

**Ashland Properties  
 FOR SALE**

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

**Single Family Homes For Sale**

84 presently listed for sale.

Average list price = \$476,944

Average time on market = 111 days

New construction = 9

**Single Family Under Agreement**

5 under agreement, awaiting close

Average list price = \$449,720

Average time on market = 154 days

New construction = 0

**Condominiums**

85 presently listed for sale

Price Range = \$199,990-539,000

New construction = 19

Adult communities = 5

Average list price = \$339,061

Average time on market = 108 days

**Condominiums Under Agreement**

12 under agreement, awaiting closing

Average list price = \$321,439

Average time on market = 91 days

**Looking at Homes?  
 Things to Consider**

Before you actively look at homes to buy, it's necessary to know how much you can qualify for. Use the mortgage calculator at www.homesconnection.com to determine how much you can buy with your down payment and closing cost money, and what your monthly payments will be.

**Know Your Credit Worthiness**

Look at your credit report before you go to a lender. It is not uncommon to find problems with reports, especially if you have a common last name.

**Get Pre-Approved**

After you see your credit report and any problems are cleared up, get pre-approved with a lender. Take the steps necessary to get a letter from the lender stating you are "pre-approved" for a loan in a specific price range. It's important to have this letter before you make a contract offer to buy real estate. Once your pre-approved, you know what price range of homes you should be looking at.

**What Kind of House is Right?**

Determine the specifics you want or need in a home. What are your

Continued on Page 2

**Ashland Properties  
 SOLD**

**Single Family Homes**

58 Tri St	\$272,893
86 Olive St	\$245,000
9 Mutley Run	\$360,000
41 Edgewood Dr	\$379,000
30 Bellview Heights	\$375,000
12 Boulder Hill Ln	\$373,500
45 Thomas Rd	\$405,500
168 High St	\$449,900
10 New Castle Rd	\$455,000
52 Donna Lee Ln	\$450,000
87 Higley Rd	\$525,000
1 Sandstone Wy	\$535,000
224 East Union St	\$607,568
275 Winter St	\$585,000
106 Heritage Ave	\$619,000
7 Fawn Ridge	\$745,000
12 Thurston Ln	\$749,000
<b>Average Sale Price:</b>	<b>\$478,315</b>

**Average Market Time: 141 days**

**Condominiums**

325 Trailside Wy	\$245,000
229 Trailside Wy	\$252,000
199 Leland Farm Rd	\$262,000
10 mountain Gate Rd	\$280,000
129 Spyglass Hill Dr	\$295,000
56 Voyagers Ln	\$298,000
70 Algonquin Tr	\$314,000
205 Captain Eames Cir	\$324,000
461 Captain Eames Cir	\$330,000
23C America Blvd	\$365,000
16D America Blvd	\$375,000
17B America Blvd	\$350,000
17C America Blvd	\$390,000

**Average Sale Price: \$321,415,**

**Average Market Time: 178 days**

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

**Inside this Issue**

Looking at Homes.....	1-2
AHS Art Needs Help.....	3
Meet Our Agents.....	4

Store For Rent:  
Now Available!  
79 Main St.  
Ashland, MA 10721  
Rented at: \$700/mo

**Location**



This town home has a rare eat-in kitchen with room for your table and chairs. It has the finished LL office & a setting to the rear hidden by tall trees is so private and apart from traffic.

**Listing Price: \$269,900**  
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.

## Looking At Homes Cont.

day to day and future needs? Sit down with your real estate agent and make up a wants and needs list. Knowing your price range, your agent can determine in what neighborhoods or towns to start looking.

You may find that you are limited to where you look based on your situation. There is no sense in wasting you or your agent's time in areas out of your price range. With a list of houses that you can afford to buy, drive by them and check out the surrounding neighborhood.

Next make an appointment with your real estate agent to view the interior of the ones you are interested in.

After you have narrowed your selection to few houses it is important to visit them at different times of the day. Visit them during the morning commute time. If you visit only during the middle of the day, you might not notice if the street in front of the home is used as a shortcut. This is also a good time to find out how you emerge from your residential area into traffic on a thoroughfare or how long it takes for freeway access. Go back after dark and walk around the block. You might notice that headlights from approaching traffic shine into the home or hear sounds from a nearby night club or park that you were not aware of.

After previewing a number of homes, you will want to see some a second time. This is the time to make measurements, ask questions and make a closer self-inspection.

When you want to make an offer, ask your agent for sales comps to arrive at an offering price. A "seller's market" or "buyer's market" can have a big effect on how much to offer. There is no sense in making a low offer on a well priced home in a seller's market. A properly written

### Virtually New!



\$100k in improvements!  
Septic, roof, plumbing, most wiring, doors/moldings, kitchen, bath, remodeled master, in & out paint, lights, carpet, oak stairs are all new!  
4th BR is den/office. Large deck & yard, quiet friendly neighborhood close to Framingham or Ashland T.

**Listing Price: \$409,900**  
Paul Gustavson  
(508)-254-6069

### Colonial



Renovated & expanded, located on a cul de sac. Hardwood floors throughout the 1st floor, new kitchen cabinetry w/ granite countertop. Master bath with vaulted ceiling, skylights, build in shelves and double vanity. Huge walk in closet. And walk out basement too!

**Listing Price: \$499,900**  
Yan Wen Kao  
(508) 259-6656

### Word Scramble

- |          |           |
|----------|-----------|
| 1.reiee  | 4.skmas   |
| 2.ookyps | 5.stohgs  |
| 3.dynca  | 6.iiresfa |

Continued on Page 3

### Cul-de-sac Living!



Beautiful colonial w/ the main level w/ tastefully selected colors, wood trims: the maple kitch/dining area is adjacent to the FR and deck. Large private level backyard. The finished sunny basement offers a possible au-pair/in-law suite w/ a large media room with built-ins, bar area and spacious play room.

**Listing Price: \$639,900**  
Paul Gustavson  
(508) 254-6069

### Land



Lot w/ stone walls on a designated scenic road. In large home area, it has 1.68 acres but can be a bit larger if the Buyer requires. Prints are available & it has been approved by the conservation committee based on a 4 bedroom colonial design. Near T, State Park, Downtown Parks with tennis, & shopping.

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

### Word Scramble

- 4. masks
- 5. ghosts
- 6. fairies

- 1. eerie
- 2. spooky
- 3. candy

## Looking at Homes Cont.

contract will allow a buyer a number of "outs" if certain items are not met or approved. Get a copy of a typical real estate contract prior to making an offer and have your agent go over it with you.

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

## Ashland High Art Department Needs Your Help

The Ashland High School Art Department is on the look out for donations of unused tools, cameras, and recyclable items to be used in class. We are currently in need of SLR 35mm manually operated cameras to use in our newly added black & white photography lab. Our sculpture students are desperately in need of power tools for cutting, carving, and drilling a wide variety of materials.

Other Items of interest are plastic re-sealable containers for storage of paints and liquid materials in various sizes. Scrap wood of all shapes and sizes could be useful for our sculpture class. Basically, anything that seems like it could be useful in an art room will be considered a generous donation. On behalf of the Art Department faculty we would like to thank you in advance for your support and generosity. With your help we will continue to provide our students with the creative outlet that is rewarding for all to see.

If you have any ideas or items you would like to run by us please contact us at:

[scottsith@ashlandhs.org](mailto:scottsith@ashlandhs.org) or

[lsumner@ashlandhs.org](mailto:lsumner@ashlandhs.org)

We appreciate your support,  
Scott Smith, Leah Sumner

### Condo



A beautiful second floor unit with its own laundry, balcony, new bath floor and fully applianced kitchen. This Condo is ideally located just a short walk to the west Natick T station as well as the pool, gym and tennis courts. A true find for someone who wants to be near everything and at a great price.

**Listing Price: \$199,900**

David Hatch  
508-965-0222

### Townhouse



Double sided gas fireplace in the master suite complete with sitting area. Fully applianced white kitchen with ceramic tile flooring. Extra large bedrooms with vaulted ceilings. Finished lower level room can be 3rd bedroom or office. There's a 2nd gas fireplace in the extra large living room/dining area. Rent to buy option!

**For Rent: \$2,000**

Lynn Schreiner  
(508)-789-4510





Margot Ellsworth  
508-881-5242



John Ellsworth  
508-881-3404



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



Maggie Leavitt  
617-797-8004



David Hatch  
508-965-0222



Pedro Quieroga  
508-335-1329

Pedro Quieroga diz espanhol e português

# Meet Our Agents

## Agents of the Month

Sales



Stacey Meninno

Dental



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**