

**Ashland Properties  
 FOR SALE**

Below is a summary of properties currently listed for sale or pending in Ashland as of August 4, 2006

**Single Family Homes For Sale**

85 presently listed for sale.

Average list price = \$487,453

Average time on market = 111 days

New construction = 8

**Single Family Under Agreement**

0 under agreement, awaiting close

Average list price = N/A

Average time on market = N/A days

New construction = 0

**Condominiums**

81 presently listed for sale

Price Range = \$244,900-539,000

New construction = 17

Adult communities = 5

Average list price = \$353,944

Average time on market = 114 days

**Condominiums Under Agreement**

1 under agreement, awaiting closing

Average list price = \$324,900

Average time on market = 56 days

**House  
 Preparation for  
 Selling**

**Dress For Success**

Before you put your house on the market, its best to put a shine to it. The way you present your property to prospective buyers can make all the difference. Without investing in expensive and time-consuming renovation and redecoration, it's still possible to show your home to its very best advantage.

**Curb Appeal**

That first impression when prospective buyers drive up is very important. If they don't find the outside appealing, they won't be interested in seeing what's inside.

**The Yard**

Mowed lawns, trimmed shrubbery and clean windows are a start. Planting a few flowers or plants can do a lot to a front yard. Clean up oil spots on the driveway. Make sure the garage door opens easily. Swimming pools should be clean along with the pump and filters. Clean up and throw away any junk or items

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**Ashland Properties  
 SOLD**

**Single Family Homes**

87 Concord St	\$245,000
90 Roberts Rd	\$270,000
51 Pine Hill Rd	\$317,500
66 Cedar Hill Rd	\$325,000
226 Pond St	\$329,000
23 Acton	\$368,800
45 Whittemore Dr	\$469,900
6 Crestwood Dr	\$490,000
32 Parkhurst Dr	\$492,900
17 Holly Ln	\$475,000
207 Myrtle St	\$505,550
19 Sudbury Rd	\$492,500
86 Higley Rd	\$579,900
41 Bellview Heights	\$612,000
1 Taggart Ct	\$615,000
8 Old Connecticut Path	\$640,000
1 Saddle Hill Ln	\$620,000
60 Independence Ln	\$660,000
128 Green St	\$640,000
5 Goodnow Ave	\$770,000
<b>Average Sale Price:</b>	<b>\$495,903</b>
<b>Average Market Time:</b>	<b>82 days</b>

**Condominiums**

62 Meeting House	\$277,500
161 Leland Farm Rd	\$275,000
138 Concord St	\$281,000
88 Mountains Gate Rd	\$296,500
230 Captain Eames Cir	\$293,450

**The Homes  
 Connection supports  
 the Ashland  
 Emergency Fund**

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81 Voyagers Lane	\$280,000
71 Mountain Gate Rd	\$300,000
67 Leland Farm Rd	\$308,000
4 Algonquin Tr	\$347,450
197 Capt Eames Cir	\$340,000
137 Capt Eames Cir	\$345,000
23D America Blvd	\$380,375
210 Algonquin Tr	\$393,000
23B American Blvd	\$390,000
22B American Blvd	\$425,000
<b>Average Sale Price:</b>	<b>\$328,818</b>
<b>Average Market Time:</b>	<b>112 Days</b>

### Location



You must see this lovely 2 bdrm Townhome with atrium entrance and enjoy the quiet of pine woods and awesome gardens. It is a lovely unit with finished LL and 2 car garage. It could be just perfect for you

**Listing Price: \$379,900**

Margot Ellsworth  
508-881-5242

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.

## Preparing for a Sale Cont.

laying around the yard. Now is a good time to have a yard sale, get rid of those items that you don't plan to take with you. Start packing away little things that you don't use everyday. Pet droppings can easily turn the buyer away from the front door.

### The Exterior

If your house could use a paint job and you don't have the time or money, sometimes hosing it off (from the bottom up) and repainting the trim will update the entire facade. At least paint the side facing the street. A clean front porch with a fresh looking front door that opens smoothly is a must. Any broken windows should be fixed. A few gallons of stain or paint can add real impact to a fence.

### The Interior

Inside, everything should be spotless. Spending \$100 to have someone do heavy "spring cleaning" if needed can bring a return many times over in the sales price and time on the market. A fresh coat of light colored paint on the walls is recommended. Painting only the trim and the doors will add a lot. Check to see that all doors open and close freely. Oil any squeaky doors. Replace any burned out light bulbs. Brighter lights enhance many rooms. Steam clean the carpets if new carpeting is not possible and to help eliminate any pet odors. Wash and wax linoleum floors. Repair or replace damaged or missing tiles. Bathrooms should sparkle. Replace old looking toilet seats. Kitchens should be clean and bright. Clean oven and stove top. Exhaust fans should be free of

Continued on Page 3

### Hillcrest Estates



2,450 sf of Colonial offers 4 bedrooms, 2.5 baths, 2 car garage amid conservation land, in a new 68 house development. It is set on a terraced lot that backs up to large wooded open space preserve. Walking trails to the state park. Close to Ashland "T" Station.

**Listing Price: \$634,900**

John Ellsworth  
(508)-881-5242

### Adult Community



This cape in Cookingham Green is absolutely glorious. It offers wood floors in the loft area as well as on the main floor. This 1 level living unit is bright and open, and offers 2 bedrooms, 2.5 baths, 2 car garage, C/A and full basement.

**Listing Price: \$459,900**

John Ellsworth  
(508)881-5242

### Word Scramble

- |            |               |
|------------|---------------|
| 1. skboo   | 4.reapp plcis |
| 2. slipenc | 5. rulre      |
| 3. serera  | 6. snpe       |

## Park Street Estate



Colonial offering over 5000sf of living area. Master bdrm suite with Jacuzzi tub, walk-in closet and an office or sitting room.

Full in-law apartment. Large family room with ceramic tile floor and screen porch overlooking in-ground pool. Finished LL offering a game room and a separate exercise room, large wooded corner lot.

**Listing Price: \$769,000**

Michelle Mullin  
(508)-361-4303

## Colonial



New Price! Enjoy the central AC in this meticulously maintained 4 bedroom, 2.5 bath colonial with 2 car garage, in desirable cul-de-sac neighborhood! Numerous updates throughout. Just move right in and relax on the awesome screened wraparound porch overlooking private, wooded back yard.

**Listing Price: \$514,900**

Stacey Meninno  
(774)-217-3729

## Word Scramble

1.books  
2.pencils  
3.erasers  
4.paper clips  
5.ruler  
6.pens

# Ashland School Sports for Fall 2006

Sign-Ups for all Fall 2006

Sports:

June 6<sup>th</sup> - 30<sup>th</sup> High School Students - sign-up sheets will be available in the AHS cafeteria hallway

Middle School students – will have to sign-up in the Middle School office

Cheerleading will be having sign-ups and a meeting for the parents of the students who would like to sign-up for Cheerleading this fall season. Tryouts were held in May.

Sports Offered: High School

High School grades 9-12th Grades

Football, Cross Country, Girls & Boys Soccer, Volleyball, Field Hockey, Golf and Cheerleading

Middle School: 7th & 8th Grades

Boys & Girls Soccer, Volleyball, Field Hockey and Cross Country

<http://www.ahsathletics.org>

## Preparing for a Sale Cont.

grease and dust. Clear all unnecessary objects from the countertops.

### Focus Rooms

Buyers react most strongly to kitchens, bathrooms and closets, so it pays to concentrate your efforts here. Sometimes just switching door handles, knobs, and light switch plates is an improvement. Replacing new shower curtains and sink faucets can pay off.

### In General

Try to look at your house "through the buyer's eyes" as though you've never seen it before.

[South-County.org](http://South-County.org)

## No Condo Fee



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: \$349,900**

Margot Ellsworth  
508-881-5242

## For Rent



Very private 2bdrm Townhome set very near the State Park. Short distance to "T" Station. Pergo floors, hidden away office/guest area, main level offers fireplaced living room, and formal dining area. Bedrooms are huge with cathedral ceilings and each with private bathroom! Private and spacious deck.

For Rent: \$2,100

Lynn Schreiner  
(508)-789-4510

**Store For Rent:**

**Now Available!**

79 Main St.

Ashland, MA 10721

Rented at: \$700/mo



Margot Ellsworth  
508-881-5242



John Ellsworth  
508-881-3404



Tracy Beaudoin  
508-380-9296



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



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774-217-3729



Hugh O'Rawe Jr.  
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508-259-6656



Gerry Connors  
617-913-6171



Michelle Mullin  
508-361-4303



Maggie Leavitt  
617-797-8004

# Meet Our Agents



Sales  
Paul Gustavson



Rental  
Lynn Schreiner

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)

## Looking for Services?

Go to [www.homesconnection.com](http://www.homesconnection.com) and click the Local Services and Vendors link to find the local services you need.



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**Suzan Herrmann**