

**2002 Franklin Crossing Road - Unit 2
Franklin, MA 02038
Condo**

MLS #: **72052744** Status: **Sold**
 List Price: **\$157,000** Sale Price: **\$157,500**
 List Date: **8/12/2016** Sale Date: **10/14/2016**
 Area: Off Market Date: **8/30/2016**
 List\$/Sq. Ft.: **\$171.77** Sold \$/Sq. Ft. **\$172.32**
 Days on Market (Total): Days on Market (Office): **19**

Property Features

Rooms: **4** Style: **Garden**
 Bedrooms: **2** Type: **Condo**
 Baths: **1f 0h** Unit Level: **1**
 Master Bath: Placement:
 Fireplaces: **0** Approx. Living Area: **914 Sq. Ft.**
 Year Built: **1985** Outdoor Space Avail:
 # Units: **156** Garage: **0**
 Elevator: Parking: **2**
 Handicap Access/Features: **Yes**
 Association: **Yes** Fee: **\$272**
 Fee Includes: **Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Park**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Balcony / Deck, Slider
Dining Room:	1		-
Kitchen:	1		Flooring - Vinyl
Master Bedroom:	1		Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Flooring - Vinyl

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Handicap Amenities: **Reserved Parking**
 Facing Direction:
 Heating: **Forced Air, Heat Pump**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 Living Area Disclosures: **Public record**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

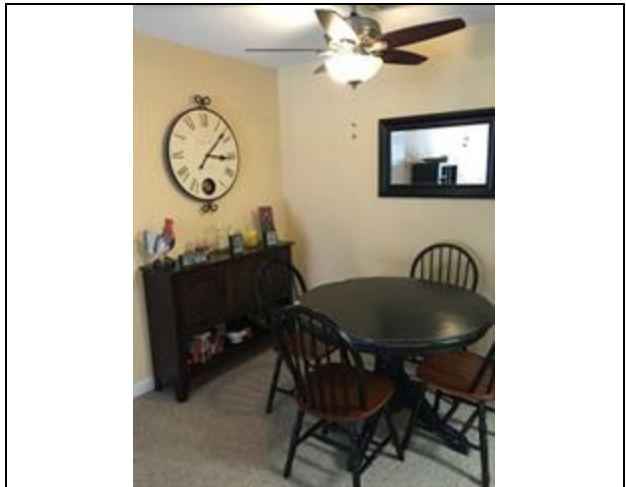
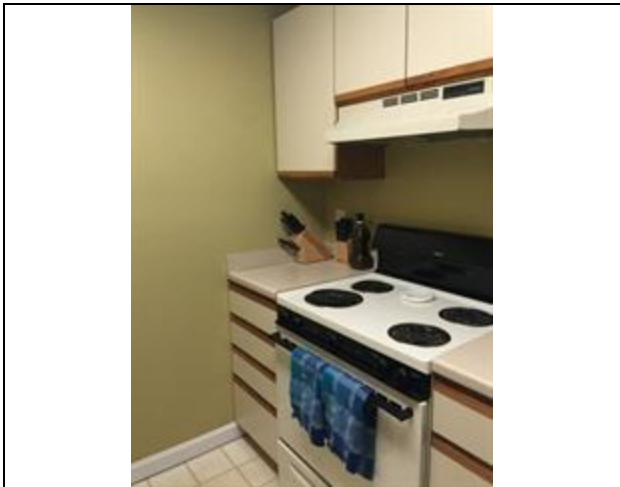
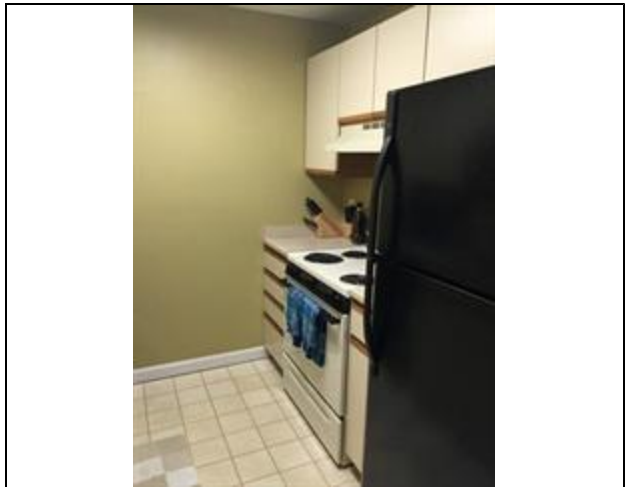
Remarks: LOCATION, LOCATION !! THIS FIRST FLOOR REAR UNIT BACKS UP TO BEAUTIFUL PRIVACY WOODS! WALK OUT TO THE PATIO AND LARGE YARD. THIS CLEAN AND WELL MAINTAINED FRANKLIN CROSSING UNIT IS IN MOVE IN CONDITION . FEATURING TWO LARGE BEDROOMS, A LARGE LIVING ROOM/DINING AREA AND KITCHEN, CENTRAL AIR , AND NEWER WALL TO WALL CARPETING. THIS UNIT IS CLOSE TO LAUNDRY AND EXTRA STORAGE SPACE. WALK TO SHOPPING, RESTAURANTS, AND TRAIN. 1 MINUTE TO 495 HIGHWAY ACCESS. ENJOY THE POOL, TENNIS AND PLAYGROUND!! OWN FOR LESS THAN RENT!

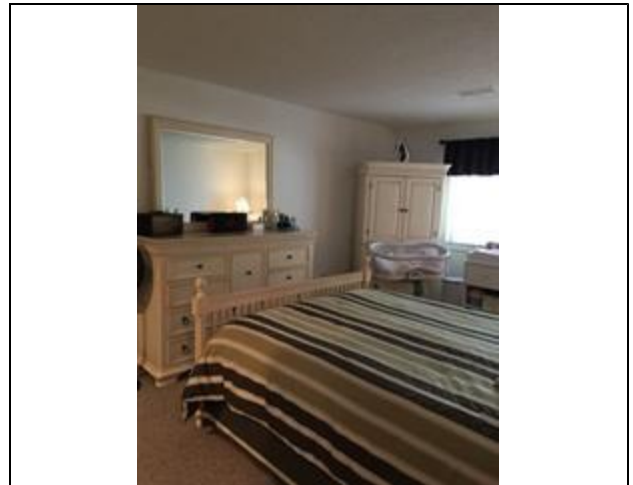
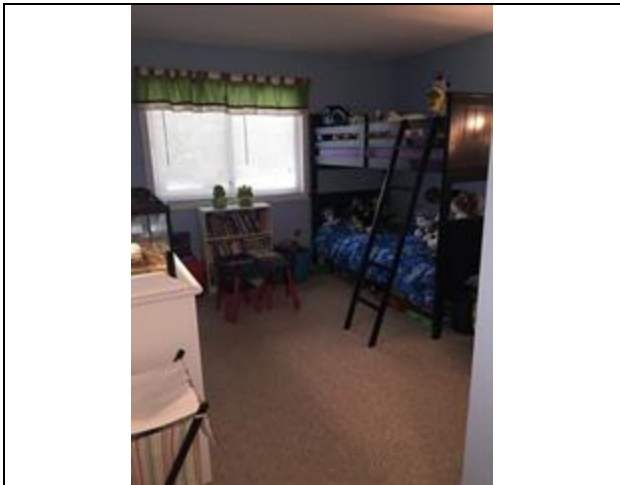
Tax Information

2016 Taxes: \$1,784.95 Assessment: **\$123,100** Cert: Zoning Code: **Res**
 Pin #: Map: Block: Lot: Book: **27176** Page: **337**

Market History for 2002 Franklin Crossing Road U:2, Franklin, MA 02038

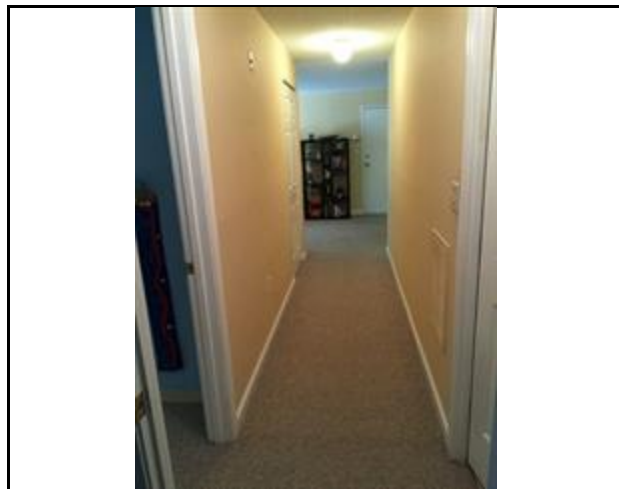
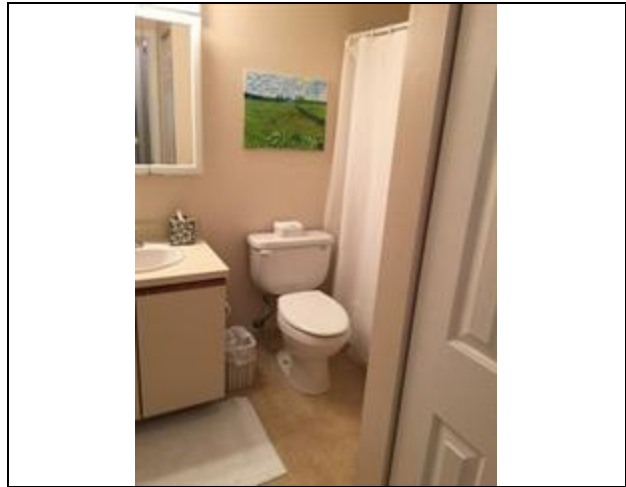
MLS #	Date		DOM	DTO	Price
72052744	8/12/2016	Listed for \$157,000			\$157,000
CTG	8/17/2016	Status Changed to: Contingent			
UAG	8/31/2016	Status Changed to: Under Agreement			
SLD	10/17/2016	Status Changed to: Sold			
	10/14/2016	Sold for \$157,500	19	2	\$157,500
Market History for Office Id: BB3391			19	2	\$157,500
Market History for this property			19	2	\$157,500





MLS # 72052744 - Sold
2002 Franklin Crossing Road U:2, Franklin, MA 02038

Condominium - Condo
Sale Price: \$157,500



612 Franklin Crossing - Unit 612
Franklin, MA 02038
Condo

MLS #: **72027131** Status: **Sold**
 List Price: **\$145,000** Sale Price: **\$160,000**
 List Date: **6/22/2016** Sale Date: **8/23/2016**
 Area: Off Market Date: **7/11/2016**
 List\$/Sq. Ft.: **\$152.95** Sold \$/Sq. Ft. **\$168.78**
 Days on Market (Total): Days on Market (Office): **19**
19



Property Features

Rooms: **4** Style: **Garden**
 Bedrooms: **2** Type: **Condo**
 Baths: **1f 0h** Unit Level: **3**
 Master Bath: **No** Placement: **Top/Penthouse**
 Fireplaces: **0** Approx. Living Area: **948 Sq. Ft.**
 Year Built: **1985** Outdoor Space Avail:
 # Units: **156** Garage: **0**
 Elevator: Parking: **2 Off-Street**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$295**
 Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Extra Storage, Refuse Removal**

Room Descriptions

Room	Level	Size	Features
Living Room:	3		Flooring - Wall to Wall Carpet, Balcony / Deck
Dining Room:	3		Flooring - Wall to Wall Carpet
Kitchen:	3		-
Master Bedroom:	3		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	3		Closet, Flooring - Wall to Wall Carpet
Bathroom:	3		Bathroom - Full, Closet - Linen

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **No**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Balcony**
 Facing Direction:
 Heating: **Electric**
 Hot Water: **Electric**
 Interior Features: **Intercom**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

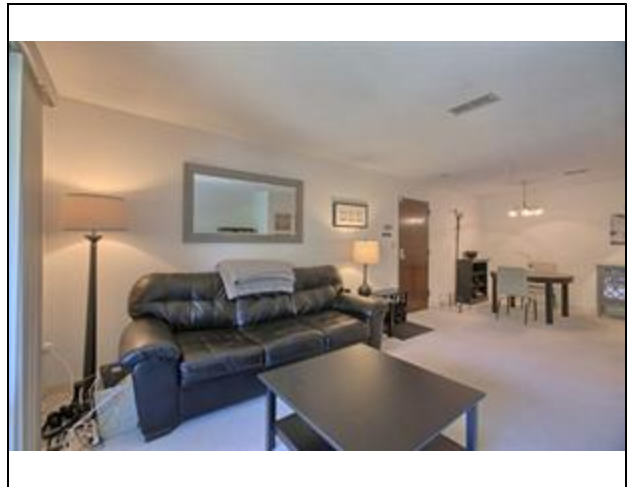
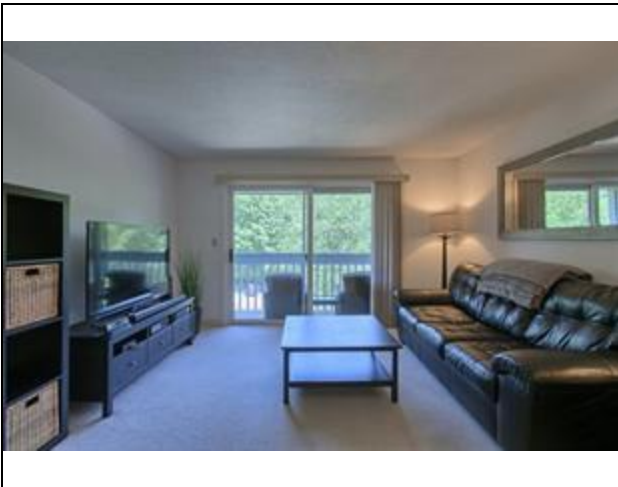
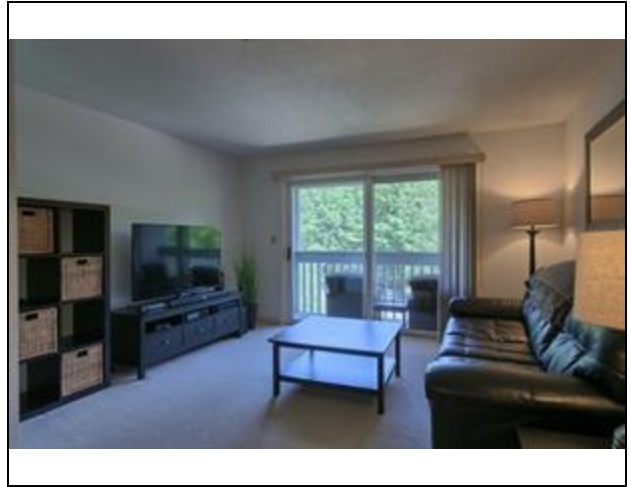
Why rent when you can own? Lovely 2 bedroom condo in Franklin Crossing. Sun-drenched living room leads to your private balcony. Huge walk in closet in the master bedroom. Both bedrooms are quite spacious. Central AC. Top floor unit. Extremely clean, with neutral, luxury colors throughout. All appliances included. Newer fridge, dishwasher, and AC unit. Very convenient location, close to 495 entrance, commuter rail, and shops. Enjoy the swimming pool, tennis courts, and playground at Franklin Crossing. FHA approved complex. First showings at open house on Sunday 6/26 from 2-4pm. Don't wait! This one will not last!

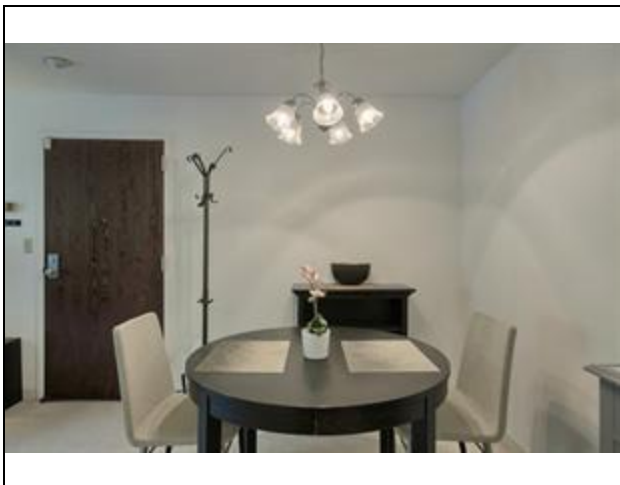
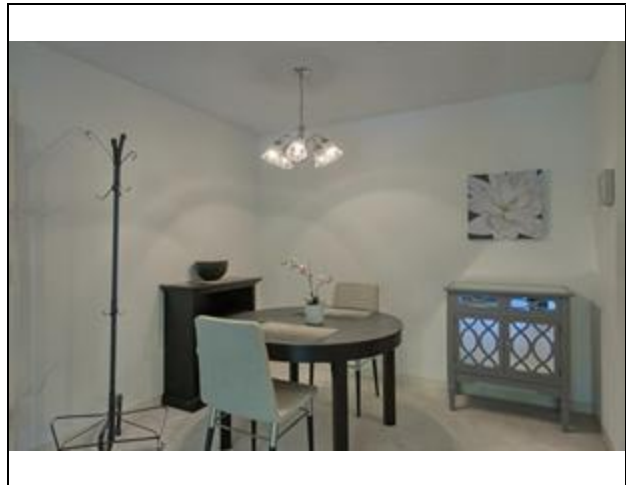
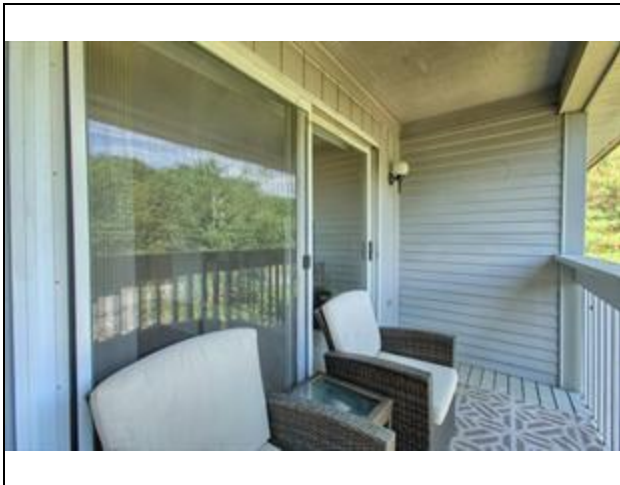
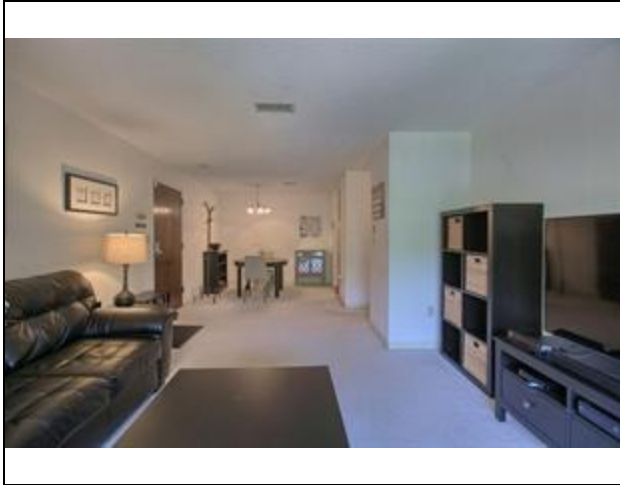
Tax Information

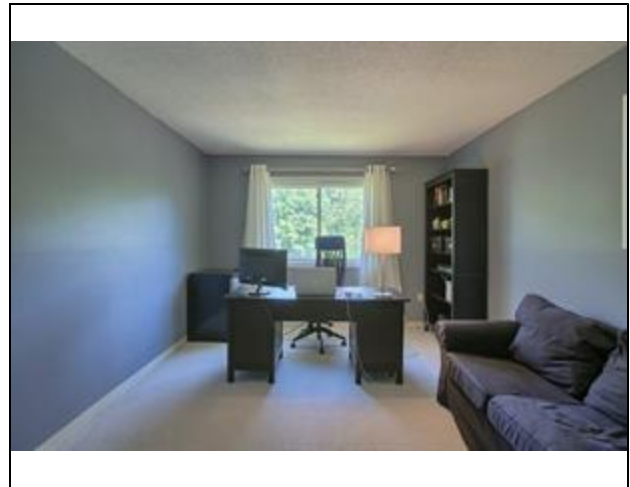
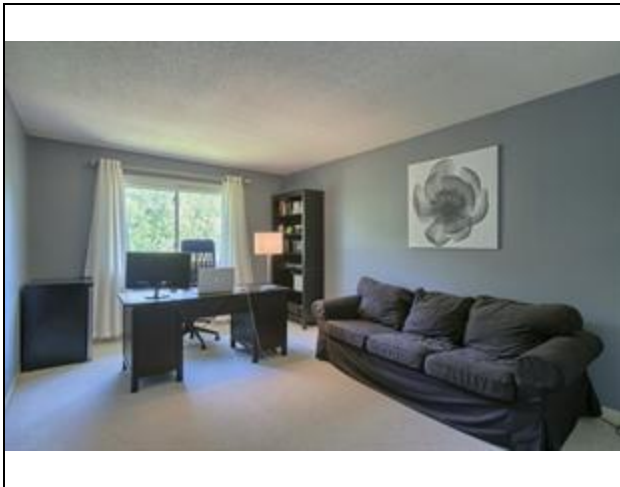
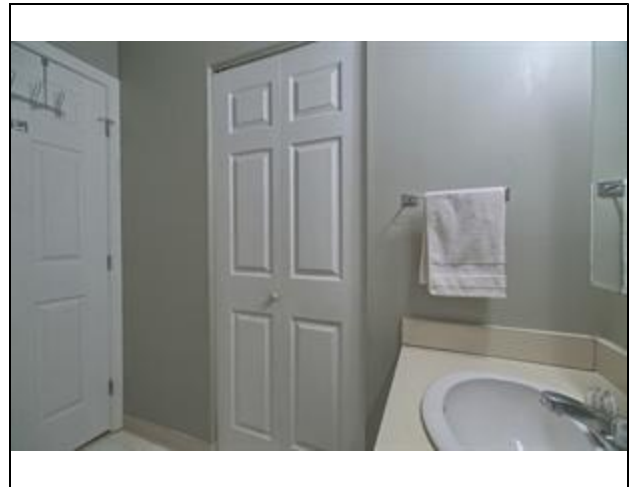
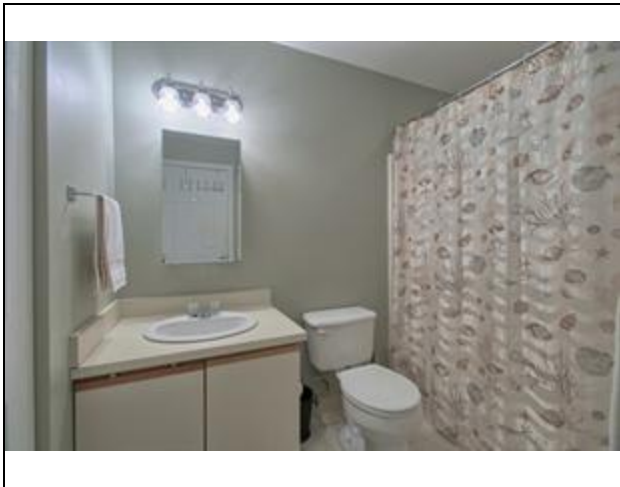
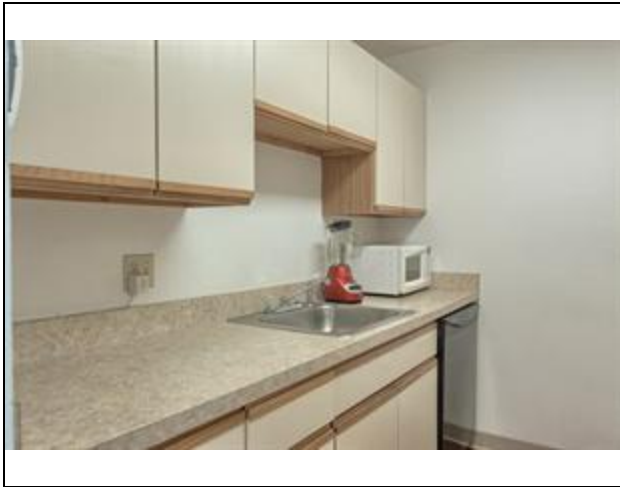
2016 Taxes: **\$2,015.5** Assessment: **\$138,900** Cert: Zoning Code: **RES-CONDO**
 Pin #: **270-021-000-036** Map: Block: Lot: Book: **30280** Page: **96**

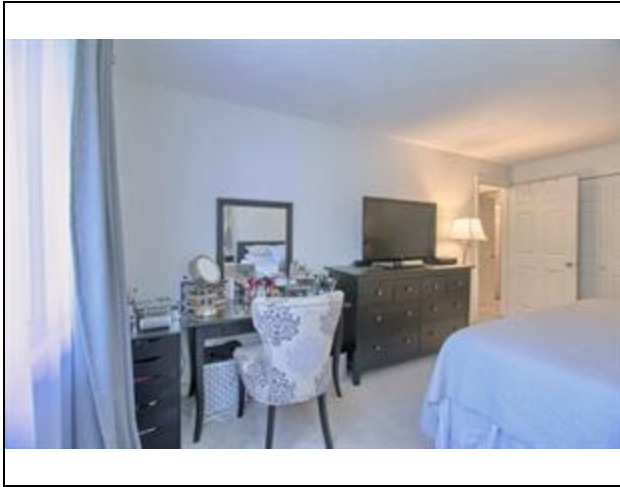
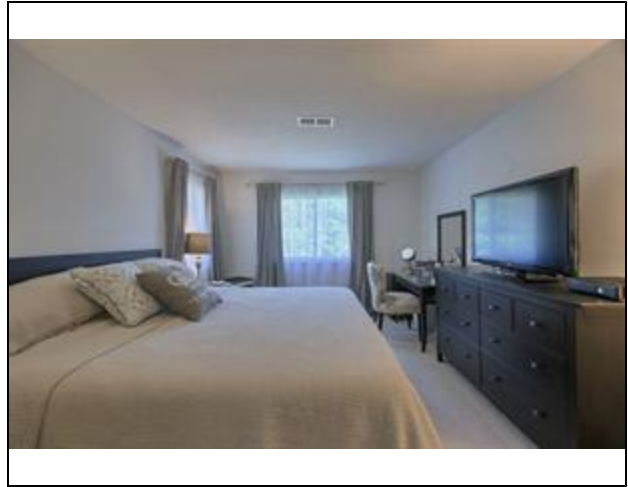
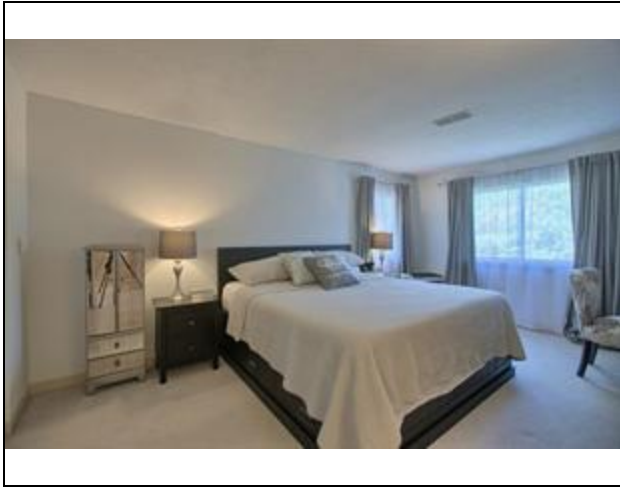
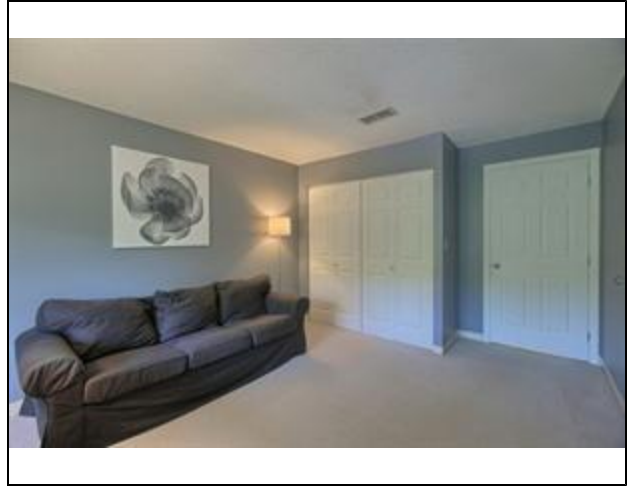
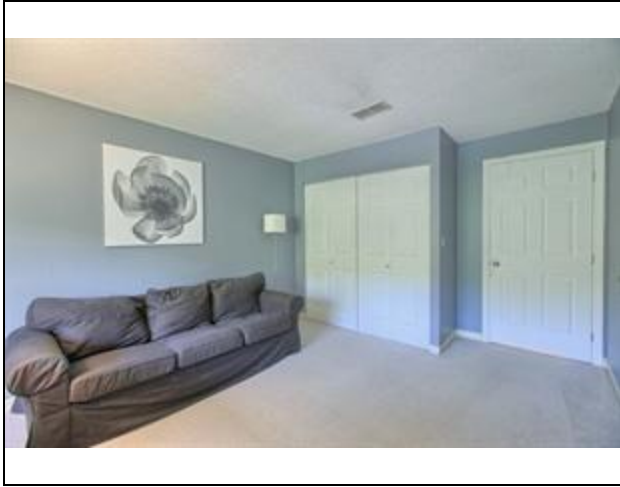
Market History for 612 Franklin Crossing U:612, Franklin, MA 02038

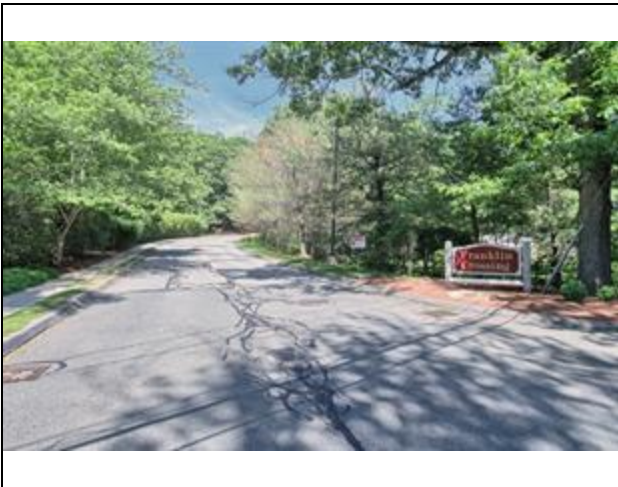
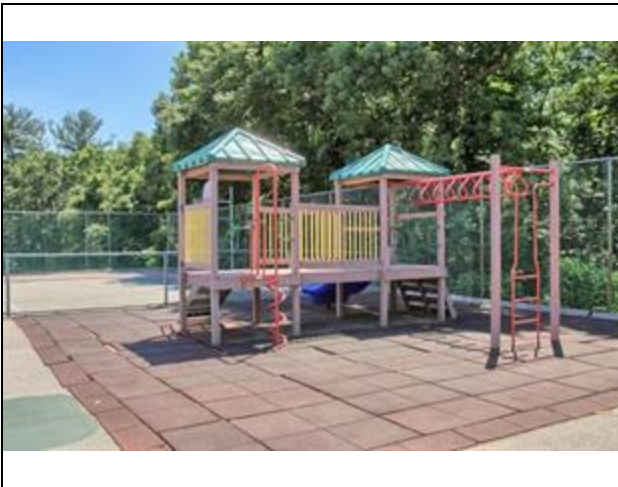
MLS #	Date		DOM	DTO	Price
72027131	6/22/2016	Listed for \$145,000			\$145,000
CTG	6/28/2016	Status Changed to: Contingent			
UAG	7/11/2016	Status Changed to: Under Agreement			
SLD	8/24/2016	Status Changed to: Sold			
	8/23/2016	Sold for \$160,000	19	5	\$160,000
Market History for Office Id: BB3170			19	5	\$160,000
Market History for this property			19	5	\$160,000











2208 Franklin Crossing - Unit 2208
Franklin, MA 02038
Condo

MLS #: **72038568** Status: **Sold**
 List Price: **\$165,000** Sale Price: **\$160,000**
 List Date: **7/15/2016** Sale Date: **9/26/2016**
 Area: Off Market Date: **7/21/2016**
 List\$/Sq. Ft.: **\$169.75** Sold \$/Sq. Ft. **\$164.61**
 Days on Market (Total): **6** Days on Market (Office): **6**

Property Features

Rooms: **4** Style: **Garden**
 Bedrooms: **2** Type: **Condo**
 Baths: **1f 0h** Unit Level: **2**
 Master Bath: Placement: **Upper, Middle, Front**
 Fireplaces: **0** Approx. Living Area: **972 Sq. Ft.**
 Year Built: **1985** Outdoor Space Avail:
 # Units: **156** Garage: **0**
 Elevator: Parking: **2 Off-Street, Deeded, Guest**

Handicap Access/Features:

Association: **Yes** Fee: **\$295**

Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Extra Storage, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	18X13	Flooring - Wall to Wall Carpet, Balcony - Exterior, Slider
Dining Room:	1	10X10	Flooring - Wall to Wall Carpet
Kitchen:	1	8X7	Flooring - Laminate
Master Bedroom:	1	18X11	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	1	16X11	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Walk-in, Flooring - Stone/Ceramic Tile, Remodeled

Features & Other Information

Appliances: **Range, Dishwasher**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Balcony**
 Facing Direction:
 Heating: **Electric**
 Hot Water: **Electric**
 Interior Features: **Cable Available, Intercom**
 Lead Paint: **None**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Terrific Condo in Franklin Crossing Situated in Great Location in Rear Building. The Unit Offers a Kitchen with European Style Cabinets and New Flooring. Open Dining Area to Living Room with Private Balcony Overlooking Wooded Common Area. Spacious Master with Large Walk-in Closet, Good-sized Second Bedroom and Updated Bath with Tile Flooring. This Building Leads Directly to the In-ground Pool and the Complex is Conveniently Located to Highway, Shopping and Commuter Rail. Complex if FHA approved.

Tax Information

2016 Taxes: **\$1,992** Assessment: **\$137,400**

Cert: Zoning Code: **Res**

Pin #:

Map: Block: Lot: Book: **22925** Page: **308**

Market History for 2208 Franklin Crossing U:2208, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72038568	7/15/2016	Listed for \$165,000			\$165,000
CTG	7/21/2016	Status Changed to: Contingent			
UAG	7/21/2016	Status Changed to: Under Agreement			
SLD	9/26/2016	Status Changed to: Sold			
	9/26/2016	Sold for \$160,000	6	6	\$160,000
Market History for Office Id: BB5993			6	6	\$160,000
Market History for this property			6	6	\$160,000

