

**Ashland Properties  
 FOR SALE**

Below is a summary of properties currently listed for sale or pending in Ashland as of April 5, 2007

**Single Family Homes For Sale**

58 presently listed for sale.

Average list price = \$522,760

Average time on market = 126 days

New construction = 7

**Single Family Under Agreement**

15 under agreement, awaiting close

Average list price = \$478,513

Average time on market = 122days

New construction = 1

**Condominiums**

57 presently listed for sale

Price Range = \$259,900-499,990

New construction = 14

Adult communities = 3

Average list price = \$356,354

Average time on market = 133 days

**Condominiums Under Agreement**

11 under agreement, awaiting closing

Average list price = \$322,999

Average time on market = 90 days

**Picking Patio Pavers**

Consider looks, durability, and cost when choosing floor material for your patio.

Bricks – are available in a variety of colors and finishes; this material blends with most settings, and the blocks can be arranged in numerous patterns.

Poured Concrete – is durable and inexpensive. New color-bonding products can give old concrete a facelift.

Concrete Pavers – come in many shapes and styles, including those that simulate natural stone. They are stronger than brick and form an interlocking surface.

Stone – lends a rugged charm to any outdoor space. Various types of stone work well as paving materials. The pieces can vary widely in color and design, even when cut from the same boulder.

Gravel – compacts well and is the most price-conscious option at the start. However, with heavy use, gravel requires regular smoothing and additional layers.

Outdoor Tiles – are available in many sizes, shapes, and colors; they are smooth and easy to clean.

Wood – decking makes for an

(Continued on Page 2)

**Ashland Properties  
 SOLD**

**Single Family Homes**

163 Eliot St \$290,000

34 Liberty Hill Cir \$360,000

6 Carl Ghilani Cir \$387,500

74 Carriage House Pt \$402,000

9 Rose Bay Dr \$421,000

53 Indian Brook Rd \$568,400

20 Buckley Ave \$670,000

144 Green St \$760,000

**Average Sale Price: \$482,363**

**Average Market Time: 154 days**

**Condominiums**

223 Meeting House Pt \$251,500

3 Trailside Wy \$256,000

137 Leland Farm Rd \$261,500

203 Trailside Wy \$274,900

71 Trailside Wy \$275,000

20 Meeting House Pt \$271,000

371 Captain Eames Cir \$308,000

26A America Blvd \$361,000

5 Half Crown Cir \$351,000

26 C America Blvd \$348,750

29 Haven Wy \$420,000

**Average Sale Price: \$307,150**

**Average Market Time: 133 days**

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

**Inside this Issue**

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**Houses Listed by the  
 Homes Connection  
 are featured on  
[homesconnection.com](http://homesconnection.com),  
[boston.com](http://boston.com),**

## Ranch



Bring your ideas to this nice country setting. Great "fixer upper" or possible tear down...you decide! It's close to major highways and is near Glen Echo Pond. This property is two miles to Canton Center and the commuter train. Estate Sale.

Priced to sell "as is".

**Listing Price: \$279,000**

Maggie Leavitt  
(617) 797-8004

## Ashland Garden Club

Join the Ashland Garden Club for its 12th annual Plant Sale on Saturday, May 12th, from 9:00 AM to 12 noon, rain or shine, at Montenegro Square (across from the public library on Front Street). Perennials from members' gardens plus donated plants from other local gardeners will be offered for sale. Proceeds will help fund plantings throughout the town. Info at [www.ashlandgarden.org](http://www.ashlandgarden.org).

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.

## Product Picks for Spring Projects

Spring has arrived in all its glory, and so have the sounds of hammers, saws and the whistling pride of homeowners putting winter's project dreams into action. It is indeed the season of the great American fix-up, particularly if you're planning to sell your home in the coming months and need solutions to help set it apart in a competitive market. Following are a few suggestions that are affordable and easy to accomplish, and will reward your efforts with kudos from the neighbors and an up-tick in home value.

### Filling the gap between you and energy savings

According to the U.S. Department of Energy, air leakage through a home's holes, gaps and cracks is the single largest cause of residential heating and cooling loss, accounting for approximately 30 to 50 percent of the energy used in most homes. In fact, if you were to add up the multitude of places where air escapes in the average home, such as around windows and door frames, you'd have the equivalent of a 16-foot air-escape hole in your home! For a few dollars you can tackle many of those pesky leaks with a sealant that can close the gap between you and energy savings. This insulating foam expands to take the shape of any void, forming a permanent, airtight and water-resistant seal that protects your home from outside elements, pests, and allergens while reducing condensation and noise pollution. Apply it around window and door frames, electrical outlets, plumbing lines, under siding and in the basement. Once it's cured, it can also be trimmed, painted, sanded

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## Picking Patio Pavers Cont.

easy-to-construct patio. Plus, it can be painted or stained to match the exterior style of your home.

Solutions At Hand Ideas to Enhance Your Home (Summer 2006) Pg 28

## Word Scramble

- |            |          |
|------------|----------|
| 1.srwelof  | 5.eengr  |
| 2.ginrsp   | 6.ousldc |
| 3.eiunhnss | 7.aerdng |
| 4.idnw     | 8.niar   |

## Lake View!



Newly renovated large 3 bedroom Cape near Lake Waushakum. Freshly painted neutral tones, new Berber carpet & floors. Refinished gleaming hardwood floors in living room, master bedroom & dining room. Sunny den off kitchen leads to large private yard. Nothing to do but move in your things and make this your home.

**Listing Price: \$339,900**

Cathy Mariani

## Agent of the Month



**Pedro Queiroga**  
(508) 335- 1329

## For Rent



3 bedroom available immediately! Newly refinished hardwood floors, renovated kitchen & partially finished basement, w/ washer & dryer! Large living room w/ fireplace. Eat in kitchen leading off to deck & fully fenced in yard! Shed in backyard great for additional storage. Full attic & basement give lots of room to grow! Pets negotiable. New septic system. Owner will consider rent w/ an option to purchase.

**For Rent: \$2,700**

Gerry Connors  
(617) 913-6171

## Charming!



Lovely cape complete w/ a front-to back living room w/ stone fireplace & mellow, wood floors. The newer kitchen has granite & tile & a breakfast bar. Dining room w/built-in cupboard w/ wood floors. Over an acre of wonderful privacy whether you are on the screened porch or grilling on the covered rear porch.

**Listing Price: \$369,900**

Margot Ellsworth  
(508) 881-5242

## Product Picks for Spring Projects Cont.

and even stained to give your project a finishing touch. Inexpensive and easy to use, insulating foam comes in three varieties, including Gaps & Cracks, Big Gap Filler, and Window & Door. **More days on the green** Nothing says spring like a lush lawn and garden, and these also say "premium property" to home buyers attracted by their curb appealing fact, estimates from the Professional Landcare Network and realtors reveal that landscaping can add up to 15 percent to property value. Beautiful yards require maintenance, of course, and homeowners often fall short when it comes to keeping lawns and plantings properly fertilized: most lawn fertilizer products require application every two months but only get used by homeowners about 1.9 times a year. Lawn and landscaping fertilizers remove the hassle and guesswork, leaving you with the kind of yard that puts green in your pocket at selling time.

Tom Kraeutler, AOL Home Improvement Editor

## Word Scramble

1. Flowers      2. Spring      3. Sunshine      4. Wind  
5. Green      6. Clouds      7. Rain      8. Garden

**Walk-thon for the  
Ashland Emergency  
Fund—October 14  
See Nora or Margot at  
91 Main Street**

## "Your House, Your Way"



New development w/ 68 lots and 9 house plans. Buyers can pick a plan, make their alterations, design their kitchen & select their options. Wooded setting. Close to Ashland's "T" station, just off historic High Street. Now building Lots 26 thru 59. Walk to Hopkinton State park.

**Listing Price: \$605,000**

John Ellsworth  
(508) 881-3404

## New Construction



4 Bedroom, 3.5 bath Colonial at Forest Trail in East Marlborough. Surrounded by conservation in great commuting location. Offers a 2 story foyer, spacious kitchen w/ cedar maple cabinetry & granite & opens to catch ceil family room w/ fireplace. Luxurious 3 room master suite w/ whirlpl bath. Will give buyers \$10,000.00 Back at closing or credit toward finishing basement.

**Listing Price: \$649,900**

Dan Aho  
(508) 326-3793



# Meet Our Agents



**Dan Aho**  
508-326-3793

Dan Aho has been in the building business since 1983 under the name, Rainbow Builders LLC. Rainbow has developed and built approximately 300 single family homes through out New England. The company is currently in the Ashland area. Dan has been selling real estate as a licensed agent since 2000. In his personal life, Dan is Program Director of "Junior Warriors", a youth development program for children ages 6 to 12. He is also involved with an African Missions group which goes to Kenya, and builds clinics and schools for the Masai people.



**Paul Gustavson**  
508-254-6069

Preparing your home to sell? Worried about avoiding hidden problems with a new home? Exploring remodeling vs. moving? Then you can benefit by Paul's unique mix of construction, sales, and real estate experience. A licensed Home Builder and Realtor, Paul also has dual degrees in engineering and business. Paul, Cindy and their 2 kids live in Ashland and enjoy boating, skiing, and sports. Paul also spends time helping with scouting and coaching. If you are thinking of selling, buying, building or investing, Paul is a valuable resource to get you started, discuss ideas, and help attain your goals.



**Cathy Mariani**  
508-789-9995

Cathy was born and raised in Framingham and has been an Ashland resident for eight years. She has one child in college and one a junior at Ashland High School. She has been a highly successful independent business owner. With her 17 years of service/sales experience, coupled with five years of real estate experience, she brings knowledge and respect. It is her commitment to provide her clients with premium service based on an honest and strong work ethic. Cathy feels that finest compliment she could ever receive is a referral from family, friends and clients.

## Looking for a change?

Are you considering a career in Real Estate? Then, call Margot or John Ellsworth @ (508)231-4566



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**Suzan Herrmann**