



**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 or pending in Ashland as of Nov 7th, 2005:

Single Family Homes For Sale

66 presently listed for sale.

Average list price = \$499,294

Average time on market = 57 days

New construction = 10

Single Family Under Agreement

13 under agreement, awaiting closing

Average list price = \$548,185

Average time on market = 38 days

New construction = 0

Condominiums

64 presently listed for sale

Price Range = \$249,900-449,900

New construction = 11

Adult communities = 1

Average list price = \$361,853

Average time on market = 60 days

Condominiums Under Agreement

10 under agreement, awaiting closing

Average list price = \$386,098

Average time on market = 58 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.

Buying A Retirement Home

Buying a future retirement home requires forethought and thorough investigation. Conventional wisdom tells us to first settle on a desired location and then look for the least expensive house in the best possible neighborhood. This is of course true, but buying a future retirement property demands additional consideration. Without a doubt, the purchase of a home can be one of the most important and financially rewarding decisions a pre-retirement couple undertakes. Quite simply, the ultimate home buying decision comes down to establishing relatively conservative financial boundaries, drawing up a wish list and employing a real estate broker to find a home that will serve your needs now and in years to come.

Even prior to the financial planning phase, future retirement home buyers should take a step back and make certain that there is 100% commitment. Ask yourself a few simple questions. First, is it possible that your financial position could

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**Ashland Properties
 SOLD**

Single Family Homes

8 Waushakum Ave	\$230,000
241 Pond St	\$275,000
203 Pleasant	\$300,000
5 Mulhall	\$322,500
17 Adams Rd	\$335,000
18 Columbus Ave	\$340,000
8 Old Central Turnpike	\$364,900
93 Braeburn Ln	\$449,900
19 Rockwood Dr	\$580,000
8 Lorraine Dr	\$696,000
Average Sale Price:	\$389,330

Average Market Time: 38.70 days

Condominiums

316 Trailside Wy	\$270,000
45 Trailside Wy	\$285,500
4 East Bluff	\$300,000
222 Captain Eames Cir	\$317,500
73 Captain Eames Cir	\$340,000
123 Arrowhead Cir	\$345,000
111 Algonquin Tr	\$362,000
77 Arrowhead Cir	\$385,000
18D American Blvd	\$420,578
123 America Blvd	\$415,000
19B America Blvd	\$432,760
19C America Blvd	\$424,951
17D America Blvd	\$450,983
30 Braeburn Ln	\$453,750

Average Sale Price: \$371,609

Average Market Time: 44.36 days



Expanded Ranch



Impeccably maintained inside & out by original owner.

Expanded ranch w/ 4 bedrooms, 2 full baths on 1st floor, located at end of cul-de-sac. Open floor plan w/ fireplaced living & enclosed porch w/ patio overlooking private, wooded, fenced in yard. Hardwoods, 2-zone heat. Family room, game room & potential 5th bedroom in finished basement. **Priced at: \$437,900**

Tracy Beaudoin
(508)- 380—9296

Southborough



This 3 bedroom home is a nicely updated ranch and is handicapped friendly with its 1800+square feet on the main level. It has beautiful wood floors, a fireplaced dining room / living room and an attached 2 car garage.

Set on a very private acre lot, it is in a superb neighborhood but one that is an easy commuter location, minutes to 495, Rt 9 and the Mass Pike. **Priced at: \$619,900**

Margot Ellsworth
(508) 881-5242

Vacation & Retirement Homes (cont'd)

materially change for the better or worse in the upcoming years? Have you decided on a location that requires a dramatic change? What about relatives, does it matter that their next trip may require a flight instead of a drive? If you've answered 'yes' to any of these, our advice is to find long-term rental in the area and give it a test drive. If, on the other hand, there are no doubts, it is time to set your financial parameters.

Once the decision is made to move forward, you may need a mortgage. You need to figure out how much of a home you want and what type of home you can afford. Lending rates are a crucial factor in this equation, especially if you go the adjustable route. A word of caution: be careful of Adjustable Rate Mortgages that look particularly attractive in today's low interest rate environment as an up tick in rates could lead to a potentially unpleasant financial situation. Remember that buying now for a future retirement is a long term proposition and your new investment should appreciate with no financial carrying cost surprises.

After defining your financial boundaries, it's time now to come up with your wish list. What do you want in a home? How many bedrooms and baths? Do you want to live in a private gated community or out in the country?

As we well know, the relationship with a broker is extremely important. A broker must truly understand your financial parameters, desired home criterion and lifestyle objectives. Brokers'

Desirable Ledgemere Townhouse



Short L. Sunny, spacious and open floor plan. Kitchen w/ appliances and island. Garden window for sunning plants. Hardwood floors in living room / dining room. Neutral décor. Newer carpeting. Two very large bedrooms with lots of closets and full baths. Sunny deck overlooking private yard. Partial finished basement w/ room for den or bedroom. **Priced at: \$310,900**

Cathy Mariani
(508)-789 -9995

Smoke Alarms

Smoke alarms are another essential for all homes. Alarms with ionizing sensing best detect fast-flaming fires, while models with photoelectric sensing best detect smoke from smoldering fires. Yet the battery-powered First Alert SA302(\$30) from our 2001 report remains the only tested alarm with both sensors.

What's more, conventional smoke alarms may not wake children under 16, who have longer periods of deep sleep than adults, according to the Consumer Product Safety Commission. One photoelectric alarm, the KidSmart Vocal Smoke Alarm, about \$70, accepts a recorded message that plays when smoke is detected.

Here's how to make any smoke alarm work effectively:

- Install at least one of each type on each level. Good locations include the basement, central living

Ashland Cape



Come see this completely renovated 4 bedroom, 1 1/2 bath home one in a beautiful 0.8 acre lot. The home is located on a lovely country road close to all amenities. Recent down-to-the-studs remodel with new roof, electrical, plumbing, heating, drywall, paint and most windows. New lawn, sprinklers, driveway, walkway and steps... the list goes on.

Priced at: \$449,000
 Dan Aho
 (508)-326-3793

Helping Others

It seems that people are torn in every direction these days between floods, hurricanes, earthquakes and more. And now the holidays are coming and The Homes Connection is asking again. As you know every year we sponsor a family at the Holidays and we are doing it again. If you wish to help, please call Margot Ellsworth @ (508) - 881 -5242



areas, and inside bedrooms.
 - For large homes, consider interconnecting alarms, which trigger other alarms even when one in a remote area senses smoke. Most are hardwired into your home's electrical or security system: look for battery backup to keep alarm working during a power failure.
 - Put alarms near but not inside kitchens, garages, and bathrooms to prevent false alarms from cooking smoke, exhaust, and humidity.
 -Mount each alarm at least 4 inches from a corner and 4 inches from walls, but away from windows and heating vents.
 - Maintain them. Test alarms at least monthly using the Test button. Vacuum out dust and other debris. Replace batteries yearly. Also replace alarms every 10 years; check the date stamp on back.

Consumer Reports
 Sept 2005

(NOTE: The Homes Connection does not endorse any of the above mentioned products for use; we report the results of Consumer's Union testing only. Refer to your local Fire Department for precise location requirements for Fire Alarms)

Retirement Homes (cont'd)

fees are normally paid by the seller. Therefore, it's your job to establish the broker and buyer relationship that best works for you. Thorough planning can help mitigate future uncertainties and make the home buying process into a truly rewarding experience.

Robert W. Flournoy
www.goarticles.com

Word Scramble

9. Skating
8. Sledding
7. Skiing
6. Slick
5. Sunny
4. Snowy
3. Sloppy
2. Shippy
1. Sleet

Pet Odor

We love our pets! They're great companions and fill in lonely times! And can't they be amazing at times? But, when selling our homes, pets can be a problem. Those pesky odors, as faint as they seem to us, shout loudly at potential buyers who walk in the front door.

Number 1—Act fast, before the odor and the stain set in. Blot with a thick towel, then use an enzyme digester (try Simple Stain and Odor Remover) to eliminate, NOT MASK, the odor. Skip ammonia-based cleansers, since they smell similar to urine and pets tend to "mark" the same spot again.

Number 2—Just scoop it up and use a deodorizing cleaner like X-O Plus.

Number 3— Freshen Up! To keep your home smelling fresh, look for a product containing zeolite, a mineral that absorbs pet odors (like Odorzout). It's safe to use around pets, so sprinkle on carpeting, in boxes, even outdoors in areas heavily used.

- from Pet Clean-Up Made Easy by Don Aslett

I've learned.... That no matter how serious your life requires you to be, everyone needs a friend to act goofy with.

I've learned.... That opportunities are never lost; someone will take the ones you miss.

- by Andy Rooney 3



Word Scramble



1. teels
2. yeprisl
3. ypposh
4. yonsw
5. unnsy
6. kcils
7. ingkis
8. iddelgs
9. kasting



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I've learned that you can tell a lot about a person by the way he/she handles these three things: a rainy day, lost luggage, and tangled Christmas tree lights.

I've learned that people will forget what you said, people will forget what you did, but people will never forget how you made them feel.

- by Maya Angelou

Agent of the Month



Stacey Meninno



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Suzan Herrmann