

**Ashland Properties
 FOR SALE**

We specialize in real estate sales in Ashland and surrounding communities. Below is a summary of properties currently listed for sale in Ashland as of April 6, 2005:

Single Family Homes For Sale

15 presently listed for sale.
 Average list price = \$522,633.
 Average time on market = 21 days
 New construction = 2

Single Family Under Agreement

22 under agreement, awaiting closing
 Average list price = \$486,400.
 Average time on market = 44 days
 New construction = 4

Condominiums

22 presently listed for sale
 Price Range = \$289,900-474,900
 New construction = 7
 Adult communities = 3
 Average sale price = \$371,900*

Average time on market = 22 days*

*Does not include 55+

Condominiums Under Agreement

28 under agreement, awaiting closing
 Average list price = \$366,800
 Average time on market = 36 days

For more information on market statistics or to see a property currently for sale in Ashland or surrounding communities, contact:
 The Homes Connection of MetroWest
 (508) 231-4566

Each member of our Team is a licensed Mass. real estate agent and a member of the Multiple Listing Service (MLS), giving us access to any Mass. property listed in MLS.

**NEW CONSTRUCTION
 IN ASHLAND**



*** 3100+ Sq. Ft.***

Bright, sun-filled, 4 bedroom, 2.5 bath Contemporary Colonial in Forestdale subdivision. Spectacular kitchen with granite, stainless appliances, maple cabinetry, walk-in pantry and french doors to gorgeous mahogany deck. 1st floor office/library. Spacious hardwood entry with open floor plan. Gas fireplace. 9' ceilings. Large master w/ tiled whirlpool and walk-in. 2nd floor laundry. Huge (already studded and ducted) walk-up attic offers even more space if you really need it! 2 zone heat & central air.

**Call Judi Teller (508) 380-1933
 for showings.**

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**Ashland Properties
 SOLD**

Single Family Homes

275 Cordaville Road	\$290,000
54 Tri Street	\$349,000
34 Laurelton Drive	\$335,000
7 Washington Avenue	\$365,000
4 Old Country Path	\$390,000
186 Prospect Street	\$395,000
15 Sherborne Circle	\$464,000
8 Annetta Road	\$557,000
8 Howe Street	\$590,000
11 Lorraine Drive	\$620,000

Average Sale Price: \$435,500

Average Market Time: 38 days

Condominiums

55 Mountain Gate Road	\$273,000
23 Meeting House Path	\$275,000
27 Leland Farm Road	\$292,500
33 East Bluff Road	\$302,000
16 East Bluff Road	\$318,900
94 Captain Eames Circle	\$324,900
125 Spyglass Hill Drive	\$317,000
112 Algonquin Trail	\$374,000
15C America Blvd	\$388,766
198 Algonquin Trail	\$384,000
453 Captain Eames Circle	\$408,000

Average Sale Price: \$332,551

Average Market Time: 62.73 days

Multi-family Homes

70 Higley Road	\$365,000
226 Union Street	\$410,900

Average Sale Price: \$387,950

Average Market Time: 82 days

ASHLAND TOWNHOUSE FOR SALE



Enjoy the conveniences of condo living plus size, style, and privacy.

This rare 2 bedroom, 2 bath, Regency style townhouse with 1700+ SF of living area is conveniently located, and unlike most in the area, has a private wooded backyard, sun-filled front yard, and deck. Perfect for entertaining, the large living room with cathedral ceiling, fireplace, and french doors opens to dining room. Eat-in kitchen. A family room/office and workshop have been finished in the lower level. Some features include hardwood floors throughout 1st floor, central a/c, vac, security system, loft, master suite with full bath and laundry on 1st floor—a bonus! Lots of updates.

For showings call
Tracy Beaudoin (508)380-9296.

Word Scramble

The Buds of May

1. Htmroe's Ady
2. Srassuinc
3. Psngrl Nlgneca
4. Miingwsm
5. Zelaaa
6. Remamiol Dya
7. Ofgl
8. Aballesb
9. Aglgdnrne
10. Esntin

Caring For Your Carpet

The single most important thing to remember when caring for your carpet is vacuuming. You can never vacuum a carpet too much. An upright vacuum with a beater bar is best.

Whenever possible put walk-off mats in front of all entrances.

"Without vacuuming, the life of your carpet will be greatly reduced."

This helps reduce excess dirt and debris before it reaches the carpeting. Carpet wear occurs from repeated travel over time. This is referred to as foot-treads. The speed with which foot-treads affect the appearance of your carpet will primarily depend of the quality and construction of the carpet in question. However, without vacuuming the life of your carpet will be greatly reduced.

Oftentimes people will confuse carpet wear with staining. While the end result, an unsatisfying appearance, maybe be the same, the causes differ. There are numerous types of stains which can destroy the look of your carpet. While stains are inevitable here are some tips to help combat them.

- (1) Always treat a stain as soon as possible. Waiting will simply give it more time to pervade the fibers.
- (2) Scoop or scrape the top portion with a blunt edge such as a spoon.
- (3) Scrape from the outside towards the center.

Continued on page 3

Remember Our Soldiers In Iraq

Although Bill Kee is back from Iraq, Heather Ripley, who grew up in Ashland, is now there and re-distributing the goods that we send. So, please, keep the goodies and the supplies coming—our troops need that little touch of home in that very difficult place.

What to send: lip balm, sun screen, medicated handi-wipes in small packets, medicated skin lotion, hard candies, gum, individual packets of crackers, non-perishable snacks, games, frisbees, foot powder, white cotton tube socks, Tums/Roloids, batteries, etc.

The Federated Church continues to coordinate shipments. Bring your gifts to the Church or to The Homes Connection at 81 Main Street.

Thank you in advance for your continued support.

Ashland Garden Club Sale



The Ashland Garden Club will be having its annual plant sale on Saturday May 7th from 9:00a.m. to noon at Montenegro Square. Proceeds go to the beautification of Ashland.

We Are Growing !

Watch for our new location at 91 Main Street in downtown Ashland, right next to Ashland Town Hall.

Lawn Tips From BeckonGreen

Now is the time to make sure your lawn is ready to be all that it can be.

FERTILIZER

The 4 step method is the tried and true way to a nice lawn. The only hang up occurs when you need to get rid of crab grass or reseed spots. Then you need to think about straying from the 4 Step method. Even without these problems if we have a stressful summer for the lawn I personally would skip step 3.

RE-SEEDING

If you are reseeding for spot or larger areas or to thicken your lawn a step 1 using STARTER fertilizer is essential. If you use a stronger fertilizer it will kill the seeds. If you use a normal crab grass PREVENTER it won't let the seeds germinate (see crabgrass).

CRABGRASS PREVENTOR

There are crab grass PREVENTERS & crab grass KILLERS.

Crab grass PREVENTERS are used in the early spring and do not allow seeds to germinate. ANY SEED including grass. There is one crab grass PREVENTER that is selective and only stops crab grass seeds and is a product called Tupersan. In every case a crab grass PREVENTER is useless if applied after a yellow forsythia bush in your neighborhood begins to turn green.

CRABGRASS KILLER

This is a product sometimes in step 2 of the 4 step program which would be applied three weeks

after forsythia bushes turn green from their golden yellow. It is best to wet the lawn immediately BEFORE application to allow the chemical to stick better. It sticks to grass and weeds alike but due to being wider crabgrass will absorb more of a quantity than your good grasses and accordingly expire.

GRUB KILLER

Can be applied anytime after the ground has warmed up in the spring. It may be watered in after application. It works when grubs ingest it as they eat your grass roots. I recommend the Bayer Advantage product because it kills a larger range of types of grubs. It will even kill the European Red Lily beetle which is devastating Asiatic Lily plants and can be applied in the flower garden. All these brands are season long and require reapplication around the second week of September to get new beetle larvae like the Japanese beetle. Grub killers can be applied with fertilizer, seed or lime as they do not effect each other.

LIME

It is always good to lime your lawn. In the fall use powdered or granulated and the spring palletized. Lime can be put down with other products as it does not interact.

QUESTIONS?

BeckonGreen
18 Waverly St
Ashland, MA 01721
(508) 881-8209

Picture Perfect Framingham Cape



3/4BR Cape in Framingham on the Southborough line. 1st floor 4thBR/office/den. Easy commuting access to Rt 9 and the Pike. Tons of updates in recent years including roof, heating system, kitchen and bathrooms. Move-in condition!!! \$472,900

For showings call
Stephanie Streit (617) 519-9043

Caring for your Carpet

Continued from page 2

(4) Blot the spot with an absorbent cloth by pressing straight down. Never rub.

Since there are number of different fibers used in the construction of carpet and since these fibers react to each stain differently, any further treatment of staining should be approached with care. Whether you are using a professional solvent or a home remedy, always test your solution in an unobtrusive section of the carpet first.

QUESTIONS?

Call or stop by
Dealers Carpet Outlet,
78 Union St Ashland.
(508) 881-5700.

The Homes Connection Team



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Agent of the Month



Lynn Mosca

Watch for the cable TV show called Buying and Selling Your Home 101
hosted by **Sue Fosner** of The Homes Connection

Real Estate Agents Needed

Join a fast growing company. Pay no franchise fees.
Earn the highest splits. Run your own business. See
your name and photo advertised monthly... free.

Call John or Margot
508 881 5242/ 3404

WORD SCRAMBLE

Answers- The Buds of May

1. Mother's Day
2. Narcissus
3. Spring
4. Swimming
5. Azalea
6. Memorial Day
7. Golf
8. Baseball
9. Gardening
10. Tennis



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Suzan Herrmann