

1404 Franklin Crossing Rd - Unit 1404
Franklin, MA 02038-2938
Condo

MLS #: 72701064	Status: Sold
List Price: \$239,900	Sale Price: \$237,750
List Date: 7/30/2020	Sale Date: 10/16/2020
Area:	Off Market Date: 9/15/2020
List\$/Sq. Ft.: \$269.85	Sold \$/Sq. Ft. \$267.44
Days on Market (Total): 47	Days on Market (Office): 47

Property Features

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



Room Descriptions

Room	Level	Size	Features
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Features & Other Information

Appliances: **Range, Dishwasher**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Patio**
 Facing Direction:
 Heating: **Forced Air, Electric**
 Lead Paint: **Unknown**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **Yes**

Remarks

Pack your bags! This beautifully renovated ground floor unit is ready and waiting for you! Enjoy the brand new kitchen cabinetry, flooring and appliances, lightfixtures, the brand new bathroom! All new flooring throughout! All painted with a nice modern color pallet! A brand new slider to view the gorgeous landscaping! All of this includes a management maintained inground pool, tennis courts, basketball court and play ground! This beautiful unit will not last long! See it today!

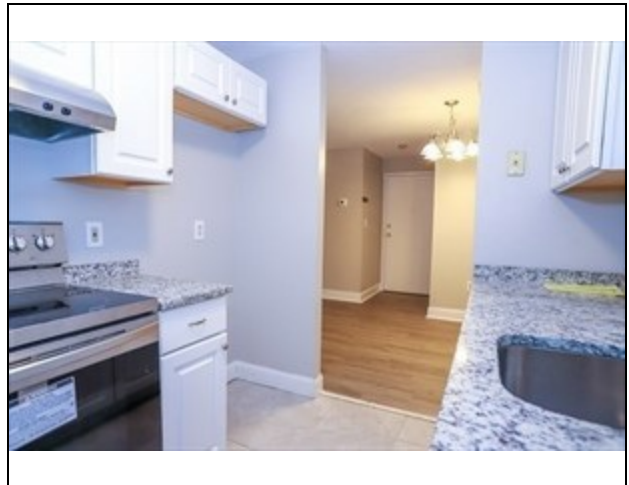
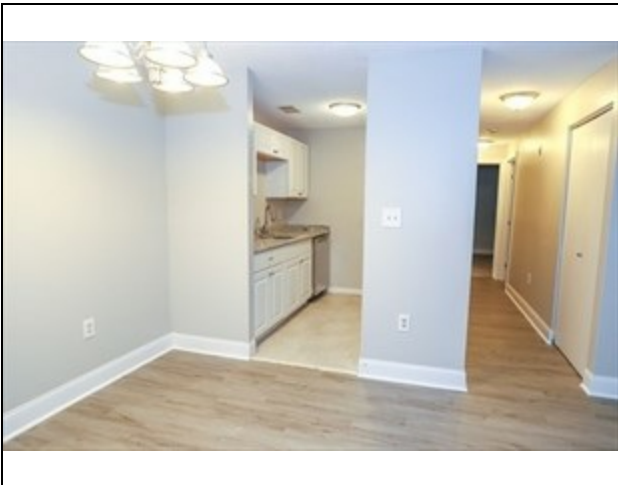
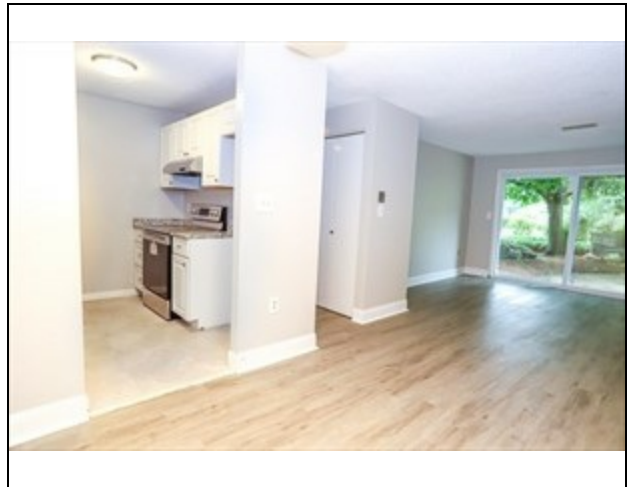
Tax Information

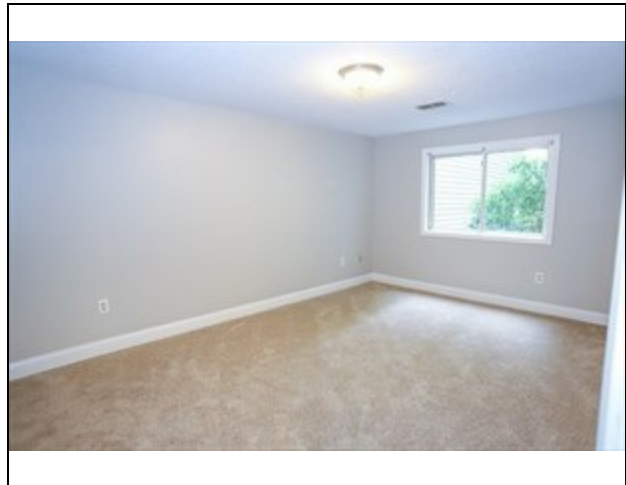
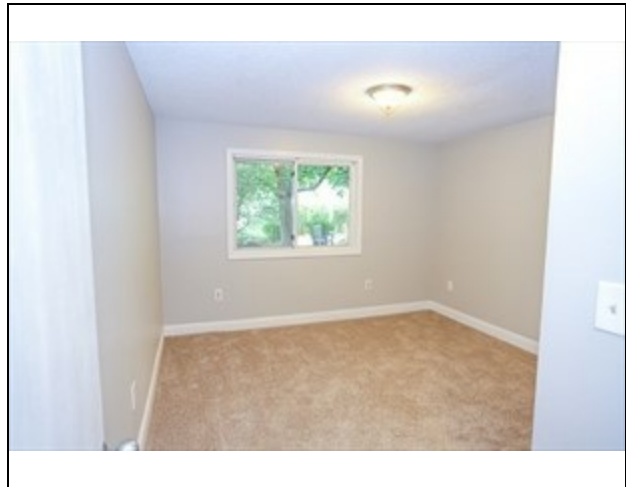
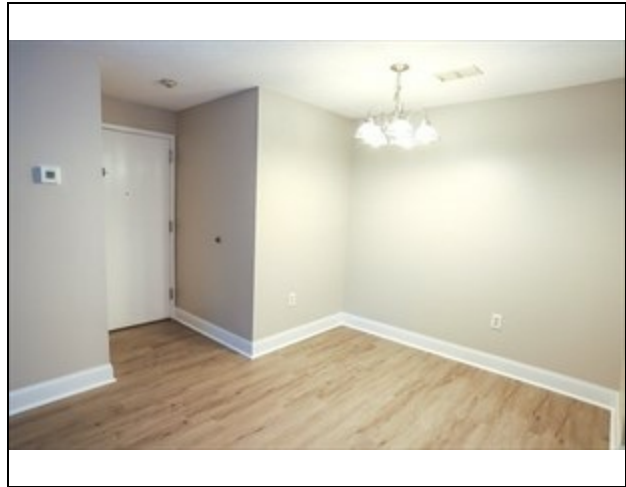
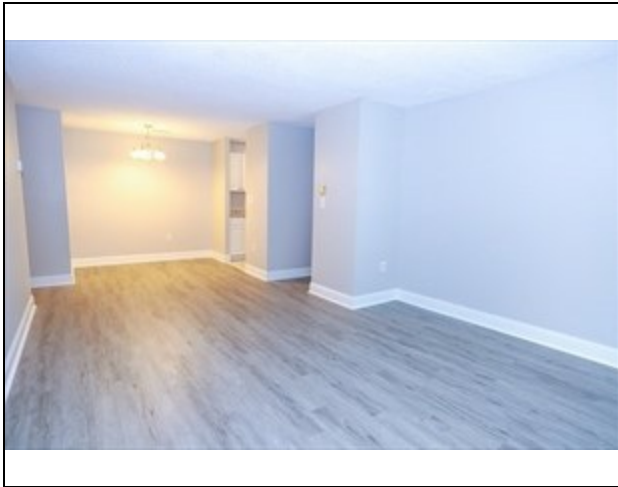
2020 Taxes: **\$2,422** Assessment: **\$166,900**
 Pin #: **M:270 L:021-076**

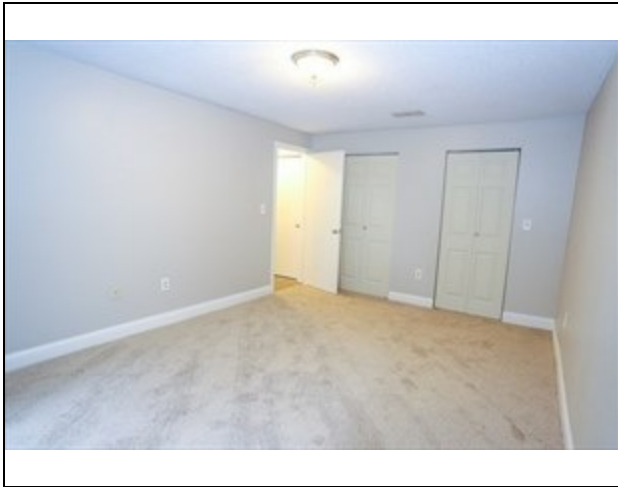
Cert: **00000594** Zoning Code: **condo**
 Map: Block: Lot: Book: **37499** Page: **142**

Market History for 1404 Franklin Crossing Rd U:1404, Franklin, MA 02038-2938

MLS #	Date		DOM	DTO	Price
72701064	7/30/2020	Listed for \$249,900			\$249,900
	8/26/2020	Price Changed to: \$239,900			\$239,900
UAG	9/15/2020	Status Changed to: Under Agreement			
SLD	10/16/2020	Status Changed to: Sold			
	10/16/2020	Sold for \$237,750	47	47	\$237,750
Market History for Office Id: K95628			47	47	\$237,750
Market History for this property			47	47	\$237,750







MLS # 72701064 - Sold
1404 Franklin Crossing Rd U:1404, Franklin, MA 02038-2938

Condominium - Condo
Sale Price: \$237,750



1012 Franklin Crossing - Unit 1012
Franklin, MA 02038
Condo

MLS #: 72756819	Status: Sold
List Price: \$237,900	Sale Price: \$240,000
List Date: 11/12/2020	Sale Date: 12/31/2020
Area:	Off Market Date: 11/26/2020
List\$/Sq. Ft.: \$253.35	Sold \$/Sq. Ft. \$255.59
Days on Market (Total): 15	Days on Market (Office): 15

Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 3
Master Bath: No	Placement: Corner, Front
Fireplaces: 0	Approx. Living Area: 939 Sq. Ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0
Elevator: No	Parking: 2 Off-Street, Common, Paved Driveway

Handicap Access/Features:

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

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



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Laminate, Slider
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Open Floor Plan, Remodeled
Master Bedroom:	1		Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Remodeled

Features & Other Information

Appliances: **Range, Dishwasher, Microwave**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Facing Direction:
 Heating: **Forced Air, Electric**
 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

OPEN HOUSE CANCELED.....CORNER UNIT, bright & sunny in Franklin Crossing. Stop paying someone else's mortgage own your own unit. Spacious 2 bedroom, 1 bath unit with balcony. Renovated kitchen with maple cabinets, corian counters, undermount sink. Open concept to ample eat in kitchen area for what is our new normal of dining in. Living room with laminate flooring and oversized slider to relaxing balcony. Bathroom remodeled with new corian top vanity. Corner master bedroom with 2 windows (custom Levolor black out shades) and 2 closets, one WALK IN. Second bedroom is large enough to accommodate a bed & office desk. Closet organized using California Closets, Freshly painted throughout including ceilings. Additional storage in shared hallway closet. Central Air. Complex has inground pool, basketball area, playground and tennis courts. Laundry room in building on the first floor. New windows & slider (2001) hot water (2013) .

Tax Information

2020 Taxes: \$2,508.78 Assessment: **\$172,900**
 Pin #:

Cert: Zoning Code: **Res**
 Map: Block: Lot: Book: **14116** Page: **125**

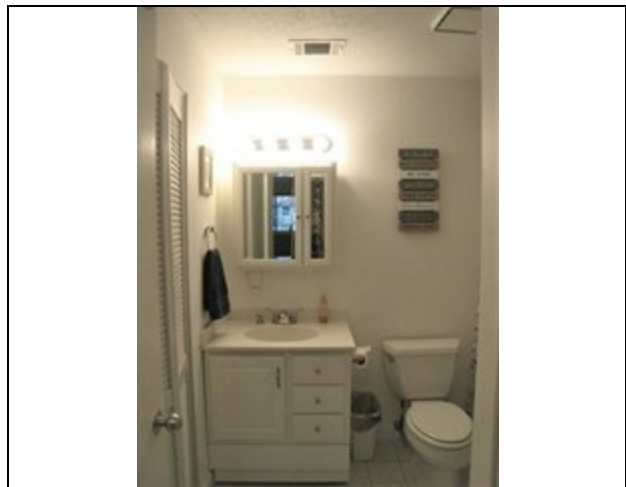
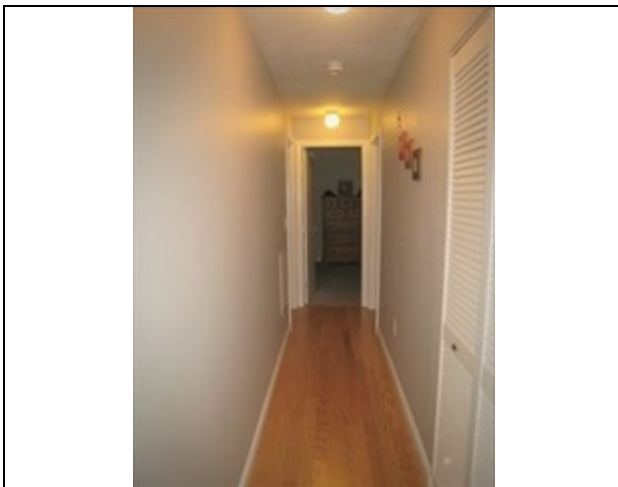
Market History for 1012 Franklin Crossing U:1012, Franklin, MA 02038

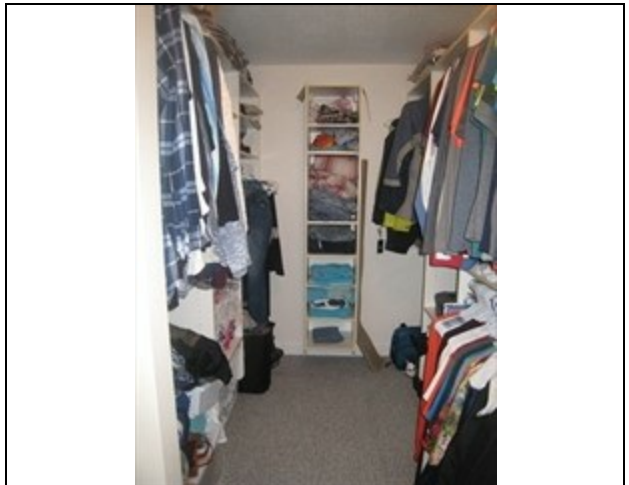
MLS #	Date		DOM	DTO	Price
72756819	11/12/2020	Listed for \$237,900			\$237,900
CTG	11/13/2020	Status Changed to: Contingent			
UAG	11/27/2020	Status Changed to: Under Agreement			
SLD	1/2/2021	Status Changed to: Sold			
	12/31/2020	Sold for \$240,000	15	1	\$240,000
Market History for Office Id: BB0100			15	1	\$240,000
Market History for this property			15	1	\$240,000

MLS # 72756819 - Sold
1012 Franklin Crossing U:1012, Franklin, MA 02038

Condominium - Condo
Sale Price: \$240,000







MLS # 72756819 - Sold
1012 Franklin Crossing U:1012, Franklin, MA 02038

Condominium - Condo
Sale Price: \$240,000



806 Franklin Crossing Rd - Unit 806
Franklin, MA 02038-2927
Condo

MLS #: 72718489	Status: Sold
List Price: \$239,900	Sale Price: \$240,000
List Date: 8/31/2020	Sale Date: 10/23/2020
Area:	Off Market Date: 9/17/2020
List\$/Sq. Ft.: \$256.03	Sold \$/Sq. Ft. \$256.14
Days on Market (Total): 18	Days on Market (Office): 18

Property Features

Rooms: 5	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 2
Master Bath: No	Placement: Back
Fireplaces: 0	Approx. Living Area: 937 Sq. Ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0
Elevator: No	Parking: 2 Off-Street, Common, Paved Driveway

Handicap Access/Features: **No**

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

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



Room Descriptions

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

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Porch**
 Facing Direction:
 Heating: **Forced Air, Heat Pump, Electric**
 Hot Water: **Tank**
 Interior Features: **Cable Available, Intercom, Internet Available - Unknown**
 Lead Paint: **Unknown**
 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

Does not make sense to rent when you can own this conveniently located, 2 bedroom rear facing unit in Building 8! Pretty kitchen with warm wood cabinets and granite countertops, tiled flooring. Dining and living rooms get nice natural light from the slider that accesses a private balcony. 2 spacious bedrooms with generous closet space and new carpeting. Updated bath. This unit comes with extra storage space and access to association pool and tennis courts. Parking included for 2 cars (by permit). Reasonable condo fee! Easy access to shopping, Highways and Boston commuter rail station. Take advantage of today's great rates with a maintenance free home and Live your best life!

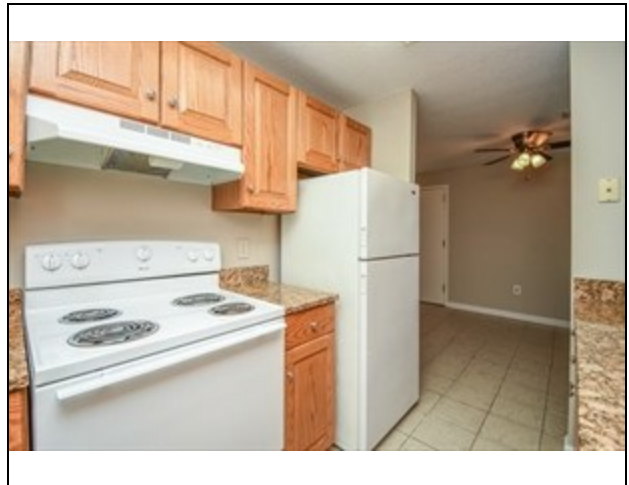
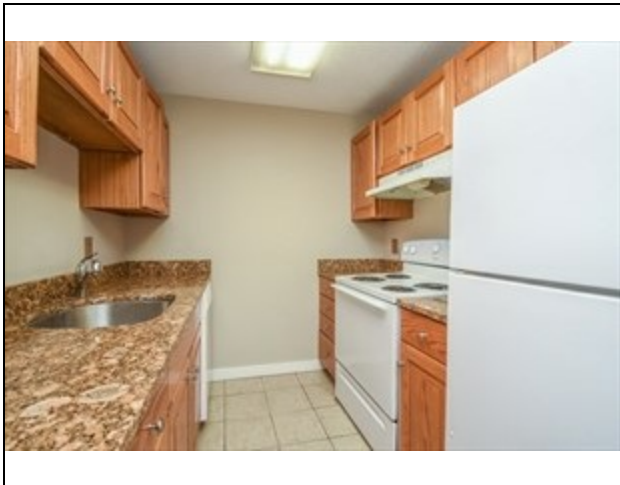
Tax Information

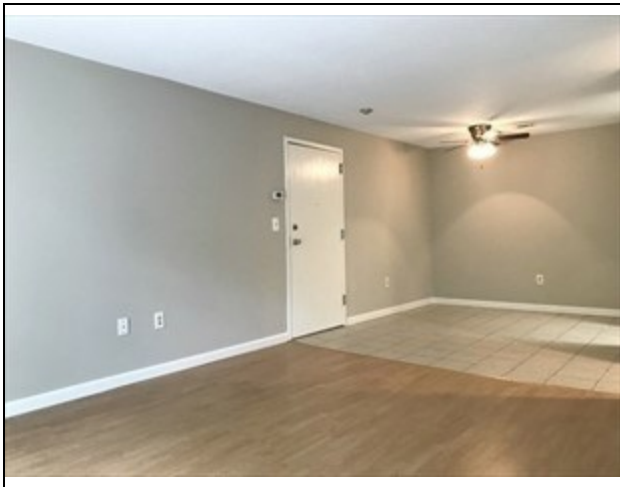
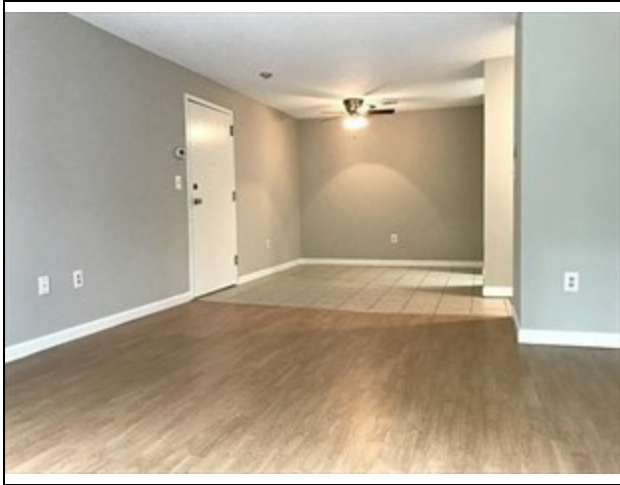
2020 Taxes: **\$2,506** Assessment: **\$172,700**
 Pin #: **M:270 L:021-042**

Cert: **142109** Zoning Code: **res**
 Map: Block: Lot: Book: **24031** Page: **542**

Market History for 806 Franklin Crossing Rd U:806, Franklin, MA 02038-2927

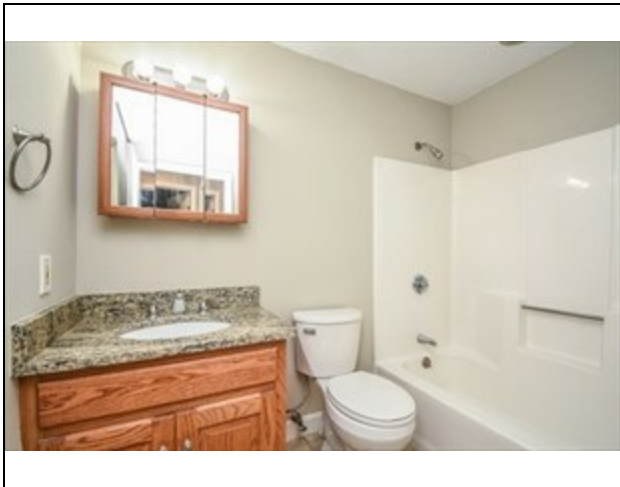
MLS #	Date		DOM	DTO	Price
72718489	8/31/2020	Listed for \$239,900			\$239,900
CTG	9/4/2020	Status Changed to: Contingent			
UAG	9/18/2020	Status Changed to: Under Agreement			
SLD	10/26/2020	Status Changed to: Sold			
	10/23/2020	Sold for \$240,000	18	3	\$240,000
Market History for Office Id: BB1175			18	3	\$240,000
Market History for this property			18	3	\$240,000





MLS # 72718489 - Sold
806 Franklin Crossing Rd U:806, Franklin, MA 02038-2927

Condominium - Condo
Sale Price: \$240,000





MLS # 72718489 - Sold
806 Franklin Crossing Rd U:806, Franklin, MA 02038-2927

Condominium - Condo
Sale Price: \$240,000



1401 Franklin Crossing Rd - Unit 1401
Franklin, MA 02038-2938
Condo

MLS #: 72731644	Status: Sold
List Price: \$239,900	Sale Price: \$240,000
List Date: 9/23/2020	Sale Date: 10/20/2020
Area:	Off Market Date: 10/11/2020
List\$/Sq. Ft.: \$233.37	Sold \$/Sq. Ft. \$233.46
Days on Market (Total): 19	Days on Market (Office): 19

Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 1
Master Bath:	Placement: Corner, Ground
Fireplaces: 0	Approx. Living Area: 1,028 Sq. Ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0
Elevator:	Parking: 2

Handicap Access/Features:

Association: **Yes** Fee: **\$305**

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



Room Descriptions

Room	Level	Size	Features
Living Room:	1	13X13	Flooring - Laminate, Main Level, Cable Hookup, Exterior Access, Slider
Dining Room:	1	11X9	Flooring - Laminate, Lighting - Overhead
Kitchen:	1	7X8	Flooring - Laminate, Countertops - Stone/Granite/Solid, Main Level, Cabinets - Upgraded, Recessed Lighting, Remodeled, Stainless Steel Appliances, Beadboard
Master Bedroom:	1	20X18	Flooring - Laminate, Main Level, Closet - Double
Bedroom 2:	1	19X10	Flooring - Laminate, Main Level
Bath 1:	1		Flooring - Stone/Ceramic Tile, Main Level

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**

Basement: **No**

Construction: **Frame**

Cooling: **Central Air**

Electric: **110 Volts**

Exclusions: **Sellers personal property**

Exterior: **Vinyl**

Exterior Features: **Patio**

Facing Direction:

Heating: **Forced Air, Electric**

Hot Water: **Electric**

Lead Paint: **Unknown**

Pets Allowed: **Yes w/ Restrictions**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Remarks

A rare opportunity to own this oversized corner unit on the garden level in Franklin Crossing! Adjacent to shopping and 495, and only a few minutes down the road from the commuter rail, this location will check a lot of boxes. Updated kitchen with granite counters and stainless steel appliances, beadboard ceiling and recessed lighting. Massive main bedroom and generous second bedroom make this a very comfortable space. Great flow from the kitchen/dining/living area to the slider and outdoor space. The large slider provides easy exterior access for moving, bringing in groceries or the like. Laundry directly across the hall, a convenience often overlooked! HVAC replaced only 4 years ago. The association boasts a swimming pool, tennis court, basketball court, and playground. Why rent when you can own? Showings begin at OH 9/27 11am-1pm

Tax Information

2020 Taxes: \$2,555 Assessment: **\$176,100**

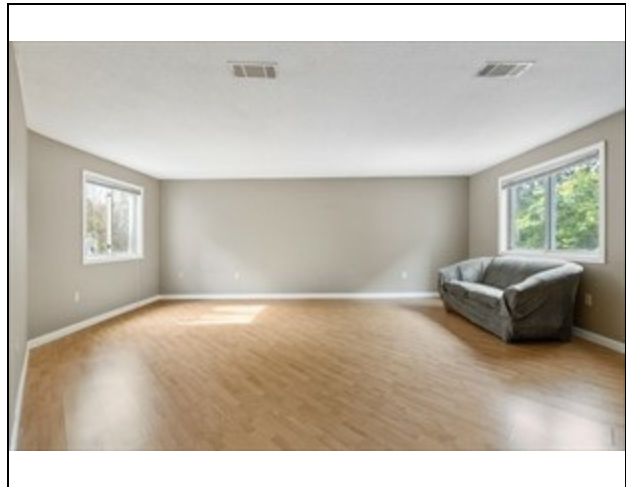
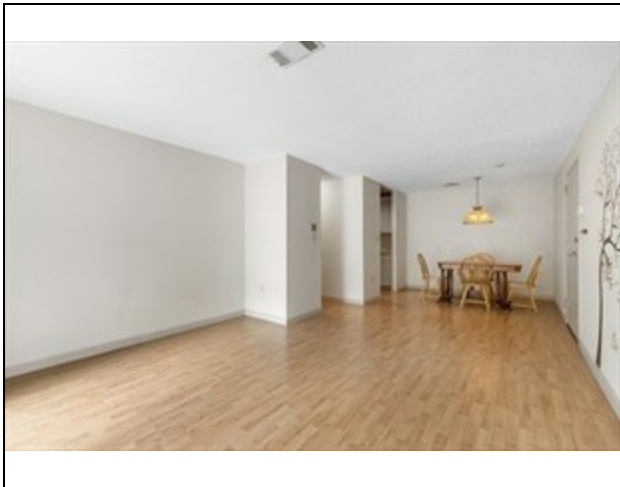
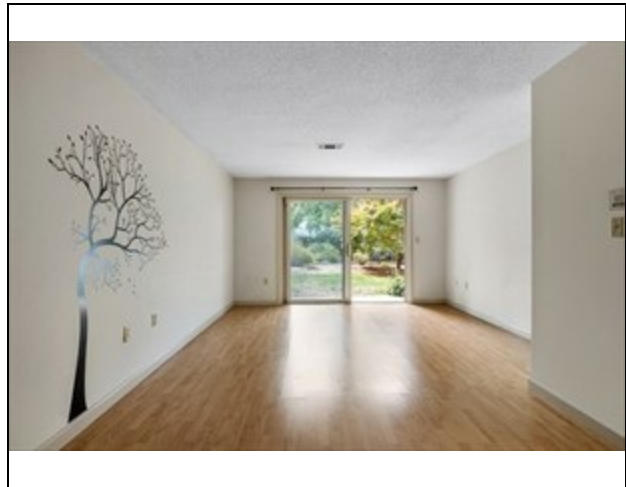
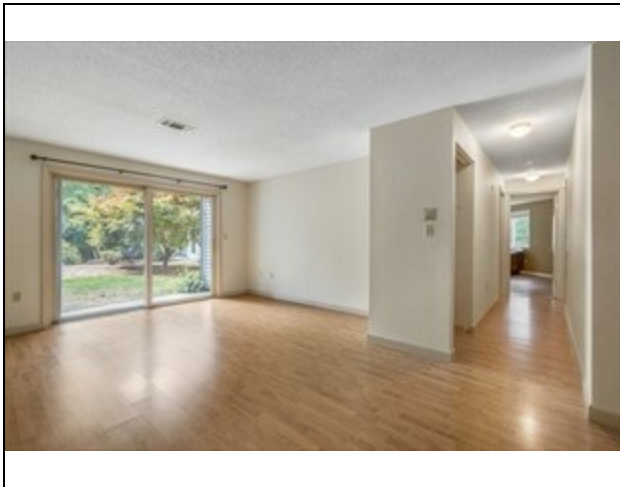
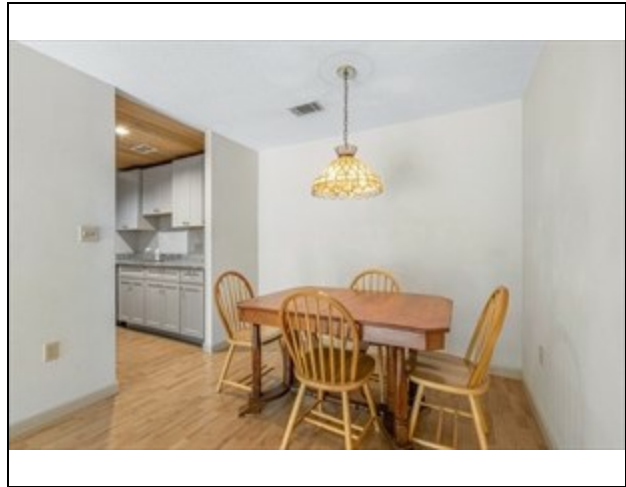
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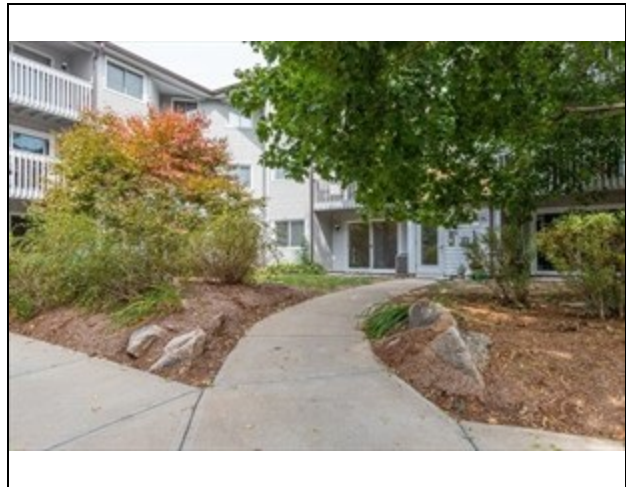
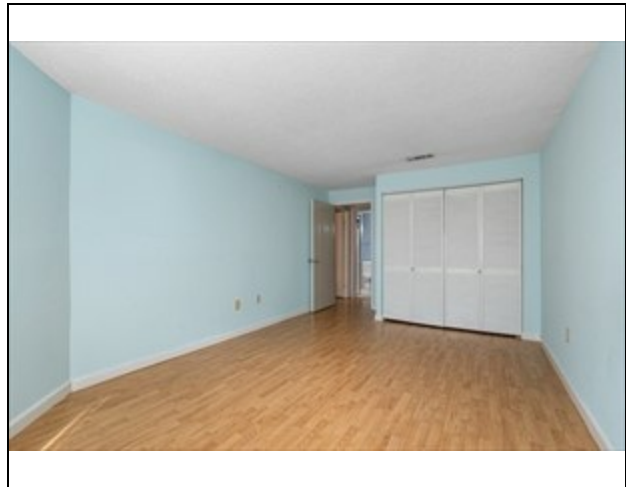
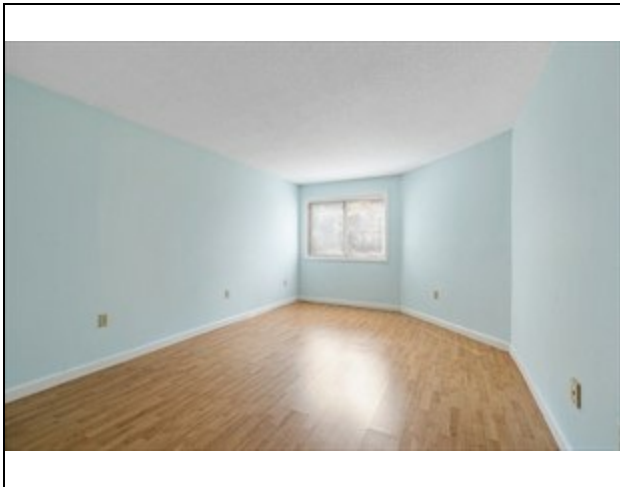
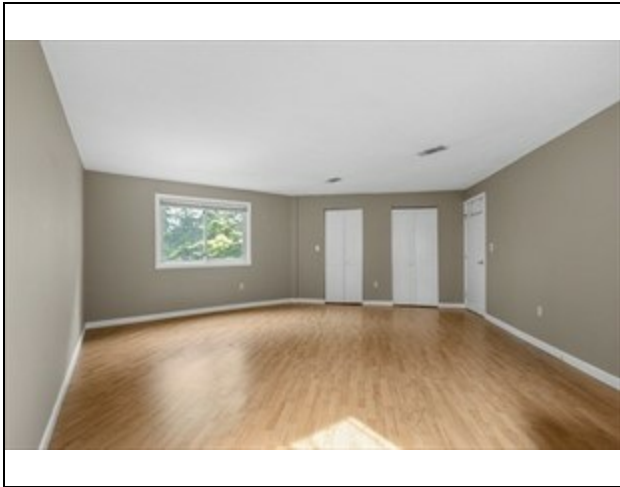
Cert: **12274** Zoning Code: **RES**

Map: Block: Lot: Book: **20910** Page: **293**

Market History for 1401 Franklin Crossing Rd U:1401, Franklin, MA 02038-2938

MLS #	Date		DOM	DTO	Price
72731644	9/23/2020	Listed for \$239,900			\$239,900
CTG	9/28/2020	Status Changed to: Contingent			
UAG	10/12/2020	Status Changed to: Under Agreement			
SLD	10/20/2020	Status Changed to: Sold			
	10/20/2020	Sold for \$240,000	19	5	\$240,000
Market History for Office Id: BB0125			19	5	\$240,000
Market History for this property			19	5	\$240,000





MLS # 72731644 - Sold
1401 Franklin Crossing Rd U:1401, Franklin, MA 02038-2938

Condominium - Condo
Sale Price: \$240,000

