Home data report

# 9 Derby Lane, Franklin, Massachusetts 02038, United States




## Total Area: 1756 sq. ft

Basement: 0 sq. ft, 1st Floor: 901 sq. ft, 2nd Floor: 855 sq. ft
Excluded: Basement 887 sq. ft, Garage 255 sq. ft, Porch 31 sq. ft, Deck 121 sq. ft, Open to below 99 sq. ft

## Property summary

**3** FLOORS

**3** Bedrooms

**2** Bathrooms

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MEASUREMENT DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED!

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# 9 Derby Lane, Franklin, Massachusetts 02038, United States

**1** Half bath

**1** Garage

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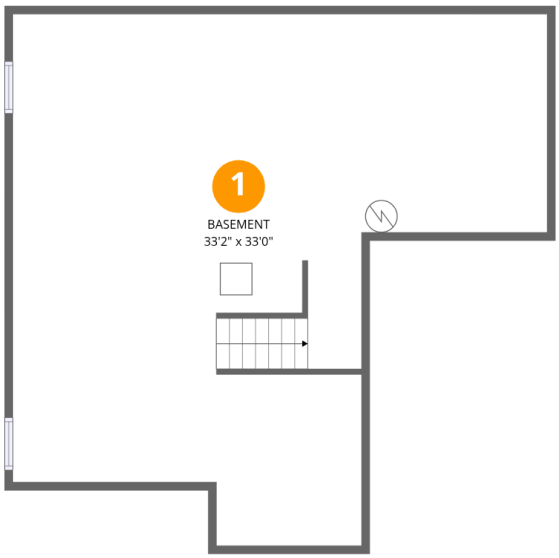


## Room dimensions

### Floor 1 Below grade

**Total:**0sqft **Excluded:** 887sqft

| # | | Dimensions | sqft | Counted as living area |
|---|---|---|---|---|
| 1 | Basement | 33'2" x 33'0" | 817 sq. ft | No |

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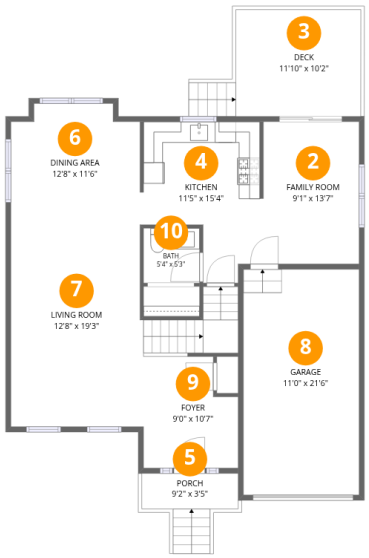


## Room dimensions

### Floor 2

**Total:**901sqft **Excluded:** 407sqft

| # | | Dimensions | sqft | Counted as living area |
|---|---|---|---|---|
| 2 | Family Room | 9'1" x 13'7" | 123 sq. ft | Yes |
| 3 | Deck | 11'10" x 10'2" | 121 sq. ft | No |
| 4 | Kitchen | 11'5" x 15'4" | 137 sq. ft | Yes |
| 5 | Porch | 9'2" x 3'5" | 31 sq. ft | No |
| 6 | Dining Area | 12'8" x 11'6" | 135 sq. ft | Yes |
| 7 | Living Room | 12'8" x 19'3" | 280 sq. ft | Yes |
| 8 | Garage | 11'0" x 21'6" | 237 sq. ft | No |
| 9 | Foyer | 9'0" x 10'7" | 87 sq. ft | Yes |
| 10 | Bath | 5'4" x 5'3" | 28 sq. ft | Yes |

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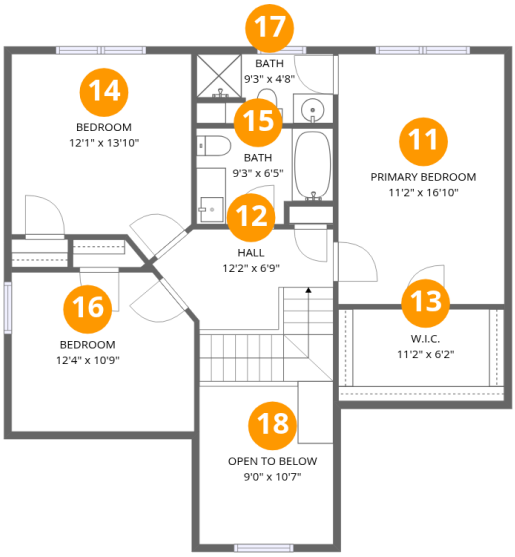


## Room dimensions

### Floor 3

**Total:**855sqft **Excluded:** 99sqft

| # | | Dimensions | sqft | Counted as living area |
|---|---|---|---|---|
| 11 | Primary Bedroom | 11'2" x 16'10" | 188 sq. ft | Yes |
| 12 | Hall | 12'2" x 6'9" | 114 sq. ft | Yes |
| 13 | W.I.C. | 11'2" x 6'2" | 69 sq. ft | Yes |
| 14 | Bedroom | 12'1" x 13'10" | 149 sq. ft | Yes |
| 15 | Bath | 9'3" x 6'5" | 54 sq. ft | Yes |
| 16 | Bedroom | 12'4" x 10'9" | 127 sq. ft | Yes |
| 17 | Bath | 9'3" x 4'8" | 42 sq. ft | Yes |
| 18 | Open To Below | 9'0" x 10'7" | 87 sq. ft | No |

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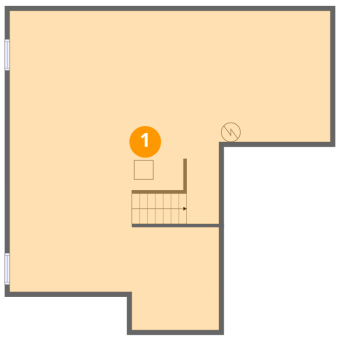
# 9 Derby Lane, Franklin, Massachusetts 02038, United States

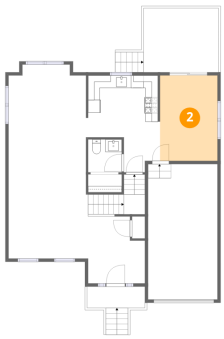
## 1 Floor 1 - Basement




**Dimensions:** 33'2" x 33'0"
**Area:** 817 sq. ft
**Counted as living area:** No

**Heated:** Yes
**Finished:** No
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

## 2 Floor 2 - Family Room




**Dimensions:** 9'1" x 13'7"
**Area:** 123 sq. ft
**Counted as living area:** Yes

**Heated:** Yes
**Finished:** Yes
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

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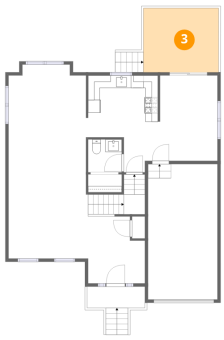
# 9 Derby Lane, Franklin, Massachusetts 02038, United States

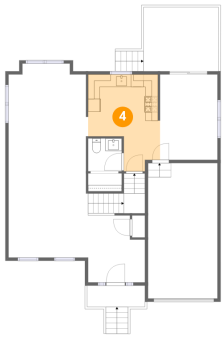
## 3 Floor 2 - Deck




**Dimensions:** 11'10" x 10'2"
**Area:** 121 sq. ft
**Counted as living area:** No

**Heated:** No
**Finished:** No
**Enclosed:** No
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

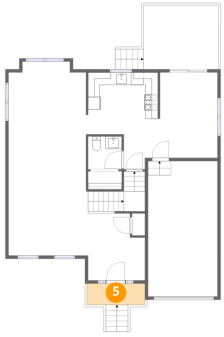
## 4 Floor 2 - Kitchen




**Dimensions:** 11'5" x 15'4"
**Area:** 137 sq. ft
**Counted as living area:** Yes

**Heated:** Yes
**Finished:** Yes
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

## 5 Floor 2 - Porch




**Dimensions:** 9'2" x 3'5"
**Area:** 31 sq. ft
**Counted as living area:** No

**Heated:** No
**Finished:** No
**Enclosed:** No
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

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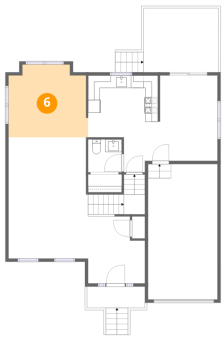
# 9 Derby Lane, Franklin, Massachusetts 02038, United States

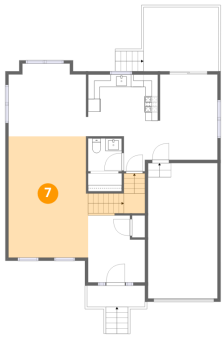
## 6 Floor 2 - Dining Area




**Dimensions:** 12'8" x 11'6"
**Area:** 135 sq. ft
**Counted as living area:** Yes

**Heated:** Yes
**Finished:** Yes
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

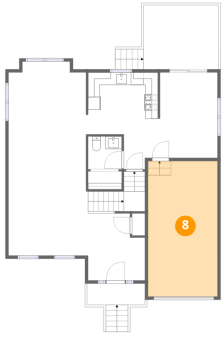
## 7 Floor 2 - Living Room




**Dimensions:** 12'8" x 19'3"
**Area:** 280 sq. ft
**Counted as living area:** Yes

**Heated:** Yes
**Finished:** Yes
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

## 8 Floor 2 - Garage




**Dimensions:** 11'0" x 21'6"
**Area:** 237 sq. ft
**Counted as living area:** No

**Heated:** No
**Finished:** No
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

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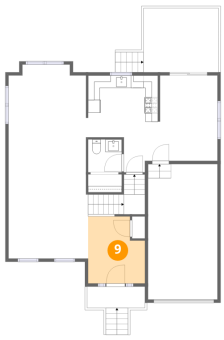
# 9 Derby Lane, Franklin, Massachusetts 02038, United States

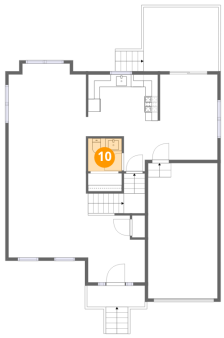
## 9 Floor 2 - Foyer




**Dimensions:** 9'0" x 10'7"
**Area:** 87 sq. ft
**Counted as living area:** Yes

**Heated:** Yes
**Finished:** Yes
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

## 10 Floor 2 - Bath




**Dimensions:** 5'4" x 5'3"
**Area:** 28 sq. ft
**Counted as living area:** Yes

**Heated:** Yes
**Finished:** Yes
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** Yes
**Addition:** No
**Conversion:** No

## 11 Floor 3 - Primary Bedroom




**Dimensions:** 11'2" x 16'10"
**Area:** 188 sq. ft
**Counted as living area:** Yes

**Heated:** Yes
**Finished:** Yes
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

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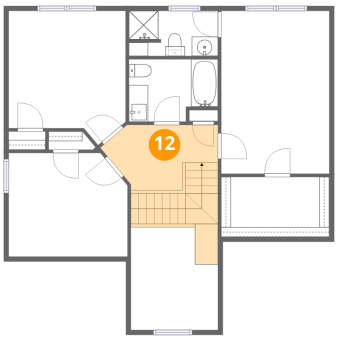
# 9 Derby Lane, Franklin, Massachusetts 02038, United States

## 12 Floor 3 - Hall




**Dimensions:** 12'2" x 6'9"
**Area:** 114 sq. ft
**Counted as living area:** Yes

**Heated:** Yes
**Finished:** Yes
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

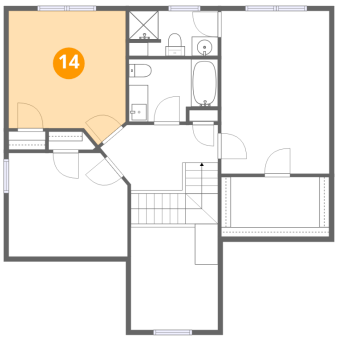
## 13 Floor 3 - W.I.C.




**Dimensions:** 11'2" x 6'2"
**Area:** 69 sq. ft
**Counted as living area:** Yes

**Heated:** Yes
**Finished:** Yes
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

## 14 Floor 3 - Bedroom




**Dimensions:** 12'1" x 13'10"
**Area:** 149 sq. ft
**Counted as living area:** Yes

**Heated:** Yes
**Finished:** Yes
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

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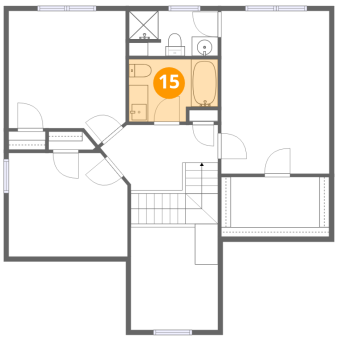
# 9 Derby Lane, Franklin, Massachusetts 02038, United States

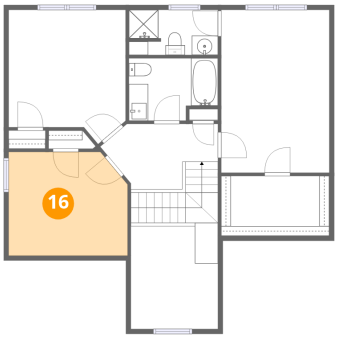
## 15 Floor 3 - Bath




**Dimensions:** 9'3" x 6'5"
**Area:** 54 sq. ft
**Counted as living area:** Yes

**Heated:** Yes
**Finished:** Yes
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** Yes
**Addition:** No
**Conversion:** No

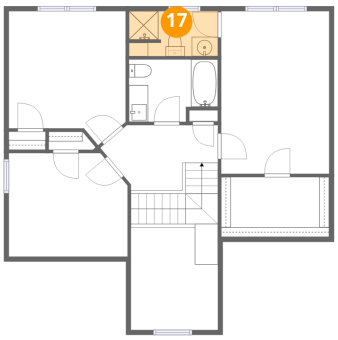
## 16 Floor 3 - Bedroom




**Dimensions:** 12'4" x 10'9"
**Area:** 127 sq. ft
**Counted as living area:** Yes

**Heated:** Yes
**Finished:** Yes
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** No
**Addition:** No
**Conversion:** No

## 17 Floor 3 - Bath




**Dimensions:** 9'3" x 4'8"
**Area:** 42 sq. ft
**Counted as living area:** Yes

**Heated:** Yes
**Finished:** Yes
**Enclosed:** Yes
**Contiguous:** Yes
**Permitted:** Yes
**Wet space:** Yes
**Addition:** No
**Conversion:** No

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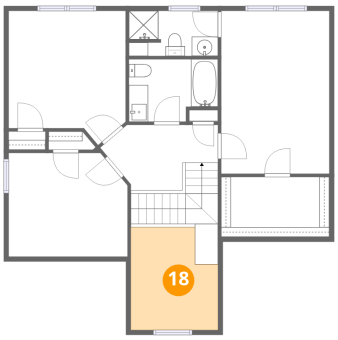
# 9 Derby Lane, Franklin, Massachusetts 02038, United States

## 18 Floor 3 - Open To Below




**Dimensions:** 9'0" x 10'7"
**Area:** 87 sq. ft
**Counted as living area:** No

**Heated:** No
**Finished:** No
**Enclosed:** No
**Contiguous:** Yes
**Permitted:** No
**Wet space:** No
**Addition:** No
**Conversion:** No

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