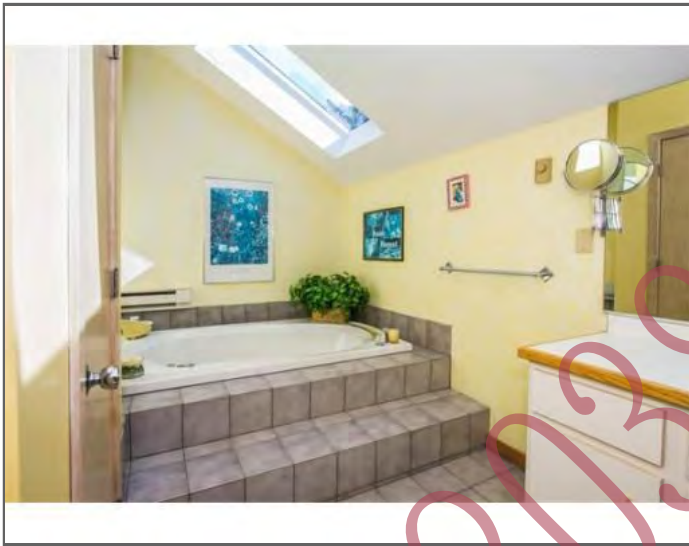
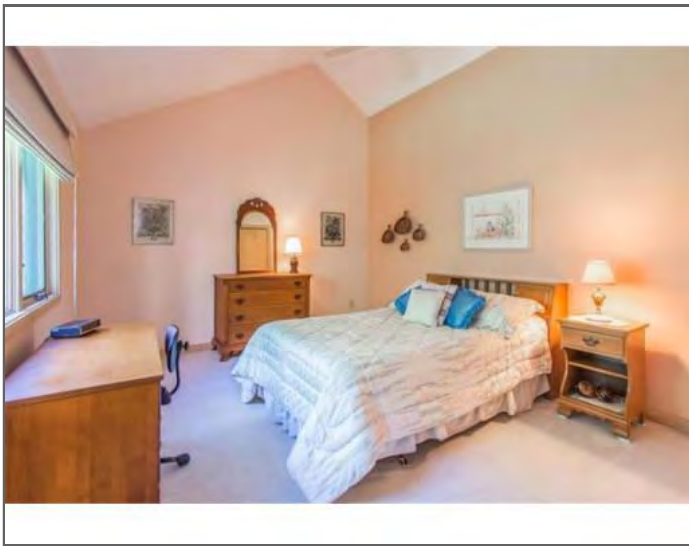
Market History for 12 Magnolia Dr U:12, Franklin, MA 02038

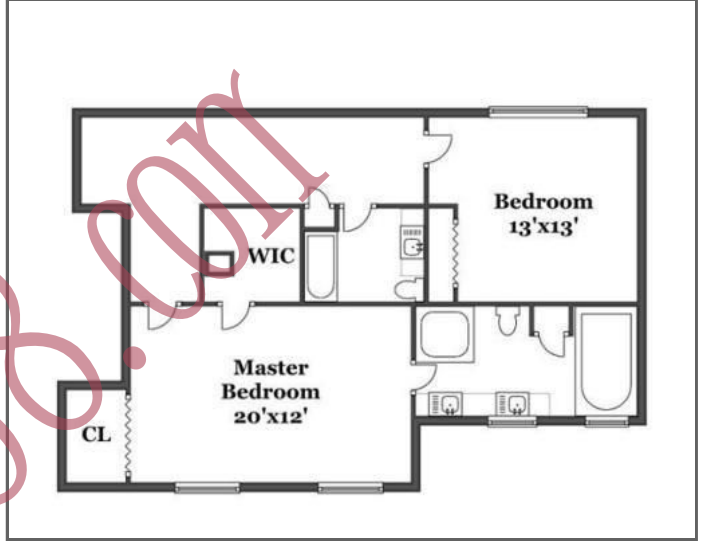
MLS #	Date		DOM	DTO	Price
71648801	3/23/2014	Listed for \$319,900			\$319,900
CTG	4/27/2014	Status Changed to: Contingent			
UAG	5/8/2014	Status Changed to: Under Agreement			
SLD	6/25/2014	Status Changed to: Sold			
	6/25/2014	Sold for \$310,000	46	34	\$310,000
Market History for Office Id: AC1289			46	34	\$310,000
Market History for this property			46	34	\$310,000

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16 Pear Tree Ln - Unit 16
 Franklin, MA 02038-3936
 Condo

MLS #: 71674601	Status: Sold
List Price: \$349,900	Sale Price: \$340,000
List Date: 4/25/2014	Sale Date: 8/15/2014
Area:	Off Market Date: 7/27/2014
List\$/SqFt: \$182.33	Sold\$/SqFt: \$177.18
Days on Market (Total): 92	Days on Market (Office): 92



Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath:	Placement: Street
Fireplaces: 1	Apprx Living Area: 1919 sq.ft.
Year Built: 1998	Outdoor Space Avail: Yes - Private
# Units: 50	Garage: 1 Attached
Elevator:	Parking: 2 Off-Street, Assigned, Deeded
Handicap Access/Features:	
Association: Yes Fee: \$375	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal	

Room Descriptions

Room	Level	Size	Features

Features & Other Information

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Refrigerator**
 Basement: **Yes**
 Construction: **Frame, Stone/Concrete**
 Cooling: **Central Air**
 Electric: **220 Volts**
 Exclusions: **some furniture left in unit for staging..**
 Exterior: **Clapboard, Wood, Vinyl**
 Exterior Features: **Porch, Deck**
 Facing Direction: **South**
 Heating: **Hot Water Baseboard, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Security System, Cable Available**
 Lead Paint: **None**
 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

mint 3 bedroom unit in chestnut ridge II. Brand new heating and central a/c. call for showing instructions. first floor masrer suite...call for showing instructions..

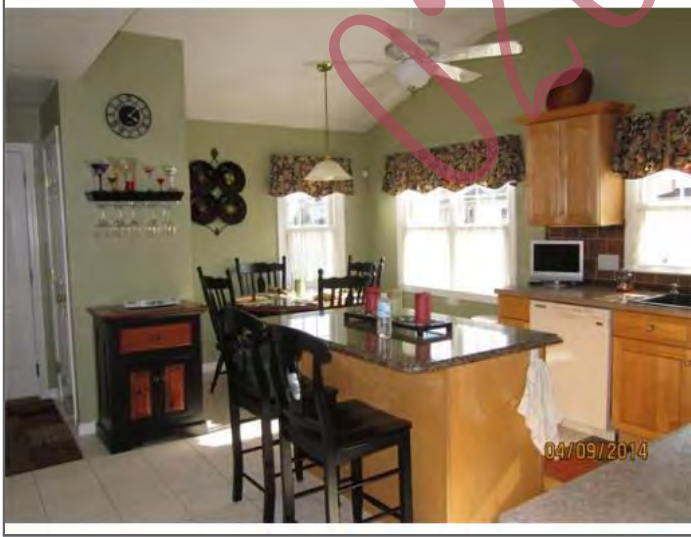
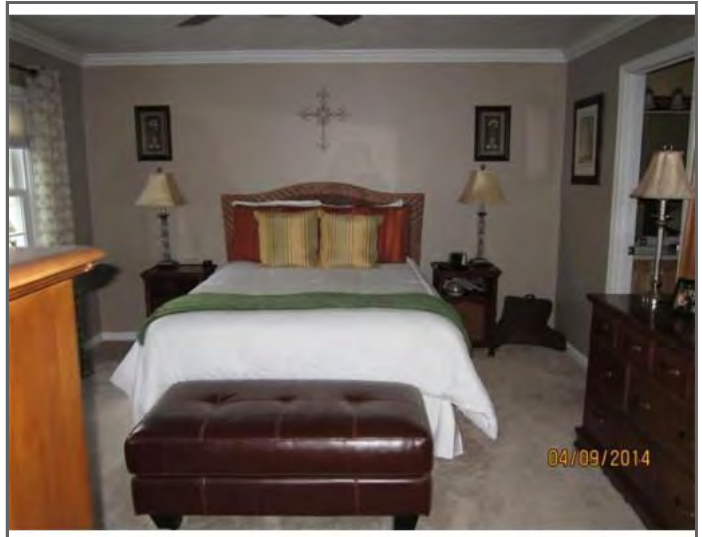
Tax Information

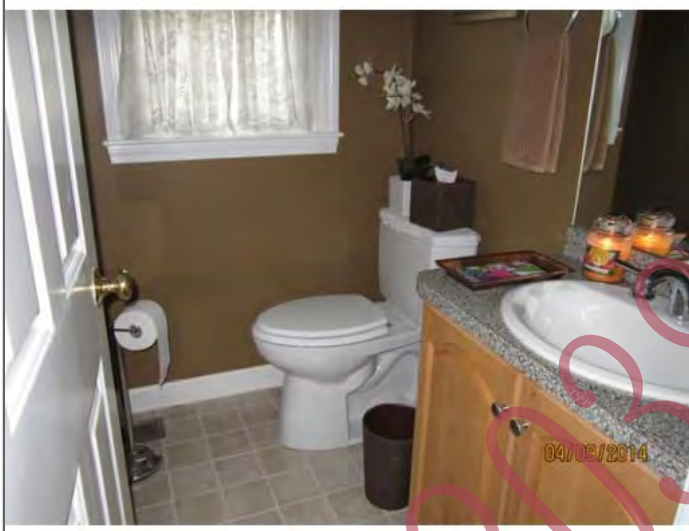
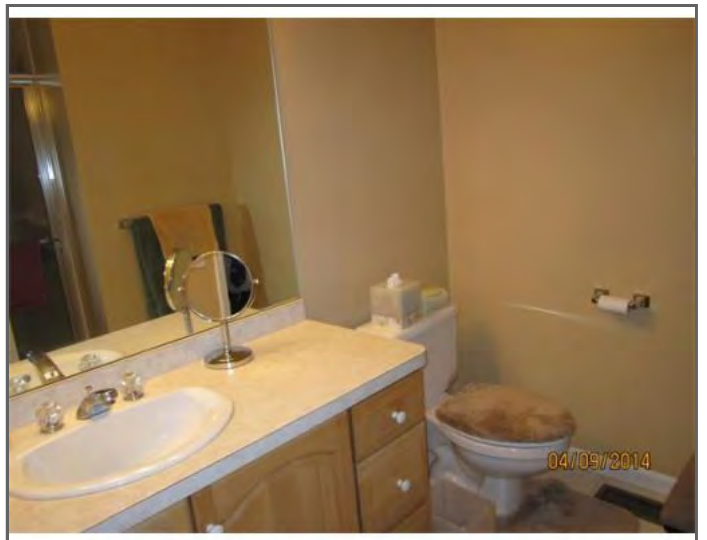
2013 Taxes: \$4807 Assessment: \$335,200	Cert: 135821 Zoning Code: R6
Pin #: M:281 L:006-006	Map: Block: Lot: Book: 24288 Page: 558

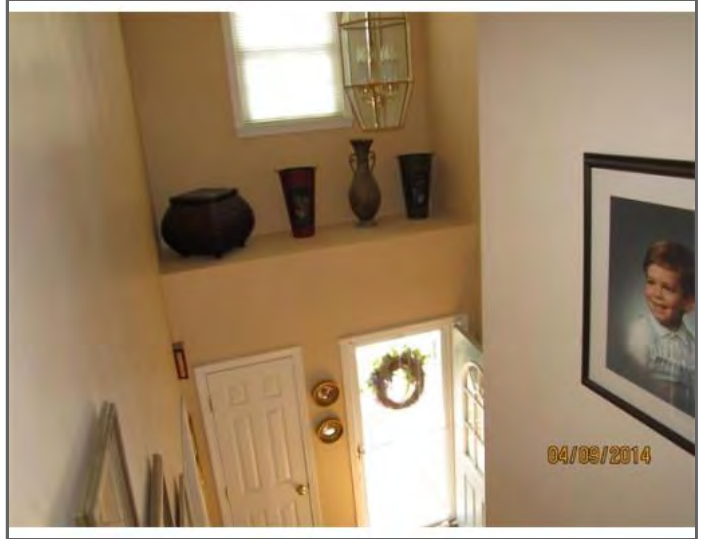
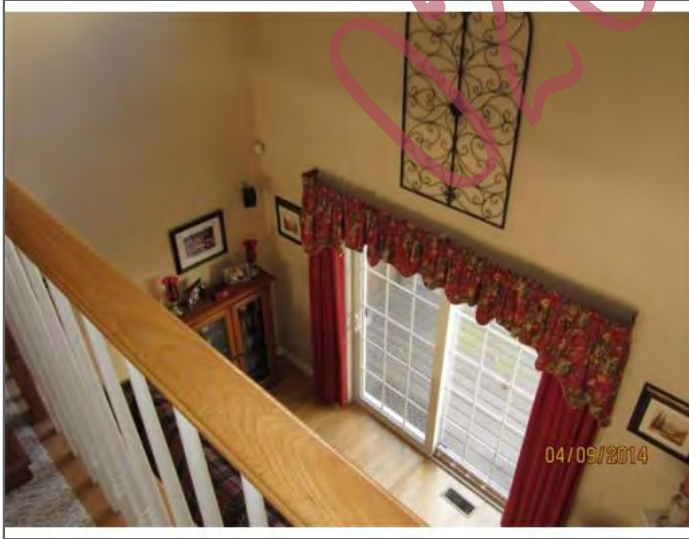
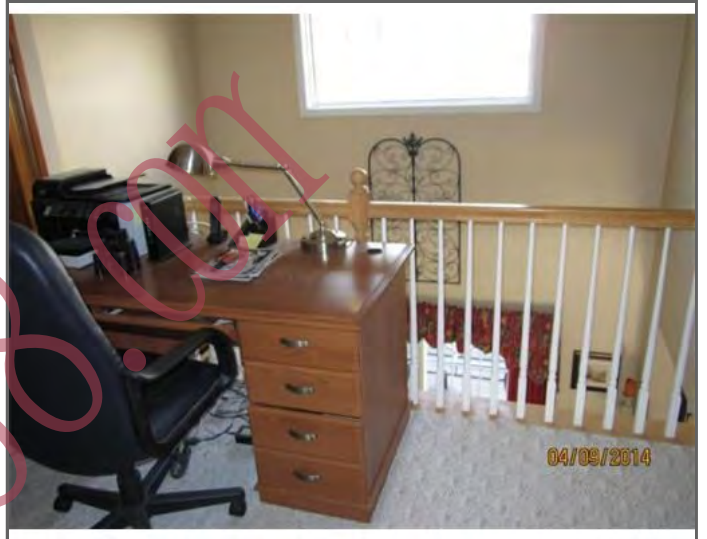
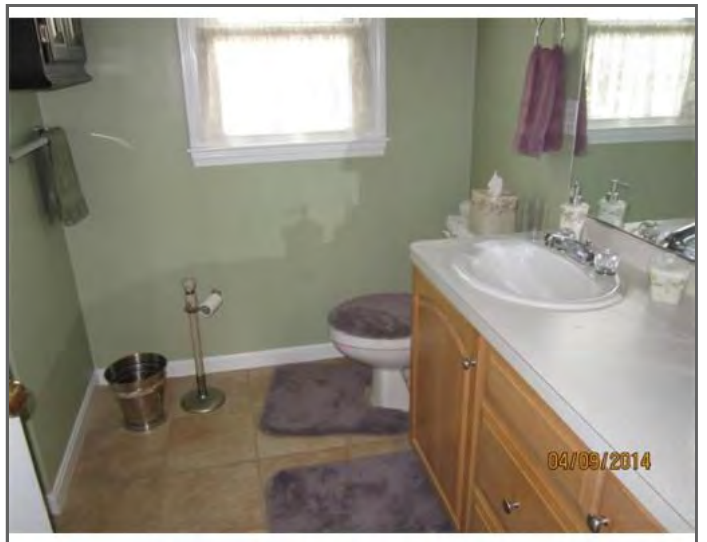
Market History for 16 Pear Tree Ln U:16, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71674601	4/25/2014	Listed for \$369,900			\$369,900
	6/2/2014	Price Changed to: \$359,900			\$359,900
	6/23/2014	Price Changed to: \$349,900			\$349,900
UAG	7/1/2014	Status Changed to: Under Agreement			
BOM	7/1/2014	Status Changed to: Back on Market			
CTG	7/1/2014	Status Changed to: Contingent			
EXP	7/26/2014	Status Changed to: Expired			
RAC	7/27/2014	Status Changed to: Reactivated			
UAG	7/27/2014	Status Changed to: Under Agreement			
SLD	8/25/2014	Status Changed to: Sold			
	8/15/2014	Sold for \$340,000	92	92	\$340,000
Market History for Office Id: BB0440			92	92	\$340,000
Market History for this property			92	92	\$340,000

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12 Dogwood Cir - Unit 12
Franklin, MA 02038-3919
Condo

MLS #: 71664417	Status: Sold
List Price: \$359,900	Sale Price: \$358,900
List Date: 4/22/2014	Sale Date: 5/30/2014
Area:	Off Market Date: 5/22/2014
List\$/SqFt: \$163.59	Sold\$/SqFt: \$163.14
Days on Market (Total): 30	Days on Market (Office): 30



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: 2200 sq.ft.
Year Built: 1988	Outdoor Space Avail:
# Units: 56	Garage: 1 Attached
Elevator:	Parking: 1 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$476	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court	

Room Descriptions

Room	Level	Size	Features
Living Room:	1	13x24	Fireplace, Skylight, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Deck - Exterior, Exterior Access, Recessed Lighting, Slider, Sunken
Dining Room:	1	13x11	Flooring - Hardwood, Wet bar
Family Room:	1	12x23	Ceiling Fan(s), Flooring - Wall to Wall Carpet, Deck - Exterior, Exterior Access, Slider
Kitchen:	1	14x17	Skylight, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Dining Area, Kitchen Island, Recessed Lighting
Master Bedroom:	2	13x20	Ceiling - Cathedral, Ceiling Fan(s), Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2	11x16	Ceiling - Cathedral, Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	6x5	Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2	8x16	Bathroom - Full, Bathroom - With Shower Stall, Skylight, Ceiling - Cathedral, Closet - Linen, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub, Double Vanity, Recessed Lighting
Bath 3:	2	7x8	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Gas, Washer Hookup
Foyer:	1		Ceiling - Cathedral, Closet, Flooring - Stone/Ceramic Tile, Recessed Lighting
Game Room:	B	32x22	Closet, Flooring - Stone/Ceramic Tile, Flooring - Wall to Wall Carpet, Recessed Lighting
Loft:	2	11x24	Flooring - Wall to Wall Carpet, Recessed Lighting

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Compactor, Microwave, Refrigerator**

Basement: **Yes**

Construction: **Frame**

Cooling: **Central Air**

Electric: **Circuit Breakers, 150 Amps**

Exclusions: **washer and dryer are negotiable; basement refrigerator is included**

Exterior: **Vinyl**

Exterior Features: **Deck - Wood, Gutters**

Facing Direction:

Heating: **Hot Water Baseboard, Gas**

Hot Water: **Natural Gas, Tank**

Lead Paint: **Unknown**

Living Area Disclosures: **Additional 700+ square feet in finished basement not included in living area**

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

One of the largest and most well located units in desirable Chestnut Ridge I. This unit has an excellent floor plan with a large open eat in kitchen with tile floor. There is a separate formal dining room with hardwood and a beautiful step down living room with cathedral ceilings and sliders leading to a massive private rear deck that wraps around to family room and second set of sliders. Off the living room, you'll find an oversized family room measuring a whopping 23 x 12 for extra square footage. Upstairs, you'll find two large bedrooms and a loft area. Oversized master with two large closets including a walk in. Beautiful master bath with tile floor, large tub, separate shower, cathedral ceiling and skylight. Large second bedroom and full bath in hallway. Beautiful full finished basement. One car garage for added convenience. This unit has been beautifully maintained and lives like a single family home. Call today.

Tax Information

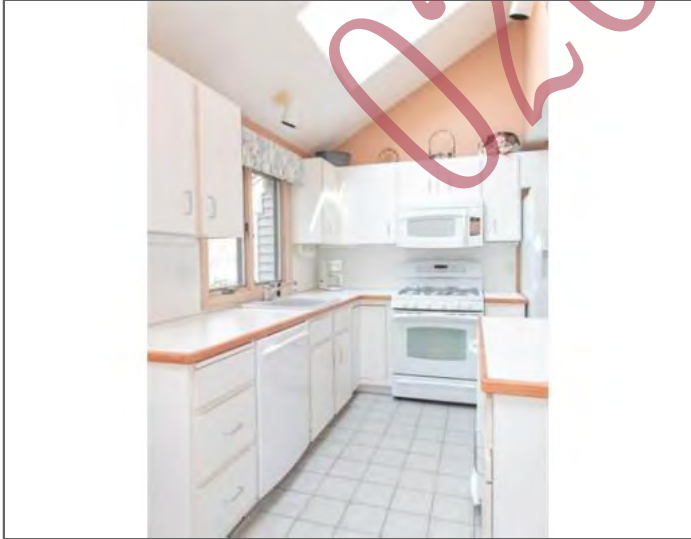
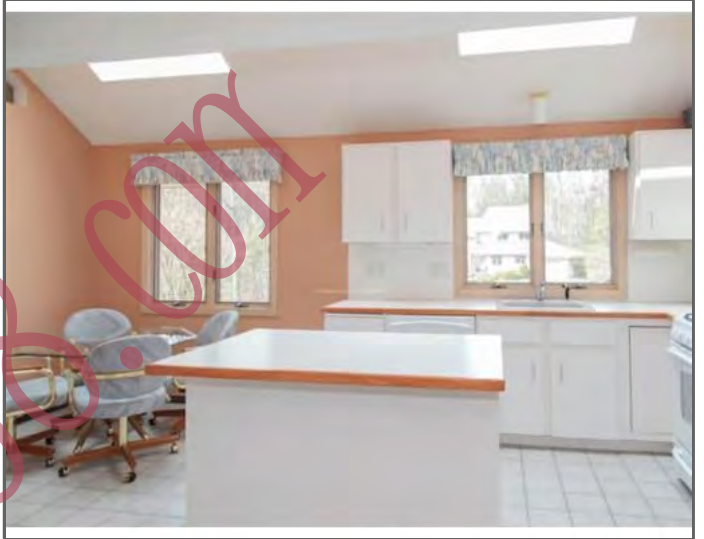
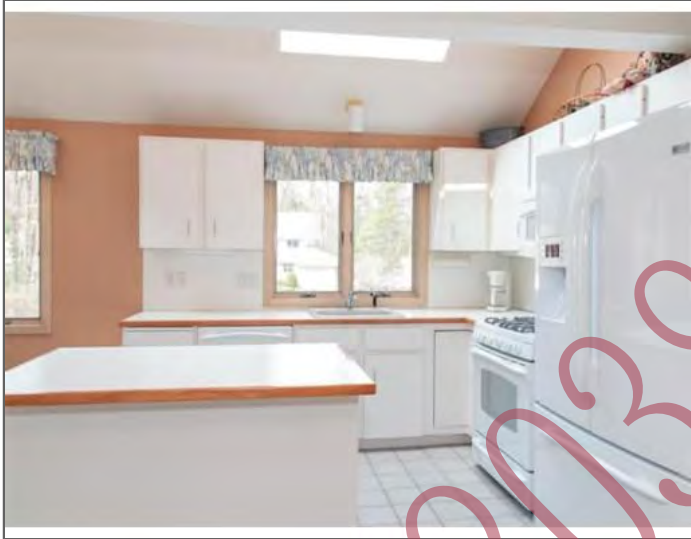
2014 Taxes: **\$4176.05** Assessment: **\$289,000**
Pin #: **M:281 L:002-012**

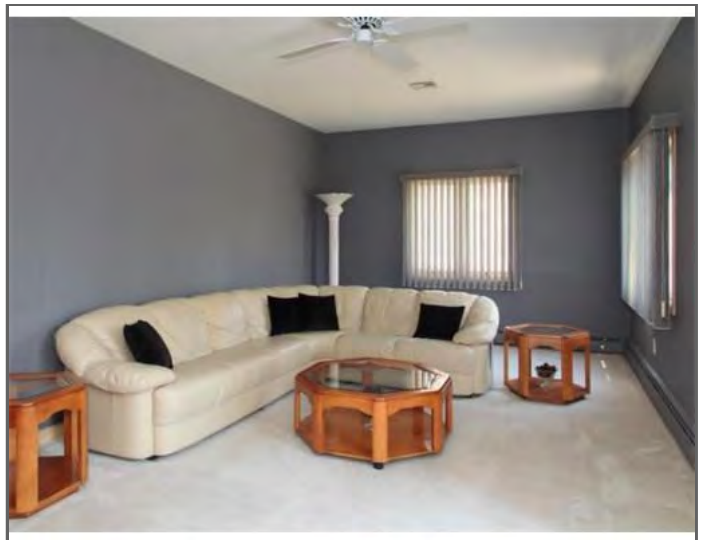
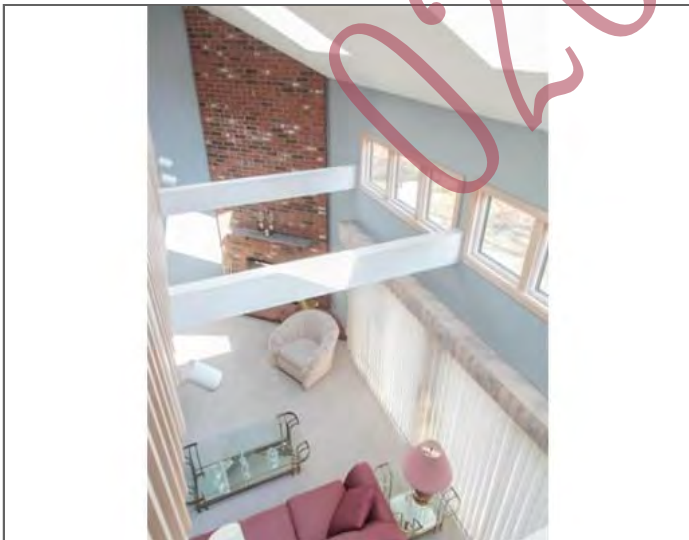
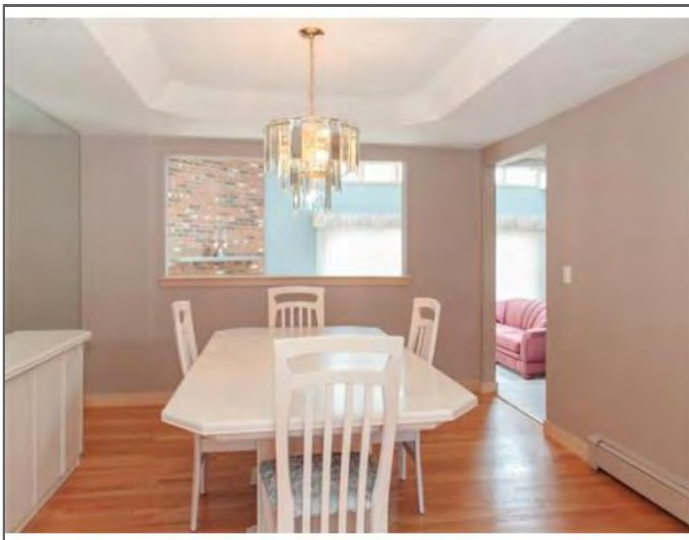
Cert: **101994** Zoning Code: **RES**
Map: Block: Lot: Book: **12635** Page: **257**

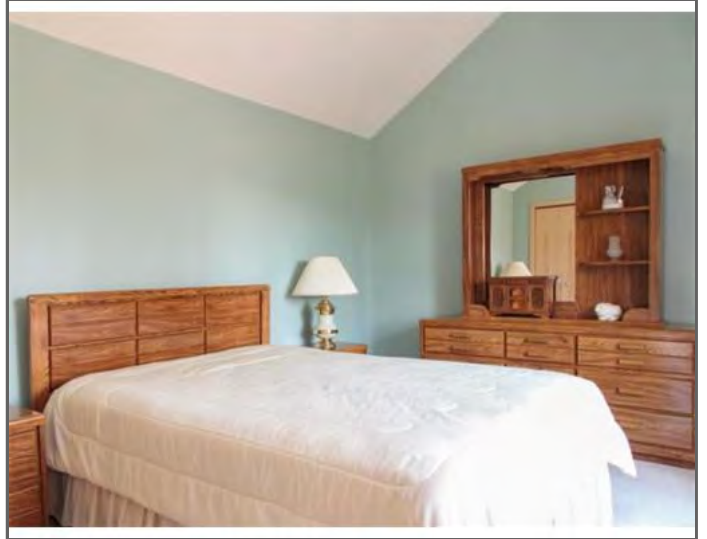
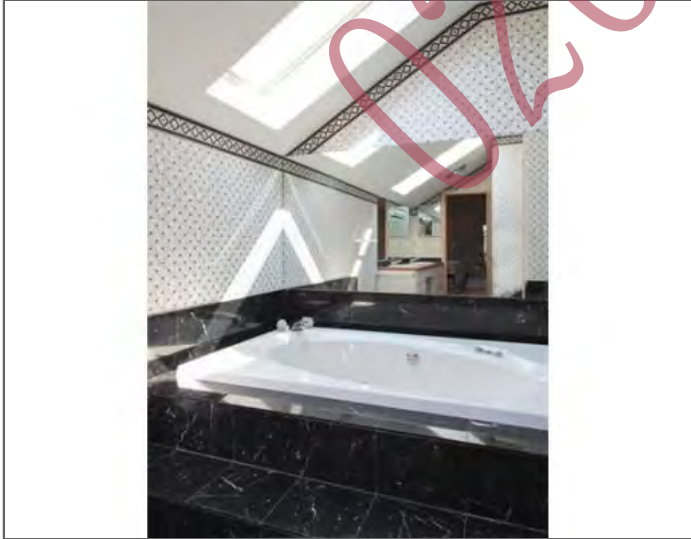
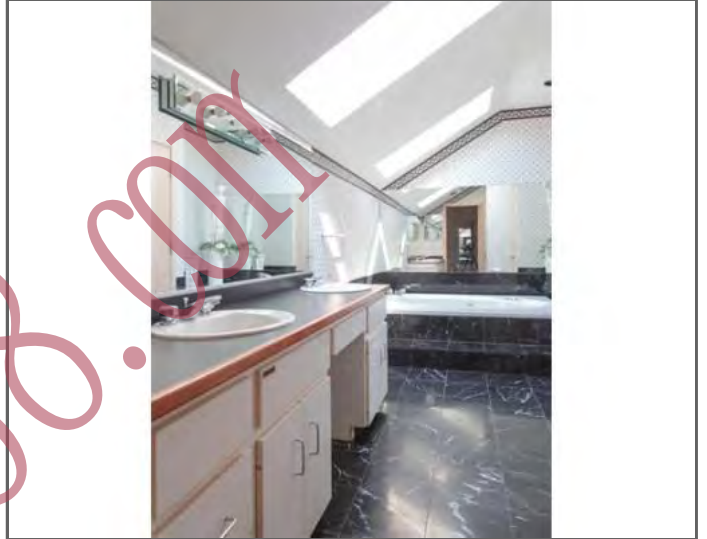
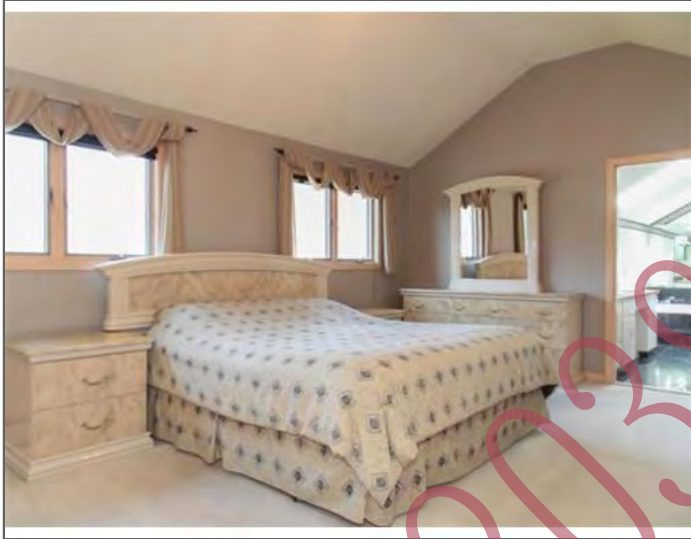
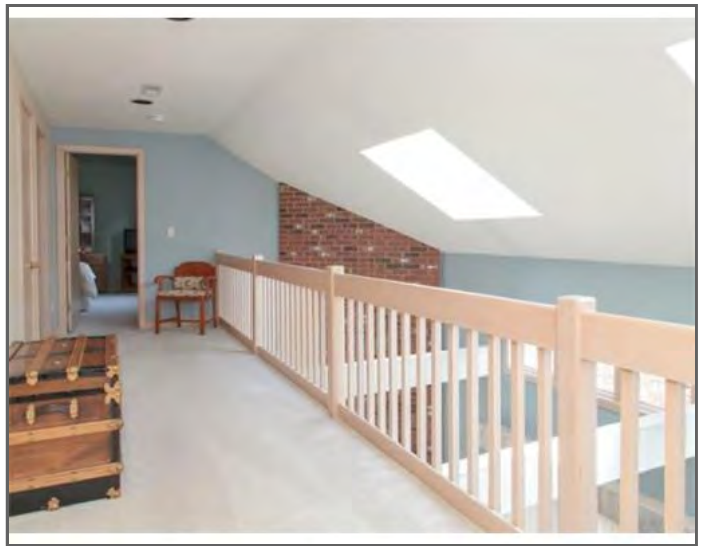
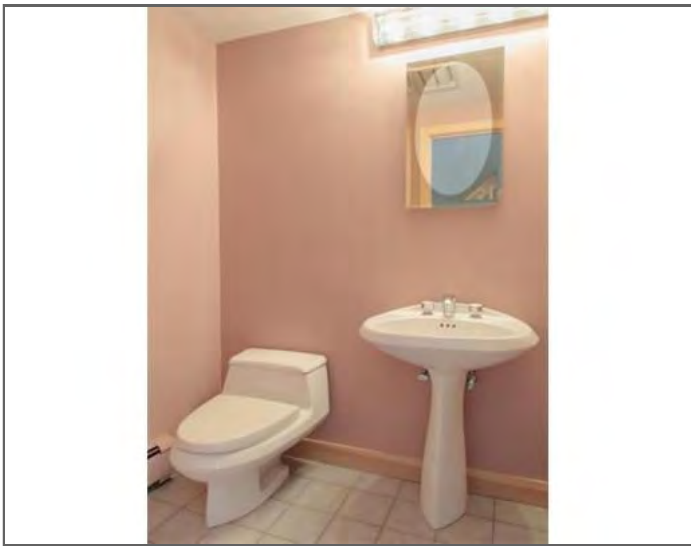
Market History for 12 Dogwood Cir U:12, Franklin, MA 02038

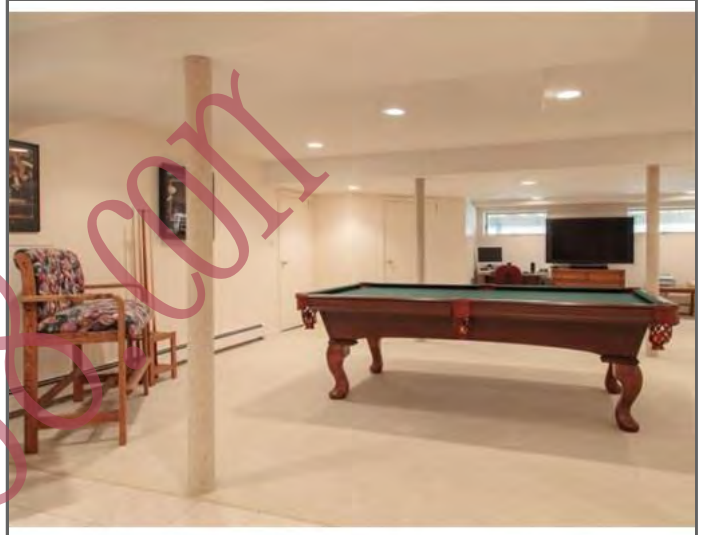
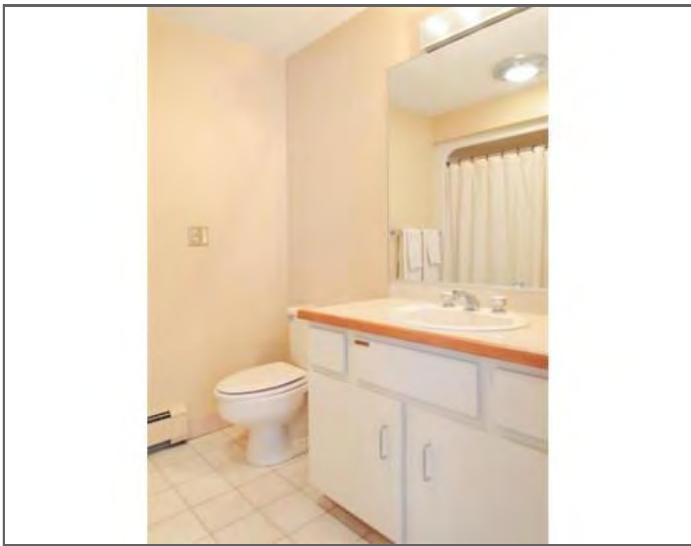
MLS #	Date		DOM	DTO	Price
71664417	4/22/2014	Listed for \$359,900			\$359,900
	5/3/2014	Listing Alert Flag set to: Yes - Kick-Out Clause or Right of 1st Refusal			
UAG	5/22/2014	Status Changed to: Under Agreement			
SLD	5/30/2014	Status Changed to: Sold			
	5/30/2014	Sold for \$358,900	30	30	\$358,900
Market History for Office Id: BB5993			30	30	\$358,900
Market History for this property			30	30	\$358,900

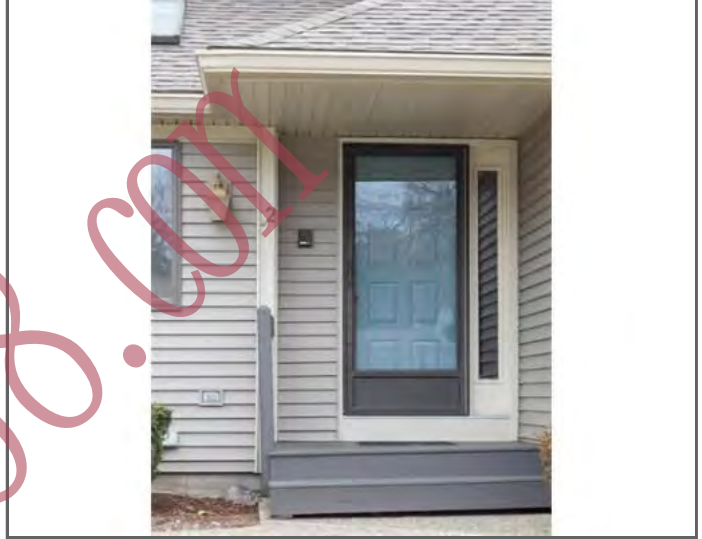
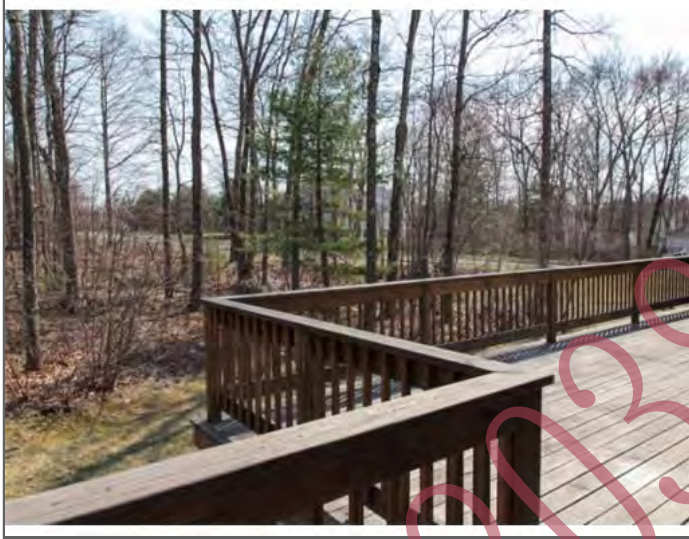
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5 Willow Pond Rd. - Unit 5
Franklin, MA 02038-3930
Condo

MLS #: 71632100	Status: Sold
List Price: \$369,900	Sale Price: \$369,900
List Date: 2/11/2014	Sale Date: 5/16/2014
Area:	Off Market Date: 3/27/2014
List\$/SqFt: \$185.14	Sold\$/SqFt: \$185.14
Days on Market (Total): 44	Days on Market (Office): 44

Property Features

Rooms: 6	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: End
Fireplaces: 1	Apprx Living Area: 1998 sq.ft.
Year Built: 1995	Outdoor Space Avail:
# Units: 75	Garage: 1 Attached
Elevator:	Parking: 1 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$371.04	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court	



Room Descriptions

Room	Level	Size	Features
Living Room:	1	15x16	Fireplace, Ceiling - Cathedral, Flooring - Hardwood
Dining Room:	1	11x14	Flooring - Hardwood
Kitchen:	1	14x17	Flooring - Hardwood
Master Bedroom:	1	13x15	Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2	12x15	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	13x14	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half
Bath 2:	1		Bathroom - Full
Bath 3:	2		Bathroom - Full, Double Vanity
Laundry:	1		--
Foyer:	1		Ceiling - Cathedral, Flooring - Hardwood
Loft:	2		Flooring - Hardwood

Features & Other Information

Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions: **window treatments and hardware , personal property**
 Exterior: **Wood**
 Exterior Features: **Porch - Screened**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Lead Paint: **None**
 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 UNIT located in the desirable Chestnut Ridge Condominium Complex - This pristine 3 BEDROOM unit features a **FIRST FLOOR MASTER BEDROOM** and **MASTER BATHROOM**. Buyers will appreciate the Oak Stairs and beautiful hardwood flooring in the Kitchen, Foyer, Dining Room, Living Room, Master Bedroom, Hall and Loft - Second Floor offers 2 additional Bedrooms, Full Bath with Double Vanity, Loft and Oversized Storage area. **BONUS FEATURES** - Wonderful 12X16 Screened Porch overlooking private wooded back yard - Large walk out basement **READY TO BE FINISHED** - Natural Gas Heat - Neutral Decor - Condo Fees include - Pool and Tennis Courts - **THIS COMPLEX IS NON AGE RESTRICTIVE - WONDERFUL VALUE**

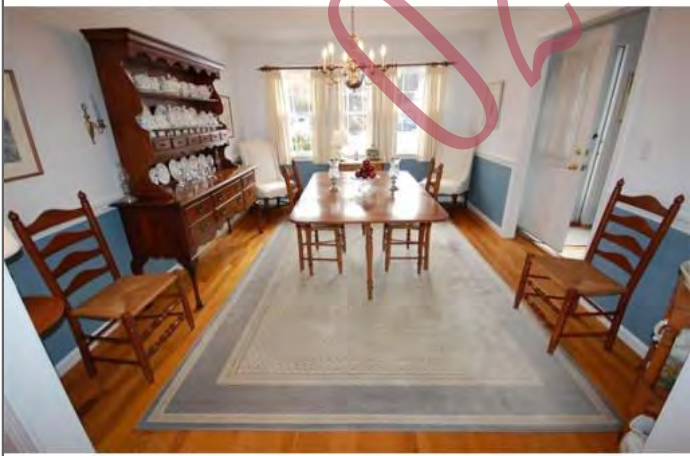
Tax Information

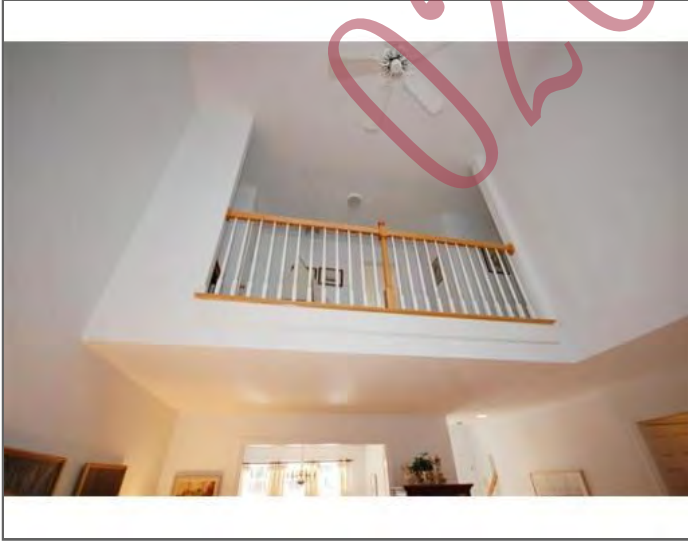
2013 Taxes: \$4339.28	Assessment: \$302,600	Cert: Zoning Code: condo
Pin #:	Map: 281	Block: Lot: Book: 29415 Page: 078

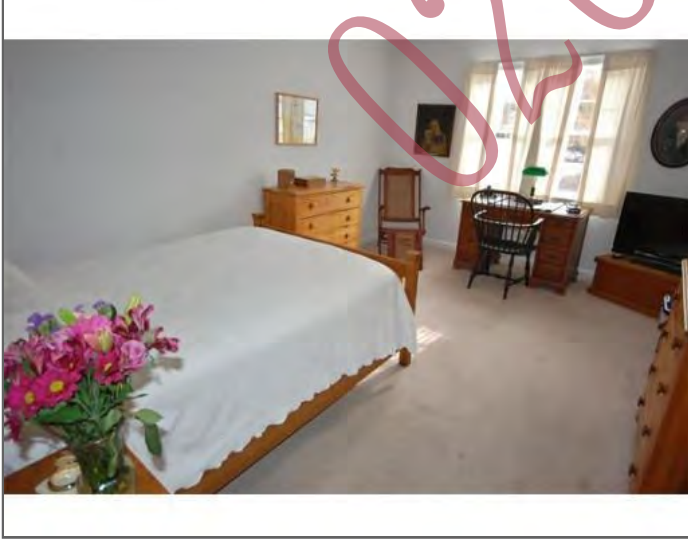
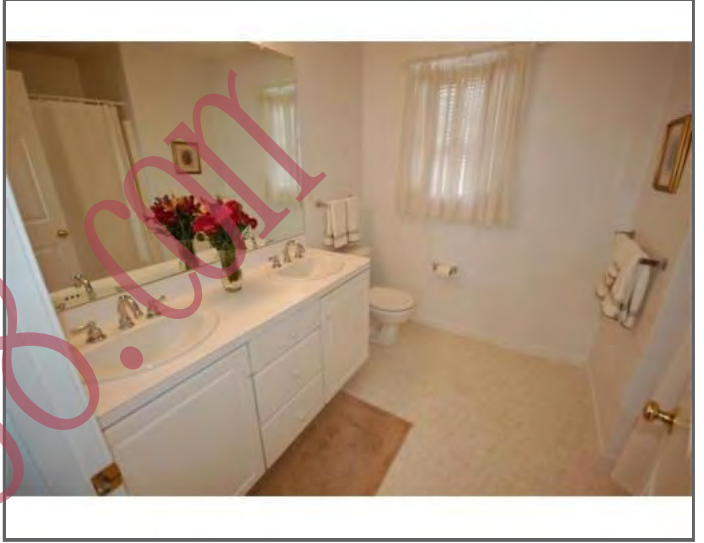
Market History for 5 Willow Pond Rd. U:5, Franklin, MA 02038

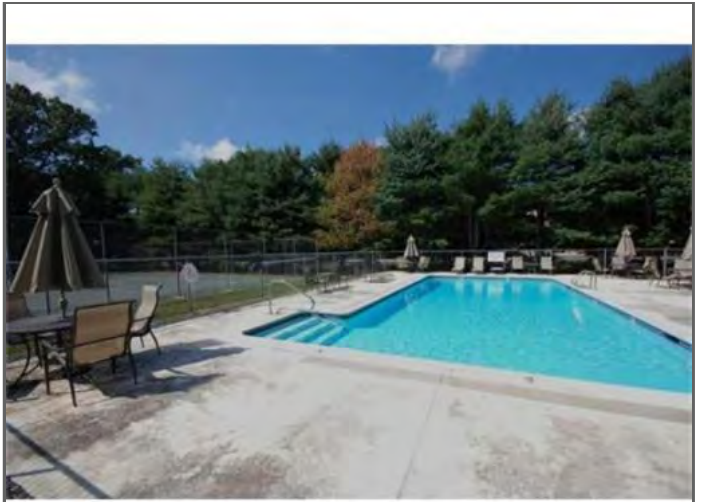
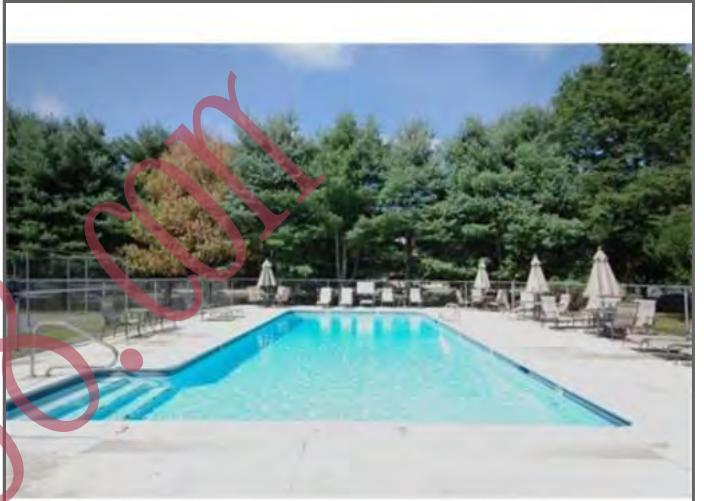
MLS #	Date		DOM	DTO	Price
71632100	2/11/2014	Listed for \$374,900			\$374,900
	3/6/2014	Price Changed to: \$369,900			\$369,900
CTG	3/11/2014	Status Changed to: Contingent			
UAG	3/27/2014	Status Changed to: Under Agreement			
SLD	5/16/2014	Status Changed to: Sold			
	5/16/2014	Sold for \$369,900	44	28	\$369,900
Market History for Office Id: BB1510			44	28	\$369,900
Market History for this property			44	28	\$369,900

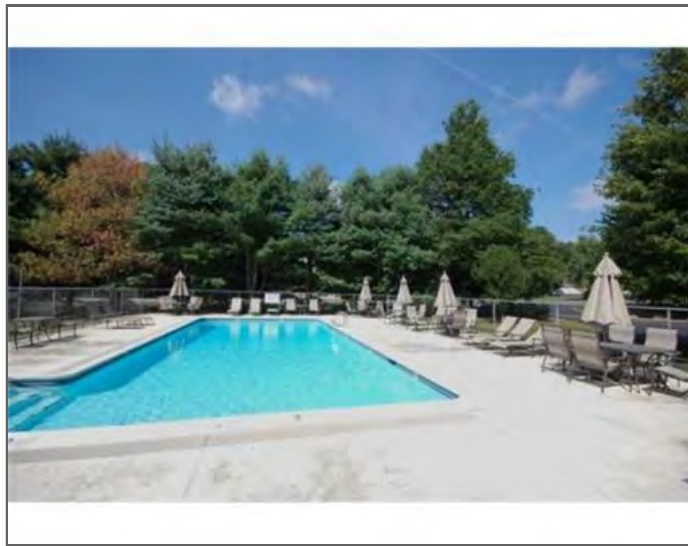
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6 Oak View Terrace - Unit 6
Franklin, MA 02038
Condo

MLS #: 71694045	Status: Sold
List Price: \$379,900	Sale Price: \$376,000
List Date: 6/5/2014	Sale Date: 8/14/2014
Area:	Off Market Date: 7/11/2014
List\$/SqFt: \$197.56	Sold\$/SqFt: \$195.53
Days on Market (Total): 74	Days on Market (Office): 74



Property Features

Rooms: 7	Style: Townhouse
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: --
Fireplaces: 1	Apprx Living Area: 1923 sq.ft.
Year Built: 1999	Outdoor Space Avail: Yes - Private
# Units: 75	Garage: 1 Attached, Garage Door Opener, Deeded
Elevator: No	Parking: 2 Off-Street, Deeded, Improved Driveway, Paved Driveway

Handicap Access/Features: **Yes**

Association: **Yes** Fee: **\$371**

Fee Includes: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**

Room Descriptions

Room	Level	Size	Features
Living Room:	1	19x14	Fireplace, Ceiling - Cathedral, Ceiling Fan (s), Flooring - Hardwood, Main Level, Cable Hookup, Exterior Access, Open Floor Plan, Slider
Dining Room:	1	13x12	Flooring - Hardwood, Window(s) - Picture, Main Level, Open Floor Plan
Family Room:	B		Closet, Flooring - Wall to Wall Carpet, Cable Hookup, Exterior Access, Open Floor Plan, Recessed Lighting, Walk-in Storage
Kitchen:	1	17x12	Ceiling - Cathedral, Closet, Flooring - Stone/Ceramic Tile, Dining Area, Main Level, Kitchen Island, Cable Hookup, Country Kitchen, Dryer Hookup - Electric, Exterior Access, Recessed Lighting, Washer Hookup
Master Bedroom:	1	13x16	Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level, Cable Hookup
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet, Cable Hookup
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Main Level
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features & Other Information

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

Basement: **Yes**

Construction: **Frame**

Cooling: **Central Air, Individual**

Electric: **220 Volts, Circuit Breakers**

Exclusions:

Exterior: **Clapboard, Brick**

Exterior Features: **Deck, Garden Area, Screens, Gutters, Professional Landscaping**

Handicap Amenities: **Tub/Shower Grab Assist Bars**

Facing Direction: **Northeast**

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

Hot Water: **Natural Gas**

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

Lead Paint: **Unknown**

Living Area Disclosures: **does not include finished walkout basement**

Pets Allowed: **Unknown**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No** Water View: **No**

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

Lender Owned: **No**

Remarks

Top location in Chestnut Ridge II! This bright and spacious 3-bed, 2.5 bath home overlooks the treetops of Chestnut Ridge, enjoying the privacy of a landscaped cul-de-sac & wooded lot, as well. Three beautiful finished levels. The living room features a vaulted ceiling, a gas fireplace, and sliders out to the private deck. The dining room flows off the living room and offers a picture window with views of the professionally landscaped yard. Spacious, sunny kitchen with vaulted ceiling, center island, and convenient laundry hookups. First floor master suite with walk-in closet and tile bath. Two additional bedrooms and a full bath on second level plus an open loft area for desk or reading. Rare WALKOUT family room on the lower level adds additional finished living area. Amazing storage & closet space; a/c & vac systems. Enjoy the gorgeous inground pool and tennis courts in this exquisitely maintained complex. The pinnacle of Franklin condo living!

Tax Information

2014 Taxes: **\$4575** Assessment: **\$316,600**

Pin #:

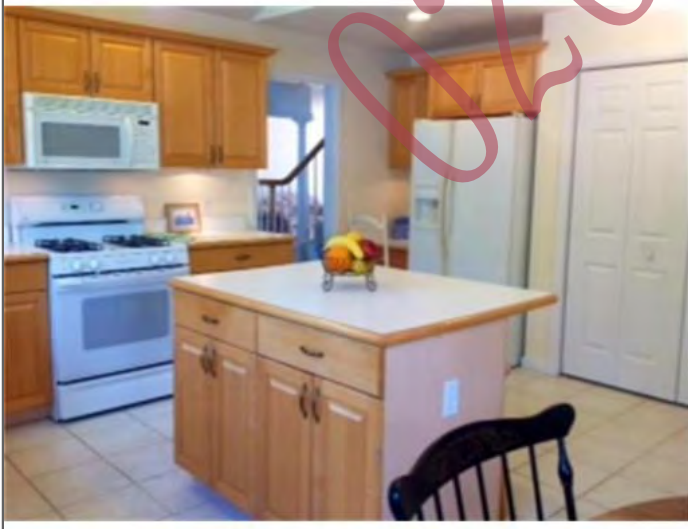
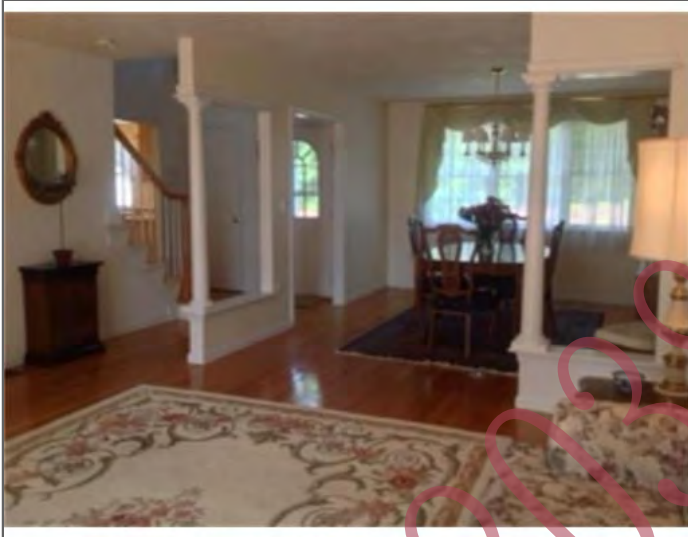
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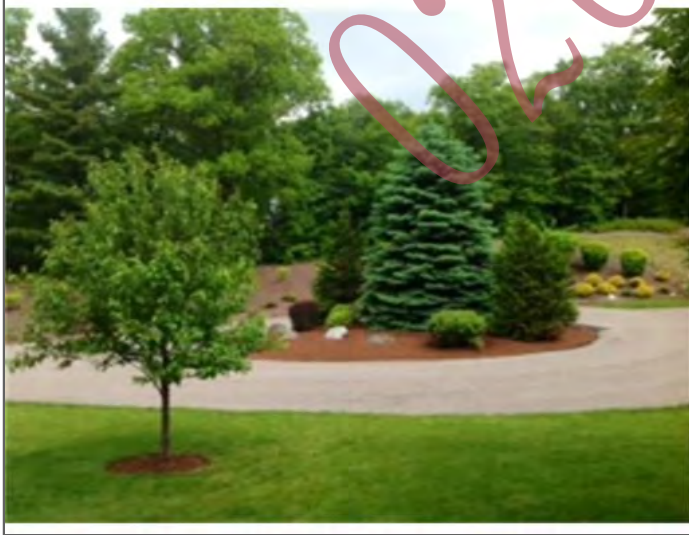
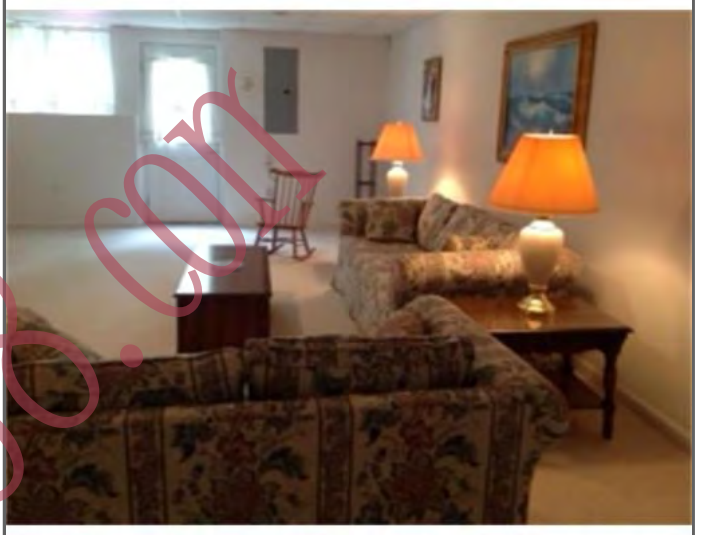
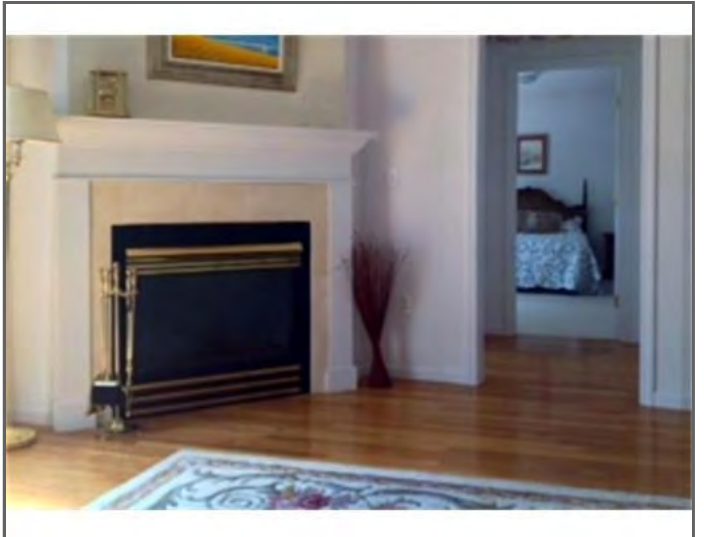
Map: Block: Lot: Book: **26480** Page: **561**

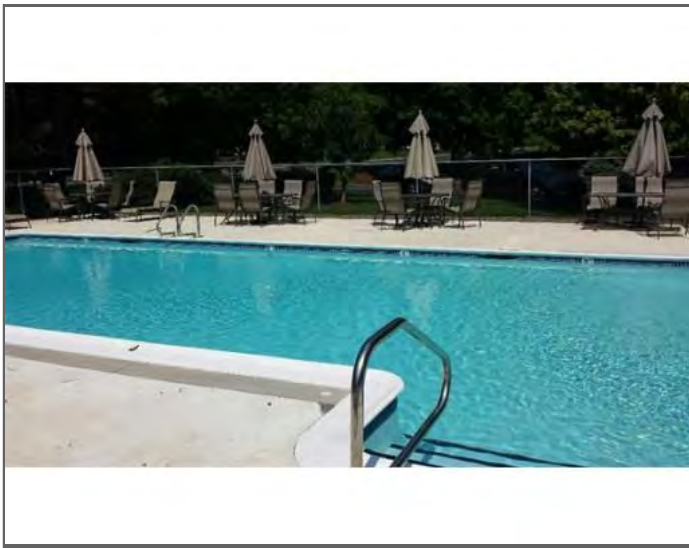
Market History for 6 Oak View Terrace U:6, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71694045	6/5/2014	Listed for \$379,900			\$379,900
CTG	6/29/2014	Status Changed to: Contingent			
UAG	8/18/2014	Status Changed to: Under Agreement			
SLD	8/18/2014	Status Changed to: Sold			
	8/14/2014	Sold for \$376,000	74	24	\$376,000
Market History for Office Id: BB9885			74	24	\$376,000
Market History for this property			74	24	\$376,000

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82 CHESTNUT RIDGE CIRCLE - Unit 82
Franklin, MA 02038-3907
Condo

MLS #: 71701353	Status: Sold
List Price: \$449,000	Sale Price: \$437,000
List Date: 6/19/2014	Sale Date: 8/14/2014
Area:	Off Market Date: 7/20/2014
List\$/SqFt: \$200.09	Sold\$/SqFt: \$194.74
Days on Market (Total): 31	Days on Market (Office): 31



Property Features

Rooms: 7	Style: Detached
Bedrooms: 3	Type: Condo
Baths: 2f 1h	Unit Level 1
Master Bath: Yes	Placement: Street
Fireplaces: 1	Apprx Living Area: 2244 sq.ft.
Year Built: 2005	Outdoor Space Avail: Yes - Common
# Units: 75	Garage: 2 Attached
Elevator:	Parking: 4 Off-Street, Deeded, Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$398	
Fee Includes: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Chair Rail, Wainscoting
Dining Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Picture, Chair Rail, Wainscoting
Family Room:	1		Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Hardwood, Balcony / Deck
Kitchen:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Cabinets - Upgraded
Master Bedroom:	1		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 2:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 3:	2		Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup
Bath 1:	1		Bathroom - Half, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Dryer Hookup - Electric, Washer Hookup
Bath 2:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Closet - Linen, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Closet - Linen, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	1		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions: **DRAPES AND VALANCES IN DR,LR,FR,KIT,and FRONT 2ND FLR BED**
 Exterior: **Wood**
 Exterior Features: **Porch, Deck - Composite, Professional Landscaping**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas**
 Interior Features: **Central Vacuum, Cable Available**
 Lead Paint: **None**
 Living Area Disclosures: **ABOVE GRADE**
 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

PRISTINE SINGLE FAMILY DETACHED CONDO AT CHESTNUT RIDGE! ENJOY THE SIZE & QUALITY OF A SF COLONIAL WITHOUT THE WORK! VACATION AT HOME W/ POOL & TENNIS ON SITE! BEAUTIFUL UPGRADED LANDSCAPE & GROUNDS. FROM THE CHARMING FRONT PORCH, TO THE GLEAMING HARDWOOD FLOORS, & GORGEOUS WAINSCOTTING & TRIM THROUT INSIDE, IT SHOWS LIKE NEW! A LARGE OPEN FORMAL LIVING ROOM & FORMAL DINING ROOM W/ BUILT INS. STUNNING KIT W/ UPGRADED CUSTOM MAPLE CABINETS. GRANITE COUNTERS, A DINING ISLAND & BAY WINDOW. ENTERTAINING FAMILY ROOM W/ FIREPLACE & BUILT INS. AWESOME LARGE PRIVATE DECK W/ RETRACTABLE AWNING. LARGE FIRST FLR MASTER W/WALK IN CLOSET. MASTER BATH HAS UPGRADED CABINET W/DOUBLE SINKS & GRANITE & SHOWER. BEAUTIFUL HALF BATH W/ GRANITE & MAPLE CABINET. GLASS PRIVACY DOOR LEADS TO FIRST FLOOR LAUNDRY RM. THE 2ND FLR HAS 2 GENEROUS SIZED BEDROOMS W/ A FULL BATH W/DOUBLE SINKS & UPGRADED CABINETRY. CUSTOM HIGH END SHADES . HUGE DRY BASEMENT FOR STORAGE OR MORE EXPANSION. A TRULY METICULOUS HOME !!

Tax Information

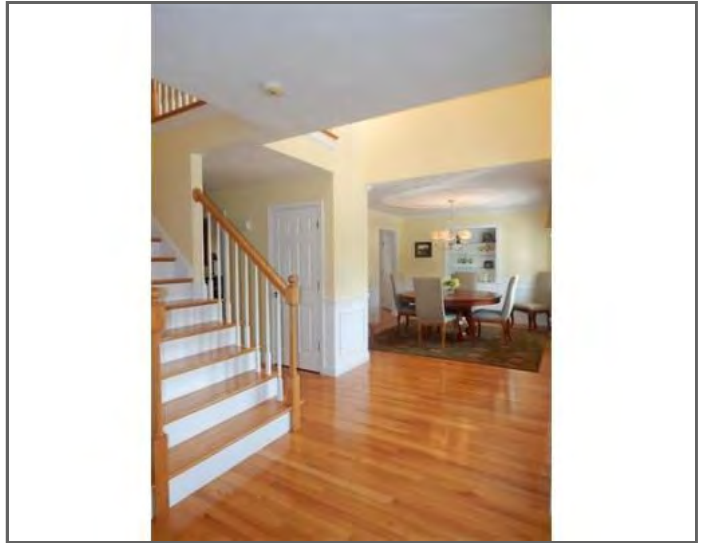
2014 Taxes: **\$5240** Assessment: **\$362,600**
 Pin #: **M:281 L:003-041**

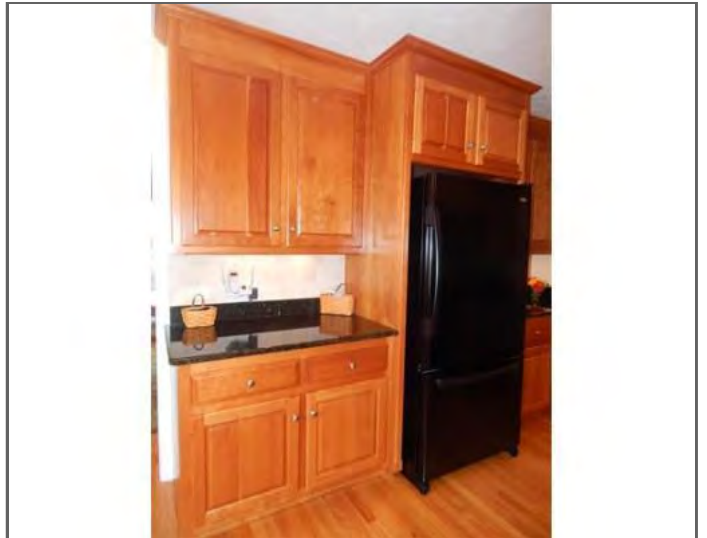
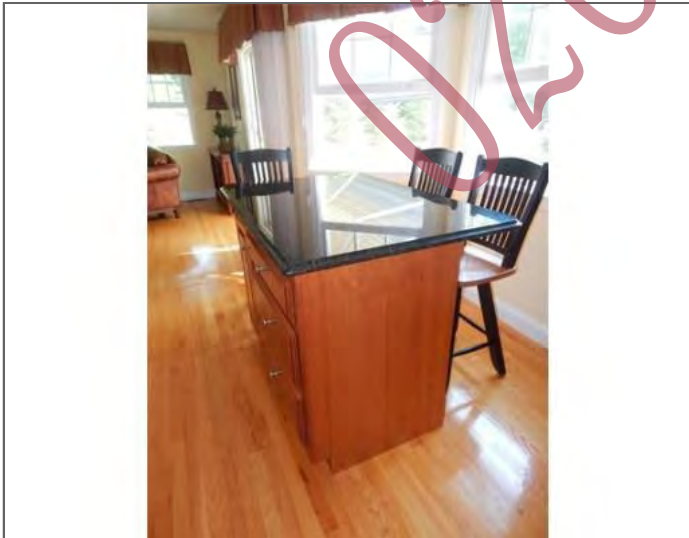
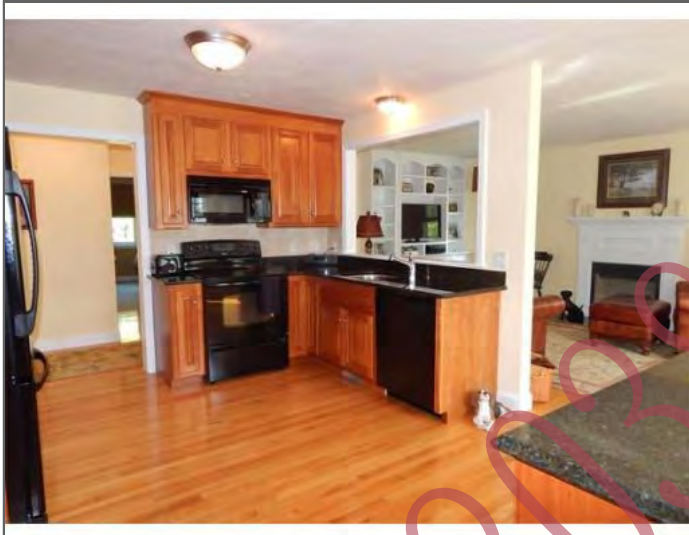
Cert: Zoning Code: **RES**
 Map: Block: Lot: Book: **27137** Page: **456**

Market History for 82 CHESTNUT RIDGE CIRCLE U:82, Franklin, MA 02038

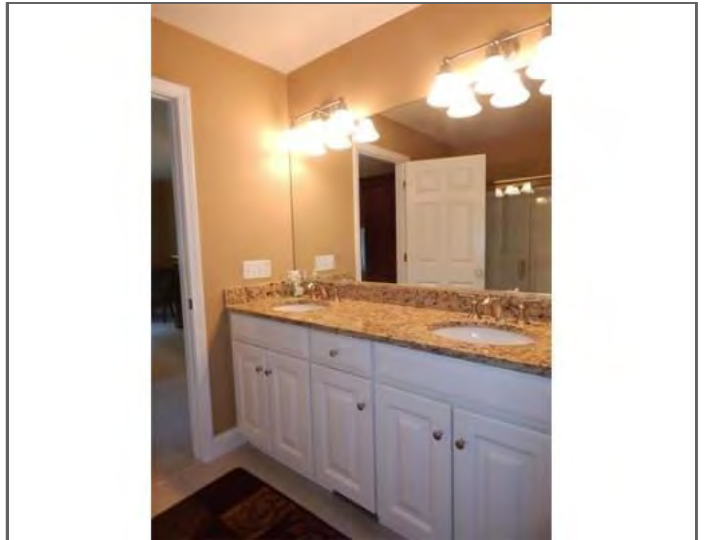
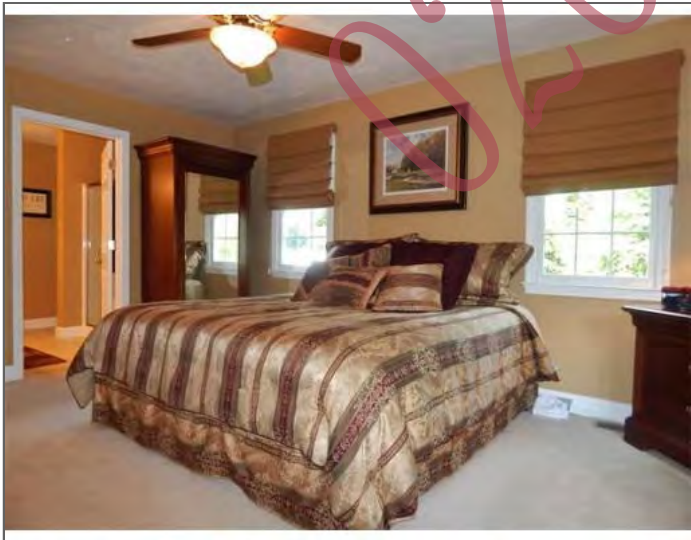
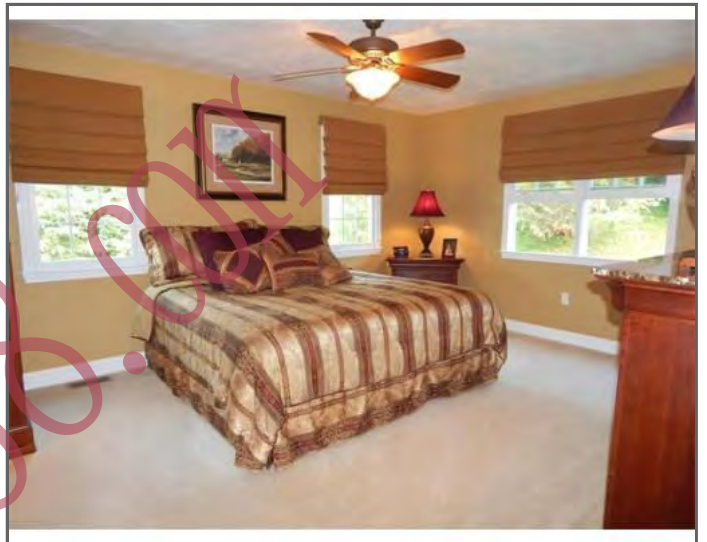
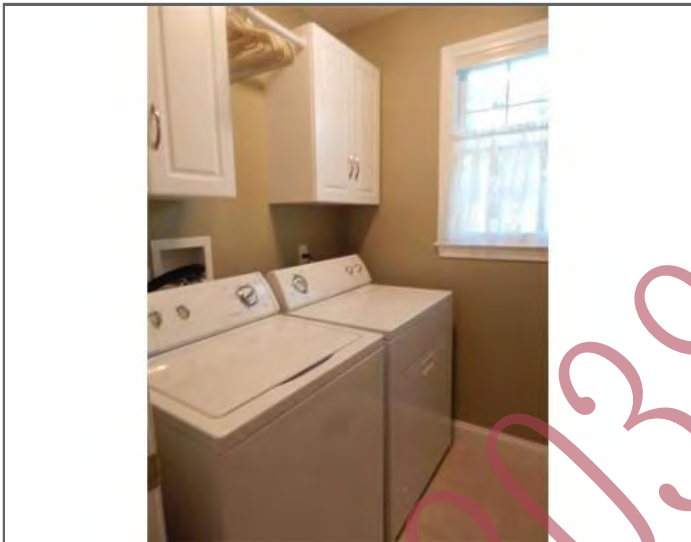
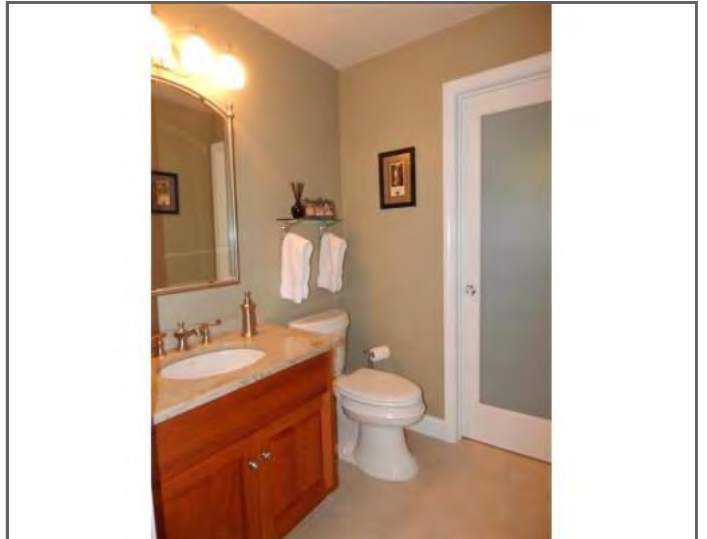
MLS #	Date		DOM	DTO	Price
71701353	6/19/2014	Listed for \$449,000			\$449,000
CTG	6/27/2014	Status Changed to: Contingent			
UAG	7/20/2014	Status Changed to: Under Agreement			
SLD	8/14/2014	Status Changed to: Sold			
	8/14/2014	Sold for \$437,000	31	7	\$437,000
Market History for Office Id: BB1175			31	7	\$437,000
Market History for this property			31	7	\$437,000

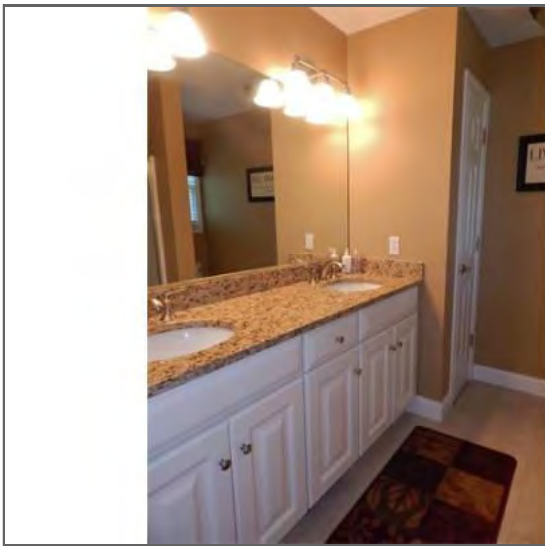
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