

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

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

**Property Features**

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



**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 QUIANT 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**  
Pin #: **270-021-000-154**

Cert: Zoning Code: **UNKNOWN**  
Map: Block: Lot: Book: **000** Page: **000**

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

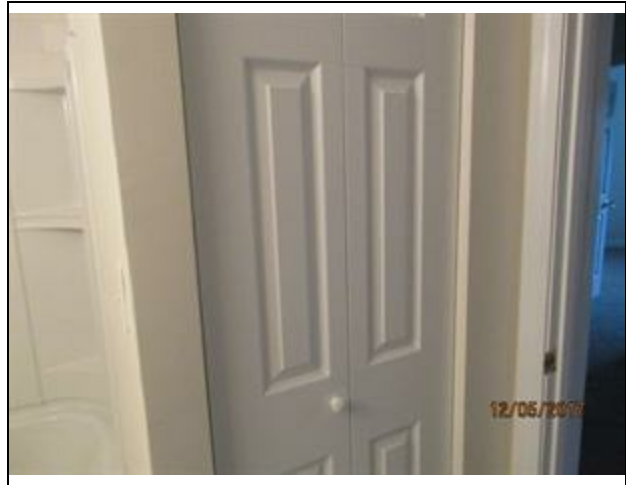
MLS #	Date		DOM	DTO	Price
72262037	12/6/2017	Listed for <b>\$179,900</b>			\$179,900
UAG	12/22/2017	Status Changed to: <b>Under Agreement</b>			
SLD	1/22/2018	Status Changed to: <b>Sold</b>			
	1/22/2018	Sold for <b>\$175,000</b>	16	16	<b>\$175,000</b>
<b>Market History for Office Id: BB5099</b>			<b>16</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 #: <b>72317792</b>	Status: <b>Sold</b>
List Price: <b>\$170,000</b>	Sale Price: <b>\$175,000</b>
List Date: <b>5/1/2018</b>	Sale Date: <b>6/7/2018</b>
Area:	Off Market Date: <b>5/14/2018</b>
List\$/Sq. Ft.: <b>\$183.59</b>	Sold \$/Sq. Ft. <b>\$188.98</b>
Days on Market (Total): <b>14</b>	Days on Market (Office): <b>14</b>

**Property Features**

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



**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!**

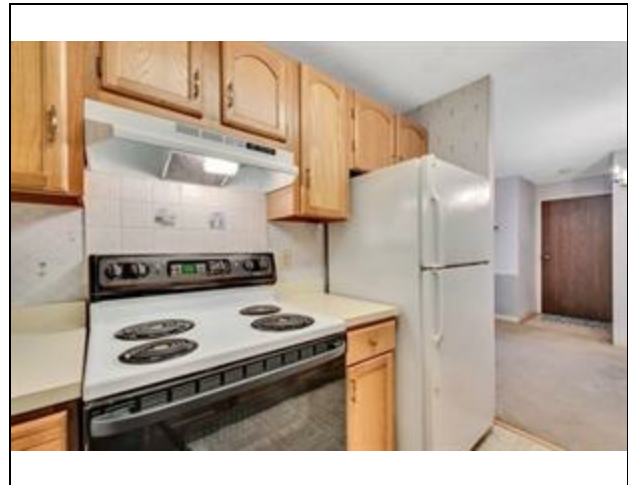
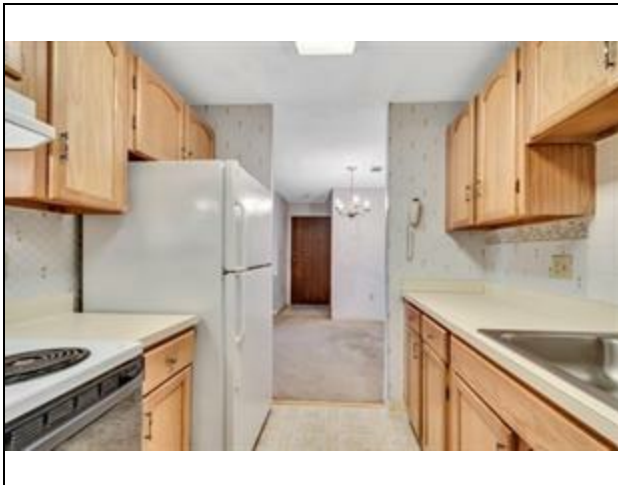
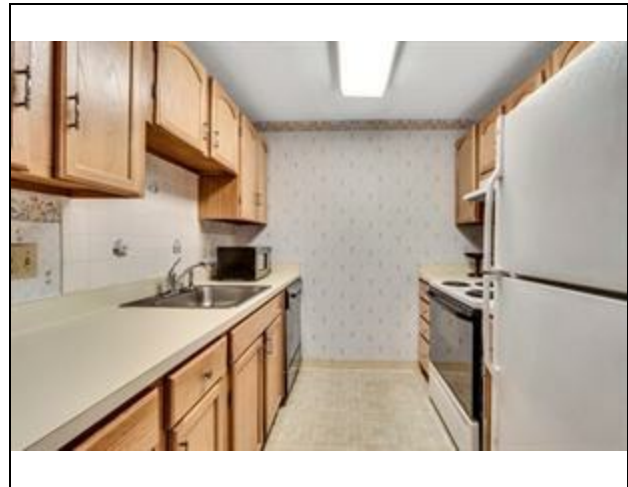
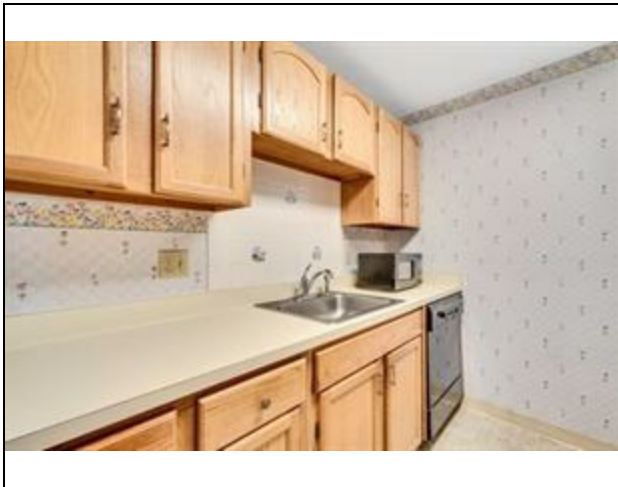
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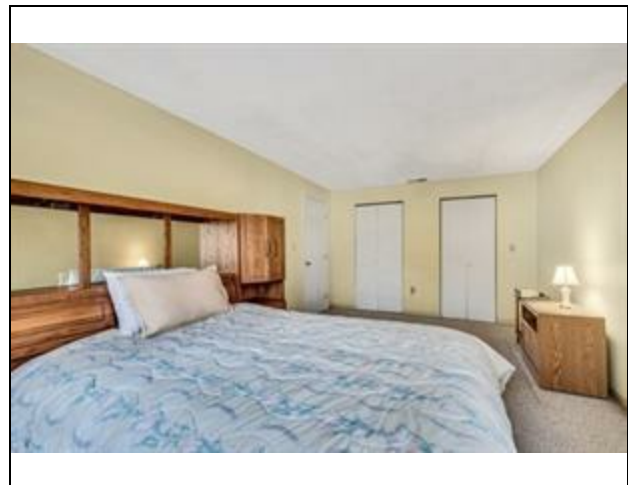
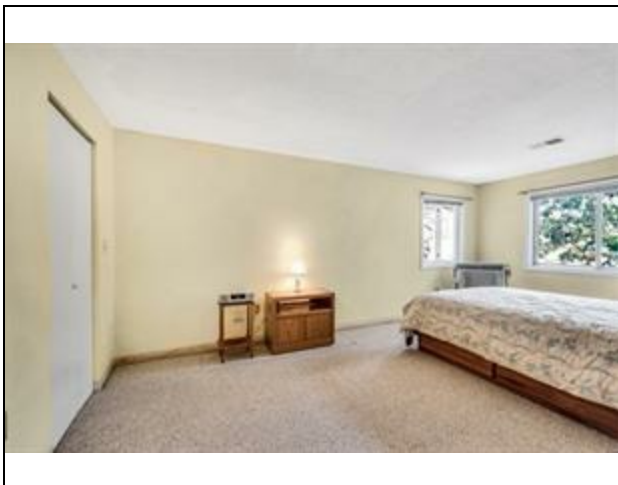
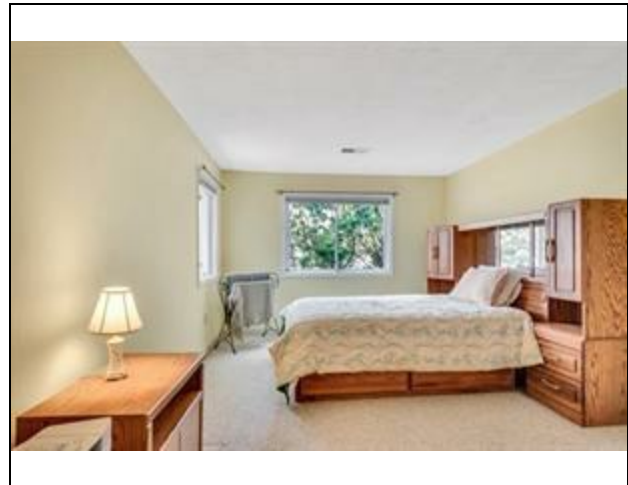
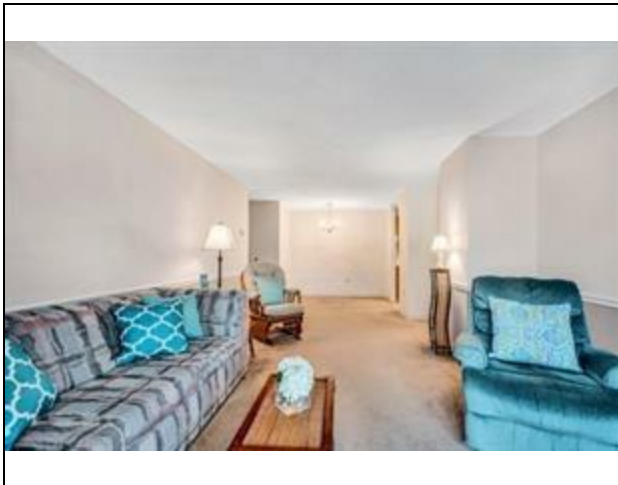
<b>1985</b> Taxes: <b>\$2,017.31</b>	Assessment: <b>\$137,700</b>	Cert:	Zoning Code: <b>RES</b>
Pin #:		Map:	Block: Lot: Book: <b>25303</b> Page: <b>294</b>



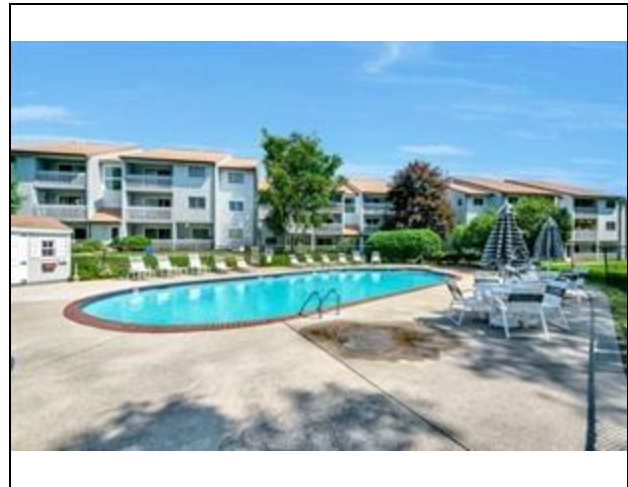
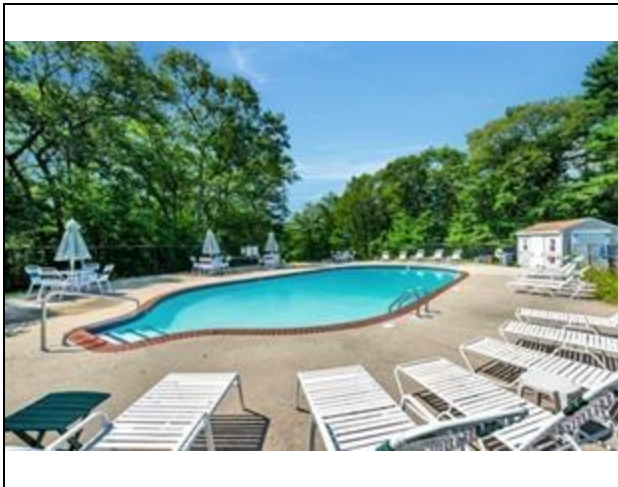
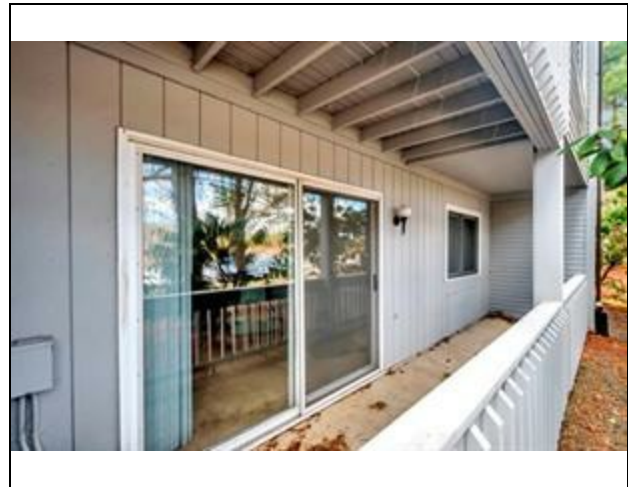
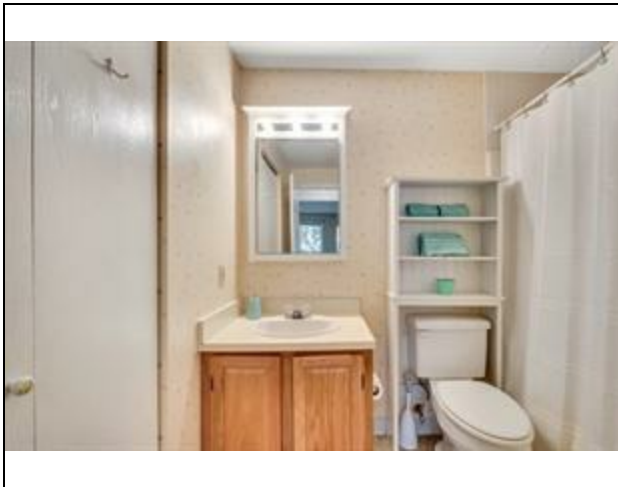
### Market History for 2404 Franklin Crossing U:2404, Franklin, MA 02038-2996

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>













**409 Franklin Crossing - Unit 9**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72322833</b>	Status: <b>Sold</b>
List Price: <b>\$174,000</b>	Sale Price: <b>\$175,000</b>
List Date: <b>5/8/2018</b>	Sale Date: <b>7/23/2018</b>
Area:	Off Market Date: <b>5/27/2018</b>
List\$/Sq. Ft.: <b>\$184.32</b>	Sold \$/Sq. Ft. <b>\$185.38</b>
Days on Market (Total): <b>20</b>	Days on Market (Office): <b>20</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Garden, Mid-Rise, Attached</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>3</b>
Master Bath:	Placement: <b>Top/Penthouse</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>944 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>156</b>	Garage: <b>0</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$295</b>	
Fee Includes: <b>Water, Sewer, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Refuse Removal</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:			<b>Flooring - Wall to Wall Carpet, Balcony / Deck</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Exclusions:  
 Facing Direction:  
 Heating: **Forced Air, Electric**  
 Hot Water: **Electric**  
 Interior Features: **Intercom**  
 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**

**This top floor unit in Building 4 located in beautiful Franklin Crossing. 2 large bedrooms with plenty of closet space, 1 bathroom, galley kitchen with Stove, Refrigerator and dishwasher. Large dining room/ Living Room with sliders onto the Balcony. extra storage in hall closet . Updated Heating/ Air Conditioning system, approx 5 years old. Close to 495, shopping, commuter rail. This complex has swimming pool, tennis courts, playground and basketball court and is close to some great restaurants.**

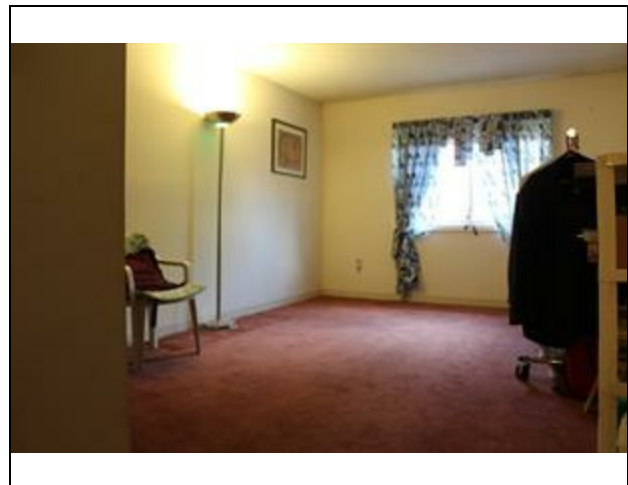
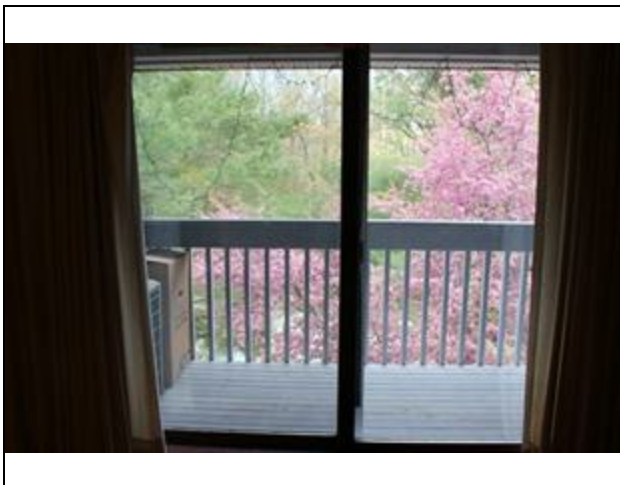
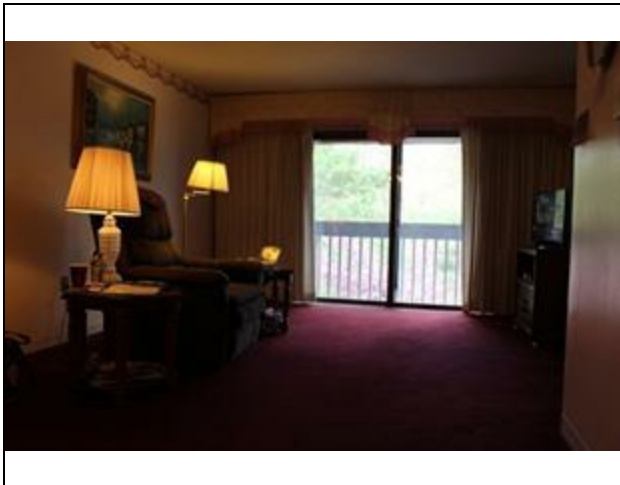
**Tax Information**

<b>2018 Taxes: \$2,004.12</b>	Assessment: <b>\$136,000</b>	Cert:	Zoning Code: <b>r</b>
Pin #:		Map:	Block: Lot: Book: <b>23061</b> Page: <b>239</b>

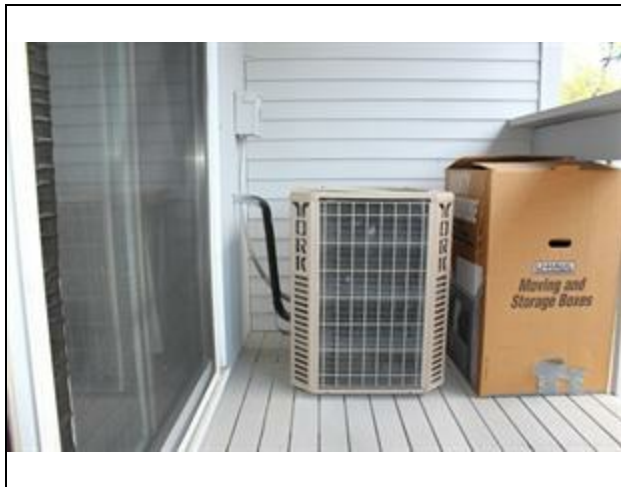
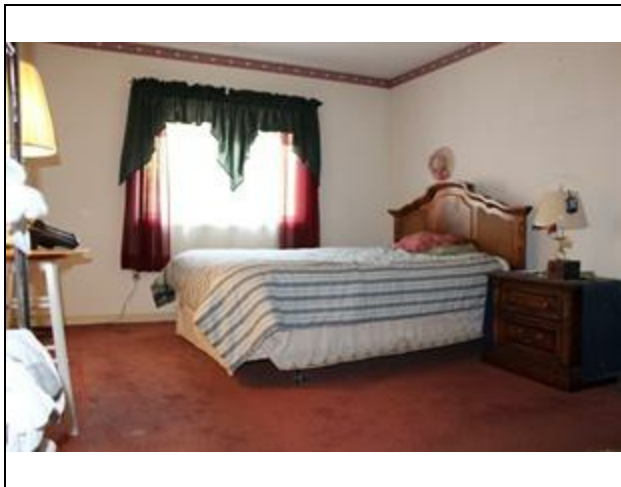
### Market History for 409 Franklin Crossing U:9, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72322833	5/8/2018	Listed for <b>\$174,000</b>			\$174,000
CTG	5/14/2018	Status Changed to: <b>Contingent</b>			
UAG	5/28/2018	Status Changed to: <b>Under Agreement</b>			
SLD	7/25/2018	Status Changed to: <b>Sold</b>			
	7/23/2018	Sold for <b>\$175,000</b>	20	5	<b>\$175,000</b>
<b>Market History for Office Id: AN2185</b>			<b>20</b>	<b>5</b>	<b>\$175,000</b>
<b>Market History for this property</b>			<b>20</b>	<b>5</b>	<b>\$175,000</b>









**2211 Franklin Crossing Rd - Unit 2211**  
**Franklin, MA 02038-2946**  
**Condo**

MLS #: <b>72334636</b>	Status: <b>Sold</b>
List Price: <b>\$173,000</b>	Sale Price: <b>\$175,000</b>
List Date: <b>5/29/2018</b>	Sale Date: <b>7/26/2018</b>
Area:	Off Market Date: <b>6/13/2018</b>
List\$/Sq. Ft.: <b>\$178.35</b>	Sold \$/Sq. Ft. <b>\$180.41</b>
Days on Market (Total): <b>15</b>	Days on Market (Office): <b>15</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>3</b>
Master Bath:	Placement: <b>Upper</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>970 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>156</b>	Garage: <b>0</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Assigned, Common, Guest</b>

Handicap Access/Features:

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

Fee Includes: **Water, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal**

**Room Descriptions**

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

Appliances: **Range, Dishwasher, Refrigerator**  
 Basement: **No**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Balcony**  
 Facing Direction: **South**  
 Green Certified: **No**  
 Heating: **Forced Air, Electric**  
 Lead Paint: **None**  
 Pets Allowed: **Yes w/ Restrictions**  
 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**

**This top floor unit in building 22 at desirable Franklin Crossing. 2 large bedrooms , 1 bathroom, galley kitchen with Stove, Refrigerator and dishwasher. Large Dining area/ Living Area with sliders to the Balcony overlooking the in ground pool. Fantastic commuter location. Close to Rte 140/495, Restaurants, shopping, schools, commuter rail. This is great opportunity to live in Franklin. For best results email listing agent for more information. Showings begin 1-3 PM Sunday June 3, 2018**

**Tax Information**

2018 Taxes: **\$2,237** Assessment: **\$152,700**

Pin #: **M:270 L:021-131**

Cert: Zoning Code: **Res**

Map: Block: Lot: Book: **19317** Page: **529**

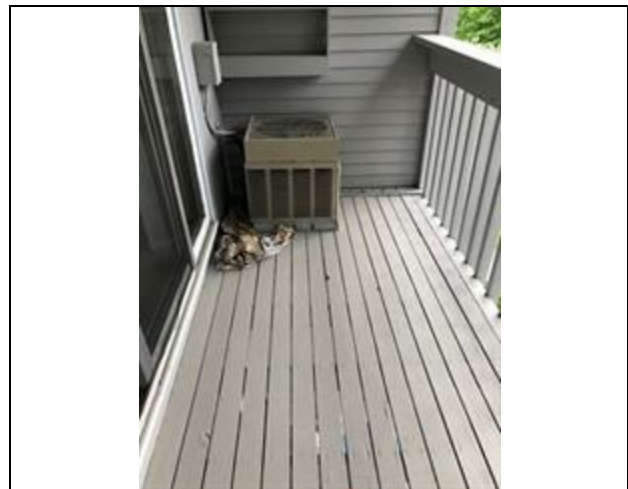
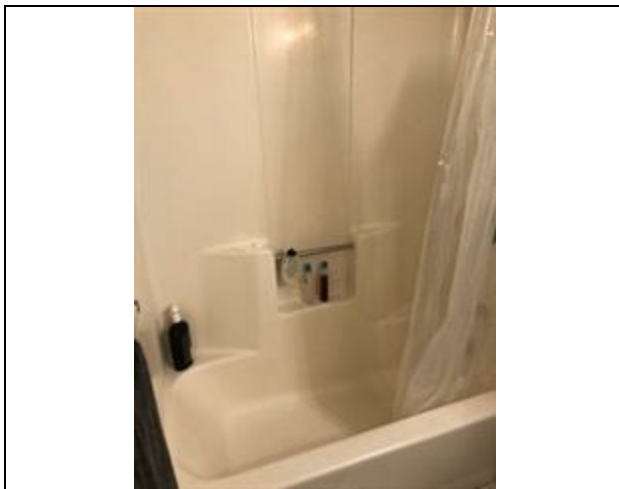
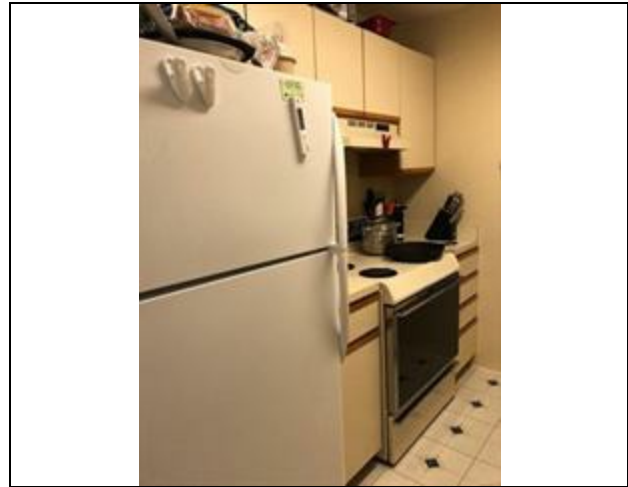


### Market History for 2211 Franklin Crossing Rd U:2211, Franklin, MA 02038-2946

MLS #	Date		DOM	DTO	Price
72334636	5/29/2018	Listed for <b>\$173,000</b>			\$173,000
UAG	6/13/2018	Status Changed to: <b>Under Agreement</b>			
SLD	7/30/2018	Status Changed to: <b>Sold</b>			
	7/26/2018	Sold for <b>\$175,000</b>	15	15	<b>\$175,000</b>
<b>Market History for Office Id: BB4025</b>			<b>15</b>	<b>15</b>	<b>\$175,000</b>
<b>Market History for this property</b>			<b>15</b>	<b>15</b>	<b>\$175,000</b>







**2409 Franklin Crossing Road - Unit 09**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72384543</b>	Status: <b>Sold</b>
List Price: <b>\$177,000</b>	Sale Price: <b>\$180,000</b>
List Date: <b>8/25/2018</b>	Sale Date: <b>10/9/2018</b>
Area:	Off Market Date: <b>9/9/2018</b>
List\$/Sq. Ft.: <b>\$181.91</b>	Sold \$/Sq. Ft. <b>\$184.99</b>
Days on Market (Total): <b>16</b>	Days on Market (Office): <b>16</b>



**Property Features**

Rooms: <b>5</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>3</b>
Master Bath:	Placement: <b>Top/Penthouse</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>973 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>156</b>	Garage: <b>0</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street</b>

Handicap Access/Features:  
Association: **Yes** Fee: **\$290**  
Fee Includes: **Water, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Refuse Removal**

**Room Descriptions**

Room	Level	Size	Features
Living Room:			<b>Flooring - Wall to Wall Carpet, Balcony - Exterior</b>
Dining Room:			<b>Flooring - Laminate</b>
Kitchen:			<b>Flooring - Laminate, Countertops - Upgraded</b>
Master Bedroom:			<b>Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box</b>
Bedroom 2:			<b>Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box</b>
Bath 1:			<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Closet - Linen, Flooring - Stone/Ceramic Tile</b>

**Features & Other Information**

Appliances: **Range, Disposal, Refrigerator, Dishwasher - ENERGY STAR**  
Basement: **No**  
Cooling: **Central Air**  
Electric: **220 Volts**  
Exclusions:  
Facing Direction:  
Heating: **Electric**  
Hot Water: **Electric**  
Interior Features: **Intercom**  
Lead Paint: **Unknown**  
Living Area Disclosures: **does not include balcony**  
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**

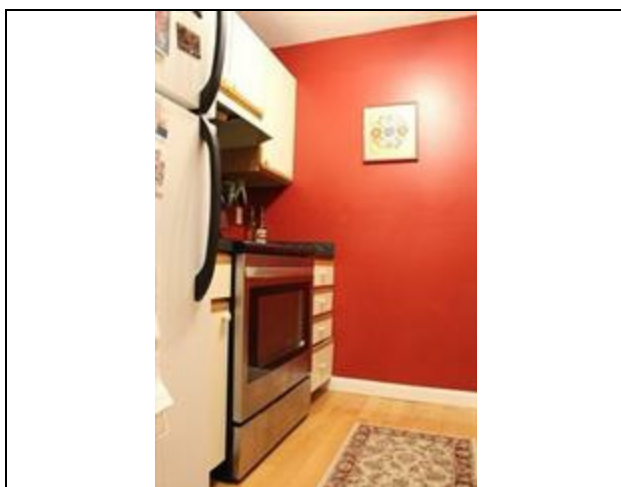
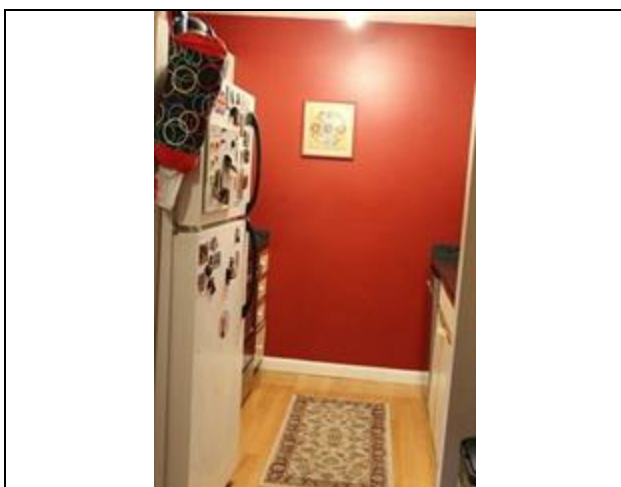
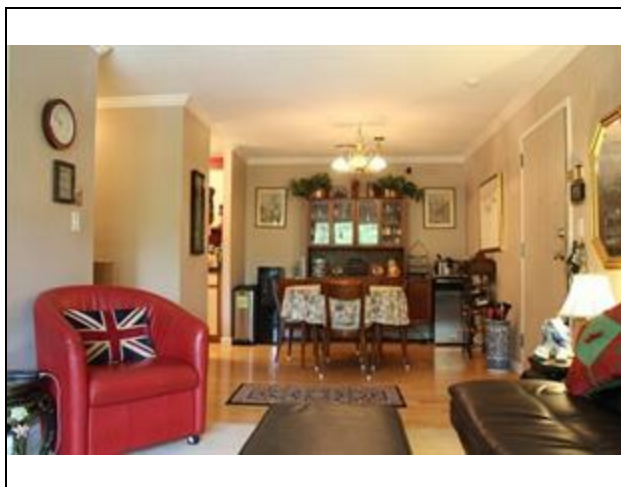
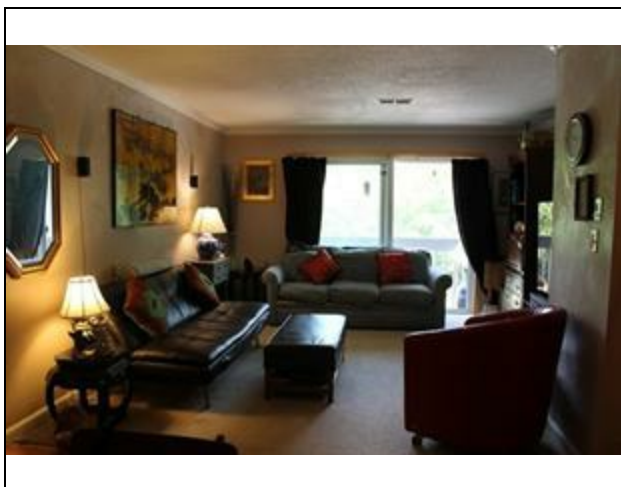
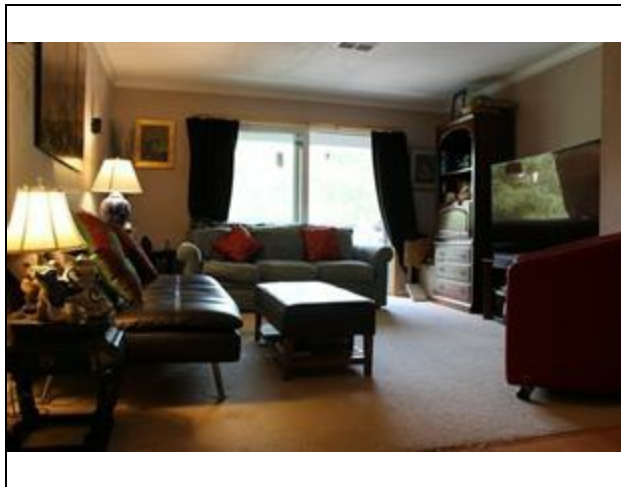
**Top floor unit located in beautiful Franklin Crossing. 2 large bedrooms with plenty of closet space. Galley Kitchen with stainless steel Dishwasher and Stove and upgraded counter tops. Large living room and dining room with crown moulding and triple pane replacement windows and slider with 50 year warranty throughout the apartment except for 1 window in master bedroom which does not have triple pane or warranty . Water heater is approximately 3 years old. Extra storage in closet in common area. Complex has swimming pool, Tennis Court, Basketball court and playground. Close to 495, shopping, restaurants, commuter rail. Great opportunity to move to Franklin.**

**Tax Information**

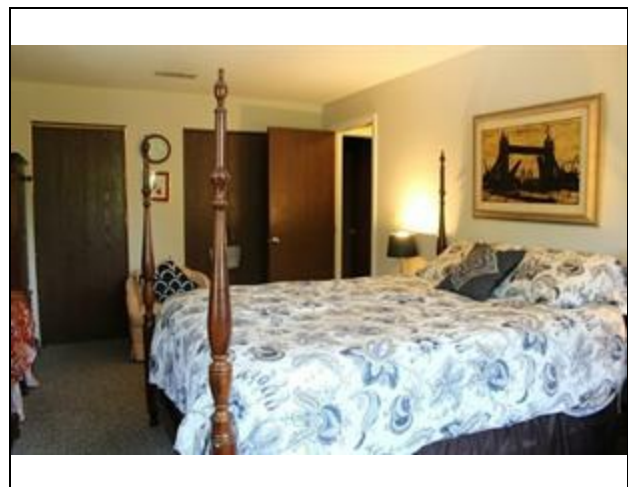
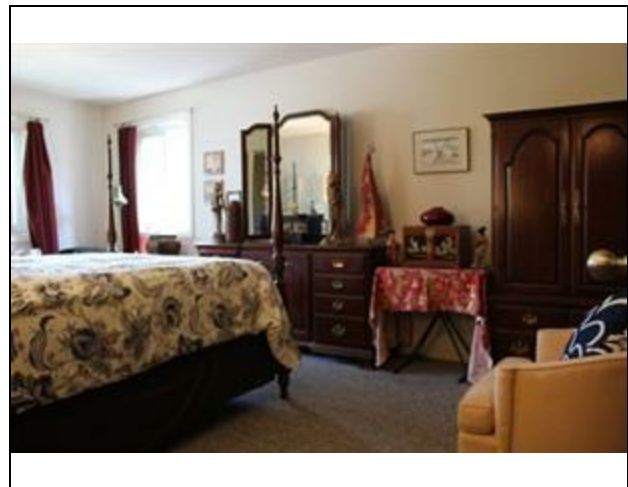
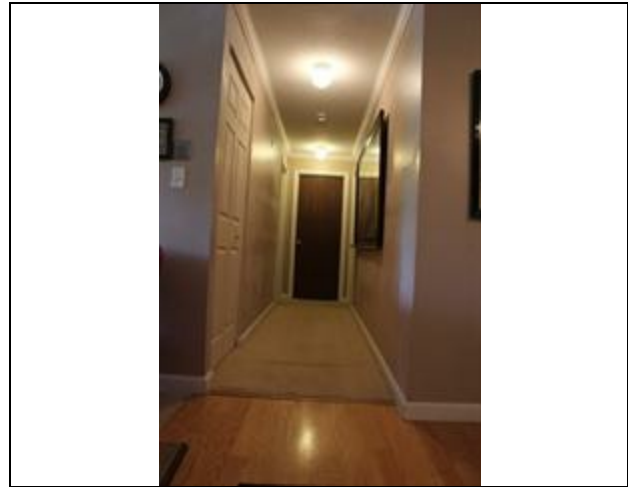
<b>2018 Taxes: \$2,093.49</b>	Assessment: <b>\$142,900</b>	Cert:	Zoning Code: <b>r</b>
Pin #:		Map:	Block: Lot: Book: <b>27231</b> Page: <b>17</b>

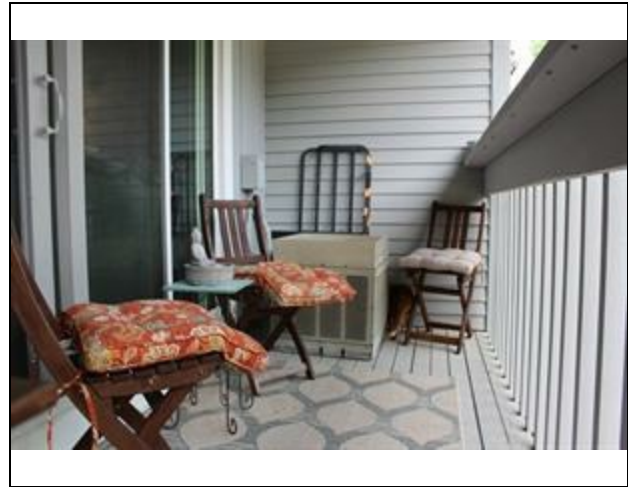
### Market History for 2409 Franklin Crossing Road U:09, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72384543	8/25/2018	Listed for <b>\$177,000</b>			\$177,000
CTG	8/27/2018	Status Changed to: <b>Contingent</b>			
UAG	9/10/2018	Status Changed to: <b>Under Agreement</b>			
SLD	10/11/2018	Status Changed to: <b>Sold</b>			
	10/9/2018	Sold for <b>\$180,000</b>	16	1	<b>\$180,000</b>
<b>Market History for Office Id: AN2185</b>			<b>16</b>	<b>1</b>	<b>\$180,000</b>
<b>Market History for this property</b>			<b>16</b>	<b>1</b>	<b>\$180,000</b>









**2005 Franklin Crossing Rd - Unit 20-5**  
**Franklin, MA 02038-2945**  
**Condo**

MLS #: <b>72397057</b>	Status: <b>Sold</b>
List Price: <b>\$187,900</b>	Sale Price: <b>\$182,263</b>
List Date: <b>9/18/2018</b>	Sale Date: <b>11/14/2018</b>
Area:	Off Market Date: <b>10/8/2018</b>
List\$/Sq. Ft.: <b>\$192.72</b>	Sold \$/Sq. Ft. <b>\$186.94</b>
Days on Market (Total): <b>21</b>	Days on Market (Office): <b>21</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>2</b>
Master Bath: <b>No</b>	Placement: <b>Middle</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>975 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>12</b>	Garage: <b>0</b>
Elevator:	Parking: <b>2 Off-Street</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$295</b>	
Fee Includes: <b>Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Garden Area</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	2		Flooring - Wall to Wall Carpet, Balcony - Exterior
Dining Room:	2		-
Kitchen:	2		Flooring - Laminate
Master Bedroom:	2		Closet - Linen, Closet - Walk-in, Flooring - Vinyl
Bedroom 2:	2		Flooring - Wall to Wall Carpet, Cable Hookup

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **100 Amps**  
 Exclusions:  
 Exterior: **Clapboard, Vinyl**  
 Exterior Features: **Balcony**  
 Facing Direction:  
 Green Certified: **No**  
 Heating: **Central Heat**  
 Hot Water: **Electric**  
 Interior Features: **Intercom**  
 Lead Paint: **None**  
 Living Area Disclosures: **Open floor plan. Living room slider leads to front facing Deck. Dining area leads to galley kitchen**  
 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**

**Fantastic opportunity! Location, location, location! Lovely 2nd floor unit, freshly painted & move in ready! This is a well maintained condominium complex that is pet friendly. Good sized 2 bedroom, 1 bathroom boasting a huge master bedroom with walk-in closet & 2nd mirrored closet, kitchen has stainless fridge, stove and dishwasher, flows to dining area and living room w sliders to a private balcony. Security system (intercom). Additional storage across hall. Parking for 2 registered vehicles. Perched high on a private hill providing privacy from the hustle and bustle of city life. Swimming pool, tennis courts, and play area! Lowest condo fees in Franklin that included a pool, water, sewer, trash, outdoor maintenance, snow removal & coin op laundry in building. The property is located nearby lots of restaurants, shopping, schools and scenic walking/hiking areas, with the trails of the Franklin State Forest less than 3 miles away. Commuters dream close to 140 / 495 & Pike!**

**Tax Information**

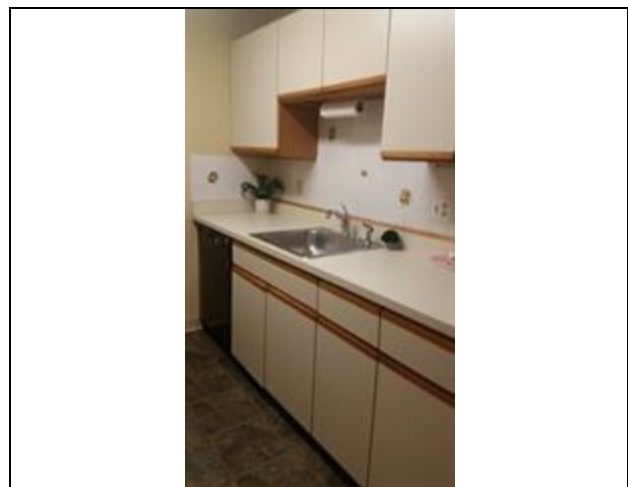
**2018 Taxes: \$2,241** Assessment: **\$153,000**  
 Pin #: **M:270 L:021-137**

Cert: **15503** Zoning Code: **RES**  
 Map: Block: Lot: Book: **21230** Page: **474**

### Market History for 2005 Franklin Crossing Rd U:20-5, Franklin, MA 02038-2945

MLS #	Date		DOM	DTO	Price
72397057	9/18/2018	Listed for <b>\$187,900</b>			\$187,900
CTG	9/25/2018	Status Changed to: <b>Contingent</b>			
UAG	10/9/2018	Status Changed to: <b>Under Agreement</b>			
SLD	11/15/2018	Status Changed to: <b>Sold</b>			
	11/14/2018	Sold for <b>\$182,263</b>	21	6	<b>\$182,263</b>
<b>Market History for Office Id: K95593</b>			<b>21</b>	<b>6</b>	<b>\$182,263</b>
<b>Market History for this property</b>			<b>21</b>	<b>6</b>	<b>\$182,263</b>

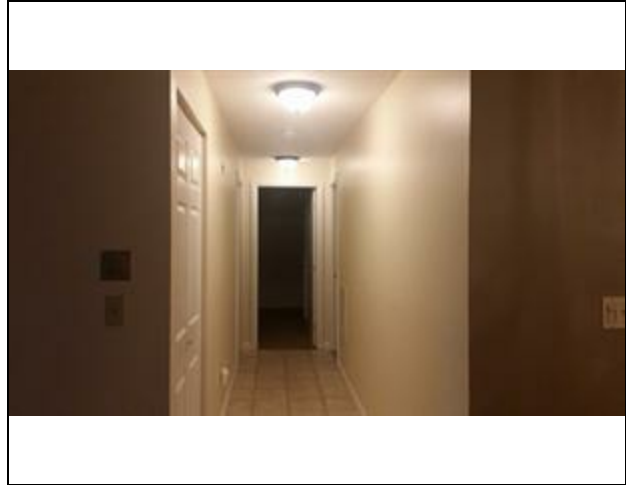






MLS # 72397057 - Sold  
2005 Franklin Crossing Rd U:20-5, Franklin, MA 02038-2945

Condominium - Condo  
Sale Price: \$182,263



**807 Franklin Crossing - Unit 8-7**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72394899</b>	Status: <b>Sold</b>
List Price: <b>\$179,900</b>	Sale Price: <b>\$183,000</b>
List Date: <b>9/13/2018</b>	Sale Date: <b>11/23/2018</b>
Area:	Off Market Date: <b>10/24/2018</b>
List\$/Sq. Ft.: <b>\$192</b>	Sold \$/Sq. Ft. <b>\$195.30</b>
Days on Market (Total): <b>29</b>	Days on Market (Office): <b>29</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>2</b>
Master Bath: <b>No</b>	Placement: <b>Back</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>937 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail:
# Units: <b>156</b>	Garage: <b>0</b>
Elevator:	Parking: <b>2 Off-Street</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$295</b>	
Fee Includes: <b>Water, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Refuse Removal, Reserve Funds</b>	



**Room Descriptions**

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

Appliances: **Range, Dishwasher, Refrigerator**  
 Basement: **No**  
 Construction: **Brick, Stone/Concrete**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Balcony, Professional Landscaping**  
 Facing Direction:  
 Heating: **Forced Air, Electric**  
 Hot Water: **Electric**  
 Interior Features: **Cable Available, Intercom**  
 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**

**OPEN IS CANCELLED!! Don't miss the opportunity! Renovated condo unit on 2nd floor of the desirable Franklin Crossing complex. Updated kitchen with cherry cabinets, stainless steel appliances and granite counters with a tile back splash. Large bedrooms with ample closet space, updated bathroom and a private balcony overlooking a wooded area. Laundry available on site. Pool, tennis & basketball courts and playground part of the condo complex. Enjoy the many amenities the town of Franklin offers. The property is located nearby lots of restaurants, shopping, schools and scenic walking/hiking areas, with the trails of the Franklin State Forest less than 3 miles away. Excellent spot for commuters, convenient to routes 140/495 and the Forge Park Commuter Rail.**

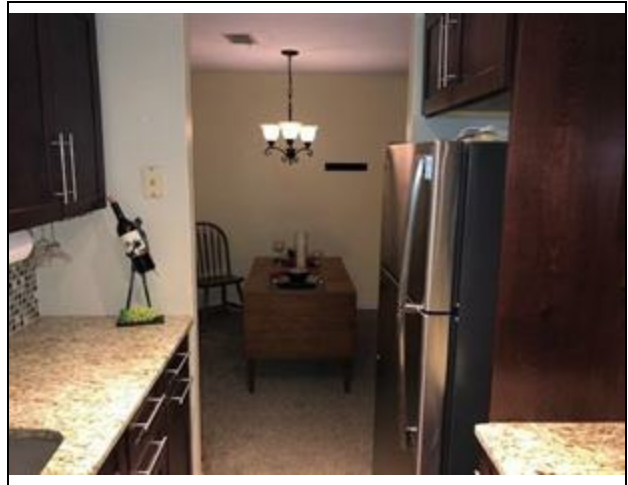
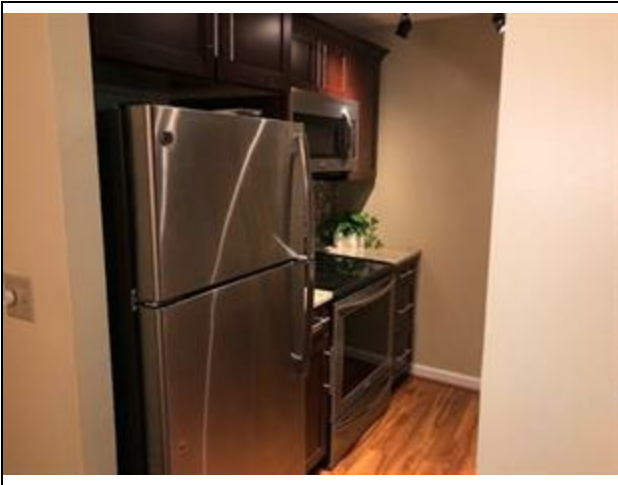
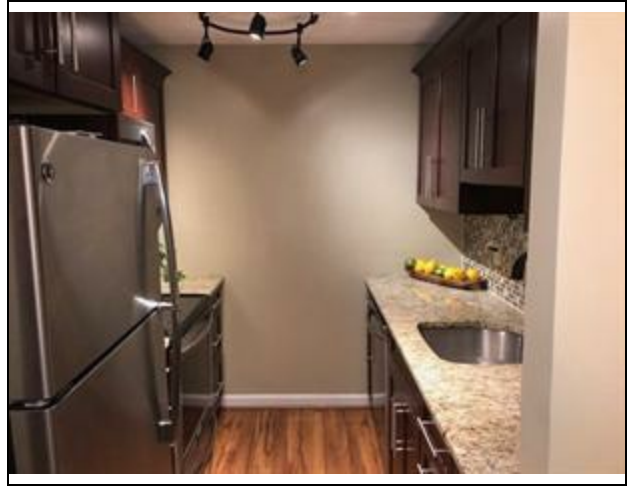
**Tax Information**

<b>2018 Taxes: \$2,200</b>	Assessment: <b>\$150,900</b>	Cert:	Zoning Code: <b>Res-Condo</b>
Pin #:		Map:	Block: Lot: Book: <b>xxxx</b> Page: <b>xxxx</b>



## Market History for 807 Franklin Crossing U:8-7, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72394899	9/13/2018	Listed for <b>\$179,900</b>			\$179,900
CTG	9/18/2018	Status Changed to: <b>Contingent</b>			
UAG	9/29/2018	Status Changed to: <b>Under Agreement</b>			
BOM	10/12/2018	Status Changed to: <b>Back on Market</b>			
CTG	10/14/2018	Status Changed to: <b>Contingent</b>			
UAG	10/25/2018	Status Changed to: <b>Under Agreement</b>			
SLD	11/24/2018	Status Changed to: <b>Sold</b>			
	11/23/2018	Sold for <b>\$183,000</b>	29	18	<b>\$183,000</b>
<b>Market History for Office Id: BB9596</b>			<b>29</b>	<b>18</b>	<b>\$183,000</b>
<b>Market History for this property</b>			<b>29</b>	<b>18</b>	<b>\$183,000</b>





**MLS # 72394899 - Sold**  
**807 Franklin Crossing U:8-7, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$183,000**





**2609 Franklin Crossing Rd - Unit 2609**  
**Franklin, MA 02038-2947**  
**Condo**

MLS #: <b>72412195</b>	Status: <b>Sold</b>
List Price: <b>\$184,900</b>	Sale Price: <b>\$184,900</b>
List Date: <b>10/17/2018</b>	Sale Date: <b>12/14/2018</b>
Area:	Off Market Date: <b>11/8/2018</b>
List\$/Sq. Ft.: <b>\$188.67</b>	Sold \$/Sq. Ft. <b>\$188.67</b>
Days on Market (Total): <b>23</b>	Days on Market (Office): <b>23</b>



**Property Features**

Rooms: <b>4</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>3</b>
Master Bath: <b>No</b>	Placement: <b>Upper</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>980 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail: <b>Yes - Common</b>
# Units: <b>156</b>	Garage: <b>0</b>
Elevator: <b>No</b>	Parking: <b>2 Off-Street, Guest</b>
Handicap Access/Features: <b>No</b>	
Association: <b>Yes</b> Fee: <b>\$295</b>	
Fee Includes: <b>Water, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Refuse Removal</b>	

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Balcony - Exterior, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Laminat</b>
Kitchen:	<b>1</b>		<b>Flooring - Laminat</b>
Master Bedroom:	<b>1</b>		<b>Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Clapboard**  
 Exterior Features: **Balcony, Professional Landscaping, Tennis Court**  
 Facing Direction:  
 Heating: **Forced Air, Electric**  
 Hot Water: **Electric, Tank**  
 Interior Features: **Cable Available**  
 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**

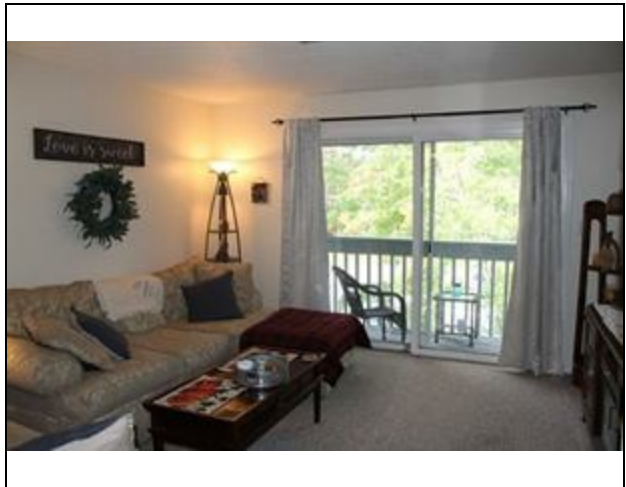
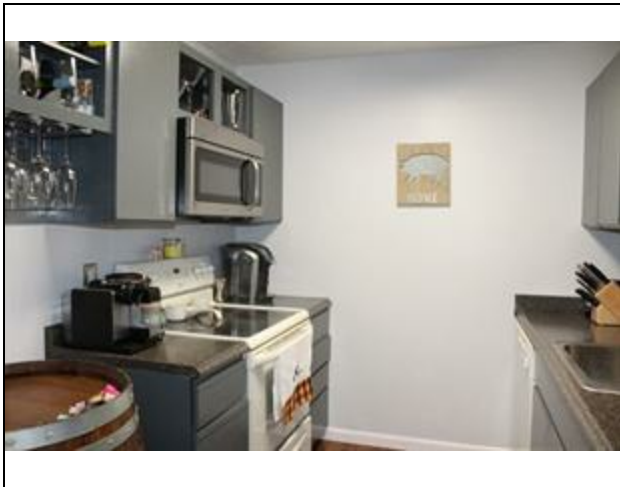
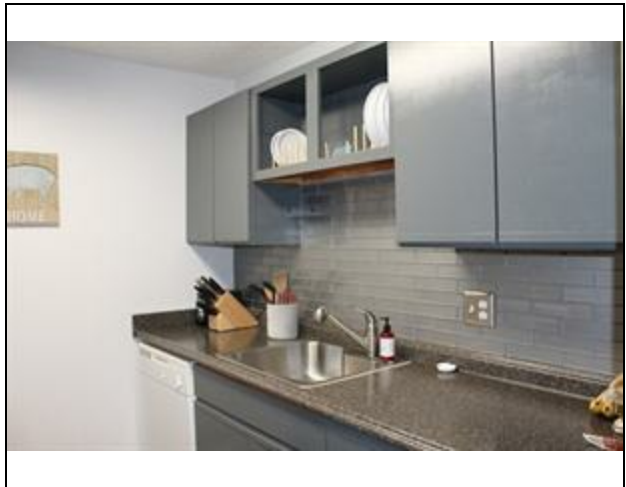
**Here is your chance to live in Franklin and build equity in this well maintained condo. Stop paying a landlord's mortgage. This 3rd floor condo boasts fresh paint, an extra large master bedroom with 2 closets - one being walk in. Spacious 2nd bedroom. Updated full bath. Galley kitchen and dining area, living room with slider to private balcony. New windows will be installed in both bedrooms. Storage unit in hallway and common laundry is on the first floor. Beautiful in ground pool and tennis courts. Excellent commuter location to Rte 495 and train to Boston. These units sell right away so don't delay looking. Showings start immediately. All offers will be reviewed Monday 10/22 after 5 PM**

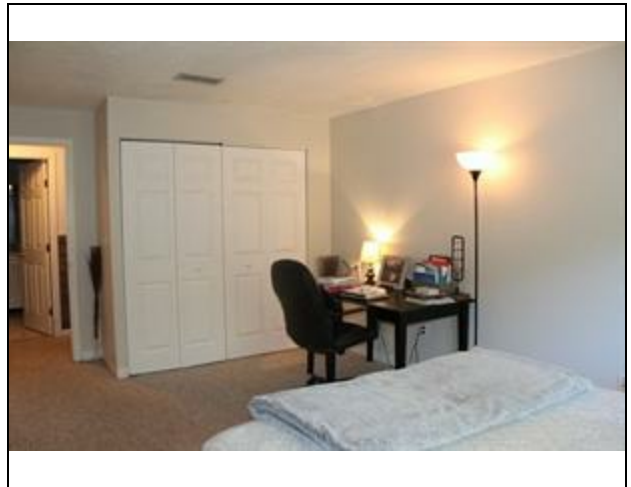
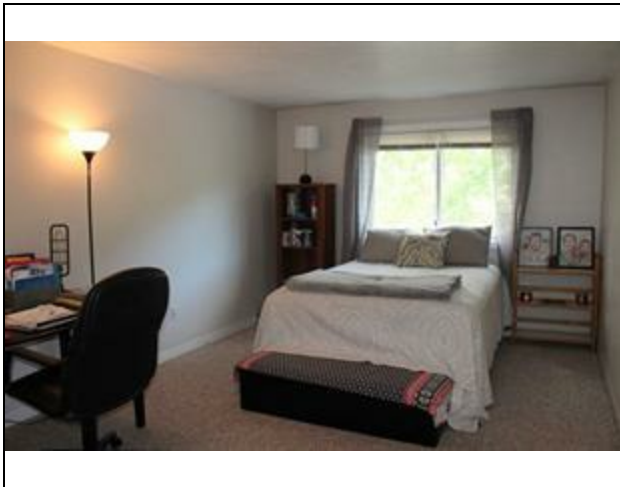
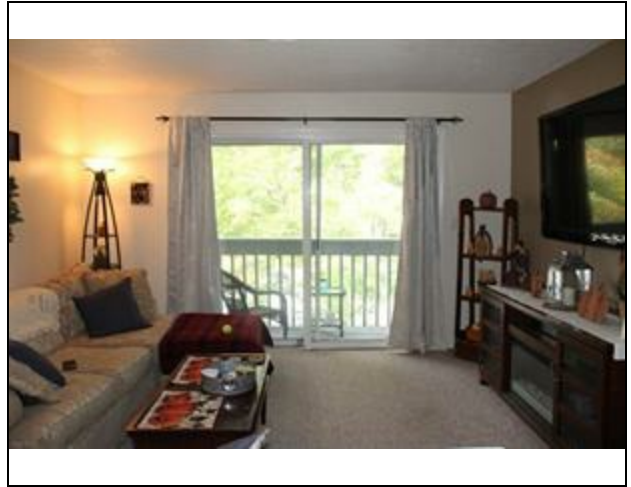
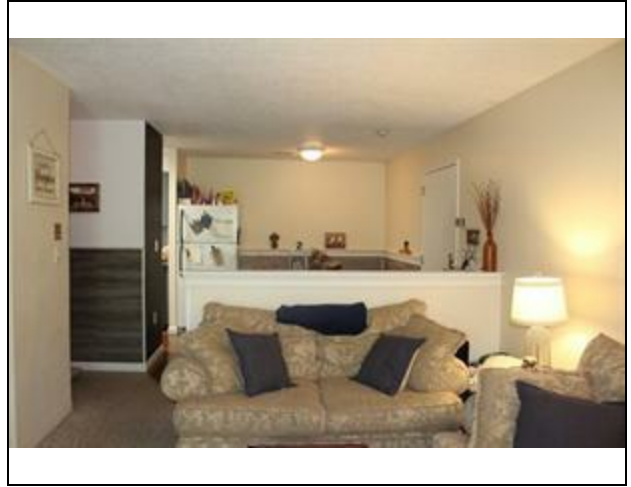
**Tax Information**

<b>2018 Taxes: \$2,247</b>	<b>Assessment: \$153,400</b>	<b>Cert: 62570</b>	<b>Zoning Code: res</b>
<b>Pin #: M:270 L:021-105</b>		<b>Map: Block: Lot: Book: 25874</b>	<b>Page: 538</b>

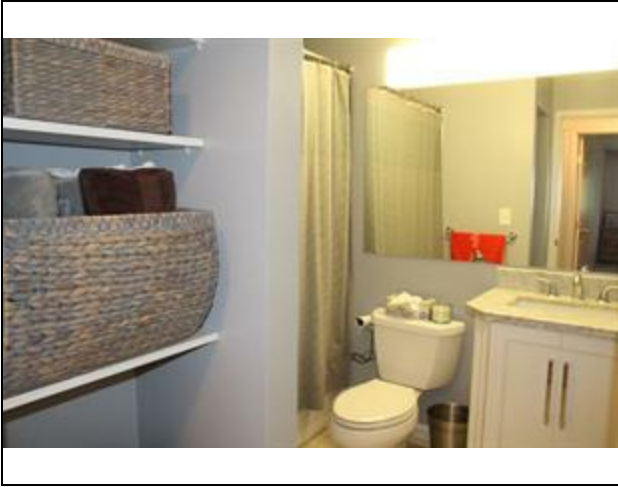
### Market History for 2609 Franklin Crossing Rd U:2609, Franklin, MA 02038-2947

MLS #	Date		DOM	DTO	Price
72412195	10/17/2018	Listed for <b>\$184,900</b>			\$184,900
CTG	10/26/2018	Status Changed to: <b>Contingent</b>			
UAG	11/9/2018	Status Changed to: <b>Under Agreement</b>			
SLD	12/18/2018	Status Changed to: <b>Sold</b>			
	12/14/2018	Sold for <b>\$184,900</b>	23	5	<b>\$184,900</b>
<b>Market History for Office Id: BB2447</b>			<b>23</b>	<b>5</b>	<b>\$184,900</b>
<b>Market History for this property</b>			<b>23</b>	<b>5</b>	<b>\$184,900</b>











**805 Franklin Crossing Rd - Unit 5**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72376781</b>	Status: <b>Sold</b>
List Price: <b>\$184,900</b>	Sale Price: <b>\$186,000</b>
List Date: <b>8/9/2018</b>	Sale Date: <b>9/26/2018</b>
Area:	Off Market Date: <b>8/24/2018</b>
List\$/Sq. Ft.: <b>\$192.81</b>	Sold \$/Sq. Ft. <b>\$193.95</b>
Days on Market (Total): <b>15</b>	Days on Market (Office): <b>15</b>



**Property Features**

Rooms: <b>5</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>2</b>
Master Bath:	Placement: <b>Middle</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>959 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail:
# Units: <b>156</b>	Garage: <b>0</b>
Elevator: <b>No</b>	Parking: <b>1 Off-Street, On Street Permit, Assigned, Guest, Paved Driveway</b>

Handicap Access/Features:

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

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

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>2</b>	<b>14X13</b>	<b>Flooring - Wall to Wall Carpet, Balcony - Exterior, Recessed Lighting</b>
Dining Room:	<b>2</b>	<b>11X9</b>	<b>Flooring - Laminate</b>
Kitchen:	<b>2</b>	<b>8X7</b>	<b>Flooring - Laminate, Countertops - Stone/Granite/Solid</b>
Master Bedroom:	<b>2</b>	<b>11X17</b>	<b>Closet - Linen, Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup, Recessed Lighting</b>
Bedroom 2:	<b>2</b>	<b>11X18</b>	<b>Flooring - Wall to Wall Carpet, Cable Hookup, Recessed Lighting</b>
Bath 1:	<b>2</b>	<b>8X8</b>	<b>Bathroom - Tiled With Tub &amp; Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Basement: **No**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Clapboard**  
 Exterior Features: **Balcony, Tennis Court**  
 Facing Direction:  
 Heating: **Forced Air, Electric**  
 Hot Water: **Electric, Tank**  
 Interior Features: **Cable Available**  
 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: **No**

**Remarks**

**Just like new condo. Move right in! Located on 2nd floor in well desired Franklin Crossing .. New carpeting, freshly painted throughout, all appliances included(Stainless Steel). Oversized slider opens to balcony, great for morning coffee or sit and relax and enjoy some quiet time. All spacious rooms, Oak cabinet galley kitchen, including granite countertops, and separate eating area. Bedrooms will fit most any size furniture. Master bedroom has full walk in closet. Coin op laundry on site. Amenities include pool, tennis courts and playground for the young ones! Pet Friendly complex, and per Hud.Gov is FHA approved for financing. Close proximity to Rte 495, Franklin Village Plaza, Tri Town Voc Tech, Franklin Commuter Rail, and Dean College**

**Tax Information**

**2018 Taxes: \$2,200** Assessment: **\$150,200**

Cert: Zoning Code: **Condo**

Pin #:

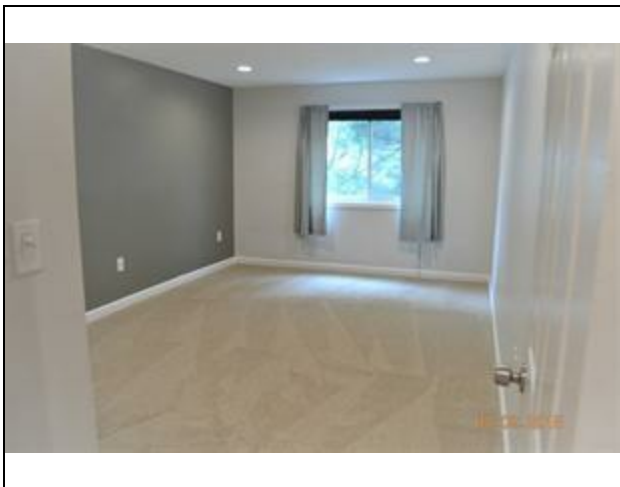
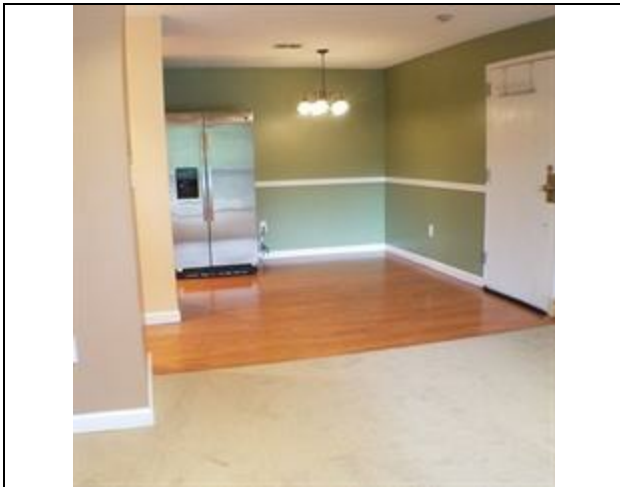
Map: Block: Lot: Book: **32135** Page: **375**

## Market History for 805 Franklin Crossing Rd U:5, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72376781	8/9/2018	Listed for <b>\$184,900</b>			\$184,900
CTG	8/11/2018	Status Changed to: <b>Contingent</b>			
UAG	8/24/2018	Status Changed to: <b>Under Agreement</b>			
SLD	9/28/2018	Status Changed to: <b>Sold</b>			
	9/26/2018	Sold for <b>\$186,000</b>	15	2	<b>\$186,000</b>
<b>Market History for Office Id: BB4624</b>			<b>15</b>	<b>2</b>	<b>\$186,000</b>
<b>Market History for this property</b>			<b>15</b>	<b>2</b>	<b>\$186,000</b>











**2610 Franklin Crossing Rd - Unit 10**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72426723</b>	Status: <b>Sold</b>
List Price: <b>\$190,000</b>	Sale Price: <b>\$191,000</b>
List Date: <b>11/26/2018</b>	Sale Date: <b>12/19/2018</b>
Area:	Off Market Date: <b>12/14/2018</b>
List\$/Sq. Ft.: <b>\$194.27</b>	Sold \$/Sq. Ft. <b>\$195.30</b>
Days on Market (Total): <b>19</b>	Days on Market (Office): <b>19</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>3</b>
Master Bath:	Placement: <b>Top/Penthouse, End, Corner</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>978 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail:
# Units: <b>96</b>	Garage: <b>0</b>
Elevator:	Parking: <b>2</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$300</b>	
Fee Includes: <b>Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Extra Storage, Refuse Removal</b>	



**Room Descriptions**

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

Basement: **No**  
Cooling: **Central Air**  
Exclusions:  
Facing Direction:  
Heating: **Electric**  
Lead Paint: **None**  
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**

**OPEN HOUSE CANCELED OFFER ACCEPTED..... Amazing opportunity to own in Franklin! Voted #1 Safest City In MA by Safewise. Great top floor, end unit condo. Two generous sized bedrooms with ample closet space. Extra storage. This unit faces the back with a view of the pool and the woods. Beautiful, gleaming engineered wood floors. Updated bath. Laundry facilities IN building. Why rent when you can own! Professionally managed property with pool, tennis courts and play area. Convenient to 495, commuter rail and shopping!**

**Tax Information**

<b>2017 Taxes: \$2,247.31</b>	Assessment: <b>\$153,400</b>	Cert: Zoning Code: <b>RES</b>
Pin #:		Map: Block: Lot: Book: <b>22903</b> Page: <b>241</b>



### Market History for 2610 Franklin Crossing Rd U:10, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72426723	11/26/2018	Listed for <b>\$190,000</b>			\$190,000
CTG	12/1/2018	Status Changed to: <b>Contingent</b>			
UAG	12/15/2018	Status Changed to: <b>Under Agreement</b>			
SLD	12/21/2018	Status Changed to: <b>Sold</b>			
	12/19/2018	Sold for <b>\$191,000</b>	19	5	<b>\$191,000</b>
<b>Market History for Office Id: BB5301</b>			<b>19</b>	<b>5</b>	<b>\$191,000</b>
<b>Market History for this property</b>			<b>19</b>	<b>5</b>	<b>\$191,000</b>

