

Premier Real Estate

MLS # 71853863 - New

Condo - Townhouse

52 Stone Ridge Rd - Unit 52

Franklin, MA 02038-3166

Norfolk County

Unit Placement:

Unit Level: **1**

Grade School:

Middle School:

High School:

Outdoor Space Avail: **Yes - Common**

Handicap Access/Features:

Directions: **Rte. 140 to Grove St to Forge Hill to Stone Ridge - 5 min to 495 - 10 min to MASS PIKE**

List Price: **\$259,900**

Total Rooms: **7**

Bedrooms: **2**

Bathrooms: **2f 1h**

Master Bath: **Yes**

Fireplaces: **0**



Remarks

SIMPLY STUNNING!!! Don't miss out on this gorgeous updated unit in Stone Ridge! This 2 bed/2.5 bath unit boasts a beautiful large kitchen with granite, hardwoods, stainless steel appliances which opens into your living room and dining room. Second floor has two large bedroom BOTH with own walk-in closets and updated bathrooms w/upscale tile. New plush carpet in the nearly 700 sqft of finished lower level (family room, office, den, etc.)! This unit also has an ATTACHED garage (not all do in this complex), gas heat, central AC, 2nd floor laundry, etc. The roof and siding were updated in 2014! Toss in a resort-style pool, tennis court and clubhouse and you've found your dream townhouse! Only minutes from 495, Franklin Center, MA PIKE, etc. DON'T WAIT... WILL GO SUPER FAST! Ask your Realtor for video guided tour link.

Property Information

Approx. Living Area: **2061 sq. ft. (\$126.10/sq. ft.)**

Approx. Acres:

Garage Spaces: **1 Attached**

Living Area Includes: **Finished Basement**

Heat Zones: **Forced Air, Gas**

Parking Spaces: **2 Deeded**

Living Area Source: **Field Card**

Cool Zones: **Central Air**

Levels in Unit: **2**

Living Area Disclosures: **Includes Approx 687 sqft of finished lower level (3 rooms)**

Disclosures:

Complex & Association Information

Complex Name: **Stone Ridge**

Units in Complex: **163** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$345 Monthly**

Assoc. Fee Incls: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Clubroom**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Deck - Exterior
Dining Room:	1		--
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Laundry:	2		Dryer Hookup - Gas, Washer Hookup
Office:	B		Closet, Flooring - Wall to Wall Carpet

Features

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

Association Pool: **Yes Inground**

Basement: **Yes, Full, Finished, Interior Access**

Beach: **No**

Construction: **Frame**

Electric Features: **Circuit Breakers, 100 Amps**

Exterior: **Wood**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions: **Washer/Dryer Negotiable**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built/Converted: **1986/**

Year Built Source: **Public Record**

Exterior Features: **Porch, Deck - Wood, Professional Landscaping, Tennis Court**
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**
 Hot Water: **Natural Gas, Tank**
 Pets Allowed: **Yes**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Utility Connections: **for Electric Range, for Electric Oven, for Gas Dryer, Washer Hookup**
 Waterfront: **No**
 Water View: **No, --**

Year Built Desc: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:276 L:016-006**
 Assessed: **\$221,800**
 Tax: **\$3292** Tax Year: **2015**
 Book: **0** Page: **0**
 Cert: **C188-228**
 Zoning Code: **RES CONDO**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Premeer Real Estate LLC** (401) 274-6200
 Listing Agent: **Chris Whitten** (401) 527-1004
 Team Member:
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
 Showing: Buyer-Agent: **Lock Box, Appointment Required, Other (See Special Showing Instructions)**
 Showing: Facilitator: **Lock Box, Appointment Required, Other (See Special Showing Instructions)**
 Special Showing Instructions: **24 Hours - Please book showings ONLY at following link: www.premeerrealstate.com/property/71853863**

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2.5 NS**
 Facilitator: **1 NS**
 Compensation Based On: **Net Sale Price**

Firm Remarks

Please share this link with your buyers as it includes a video guided showing, seller disclosure, etc: http://www.premeerrealstate.com/property/71853863

Market Information

Listing Date: **6/9/2015** Listing Market Time: MLS# has been on for **0** day(s)
 Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)
 Expiration Date: **9/9/2015** Cash Paid for Upgrades:
 Original Price: **\$259,900** Seller Concessions at Closing:
 Off Market Date:
 Sale Date:

Market History for 52 Stone Ridge Rd U:52, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71853863	6/9/2015	Listed for \$259,900	0		\$259,900
Market History for Premeer Real Estate LLC (AN0230)			0		
Market History for this property			0		

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