

**1810 FRANKLIN CROSSING RD - Unit 10  
Franklin, MA 02038  
Condo**

MLS #: **72262037** Status: **Sold**  
 List Price: **\$179,900** Sale Price: **\$175,000**  
 List Date: **12/6/2017** Sale Date: **1/22/2018**  
 Area: Off Market Date: **12/22/2017**  
 List\$/Sq. Ft.: Sold \$/Sq. Ft.  
 Days on Market (Total): **16** Days on Market (Office): **16**

**Property Features**

Rooms: **5** Style: **Townhouse**  
 Bedrooms: **3** Type: **Condo**  
 Baths: **1f 0h** Unit Level: **3**  
 Master Bath: Placement:  
 Fireplaces: **0** Approx. Living Area: **0 Sq. Ft.**  
 Year Built: **1985** Outdoor Space Avail:  
 # Units: **156** Garage: **0**  
 Elevator: Parking: **1**  
 Handicap Access/Features:  
 Association: **Yes** Fee: **\$305**  
 Fee Includes: **Master Insurance**



**Room Descriptions**

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

Basement: **No**  
 Cooling: **None**  
 Exclusions: **To comply w MA 201 CMR 17 do not send any personal information ask broker for details no checks**  
 Facing Direction:  
 Heating: **Other (See Remarks)**  
 Lead Paint: **Unknown**  
 Living Area Disclosures: **Buyer/buyer agent must perform own due diligence, verifications and research**  
 Pets Allowed: **Unknown**  
 Sewer Utilities: **Other (See Remarks)**  
 Water Utilities: **Other (See Remarks)**  
 Waterfront: **No**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **Yes**

**Remarks**

**DESIRABLE & SOUGHT AFTER FRANKLIN CROSSING CONDOMINIUMS.LOCATION!! LOCATION!! WELCOME HOME TO FRANKLIN - YOU WILL FALL IN LOVE WITH QUAIN T CONDO COMMUNITY WHICH IS WHY UNITS SELL QUICKLY IN THIS COMPLEX -PREMIER LOCATION IN THE COMPLEX. ENTERTAIN IN THIS BRIGHT & OPEN FLOOR PLAN OVERLOOKING THE BEAUTIFUL WOODED YARD.RELAX IN THE GENEROUS SIZES 3 BEDROOMS This property is CORPORATE OWNED, and therefore caution should be exercised by brokers and their clients during any entry and inspection of the premises." This property is eligible under the Seller's First Look Initiative through 12/26/2017- BUYERS MUST be accompanied by brokers at all times for all showings & inspections -MINUTES TO BOSTON TRAIN STATION, RTS. 495 & THE MASS PIKE! DON'T MISS OUT. COME SEE IT TODAY brand new carpeting throughout/freshly painted 1ST TIME BUYERS DREAM !!! SHOW & SELL TODAY seller will not respond to any offers until home has been on market 3 days**

**Tax Information**

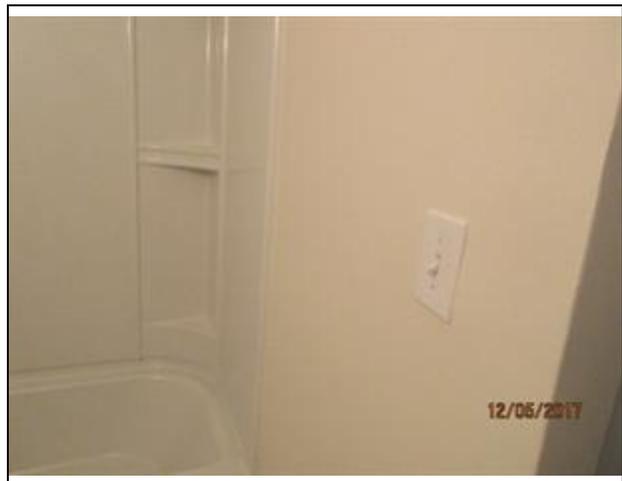
2017 Taxes: **\$2,221** Assessment: **\$152,300** Cert: Zoning Code: **UNKNOWN**  
 Pin #: **270-021-000-154** Map: Block: Lot: Book: **000** Page: **000**

### Market History for 1810 FRANKLIN CROSSING RD U:10, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72262037	12/6/2017	Listed for <b>\$179,900</b>			\$179,900
UAG	12/22/2017	Status Changed to: <b>Under Agreement</b>			
SLD	1/22/2018	Status Changed to: <b>Sold</b>			
	1/22/2018	Sold for <b>\$175,000</b>	16	16	<b>\$175,000</b>
<b>Market History for Office Id: BB5099</b>			<b>16</b>	<b>16</b>	<b>\$175,000</b>
<b>Market History for this property</b>			<b>16</b>	<b>16</b>	<b>\$175,000</b>











**2404 Franklin Crossing - Unit 2404**  
**Franklin, MA 02038-2996**  
**Condo**

MLS #: **72317792** Status: **Sold**  
 List Price: **\$170,000** Sale Price: **\$175,000**  
 List Date: **5/1/2018** Sale Date: **6/7/2018**  
 Area: Off Market Date: **5/14/2018**  
 List\$/Sq. Ft.: **\$183.59** Sold \$/Sq. Ft. **\$188.98**  
 Days on Market (Total): Days on Market (Office): **14**  
**14**



**Property Features**

Rooms: **5** Style: **Garden**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **1f 0h** Unit Level: **1**  
 Master Bath: **No** Placement: **Ground**  
 Fireplaces: **0** Approx. Living Area: **926 Sq. Ft.**  
 Year Built: **1985** Outdoor Space Avail: **Yes - Common**  
 # Units: **156** Garage: **0**  
 Elevator: Parking: **2 Off-Street, Deeded**  
 Handicap Access/Features: **No**  
 Association: **Yes** Fee: **\$277**  
 Fee Includes: **Water, Master Insurance, Swimming Pool, Exterior Maintenance, Landscaping, Tennis Court, Playground**

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	-	-
Dining Room:	<b>1</b>	-	-
Kitchen:	<b>1</b>	-	-
Master Bedroom:	<b>1</b>	-	-
Bedroom 2:	<b>2</b>	-	-
Bath 1:	<b>1</b>	-	-

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Balcony**  
 Facing Direction:  
 Green Certified: **No**  
 Heating: **Electric Baseboard**  
 Hot Water: **Electric**  
 Interior Features: **Cable Available**  
 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**

**Welcome Home. Beautiful 2 Bedroom Garden Style Condo. First Floor Location with a Balcony. Galley Kitchen with Oak Cabinetry. Dining / Living Room. Two spacious Bedrooms with large closets. Master has walk in closet. Full Bath with Utility Room. Central Air. Freshly Painted Interior. Laundry Room on same level. In ground Pool, Tennis Courts and Playground in complex. Great commuter location. Close proximity to Train Station, Rte. 495, Mass Pike, Shopping and Restaurants. Just unpack and enjoy your beautiful new home!**

**Tax Information**

**1985 Taxes: \$2,017.31** Assessment: **\$137,700**  
 Pin #:

Cert: Zoning Code: **RES**  
 Map: Block: Lot: Book: **25303** Page: **294**

### Market History for 2404 Franklin Crossing U:2404, Franklin, MA 02038-2996

MLS #	Date		DOM	DTO	Price
72317792	5/1/2018	Listed for <b>\$170,000</b>			\$170,000
CTG	5/1/2018	Status Changed to: <b>Contingent</b>			
UAG	5/15/2018	Status Changed to: <b>Under Agreement</b>			
SLD	6/7/2018	Status Changed to: <b>Sold</b>			
	6/7/2018	Sold for <b>\$175,000</b>	14	0	<b>\$175,000</b>
<b>Market History for Office Id: NB4344</b>			<b>14</b>	<b>0</b>	<b>\$175,000</b>
<b>Market History for this property</b>			<b>14</b>	<b>0</b>	<b>\$175,000</b>

