

**604 Franklin Crossing - Unit 604**  
**Franklin, MA 02038-2926**  
**Condo**

MLS #: <b>73113030</b>	Status: <b>Sold</b>
List Price: <b>\$279,900</b>	Sale Price: <b>\$304,000</b>
List Date: <b>5/17/2023</b>	Sale Date: <b>6/23/2023</b>
Area:	Off Market Date: <b>5/21/2023</b>
List\$/Sq. Ft.: <b>\$314.49</b>	Sold \$/Sq. Ft. <b>\$341.57</b>
Days on Market (Total): <b>4</b>	Days on Market (Office): <b>4</b>

**Property Features**

Rooms: <b>4</b>	Style: <b>Attached</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>1</b> Placement: <b>Corner, Front, Ground</b>
Main Bath:	Approx. Living Area Total: <b>890 SqFt</b>
Fireplaces: <b>0</b>	Living Area Includes Below-Grade SqFt: <b>No</b>
Year Built: <b>1985</b>	Approx. Above Grade: <b>890 SqFt</b>
# Units: <b>156</b>	Approx. Below Grade:
Elevator:	Outdoor Space Avail: <b>Yes - Private</b>
Handicap Access/Features:	Garage: <b>0</b>
Association: <b>Yes</b> Fee: <b>\$432</b>	Parking: <b>2 Off-Street</b>
Fee Includes: <b>Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Refuse Removal, Reserve Funds</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Vinyl, Open Floor Plan, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Vinyl</b>
Kitchen:	<b>1</b>		<b>Flooring - Vinyl, Countertops - Stone/Granite/Solid</b>
Main Bedroom:	<b>1</b>		<b>Closet - Walk-in, Closet, Flooring - Vinyl, Flooring - Wood</b>
Bedroom 2:	<b>1</b>		<b>Closet, Flooring - Vinyl, Flooring - Wood</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Flooring - Vinyl</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Basement: **No**  
 Cooling: **Central Air**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Deck - Roof**  
 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**

**This fully renovated two-bedroom, one-bathroom condo is ready for immediate move-in. Featuring freshly painted walls, granite counters, stainless steel appliances, new easy-to-maintain floors, renovated and tiled bath, and updated windows, it offers a modern and stylish living space. With multiple closets throughout the condo, ample storage is provided, adding functionality and convenience. The unit also includes a private patio with new sliders for outdoor relaxation. Residents can enjoy the on-site amenities such as an in-ground pool, tennis courts, a basketball hoop, and a playground. Furthermore, this turnkey condo is conveniently located near highways, commuter rail, shopping, and dining, and offers the added convenience of on-premises laundry facilities.**

**Tax Information**

<b>2023 Taxes: \$2,779</b>	<b>Assessment: \$220,900</b>	Cert:	Zoning Code: <b>r</b>
Pin #:	Map: <b>270</b>	Block:	Lot: <b>021-02</b> Book: <b>39782</b> Page: <b>600</b>

**Compensation**

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

### Market History for 604 Franklin Crossing U:604, Franklin, MA 02038-2926

MLS #	Date		DOM	DTO	Price
73113030	5/17/2023	Listed for <b>\$279,900</b>			\$279,900
UAG	5/21/2023	Status Changed to: <b>Under Agreement</b>	4		
SLD	6/26/2023	Status Changed to: <b>Sold</b>	4		
	6/23/2023	Sold for <b>\$304,000</b>	4	4	<b>\$304,000</b>
<b>Market History for Office Id: AN5657</b>			<b>4</b>	<b>4</b>	<b>\$304,000</b>
<b>Market History for this property</b>			<b>4</b>	<b>4</b>	<b>\$304,000</b>









