

**602 Franklin Crossing Rd - Unit 602
Franklin, MA 02038-2926
Condo**

MLS #: **71955361** Status: **Sold**
 List Price: **\$141,500** Sale Price: **\$142,000**
 List Date: **2/3/2016** Sale Date: **4/8/2016**
 Area: Off Market Date: **2/8/2016**
 List\$/Sq. Ft.: **\$160.25** Sold \$/Sq. Ft. **\$160.82**
 Days on Market (Total): **5** Days on Market (Office): **5**

Property Features

Rooms: **4** Style: **Garden**
 Bedrooms: **2** Type: **Condo**
 Baths: **1f 0h** Unit Level: **1**
 Master Bath: Placement: **Garden**
 Fireplaces: **0** Approx. Living Area: **883 Sq. Ft.**
 Year Built: **1985** Outdoor Space Avail:
 # Units: **156** Garage: **0**
 Elevator: **No** Parking: **2**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$277**
 Fee Includes: **Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground**



Room Descriptions

Room	Level	Size	Features
Living Room:	1	-	-
Dining Room:	1	-	-
Kitchen:	1	-	-
Master Bedroom:	1	-	-
Bedroom 2:	1	-	-

Features & Other Information

Basement: **No**
 Cooling: **Central Air**
 Exclusions: **Sale includes refrigerator.**
 Exterior Features: **Patio**
 Facing Direction:
 Heating: **Forced Air, Electric**
 Hot Water: **Tank**
 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

You will fall in love with this First Floor Garden Style Condominium with a perfect location,- offering private serene wooded views from your Patio. This unit offers Central Air, has been freshly painted and has a newer Stove and Refrigerator. Franklin Crossing is well maintained and proudly offers an outdoor pool and tennis court,- all for owners' enjoyment . Dogs are welcome too with registration. The pet policy is attached. If you have been thinking about an easier lifestyle, and would like a condo,-come see this much loved unit ! Offers to be presented after 4 pm on Sunday Feb. 7th.

Tax Information

2016 Taxes: \$1,948.8 Assessment: **\$134,400** Cert: Zoning Code: **Res.**
 Pin #: Map: Block: Lot: Book: **25137** Page: **282**

Market History for 602 Franklin Crossing Rd U:602, Franklin, MA 02038-2926

MLS #	Date		DOM	DTO	Price
71955361	2/3/2016	Listed for \$141,500			\$141,500
UAG	2/8/2016	Status Changed to: Under Agreement			
SLD	4/8/2016	Status Changed to: Sold			
	4/8/2016	Sold for \$142,000	5	5	\$142,000
Market History for Office Id: BB5993			5	5	\$142,000
Market History for this property			5	5	\$142,000





MLS # 71955361 - Sold
602 Franklin Crossing Rd U:602, Franklin, MA 02038-2926

Condominium - Condo
Sale Price: \$142,000



1403 Franklin Crossing - Unit 1403
Franklin, MA 02038
Condo

MLS #: **72029901** Status: **Sold**
 List Price: **\$143,000** Sale Price: **\$145,000**
 List Date: **6/27/2016** Sale Date: **7/18/2016**
 Area: Off Market Date: **7/12/2016**
 List\$/Sq. Ft.: **\$160.85** Sold \$/Sq. Ft. **\$163.10**
 Days on Market (Total): Days on Market (Office): **15**
15

Property Features

Rooms: **4** Style: **Garden**
 Bedrooms: **2** Type: **Condo**
 Baths: **1f 0h** Unit Level: **1**
 Master Bath: Placement: **Ground, Walkout**
 Fireplaces: **0** Approx. Living Area: **889 Sq. Ft.**
 Year Built: **1985** Outdoor Space Avail:
 # Units: **156** Garage: **0**
 Elevator: Parking: **2**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$277**
 Fee Includes: **Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground**



Room Descriptions

Room	Level	Size	Features
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Features & Other Information

Basement: **No**
 Cooling: **Central Air**
 Electric: **200 Amps**
 Exclusions:
 Facing Direction:
 Heating: **Forced Air**
 Hot Water: **Electric**
 Lead Paint: **Unknown**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

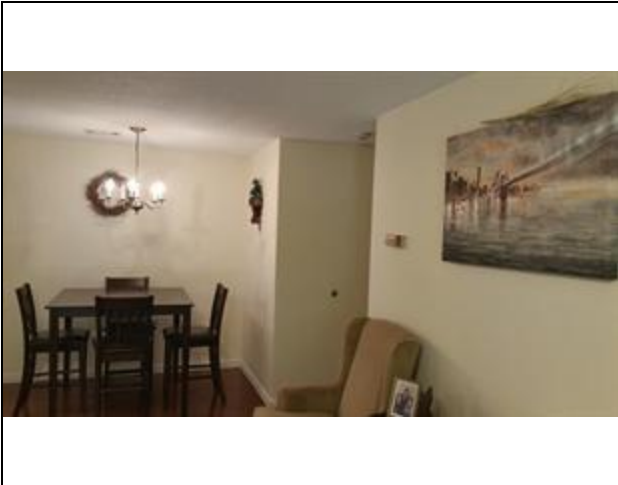
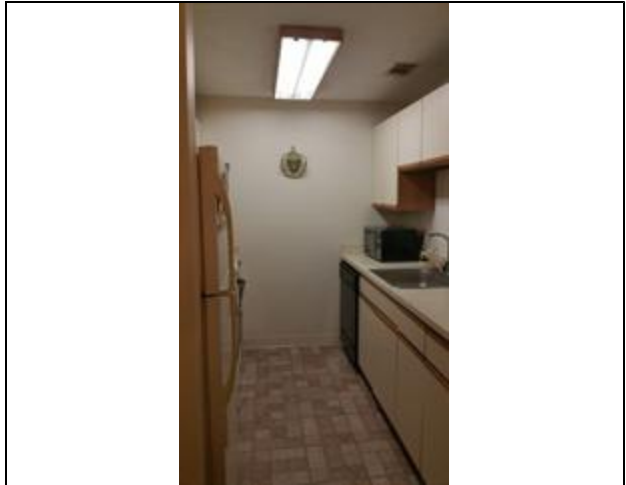
Great opportunity to reside in Franklin in wonderful 2 bedroom condo at Franklin Crossing. Within walking distance to retail shopping and RT 495 entrance and an estimated 2 miles to commuter rail, but situated in a lovely wooded area for peace and tranquility from your patio. 1st floor unit with Central AC, walk in closet in master bedroom, newer carpets and paint, all appliances included. Franklin Crossing offers well maintained outdoor pool, tennis courts, and playground.

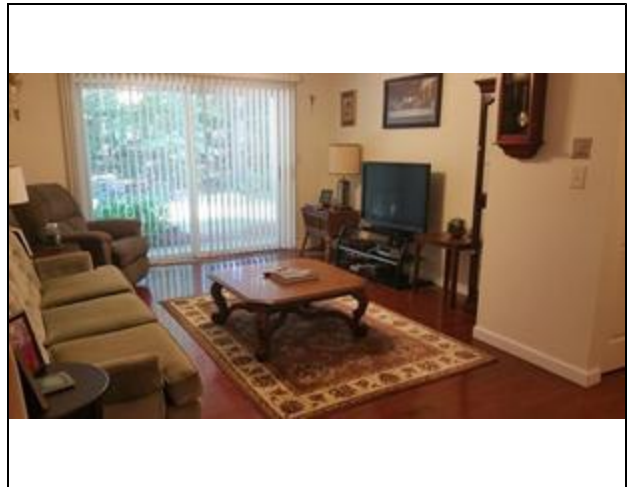
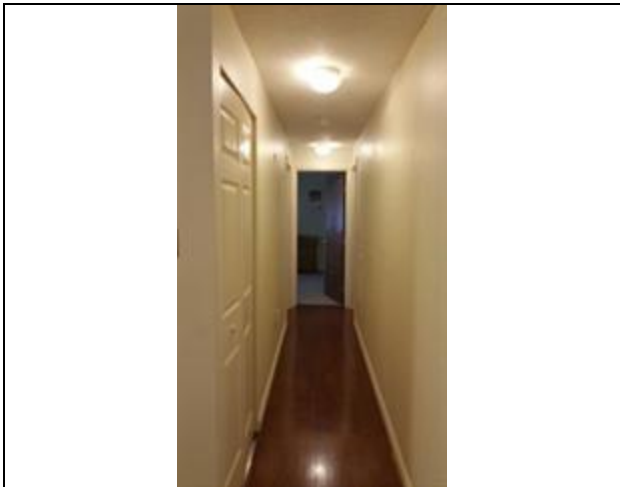
Tax Information

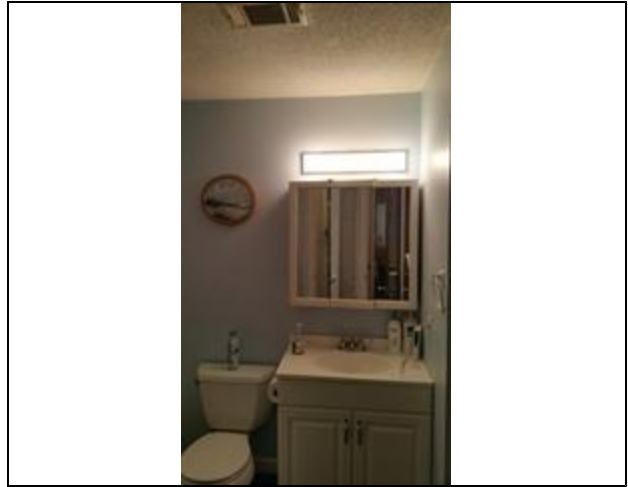
2016 Taxes: \$1,790 Assessment: **\$123,500** Cert: Zoning Code: **res -condo**
 Pin #: Map: Block: Lot: Book: **31882** Page: **52**

Market History for 1403 Franklin Crossing U:1403, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72029901	6/27/2016	Listed for \$143,000			\$143,000
UAG	7/12/2016	Status Changed to: Under Agreement			
SLD	7/18/2016	Status Changed to: Sold			
	7/18/2016	Sold for \$145,000	15	15	\$145,000
Market History for Office Id: BB1175			15	15	\$145,000
Market History for this property			15	15	\$145,000







**1210 Franklin Crossing Rd - Unit 1210
Franklin, MA 02038-2928
Condo**

MLS #: **72002833** Status: **Sold**
 List Price: **\$149,900** Sale Price: **\$151,000**
 List Date: **5/10/2016** Sale Date: **6/10/2016**
 Area: Off Market Date: **5/20/2016**
 List\$/Sq. Ft.: **\$159.64** Sold \$/Sq. Ft. **\$160.81**
 Days on Market (Total): Days on Market (Office): **10**

Property Features

Rooms: **4** Style: **Garden**
 Bedrooms: **2** Type: **Condo**
 Baths: **1f 0h** Unit Level: **3**
 Master Bath: **No** Placement:
 Fireplaces: **0** Approx. Living Area: **939 Sq. Ft.**
 Year Built: **1985** Outdoor Space Avail: **Yes - Common**
 # Units: **156** Garage: **0**
 Elevator: Parking: **2 Off-Street**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$299**
 Fee Includes: **Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground**



Room Descriptions

Room	Level	Size	Features

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
 Basement: **No**
 Construction: **Brick**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Forced Air, Electric**
 Hot Water: **Electric**
 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

Move right into this private third floor condominium at Franklin Crossing with beautiful, tranquil wooded views! Carefree living at its best! Interior offers well maintained neutral décor and new carpeting. Plenty of closet space. Enjoy hot summer days lounging by the in-ground pool! Close to shopping, downtown, Franklin, Forge Park Commuter Rail and routes 495 and 95. Open House Sat & Sun, 5/14 and 5/15 from 10:00 AM to 12:00 PM.

Tax Information

2016 Taxes: **\$2,000** Assessment: **\$137,900** Cert: **123514** Zoning Code: **res**
 Pin #: **M:270 L:021-070** Map: Block: Lot: Book: **23899** Page: **177**

Market History for 1210 Franklin Crossing Rd U:1210, Franklin, MA 02038-2928

MLS #	Date		DOM	DTO	Price
72002833	5/10/2016	Listed for \$149,900			\$149,900
CTG	5/15/2016	Status Changed to: Contingent			
UAG	5/20/2016	Status Changed to: Under Agreement			
SLD	6/10/2016	Status Changed to: Sold			
	6/10/2016	Sold for \$151,000	10	5	\$151,000
Market History for Office Id: AN1423			10	5	\$151,000
Market History for this property			10	5	\$151,000

MLS # 72002833 - Sold
1210 Franklin Crossing Rd U:1210, Franklin, MA 02038-2928

Condominium - Condo
Sale Price: \$151,000

