

**Ashland Properties  
 FOR SALE**

Below is a summary of properties currently listed for sale or pending in Ashland as of May 5, 2006

**Single Family Homes For Sale**

84 presently listed for sale.  
 Average list price = \$502,017  
 Average time on market = 94 days  
 New construction = 8

**Single Family Under Agreement**

1 under agreement, awaiting close  
 Average list price = \$784,900  
 Average time on market = 37 days  
 New construction = 0

**Condominiums**

74 presently listed for sale  
 Price Range = \$248,717-499,990  
 New construction = 11  
 Adult communities = 2  
 Average list price = \$357,109  
 Average time on market = 94 days

**Condominiums Under Agreement**

2 under agreement, awaiting closing  
 Average list price = \$304,900  
 Average time on market = 149 days

**Ashland Emergency  
 Fund (AEF)**

As we enter the summer months, a time of pleasant breaks from the drudgery of school, work, and winter, it is also important that we take time to recall that not everyone can celebrate summer's arrival. The simple fact is that it takes money to live and the recent events around the oil price increases have exacerbated the problems that some of our fellow residents are experiencing.

The consequent pressures on the AEF's ability to respond to the needs of folks in trouble has skyrocketed and the AEF is, itself, in trouble. The needs are exceeding its ability to help.

Needs come from every walk of life; from neighbors in large four bedroom homes in comfortable, seemingly secure neighborhoods to elders living in two room, subsidized housing. Illness can strike anywhere; cancer does not discriminate the well off from the less well off and a family comfortable one day can quickly fall into terrible straits.

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**Ashland Properties  
 SOLD**

**Single Family Homes**

8 Clark St	\$305,000
104 Warren Rd	\$380,000
39 Acton Rd	\$390,000
20 Frankland Rd	\$425,000
34 Bay Colony Dr	\$492,000
54 Wadsworth Rd	\$610,000
34 Hardwick Rd	\$629,000
81 Higley Rd	\$640,000
218 East Union St	\$676,000
214 East Union St	\$670,000
23 Orchard Rd	\$655,000
73 Hardwick Rd	\$695,000
<b>Average Sale Price:</b>	<b>\$547,250</b>

**Average Market Time: 131 days**

**Condominiums**

10 Meeting House	\$272,500
32 Meeting House	\$283,000
61 Spyglass Hill Dr	\$285,000
149 Spyglass Hill Dr	\$295,000
164 Arrowhead Cir	\$355,000
201 Algonquin Tr	\$352,500
116 Algonquin Tr	\$372,000
99 Metropolitan Ave	\$365,500
319 Captain Eames Cir	\$404,900
<b>Average Sale Price:</b>	<b>\$331,711</b>

**Average Market Time: 111 days**

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## Ranch



Large fenced in yard with shed. It is a freshly painted gem with wood floors, an almost new maple and stainless kitchen that will excite any cook, and an unfinished lower level just ready for the winter project and new kid's (big or little) play area. Enjoy your many cookouts this summer!

**Listing Price: \$349,900**  
Margot Ellsworth  
508-881-5242

## Dutch Colonial



Beautiful woodwork, f-b fire-placed living room, formal dining room with corner cupboard charm, sun room in the trees, and honey toned wood floors. And ,we have updates galore from the kitchen to the baths to the 1 yr old roof. The MBR is king sized and has 3 closets ( 2 for her) . This home has been painted inside and out.. Simply move right in.

**Listing Price: \$429,900**  
Margot Ellsworth  
508-881-5242

## Word Scramble

- |            |             |
|------------|-------------|
| 1. sesaidi | 4. ffildsda |
| 2. strlvio | 5. atsho    |
| 3. spiltu  | 6. siri     |

## AEF (cont'd from page 1)

Two years ago, the AEF was able to jump in and pretty much take on any emergency situation that arose. Could it respond alone? No; other folks jumped in too. But the resources that were at the command of the AEF were such that 10's of \$1,000s could be dispensed to help out. And they were.

No more. Funds have dried up because the primary source of AEF revenue was dramatically reduced. The AEF bingo didn't die because of the non-smoking law, but attendance and profits crashed, never to fully recover.

Through the AEF, Ashland citizens have jumped in time and again to assist others. Naming the families assisted is inappropriate but the total outlay over the past 15 years is more than \$600,000. 5 homes have been saved; loved ones flown home for burial; rent paid; oil tanks filled; elders kept in their houses; food put on people's tables; clothes purchased; furniture provided; if you can think of it, it probably has been done.

As residents of the town of Ashland, we have responsibilities. Those responsibilities extend to our neighbors, who through no fault of their own, are suffering situations they didn't make for themselves, troubles for which they are not the cause. Bad stuff just seems to happen to good people.

In order to insure that giving is not to fall to zero, that the resources of the AEF do not go to nothing, the AEF must do more outreach. To accomplish that outreach, more people need to

Continued on Page 3

## Ashland Colonial



3 BR, 2.5 BA . 3 floors of living. A true cook's kitchen with lots of cabinets/center island/new pantry/ recessed lighting/gas stove.

Oversized family room w/ hardwood floors/skylights/ cathedral ceiling/window seat. Second family or LR with brick FP/sliders to deck. Suite-sized master w/sitting area, recent bath w/Corian counter/tiled shower. Central vacuum. Bi-level deck/ private level lot.

**Listing Price: \$529,900**  
Judi Teller  
508-380-1933

*"I've learned that being a good mother us the best occupation you can ever have"*

*"I've learned that my children expect as much from me as I expect from them"*

For more information on market statistics or to see a property currently for sale in Ashland or surrounding communities, please call:

(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.

## Sherborn



Enjoy one-level living in this 1998sf sprawling ranch. Home features a large eat-in kitchen open to dining room and fireplaced living room, 3 bedrooms, 1.5 baths and a utility room. Relax by the in-ground pool in a fenced-in yard, perfect for summer gatherings, or enjoy the sun from indoors in the bright sun-filled enclosed porch. Nice one acre lot on the corner of a quiet country road yet conveniently located for commuters. Lots of potential here.

**Listing Price: \$575,000**

Tracy Beaudoin  
508-380-9296

## Air Conditioning Maintenance

Have a professional air conditioning contractor inspect and maintain your system as recommended by the manufacturer.

Maintenance should include:

- Cleaning the evaporator coil
- Lubricating fans and motors
- Tightening or changing the belts
- Checking electrical safeties
- Checking the drain pan for leaks
- Testing the capacitors
- Check the condensate drain
- Test the crankcase heater
- Calibrating the thermostat
- Visually checking the wiring for potential short circuits

These steps can help decrease the chance of fire, save money by making the system run more efficiently, and help prevent breakdowns – which are quite a nuisance when it is hot outside.

What things can you maintain? Check the condensate hose to be sure it is not blocked with algae.

- Clean the outside
- condensing unit screen of leaves.>

Listen for unusual noises.

“Spring Tips”

### Learn about the AEF!

Watch Ashland Cable’s upcoming programs. Go to [www.ashlandemergencyfund.com](http://www.ashlandemergencyfund.com)

### Word Scramble

- |            |            |           |              |
|------------|------------|-----------|--------------|
| 1. daisies | 2. violets | 3. tulips | 4. daffodils |
| 5. hosta   | 6. iris    |           |              |

## Townhouse



This townhouse is gorgeous. Designed in the colonial style, with 3 bedrooms in a superb location, near the new “T” stop and shopping, it is near all, but is in country setting abutting the State Park. It is beautiful!

**Listing Price: \$374,900**

Margot Ellsworth  
508-881-5242

## “Harmony In the Garden” Tour

The Ashland Garden Club’s tour will take place on Saturday, June 17th, from 9 a.m.—3 p.m. Join us and visit 8 beautiful gardens in which place and music will weave a lovely harmony. Tickets are \$18 and will be available at Beckongreen prior to and on the day of the tour, or call 508-881-2778 or e-mail [ashlandgarden@aol.com](mailto:ashlandgarden@aol.com).



### Mark Your Calendars!

Ashland Relay for Life  
June 10-11 @ the Ashland Junior high  
Stop by and join the fight against cancer.

### AEF (cont’d from page 2)

give, more people are needed to help raise monies.

In an effort to recover revenues that have been lost, the AEF has launched a Dollar a Door campaign.

If the family behind every front door could send \$1.00 to the AEF, PO Box 112, Ashland, MA 01721, once a month, every month, then the difficulties the AEF is having running its giving programs would disappear and all the suspended AEF programs can be re-instituted.

**Consider it. Send a dollar to the AEF, once a month, each time you do your bills. Thanks.**

Do you have another idea? Tell us at the address above. Or, call 508-881-3404. And give what you can, please.



**Margot Ellsworth**  
508-881-5242



**John Ellsworth**  
508-881-3404



**Tracy Beaudoin**  
508-380-9296



**Judi Teller**  
508-380-1933



**Janet Fournier**  
508-881-3492



**Lynn Schreiner**  
508-789-4510



**Stephanie Streit**  
617-519-9043



**Susan Fosner**  
508-333-8543



**Mary Stilwell**  
508-561-0256



**Paul Gustavson**  
508-254-6069



**Cathy Mariani**  
508-789-9995



**Stacey Meninno**  
774-217-3729



**Hugh O'Rawe Jr.**  
774-232-2043



**Dan Aho**  
508-326-3793



**Peter Parassidis**  
508-887-6883



**Shah Alam**  
508-333-9459



**Yanwen Kao**  
508-259-6656



**Gerry Connors**  
617-913-6171



**Michelle Mullin**  
508-361-4303



**Maggie Leavitt**  
617-797-8004

**Meet  
Our  
Agents**



**Sales**  
Judi Teller



**Rental**  
Lynn Shreiner

For additional information or photos of any properties listed here or for sale in the area, please go to:

[www.homesconnection.com](http://www.homesconnection.com)

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**Suzan Herrmann**