

53 Quince Landing - Unit 53
Franklin, MA 02038
Condo

MLS #: 72899486	Status: Sold
List Price: \$450,000	Sale Price: \$475,000
List Date: 9/23/2021	Sale Date: 12/8/2021
Area:	Off Market Date: 9/28/2021
List\$/Sq. Ft.: \$164.47	Sold \$/Sq. Ft. \$173.61
Days on Market (Total): 5	Days on Market (Office): 5

Property Features

Rooms: 9	Style: Townhouse
Bedrooms: 2	Type: Condo
Baths: 2f 1h	Unit Level: 1
Master Bath: Yes	Placement: Street, Walkout
Fireplaces: 1	Approx. Living Area: 2,736 Sq. Ft.
Year Built: 1986	Outdoor Space Avail: Yes - Common
# Units: 100	Garage: 2 Attached, Garage Door Opener
Elevator:	Parking: 2 Off-Street, Paved Driveway
Handicap Access/Features:	
Association: Yes Fee: \$359	
Fee Includes: Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Reserve Funds	



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Deck - Exterior, Open Floor Plan
Dining Room:	1		Flooring - Hardwood, Open Floor Plan
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Laminate, Dining Area, Stainless Steel Appliances
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	2		Dryer Hookup - Electric, Washer Hookup
Home Office:	1		Flooring - Wall to Wall Carpet
Loft:	2		Skylight, Ceiling - Vaulted, Flooring - Wall to Wall Carpet
Game Room:	B		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Basement: **Yes Full, Finished, Walk Out, Interior Access, Exterior Access**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **220 Volts, Circuit Breakers**
 Exclusions:
 Exterior: **Clapboard**
 Exterior Features: **Porch, Deck - Composite, Gutters, Professional Landscaping, Sprinkler System**
 Facing Direction:
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Central Vacuum**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Including finished walkout lower level**
 Living Area Includes: **Finished Basement**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **Yes** Water View: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Highly Desirable Two Car Garage Unit at Spruce Pond Village with Tranquil Views and Finished Walkout Basement! Come see this awesome home with a fully finished walkout lower level with Family Room, Media Room and Game Room! Open floor plan has fresh paint and new carpet, gas fireplace, large open concept loft with vaulted ceiling and 2 skylights on second level. Two home office settings are perfect for today's remote work or distance learning requirements. Spacious Master Suite has ensuite bath with jet tub, walk-in closet and sliders to private Juliet Balcony where views abound. Handy second floor laundry. Spacious trex deck overlooks the serene lush landscaped backyard. Updated Heat, A/C and Hot Water. Town water/sewer, gas for heat, hot water, cooking and fireplace. Superb Neighborhood Location where the exceptionally well managed association even has your walkway and front steps shoveled in winter! All appliances are included in sale.

Tax Information

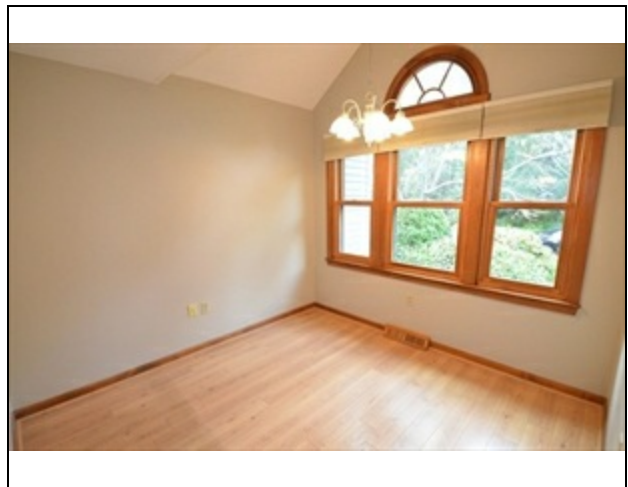
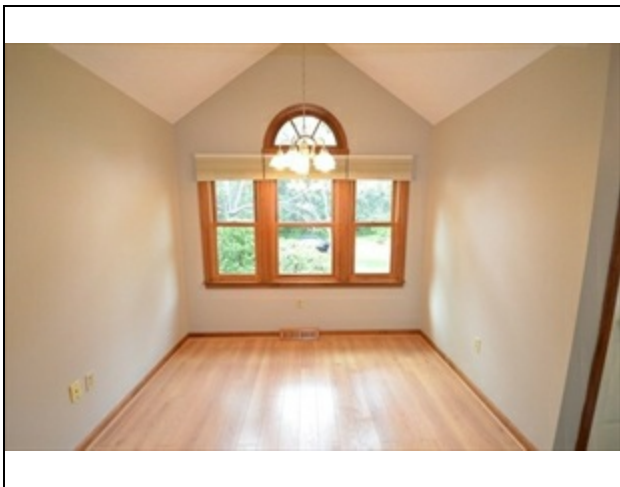
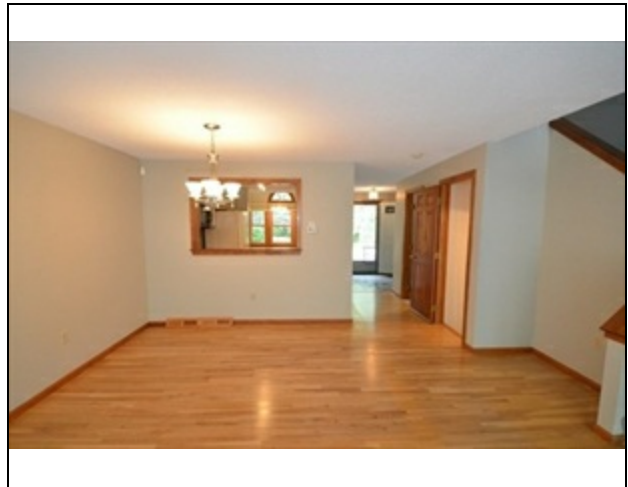
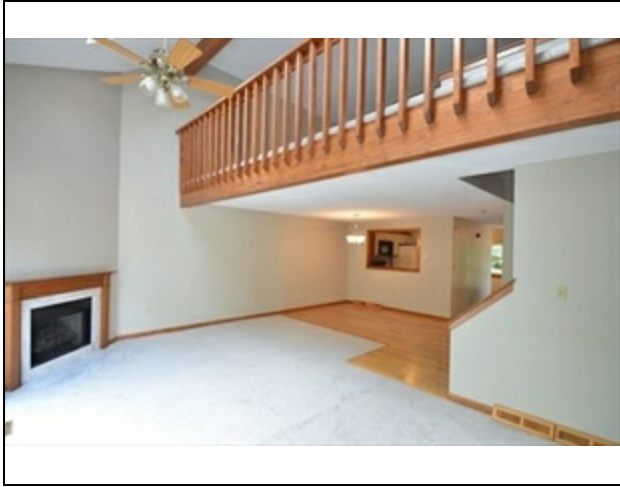
2021 Taxes: \$5,070.37	Assessment: \$346,100	Cert:	Zoning Code: Res
Pin #:		Map:	Block: Lot: Book: 21362 Page: 121

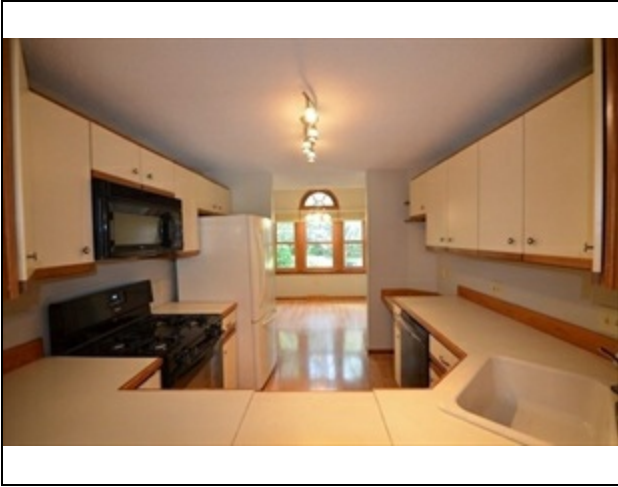
Compensation

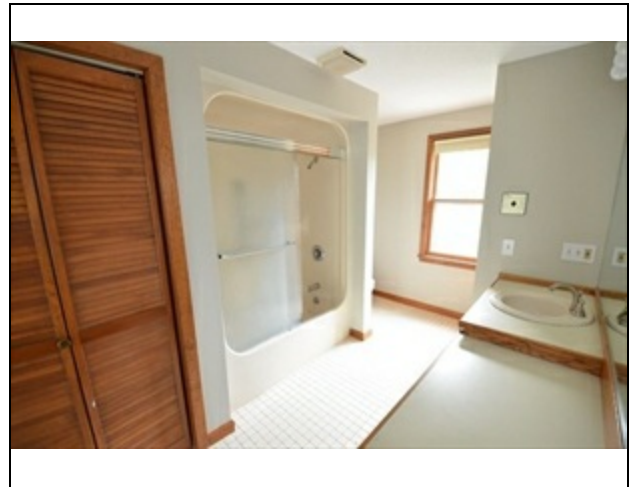
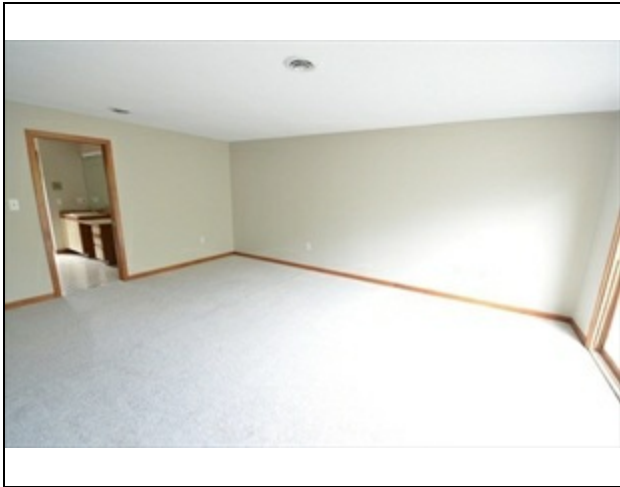
Sub-Agent: Not Offered	Buyer Agent: 2	Facilitator: 0
Compensation Based On: Net Sale Price		

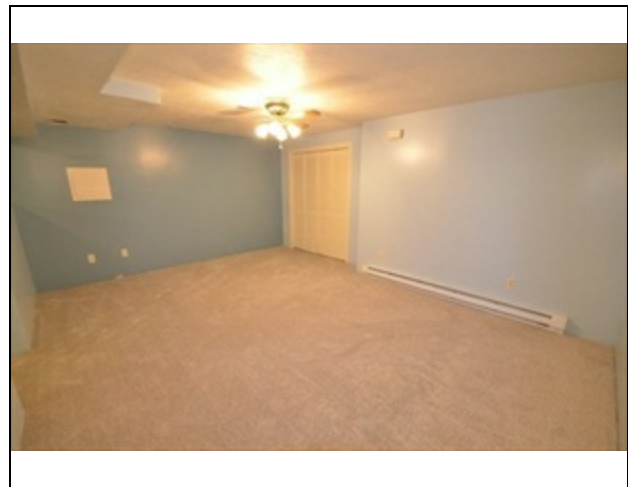
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Condominium - Condo
Sale Price: \$475,000

