

**810 Franklin Crossing Rd - Unit 810**  
**Franklin, MA 02038-2927**  
**Condo**

MLS #: <b>72610115</b>	Status: <b>Sold</b>
List Price: <b>\$225,000</b>	Sale Price: <b>\$210,000</b>
List Date: <b>1/21/2020</b>	Sale Date: <b>3/31/2020</b>
Area:	Off Market Date: <b>2/28/2020</b>
List\$/Sq. Ft.: <b>\$238.85</b>	Sold \$/Sq. Ft. <b>\$222.93</b>
Days on Market (Total): <b>39</b>	Days on Market (Office): <b>39</b>

**Property Features**

Rooms: <b>4</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: <b>No</b>	Placement: <b>Top/Penthouse, End, Corner, Back</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>942 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, Common, Guest</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, Extra Storage, Refuse Removal, Reserve Funds</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>3</b>		<b>Flooring - Wall to Wall Carpet, Balcony - Exterior, Cable Hookup, Open Floor Plan, Slider</b>
Dining Room:	<b>3</b>		<b>Flooring - Wall to Wall Carpet, Open Floor Plan</b>
Kitchen:	<b>3</b>		<b>Flooring - Stone/Ceramic Tile</b>
Master Bedroom:	<b>3</b>		<b>Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>3</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>3</b>		<b>Bathroom - Full, Closet - Linen, Flooring - Vinyl, Low Flow Toilet</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
 Basement: **No**  
 Cooling: **Heat Pump, Individual, Unit Control**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Balcony, Professional Landscaping, Tennis Court**  
 Facing Direction:  
 Heating: **Heat Pump, Individual, Unit Control**  
 Hot Water: **Electric, Tank**  
 Interior Features: **Intercom, Internet Available - Broadband, Internet Available - Fiber-Optic**  
 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**

**IMMACULATE CONDO** is ready to move right in. Rare third floor end unit. The Living Room and Dining Room have an open floor plan that's great for entertaining. Chefs will appreciate the country charm of the oak cabinet packed kitchen. Watch the seasons change and enjoy the view from your private balcony. Spacious Master Bedroom has a walk-in closet and second closet. Large second bedroom has great closet space too. You'll stay warm this Winter with an updated energy efficient heat pump (2017) and cool this Summer with Central Air. Updates include Harvey Windows (Dec. 2010) and Slider (4th Qtr. 2016). Coin operated Laundry is on the 1st floor. This Summer you'll enjoy the complex's swimming pool, tennis court and playground. Extra storage in bldg. Bldg. is wired for FIOS. Great Commuter location close to shopping, Premium Outlets, the Commuter Rail to Boston, Routes 495, 95, the MA Pike and Dean College. Open House Saturday, February 15th 1P-3P.

**Tax Information**

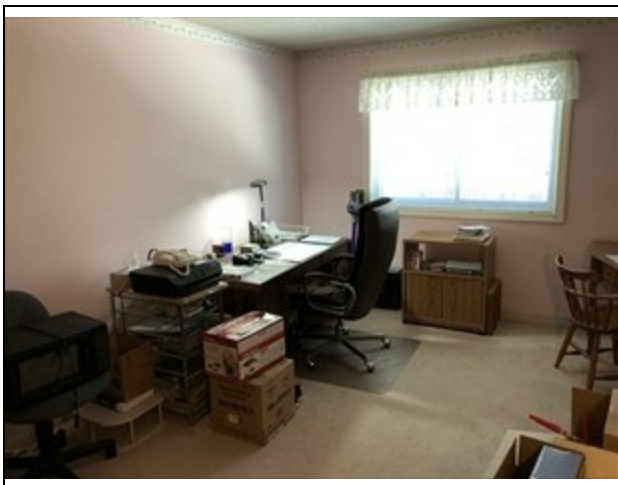
<b>2019 Taxes: \$2,355</b>	<b>Assessment: \$148,700</b>	<b>Cert: 063421</b>	<b>Zoning Code: RES</b>
<b>Pin #: M:270 L:021-046</b>	<b>Map: 270</b>	<b>Block: 021</b>	<b>Lot: 046 Book: 30144 Page: 288</b>

## Market History for 810 Franklin Crossing Rd U:810, Franklin, MA 02038-2927

MLS #	Date		DOM	DTO	Price
72610115	1/21/2020	Listed for <b>\$225,000</b>			\$225,000
CTG	2/20/2020	Status Changed to: <b>Contingent</b>			
UAG	2/29/2020	Status Changed to: <b>Under Agreement</b>			
SLD	4/1/2020	Status Changed to: <b>Sold</b>			
	3/31/2020	Sold for <b>\$210,000</b>	39	29	<b>\$210,000</b>
Market History for Office Id: BB1650			<b>39</b>	<b>29</b>	<b>\$210,000</b>
Market History for this property			<b>39</b>	<b>29</b>	<b>\$210,000</b>







**MLS # 72610115 - Sold**  
**810 Franklin Crossing Rd U:810, Franklin, MA 02038-2927**

**Condominium - Condo**  
**Sale Price: \$210,000**



**2005 Franklin Crossing - Unit 2005**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>72727743</b>	Status: <b>Sold</b>
List Price: <b>\$210,000</b>	Sale Price: <b>\$215,000</b>
List Date: <b>9/16/2020</b>	Sale Date: <b>11/5/2020</b>
Area:	Off Market Date: <b>10/3/2020</b>
List\$/Sq. Ft.: <b>\$215.38</b>	Sold \$/Sq. Ft. <b>\$220.51</b>
Days on Market (Total): <b>18</b>	Days on Market (Office): <b>18</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>Upper, Front, Garden</b>
Fireplaces: <b>0</b>	Approx. Living Area: <b>975 Sq. Ft.</b>
Year Built: <b>1985</b>	Outdoor Space Avail:
# Units: <b>144</b>	Garage: <b>0</b>
Elevator:	Parking: <b>2 Off-Street, Assigned</b>
Handicap Access/Features:	
Association: <b>Yes</b> Fee: <b>\$295</b>	
Fee Includes: <b>Water, Sewer, Master Insurance, Security, Swimming Pool, Landscaping, Snow Removal, Tennis Court, Playground, Extra Storage, Refuse Removal, Management Fee</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>2</b>	<b>14X13</b>	<b>Balcony - Exterior, Open Floor Plan, Slider</b>
Dining Room:	<b>2</b>	<b>10X9</b>	<b>Flooring - Laminate</b>
Kitchen:	<b>2</b>	<b>8X8</b>	<b>Flooring - Vinyl</b>
Master Bedroom:	<b>2</b>	<b>17X11</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>2</b>	<b>14X11</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>2</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Closet - Linen, Flooring - Stone/Ceramic Tile</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Refrigerator**  
 Basement: **No**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Balcony**  
 Facing Direction:  
 Green Certified: **No**  
 Heating: **Forced Air, Electric**  
 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**

**Nicely appointed second floor condo in Franklin Crossing. This condo has lots of natural light, neutral colors, great location, and a reasonable price. Centrally located near highway and many area amenities. Common areas include in ground pool, basketball area, and nice walking paths. First showing Saturday, September 19th from 12:00 to 2:00.**

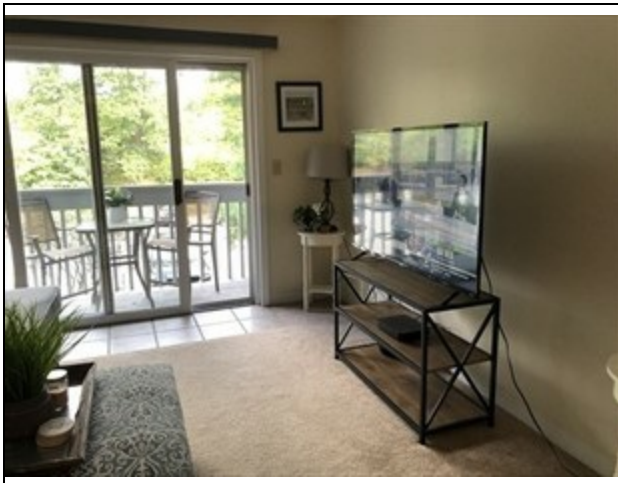
**Tax Information**

<b>2020 Taxes: \$2,549.41</b>	<b>Assessment: \$175,700</b>	Cert:	Zoning Code: <b>res</b>
Pin #:		Map:	Block: Lot: Book: <b>36431</b> Page: <b>230</b>

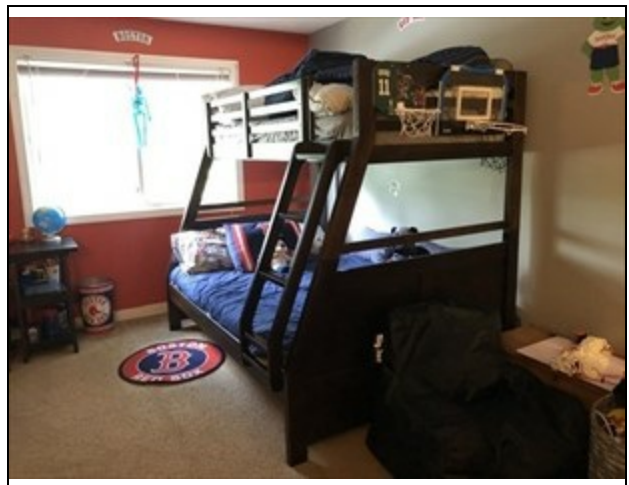


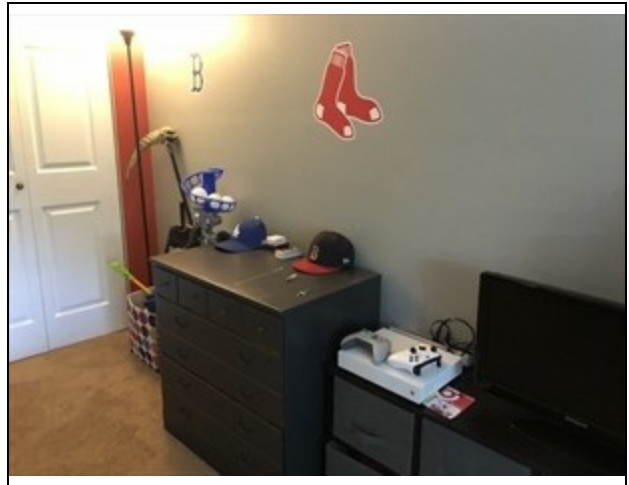
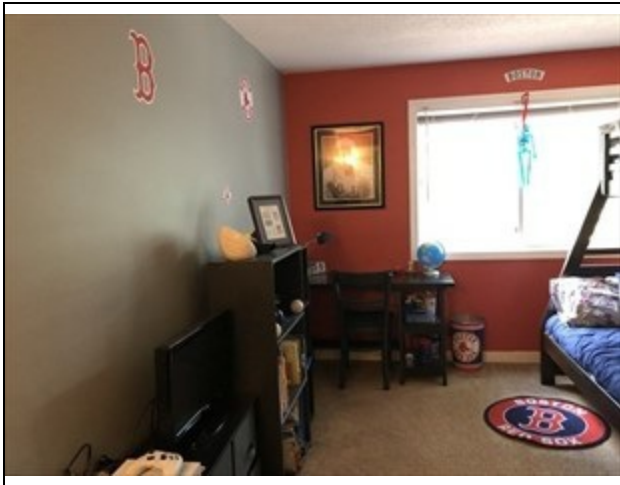
## Market History for 2005 Franklin Crossing U:2005, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
72727743	9/16/2020	Listed for <b>\$210,000</b>			\$210,000
	9/20/2020	Buyers Agent Compensation Changed From: <b>2</b> To: <b>2.5</b>			
CTG	9/20/2020	Status Changed to: <b>Contingent</b>			
UAG	10/4/2020	Status Changed to: <b>Under Agreement</b>			
SLD	11/5/2020	Status Changed to: <b>Sold</b>			
	11/5/2020	Sold for <b>\$215,000</b>	18	3	<b>\$215,000</b>
Market History for Office Id: AN3573			<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>

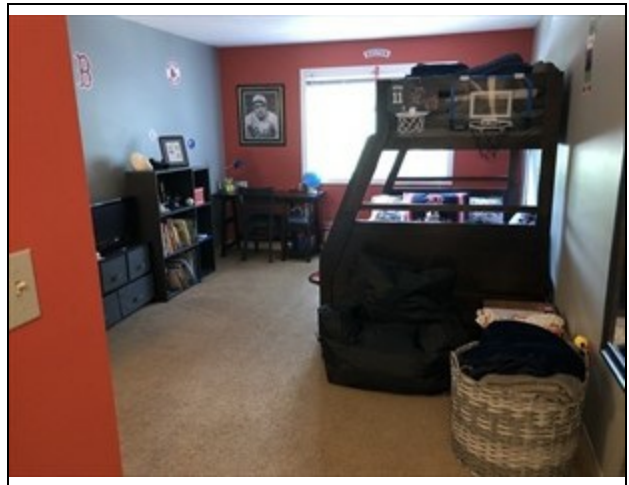
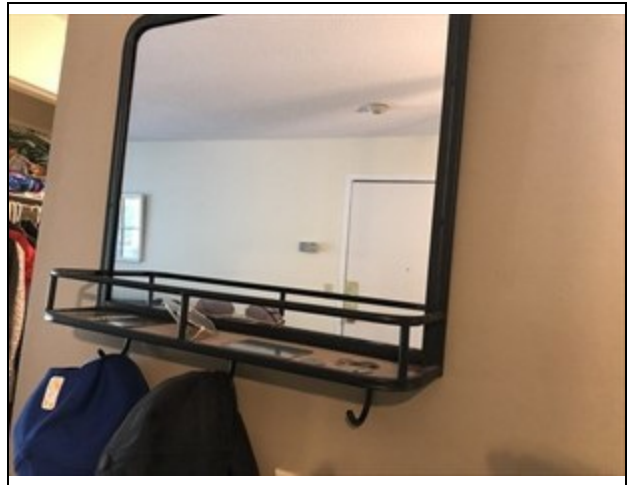
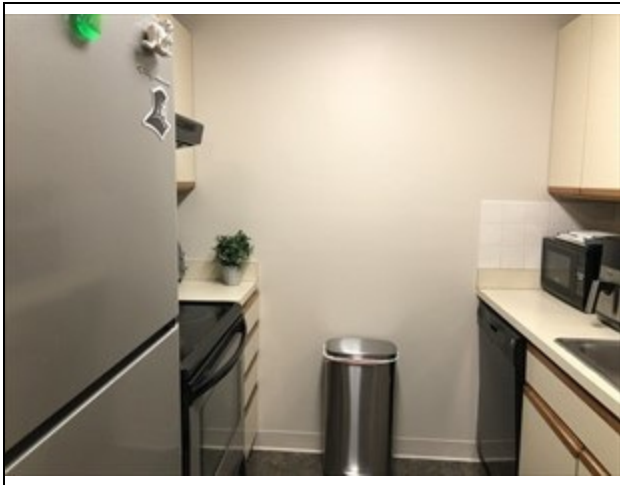














**MLS # 72727743 - Sold**  
**2005 Franklin Crossing U:2005, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$215,000**

