

**1202 Franklin Crossing Rd - Unit 02**  
**Franklin, MA 02038**  
**Condo**

MLS #: **72439928** Status: **Sold**  
List Price: **\$189,900** Sale Price: **\$186,900**  
List Date: **1/11/2019** Sale Date: **2/20/2019**  
Area: Off Market Date: **1/25/2019**  
List\$/Sq. Ft.: **\$214.58** Sold \$/Sq. Ft. **\$211.19**  
Days on Market (Total): **14** Days on Market (Office): **14**

**Property Features**

Rooms: **5** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **1**  
Master Bath: **No** Placement: **Back, Ground, Garden**  
Fireplaces: **0** Approx. Living Area: **885 Sq. Ft.**  
Year Built: **1985** Outdoor Space Avail:  
# Units: **156** Garage: **0**  
Elevator: Parking: **2 Common**  
Handicap Access/Features:

Association: **Yes** Fee: **\$277**

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

**Room Descriptions**

| Room            | Level    | Size | Features   |
|-----------------|----------|------|--|
| Living Room:    | <b>1</b> |      | <b>Flooring - Wall to Wall Carpet, Cable Hookup, Exterior Access</b>                                     |
| Dining Room:    | <b>1</b> |      | <b>Flooring - Wall to Wall Carpet</b>  |
| Kitchen:        | <b>1</b> |      | <b>Flooring - Stone/Ceramic Tile</b>   |
| Master Bedroom: | <b>1</b> |      | <b>Closet - Walk-in, Flooring - Wall to Wall Carpet, Cable Hookup</b>                                    |
| Bedroom 2:      | <b>1</b> |      | <b>Closet, Flooring - Wall to Wall Carpet, Cable Hookup</b>  |
| Bath 1:         | <b>1</b> |      | <b>Bathroom - With Tub &amp; Shower, Closet - Linen, Closet - Walk-in, Flooring - Stone/Ceramic Tile</b> |
| Laundry:        | <b>1</b> |      | <b>-</b>   |

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Patio, Tennis Court**  
Facing Direction:  
Heating: **Heat Pump**  
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**

This spacious 2 bedroom condo is located in the peaceful rear of the building and offers a private patio space with a generous amount of wooded back yard. The welcoming family room is sunlit by an updated, energy saving patio slider. The dining area offers plenty of room for entertaining. The kitchen and bathroom have tile floors. The remainder of the living space has wall to wall carpeting. Closet and storage space galore, which includes walk-in and regular closets in master, linen & walk-in in bathroom & a coat closet in the hall, which is currently being used as a pantry. Just steps across the common hall is a large storage area and the common laundry. Enjoy the tennis and basketball courts, the newly renovated in-ground pool and the playground area. In addition to all these wonderful on-site amenities, restaurants, shopping, Dean College, highway access & 2 train stations are conveniently located nearby.

**Tax Information**

2018 Taxes: **\$1,977.75** Assessment: **\$135,000**

Pin #:

Cert: Zoning Code: **Res**

Map: Block: Lot: Book: **21992** Page: **285**



## Market History for 1202 Franklin Crossing Rd U:02, Franklin, MA 02038

| MLS #                                | Date      |   | DOM       | DTO      | Price            |
|--------------------------------------|-----------|---|-----------|----------|------------------|
| 72439928                             | 1/11/2019 | Listed for <b>\$189,900</b>               |           |          | \$189,900        |
| CTG                                  | 1/17/2019 | Status Changed to: <b>Contingent</b>      |           |          |                  |
| UAG                                  | 1/25/2019 | Status Changed to: <b>Under Agreement</b> |           |          |                  |
| SLD                                  | 2/20/2019 | Status Changed to: <b>Sold</b>            |           |          |                  |
|                                      | 2/20/2019 | Sold for <b>\$186,900</b>                 | 14        | 5        | <b>\$186,900</b> |
| Market History for Office Id: BB1175 |           |   | <b>14</b> | <b>5</b> | <b>\$186,900</b> |
| Market History for this property     |           |   | <b>14</b> | <b>5</b> | <b>\$186,900</b> |

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MLS # 72439928 - Sold  
1202 Franklin Crossing Rd U:02, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$186,900

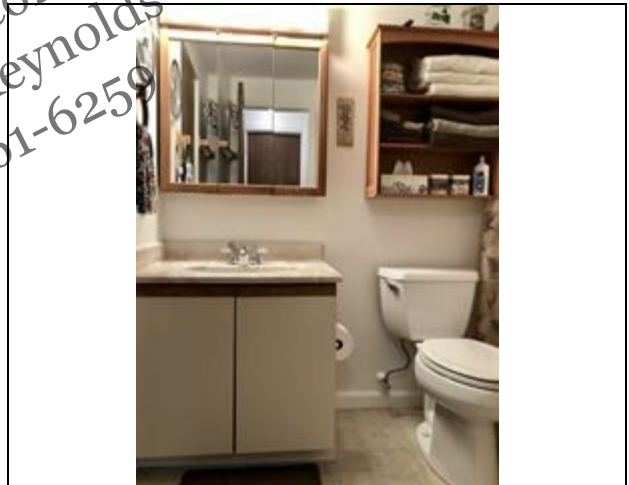




MLS # 72439928 - Sold  
1202 Franklin Crossing Rd U:02, Franklin, MA 02038

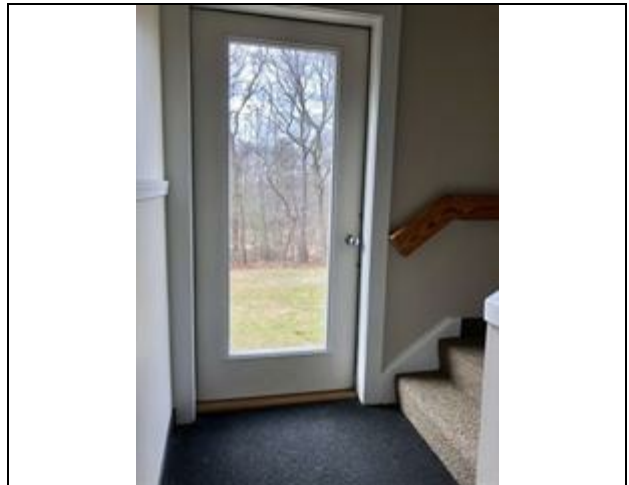
Condominium - Condo  
Sale Price: \$186,900





MLS # 72439928 - Sold  
1202 Franklin Crossing Rd U:02, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$186,900





**MLS # 72439928 - Sold**  
**1202 Franklin Crossing Rd U:02, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$186,900**



**2603 Franklin Crossing Rd - Unit 2603**  
**Franklin, MA 02038-2947**  
**Condo**

MLS #: **72448335** Status: **Sold**  
List Price: **\$199,500** Sale Price: **\$197,500**  
List Date: **2/1/2019** Sale Date: **4/18/2019**  
Area: Off Market Date: **4/2/2019**  
List\$/Sq. Ft.: **\$216.38** Sold \$/Sq. Ft. **\$214.21**  
Days on Market (Total): **50** Days on Market (Office): **50**

**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: **922 Sq. Ft.**  
Year Built: **1985** Outdoor Space Avail: **Yes - Common**  
# Units: **156** Garage: **0**  
Elevator: Parking: **2 On Street Permit**  
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, Refuse Removal**



**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>1</b> | -    | -        |
| Bath 1:         | <b>1</b> | -    | -        |
| Entry Hall:     |          | -    | -        |

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator**  
Basement: **No**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Porch - Enclosed, Tennis Court**  
Facing Direction:  
Heating: **Central Heat**  
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**

**LOCATION, PRICE & SUNSHINE!** Come visit this bright, sunny, immaculate 2-Bedroom, 1 Bath garden condo, backing to trees and steps away from an underground pool or hiking trails. Imagine waking to the tree-lined view, sipping coffee on the fenced, private balcony or residing in any of the clean, freshly painted rooms you will call home. This condo has large bedrooms, walk-in closets, galley kitchen including fridge, stove and dishwasher, dining and living room leading to slider with balcony. The complex is on a wooded hilltop yet is still close to coffee shops like Dunkin' Donuts and Starbucks, shops and restaurants. The grounds contain tennis and basketball courts and a playground. Franklin Crossing is right off route 140, close to 495 & Mass Pike, and the commuter rail. Trails of Franklin State Forest are 3 miles away. A slice of heaven!

**Tax Information**

2018 Taxes: **\$2,017** Assessment: **\$137,700** Cert: **041759** Zoning Code: **residentialia**  
Pin #: **M:270 L:021-099** Map: Block: Lot: Book: **11794** Page: **666**



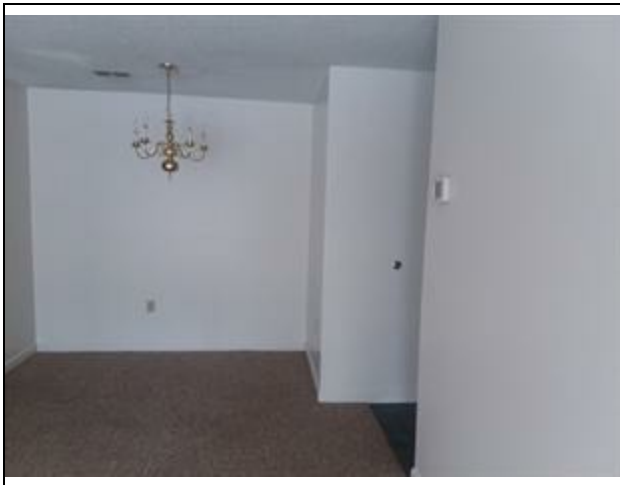
## Market History for 2603 Franklin Crossing Rd U:2603, Franklin, MA 02038-2947

| MLS #                                | Date      |   | DOM       | DTO       | Price            |
|--------------------------------------|-----------|---|-----------|-----------|------------------|
| 72448335                             | 2/1/2019  | Listed for <b>\$199,500</b>               |           |           | \$199,500        |
| CTG                                  | 2/21/2019 | Status Changed to: <b>Contingent</b>      |           |           |                  |
| UAG                                  | 3/7/2019  | Status Changed to: <b>Under Agreement</b> |           |           |                  |
| BOM                                  | 3/18/2019 | Status Changed to: <b>Back on Market</b>  |           |           |                  |
| EXT                                  | 3/18/2019 | Status Changed to: <b>Extended</b>        |           |           |                  |
| CTG                                  | 3/20/2019 | Status Changed to: <b>Contingent</b>      |           |           |                  |
| UAG                                  | 4/3/2019  | Status Changed to: <b>Under Agreement</b> |           |           |                  |
| SLD                                  | 4/20/2019 | Status Changed to: <b>Sold</b>            |           |           |                  |
|                                      | 4/18/2019 | Sold for <b>\$197,500</b>                 | 50        | 36        | <b>\$197,500</b> |
| Market History for Office Id: AN1503 |           |   | <b>50</b> | <b>36</b> | <b>\$197,500</b> |
| Market History for this property     |           |   | <b>50</b> | <b>36</b> | <b>\$197,500</b> |

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MLS # 72448335 - Sold  
2603 Franklin Crossing Rd U:2603, Franklin, MA 02038-2947

Condominium - Condo  
Sale Price: \$197,500



MLS # 72448335 - Sold  
2603 Franklin Crossing Rd U:2603, Franklin, MA 02038-2947

Condominium - Condo  
Sale Price: \$197,500





MLS # 72448335 - Sold  
2603 Franklin Crossing Rd U:2603, Franklin, MA 02038-2947

Condominium - Condo  
Sale Price: \$197,500



**2603 Franklin Crossing Rd - Unit 2603**  
**Franklin, MA 02038**  
**Condo**

|                                  |                                    |
|----------------------------------|------------------------------------|
| MLS #: <b>72590587</b>           | Status: <b>Sold</b>                |
| List Price: <b>\$199,500</b>     | Sale Price: <b>\$200,000</b>       |
| List Date: <b>11/8/2019</b>      | Sale Date: <b>12/18/2019</b>       |
| Area:                            | Off Market Date: <b>11/11/2019</b> |
| List\$/Sq. Ft.: <b>\$216.38</b>  | Sold \$/Sq. Ft. <b>\$216.92</b>    |
| Days on Market (Total): <b>3</b> | Days on Market (Office): <b>3</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>1</b>                     |
| Master Bath:  | Placement: <b>Ground, Garden</b>         |
| Fireplaces: <b>0</b>  | Approx. Living Area: <b>922 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 On Street Permit</b>       |
| Handicap Access/Features: <b>Yes</b>  |  |
| Association: <b>Yes</b> Fee: <b>\$277</b>   |  |
| Fee Includes: <b>Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Refuse Removal</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>1</b> |      | -        |
| Bath 1:         | <b>1</b> |      | -        |

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
 Basement: **No**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Patio**  
 Handicap Amenities: **Adj. Height Sink-No Cabinets Blw, Raised Toilet, Single Level, Tub/Shower Grab Assist Bars**  
 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**

**OPEN HOUSE CANCELED - Offer accepted. JUST LISTED! Sunny, spacious and special first floor living in this 2 bedroom/1 bath condo at Franklin Crossing! This unit is located at the top of the hill with a very pleasing private patio with wonderful wooded views, and close to the pool! The unit has been recently painted and is in great condition. Co-op laundry steps away from unit and extra storage. Conveniently located close to highways, shopping and commuter trains. The complex includes a pool, basketball & tennis courts and a playground. Low monthly HOA fees and pet friendly. This won't last!**

**Tax Information**

|                               |                              |       |   |
|-------------------------------|------------------------------|-------|---|
| <b>2019 Taxes: \$2,152.09</b> | <b>Assessment: \$146,800</b> | Cert: | Zoning Code: <b>RES</b>                         |
| Pin #:                        |                              | Map:  | Block: Lot: Book: <b>36733</b> Page: <b>250</b> |

## Market History for 2603 Franklin Crossing Rd U:2603, Franklin, MA 02038

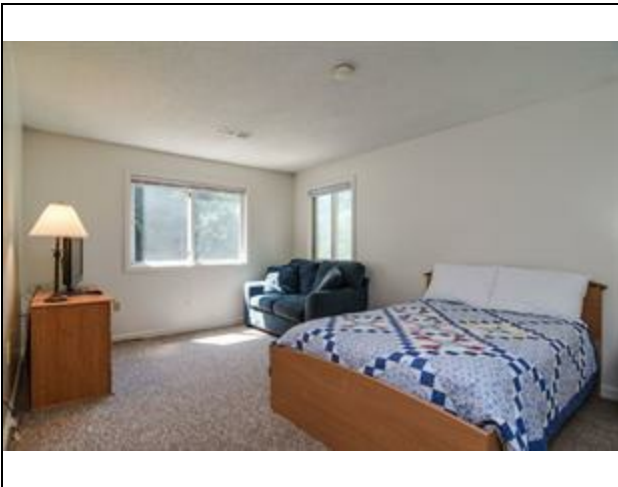
| MLS #                                | Date       |   | DOM      | DTO      | Price            |
|--------------------------------------|------------|---|----------|----------|------------------|
| 72590587                             | 11/8/2019  | Listed for <b>\$199,500</b>               |          |          | \$199,500        |
| UAG                                  | 11/11/2019 | Status Changed to: <b>Under Agreement</b> |          |          |                  |
| SLD                                  | 12/18/2019 | Status Changed to: <b>Sold</b>            |          |          |                  |
|                                      | 12/18/2019 | Sold for <b>\$200,000</b>                 | 3        | 3        | <b>\$200,000</b> |
| Market History for Office Id: AN4882 |            |   | <b>3</b> | <b>3</b> | <b>\$200,000</b> |
| Market History for this property     |            |   | <b>3</b> | <b>3</b> | <b>\$200,000</b> |

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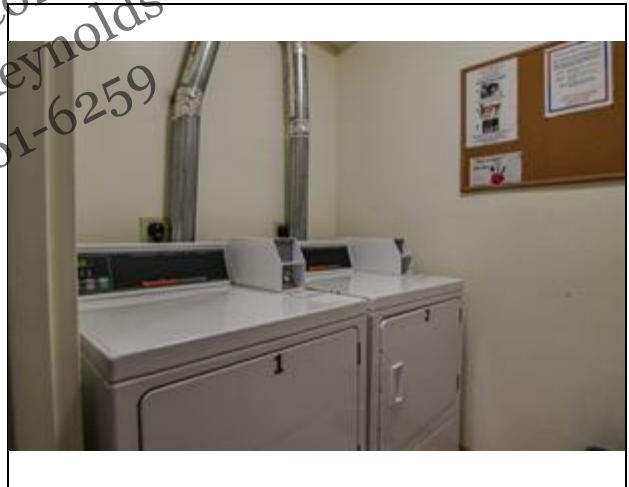
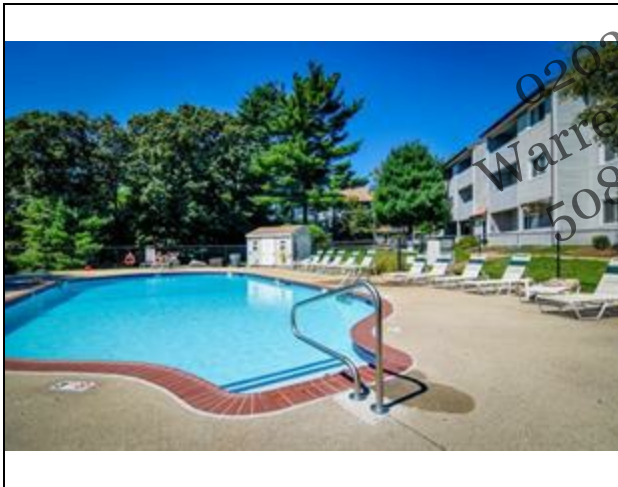
MLS # 72590587 - Sold  
2603 Franklin Crossing Rd U:2603, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$200,000



MLS # 72590587 - Sold  
2603 Franklin Crossing Rd U:2603, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$200,000



**808 Franklin Crossing Rd - Unit 808**  
**Franklin, MA 02038-2927**  
**Condo**

|                                  |                                   |
|----------------------------------|-----------------------------------|
| MLS #: <b>72461667</b>           | Status: <b>Sold</b>               |
| List Price: <b>\$200,000</b>     | Sale Price: <b>\$212,500</b>      |
| List Date: <b>3/7/2019</b>       | Sale Date: <b>4/17/2019</b>       |
| Area:                            | Off Market Date: <b>3/13/2019</b> |
| List\$/Sq. Ft.: <b>\$213.22</b>  | Sold \$/Sq. Ft. <b>\$226.55</b>   |
| Days on Market (Total): <b>6</b> | Days on Market (Office): <b>6</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:                                |
| Fireplaces: <b>0</b>  | Approx. Living Area: <b>938 Sq. Ft.</b>   |
| Year Built: <b>1985</b>   | Outdoor Space Avail: <b>Yes - Private</b> |
| # Units: <b>156</b>   | Garage: <b>0</b>                          |
| Elevator:   | Parking: <b>2 Common, Guest</b>           |
| Handicap Access/Features:   |   |
| Association: <b>Yes</b> Fee: <b>\$295</b>   |   |
| Fee Includes: <b>Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground</b> |   |



**Room Descriptions**

| Room            | Level    | Size | Features  |
|-----------------|----------|------|---|
| Living Room:    | <b>1</b> |      | <b>Flooring - Wall to Wall Carpet</b>   |
| Dining Room:    | <b>1</b> |      | <b>Flooring - Wall to Wall Carpet</b>   |
| Kitchen:        | <b>1</b> |      | <b>Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Remodeled, Stainless Steel Appliances, Lighting - Overhead</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>   |

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Basement: **No**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Porch**  
 Facing Direction:  
 Heating: **Forced Air, Heat Pump, Electric**  
 Hot Water: **Electric**  
 Lead Paint: **Unknown**  
 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**

**If an updated Condo that's convenient to shopping and in an excellent commuter location, is what you've been looking for, this is it! Immediate WOW factor when you walk through the door! Beautiful, well lit Kitchen with Granite Counter Tops, a good sized food prep area, great cooking triangle, dishwasher and Stainless Steel Appliances. The Heating System, Central Air Condenser, Hot Water Heater, Windows, Doors, Hardware, Lighting and the Full Bathroom are updated as well. Fresh paint and carpet replacement complete the updates! The Bedrooms are generous with Great Closet Space and storage options. You'll enjoy your own Patio with access from your Living Room. Franklin Crossing is managed well with reasonable fees and offers plenty of Visitor Parking, Beautiful Grounds, Snow and Trash Removal, a Nice Pool, Well Kept Tennis Court, Playground, and Basketball Court. Franklin offers Convenience with Recreation, Dean College, Town Library, Highway Access, Commuter Rail & Restaurants**

**Tax Information**

|                               |                              |                                     |                         |
|-------------------------------|------------------------------|-------------------------------------|-------------------------|
| <b>2018 Taxes: \$2,233</b>    | <b>Assessment: \$152,400</b> | <b>Cert: 151612</b>                 | <b>Zoning Code: Res</b> |
| <b>Pin #: M:270 L:021-044</b> |                              | <b>Map: Block: Lot: Book: 24429</b> | <b>Page: 503</b>        |



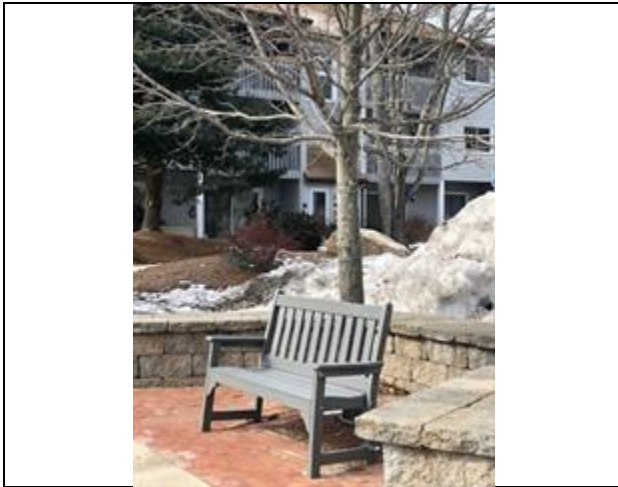
**Market History for 808 Franklin Crossing Rd U:808, Franklin, MA 02038-2927**

| MLS #                                | Date      |   | DOM      | DTO      | Price            |
|--------------------------------------|-----------|---|----------|----------|------------------|
| 72461667                             | 3/7/2019  | Listed for <b>\$200,000</b>               |          |          | \$200,000        |
| UAG                                  | 3/13/2019 | Status Changed to: <b>Under Agreement</b> |          |          |                  |
| SLD                                  | 4/17/2019 | Status Changed to: <b>Sold</b>            |          |          |                  |
|                                      | 4/17/2019 | Sold for <b>\$212,500</b>                 | 6        | 6        | <b>\$212,500</b> |
| Market History for Office Id: AC1854 |           |   | <b>6</b> | <b>6</b> | <b>\$212,500</b> |
| Market History for this property     |           |   | <b>6</b> | <b>6</b> | <b>\$212,500</b> |

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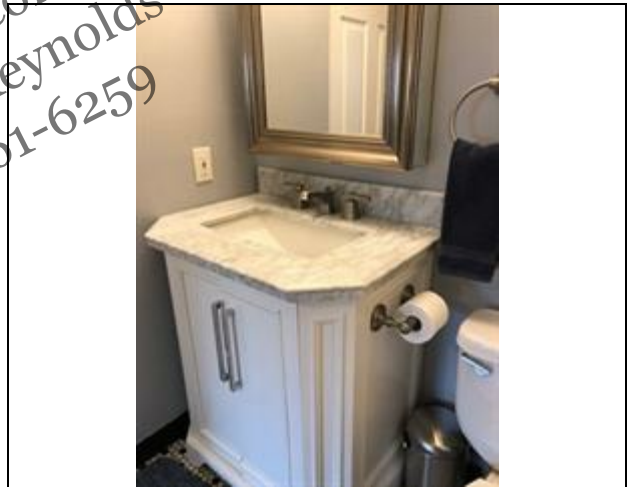
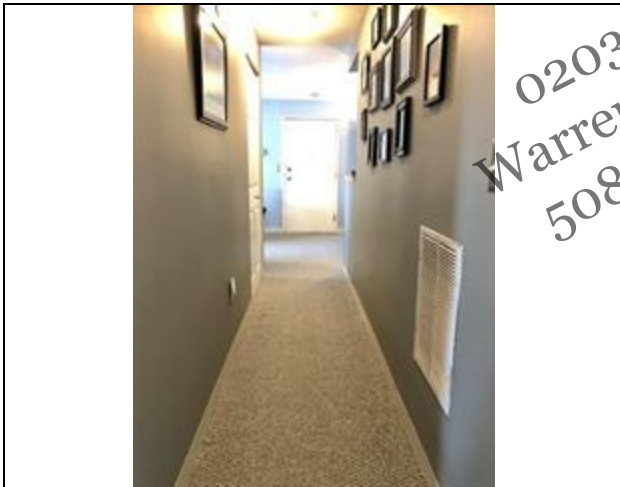
MLS # 72461667 - Sold  
808 Franklin Crossing Rd U:808, Franklin, MA 02038-2927

Condominium - Condo  
Sale Price: \$212,500



MLS # 72461667 - Sold  
808 Franklin Crossing Rd U:808, Franklin, MA 02038-2927

Condominium - Condo  
Sale Price: \$212,500





MLS # 72461667 - Sold  
808 Franklin Crossing Rd U:808, Franklin, MA 02038-2927

Condominium - Condo  
Sale Price: \$212,500



MLS # 72461667 - Sold  
808 Franklin Crossing Rd U:808, Franklin, MA 02038-2927

Condominium - Condo  
Sale Price: \$212,500



**2001 Franklin Crossing Rd - Unit 1**  
**Franklin, MA 02038-2945**  
**Condo**

|                                  |                                   |
|----------------------------------|-----------------------------------|
| MLS #: <b>72531373</b>           | Status: <b>Sold</b>               |
| List Price: <b>\$200,000</b>     | Sale Price: <b>\$215,000</b>      |
| List Date: <b>7/9/2019</b>       | Sale Date: <b>8/23/2019</b>       |
| Area:                            | Off Market Date: <b>7/15/2019</b> |
| List\$/Sq. Ft.: <b>\$217.86</b>  | Sold \$/Sq. Ft. <b>\$234.20</b>   |
| Days on Market (Total): <b>6</b> | Days on Market (Office): <b>6</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, Garden</b>         |
| Fireplaces: <b>0</b>    | Approx. Living Area: <b>918 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: **\$277**

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

**Room Descriptions**

| Room            | Level    | Size | Features  |
|-----------------|----------|------|---|
| Living Room:    | <b>1</b> |      | <b>Flooring - Vinyl, Main Level, Open Floor Plan, Recessed Lighting, Slider</b> |
| Dining Room:    | <b>1</b> |      | <b>Closet/Cabinets - Custom Built, Flooring - Vinyl</b>                         |
| Kitchen:        | <b>1</b> |      | <b>Flooring - Vinyl</b>   |
| Master Bedroom: | <b>1</b> |      | <b>Ceiling Fan(s), Closet - Walk-in, Flooring - Vinyl</b>                       |
| Bedroom 2:      | <b>1</b> |      | <b>Ceiling Fan(s), Flooring - Vinyl, Closet - Double</b>                        |

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Basement: **No**  
 Cooling: **Central Air**  
 Exclusions: **curtains, personal items.**  
 Exterior Features: **Covered Patio/Deck**  
 Facing Direction:  
 Heating: **Heat Pump**  
 Hot Water: **Electric**  
 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**

**A Commuters' Dream awaits you at sought after Franklin Crossing. Fabulous 2 bedroom Condo in one of the best locations, low assoc. fee, & convenience abounds. First Floor garden style condo with entrance right from the parking lot. You'll enjoy your own private, serene patio with wooded views accessed from the living room through sliders-2008. Galley kitchen is well-designed with a great organization system for pots and pans. The dining room boasts of beautiful custom cabinetry and extra seating as well as more storage featuring upper cabinets with glass doors. Large Master Bedroom with a large walk-in closet with closet system PLUS a 2nd dress closet. Central A/C & Heat-2005, ceiling fans-2008, flooring-2008, stove, microwave, refrigerator-2005, dishwasher-2018 & hot water heater-2016. Walk in shower, extended shower head, raised toilet-2012, vanity, sink and faucet - 2019. In-ground pool, well-kept tennis courts, basketball court. Pet friendly.**

**Tax Information**

**2019 Taxes: \$2,316** Assessment: **\$158,000**

Pin #:

Cert: Zoning Code: **Res**

Map: Block: Lot: Book: **20932** Page: **36**

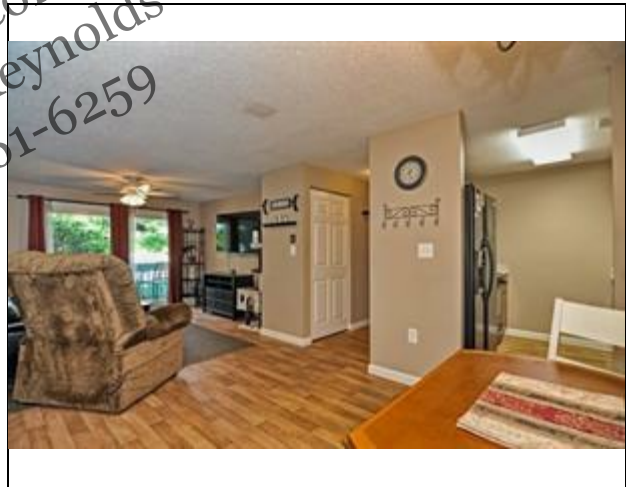
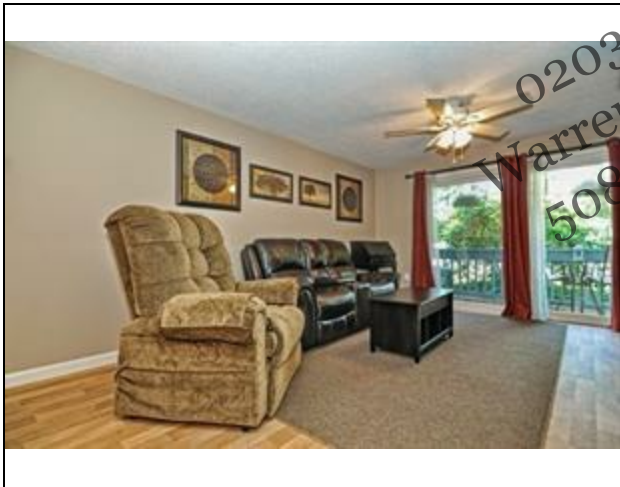


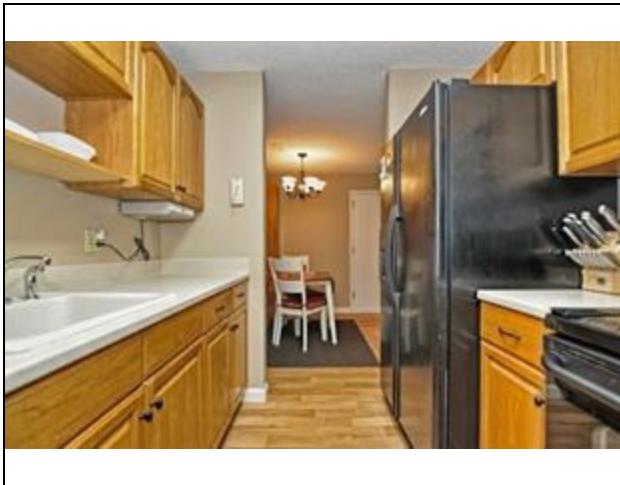
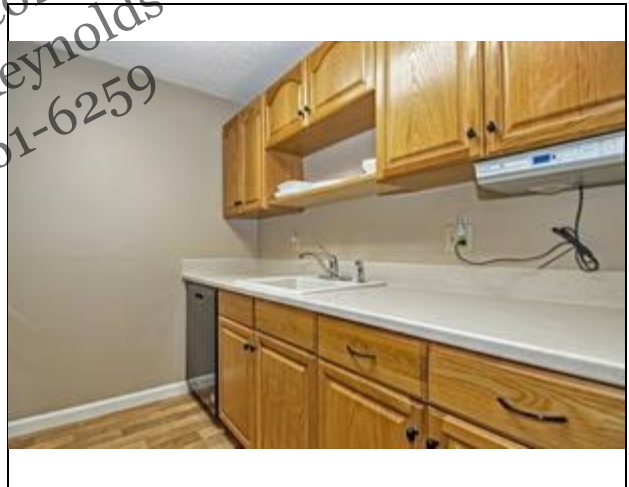
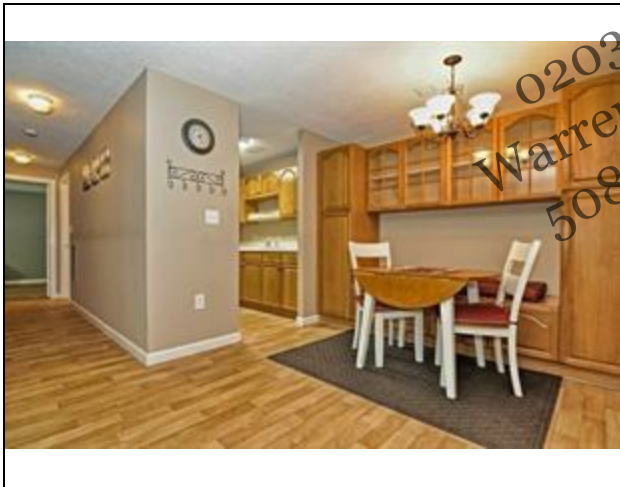


## Market History for 2001 Franklin Crossing Rd U:1, Franklin, MA 02038-2945

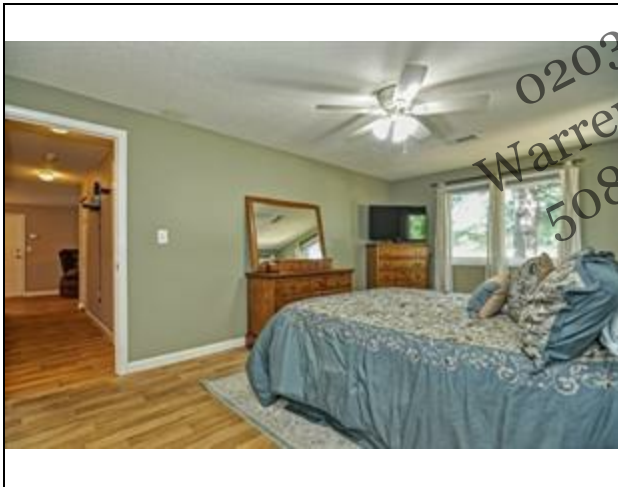
| MLS #                                | Date      |   | DOM      | DTO      | Price            |
|--------------------------------------|-----------|---|----------|----------|------------------|
| 72531373                             | 7/9/2019  | Listed for <b>\$200,000</b>               |          |          | \$200,000        |
| UAG                                  | 7/15/2019 | Status Changed to: <b>Under Agreement</b> |          |          |                  |
| SLD                                  | 8/23/2019 | Status Changed to: <b>Sold</b>            |          |          |                  |
|                                      | 8/23/2019 | Sold for <b>\$215,000</b>                 | 6        | 6        | <b>\$215,000</b> |
| Market History for Office Id: AN0149 |           |   | <b>6</b> | <b>6</b> | <b>\$215,000</b> |
| Market History for this property     |           |   | <b>6</b> | <b>6</b> | <b>\$215,000</b> |

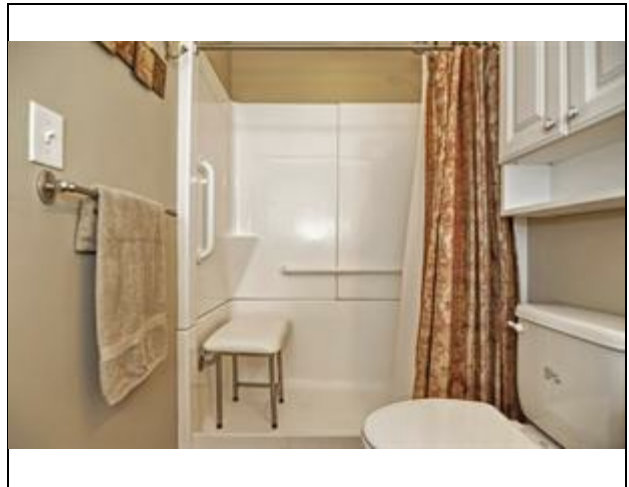
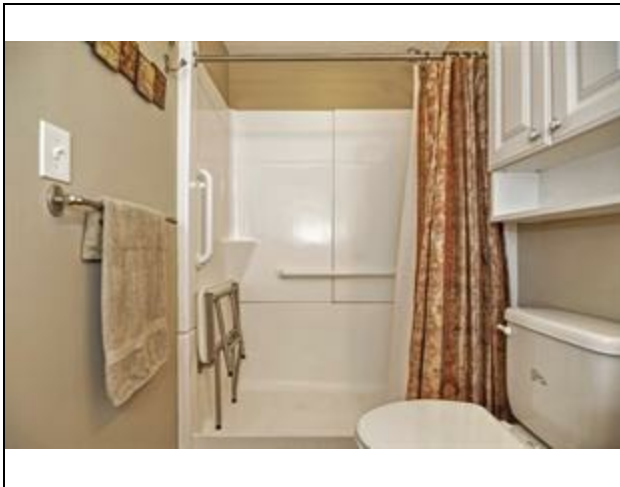
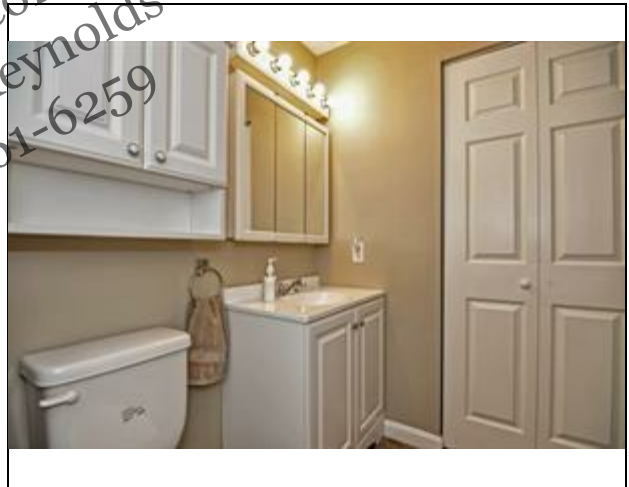
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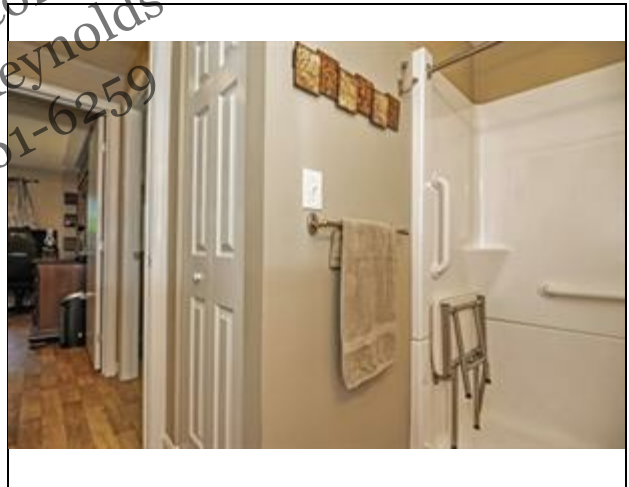
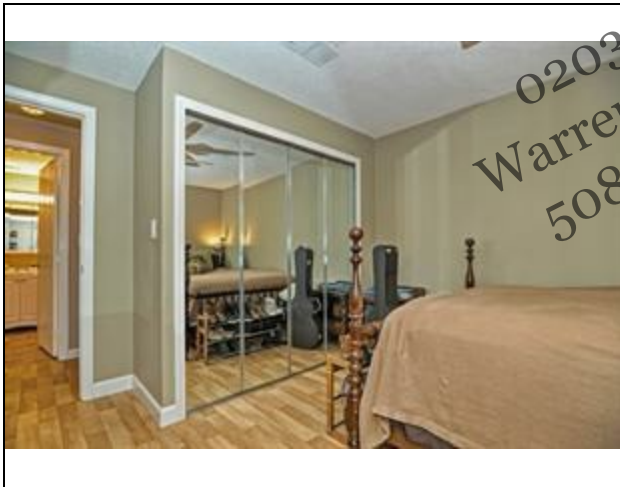
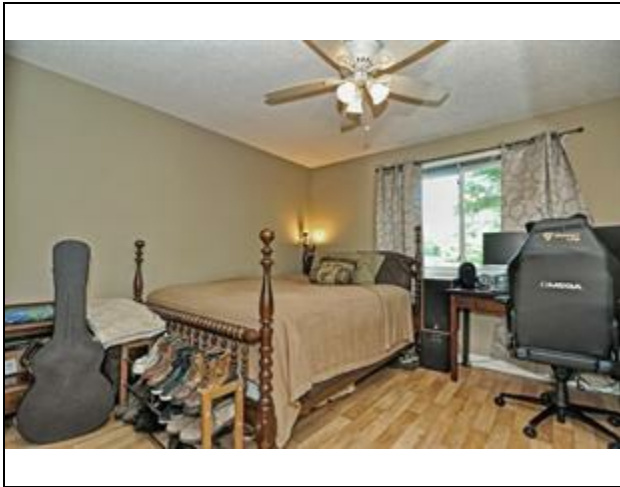




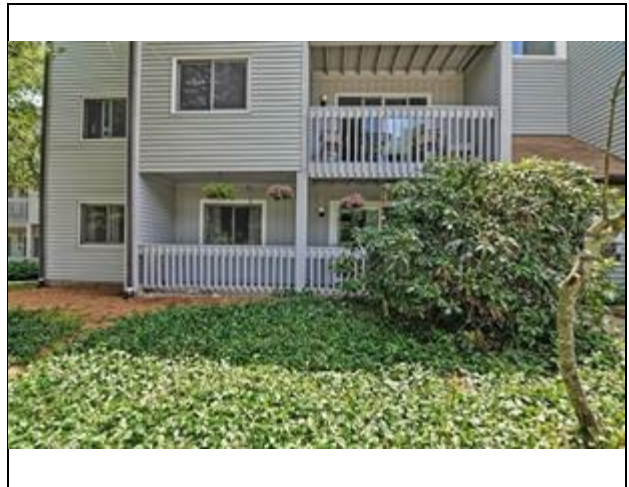
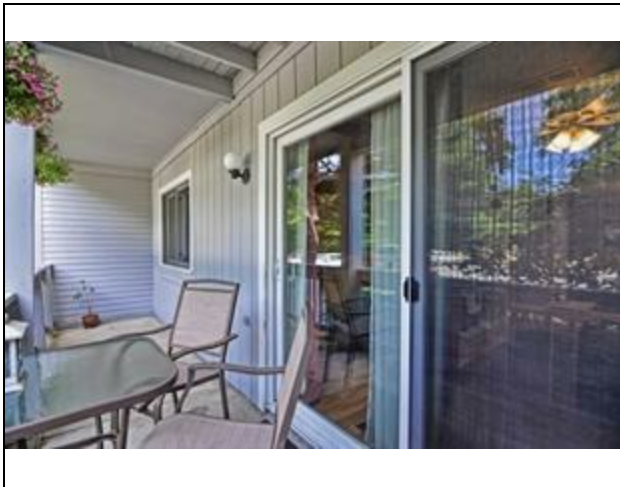


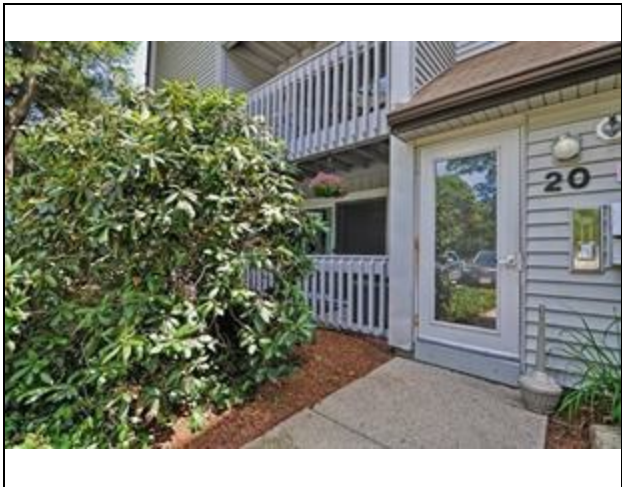














**2012 Franklin Crossing Rd - Unit 2012**  
**Franklin, MA 02038**  
**Condo**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| MLS #: <b>72578162</b>            | Status: <b>Sold</b>                |
| List Price: <b>\$205,000</b>      | Sale Price: <b>\$215,000</b>       |
| List Date: <b>10/10/2019</b>      | Sale Date: <b>11/25/2019</b>       |
| Area:                             | Off Market Date: <b>10/27/2019</b> |
| List\$/Sq. Ft.: <b>\$210.47</b>   | Sold \$/Sq. Ft. <b>\$220.74</b>    |
| Days on Market (Total): <b>18</b> | Days on Market (Office): <b>18</b> |

**Property Features**

|   |   |
|---|---|
| Rooms: <b>5</b>                           | Style: <b>Mid-Rise</b>                    |
| Bedrooms: <b>2</b>                        | Type: <b>Condo</b>                        |
| Baths: <b>1f 0h</b>                       | Unit Level: <b>3</b>                      |
| Master Bath:                              | Placement: <b>Upper, Top/Penthouse</b>    |
| Fireplaces: <b>0</b>                      | Approx. Living Area: <b>974 Sq. Ft.</b>   |
| Year Built: <b>1985</b>                   | Outdoor Space Avail: <b>Yes - Private</b> |
| # Units: <b>156</b>                       | Garage: <b>0</b>                          |
| Elevator:                                 | Parking: <b>2 Off-Street, Guest</b>       |
| Handicap Access/Features:                 |   |
| Association: <b>Yes</b> Fee: <b>\$295</b> |   |

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

**Room Descriptions**

| Room            | Level | Size | Features  |
|-----------------|-------|------|---|
| Living Room:    | 3     |      | Closet, Flooring - Wall to Wall Carpet, Balcony / Deck, Cable Hookup, Chair Rail, Deck - Exterior, Exterior Access, Open Floor Plan, Slider |
| Dining Room:    | 3     |      | Flooring - Wall to Wall Carpet, Chair Rail, Open Floor Plan   |
| Kitchen:        | 3     |      | Flooring - Laminate, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Remodeled, Stainless Steel Appliances  |
| Master Bedroom: | 3     |      | Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, Cable Hookup  |
| Bedroom 2:      | 3     |      | Closet, Flooring - Wall to Wall Carpet  |
| Bath 1:         | 3     |      | Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Laminate, Cabinets - Upgraded                                     |

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Basement: **No**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior Features: **Deck, Covered Patio/Deck, Professional Landscaping, Tennis Court**  
 Facing Direction:  
 Heating: **Central Heat, Heat Pump**  
 Hot Water: **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**

**Location Location Location!** This updated and well cared for 2 bed 1 bath condo is situated just minutes from 495 and the Franklin T Station. Large open living area, with picture frame molding throughout, as well as, custom built-in cabinets on either side of your NEW (2018) glass slider, which opens to your private deck with outdoor lighting. Updated kitchen (2014) offers stainless steel appliances, beautiful granite counter-tops, and gleaming upgraded cabinets. 2 large bedrooms offer plenty of closet space with the Master having 2 separate closets including a full walk-in. NEW (2018) Heating and AC systems. NEW (2018) Windows & Slider. NEW Roof (2019). Franklin Crossing is professionally managed with reasonable fees and offers plenty of Visitor Parking, Beautiful Grounds, Snow & Trash Removal, an inviting in-ground Pool, Playground, Tennis Court & Basketball Court. Laundry in the building. Great opportunity to move into Franklin and take advantage of all it has to offer!

**Tax Information**

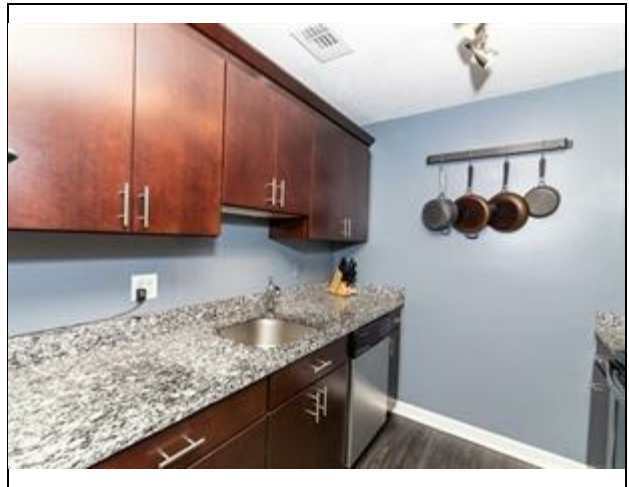
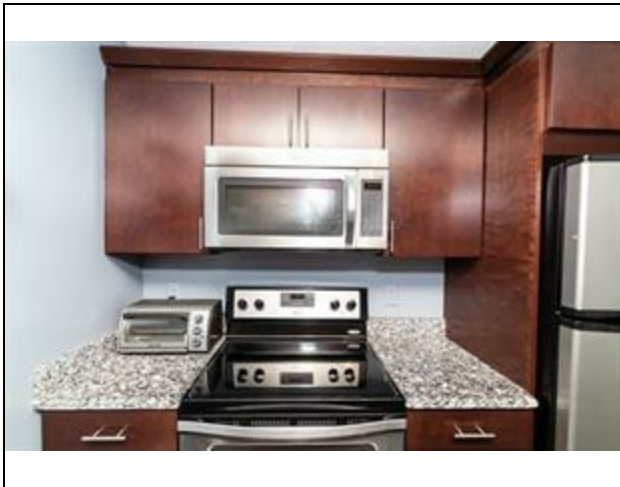
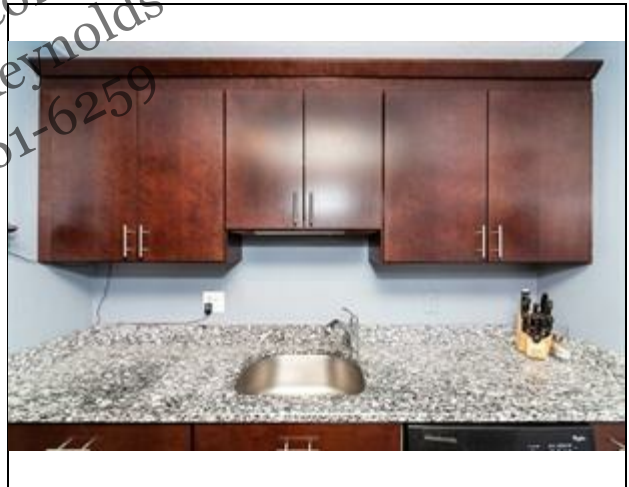
|                               |                              |       |   |
|-------------------------------|------------------------------|-------|---|
| 2019 Taxes: <b>\$2,411.57</b> | Assessment: <b>\$164,500</b> | Cert: | Zoning Code: <b>res</b>                         |
| Pin #:                        |                              | Map:  | Block: Lot: Book: <b>29399</b> Page: <b>320</b> |

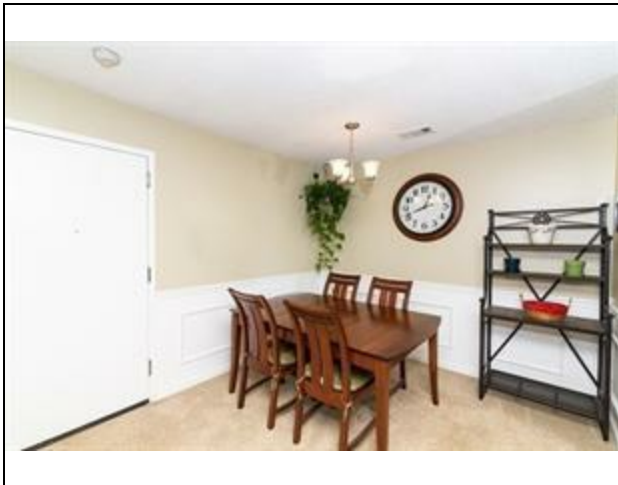
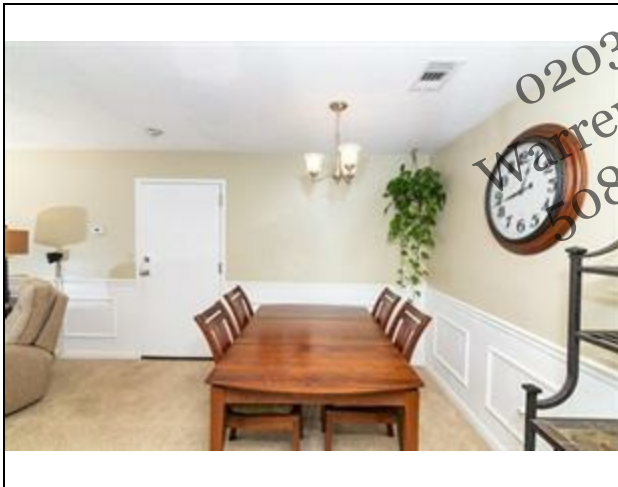


## Market History for 2012 Franklin Crossing Rd U:2012, Franklin, MA 02038

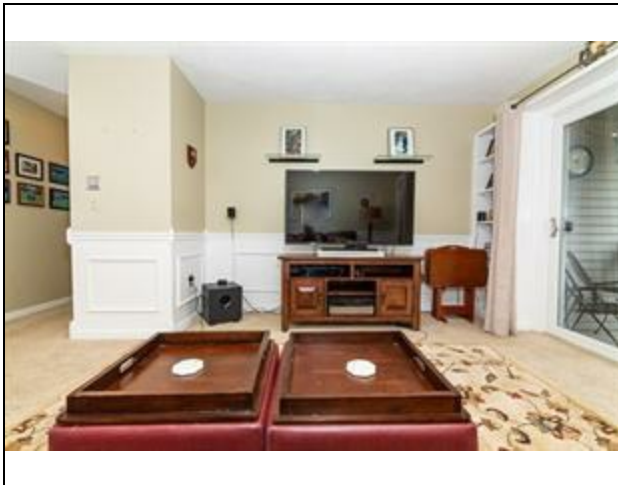
| MLS #                                | Date       |   | DOM       | DTO      | Price            |
|--------------------------------------|------------|---|-----------|----------|------------------|
| 72578162                             | 10/10/2019 | Listed for <b>\$205,000</b>               |           |          | \$205,000        |
| CTG                                  | 10/14/2019 | Status Changed to: <b>Contingent</b>      |           |          |                  |
| UAG                                  | 10/28/2019 | Status Changed to: <b>Under Agreement</b> |           |          |                  |
| SLD                                  | 12/2/2019  | Status Changed to: <b>Sold</b>            |           |          |                  |
|                                      | 11/25/2019 | Sold for <b>\$215,000</b>                 | 18        | 3        | <b>\$215,000</b> |
| Market History for Office Id: AN0149 |            |   | <b>18</b> | <b>3</b> | <b>\$215,000</b> |
| Market History for this property     |            |   | <b>18</b> | <b>3</b> | <b>\$215,000</b> |

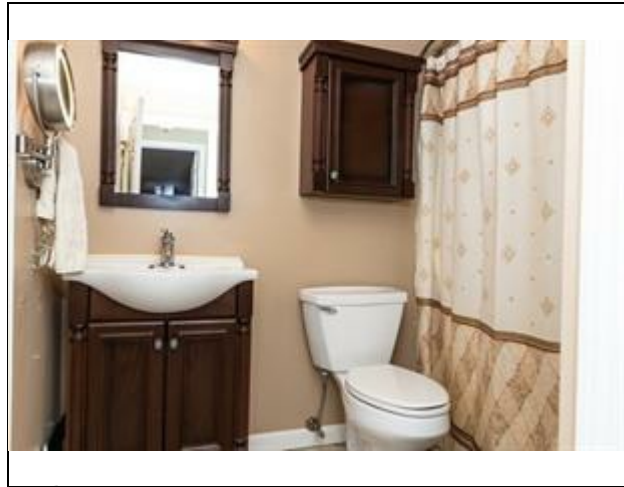
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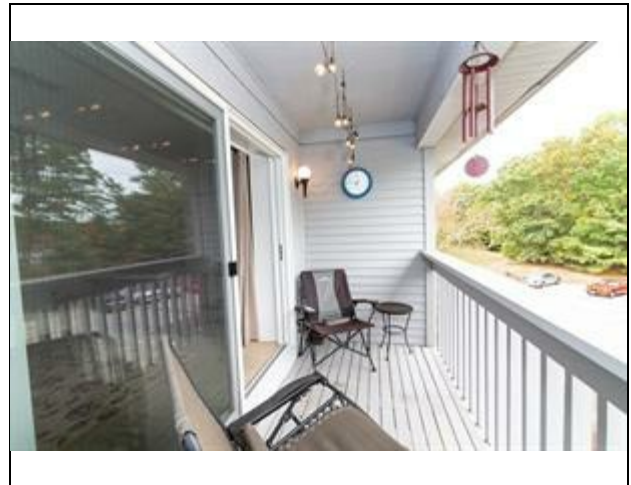
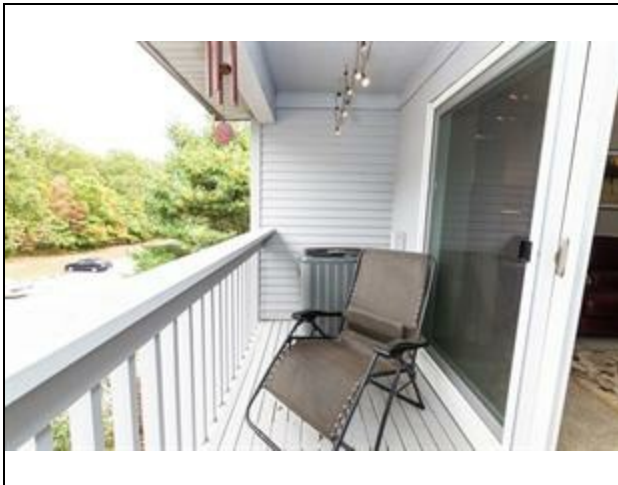
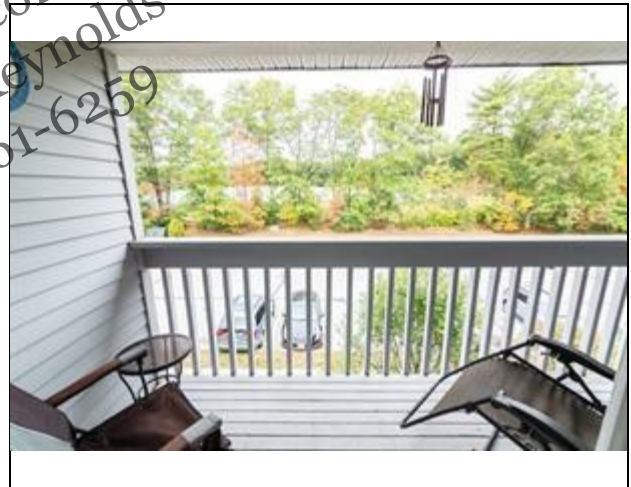








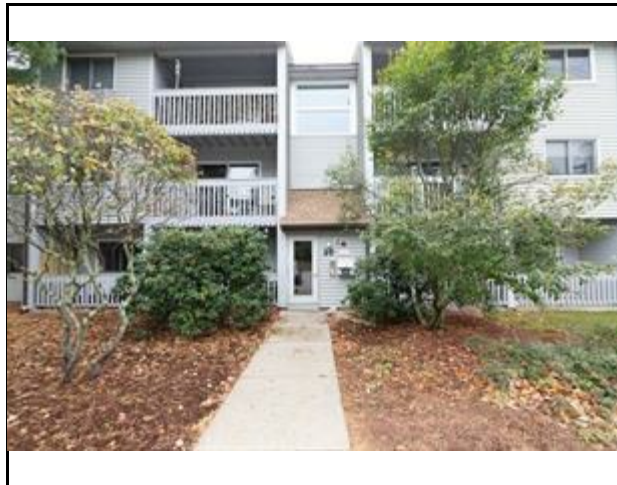






MLS # 72578162 - Sold  
2012 Franklin Crossing Rd U:2012, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$215,000



**1610 Franklin Crossing Road - Unit 10**  
**Franklin, MA 02038**  
**Condo**

|                                   |                                    |
|-----------------------------------|------------------------------------|
| MLS #: <b>72581579</b>            | Status: <b>Sold</b>                |
| List Price: <b>\$215,000</b>      | Sale Price: <b>\$225,000</b>       |
| List Date: <b>10/17/2019</b>      | Sale Date: <b>11/21/2019</b>       |
| Area:                             | Off Market Date: <b>11/3/2019</b>  |
| List\$/Sq. Ft.: <b>\$229.46</b>   | Sold \$/Sq. Ft. <b>\$240.13</b>    |
| Days on Market (Total): <b>18</b> | Days on Market (Office): <b>18</b> |

**Property Features**

|                         |   |
|-------------------------|---|
| Rooms: <b>4</b>         | Style: <b>Mid-Rise</b>                              |
| Bedrooms: <b>2</b>      | Type: <b>Condo</b>                                  |
| Baths: <b>1f 0h</b>     | Unit Level: <b>53</b>                               |
| Master Bath: <b>No</b>  | Placement: <b>Top/Penthouse, Back</b>               |
| Fireplaces: <b>0</b>    | Approx. Living Area: <b>937 Sq. Ft.</b>             |
| Year Built: <b>1985</b> | Outdoor Space Avail: <b>Yes - Common</b>            |
| # Units: <b>1</b>       | Garage: <b>0</b>                                    |
| Elevator:               | Parking: <b>2 Off-Street, Guest, Paved Driveway</b> |

Handicap Access/Features:

Association: **Yes** Fee: **\$309**

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



**Room Descriptions**

| Room | Level | Size | Features |
|------|-------|------|----------|
|------|-------|------|----------|

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Vent Hood**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Central Air, Heat Pump**  
 Electric: **110 Volts, 220 Volts, Circuit Breakers**  
 Exclusions: **None**  
 Exterior: **Vinyl**  
 Exterior Features: **Balcony, Screens, Professional Landscaping, Sprinkler System, Stone Wall, Tennis Court**  
 Facing Direction:  
 Heating: **Central Heat, Forced Air, Heat Pump, Electric**  
 Hot Water: **Electric, Tank**  
 Interior Features: **Cable Available, Sauna/Steam/Hot Tub, 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**

**Fabulous top-floor unit in MINT condition. Recently remodeled throughout! Private back unit w/ balcony overlooking woods. 2-large bedrooms-master w/ walk-in closet. Tiled bath w/ whirlpool tub. New kitchen w/ hardwood cabinets, granite, new appliances. Beautiful wall-to-wall entertainment center w/ wood, granite, lighting. Wood floors in kitchen, dining room, living room. Lots of storage space! Professionally-managed condo with on-site pool, tennis, basketball, playground! Reasonable condo fees with water/sewer/garbage/snow removal included. Laundry in-building. 2-guaranteed parking spaces w/ lots of visitor parking. Pet-friendly. Close to shopping/highway/commuter rail.**

**Tax Information**

**2019 Taxes: \$2,388 Assessment: \$159,500**

Pin #:

Cert: Zoning Code: **SF3**

Map: Block: Lot: Book: **24859** Page: **489**

## Market History for 1610 Franklin Crossing Road U:10, Franklin, MA 02038

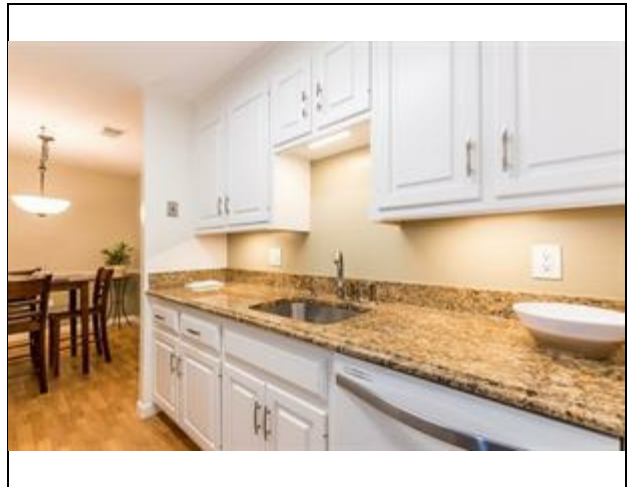
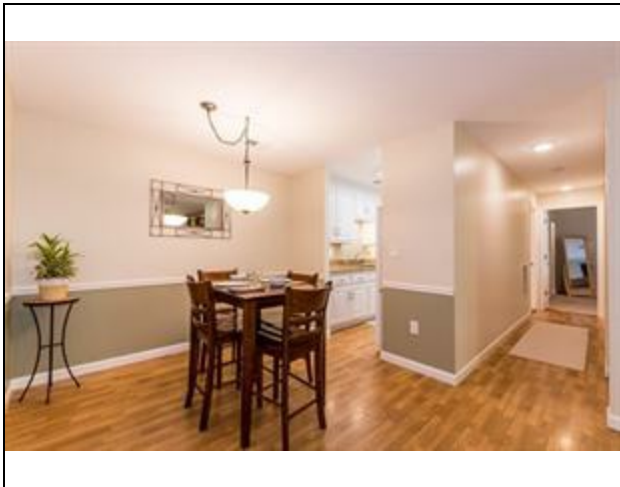
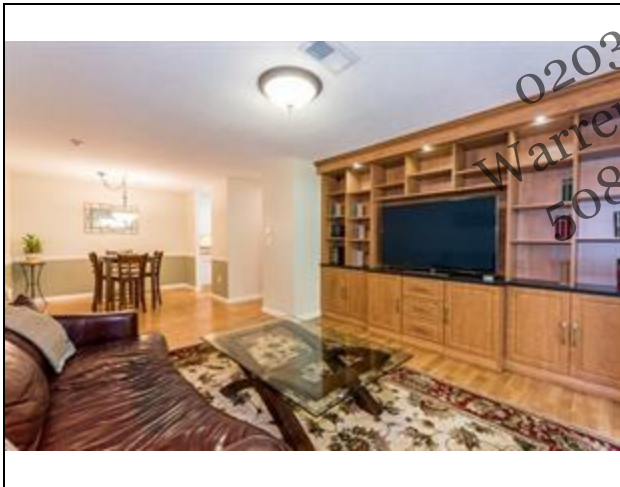
| MLS #                                | Date       |   | DOM       | DTO      | Price            |
|--------------------------------------|------------|---|-----------|----------|------------------|
| 72581579                             | 10/17/2019 | Listed for <b>\$215,000</b>               |           |          | \$215,000        |
| CTG                                  | 10/21/2019 | Status Changed to: <b>Contingent</b>      |           |          |                  |
| UAG                                  | 11/4/2019  | Status Changed to: <b>Under Agreement</b> |           |          |                  |
| SLD                                  | 11/22/2019 | Status Changed to: <b>Sold</b>            |           |          |                  |
|                                      | 11/21/2019 | Sold for <b>\$225,000</b>                 | 18        | 4        | <b>\$225,000</b> |
| Market History for Office Id: AN1894 |            |   | <b>18</b> | <b>4</b> | <b>\$225,000</b> |
| Market History for this property     |            |   | <b>18</b> | <b>4</b> | <b>\$225,000</b> |

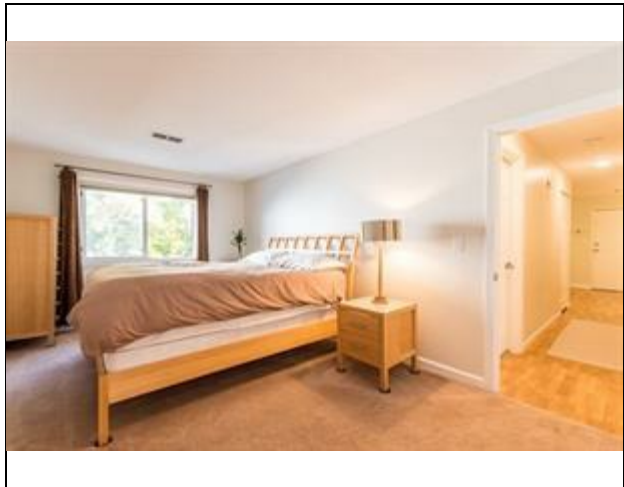
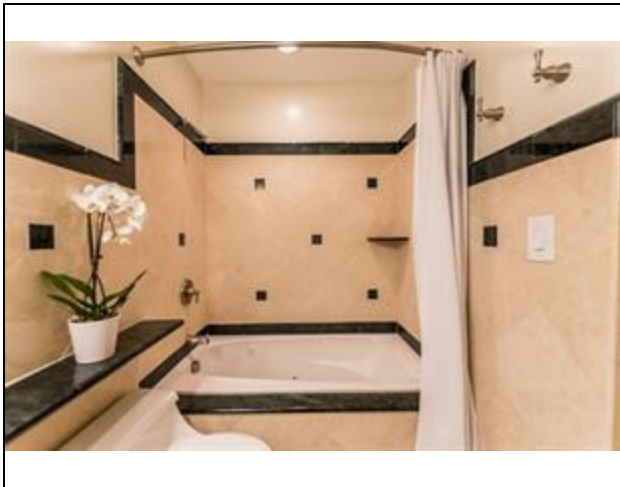
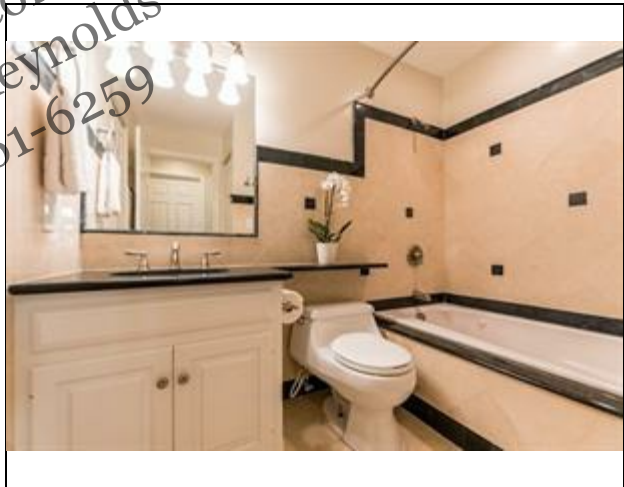
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MLS # 72581579 - Sold  
1610 Franklin Crossing Road U:10, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$225,000

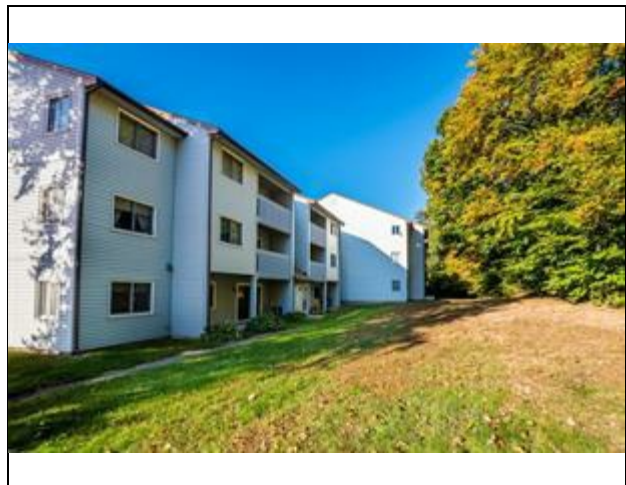
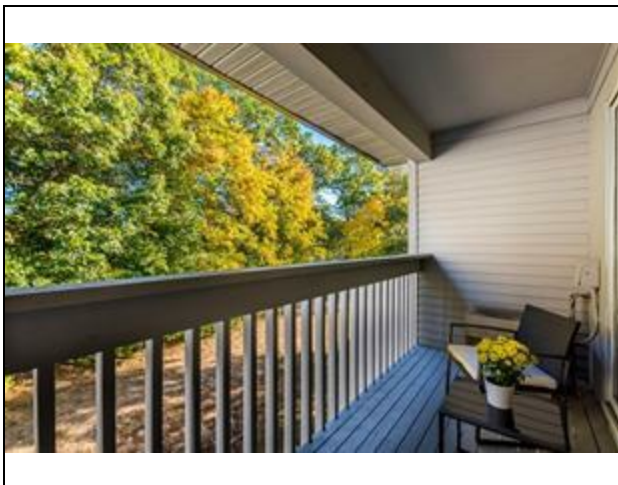
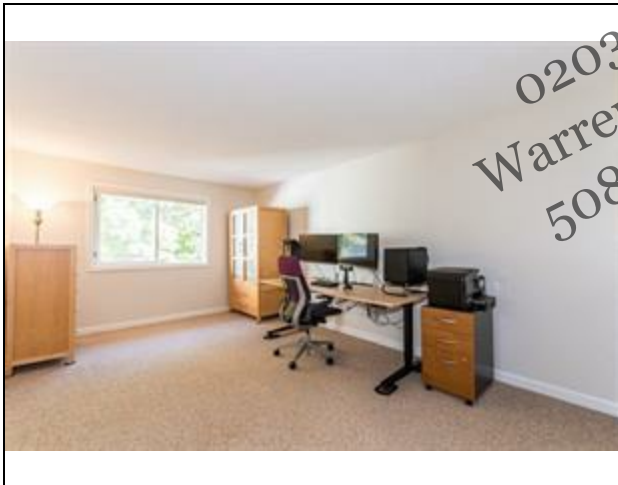
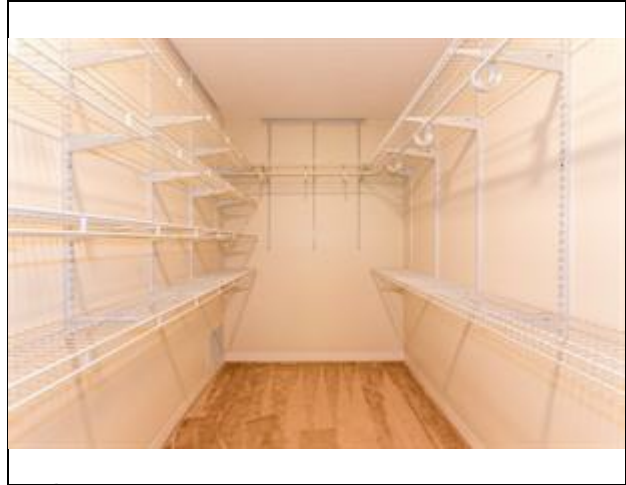
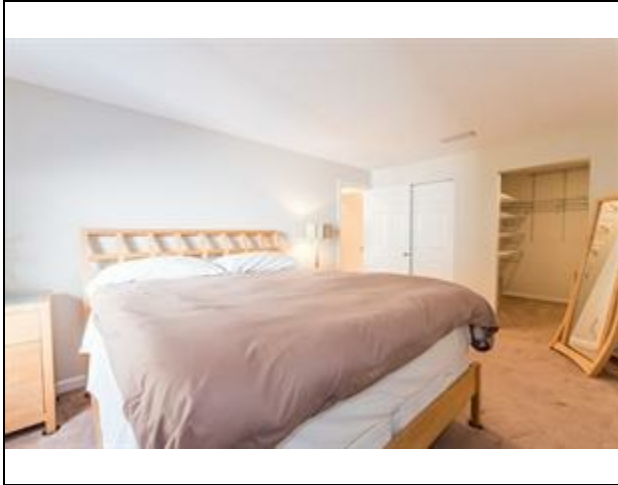






MLS # 72581579 - Sold  
1610 Franklin Crossing Road U:10, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$225,000





**MLS # 72581579 - Sold**  
**1610 Franklin Crossing Road U:10, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$225,000**



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