

**1005 Franklin Crossing Rd - Unit 1005  
Franklin, MA 02038-2991  
Condo**

MLS #: **72221880** Status: **Sold**  
List Price: **\$179,900** Sale Price: **\$165,000**  
List Date: **9/2/2017** Sale Date: **11/2/2017**  
Area: Off Market Date: **9/25/2017**  
List\$/Sq. Ft.: **\$192.41** Sold \$/Sq. Ft. **\$176.47**  
Days on Market (Total): Days on Market (Office): **23**

**Property Features**

Rooms: **4** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **2**  
Master Bath: Placement:  
Fireplaces: **0** Approx. Living Area: **935 Sq. Ft.**  
Year Built: **1985** Outdoor Space Avail:  
# Units: **156** Garage: **0**  
Elevator: Parking: **2 Deeded**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$277**  
Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**



**Room Descriptions**

Room	Level	Size	Features
Kitchen:	<b>2</b>	-	-
Master Bedroom:	<b>2</b>	-	-
Bedroom 2:	<b>2</b>	-	-
Living/Dining Rm Combo:	<b>2</b>	-	-

**Features & Other Information**

Basement: **No**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Deck**  
Facing Direction:  
Heating: **Forced Air, Electric**  
Lead Paint: **Unknown**  
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**

**2nd floor condo unit with many updates. Newer heating system, new a/c, dishwasher, and brand new carpeting throughout. Galley kitchen, large dining/living room combo with sliders to deck. 2 large bedrooms with plenty of storage. 2 deeded parking spaces plus open parking spaces. Close to major highways and MBTA, shopping, restaurants, and more.**

**Tax Information**

<b>2017 Taxes: \$1,989</b>	<b>Assessment: \$136,400</b>	<b>Cert: 101555</b>	<b>Zoning Code: 0</b>
<b>Pin #: M:270 L:021-053</b>		<b>Map: Block:</b>	<b>Lot: Book: 22593 Page: 3</b>

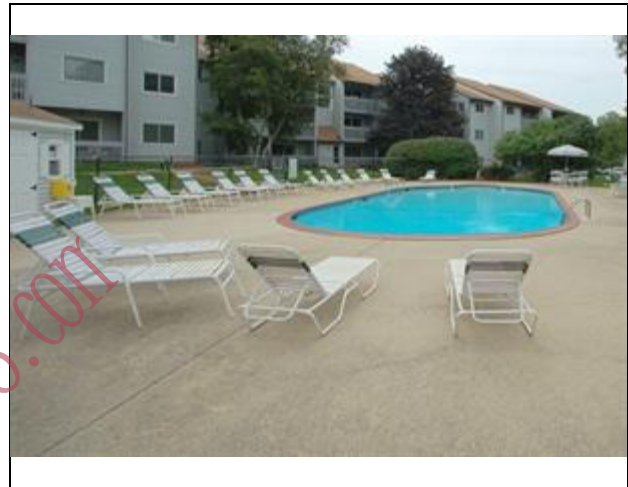
## Market History for 1005 Franklin Crossing Rd U:1005, Franklin, MA 02038-2991

MLS #	Date		DOM	DTO	Price
72221880	9/2/2017	Listed for <b>\$189,900</b>			\$189,900
	9/14/2017	Price Changed to: <b>\$185,900</b>			\$185,900
	9/19/2017	Price Changed to: <b>\$179,900</b>			\$179,900
UAG	9/25/2017	Status Changed to: <b>Under Agreement</b>			
SLD	11/4/2017	Status Changed to: <b>Sold</b>			
	11/2/2017	Sold for <b>\$165,000</b>	23	23	<b>\$165,000</b>
Market History for Office Id: BB3562			23	23	<b>\$165,000</b>
Market History for this property			23	23	<b>\$165,000</b>

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MLS # 72221880 - Sold  
1005 Franklin Crossing Rd U:1005, Franklin, MA 02038-2991

Condominium - Condo  
Sale Price: \$165,000



**22 Franklin Crossing Rd. - Unit 4**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72146316** Status: **Sold**  
List Price: **\$167,900** Sale Price: **\$167,900**  
List Date: **4/15/2017** Sale Date: **6/30/2017**  
Area: Off Market Date: **5/3/2017**  
List\$/Sq. Ft.: **\$181.71** Sold \$/Sq. Ft. **\$181.71**  
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: **No** Placement: **Middle**  
Fireplaces: **0** Approx. Living Area: **924 Sq. Ft.**  
Year Built: **1985** Outdoor Space Avail: **Yes - Common**  
# Units: **156** Garage: **0**  
Elevator: **No** Parking: **2 Off-Street, Deeded**  
Handicap Access/Features: **No**  
Association: **Yes** Fee: **\$277**  
Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Road Maintenance, Landscaping, Tennis Court, Refuse Removal**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Laminate, Balcony / Deck, Slider</b>
Kitchen:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Laminate, Countertops - Stone/Granite/Solid</b>
Master Bedroom:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Laminate</b>
Bedroom 2:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Laminate</b>
Bath 1:	<b>1</b>		-
Laundry:	<b>1</b>		-

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Central Air**  
Electric: **Circuit Breakers, 100 Amps**  
Exclusions:  
Exterior: **Clapboard**  
Exterior Features: **Deck**  
Facing Direction:  
Green Certified: **No**  
Heating: **Central Heat, Forced Air, Heat Pump**  
Hot Water: **Electric, Tank**  
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**

**MOVE RIGHT IN TO THIS SPACIOUS GARDEN STYLE UNIT AT FRANKLIN CROSSING! WALK OUT THE BACK DOOR TO THE SWIMMING POOL! WHY RENT WHEN YOU CAN OWN THIS SWEET 2 BEDROOM CONDO! NICE KITCHEN WITH GRANITE COUNTER TOPS, OVER THE STOVE MICROWAVE, DISHWASHER & REFRIGERATOR. CENTRAL AIR, POOL, TENNIS, 2 DEEDED PARKING SPACES, LAUNDRY ROOM STEPS FROM THE UNIT AND A DOUBLE SIZE DECK. ALMOST 1,000 SQ FT OF LIVING SPACE. MINUTES TO BOSTON TRAIN STATION, RTS. 495 & THE MASS PIKE! DON'T MISS OUT. COME SEE IT TODAY! SHOWINGS BEGIN TUESDAY APRIL 18th.**

**Tax Information**

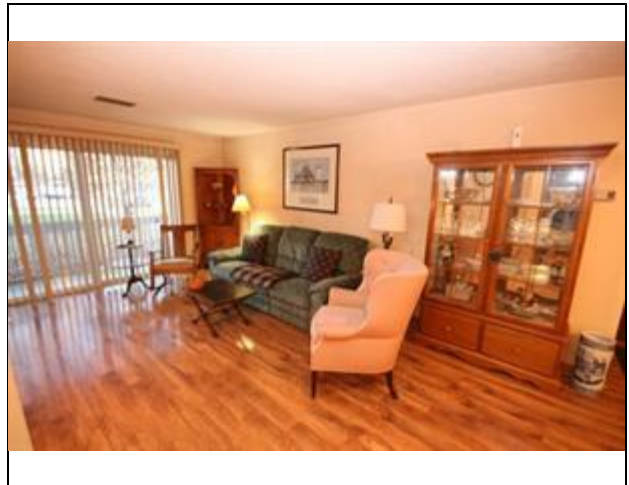
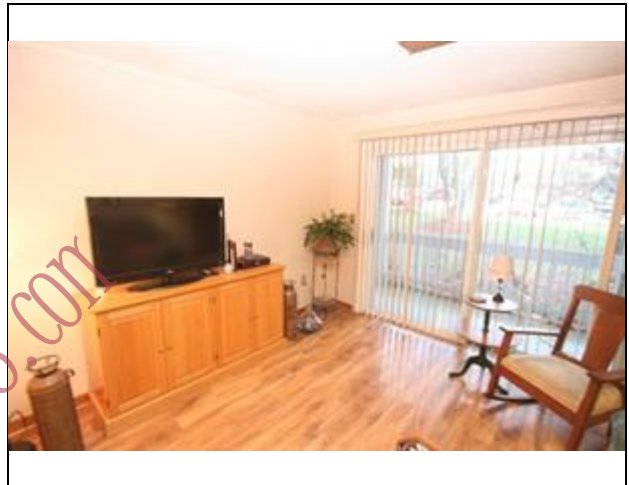
<b>2017 Taxes: \$2,025.16</b>	<b>Assessment: \$138,900</b>	Cert:	Zoning Code: <b>Res</b>
Pin #:		Map:	Block: Lot: Book: <b>29281</b> Page: <b>385</b>

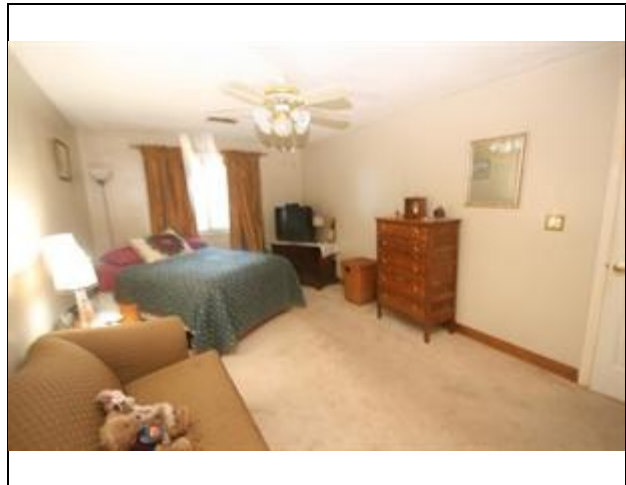
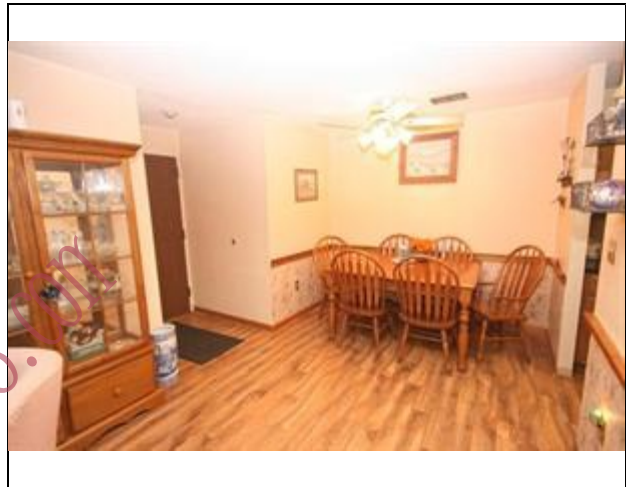
**Market History for 22 Franklin Crossing Rd. U:4, Franklin, MA 02038**

MLS #	Date		DOM	DTO	Price
72146316	4/15/2017	Listed for <b>\$167,900</b>			\$167,900
CTG	4/20/2017	Status Changed to: <b>Contingent</b>			
UAG	5/4/2017	Status Changed to: <b>Under Agreement</b>			
SLD	7/5/2017	Status Changed to: <b>Sold</b>			
	6/30/2017	Sold for <b>\$167,900</b>	19	4	<b>\$167,900</b>
Market History for Office Id: BB5854			<b>19</b>	<b>4</b>	<b>\$167,900</b>
Market History for this property			<b>19</b>	<b>4</b>	<b>\$167,900</b>

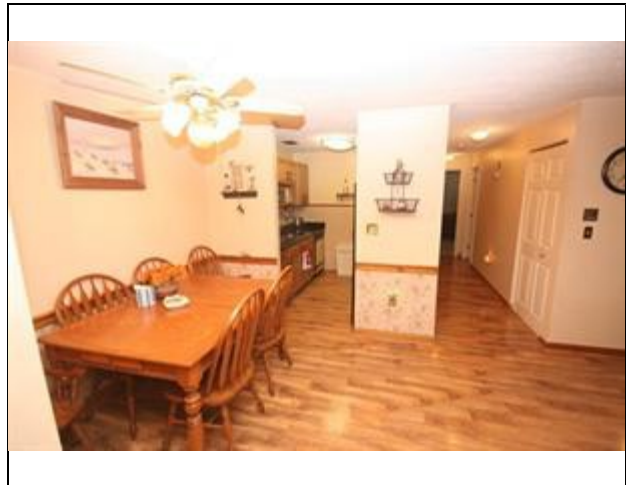
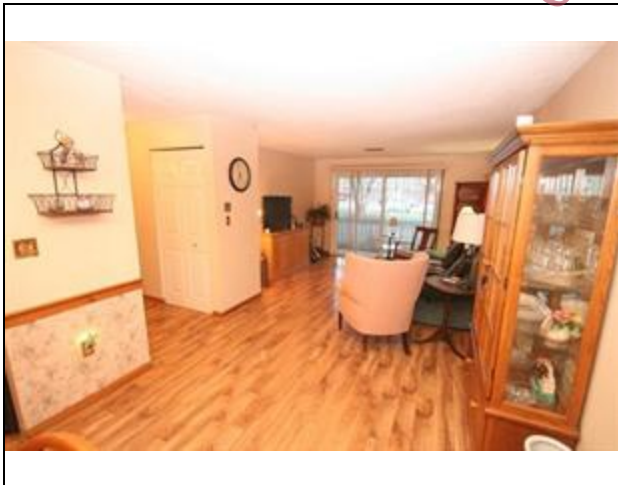
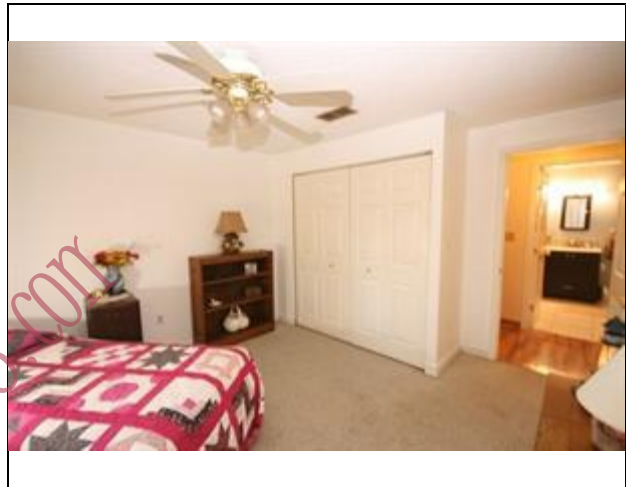
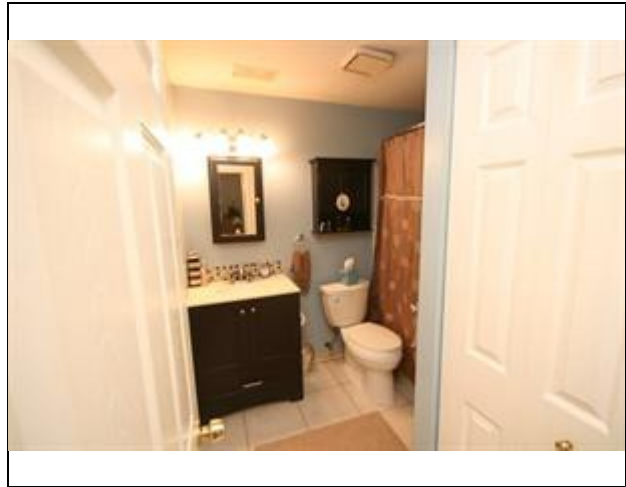
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**MLS # 72146316 - Sold**  
**22 Franklin Crossing Rd. U:4, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$167,900**



**1803 franklin crossing - Unit 1803**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72146590** Status: **Sold**  
List Price: **\$169,900** Sale Price: **\$169,900**  
List Date: **4/17/2017** Sale Date: **7/28/2017**  
Area: Off Market Date: **5/30/2017**  
List\$/Sq. Ft.: **\$183.28** Sold \$/Sq. Ft. **\$183.28**  
Days on Market (Total): Days on Market (Office): **30**  
**30**

**Property Features**

Rooms: **5** Style: **Low-Rise**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **1**  
Master Bath: **No** Placement: **Street**  
Fireplaces: **0** Approx. Living Area: **927 Sq. Ft.**  
Year Built: **1985** Outdoor Space Avail:  
# Units: **8** Garage: **0**  
Elevator: Parking: **2**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$277**  
Fee Includes: **Master Insurance, Swimming Pool, Snow Removal, Tennis Court, Refuse Removal, Garden Area**



**Room Descriptions**

Room	Level	Size	Features
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**Features & Other Information**

Basement: **No**  
Cooling: **None**  
Exclusions:  
Facing Direction:  
Green Certified: **No**  
Heating: **Electric**  
Lead Paint: **Unknown**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No** Water View: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **Yes**

**Remarks**

**1st floor unit in a quiet wooded setting. 2 bedrooms, 1 bath. Walkout to patio, overlooking in ground pool. Tennis court as well. On off highway access. Major shopping is very close. This is a HomePath property.**

**Tax Information**

<b>2016 Taxes: \$2,014</b>	<b>Assessment: \$138,100</b>	Cert:	Zoning Code: <b>RES</b>
Pin #:		Map:	Block: Lot: Book: <b>23625</b> Page: <b>17</b>

## Market History for 1803 franklin crossing U:1803, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72146590	4/17/2017	Listed for <b>\$169,900</b>			\$169,900
UAG	5/9/2017	Status Changed to: <b>Under Agreement</b>			
BOM	5/22/2017	Status Changed to: <b>Back on Market</b>			
UAG	5/30/2017	Status Changed to: <b>Under Agreement</b>			
SLD	7/28/2017	Status Changed to: <b>Sold</b>			
	7/28/2017	Sold for <b>\$169,900</b>	30	30	<b>\$169,900</b>
Market History for Office Id: NB4081			30	30	<b>\$169,900</b>
Market History for this property			30	30	<b>\$169,900</b>

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**MLS # 72146590 - Sold**  
**1803 franklin crossing U:1803, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$169,900**



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**1803 franklin crossing U:1803, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$169,900**





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**1803 franklin crossing U:1803, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$169,900**

