



MLS # 71738541 - Sold
Single Family - Detached

11 Foch Street
Framingham, MA 01702-6817
Middlesex County

List Price: **\$375,000**
 Sale Price: **\$372,000**

Style: **Split Entry**
 Color: **White**

Total Rooms: **7**
 Bedrooms: **3**
 Bathrooms: **3f 0h**
 Master Bath: **Yes**
 Fireplaces: **0**

Grade School:
 Middle School:
 High School:

Handicap Access/Features:

Directions: **Rte 9 to Winter St; R on Rte 135/Waverly; L on Wilson Ave (NOT Wilson St); driveway @ Right by fence**

Remarks

Sitting well off the street, this three-bedroom home provides quiet, seclusion, comfort and privacy that are hard to match. Built in 1997, this young home has been meticulously maintained and improved, and offers a rare combination of high-demand features. The beautiful back yard, large and inviting, is perfect for entertaining and play. Central air conditioning cools you through the summer months, while a pellet stove offers affordable comfort through the winter. Three bedrooms and a beautiful, spacious finished lower level give you plenty of space, with three full bathrooms for extra convenience. The many improvements include hardwood floors in the living room & hallway; slate tile entryway; Newpro windows; oil tank (2009); dishwasher (2010); and a new stainless steel range (2014). Come and savor this gem of a property, with easy access to the commuter rail, the park & playground on nearby Fay Road, and Waushakum Pond beach.

Property Information

| | | |
|--|---|--|
| Approx. Living Area: 2,000 Sq. Ft. | Approx. Acres: 0.24 (10,475 Sq. Ft.) | Garage Spaces: 1 Attached, Under, Work Area |
| Living Area Includes: | Heat Zones: 1 Forced Air, Oil | Parking Spaces: 4 Off-Street |
| Living Area Source: Other | Cool Zones: 1 Central Air | Approx. Street Frontage: |
| Living Area Disclosures: Includes finished Lower Level. | | |
| Disclosures: | | |

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|-----------------|----------|--------------|--|
| Living Room: | 1 | 15X13 | Flooring - Hardwood |
| Dining Room: | 1 | 9X14 | Flooring - Hardwood, Balcony / Deck |
| Family Room: | B | 20X23 | Flooring - Wall to Wall Carpet |
| Kitchen: | 1 | 10X14 | Flooring - Hardwood, Stainless Steel Appliances |
| Master Bedroom: | 1 | 13X13 | Bathroom - Full, Flooring - Wall to Wall Carpet |
| Bedroom 2: | 1 | 13X9 | Flooring - Wall to Wall Carpet |
| Bedroom 3: | 1 | 10X11 | Flooring - Wall to Wall Carpet |
| Bath 1: | 1 | | Bathroom - Full |
| Bath 2: | 1 | | Bathroom - Full, Flooring - Stone/Ceramic Tile |
| Bath 3: | B | | Bathroom - Full |
| Laundry: | B | | - |

Features

Appliances: **Range, Dishwasher, Disposal, Microwave**
 Area Amenities: **Public Transportation, Shopping, Park**
 Basement: **Yes Full, Finished, Walk Out, Garage Access, Radon Remediation System**
 Beach: **Yes Lake/Pond**
 Beach Ownership: **Public**
 Beach - Miles to: **1/2 to 1 Mile**
 Construction: **Frame**
 Electric: **Circuit Breakers**
 Energy Features: **Insulated Windows, Insulated Doors**
 Exterior: **Vinyl**
 Exterior Features: **Deck, Gutters**
 Flooring: **Wood, Vinyl, Wall to Wall Carpet**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Tank**
 Lot Description: **Paved Drive**
 Road Type: **Paved, Paper Road**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**

Other Property Info

Disclosure Declaration: **No**
 Exclusions: **Wall-mounted TV. Washer/Dryer. Refrigerator in garage. Playset in back yard. Trampoline.**
 Facing Direction: **South**
 Home Own Assn: **No**
 Lead Paint: **None**
 UFFI: Warranty Features:
 Year Built: **1997** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **100/156.0-0071-0122.0**
 Assessed: **\$348,500**
 Tax: **\$6,374.07** Tax Year: **2014**
 Book: **50845** Page: **439**
 Cert:
 Zoning Code: **G**
 Map: **156.0** Block: **0071** Lot: **0122.0**

Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Office/Agent Information

Listing Office: **Kuhlman Residential**  (781) 444-1399

Listing Agent: **Scott Lutz**  (774) 614-1219

Team Member(s): **Bill Kuhlman (781) 883-5554**

Sale Office: **ALANTE Real Estate**  (508) 746-0033

Sale Agent: **Lisa O'Neill**  (774) 413-0160

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Lock Box,  Schedule with ShowingTime or call 888-627-2775**

Showing: Facilitator: **Lock Box,  Schedule with ShowingTime or call 888-627-2775**

Special Showing Instructions:

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **2.5**

Compensation Based On: **Net Sale Price**

Firm Remarks

The entire house is fully heated; the owners use the pellet stove in the basement to reduce fuel oil costs. Please note that Kuhlman Residential does not hold escrow deposits.

Market Information

Listing Date: **9/4/2014**

Days on Market: Property has been on the market for a total of **45** day(s)

Expiration Date:

Original Price: **\$385,000**

Off Market Date: **10/19/2014**

Sale Date: **11/14/2014**

Sale Price: **\$372,000**

Offer Date: **10/7/2014** Days to Offer: **33**

Listing Market Time: MLS# has been on for **45** day(s)

Office Market Time: Office has listed this property for **45** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

Financing: **Conv. Fixed**

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Market History for 11 Foch Street, Framingham, MA 01702-6817

| MLS # | Date | | DOM | DTO | Price |
|--|------------|---|-----------|-----------|------------------|
| 71738541 | 9/4/2014 | Listed for \$385,000 | | | \$385,000 |
| | 9/25/2014 | Price Changed to: \$375,000 | | | \$375,000 |
| CTG | 10/8/2014 | Status Changed to: Contingent | | | |
| UAG | 10/19/2014 | Status Changed to: Under Agreement | | | |
| SLD | 11/15/2014 | Status Changed to: Sold | | | |
| | 11/14/2014 | Sold for \$372,000 | 45 | 33 | \$372,000 |
| Market History for Kuhlman Residential (BB4458) | | | 45 | 33 | \$372,000 |
| Market History for this property | | | 45 | 33 | \$372,000 |







