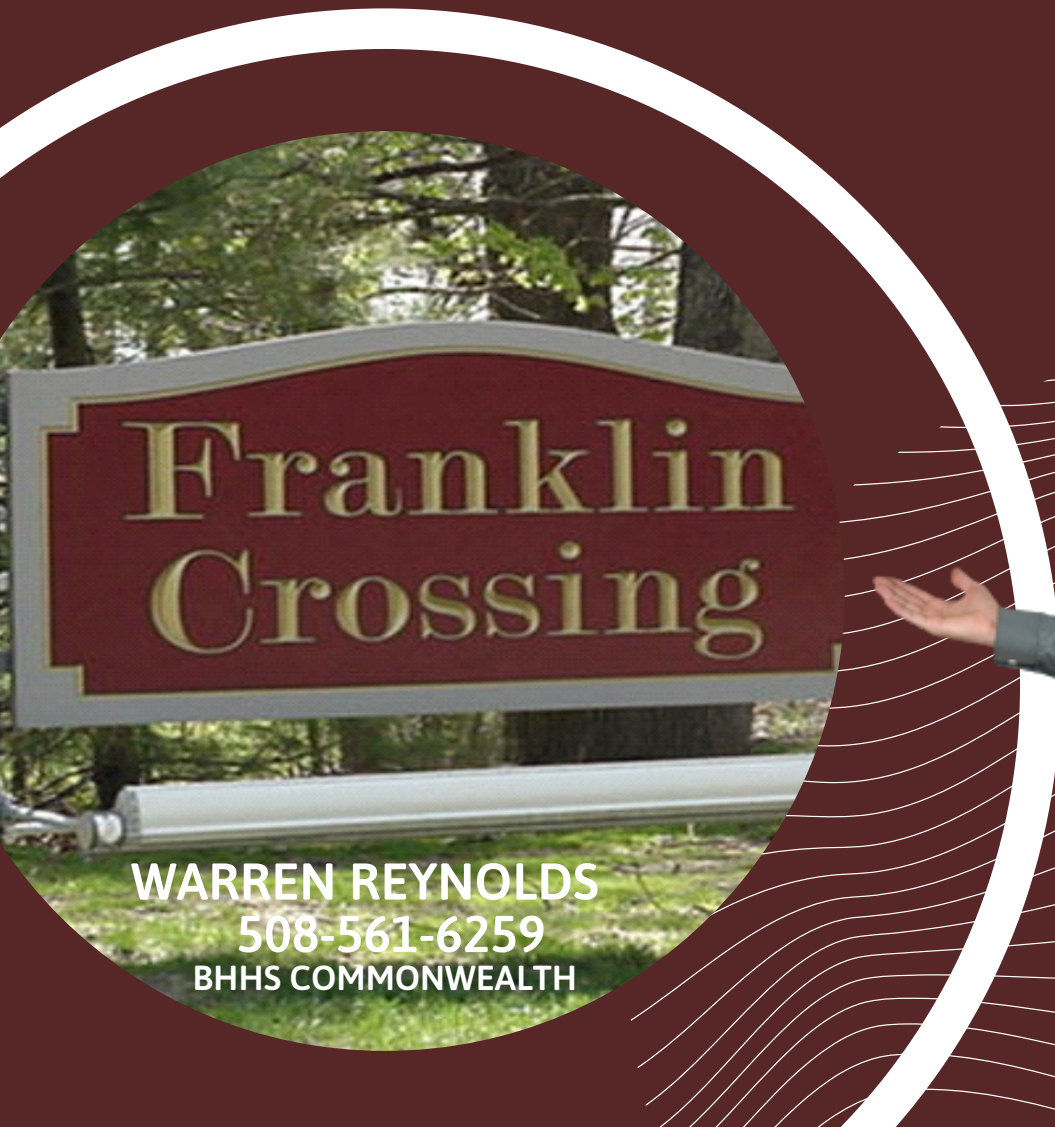


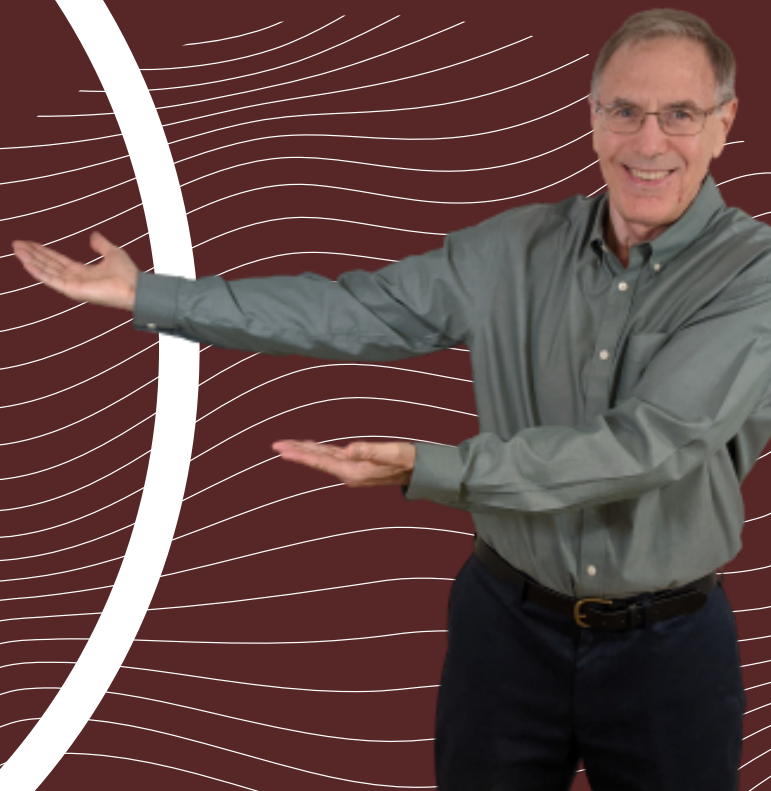
ANNUAL SALES REPORT

2021

FRANKLIN CROSSING CONDOS, FRANKLIN, MA



WARREN REYNOLDS
508-561-6259
BHHS COMMONWEALTH



2405 Franklin Crossing Rd - Unit 2405
Franklin, MA 02038-2996
Condo

MLS #: 72780936	Status: Sold
List Price: \$224,500	Sale Price: \$224,500
List Date: 10/30/2020	Sale Date: 3/17/2021
Area:	Off Market Date: 2/1/2021
List\$/Sq. Ft.: \$230.49	Sold \$/Sq. Ft. \$230.49
Days on Market (Total): 188	Days on Market (Office): 188

Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 2
Master Bath:	Placement: Middle
Fireplaces: 0	Approx. Living Area: 974 Sq. Ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0
Elevator: No	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, Park, Walking/Jogging Trails, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Laminate, Balcony / Deck, Open Floor Plan
Dining Room:	1		Flooring - Laminate
Kitchen:	1		Flooring - Vinyl
Master Bedroom:	1		Closet - Walk-in, Flooring - Laminate, Window(s) - Picture
Bedroom 2:	1		Closet, Flooring - Laminate, Window(s) - Bay/Bow/Box
Bath 1:	1		Bathroom - Half, Flooring - Vinyl

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**

Basement: **No**

Cooling: **Central Air**

Exclusions:

Exterior: **Vinyl**

Exterior Features: **Balcony**

Facing Direction:

Heating: **Forced Air, Electric**

Hot Water: **Electric**

Lead Paint: **None**

Living Area Disclosures: **Public record**

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

FRESHLY PAINTED, SUNNY CONDO IN IDEAL LOCATION! Come visit this bright 2nd floor unit in the serene community of Franklin Crossing! The condo features two bedrooms, one full bathroom, galley kitchen and open dining and living rooms. The slider from the living room leads to your own private balcony with stunning, sunny views of the surrounding woods and trails. The laminate flooring in dining room and living room adds glamour. The tree-lined community features an in-ground pool, basketball and tennis courts, trails and a playground. The location of this complex is ideal; it is close to shops, the commuter rail, downtown Franklin and major highways. Close to I495, I95, and RT 140. Easy commute and peaceful environment! Welcome home!

Tax Information

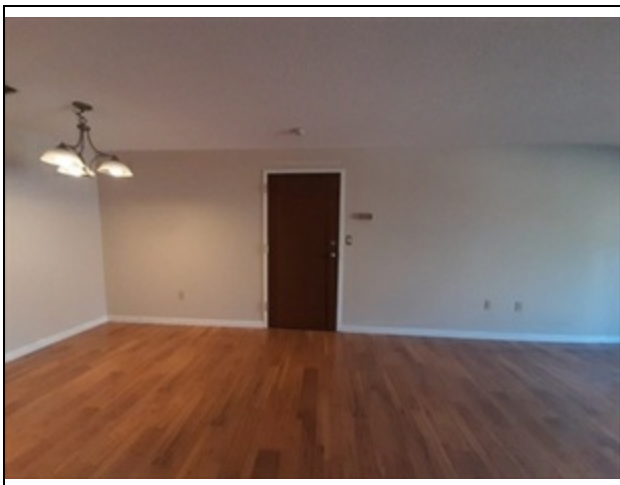
2020 Taxes: \$2,371	Assessment: \$163,400	Cert: 208230	Zoning Code: RES
Pin #: M:270 L:021-113		Map:	Block: Lot: Book: 17632 Page: 406

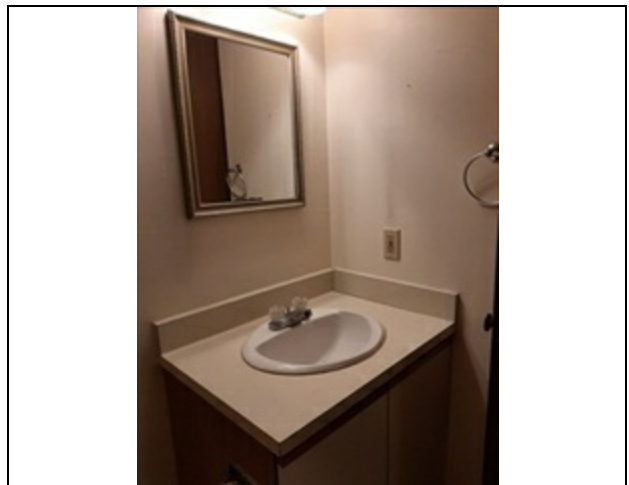
Compensation

Sub-Agent: Not Offered	Buyer Agent: 2.0	Facilitator: 1.0
Compensation Based On: Gross/Full Sale Price		

MLS # 72780936 - Sold
2405 Franklin Crossing Rd U:2405, Franklin, MA 02038-2996

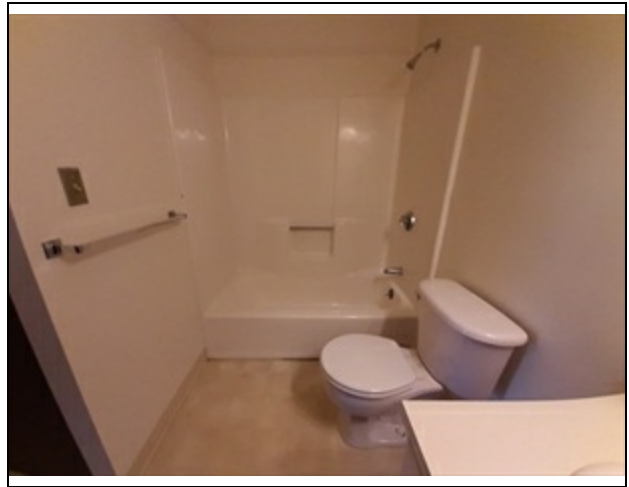
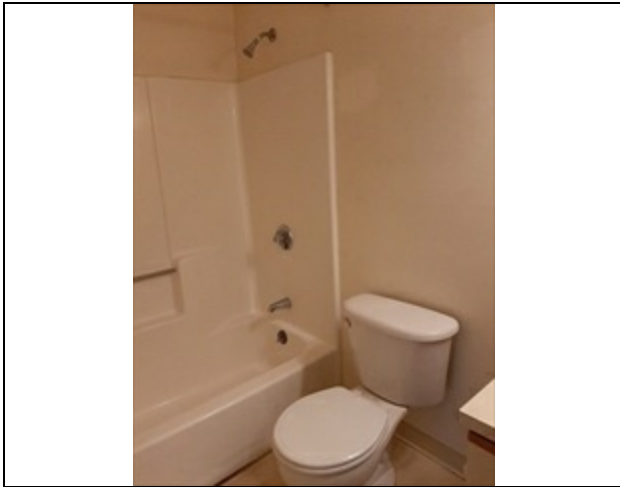
Condominium - Condo
Sale Price: \$224,500





MLS # 72780936 - Sold
2405 Franklin Crossing Rd U:2405, Franklin, MA 02038-2996

Condominium - Condo
Sale Price: \$224,500



MLS # 72780936 - Sold
2405 Franklin Crossing Rd U:2405, Franklin, MA 02038-2996

Condominium - Condo
Sale Price: \$224,500



2408 Franklin Crossing Rd - Unit 2408
Franklin, MA 02038-2996
Condo

MLS #: 72723308	Status: Sold
List Price: \$234,500	Sale Price: \$232,500
List Date: 9/9/2020	Sale Date: 4/30/2021
Area:	Off Market Date: 4/8/2021
List\$/Sq. Ft.: \$241.01	Sold \$/Sq. Ft. \$238.95
Days on Market (Total): 212	Days on Market (Office): 212

Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 2
Master Bath:	Placement: Middle
Fireplaces: 0	Approx. Living Area: 973 Sq. Ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0
Elevator: No	Parking: 2 On Street Permit

Handicap Access/Features:

Association: **Yes** Fee: **\$300**

Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Park, Walking/Jogging Trails, Refuse Removal**



Room Descriptions

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

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**

Basement: **No**

Cooling: **Central Air**

Exclusions:

Exterior: **Vinyl**

Exterior Features: **Balcony**

Facing Direction:

Heating: **Forced Air, Electric**

Hot Water: **Electric**

Lead Paint: **None**

Living Area Disclosures: **Public record**

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

Come visit this beautiful 2nd floor unit in charming Franklin Crossing! The condo features two bedrooms, one full bathroom, galley kitchen with new appliances, open dining and living rooms. The slider from the living room leads to your own private balcony with stunning wood views. The tree-lined community features an in-ground pool, basketball and tennis courts, trails and a playground. The location of this complex is ideal; it is close to shops, the commuter rail, downtown Franklin and major highways. Close to I495, I95, and RT 140. Easy commute and serene living! Make this your new home.

Tax Information

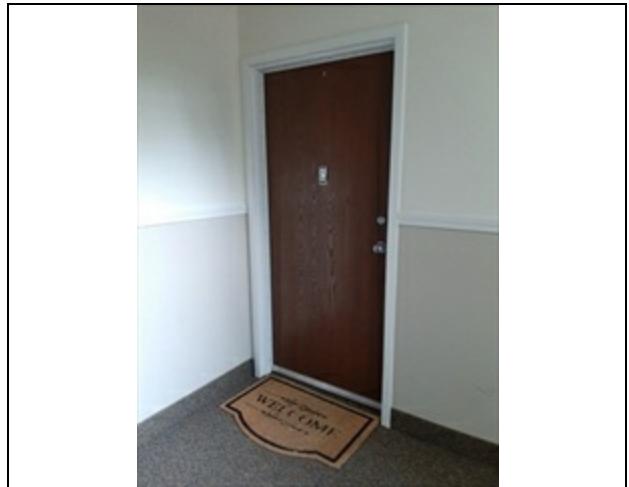
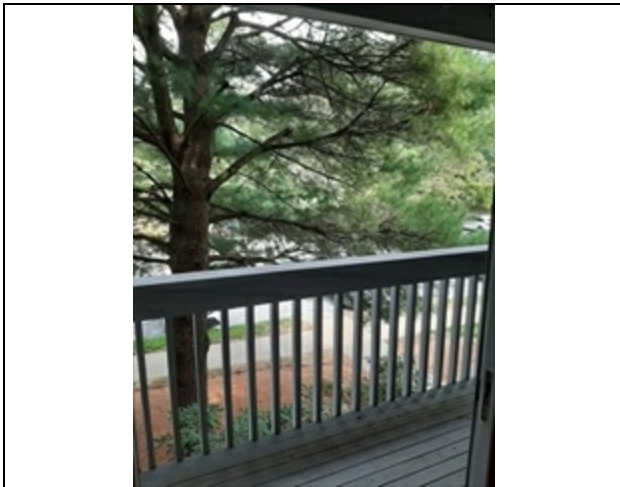
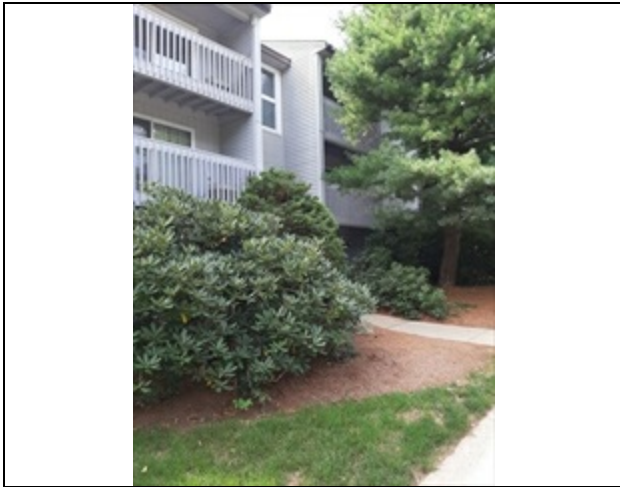
2020 Taxes: \$2,384	Assessment: \$164,300	Cert:	Zoning Code: RES
Pin #: M:270 L:021-116		Map:	Block: Lot: Book: 12373 Page: 121

Compensation

Sub-Agent: Not Offered	Buyer Agent: 2.0	Facilitator: 1.0
Compensation Based On: Gross/Full Sale Price		

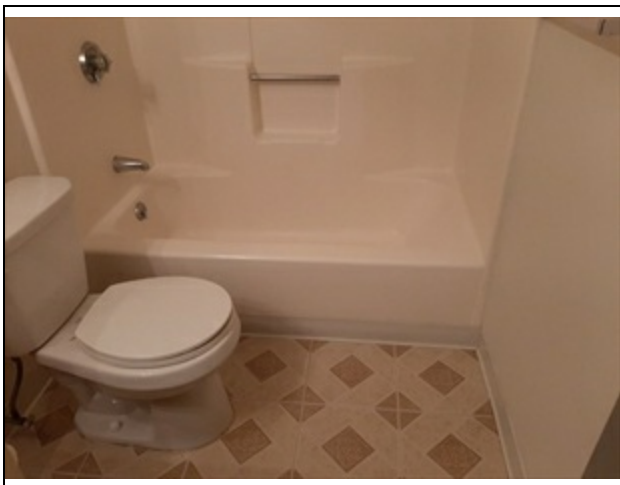
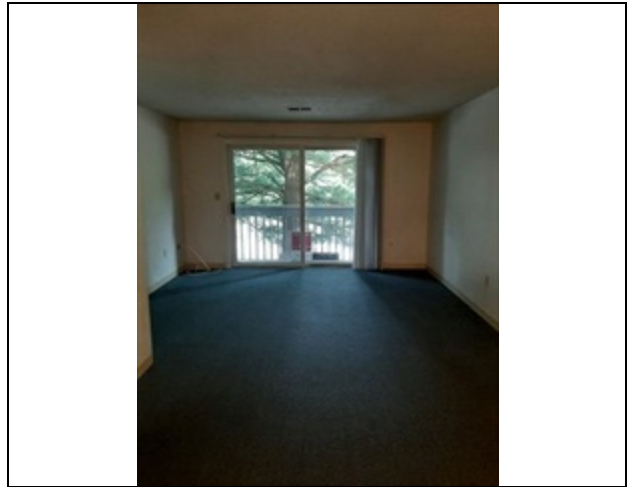
MLS # 72723308 - Sold
2408 Franklin Crossing Rd U:2408, Franklin, MA 02038-2996

Condominium - Condo
Sale Price: \$232,500



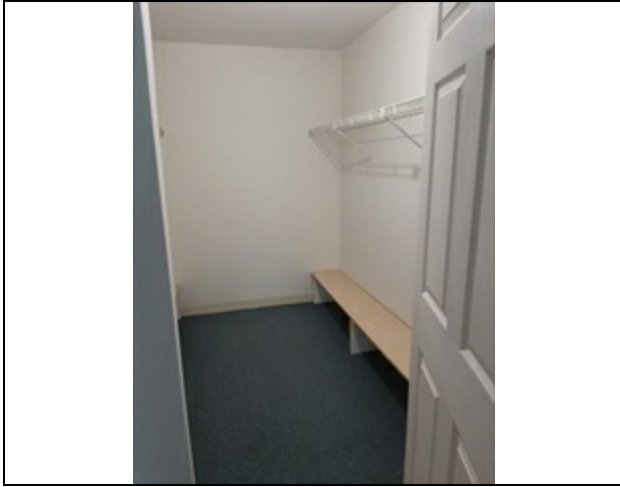
MLS # 72723308 - Sold
2408 Franklin Crossing Rd U:2408, Franklin, MA 02038-2996

Condominium - Condo
Sale Price: \$232,500



MLS # 72723308 - Sold
2408 Franklin Crossing Rd U:2408, Franklin, MA 02038-2996

Condominium - Condo
Sale Price: \$232,500



1002 Franklin Crossing Rd - Unit 1002
Franklin, MA 02038
Condo

MLS #: 72852669	Status: Sold
List Price: \$249,900	Sale Price: \$235,000
List Date: 6/18/2021	Sale Date: 8/6/2021
Area:	Off Market Date: 7/12/2021
List\$/Sq. Ft.: \$283.01	Sold \$/Sq. Ft. \$266.14
Days on Market (Total): 24	Days on Market (Office): 24

Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 1
Master Bath: No	Placement:
Fireplaces: 0	Approx. Living Area: 883 Sq. Ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0
Elevator:	Parking: 2 Common, Guest
Handicap Access/Features:	
Association: Yes Fee: \$293	
Fee Includes: Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, 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, Microwave, Refrigerator**
 Basement: **No**
 Cooling: **Heat Pump**
 Electric: **100 Amps**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Forced Air, Electric**
 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

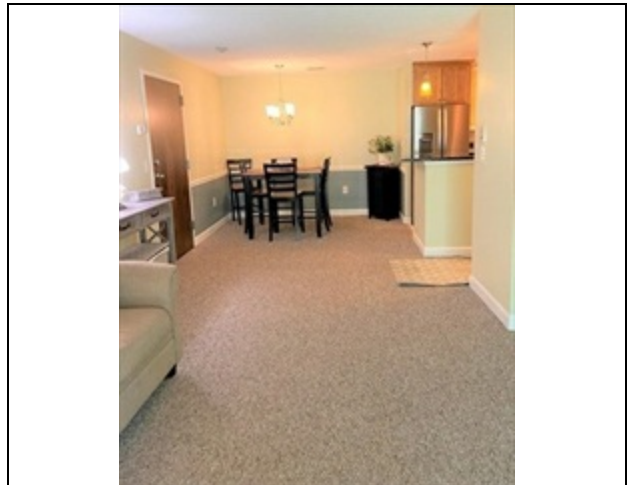
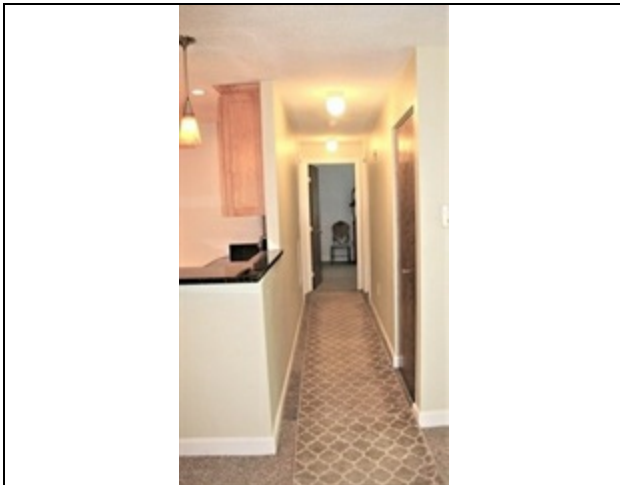
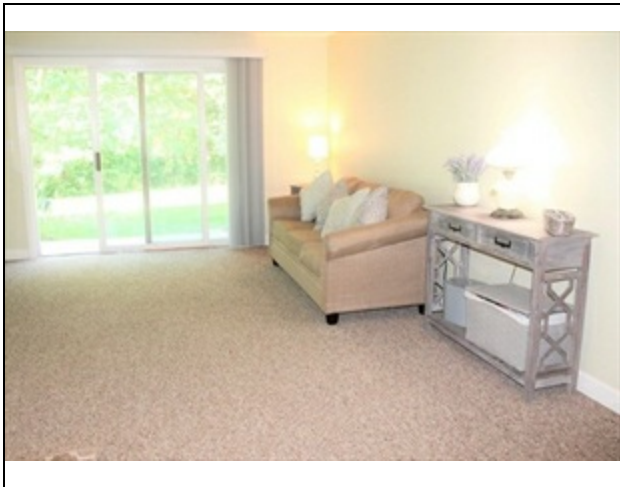
Move in ready, two bedroom condo in Franklin Crossing! Enjoy the quiet of this back unit on your large porch area with plenty of privacy overlooking the woods. Heat pump new in 2019. Refrigerator, stove, and water heater all new. The master bedroom offers two closets, one being a large walk in. Second bedroom also offers plenty of space. Laundry facilities are in the building on the same floor. The complex amenities include, pool, tennis court, and a playground. Conveniently located near shopping and highway access.

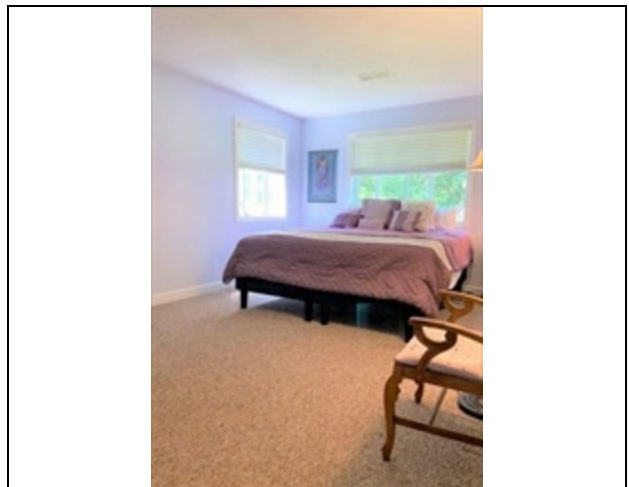
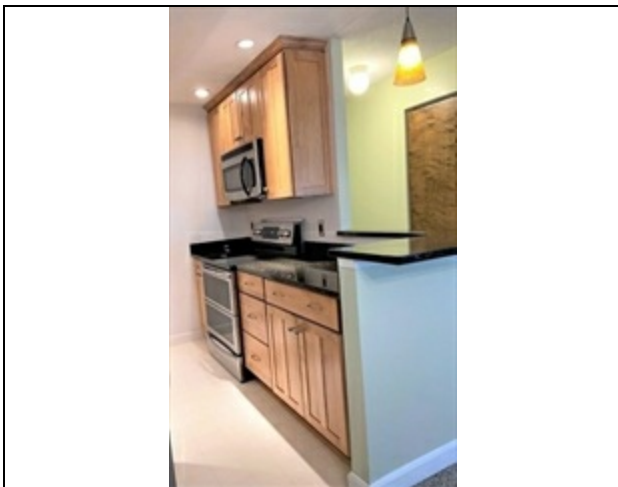
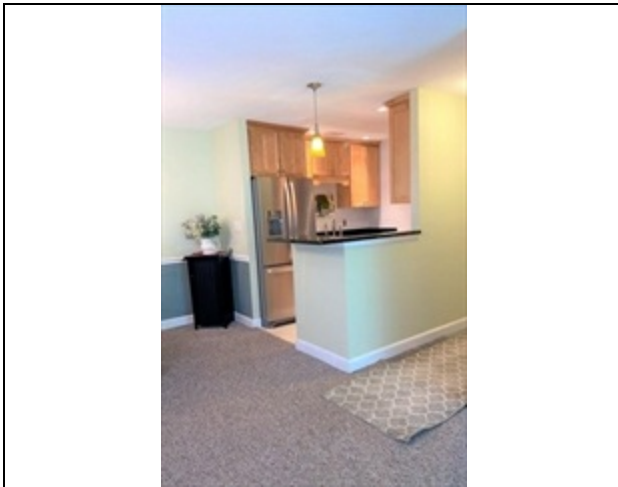
Tax Information

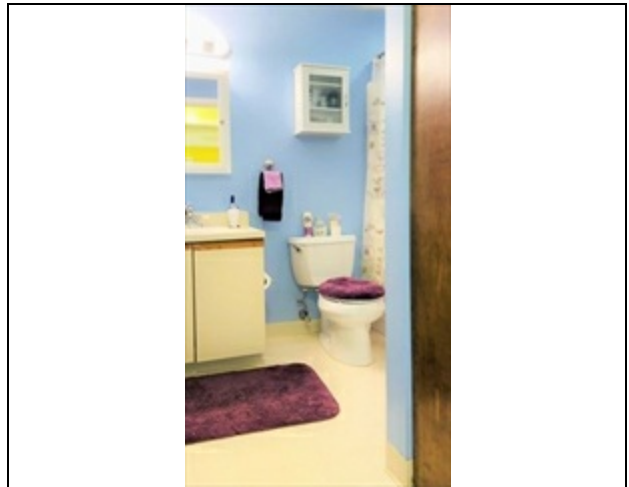
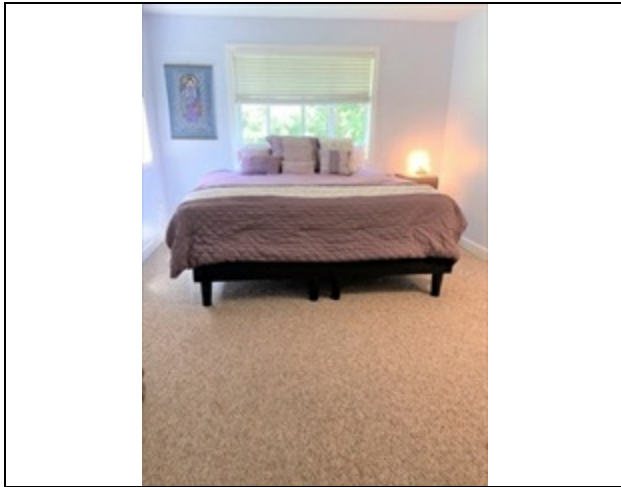
2021 Taxes: \$2,813	Assessment: \$192,000	Cert: 000000035522	Zoning Code: Res
Pin #: M:270 L:021-050		Map: Block: Lot:	Book: 36788 Page: 143

Compensation

Sub-Agent: Not Offered	Buyer Agent: 2.0	Facilitator: 2.0
Compensation Based On: Net Sale Price		







MLS # 72852669 - Sold
1002 Franklin Crossing Rd U:1002, Franklin, MA 02038

Condominium - Condo
Sale Price: \$235,000



2403 Franklin Crossing Rd - Unit 2403
Franklin, MA 02038-2996
Condo

MLS #: 72880969	Status: Sold
List Price: \$239,900	Sale Price: \$235,000
List Date: 8/12/2021	Sale Date: 9/20/2021
Area:	Off Market Date: 9/1/2021
List\$/Sq. Ft.: \$260.76	Sold \$/Sq. Ft. \$255.43
Days on Market (Total): 21	Days on Market (Office): 21

Property Features

Rooms: 5	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 1
Master Bath: No	Placement: Street
Fireplaces: 0	Approx. Living Area: 920 Sq. Ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0
Elevator: No	Parking: 2

Handicap Access/Features:

Association: **Yes** Fee: **\$293**

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



Room Descriptions

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

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**

Basement: **No**

Cooling: **Central Air**

Electric: **Circuit Breakers**

Exclusions:

Exterior Features: **Covered Patio/Deck, Tennis Court**

Facing Direction:

Heating: **Forced Air, Electric**

Hot Water: **Electric**

Lead Paint: **None**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No**

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

Lender Owned: **No**

Remarks

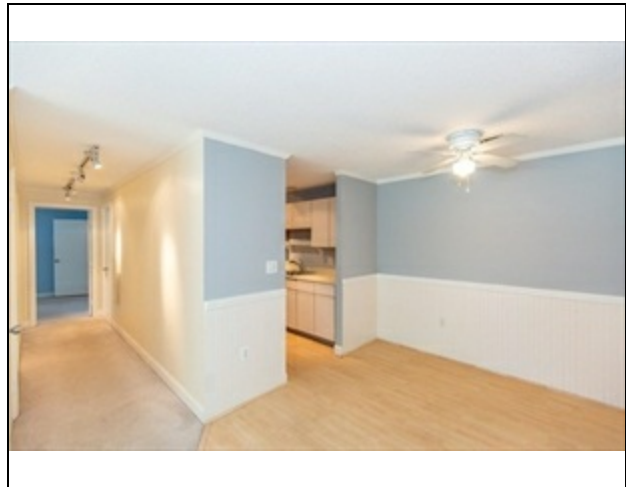
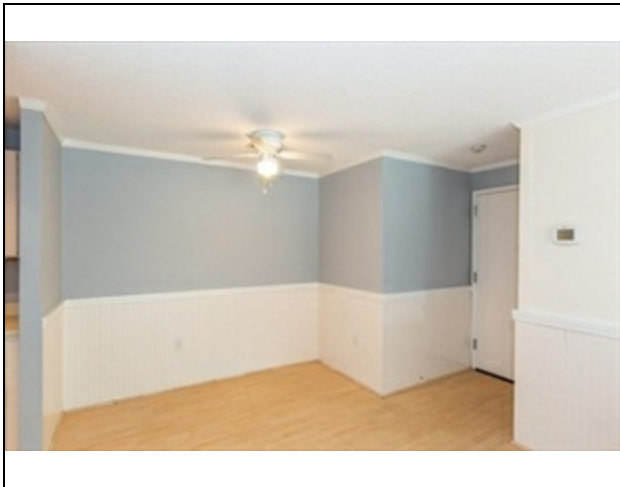
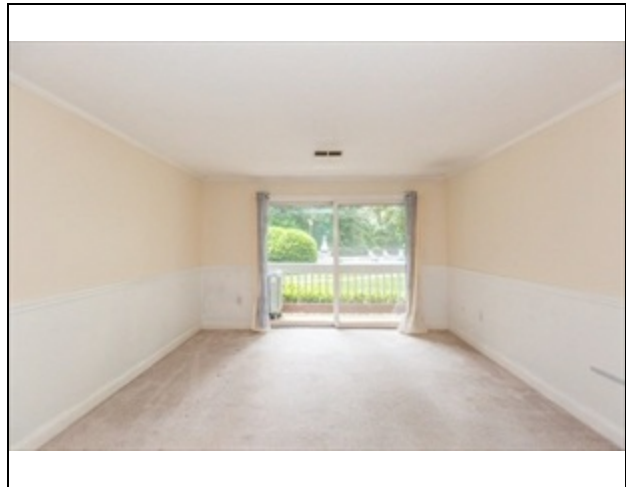
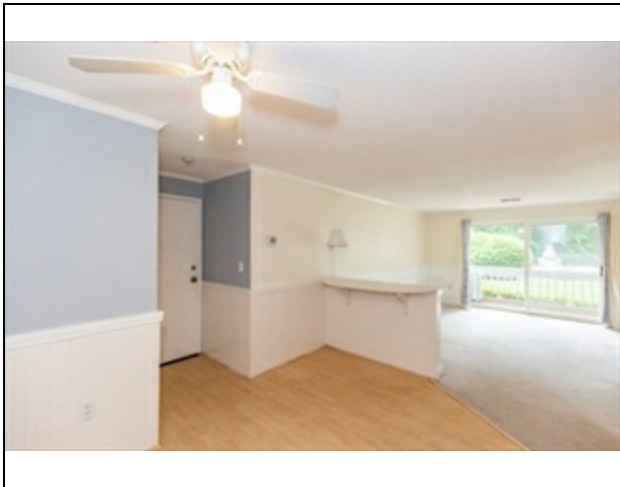
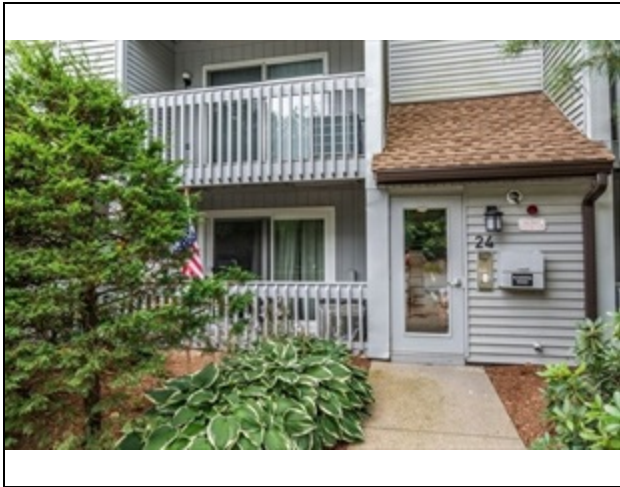
Welcome to Franklin Crossing. This condominium complex has so much to offer. Just minutes from the highway and fantastic shopping and dining options, this 2 bedroom, 1 bath, first floor unit with central air and an open living and dining space, can be found nestled in the back of the complex. It's large outdoor balcony has easy views to the swimming pool. Both bedrooms are a great size, and both have oversized closets with the master having a walk-in as well as a separate linen closet. This complex also has a separate playground and outdoor tennis and basketball courts. Laundry is not available inside the unit, but can be found right outside your door off the entryway hall. Pets are also welcome. Please see the condo rules for any limitations on size or breed..

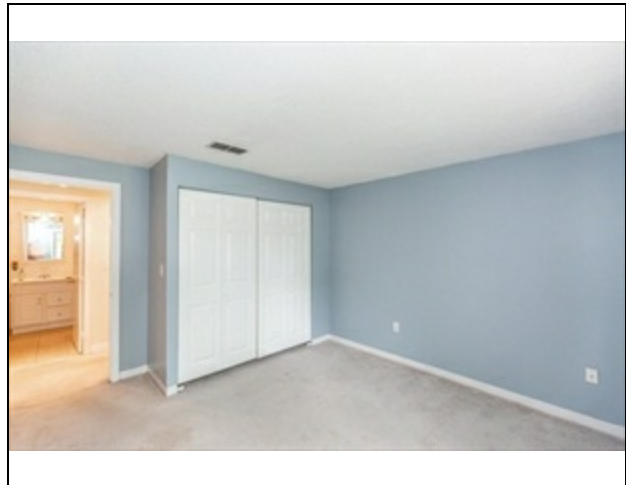
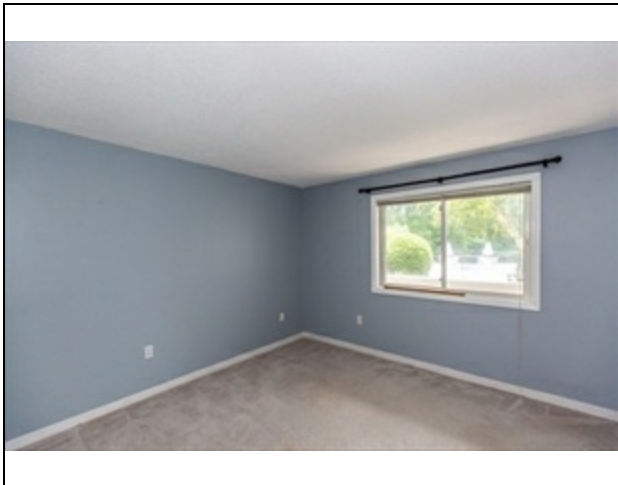
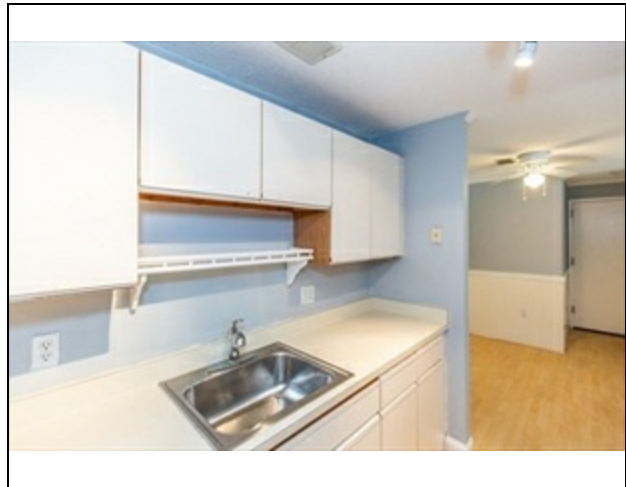
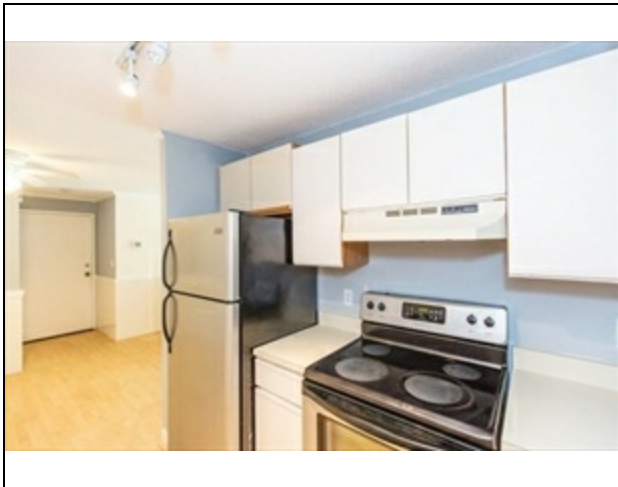
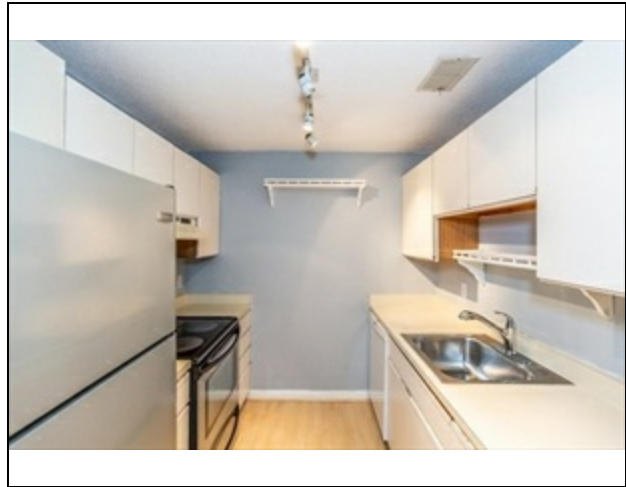
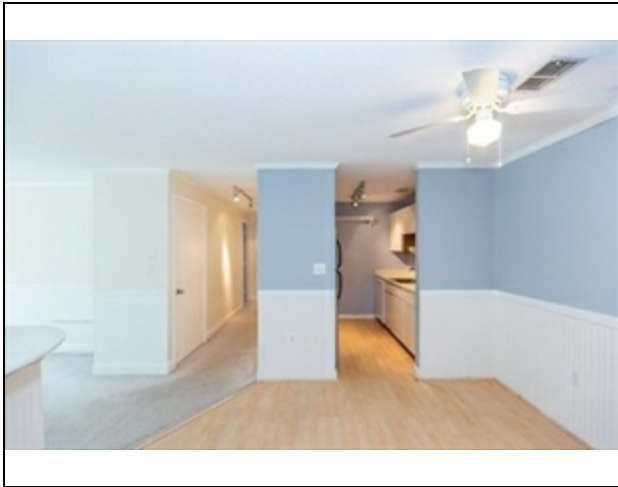
Tax Information

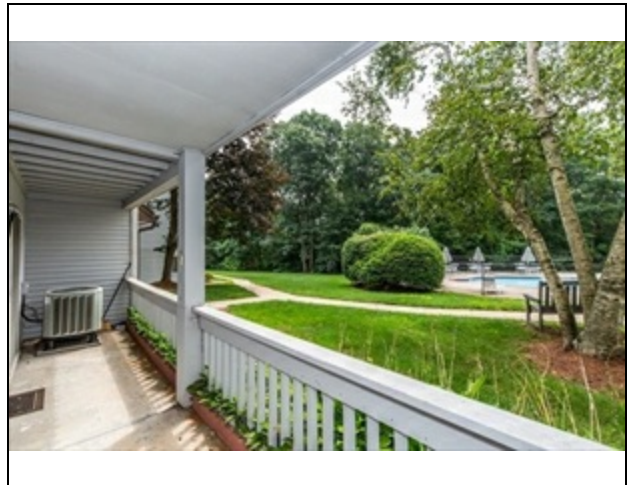
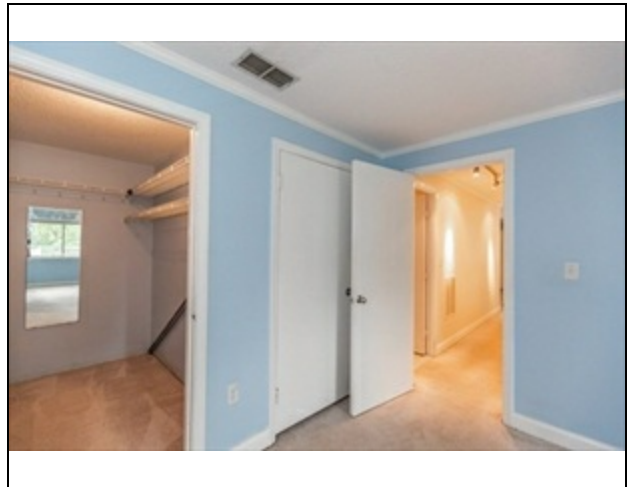
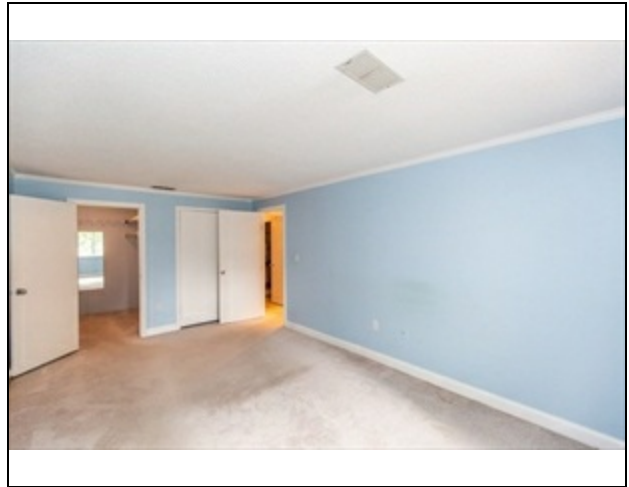
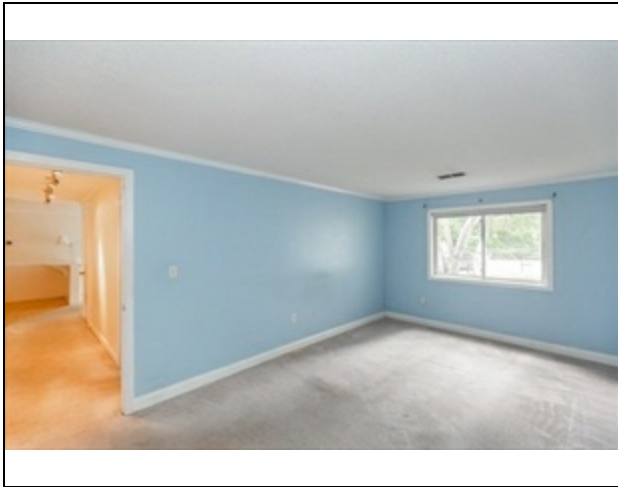
2021 Taxes: \$2,749.81	Assessment: \$187,700	Cert:	Zoning Code: RES
Pin #:		Map:	Block: Lot: Book: 27980 Page: 237

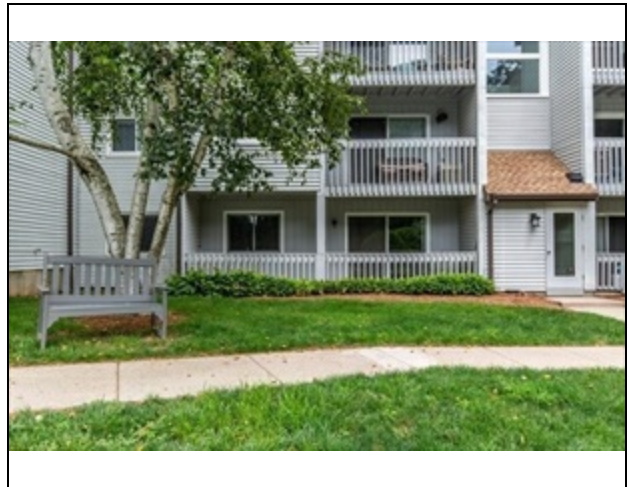
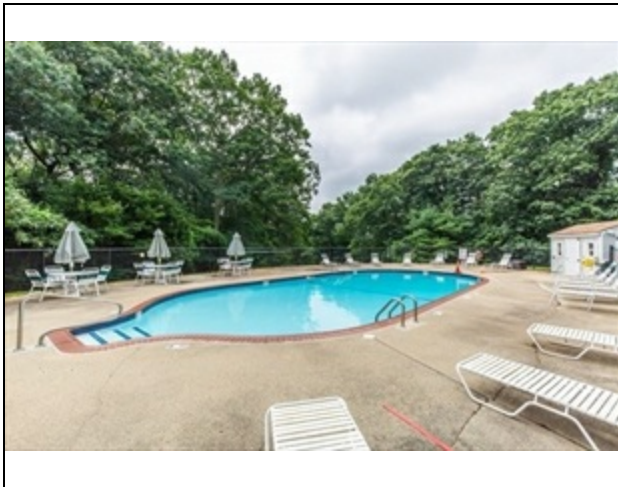
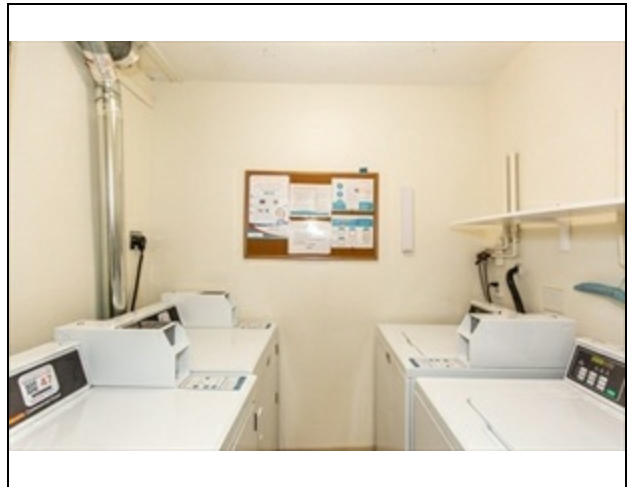
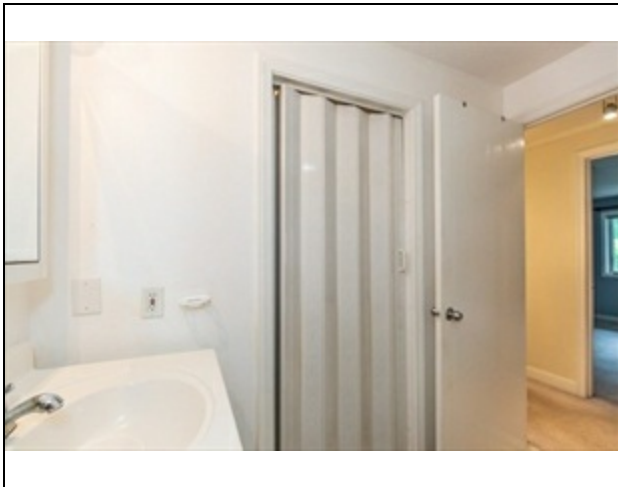
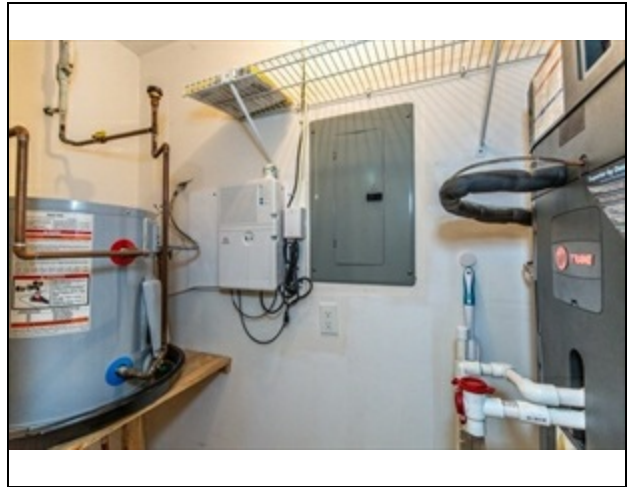
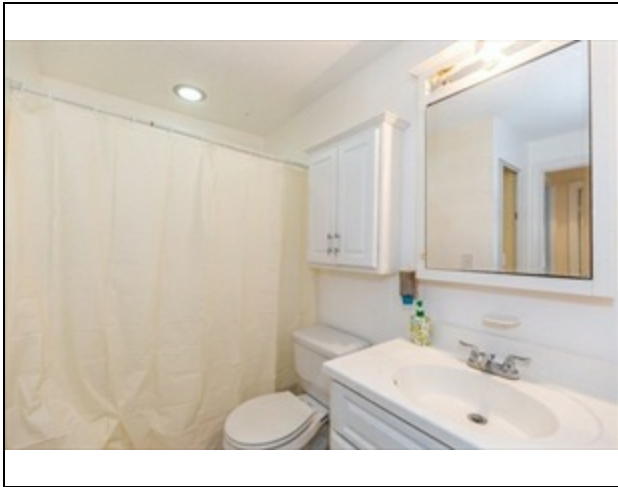
Compensation

Sub-Agent: Not Offered	Buyer Agent: 2.25%	Facilitator: 1%
Compensation Based On: Net Sale Price		









MLS # 72880969 - Sold
2403 Franklin Crossing Rd U:2403, Franklin, MA 02038-2996

Condominium - Condo
Sale Price: \$235,000



609 Franklin Crossing Rd - Unit 609
Franklin, MA 02038
Condo

MLS #: 72900279	Status: Sold
List Price: \$239,900	Sale Price: \$235,000
List Date: 9/24/2021	Sale Date: 11/22/2021
Area:	Off Market Date: 10/14/2021
List\$/Sq. Ft.: \$252	Sold \$/Sq. Ft. \$246.85
Days on Market (Total): 21	Days on Market (Office): 21

Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 3
Master Bath:	Placement: Upper
Fireplaces: 0	Approx. Living Area: 952 Sq. Ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0
Elevator:	Parking: 2 Common, Guest
Handicap Access/Features:	
Association: Yes Fee: \$311	
Fee Includes: Sewer, Master Insurance, Swimming Pool, Exterior Maintenance	



Room Descriptions

Room	Level	Size	Features
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Features & Other Information

Appliances: **Dishwasher, Disposal, Refrigerator**
 Basement: **No**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Balcony, Tennis Court**
 Facing Direction:
 Heating: **Forced Air, Heat Pump, Electric, Individual**
 Interior Features: **Intercom**
 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

Move right into this large, two bedroom, top floor unit! Sun filled, well cared for unit with two generously sized bedrooms. Private deck off of the living room. Enjoy the amenities this complex has to offer such as swimming pool, tennis courts, and playground. Shared laundry in the building. Close to 495, train, and shopping. Open house Saturday 9/25

Tax Information

2021 Taxes: \$2,795 Assessment: **\$190,800**
 Pin #: **M:270 L:021-033**

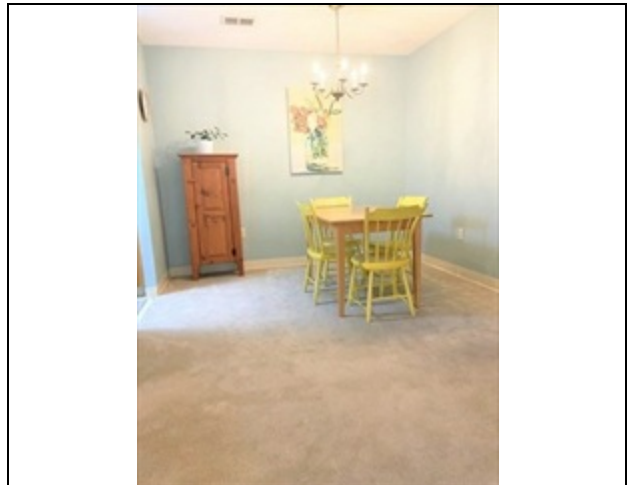
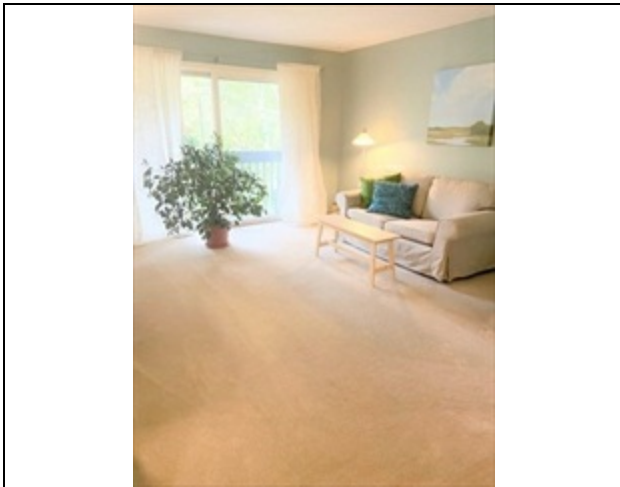
Cert: Zoning Code: **Res**
 Map: Block: Lot: Book: **23229** Page: **136**

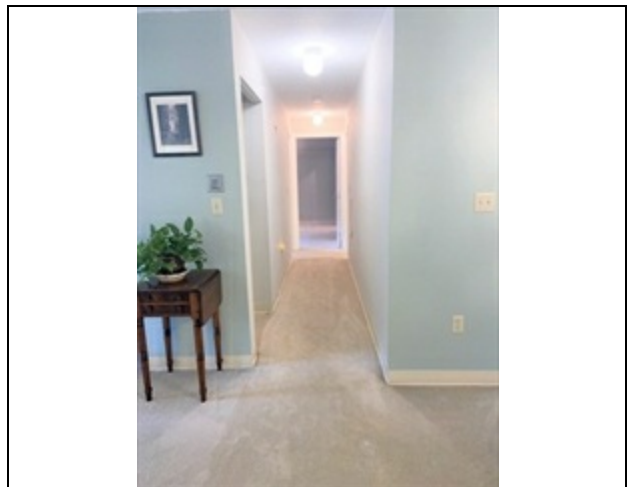
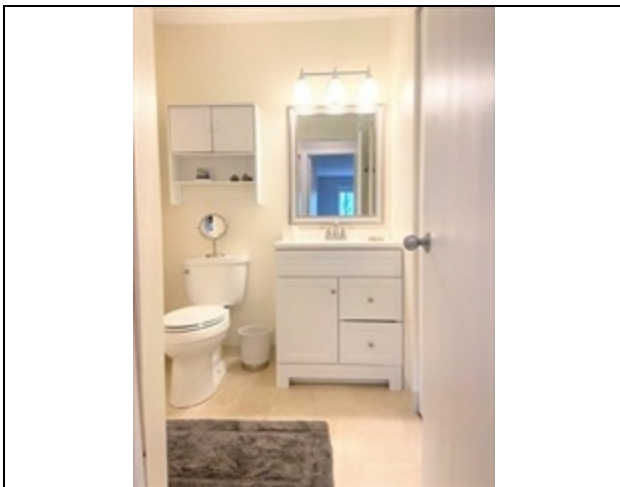
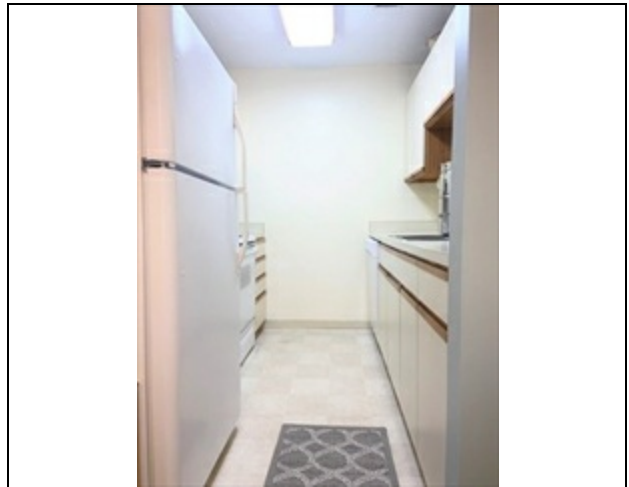
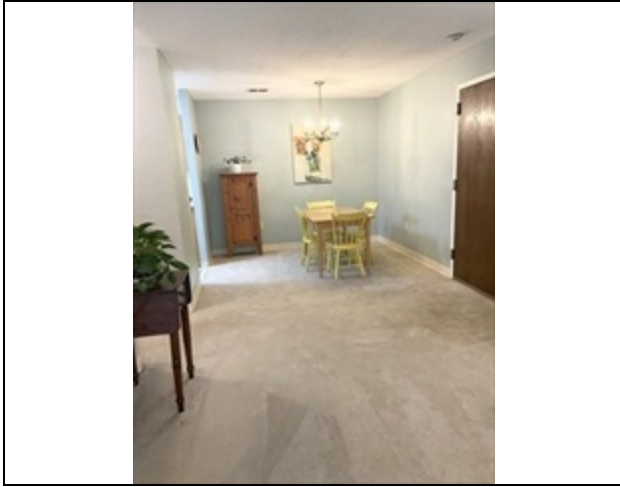
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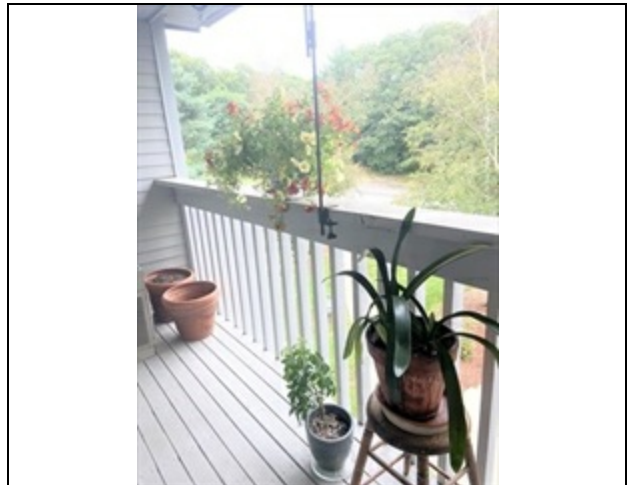
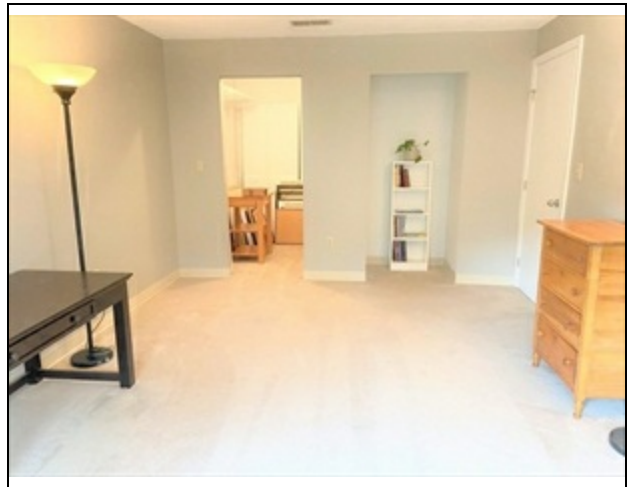
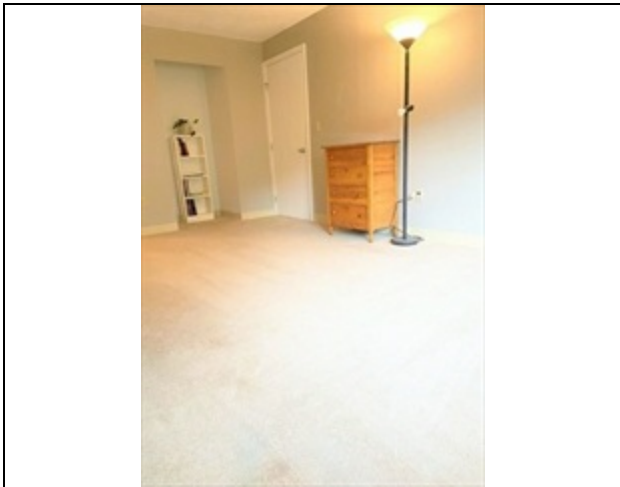
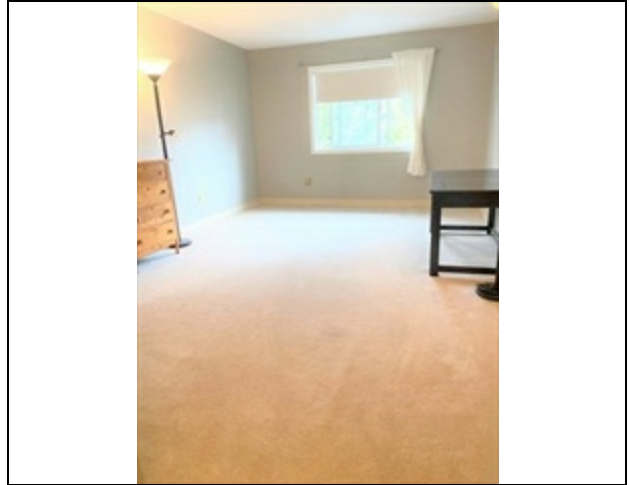
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Compensation Based On: Net Sale Price		

MLS # 72900279 - Sold
609 Franklin Crossing Rd U:609, Franklin, MA 02038

Condominium - Condo
Sale Price: \$235,000







MLS # 72900279 - Sold
609 Franklin Crossing Rd U:609, Franklin, MA 02038

Condominium - Condo
Sale Price: \$235,000



1205 Franklin Crossing Rd - Unit 1205
Franklin, MA 02038
Condo

MLS #: 72880712	Status: Sold
List Price: \$239,900	Sale Price: \$239,900
List Date: 8/12/2021	Sale Date: 9/30/2021
Area:	Off Market Date: 8/31/2021
List\$/Sq. Ft.: \$254.94	Sold \$/Sq. Ft. \$254.94
Days on Market (Total): 20	Days on Market (Office): 20

Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 2
Master Bath: No	Placement:
Fireplaces: 0	Approx. Living Area: 941 Sq. Ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0
Elevator:	Parking: 2 Off-Street, Guest

Handicap Access/Features:

Association: **Yes** Fee: **\$311**

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

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Balcony / Deck, Cable Hookup
Dining Room:	1		-
Kitchen:	1		Flooring - Laminate, Countertops - Upgraded, Cabinets - Upgraded, Remodeled, Stainless Steel Appliances, Lighting - Overhead
Master Bedroom:	1		Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen
Laundry:	1		-

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **No**
 Cooling: **Central Air, Heat Pump**
 Electric: **Circuit Breakers**
 Exclusions: **seller's personal property**
 Exterior: **Vinyl**
 Facing Direction:
 Heating: **Heat Pump, Electric**
 Hot Water: **Electric**
 Lead Paint: **None**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Welcome home to this meticulously kept 2nd floor condo unit that is ready to move right in. The paint colors are warm and inviting, and kitchen has had a recent \$10,000+ renovation with stainless steel appliances, granite countertops, new cabinets, and flooring. All carpets have been replaced with extra padding. Both bedrooms had new windows installed this year and are spacious with great closet space. Enjoy your personal patio/deck off the living room. Spend your summer days swimming in the inground pool, at the tennis courts, playing basketball, or enjoying the playground. You have 2 parking spots and there is plenty of visitor parking for your guests. If you are looking for the perfect location for commuting, you are right near 495 and a short distance to the train station. All of the shopping and restaurants are right here. Open House Saturday August 14th from 11-1:00. Private showings start Thursday August 12th. Seller has secured housing.

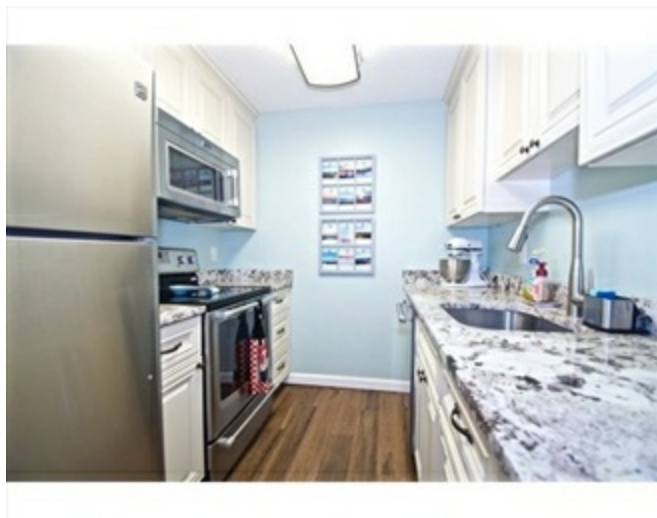
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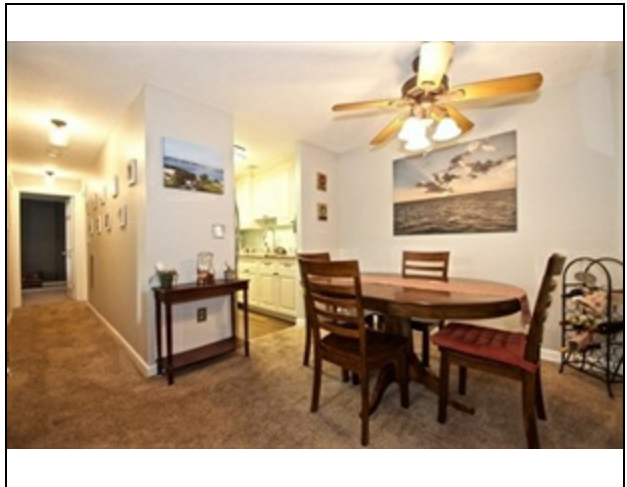
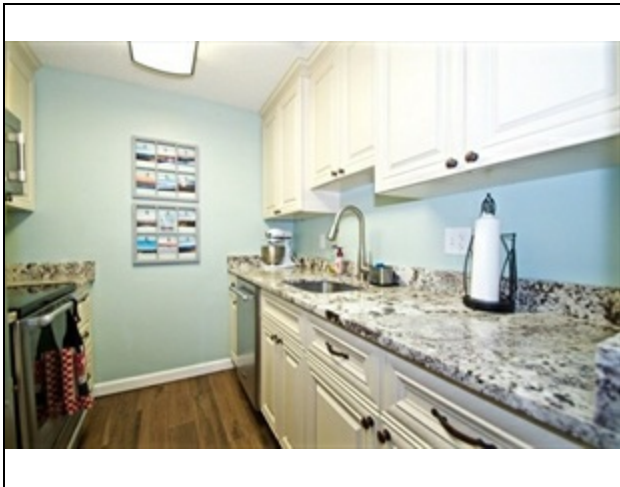
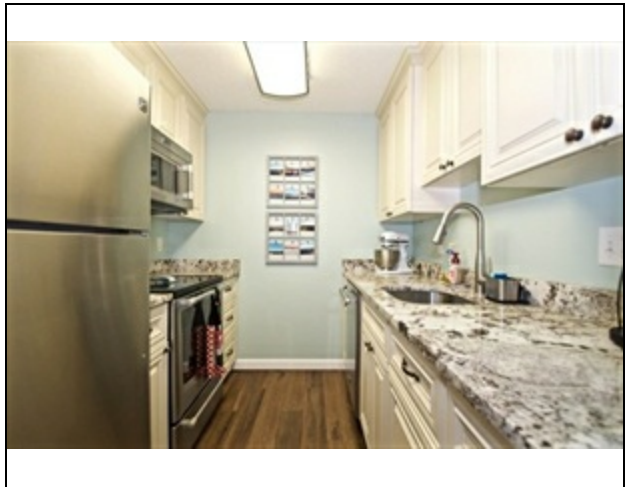
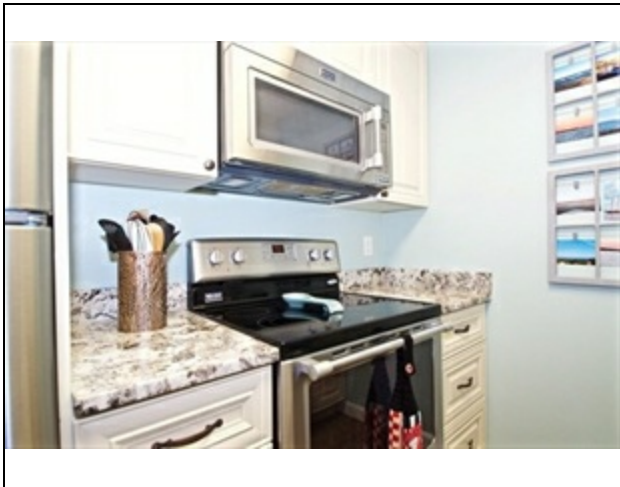
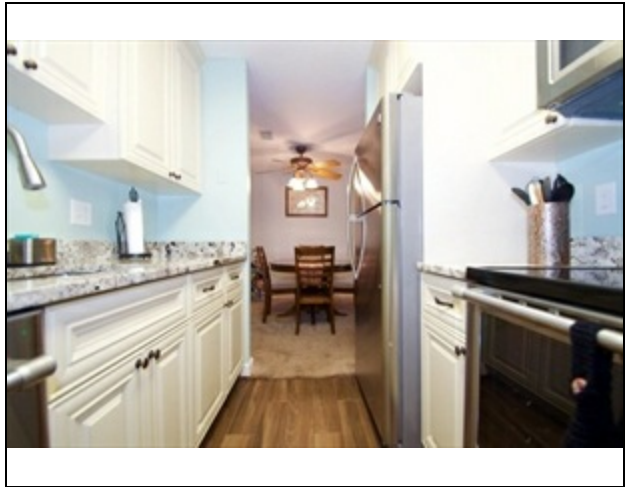
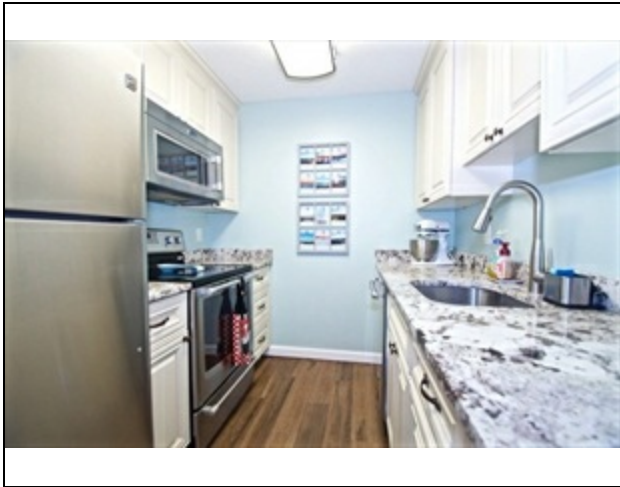
2021 Taxes: **\$2,997** Assessment: **\$204,600**
 Pin #: **M:270 L:021-065**

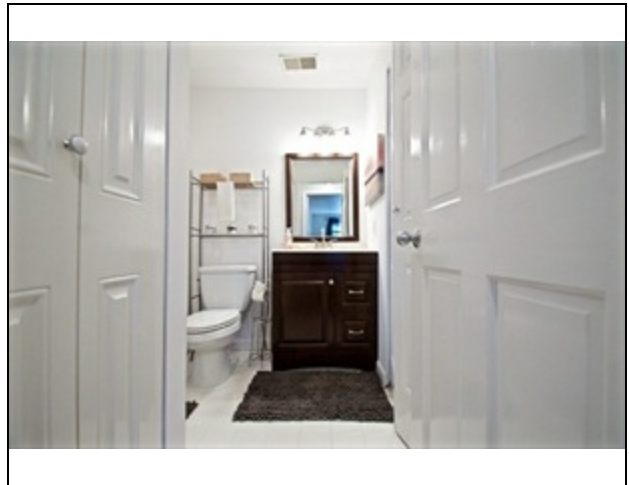
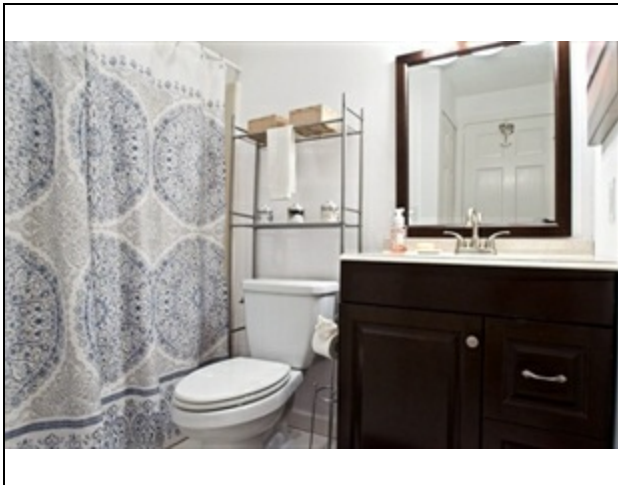
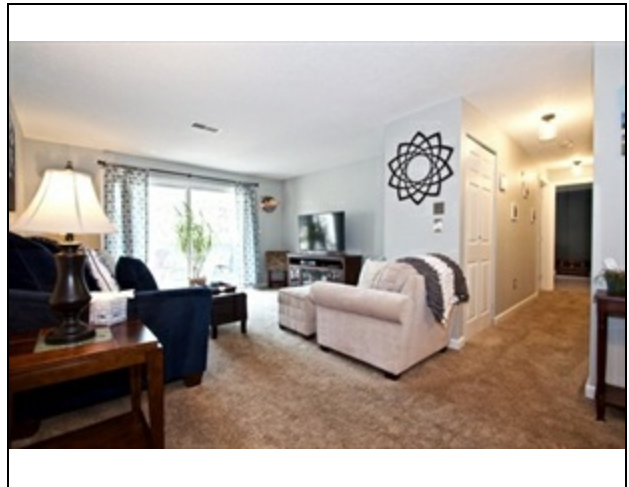
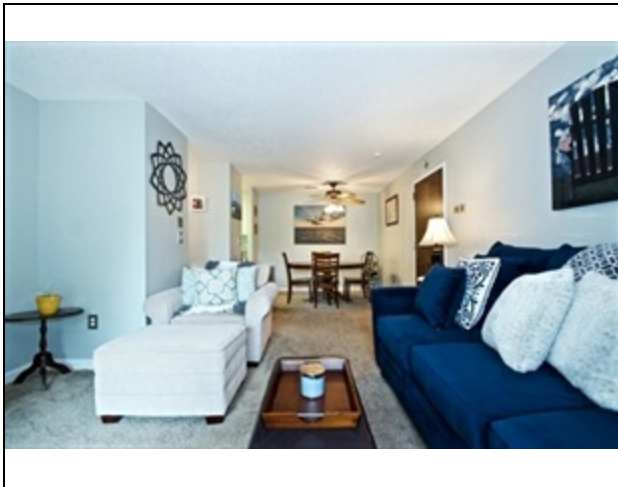
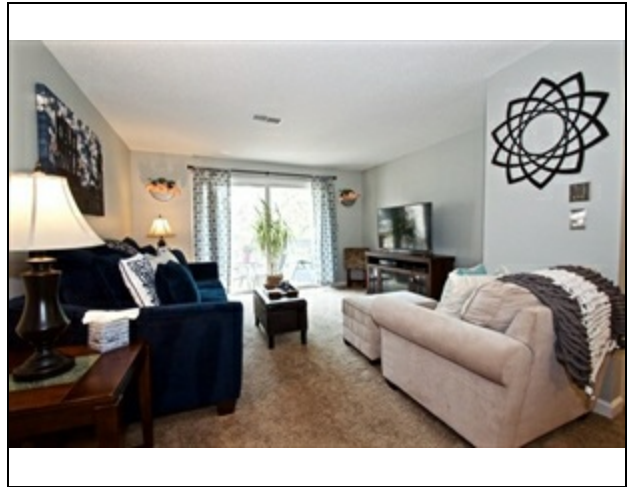
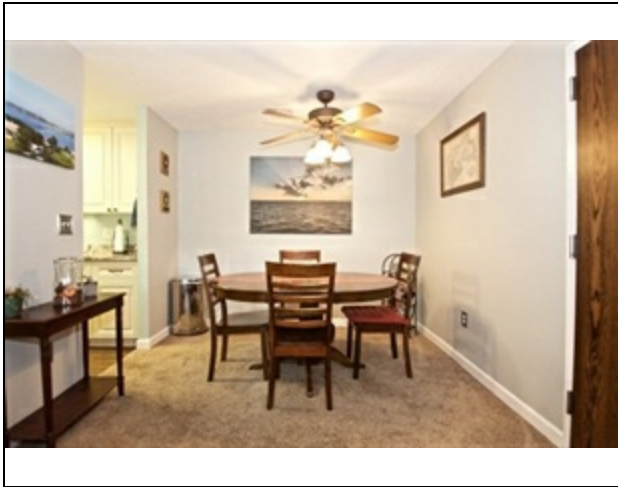
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 Map: Block: Lot: Book: **31459** Page: **209**

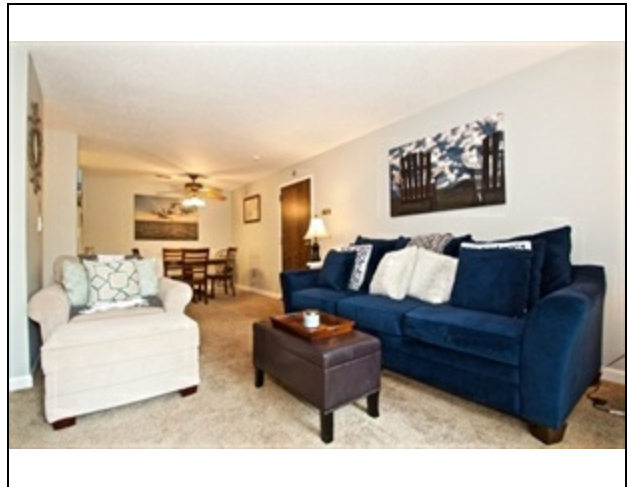
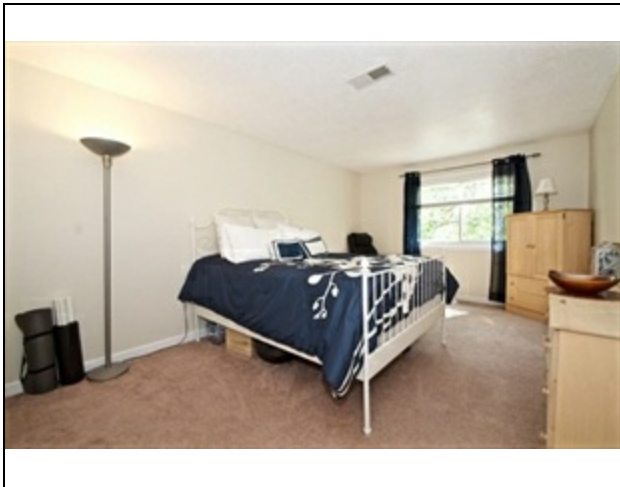
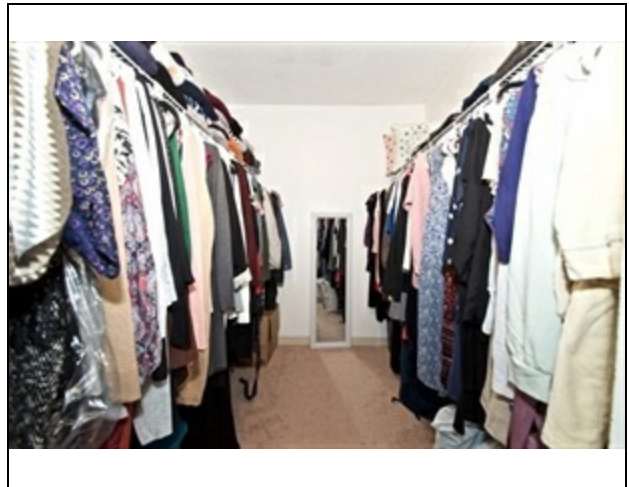
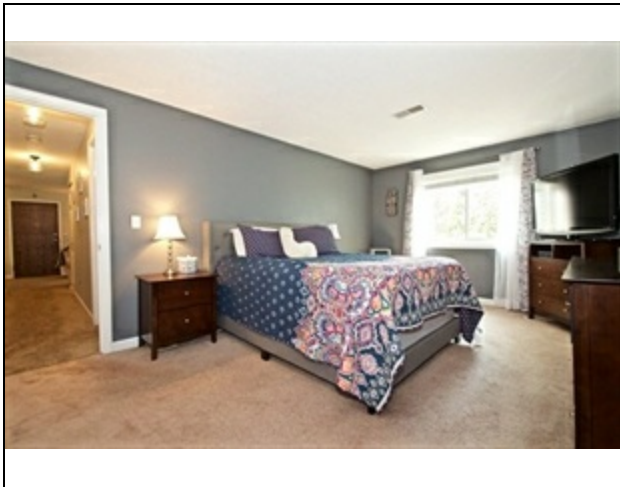
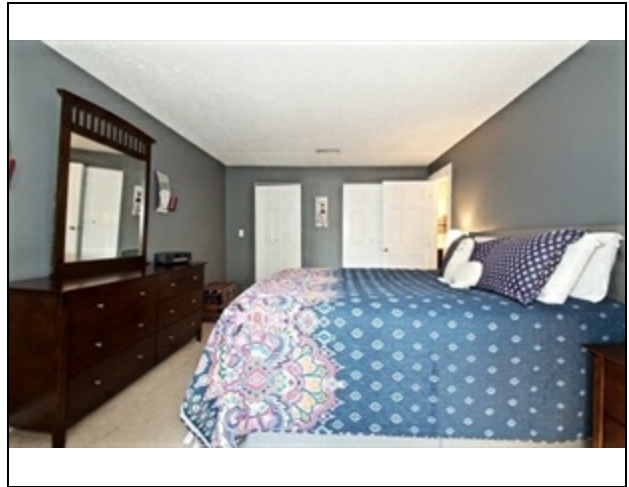
Compensation

Sub-Agent: **0** Buyer Agent: **2** Facilitator: **1**
 Compensation Based On: **Net Sale Price**



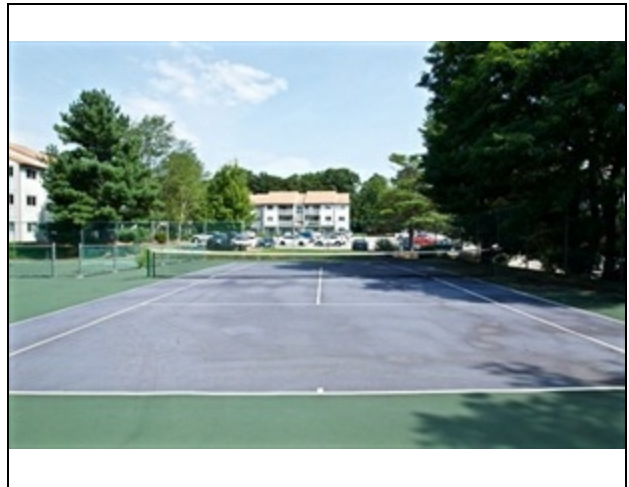
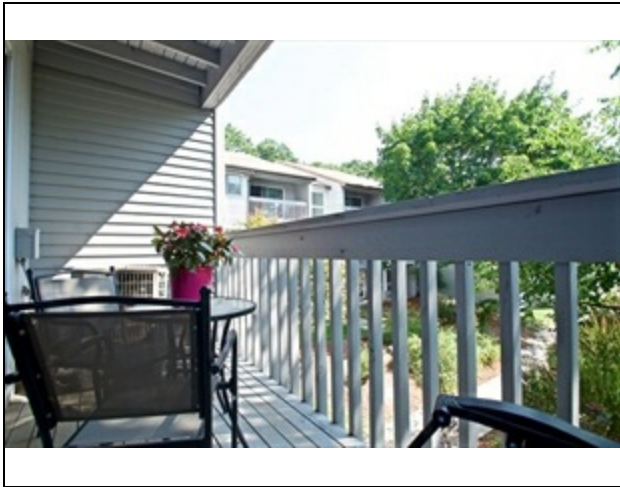






MLS # 72880712 - Sold
1205 Franklin Crossing Rd U:1205, Franklin, MA 02038

Condominium - Condo
Sale Price: \$239,900



MLS # 72880712 - Sold
1205 Franklin Crossing Rd U:1205, Franklin, MA 02038

Condominium - Condo
Sale Price: \$239,900



1204 Franklin Crossing Road - Unit 1204
Franklin, MA 02038
Condo

MLS #: 72835495	Status: Sold
List Price: \$250,000	Sale Price: \$240,000
List Date: 5/20/2021	Sale Date: 7/1/2021
Area:	Off Market Date: 6/7/2021
List\$/Sq. Ft.: \$243.19	Sold \$/Sq. Ft. \$233.46
Days on Market (Total): 19	Days on Market (Office): 19

Property Features

Rooms: 5	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 1
Master Bath:	Placement: Corner, Front, Ground
Fireplaces: 0	Approx. Living Area: 1,028 Sq. Ft.
Year Built: 1985	Outdoor Space Avail: Yes - Private
# Units: 156	Garage: 0
Elevator:	Parking: 2 Off-Street, On Street Permit, Guest

Handicap Access/Features:

Association: **Yes** Fee: **\$322**

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:	1		Flooring - Laminate
Dining Room:	1		Ceiling Fan(s), Flooring - Laminate
Kitchen:	1		Flooring - Stone/Ceramic Tile
Master Bedroom:	1		Closet - Linen, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Closet - Walk-in, Flooring - Stone/Ceramic Tile

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
 Basement: **No**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior Features: **Patio - Enclosed, Outdoor Shower, Tennis Court**
 Facing Direction:
 Heating: **Central Heat**
 Hot Water: **Electric, Tank**
 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

Large and recently updated one level living is yours in this first floor home with private patio at pet friendly Franklin Crossing. Of 156 units only 8 are larger, providing this Master Bedroom with walk-in closet, enough room for a sitting area as well as a remote work desk setup. Second bedroom is surprisingly spacious as well. Updates include: Windows, Flooring, HVAC, Slider, bath vanity and Refrigerator. Laundry is conveniently located on the same level, so this is a true "No Stairs Option" Home. Plenty of guest parking too. Property can be purchased vacant or with tenant already in place - you get to choose! Complex amenities include tennis court, playground and Sparkling inground pool area, an oasis with lots of room to lounge. Privately set, yet conveniently located near shopping, restaurants and easy highway access.

Tax Information

2021 Taxes: \$2,871.4 Assessment: **\$196,000**

Pin #:

Cert: Zoning Code: **Res**

Map: Block: Lot: Book: **16854** Page: **500**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.0**

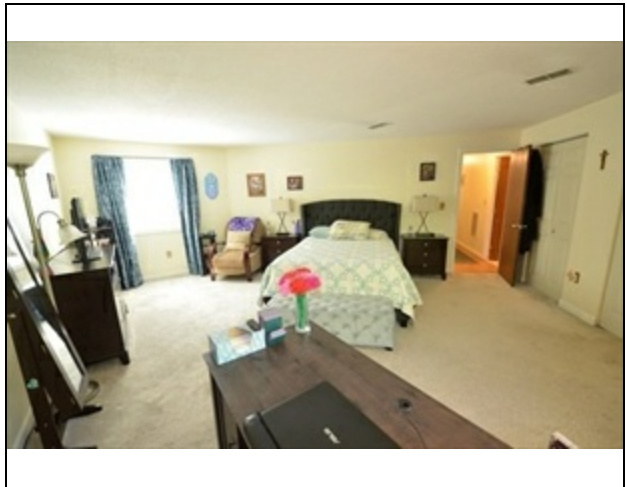
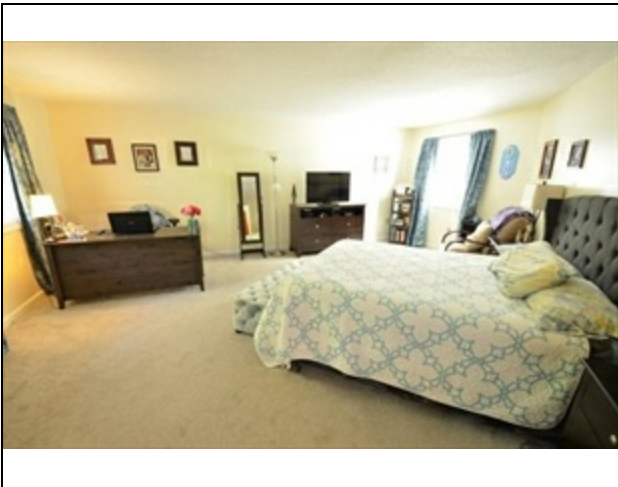
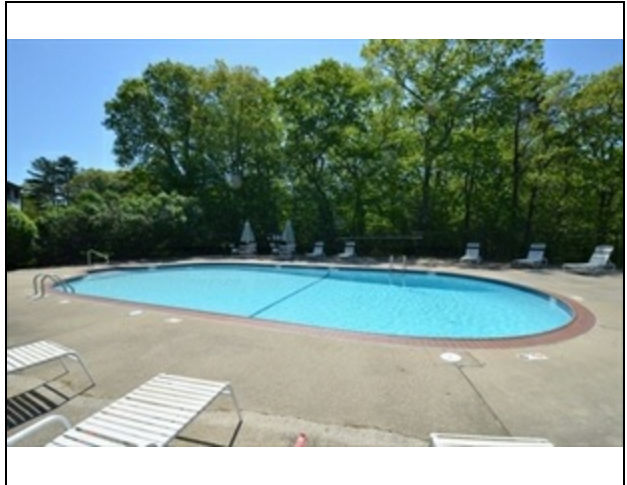
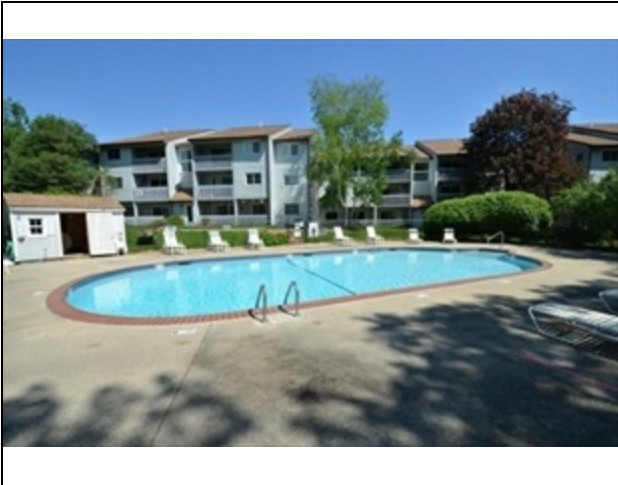
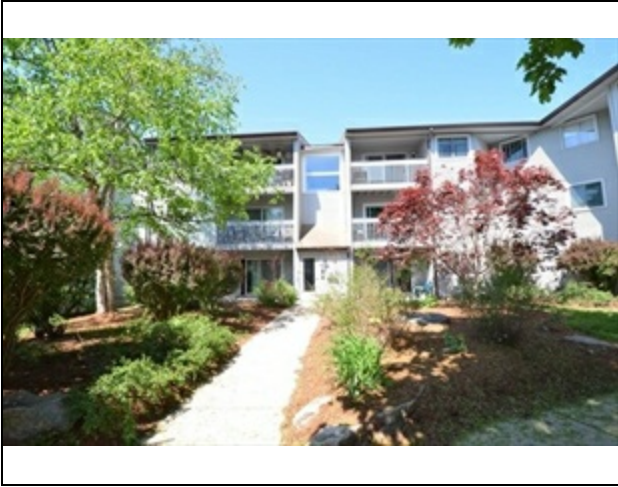
Facilitator: **0**

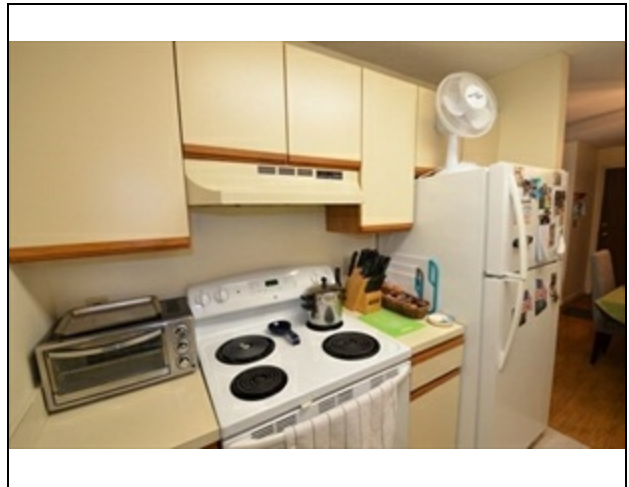
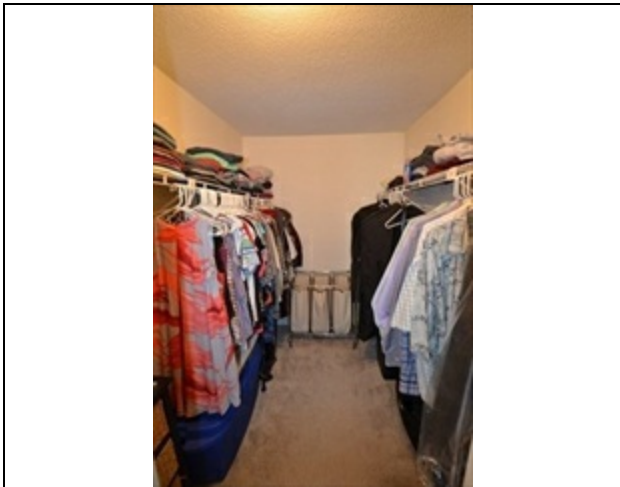
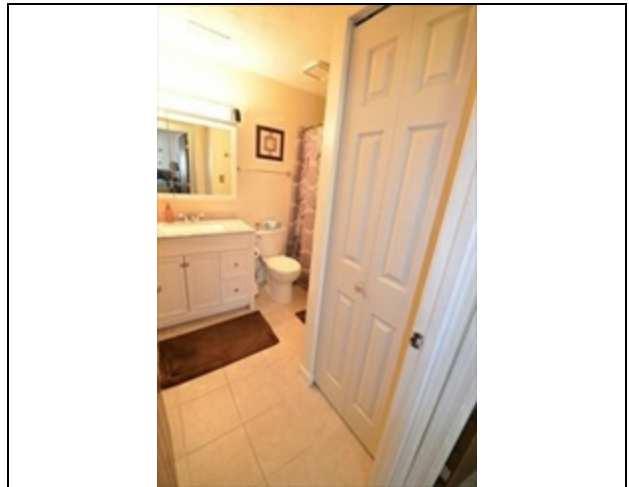
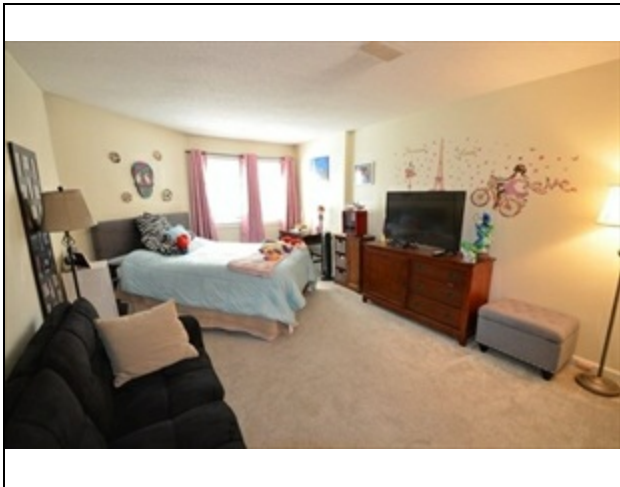
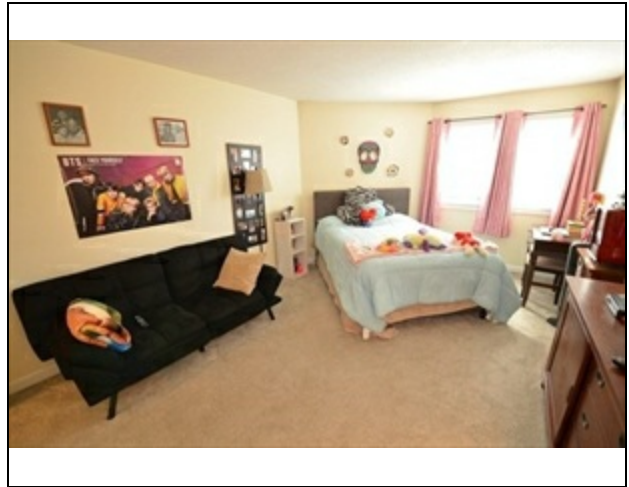
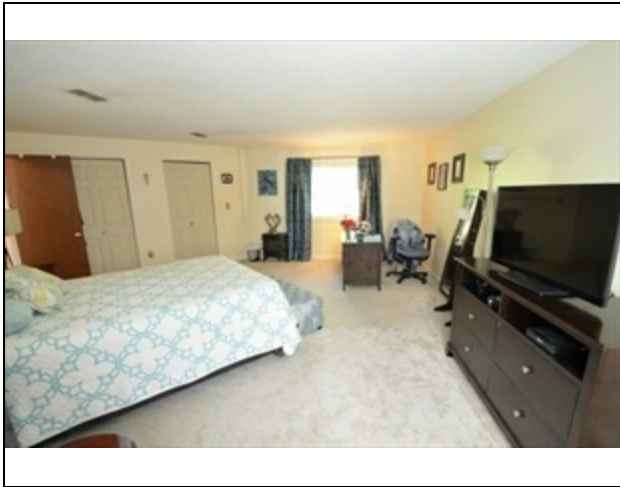
Compensation Based On: **Net Sale Price**

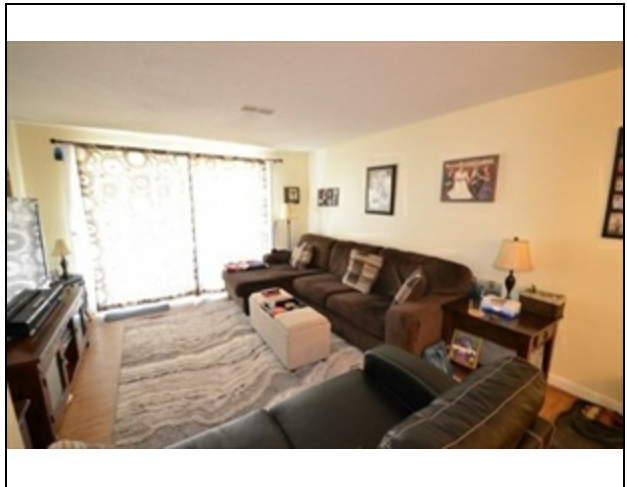
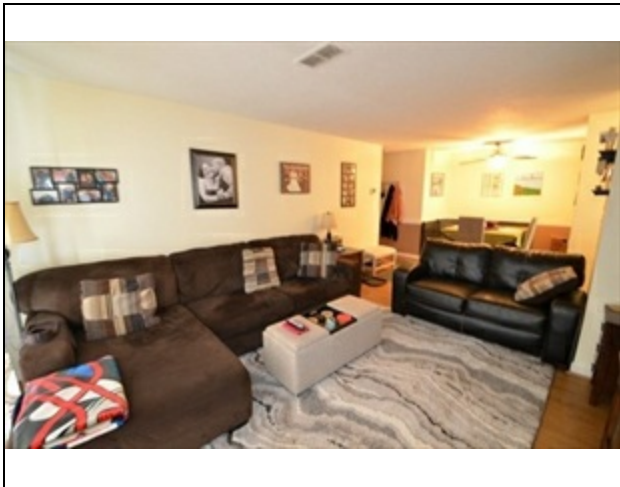
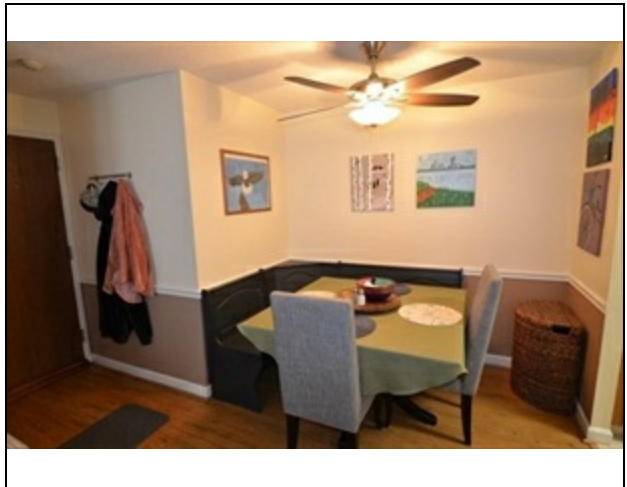
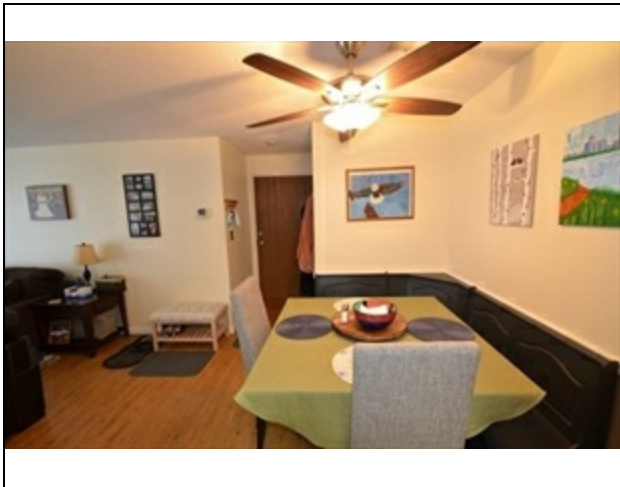
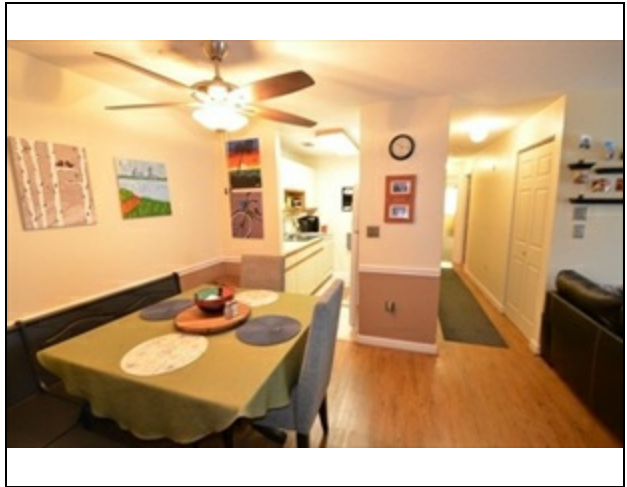


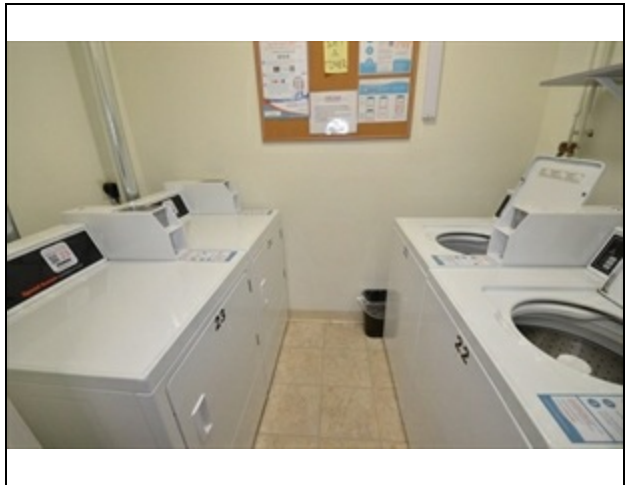
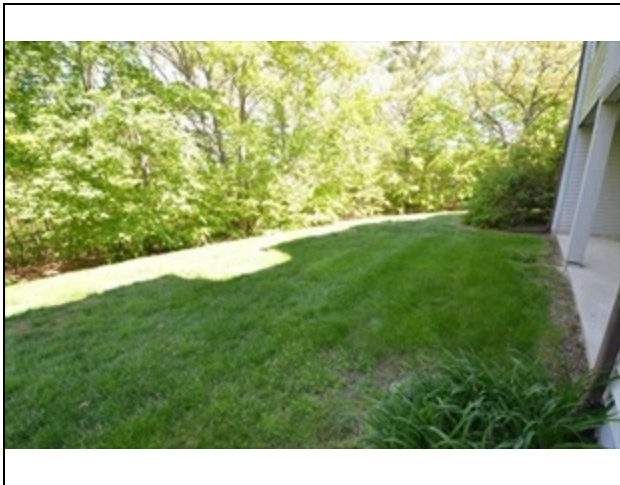
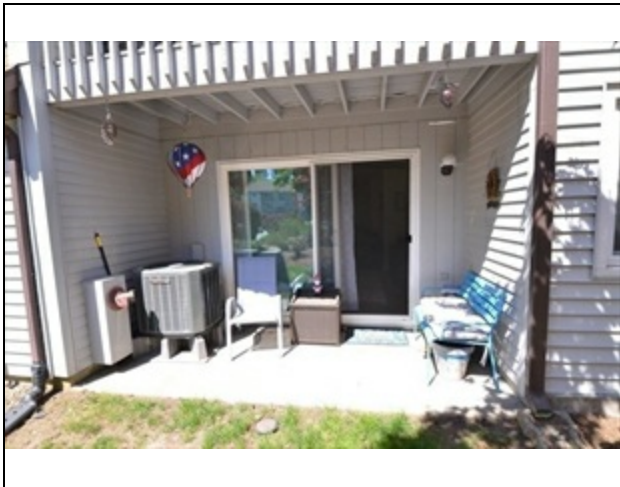
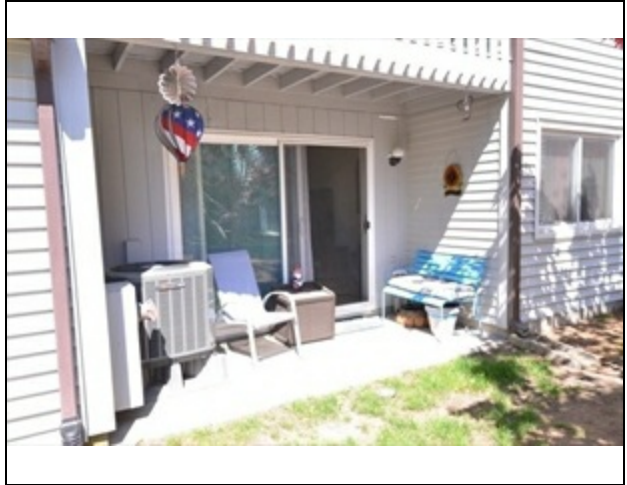
MLS # 72835495 - Sold
1204 Franklin Crossing Road U:1204, Franklin, MA 02038

Condominium - Condo
Sale Price: \$240,000



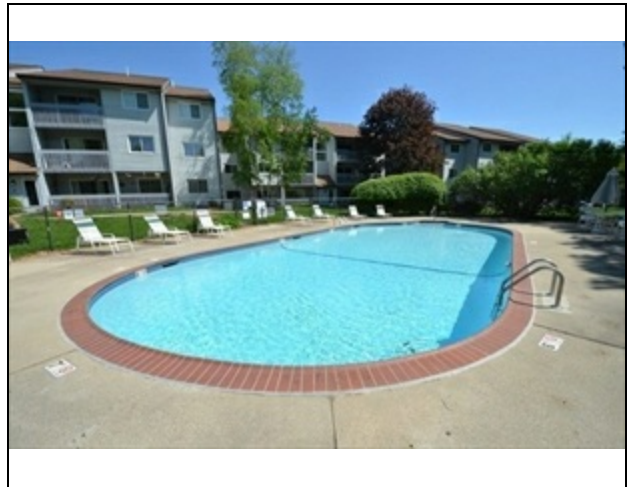
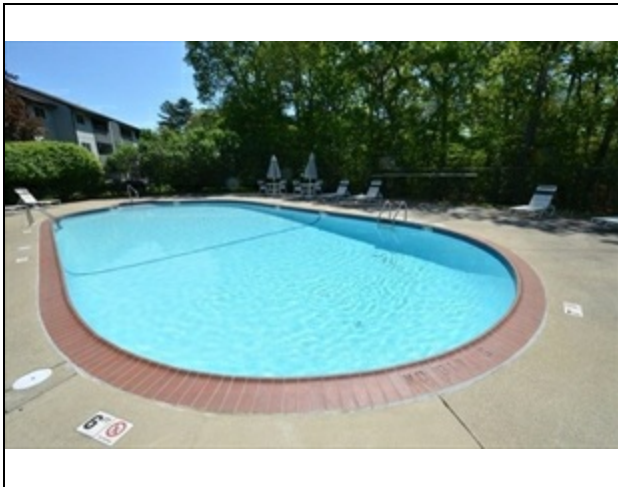






MLS # 72835495 - Sold
1204 Franklin Crossing Road U:1204, Franklin, MA 02038

Condominium - Condo
Sale Price: \$240,000



810 Franklin Crossing Rd - Unit 10
Franklin, MA 02038
Condo

MLS #: 72887233	Status: Sold
List Price: \$239,900	Sale Price: \$240,000
List Date: 8/27/2021	Sale Date: 12/21/2021
Area:	Off Market Date: 11/5/2021
List\$/Sq. Ft.: \$254.67	Sold \$/Sq. Ft. \$254.78
Days on Market (Total): 70	Days on Market (Office): 70

Property Features

Rooms: 4	Style: Attached
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 3
Master Bath:	Placement: Upper
Fireplaces: 0	Approx. Living Area: 942 Sq. Ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0
Elevator:	Parking: 2 Off-Street, Common, Guest
Handicap Access/Features:	
Association: Yes Fee: \$300	
Fee Includes: Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Extra Storage, Refuse Removal, Reserve Funds	



Room Descriptions

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

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Basement: **No**
 Construction: **Frame**
 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 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

Buyer got COLD FEET!. Make your move before the Snow Falls! This unit has a Tree-Top view from all Windows! Recent updates include Harvey Windows, Slider, Heat Pump, replaced Oak Cabinets and new Counter Tops. Complex provides Swimming Pool, Tennis Court and Playground. There is extra Storage in the building and a Coin-Operated Laundry. You can enjoy the privacy of your own Balcony and 2 Good-sized Bedrooms with Ample Closets. Unit is in the Top rear of the building facing tree lined back yard. Great Location for easy access to Highways, Schools, Restaurants and Shopping! See Condo Docs attached. Must be Owner Occupied for a minimum of 2 years prior to becoming rental property.

Tax Information

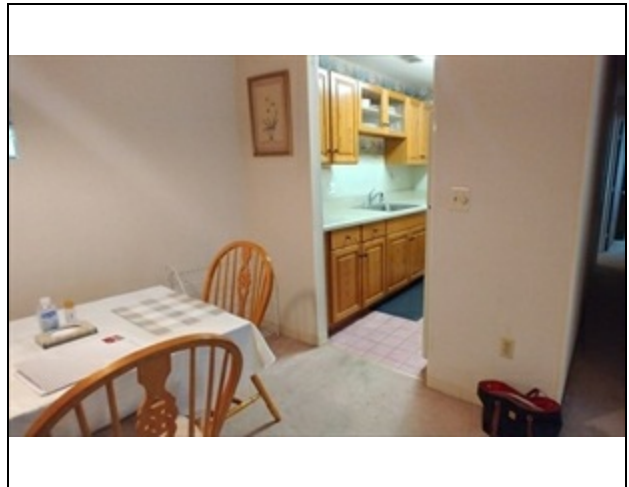
2021 Taxes: \$2,833.31	Assessment: \$193,400	Cert:	Zoning Code: res
Pin #:	Map: 270	Block: 021	Lot: 046 Book: 37730 Page: 232

Compensation

Sub-Agent: Not Offered	Buyer Agent: 2%	Facilitator: 1%
Compensation Based On: Gross/Full Sale Price		

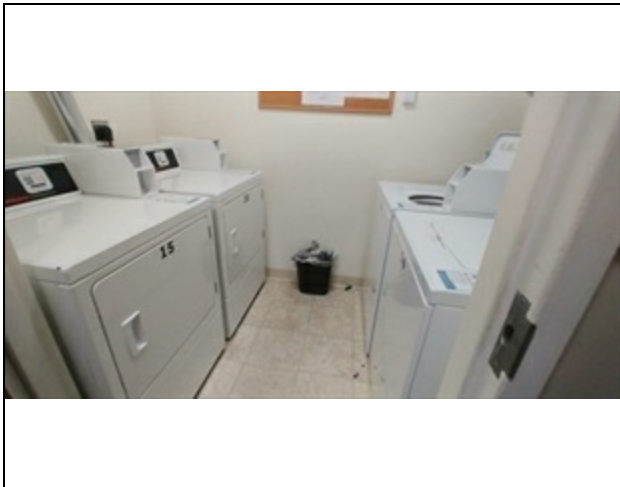
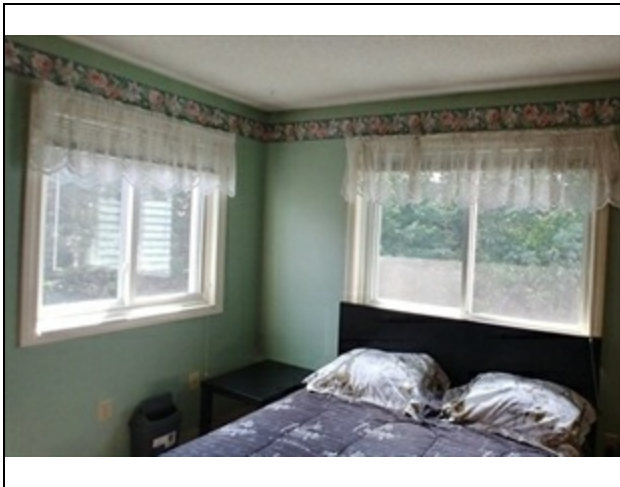
MLS # 72887233 - Sold
810 Franklin Crossing Rd U:10, Franklin, MA 02038

Condominium - Condo
Sale Price: \$240,000



MLS # 72887233 - Sold
810 Franklin Crossing Rd U:10, Franklin, MA 02038

Condominium - Condo
Sale Price: \$240,000



MLS # 72887233 - Sold
810 Franklin Crossing Rd U:10, Franklin, MA 02038

Condominium - Condo
Sale Price: \$240,000

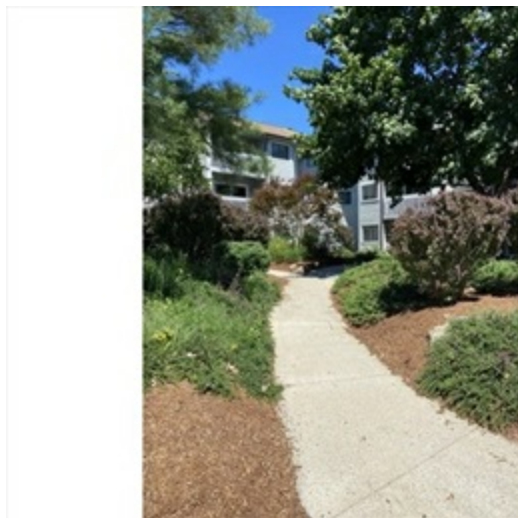


1409 Franklin Crossing Rd - Unit 1409
Franklin, MA 02038
Condo

MLS #: 72856543	Status: Sold
List Price: \$239,900	Sale Price: \$240,000
List Date: 6/24/2021	Sale Date: 7/20/2021
Area:	Off Market Date: 7/10/2021
List\$/Sq. Ft.: \$232.24	Sold \$/Sq. Ft. \$232.33
Days on Market (Total): 17	Days on Market (Office): 17

Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 3
Master Bath: No	Placement: Upper
Fireplaces: 0	Approx. Living Area: 1,033 Sq. Ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 157	Garage: 0
Elevator:	Parking: 2 Common, Guest
Handicap Access/Features:	
Association: Yes Fee: \$322	
Fee Includes: Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal	



Room Descriptions

Room	Level	Size	Features
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Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Basement: **No**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck - Wood**
 Facing Direction:
 Heating: **Forced Air, Heat Pump, Electric**
 Hot Water: **Electric**
 Lead Paint: **None**
 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

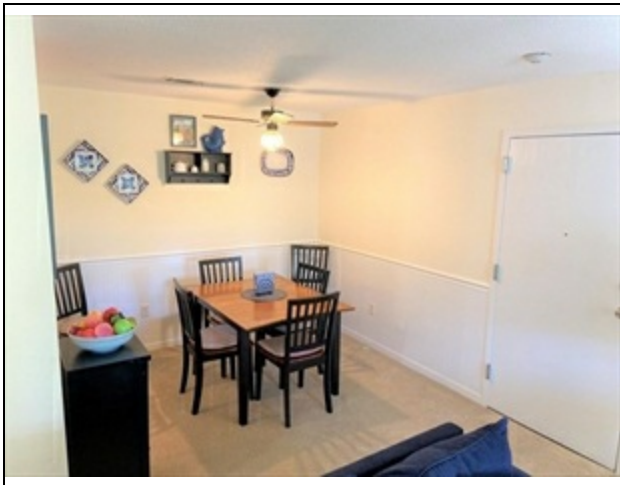
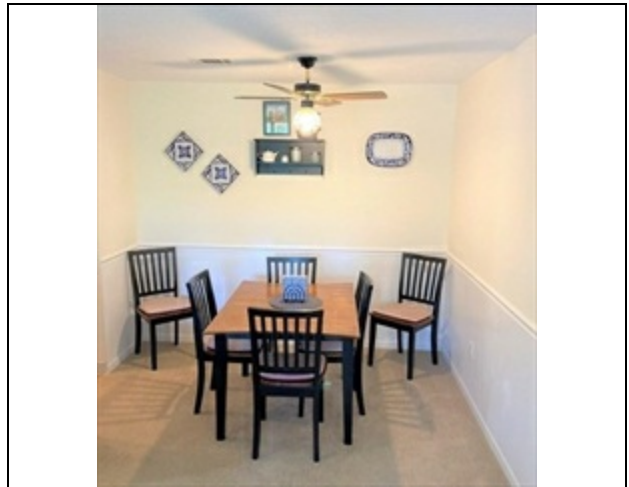
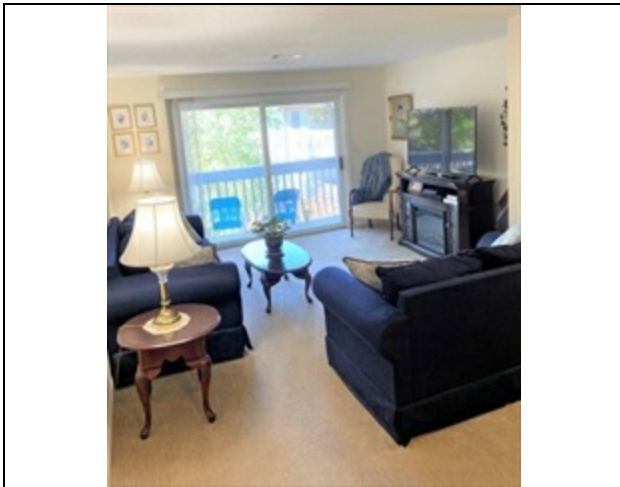
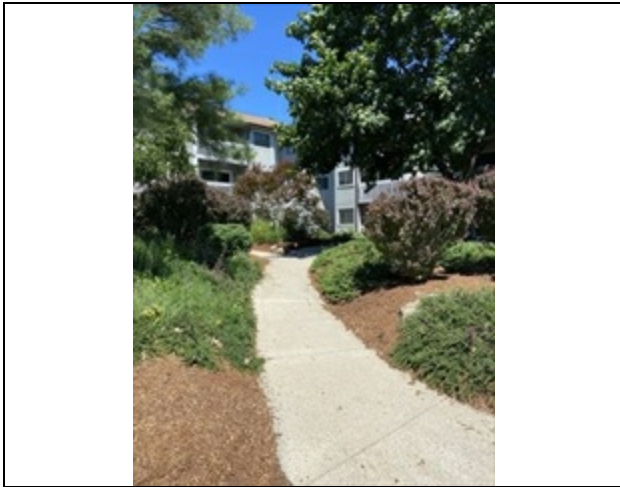
This unit is one of only twelve that offer over 1000sq. ft. in Franklin Crossing. This desirable 3rd floor unit checks in at 1033 sq. ft. and offers two large bedrooms, a full bath, galley kitchen, with large living room and dining area. The front facing balcony provides a great view as well as plenty of natural light. The hallway leads to an oversized master bedroom with a large walk-in closet and large windows on both exterior walls providing both sunrise and sunset natural lighting. Second bedroom is large with a front facing window. Bosch high efficiency, ultra quiet HVAC system and A.O. Smith water heater installed in 2017. Bathroom shower/tub replaced in 2019. Enjoy the community pool, playground and tennis courts as well as easy access to the highway and commuter rail service.

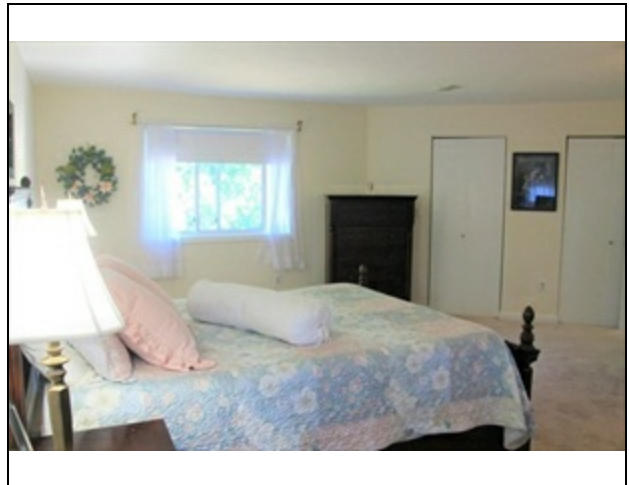
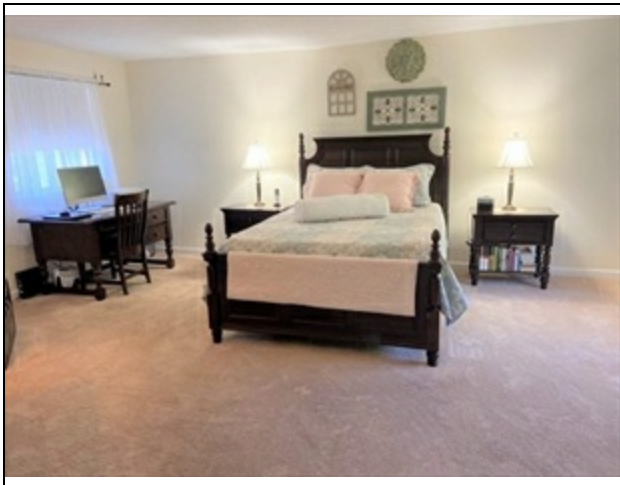
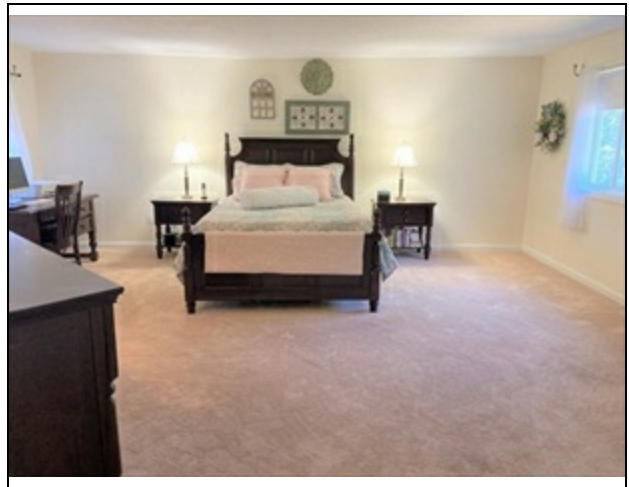
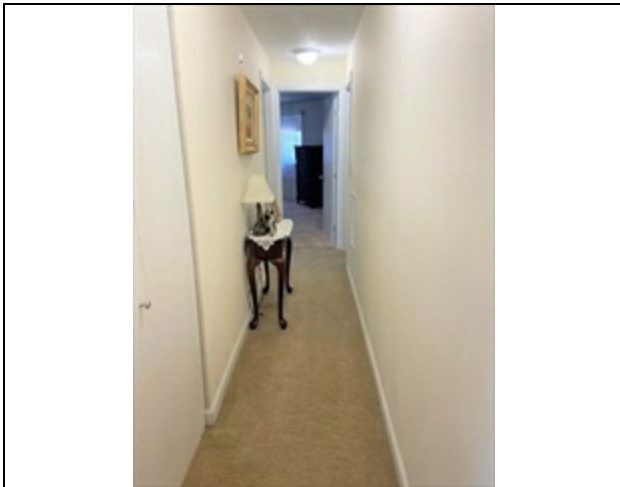
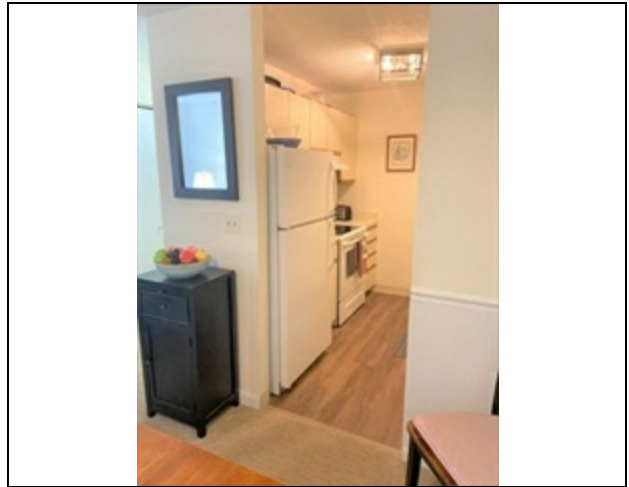
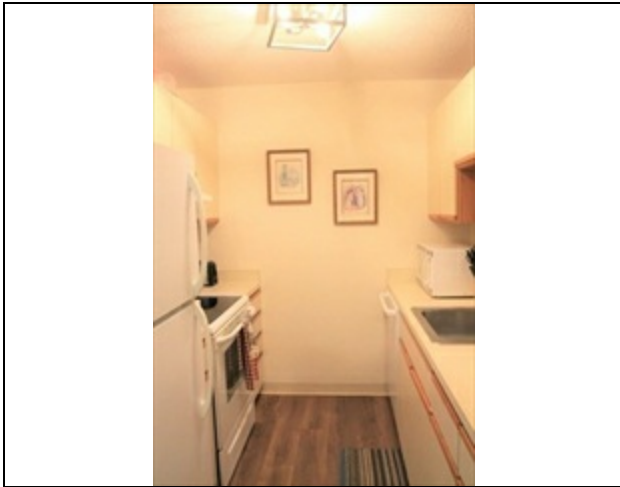
Tax Information

2021 Taxes: \$2,721	Assessment: \$185,700	Cert: 000000127378	Zoning Code: Res
Pin #: M:270 L:021-081		Map: Block: Lot:	Book: 29457 Page: 435

Compensation

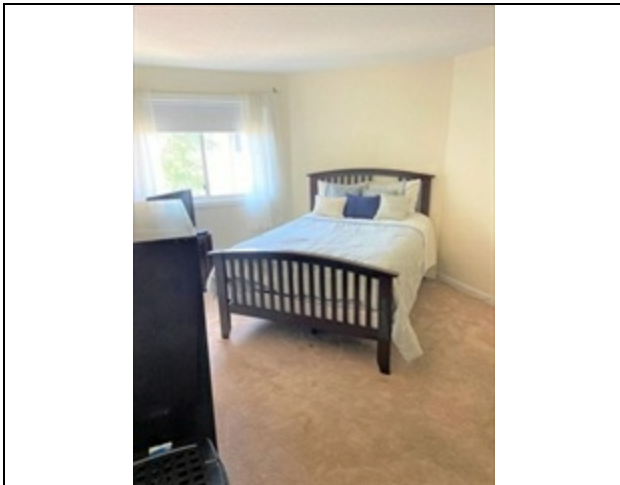
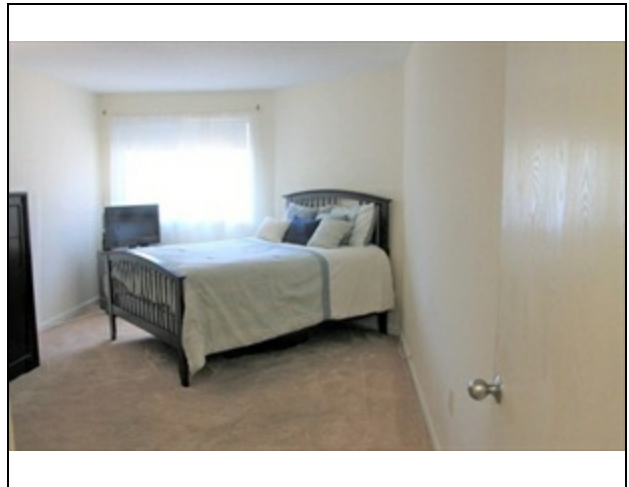
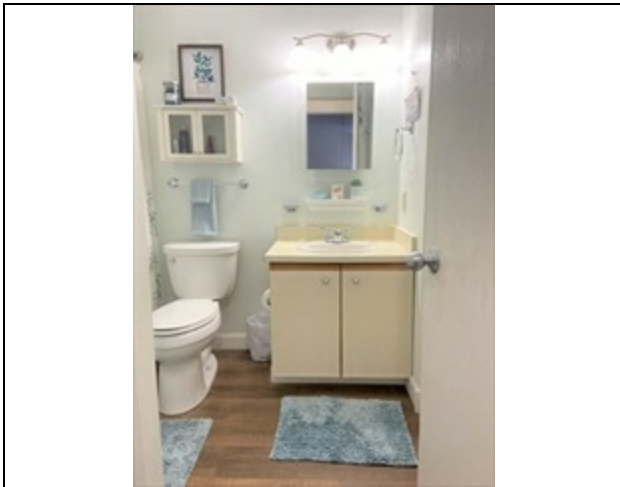
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Compensation Based On: Net Sale Price		





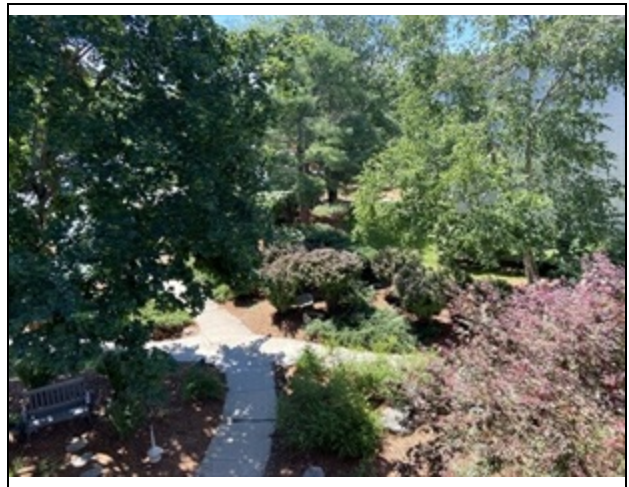
MLS # 72856543 - Sold
1409 Franklin Crossing Rd U:1409, Franklin, MA 02038

Condominium - Condo
Sale Price: \$240,000



MLS # 72856543 - Sold
1409 Franklin Crossing Rd U:1409, Franklin, MA 02038

Condominium - Condo
Sale Price: \$240,000

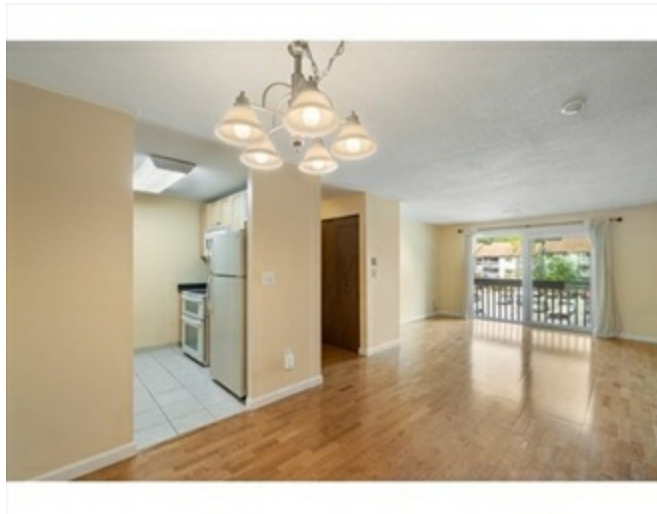


1808 Franklin Crossing Rd. - Unit 1808
Franklin, MA 02038
Condo

MLS #: 72875253	Status: Sold
List Price: \$245,000	Sale Price: \$240,000
List Date: 8/3/2021	Sale Date: 9/30/2021
Area:	Off Market Date: 9/2/2021
List\$/Sq. Ft.: \$249.75	Sold \$/Sq. Ft. \$244.65
Days on Market (Total): 31	Days on Market (Office): 31

Property Features

Rooms: 5	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 2
Master Bath: No	Placement: Upper, End
Fireplaces: 0	Approx. Living Area: 981 Sq. Ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0
Elevator:	Parking: 2 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$311	
Fee Includes: Water, Sewer, 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:	1	18X13	Flooring - Hardwood, Flooring - Laminate
Dining Room:	1	8X10	Flooring - Hardwood, Flooring - Laminate
Kitchen:	1	7X8	Flooring - Stone/Ceramic Tile
Master Bedroom:	1	17X11	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	1	18X11	Flooring - Wall to Wall Carpet
Bath 1:	1	7X8	Bathroom - Full, Flooring - Stone/Ceramic Tile

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions: **None.**
 Exterior: **Vinyl**
 Exterior Features: **Deck - Composite, Professional Landscaping, Tennis Court**
 Facing Direction:
 Heating: **Forced Air, Heat Pump, Electric**
 Hot Water: **Electric**
 Interior Features: **Cable Available, 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

Meticulously maintained and updated second floor unit at serenely located Franklin Crossing Condominiums. Enjoy this open and fresh two-bedroom condo, while being steps away from shops, restaurants and your morning cup of coffee! The unit boasts central AC, a large living and dining area with gleaming laminate wood flooring, private deck, and two oversized bedrooms with bountiful closet space – including a generous walk-in in the primary bedroom. These features are securely supported by all new systems - heat pump (2019), air handler (2019), and hot water heater (2020). Two off-street permitted parking spots, ample visitor spaces, and shared storage. Association amenities include an in-ground pool, tennis court, and playground. Easy access to major highways and the Franklin commuter rail to Boston for work or leisure. *OH Sunday 8/8 2:15-3:15*

Tax Information

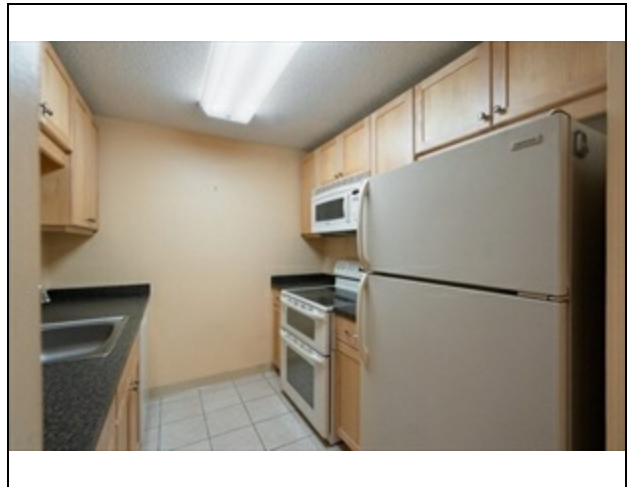
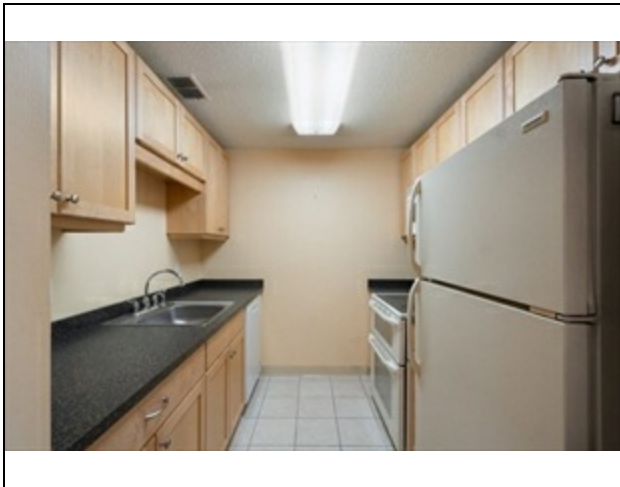
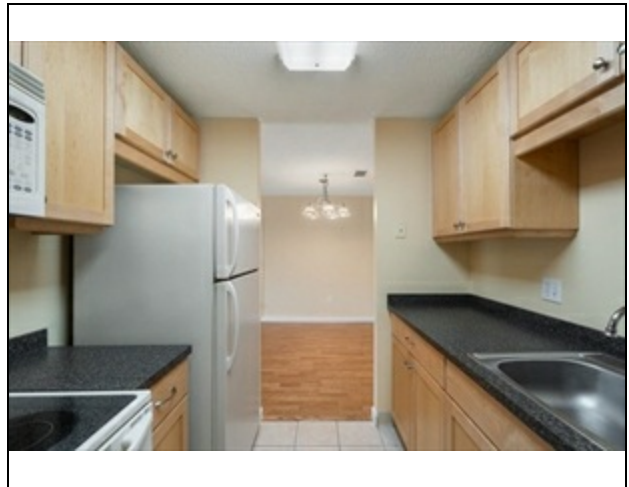
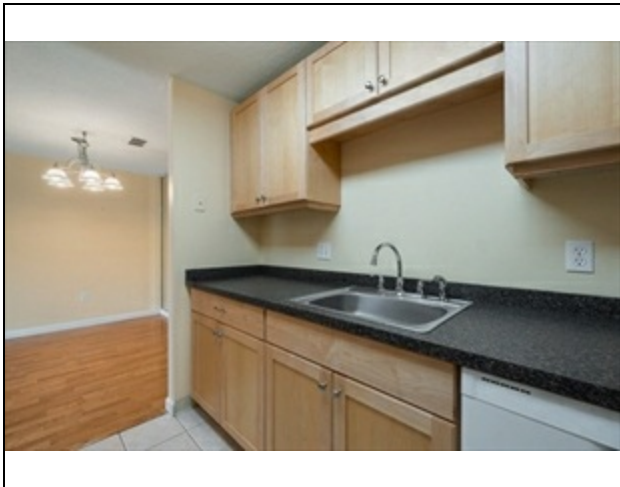
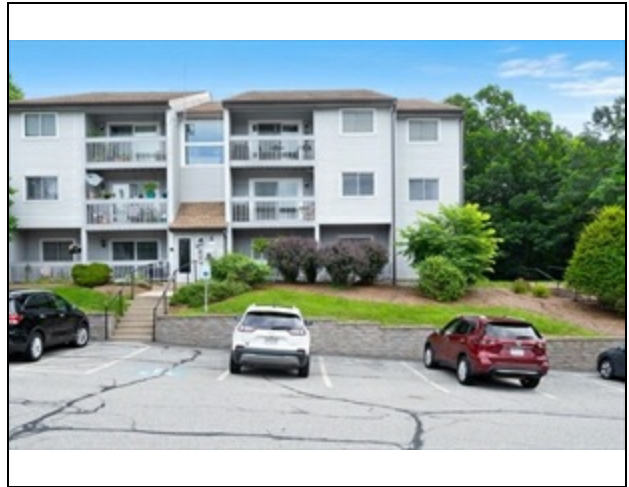
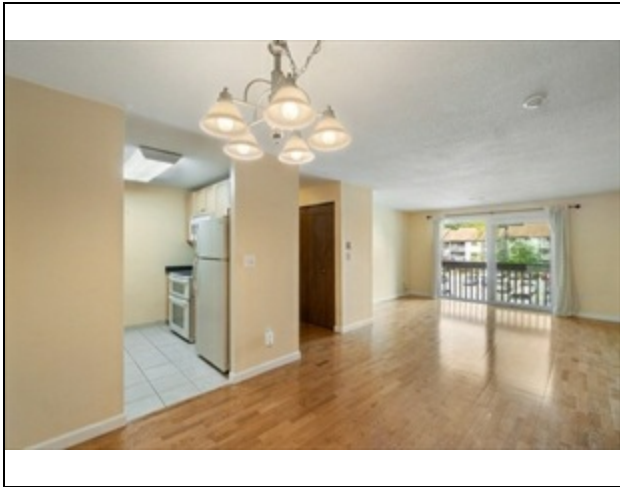
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Pin #:		Map:	Block: Lot: Book: 34416 Page: 559

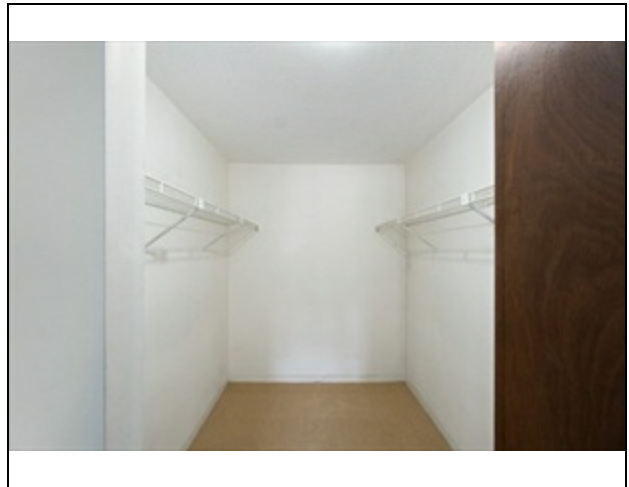
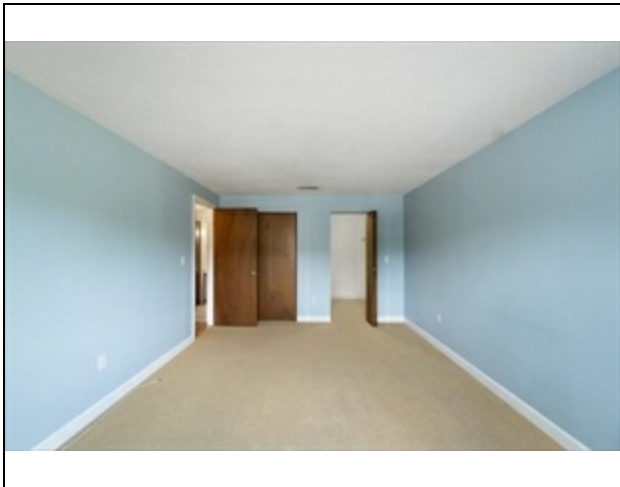
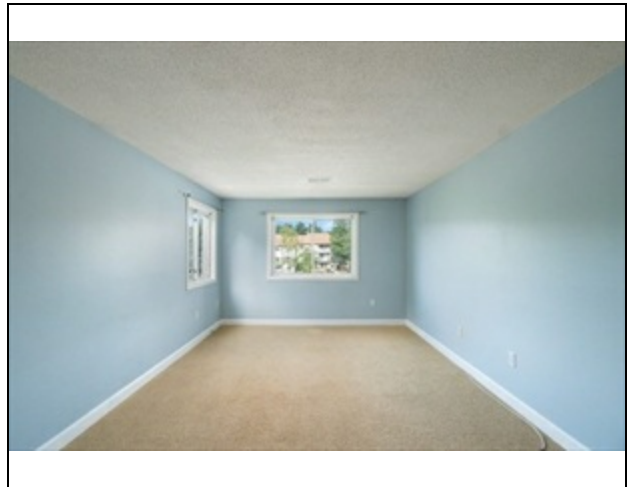
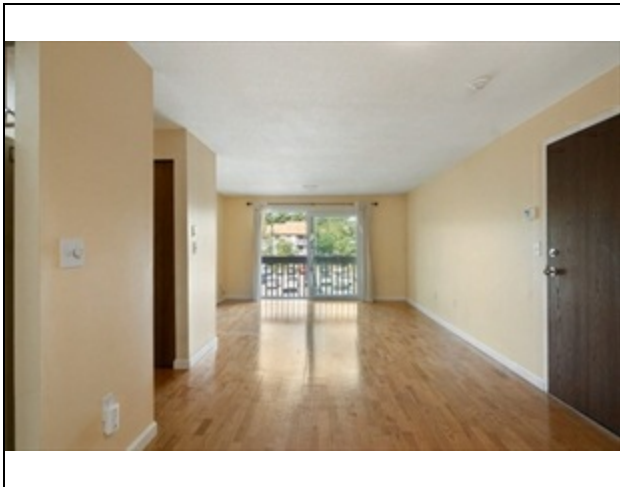
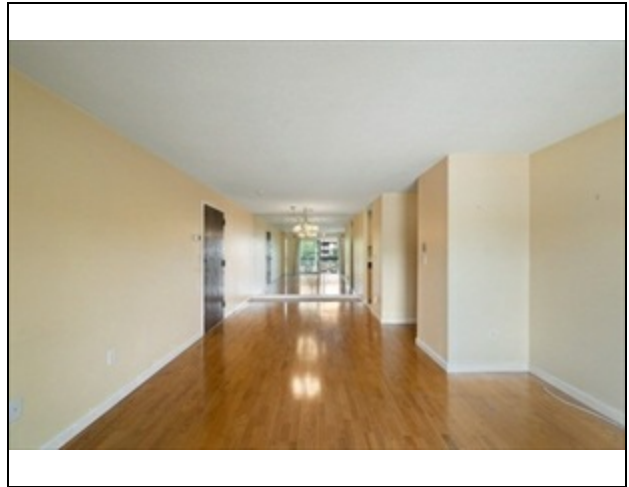
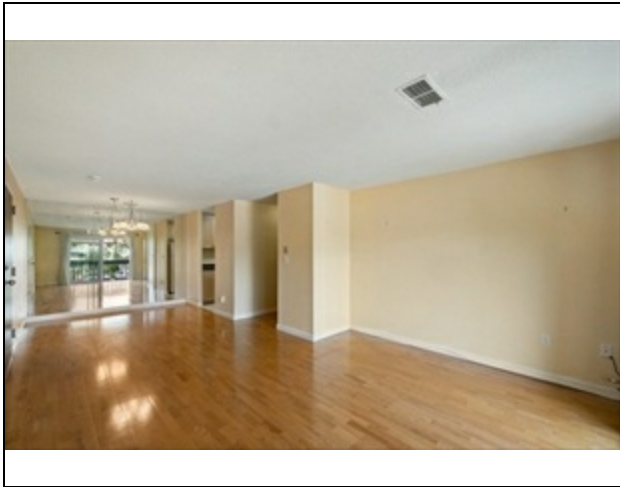
Compensation

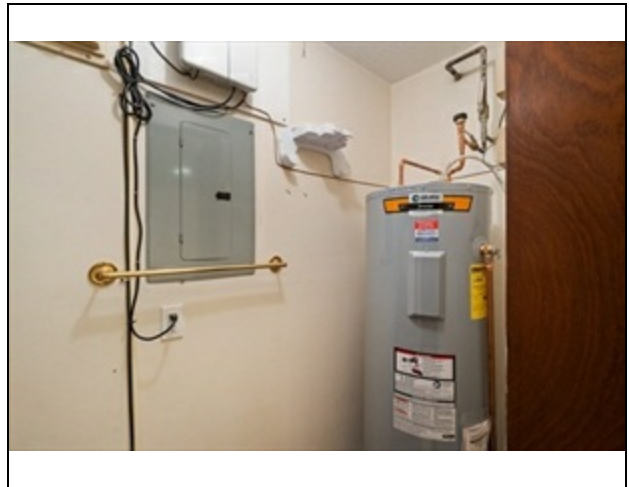
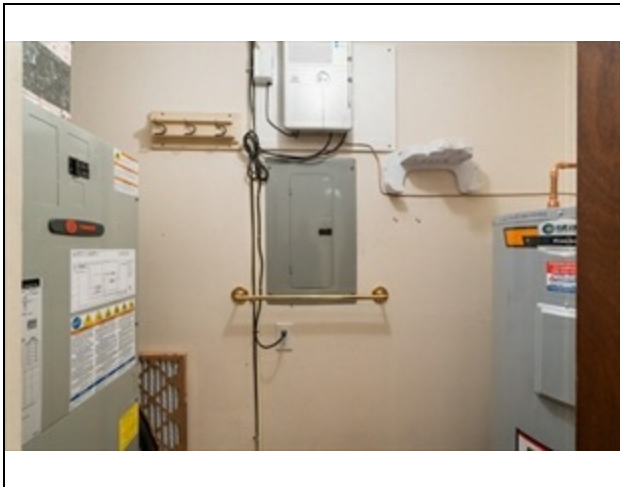
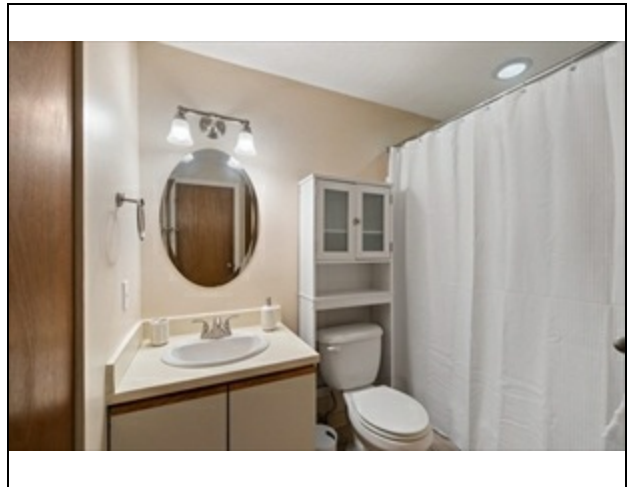
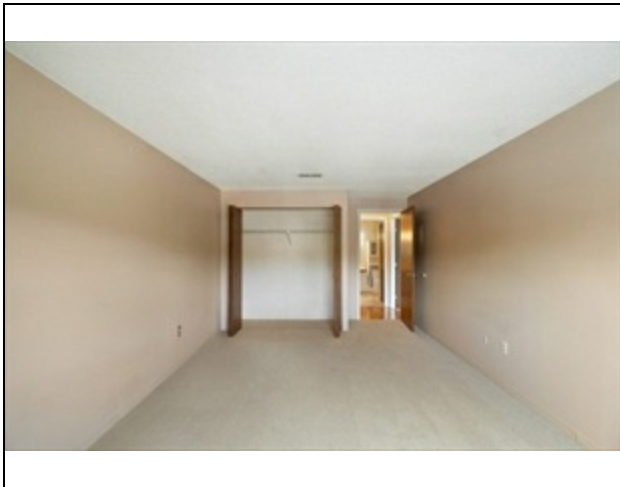
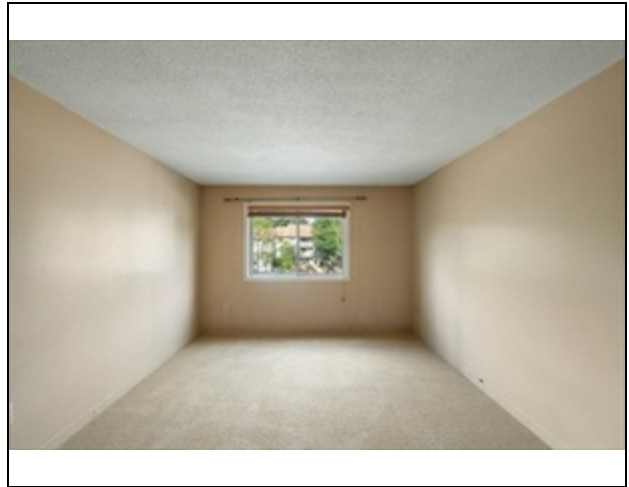
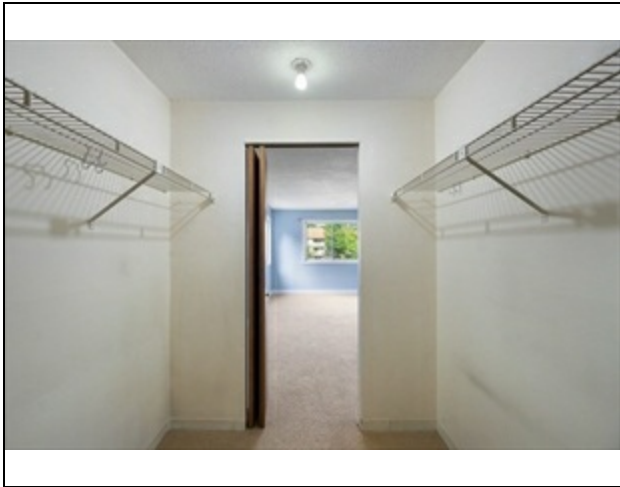
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Compensation Based On: Gross/Full Sale Price		

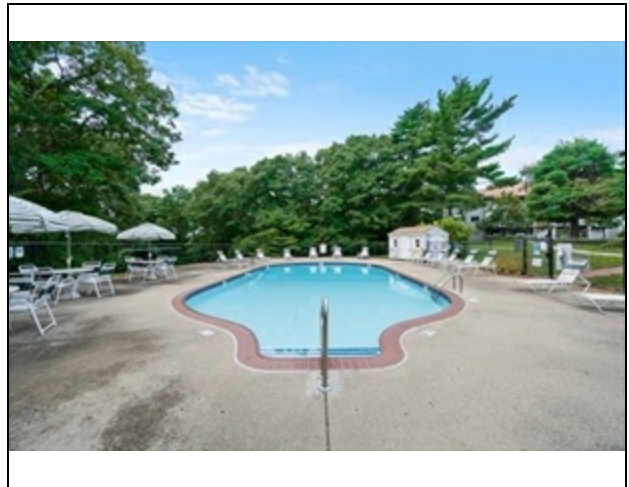
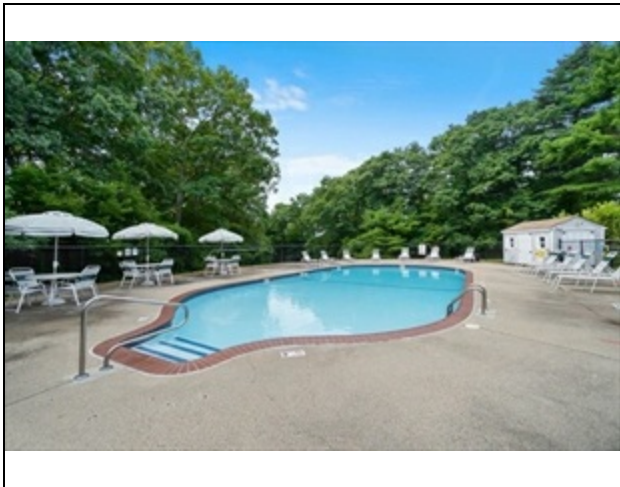
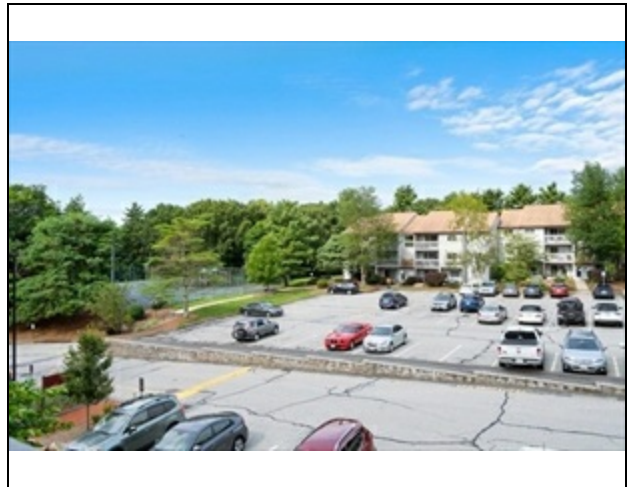
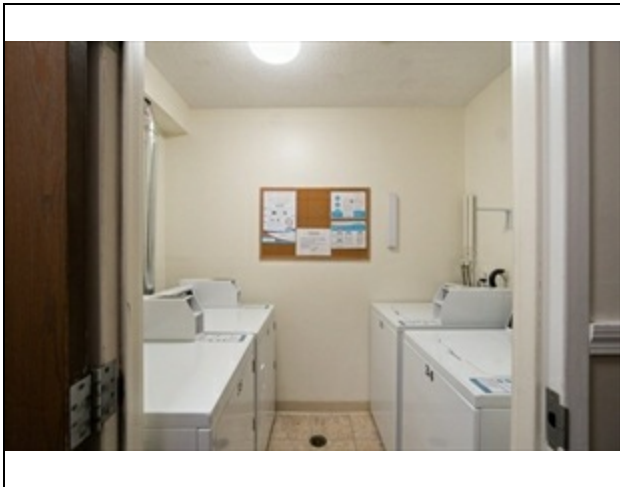
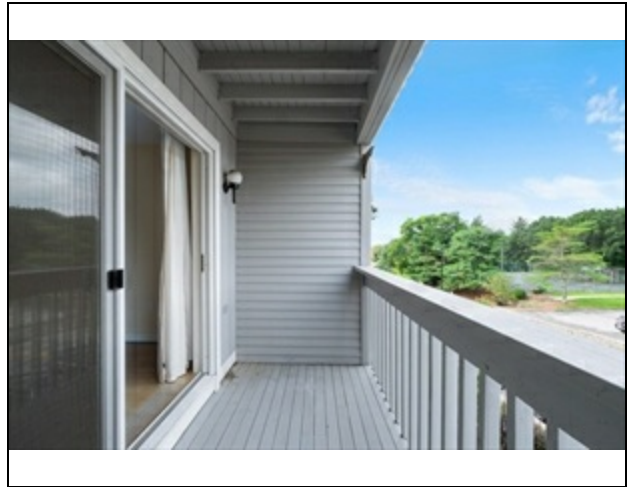
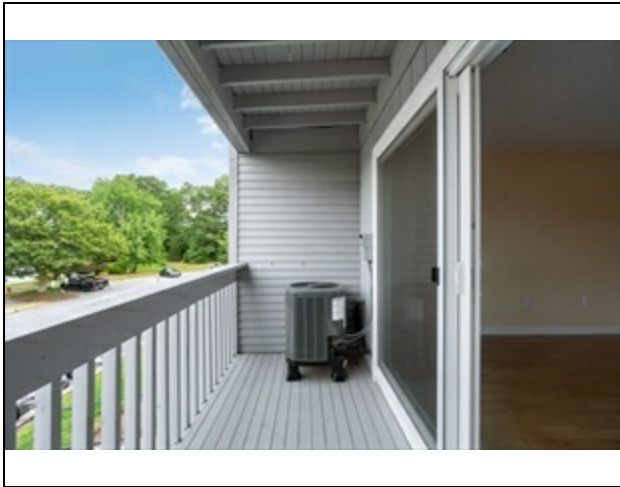
MLS # 72875253 - Sold
1808 Franklin Crossing Rd. U:1808, Franklin, MA 02038

Condominium - Condo
Sale Price: \$240,000



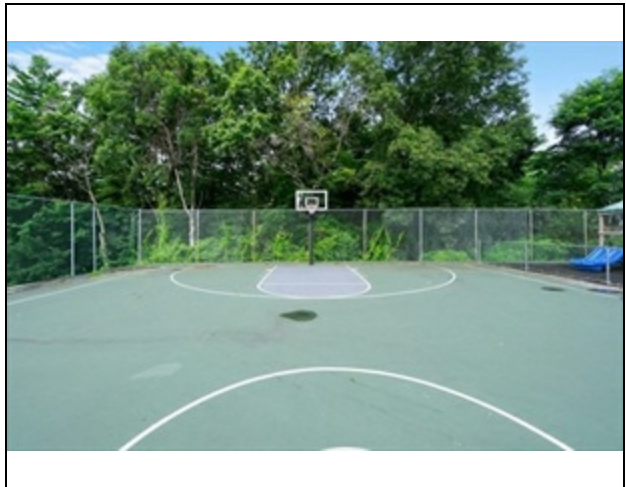
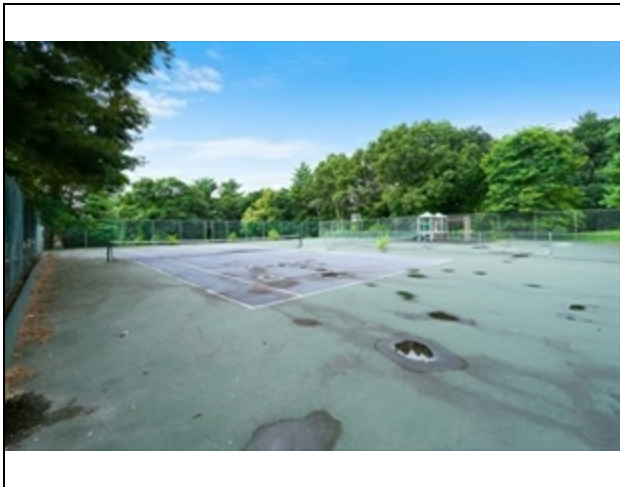
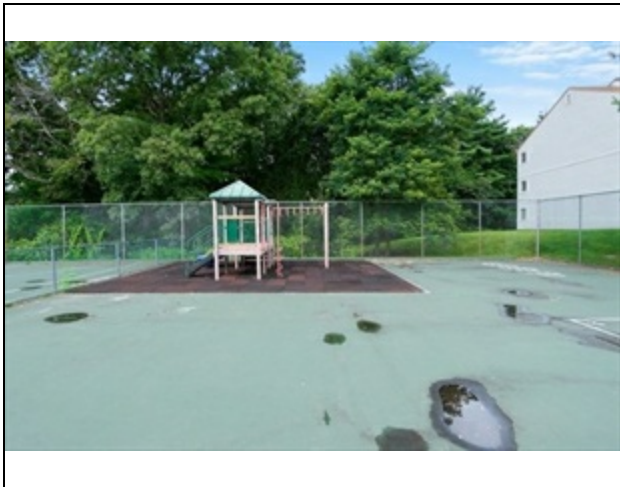
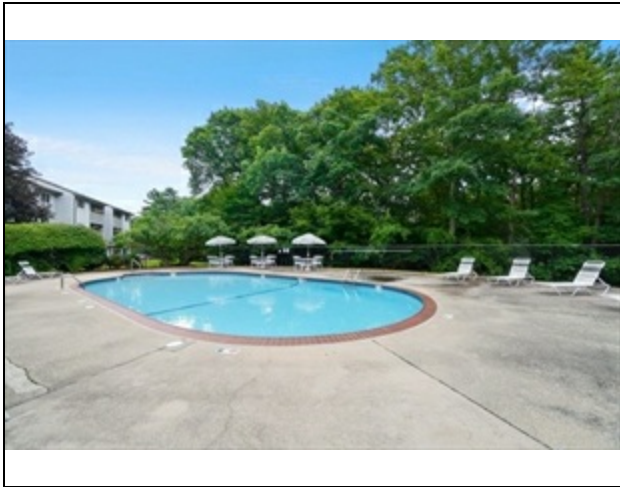






MLS # 72875253 - Sold
1808 Franklin Crossing Rd. U:1808, Franklin, MA 02038

Condominium - Condo
Sale Price: \$240,000



MLS # 72875253 - Sold
1808 Franklin Crossing Rd. U:1808, Franklin, MA 02038

Condominium - Condo
Sale Price: \$240,000



1412 Franklin Crossing Rd - Unit 1412
Franklin, MA 02038-2938
Condo

MLS #: 72880679	Status: Sold
List Price: \$245,000	Sale Price: \$240,000
List Date: 8/12/2021	Sale Date: 10/26/2021
Area:	Off Market Date: 9/30/2021
List\$/Sq. Ft.: \$260.08	Sold \$/Sq. Ft. \$254.78
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: 3
Master Bath: No	Placement: Top/Penthouse
Fireplaces: 0	Approx. Living Area: 942 Sq. Ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0
Elevator: No	Parking: 2 On Street Permit

Handicap Access/Features:

Association: **Yes** Fee: **\$311**

Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Park, Walking/Jogging Trails, Refuse Removal**



Room Descriptions

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

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**

Basement: **No**

Construction: **Frame**

Cooling: **Central Air**

Exclusions:

Exterior: **Vinyl**

Exterior Features: **Balcony**

Facing Direction:

Heating: **Forced Air, Electric**

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

TOP floor unit with tree-lined courtyard views available at Franklin Crossing! Come visit this nicely appointed condo with neutral colors throughout. The unit has two large bedrooms. Master bedroom features 2 closets. Enjoy galley kitchen, and the open concept living room and dining room. The living room slider leads to your own balcony where you can enjoy the views of the surrounding greens. Franklin Crossing is a charming community that features trails, an in-ground pool, basketball and tennis courts, and a playground. This complex is close to shops, dining, the commuter rail and major highways. Close to I495, I95 and RT 140. Make this serene community your new home!

Tax Information

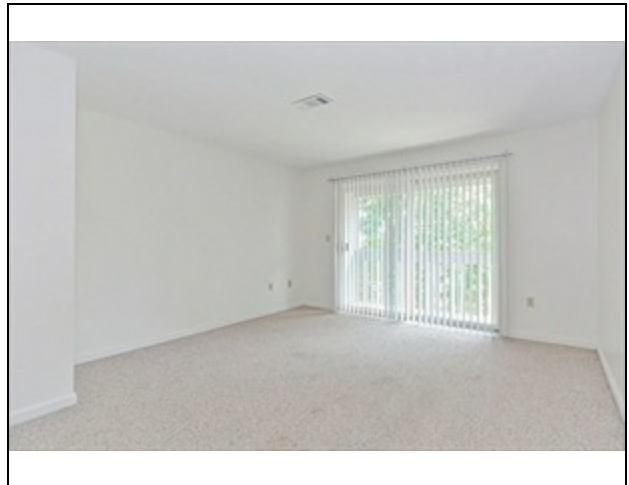
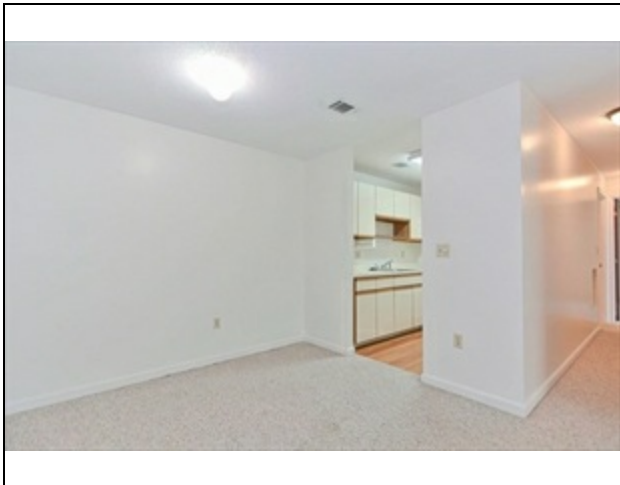
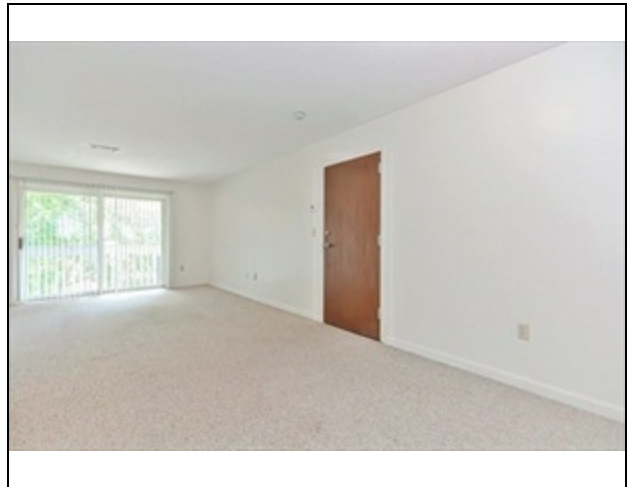
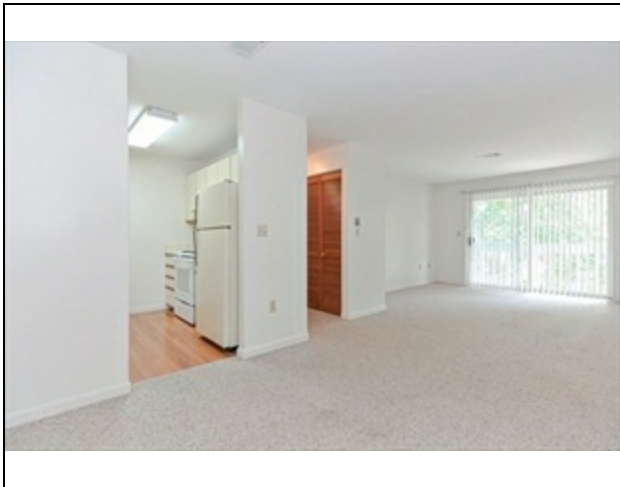
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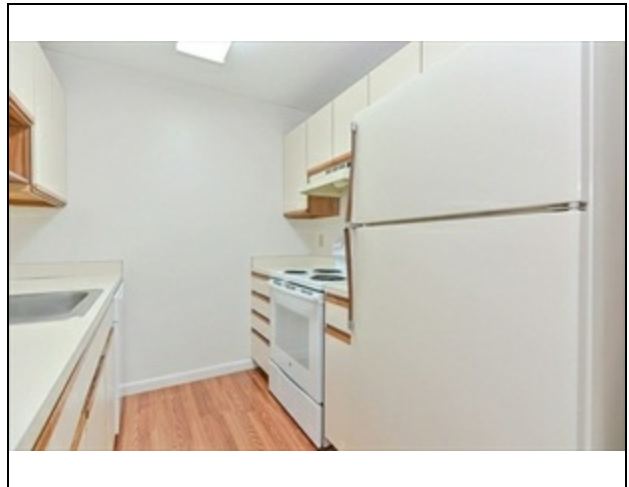
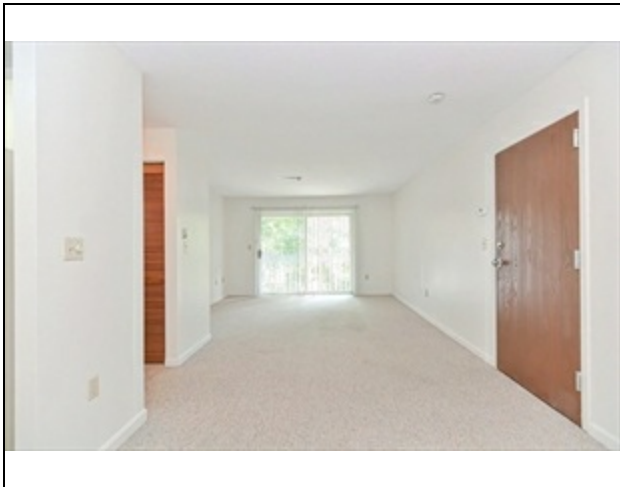
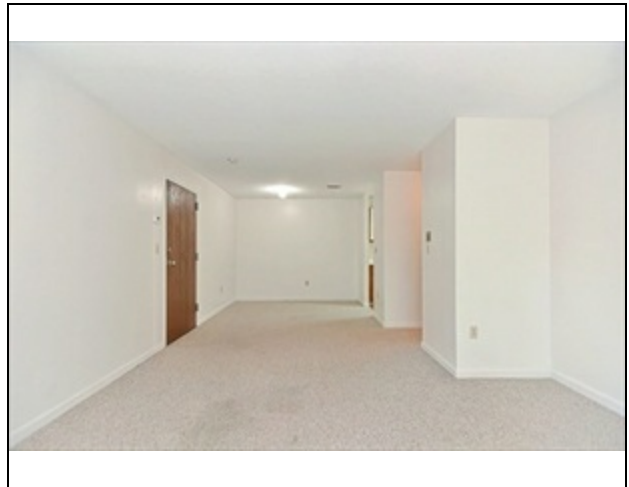
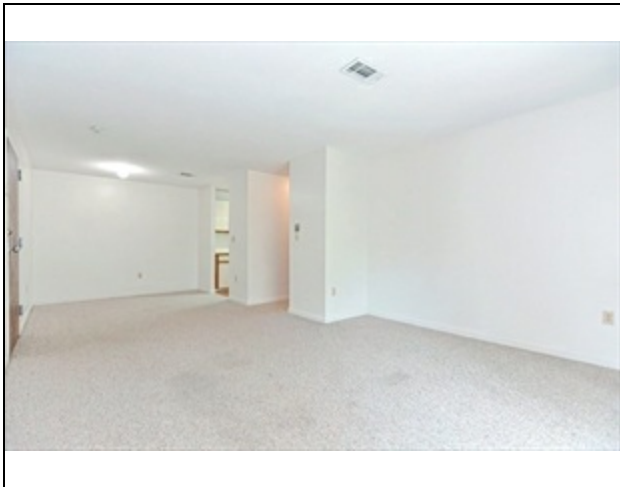
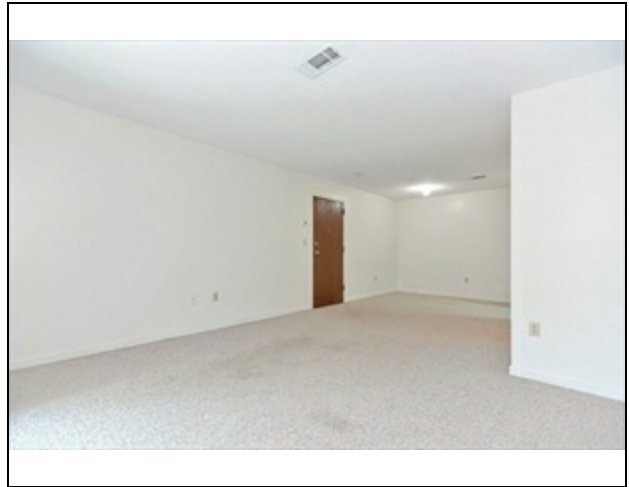
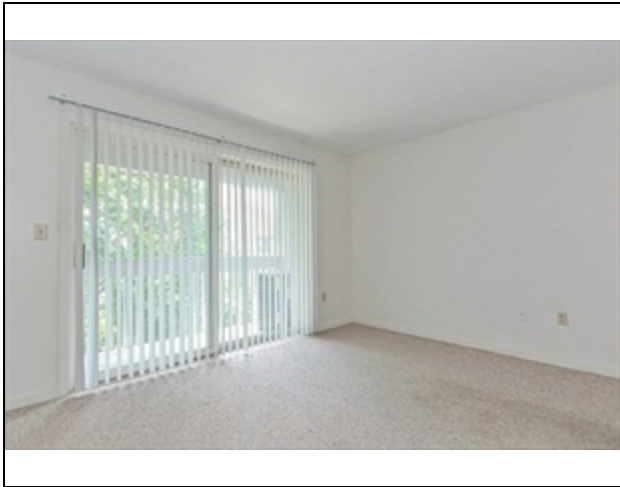
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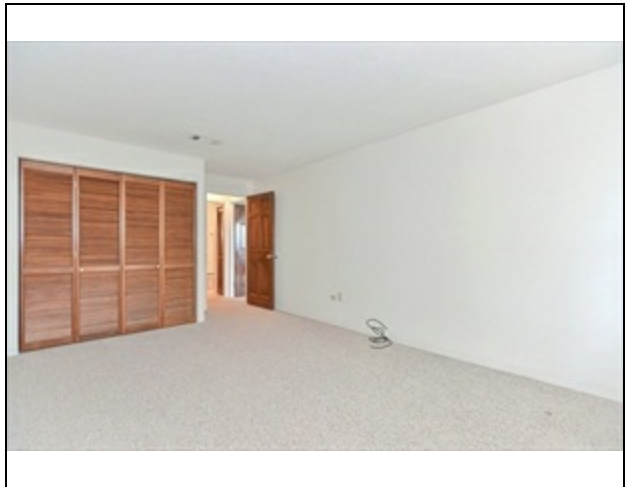
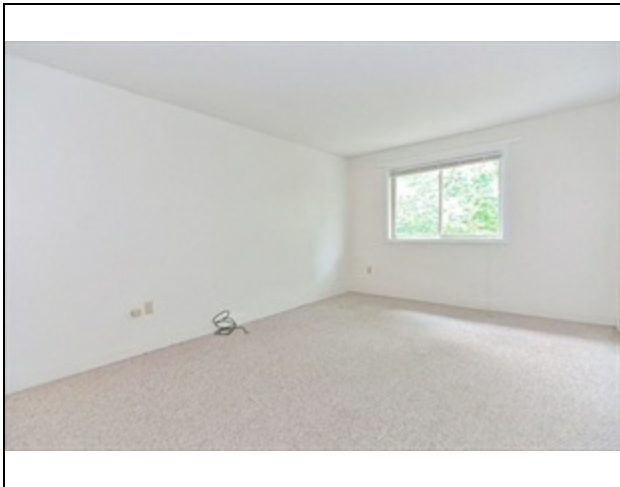
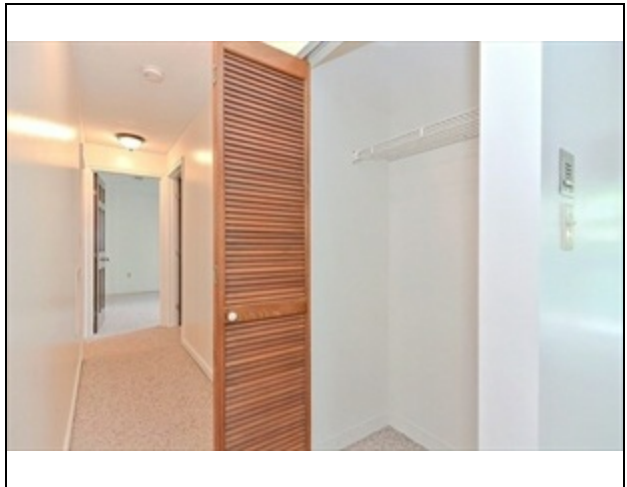
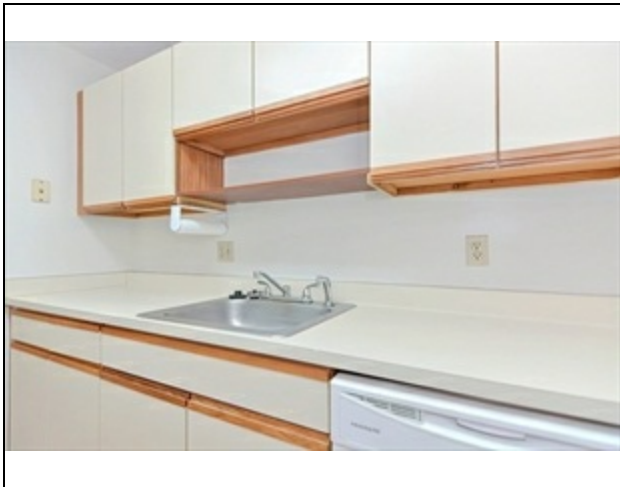
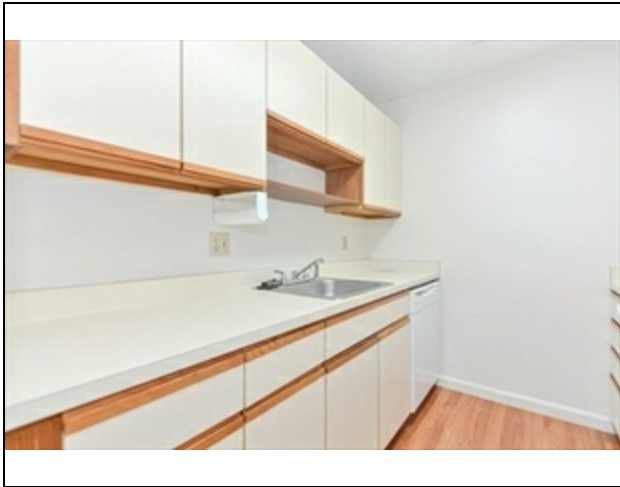
Sub-Agent: Not Offered	Buyer Agent: 2.0	Facilitator: 1.0
Compensation Based On: Gross/Full Sale Price		

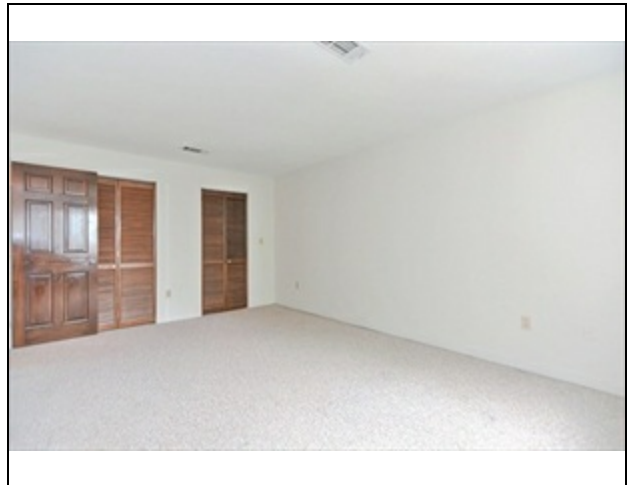
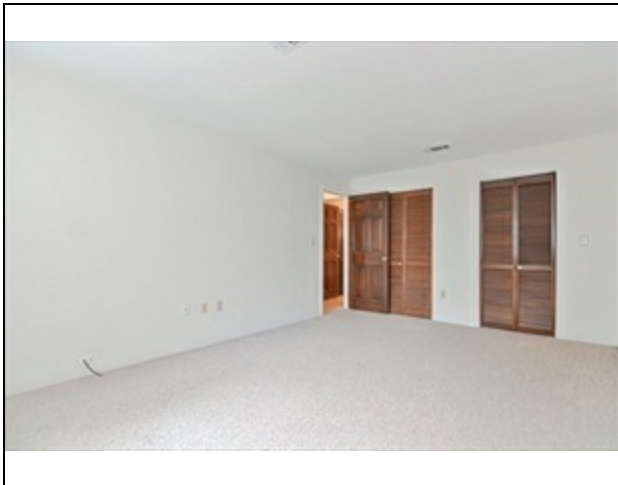
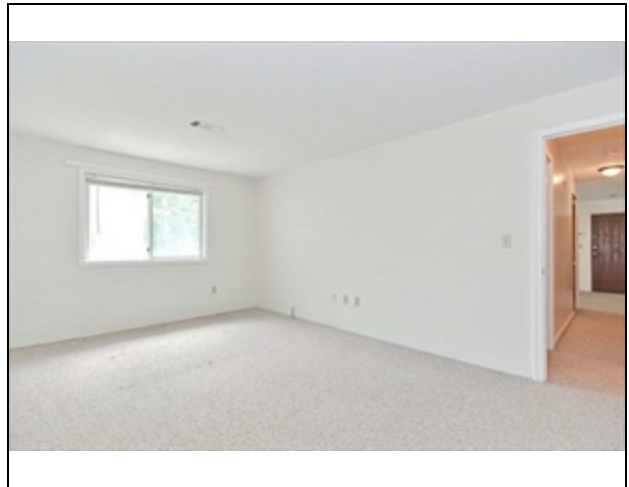
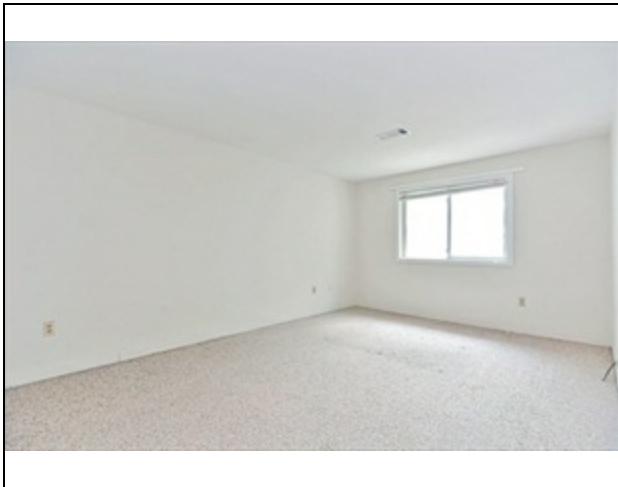
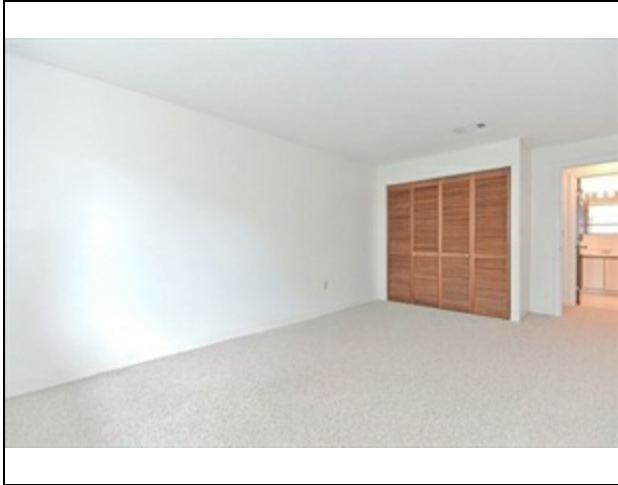
MLS # 72880679 - Sold
1412 Franklin Crossing Rd U:1412, Franklin, MA 02038-2938

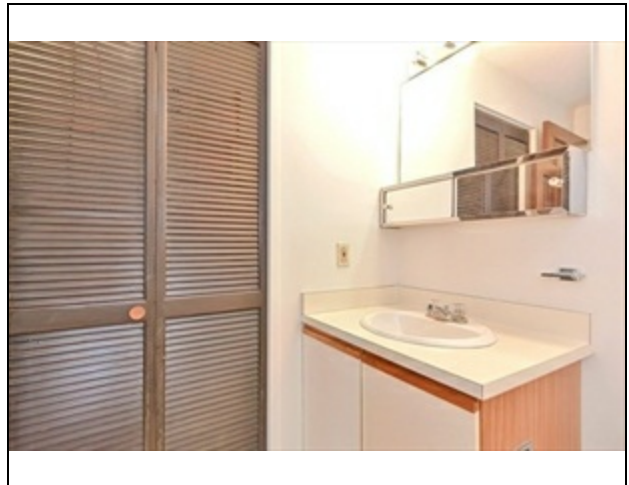
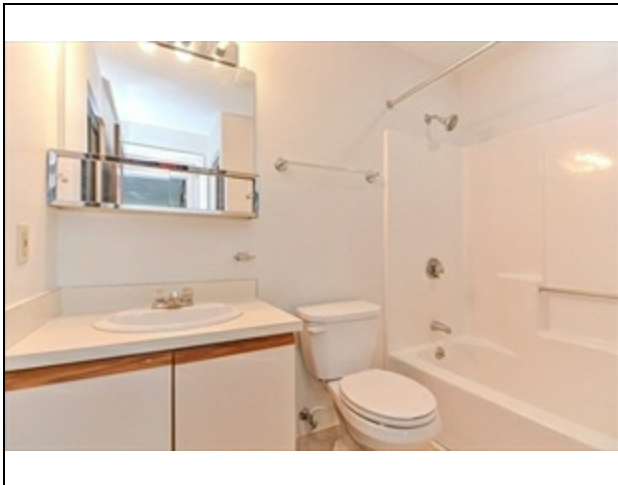
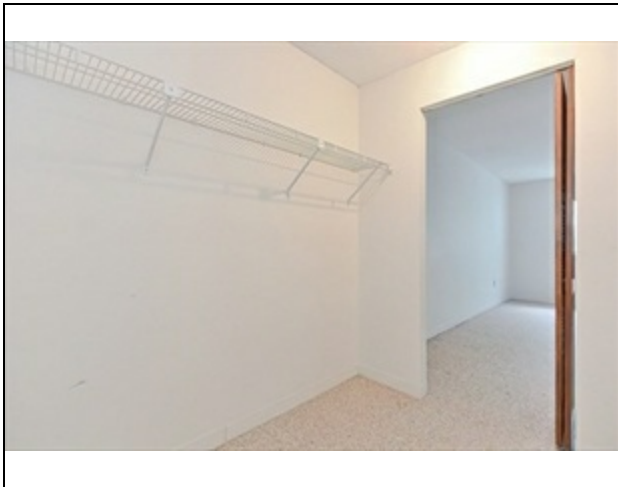
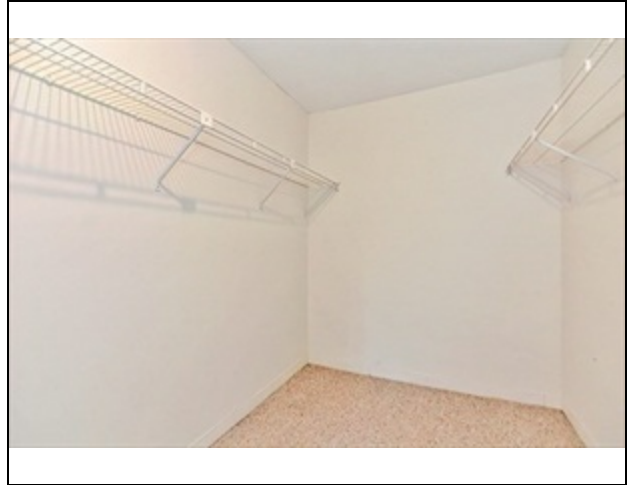
Condominium - Condo
Sale Price: \$240,000





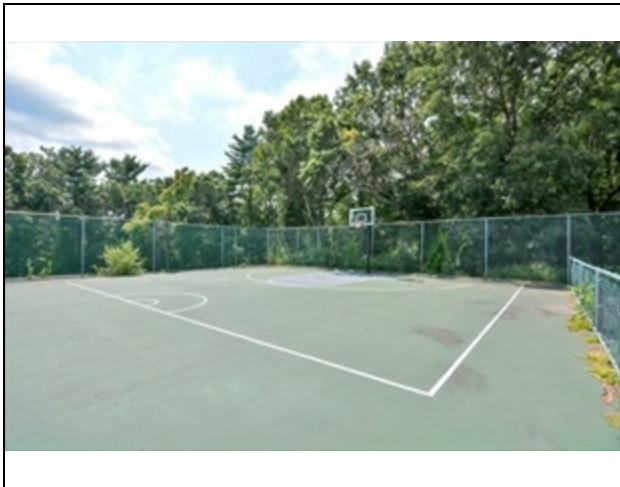
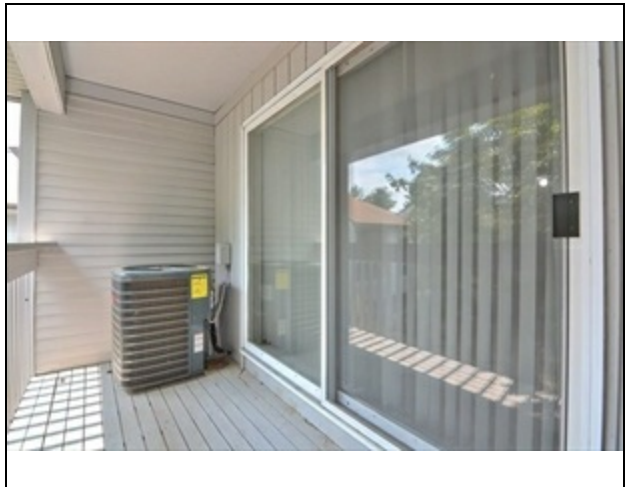
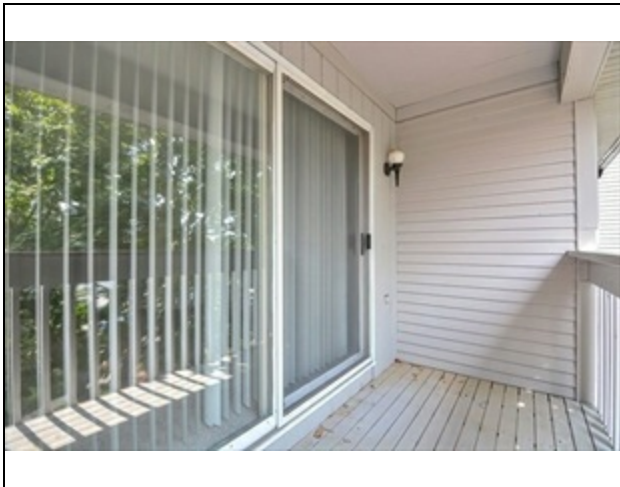
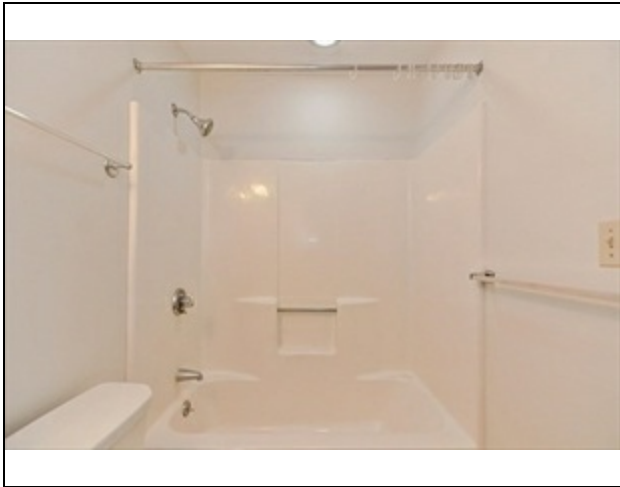






MLS # 72880679 - Sold
1412 Franklin Crossing Rd U:1412, Franklin, MA 02038-2938

Condominium - Condo
Sale Price: \$240,000



2608 Franklin Crossing Road - Unit 2608
Franklin, MA 02038-2947
Condo

MLS #: 72751336	Status: Sold
List Price: \$239,900	Sale Price: \$240,000
List Date: 11/1/2020	Sale Date: 3/26/2021
Area:	Off Market Date: 2/19/2021
List\$/Sq. Ft.: \$246.30	Sold \$/Sq. Ft. \$246.41
Days on Market (Total): 110	Days on Market (Office): 110

Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 2
Master Bath: No	Placement: Upper, Front, Garden
Fireplaces: 0	Approx. Living Area: 974 Sq. Ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0
Elevator: No	Parking: 2 Off-Street, Guest, Paved Driveway

Handicap Access/Features:

Association: **Yes** Fee: **\$316**

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

Room Descriptions

Room	Level	Size	Features
Living Room:	1	17X13	Flooring - Hardwood, Balcony - Exterior, Main Level, Cable Hookup, Recessed Lighting, Slider
Dining Room:	1	10X9	Flooring - Hardwood, Main Level, Lighting - Overhead
Kitchen:	1	8X8	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Recessed Lighting
Master Bedroom:	1	17X11	Closet, Flooring - Wall to Wall Carpet, Main Level, Cable Hookup
Bedroom 2:	1	16X11	Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level, Cable Hookup
Bath 1:	1	8X5	Bathroom - Full, Bathroom - With Tub & Shower, Ceiling Fan(s), Closet - Linen, Flooring - Stone/Ceramic Tile, Main Level

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **110 Volts, 220 Volts, Circuit Breakers, 100 Amps**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Balcony, Gutters, Professional Landscaping, Tennis Court**
 Facing Direction:
 Green Certified: **No**
 Heating: **Forced Air, Electric**
 Hot Water: **Electric, Tank**
 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 to this meticulously maintained condo located in beautiful Franklin! This condo is move-in ready with all the big ticket items having already been updated. Updates include heat/air unit (2016), water heater (2015), recessed lighting (2017), and bathroom floor (2020) just to name a few. A full list of updates is attached in MLS. Condo complex boasts an in-ground pool for those hot summers days! Common area also includes basketball court and tennis courts. Conveniently located near shopping and dining, as well as I495, I95, I90, and RT140. Move-in and drop your bags. Don't miss out on this beautiful condo, schedule your showing today!

Tax Information

2020 Taxes: \$2,578 Assessment: **\$177,700**
 Pin #: **M:270 L:021-104**

Cert: Zoning Code: **Res**
 Map: **270** Block: Lot: **21-104** Book: **8021** Page: **336**

Compensation

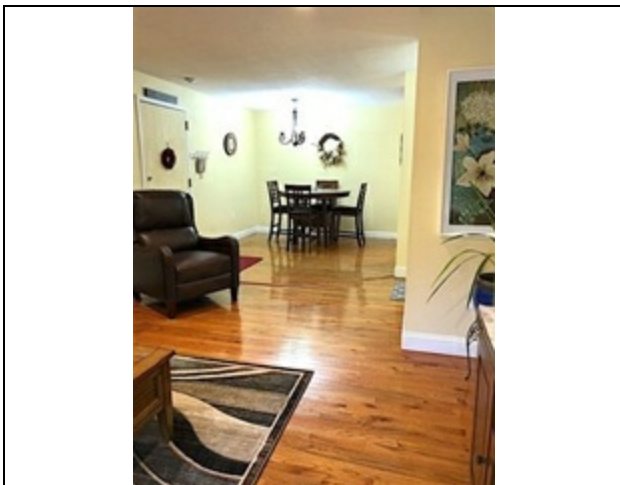
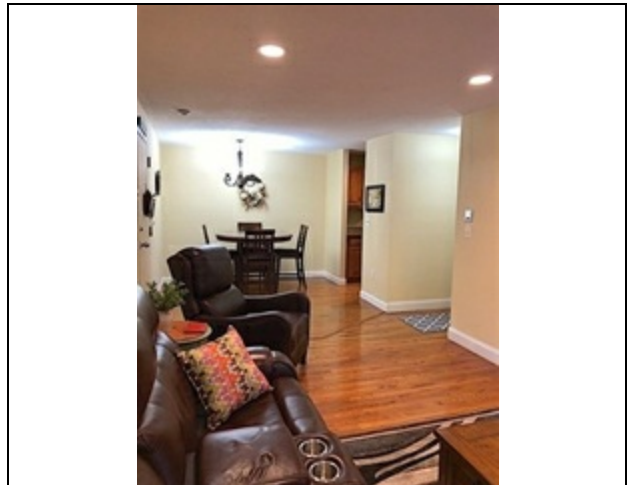
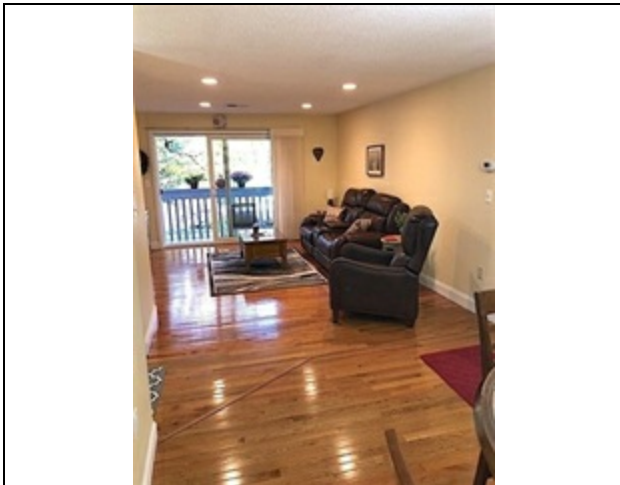
Sub-Agent: **Not Offered**

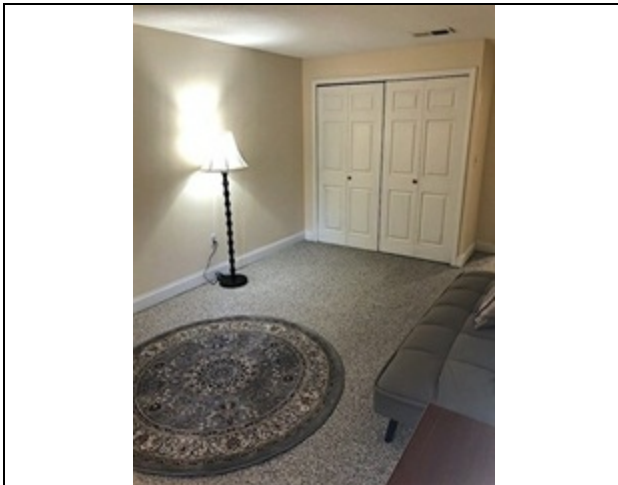
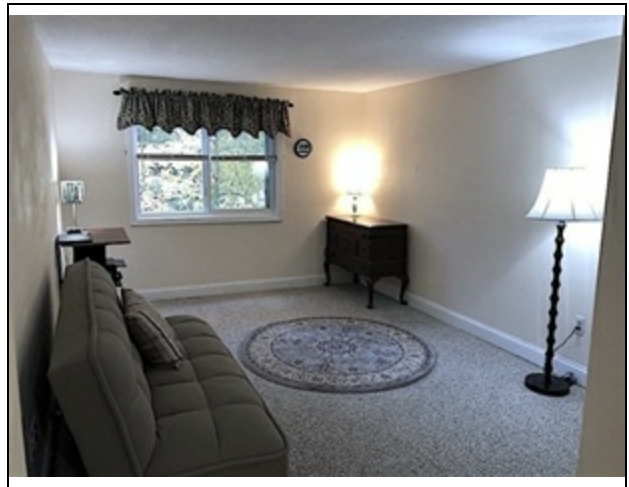
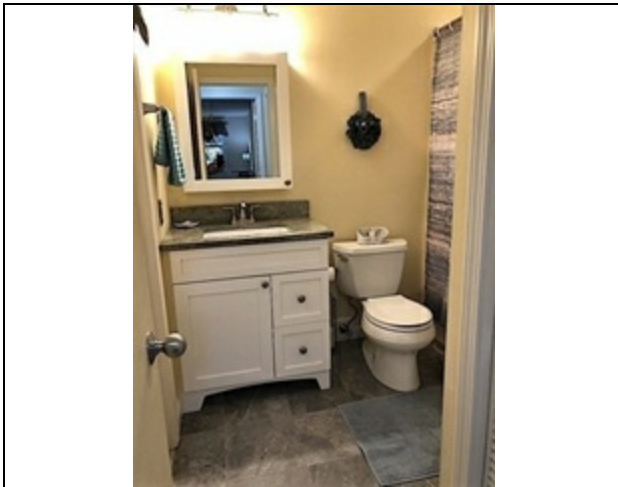
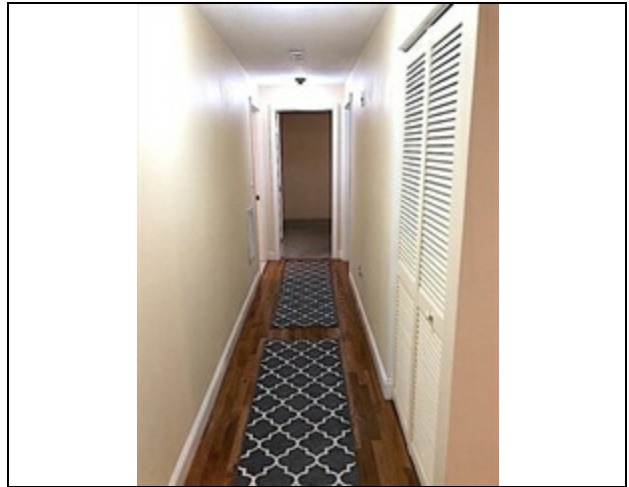
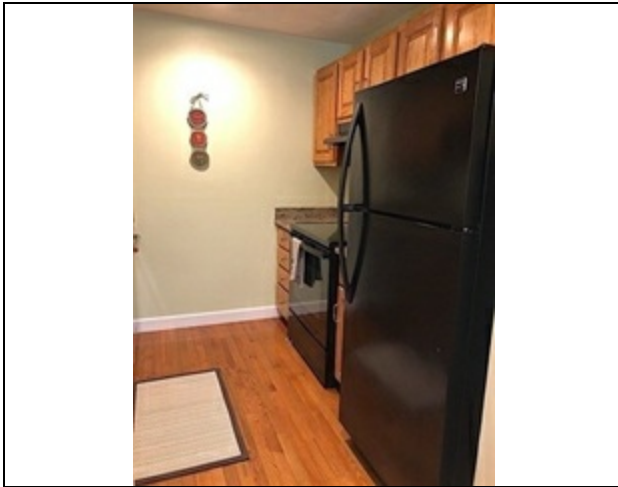
Buyer Agent: **2.5**

Facilitator: **1**

Compensation Based On: **Net Sale Price**







MLS # 72751336 - Sold
2608 Franklin Crossing Road U:2608, Franklin, MA 02038-2947

Condominium - Condo
Sale Price: \$240,000



2411 Franklin Crossing Road - Unit 2411
Franklin, MA 02038
Condo

MLS #: 72795828	Status: Sold
List Price: \$249,900	Sale Price: \$240,000
List Date: 3/10/2021	Sale Date: 5/5/2021
Area:	Off Market Date: 4/7/2021
List\$/Sq. Ft.: \$256.57	Sold \$/Sq. Ft. \$246.41
Days on Market (Total): 29	Days on Market (Office): 29

Property Features

Rooms: 5	Style: Mid-Rise
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 3
Master Bath:	Placement:
Fireplaces: 0	Approx. Living Area: 974 Sq. Ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0
Elevator:	Parking: 1
Handicap Access/Features:	
Association: Yes Fee: \$311	
Fee Includes: Water, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Playground, Management Fee	



Room Descriptions

Room	Level	Size	Features
Living Room:			Flooring - Laminate, Balcony / Deck
Dining Room:			Flooring - Laminate
Master Bedroom:			Closet - Walk-in, Closet

Features & Other Information

Appliances: **Dishwasher, Disposal, Microwave, Refrigerator, Freezer**
 Basement: **No**
 Cooling: **Central Air**
 Exclusions:
 Exterior Features: **Porch**
 Facing Direction:
 Heating: **Forced Air**
 Lead Paint: **None**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Rarely available top floor unit at Franklin Crossing with nice views of the in-ground pool and well maintained grounds. New LED recessed lights throughout the unit and NEST central air and heating system. Two spacious bedrooms with tons of closet space. Playground, basketball court and ample guest parking on the property. Great location-close to commuter rail, Route 495, and shopping.

Tax Information

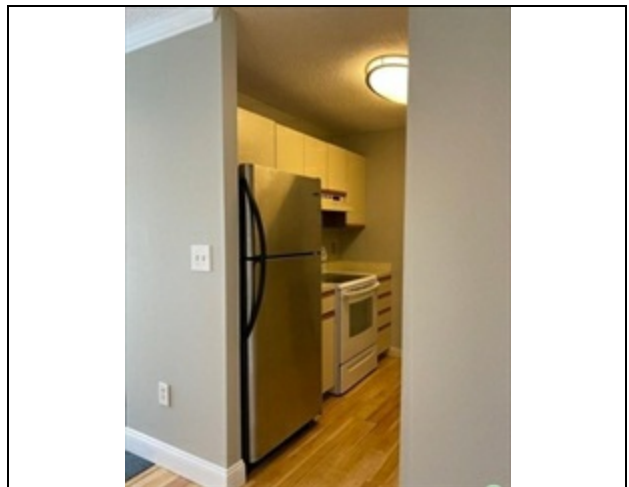
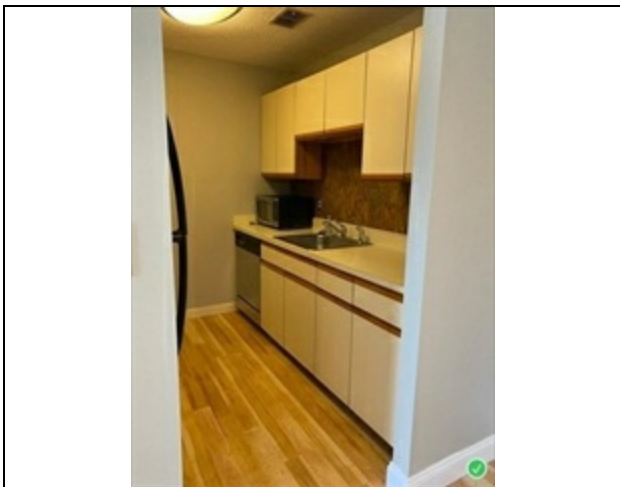
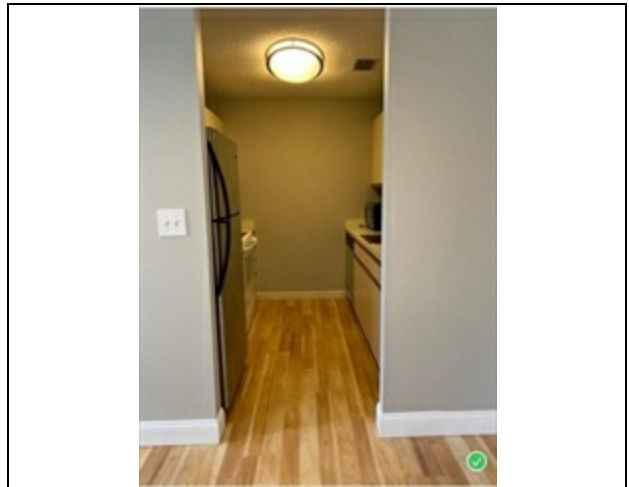
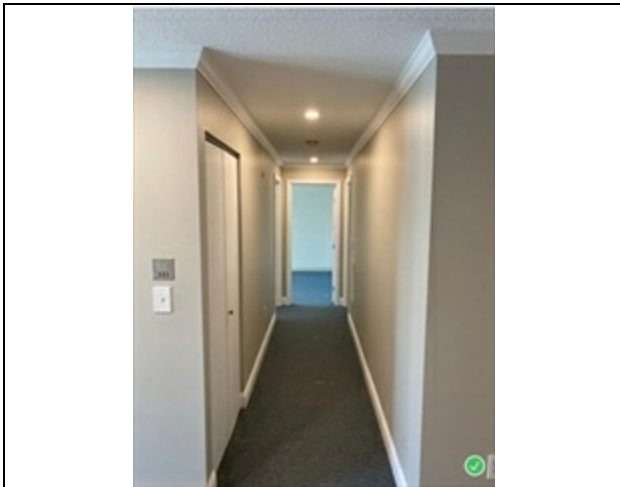
2020 Taxes: \$2,500	Assessment: \$172,500	Cert:	Zoning Code: 0
Pin #:		Map:	Block: Lot: Book: 37186 Page: 437

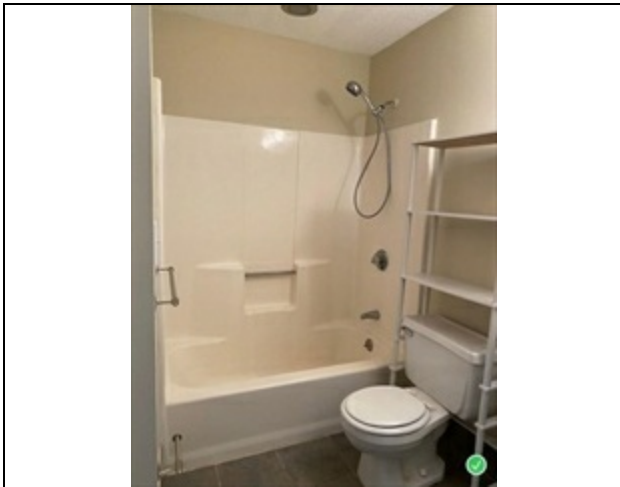
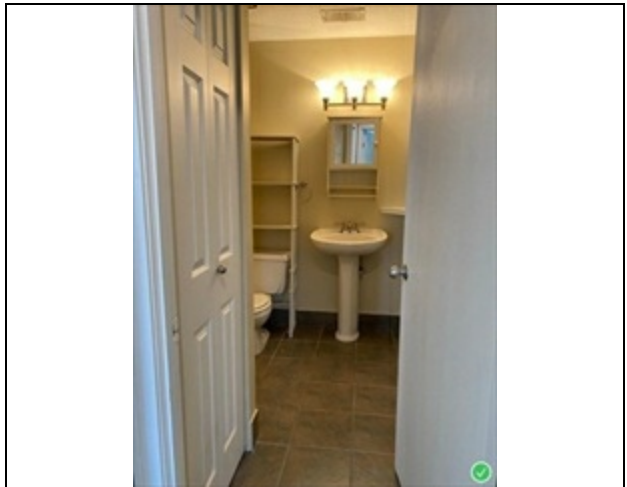
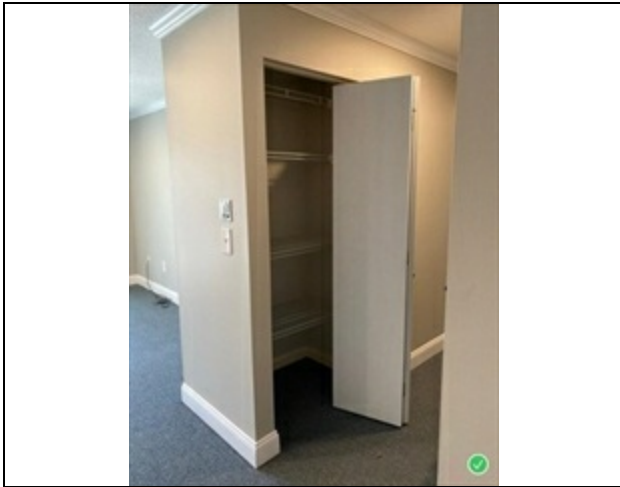
Compensation

Sub-Agent: Not Offered	Buyer Agent: 2.5	Facilitator: 2
Compensation Based On: Gross/Full Sale Price		

MLS # 72795828 - Sold
2411 Franklin Crossing Road U:2411, Franklin, MA 02038

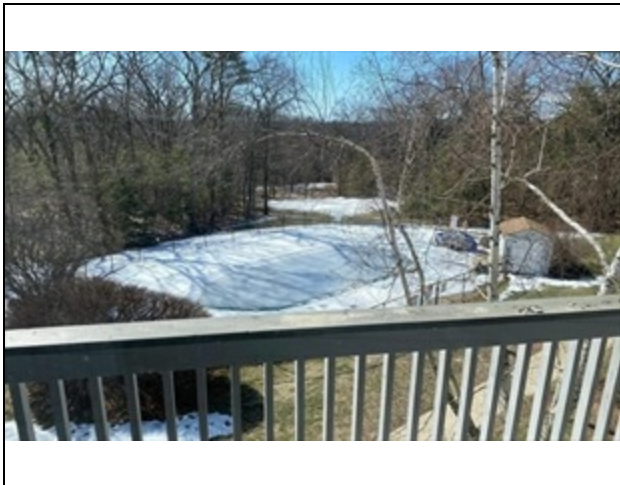
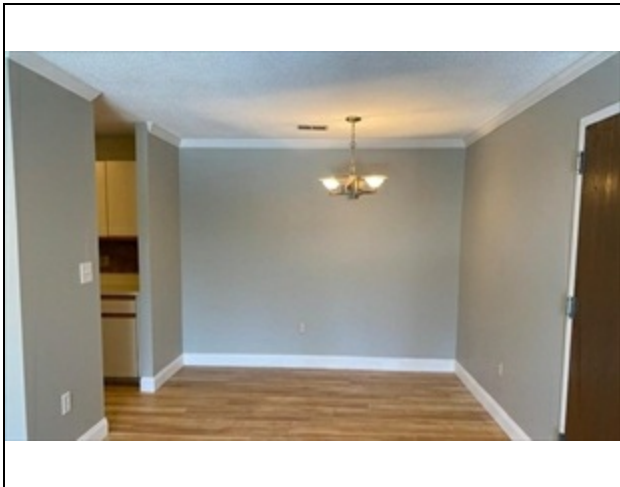
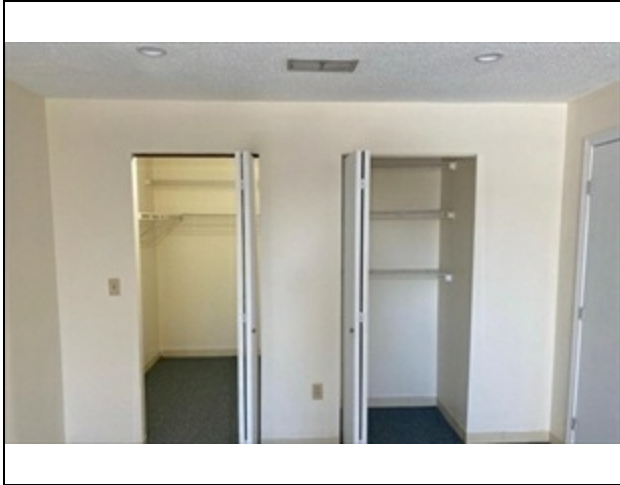
Condominium - Condo
Sale Price: \$240,000





MLS # 72795828 - Sold
2411 Franklin Crossing Road U:2411, Franklin, MA 02038

Condominium - Condo
Sale Price: \$240,000



1812 Franklin Crossing Rd - Unit 1812
Franklin, MA 02038
Condo

MLS #: 72862878	Status: Sold
List Price: \$250,000	Sale Price: \$245,000
List Date: 7/8/2021	Sale Date: 9/8/2021
Area:	Off Market Date: 8/11/2021
List\$/Sq. Ft.: \$255.10	Sold \$/Sq. Ft. \$250
Days on Market (Total): 34	Days on Market (Office): 34

Property Features

Rooms: 4	Style: Garden, Mid-Rise
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 3
Master Bath: No	Placement: Top/Penthouse, Front
Fireplaces: 0	Approx. Living Area: 980 Sq. Ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0
Elevator: No	Parking: 2 On Street Permit, Common, Paved Driveway

Handicap Access/Features: **No**

Association: **Yes** Fee: **\$311**

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



Room Descriptions

Room	Level	Size	Features
Living Room:	3	13X14	Flooring - Laminate, Deck - Exterior, High Speed Internet Hookup
Dining Room:	3	9X9	Flooring - Laminate
Kitchen:	3	9X9	Flooring - Laminate, Countertops - Upgraded, Cabinets - Upgraded, Stainless Steel Appliances
Master Bedroom:	3	11X26	Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	3	11X18	Closet, Flooring - Wall to Wall Carpet
Bath 1:	3	8X8	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Closet, Flooring - Vinyl
Laundry:	1		Main Level

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air, Heat Pump**
 Electric: **100 Amps**
 Exclusions: **Personal Property**
 Exterior: **Vinyl**
 Exterior Features: **Deck - Composite, Professional Landscaping**
 Facing Direction: **Southwest**
 Heating: **Forced Air, Heat Pump, Electric**
 Hot Water: **Electric**
 Interior Features: **Security System, Internet Available - Broadband, Internet Available - Fiber-Optic**
 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

Open House Cancelled - Offer has been accepted. Excellent opportunity to own at Franklin Crossing Condominiums. Looking for easy access to shopping, highway, services? This is the place to be for all of those conveniences. Updated top level condo offers beautiful views of the sunset everynight! Laminate flooring unit with wall-to-wall carpeting in the bedrooms. Upgraded kitchen with SS appliances, upgraded cabinetry and counter tops. Unit has a new Trane Air handler and new heat pump-2019. Relax outside with the in-ground pool, park, swing set, tennis and basketball courts for your enjoyment. Parking spaces by Permit from Property Mangement. Central Post Box location for ease of access. Won't last long. Occupied, so please give notice. Please allow 24 hours for review of offers.

Tax Information

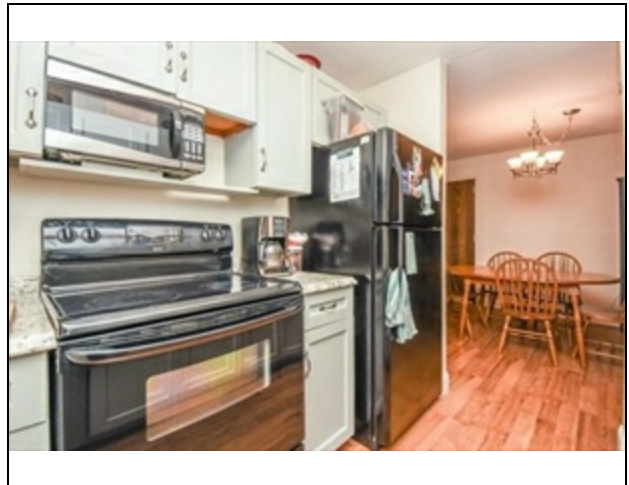
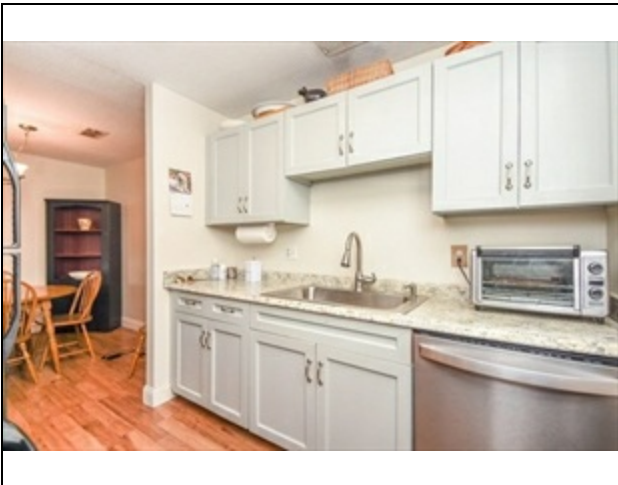
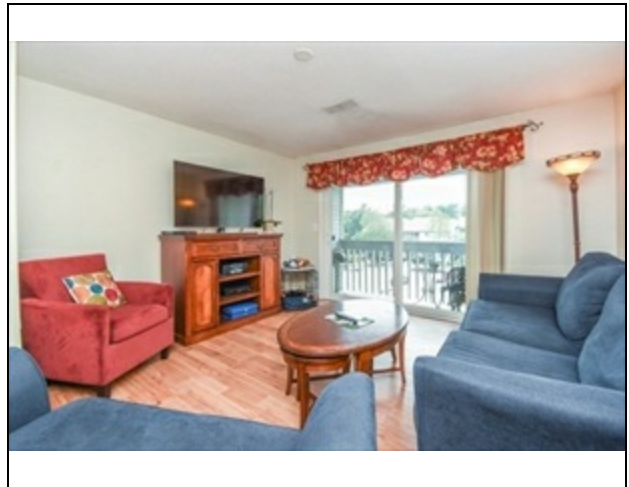
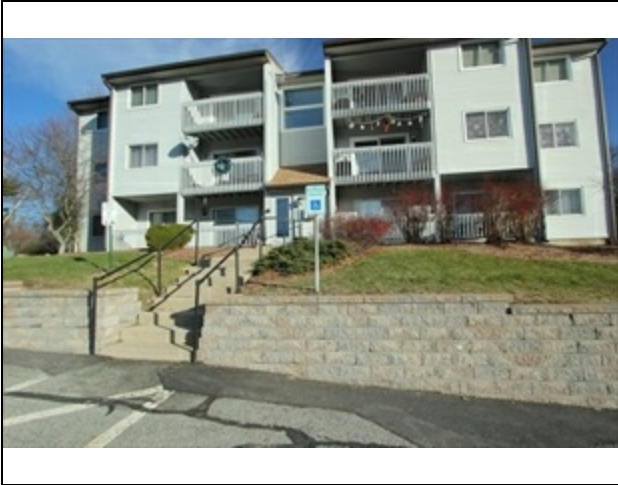
2021 Taxes: \$2,877	Assessment: \$196,400	Cert: 48142	Zoning Code: Res
Pin #: M:270 L:021-156	Map: 270	Block: 027	Lot: 156 Book: 26632 Page: 505

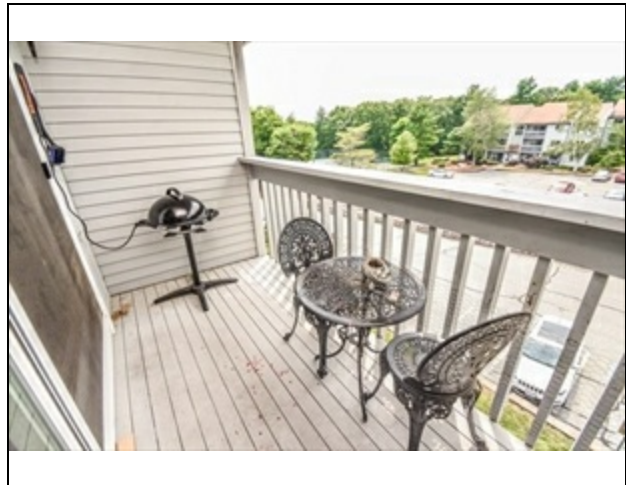
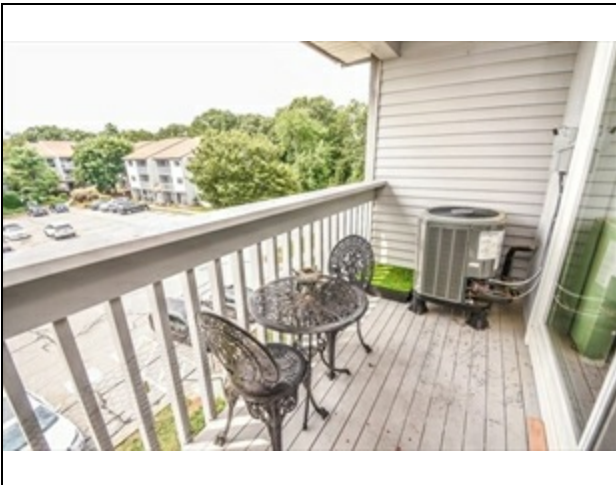
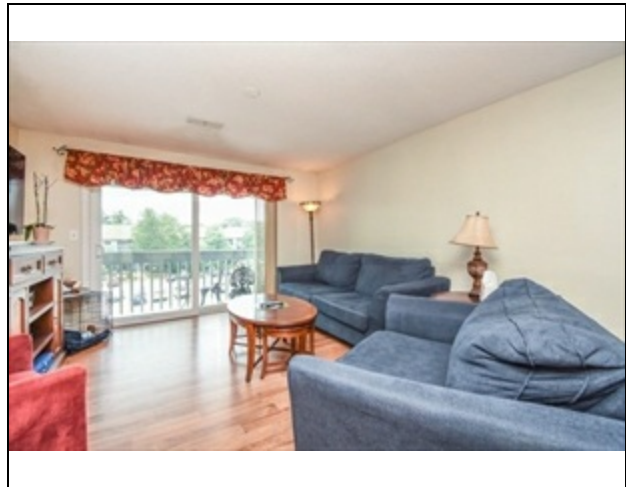
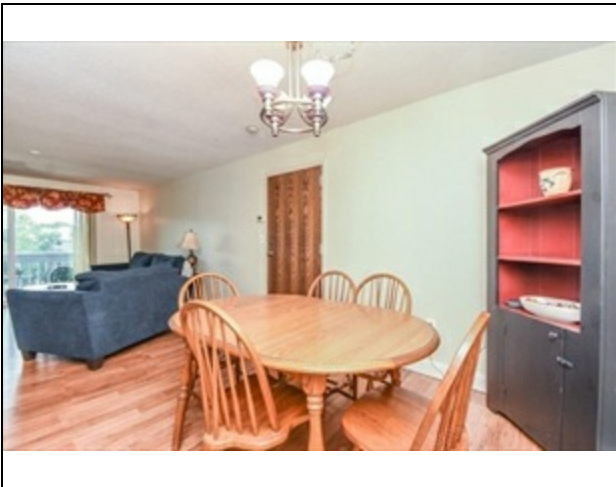
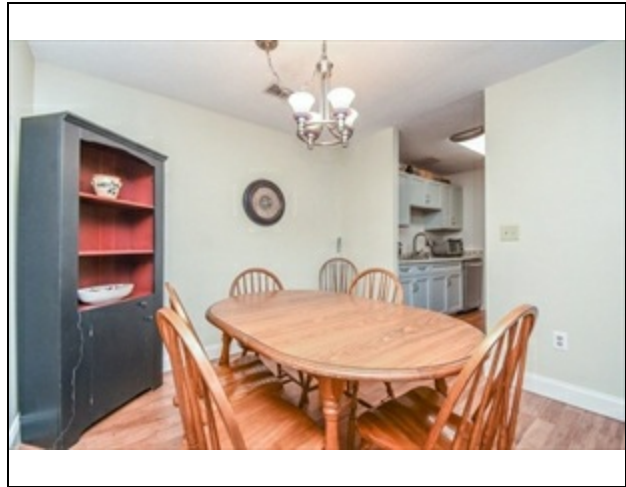
Compensation

Sub-Agent: Not Offered	Buyer Agent: 2.5	Facilitator: 0
Compensation Based On: Net Sale Price		

MLS # 72862878 - Sold
1812 Franklin Crossing Rd U:1812, Franklin, MA 02038

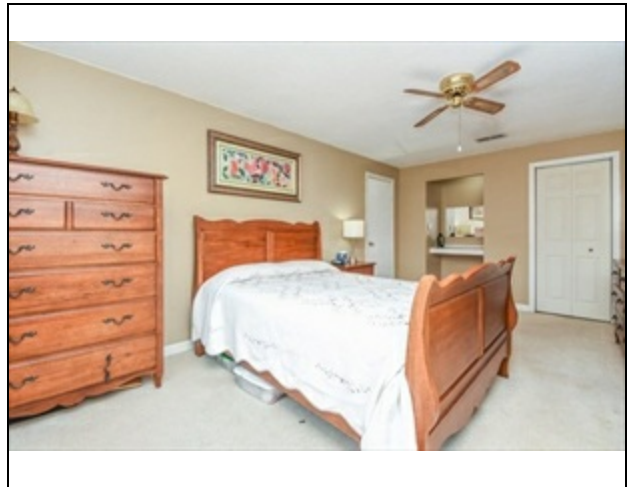
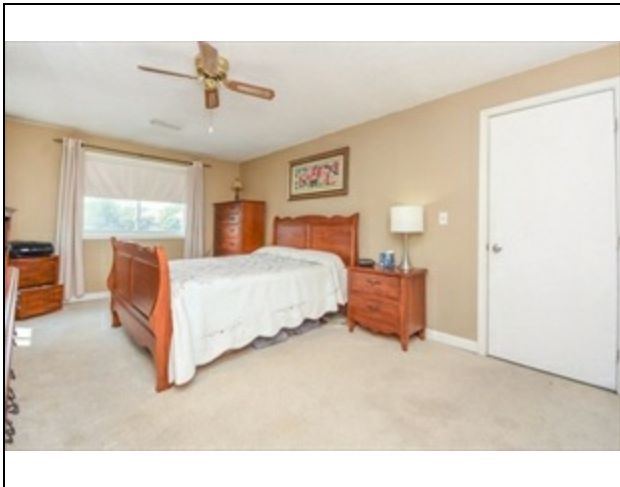
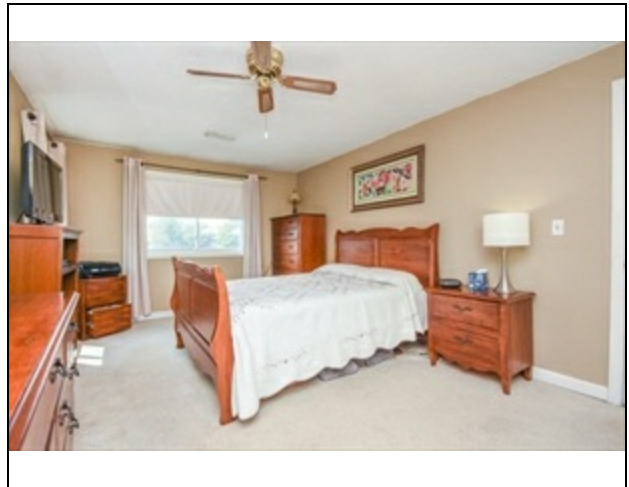
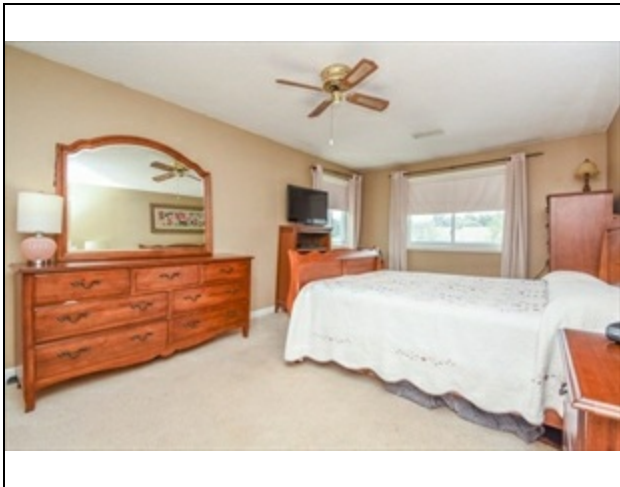
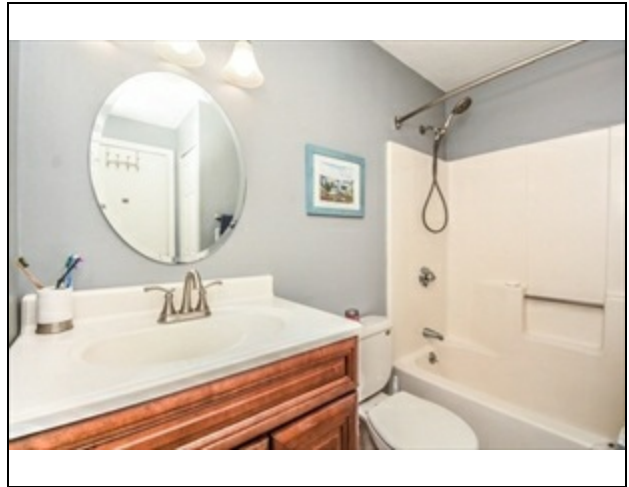
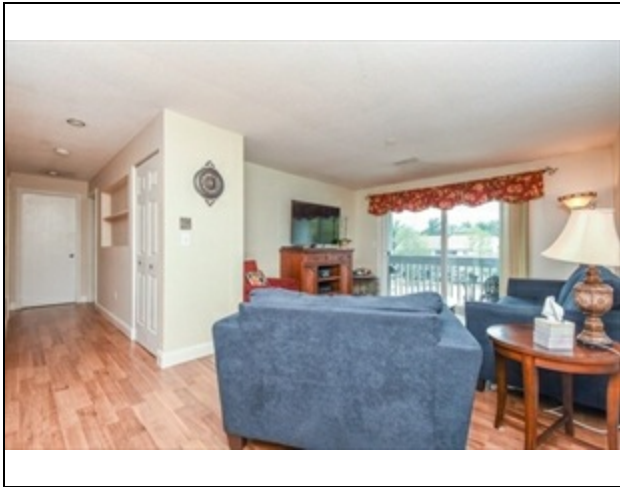
Condominium - Condo
Sale Price: \$245,000

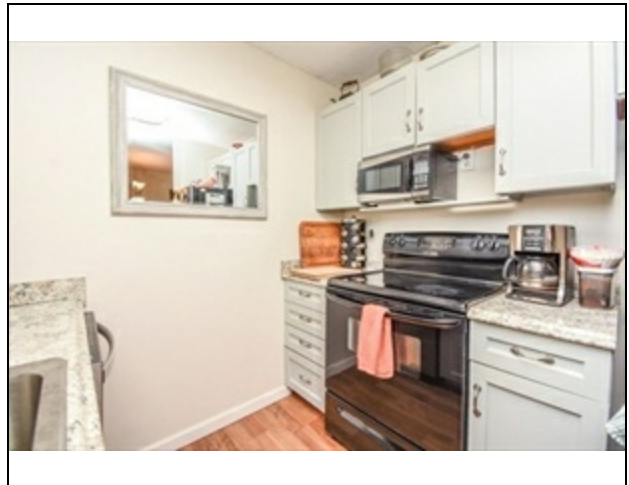
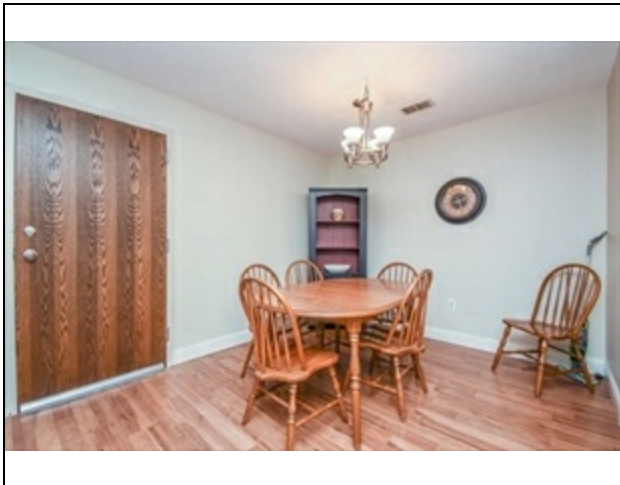
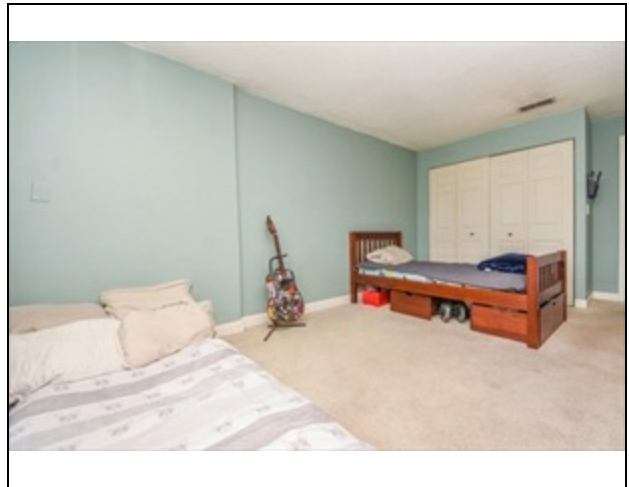
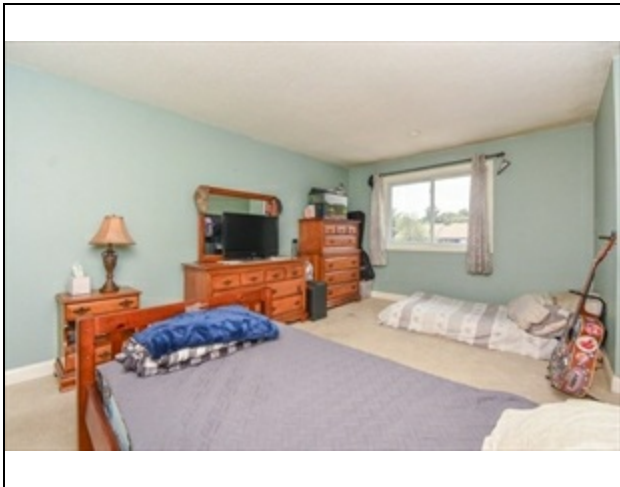
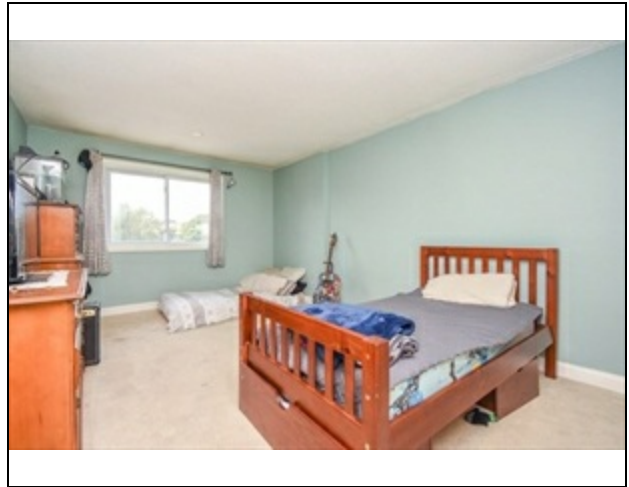
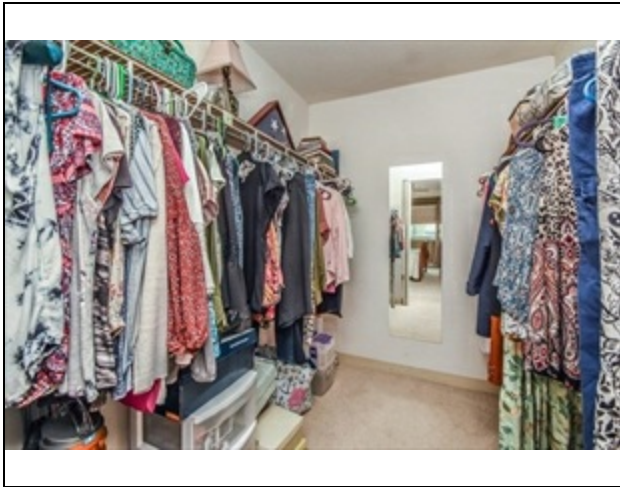


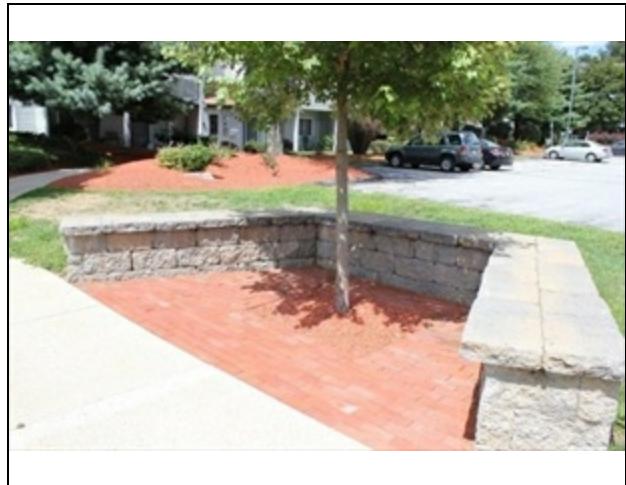
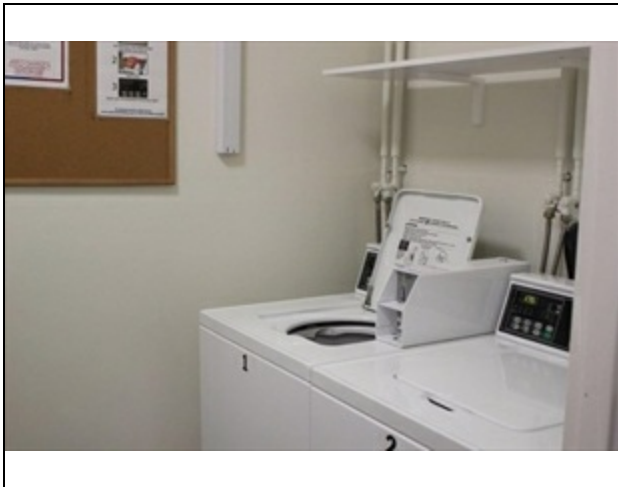
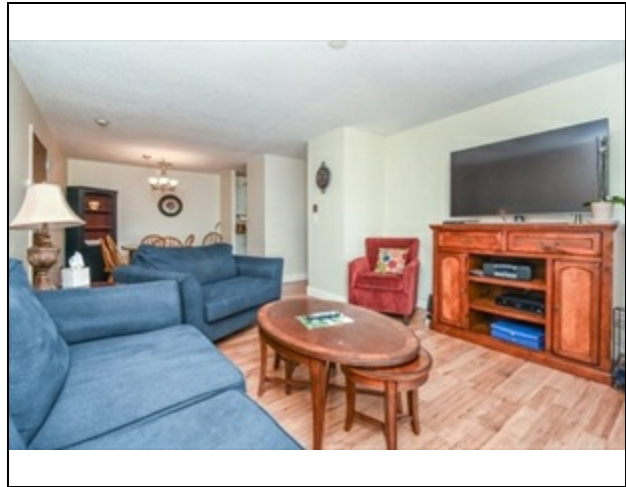
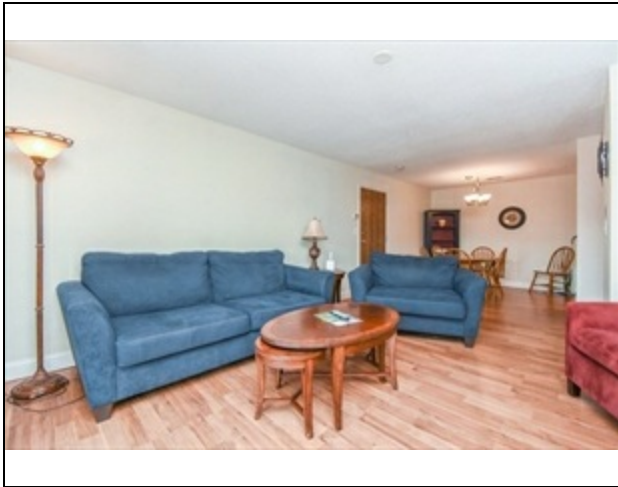


MLS # 72862878 - Sold
1812 Franklin Crossing Rd U:1812, Franklin, MA 02038

Condominium - Condo
Sale Price: \$245,000

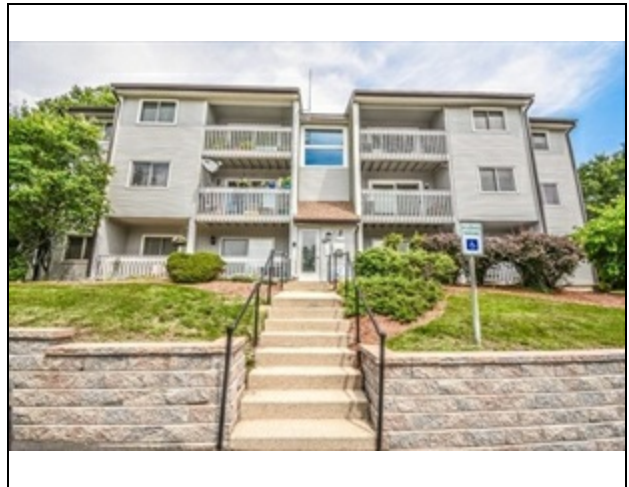
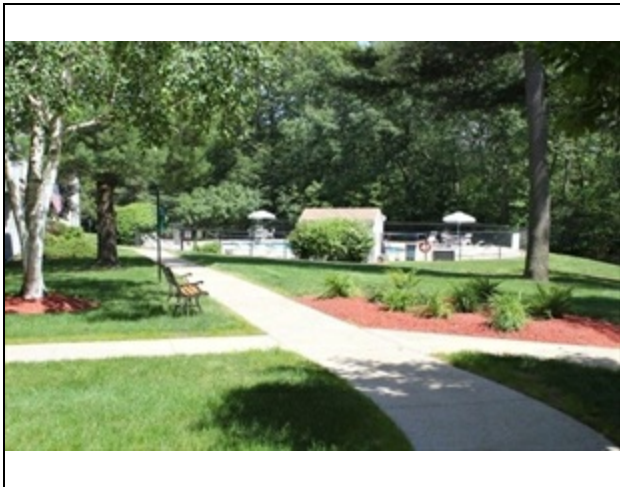






MLS # 72862878 - Sold
1812 Franklin Crossing Rd U:1812, Franklin, MA 02038

Condominium - Condo
Sale Price: \$245,000



MLS # 72862878 - Sold
1812 Franklin Crossing Rd U:1812, Franklin, MA 02038

Condominium - Condo
Sale Price: \$245,000



1008 Franklin Crossing Rd - Unit 1008
Franklin, MA 02038
Condo

MLS #: 72811835	Status: Sold
List Price: \$240,000	Sale Price: \$252,000
List Date: 4/8/2021	Sale Date: 5/25/2021
Area:	Off Market Date: 4/23/2021
List\$/Sq. Ft.: \$255.32	Sold \$/Sq. Ft. \$268.09
Days on Market (Total): 16	Days on Market (Office): 16

Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 2
Master Bath: No	Placement: Middle
Fireplaces: 0	Approx. Living Area: 940 Sq. Ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0
Elevator:	Parking: 2 Guest
Handicap Access/Features:	
Association: Yes Fee: \$311	
Fee Includes: Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground	



Room Descriptions

Room	Level	Size	Features
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Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **No**
 Cooling: **Heat Pump**
 Electric: **100 Amps**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Porch**
 Facing Direction:
 Heating: **Forced Air, Heat Pump, Electric**
 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

Turn Key Condo! COMPLETE RENOVATION! Move right in to this exquisite condo that was renovated in 2020. Kitchen, slider, floors, paint, appliances, water tank, heating, electrical, paint.....ALL NEW! This second floor unit with plenty of natural light offers two bedrooms and one bathroom, deck, laundry facilities in the building, and storage. Complex amenities include tennis court, playground and pool. Conveniently located near shopping and easy highway access.

Tax Information

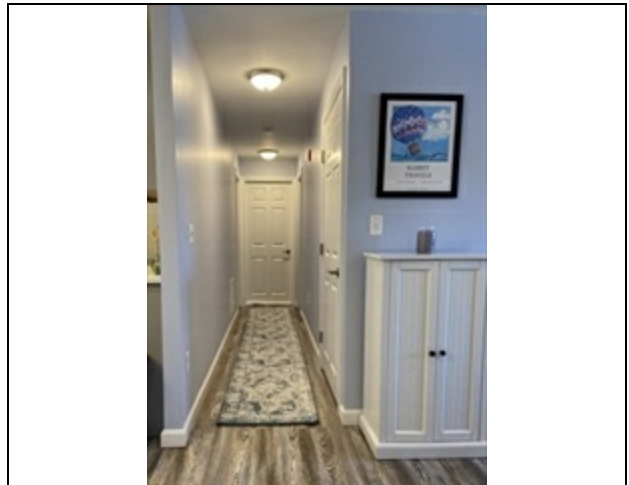
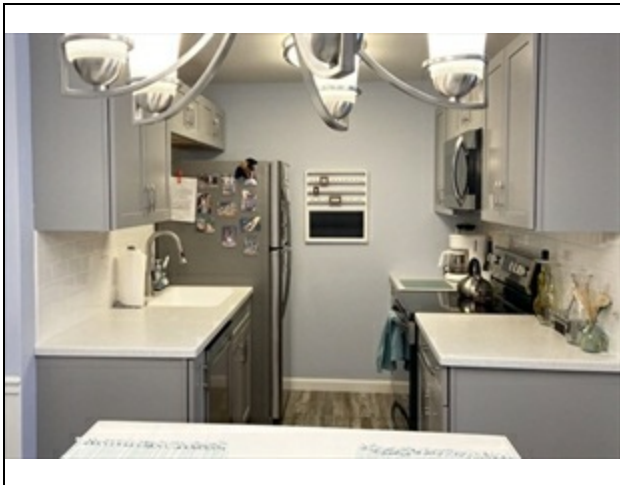
2021 Taxes: \$2,846	Assessment: \$194,300	Cert: 87095	Zoning Code: Res
Pin #: M:270 L:021-056		Map: Block: Lot: Book: 26033	Page: 355

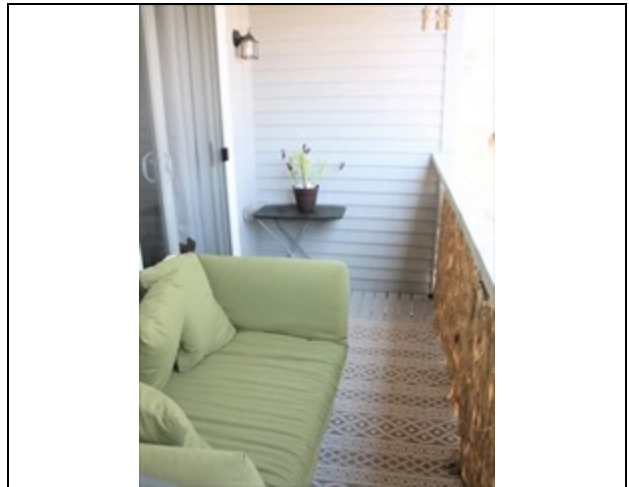
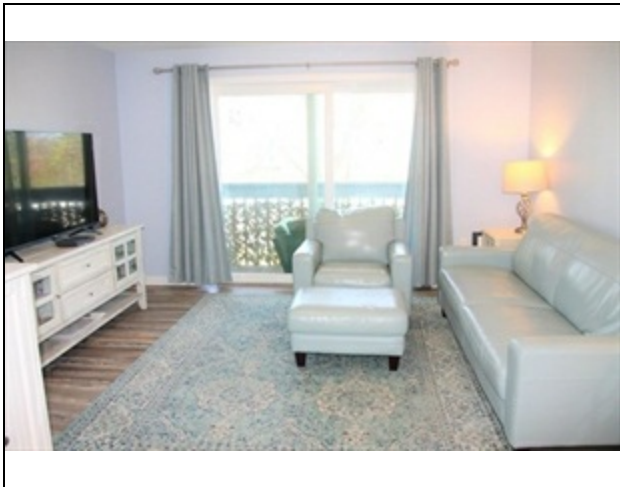
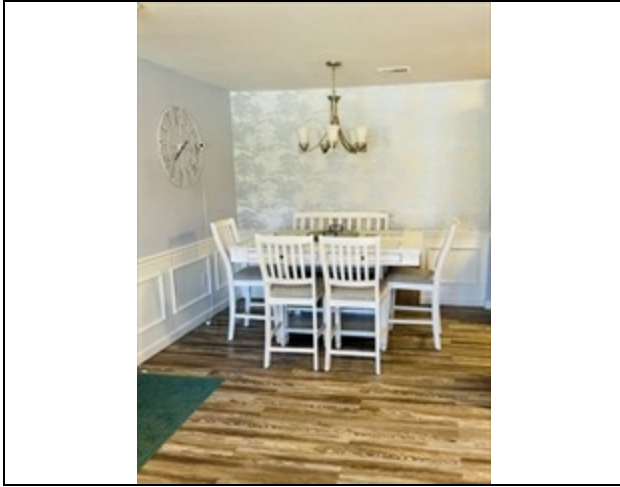
Compensation

Sub-Agent: Not Offered	Buyer Agent: 2.0	Facilitator: 2.0
Compensation Based On: Net Sale Price		

MLS # 72811835 - Sold
1008 Franklin Crossing Rd U:1008, Franklin, MA 02038

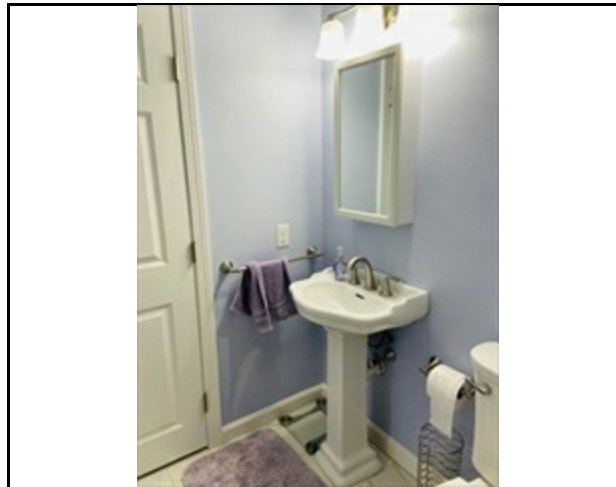
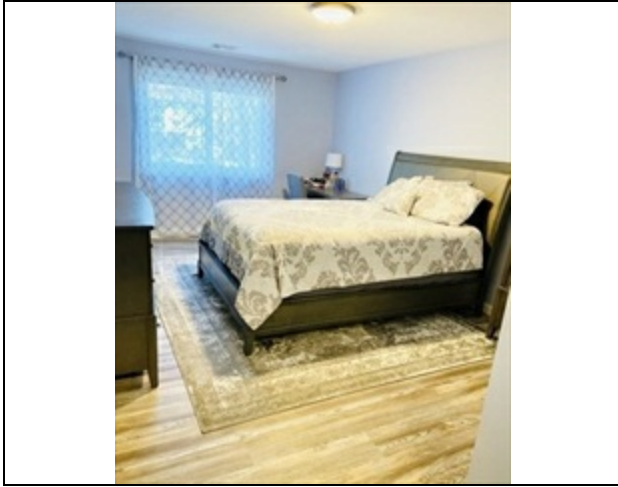
Condominium - Condo
Sale Price: \$252,000





MLS # 72811835 - Sold
1008 Franklin Crossing Rd U:1008, Franklin, MA 02038

Condominium - Condo
Sale Price: \$252,000



604 Franklin Crossing - Unit 604
Franklin, MA 02038
Condo

MLS #: **72925303** Status: **Sold**
 List Price: **\$259,000** Sold Price: **\$260,000**
 List Date: **12/4/2021** Sold date: **12/30/21**
 Area:
 List\$/Sq. Ft.: **\$291.01**
 Days on Market (Total): **1** Days on Market (Office): **1**

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: **890 Sq. Ft.**
 Year Built: **1985** Outdoor Space Avail: **Yes - Common**
 # Units: **156** Garage: **0**
 Elevator: **No** Parking: **2**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$349**
 Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court**



Room Descriptions

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

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air, Heat Pump, Individual, Unit Control**
 Electric: **Circuit Breakers, 100 Amps**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Patio**
 Facing Direction:
 Heating: **Forced Air, Heat Pump, Individual, Unit Control**
 Hot Water: **Electric**
 Interior Features: **Cable Available, Intercom**
 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

Beautifully updated, move-in ready. This conveniently-located, worry-free, no stairs condo at Franklin Crossing Rd. is gorgeous and ready to sell. Just renovated with \$50,000 of new updates including new granite counter tops, stainless-steel appliances, flooring, heat-a/c system, water tank, electrical, windows. Beautifully painted walls with brushed-nickel ceiling light fixtures throughout. This FIRST FLOOR, TWO-BEDROOM unit has a private PATIO with a new sliding door, one full bathroom, huge WALK-IN master closet. The laundry facilities are conveniently located on the same floor. This 156-unit condo complex features amenities that include an in-ground swimming pool, basketball and tennis courts, and a playground. When you live here you will be close to shops, dining, commuter rail and highways (I495, I95 and Route 140). This is a must see if you're in the market for a cozy, four-room, fully renovated, turn-key, lovely place to live.

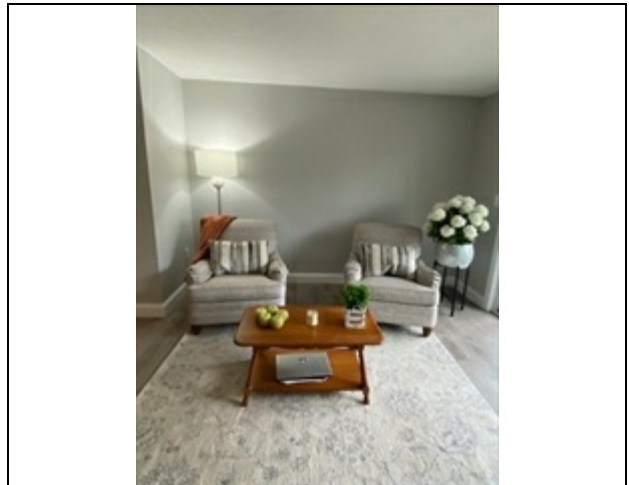
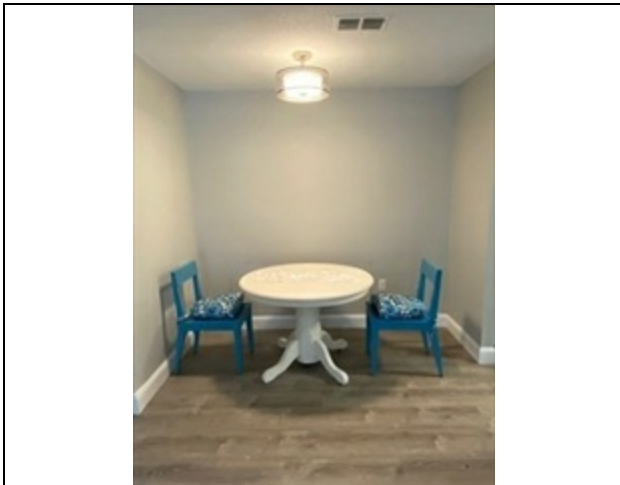
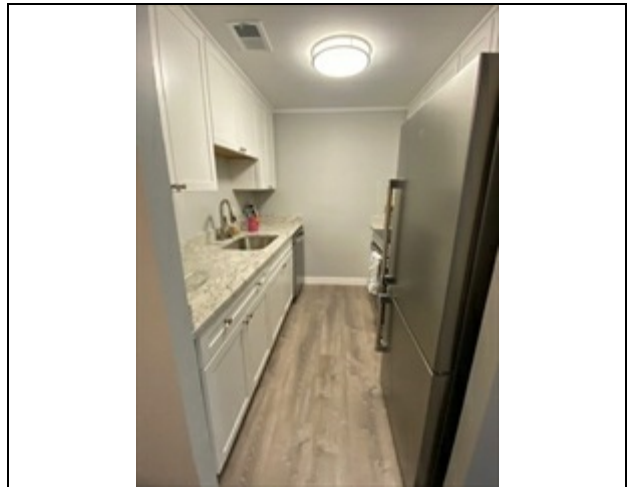
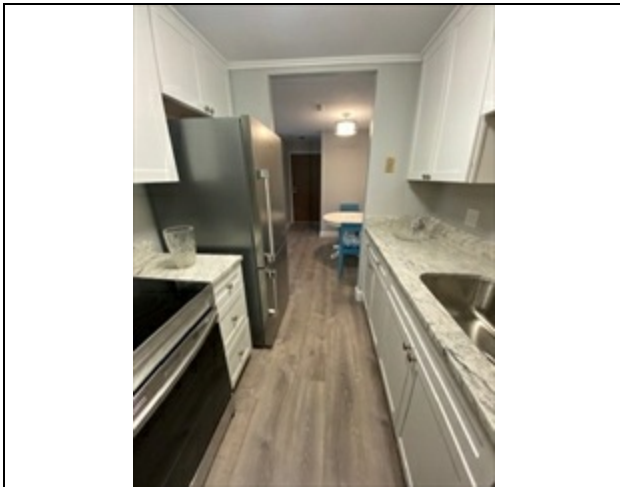
Tax Information

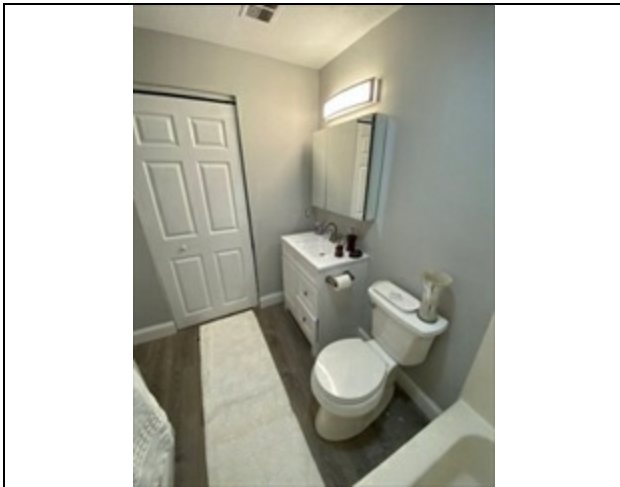
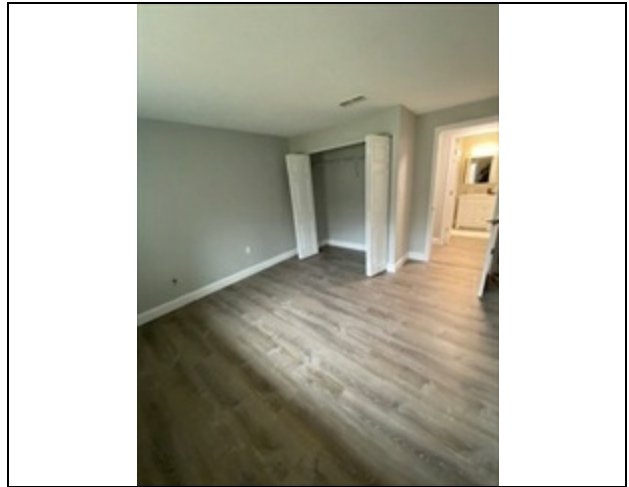
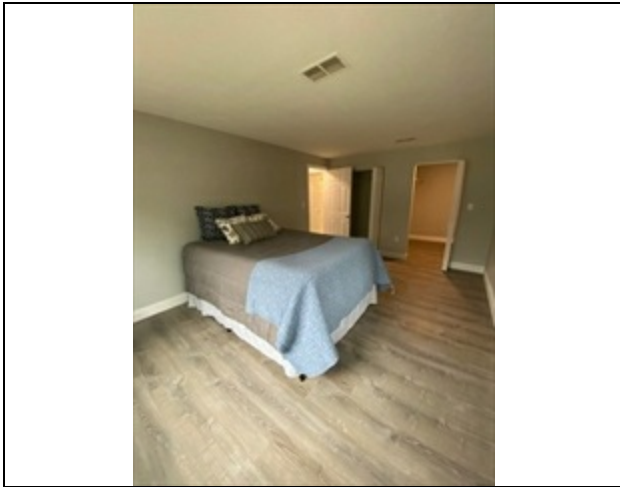
2022 Taxes: **\$2,553** Assessment: **\$181,700**
 Pin #: **M:270 L:021-028**

Cert: Zoning Code: **GRV**
 Map: Block: Lot: Book: **39782** Page: **600**

Compensation

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





MLS # 72925303 - Under Agreement
604 Franklin Crossing U:604, Franklin, MA 02038

Condominium - Condo
List Price: \$259,000

