

2203 Franklin Crossing Rd - Unit 2203
Franklin, MA 02038-2946
Condo

MLS #: 73096965	Status: Sold
List Price: \$280,000	Sale Price: \$280,000
List Date: 4/11/2023	Sale Date: 5/12/2023
Area:	Off Market Date: 4/25/2023
List\$/Sq. Ft.: \$303.03	Sold \$/Sq. Ft. \$303.03
Days on Market (Total): 9	Days on Market (Office): 9

Property Features

Rooms: 5	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 1 Placement: Back, Ground
Main Bath:	Approx. Living Area Total: 924 SqFt
Fireplaces: 0	Living Area Includes Below-Grade SqFt: No
Year Built: 1985	Approx. Above Grade: 924 SqFt
# Units: 156	Approx. Below Grade:
Elevator: No	Outdoor Space Avail: Yes - Common
Handicap Access/Features: No	Garage: 0
Association: Yes Fee: \$432	Parking: 2 Off-Street, Common, Guest, Paved Driveway

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



Exterior - Front

Room Descriptions

Room	Level	Size	Features
Living Room:			Flooring - Vinyl, Balcony / Deck, Open Floor Plan, Slider
Dining Room:			Flooring - Vinyl, Open Floor Plan
Kitchen:			Flooring - Vinyl, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Remodeled, Stainless Steel Appliances
Main Bedroom:			Closet - Walk-in, Flooring - Vinyl
Bedroom 2:			Closet, Flooring - Vinyl, Recessed Lighting
Bath 1:			Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Vinyl, Countertops - Upgraded

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **No**
 Cooling: **Central Air, Heat Pump**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Porch - Enclosed**
 Facing Direction:
 Heating: **Forced Air, 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

Bright, inviting first floor unit loaded with recent updates! Southern exposure means abundant sunshine, plus restful views of park-like common grounds & in-ground pool. Central air, neutral décor w/ entire unit freshly painted. All-new plank-vinyl flooring enhanced by new wood baseboards. Kitchen has white Martha Stewart brand cabinets, granite counters and stainless-steel appliances. Bath offers recent vanity and fixtures. 2 spacious bedrooms. Master BR has huge walk-in closet and 2nd closet for superior storage. Doing laundry's a breeze - laundry room is on the 1st floor just steps away from the unit! Pet-friendly association - dogs of any weight accepted. Franklin Crossing offers pool, tennis court and playground. Easy access to shopping, medical offices, eateries, and Starbucks. 0.5 mi to I-495 and 1.4 mi to Forge Park Commuter Rail station.

Tax Information

2023 Taxes: \$2,818	Assessment: \$224,000	Cert:	Zoning Code: res
Pin #: M:270 L:021-123		Map:	Block: Lot: Book: 14176 Page: 442

Compensation

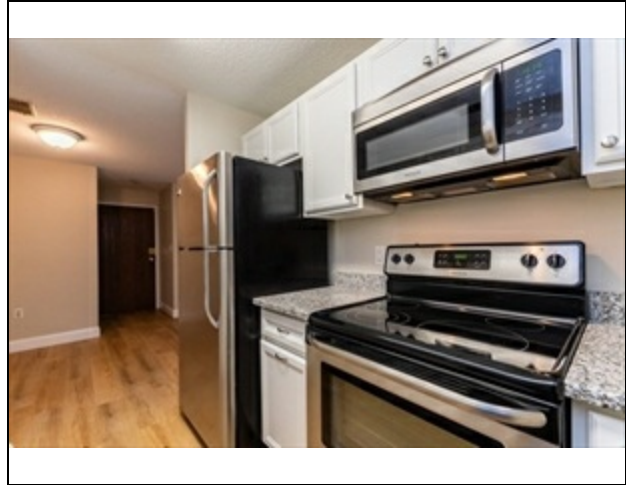
Sub-Agent: Not Offered	Buyer Agent: 2.5	Facilitator: 2.5
Compensation Based On: Net Sale Price		

Market History for 2203 Franklin Crossing Rd U:2203, Franklin, MA 02038-2946

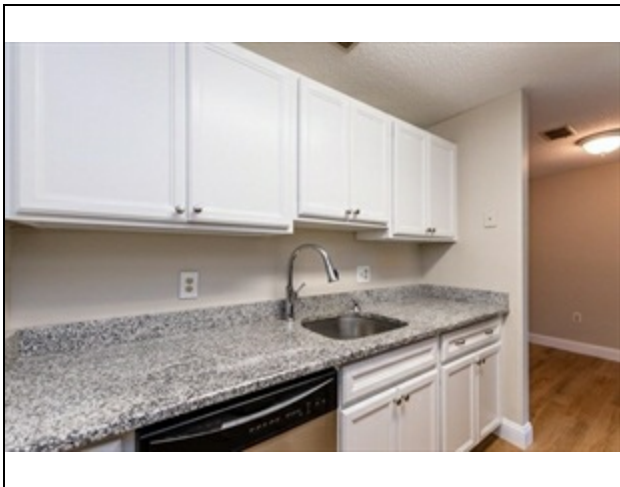
MLS #	Date		DOM	DTO	Price
73096965	4/11/2023	Listed for \$280,000			\$280,000
UAG	4/16/2023	Status Changed to: Under Agreement	5		
BOM	4/21/2023	Status Changed to: Back on Market	5		
UAG	4/25/2023	Status Changed to: Under Agreement	9		
SLD	5/12/2023	Status Changed to: Sold	9		
	5/12/2023	Sold for \$280,000	9	9	\$280,000
Market History for Office Id: AN4875			9	9	\$280,000
Market History for this property			9	9	\$280,000



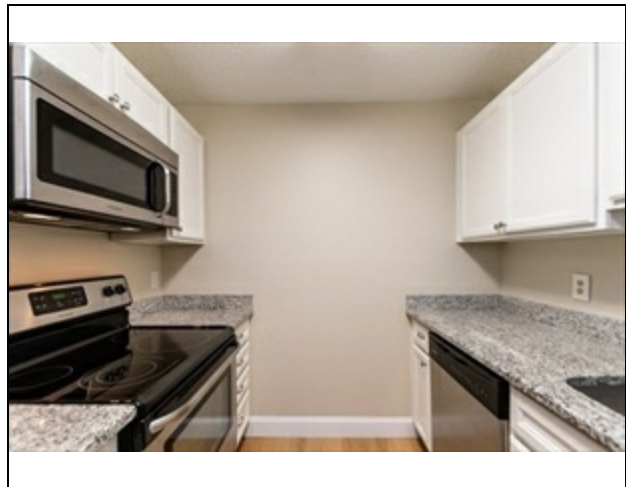
Exterior - Front



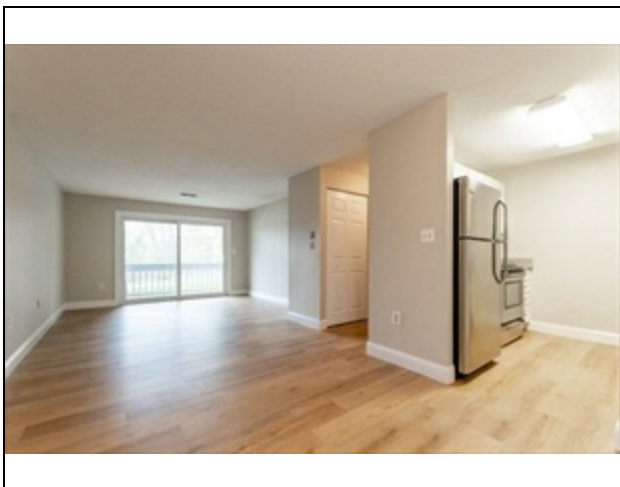
Kitchen



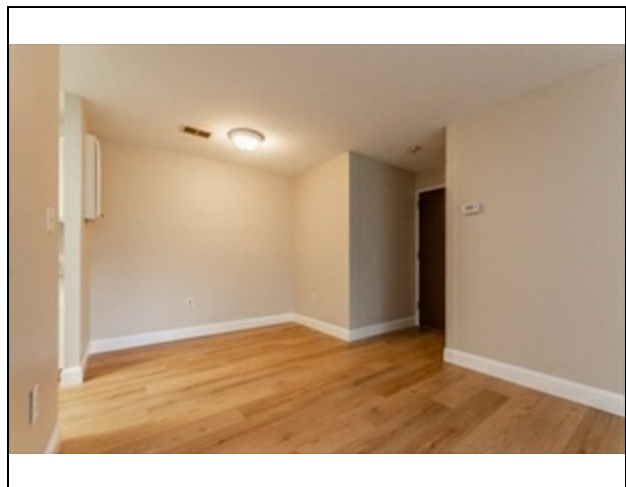
Kitchen



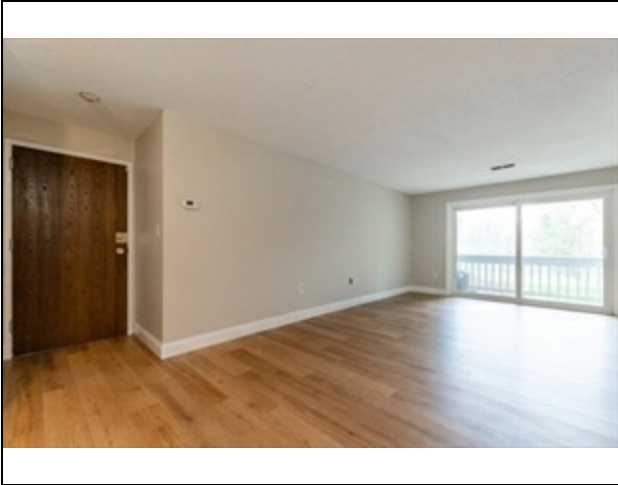
Kitchen



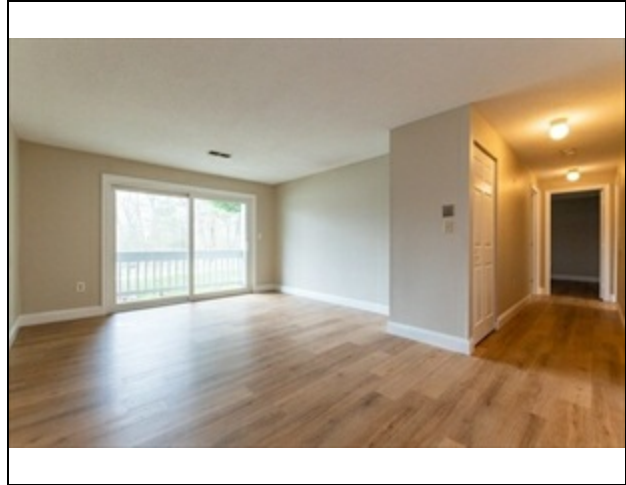
Living/Dining Room Combo



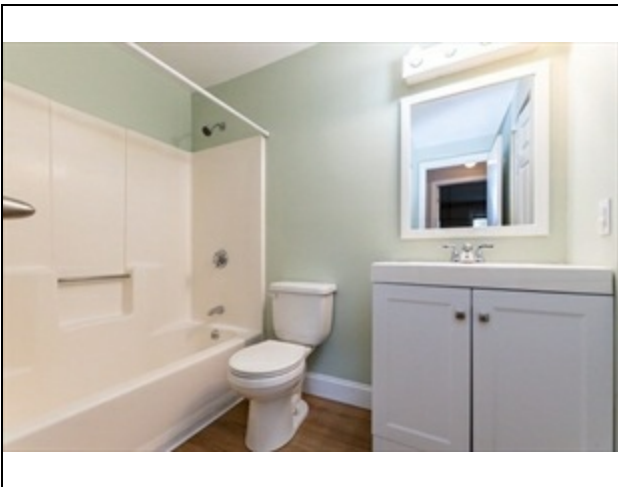
Dining Room



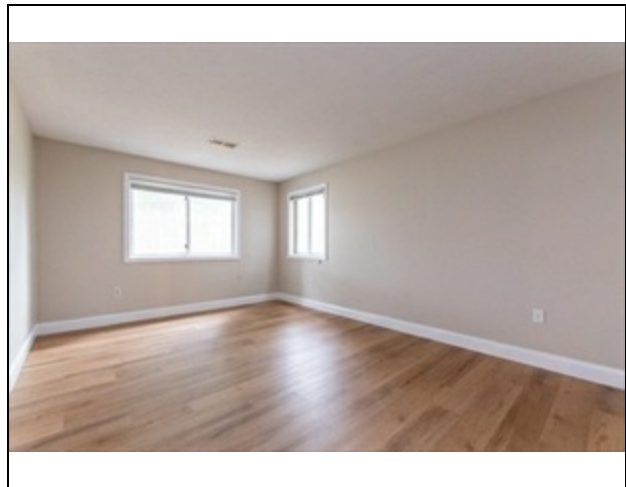
Living Room



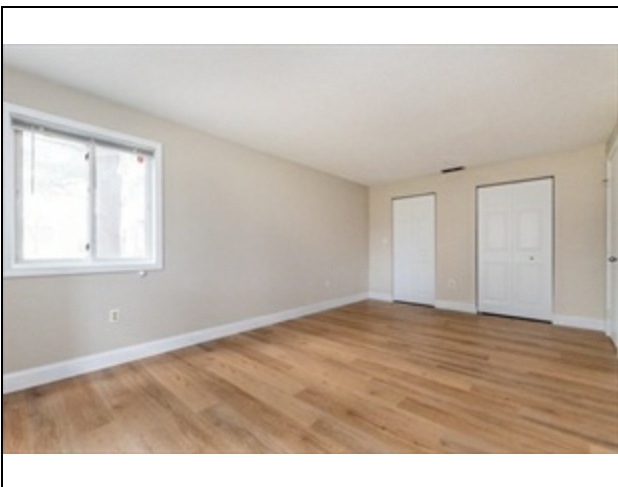
Living Room



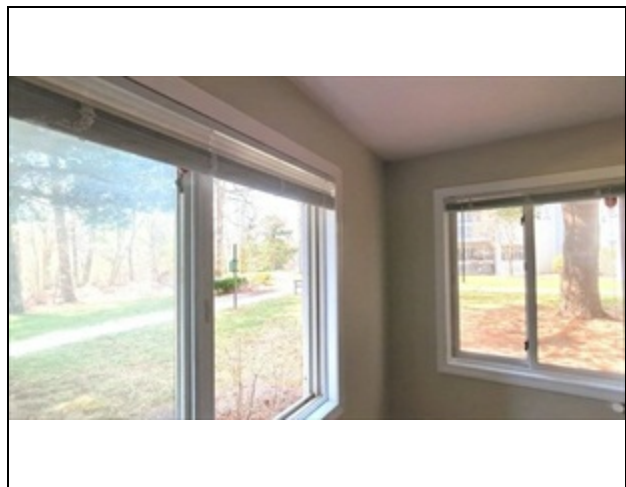
Bathroom



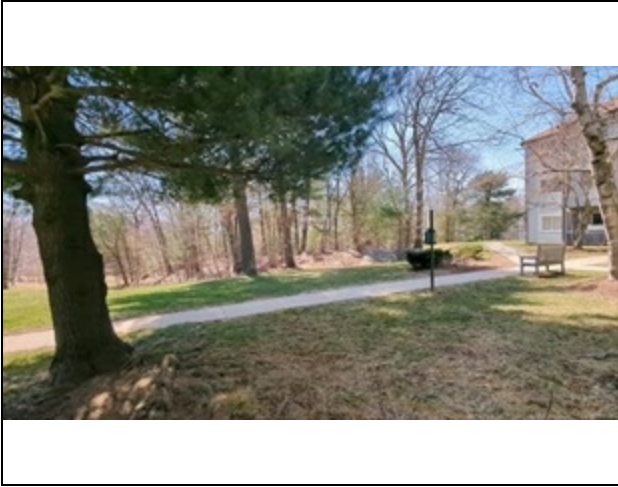
Bedroom - Main



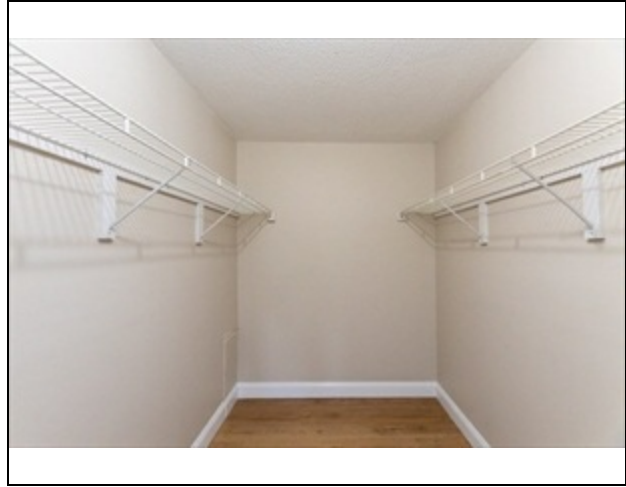
Bedroom - Main



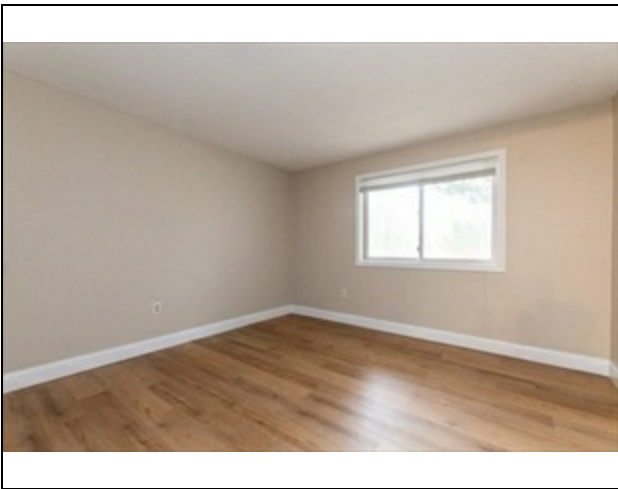
View from Property



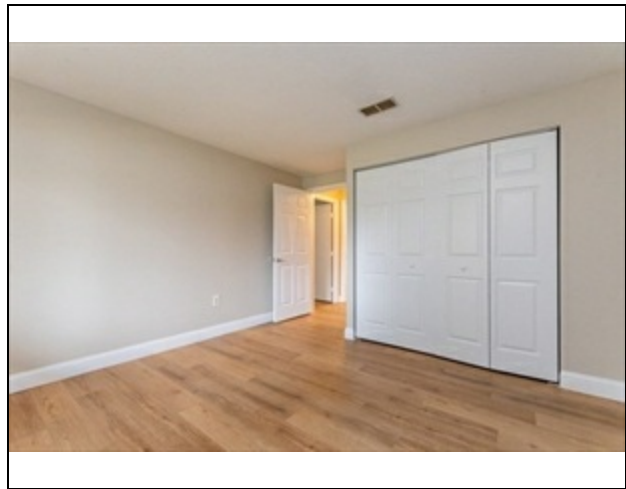
View from Property



Walk-In Closet



Bedroom 2



Bedroom 2



Exterior - Back



Enclosed Porch



View from Property



Air Conditioning



Swimming Pool

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

MLS #: 73110861	Status: Sold
List Price: \$280,000	Sale Price: \$295,000
List Date: 5/12/2023	Sale Date: 6/29/2023
Area:	Off Market Date: 5/28/2023
List\$/Sq. Ft.: \$287.47	Sold \$/Sq. Ft. \$302.87
Days on Market (Total): 16	Days on Market (Office): 16

Property Features

Rooms: 5	Style: Attached
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 2 Placement: Middle
Main Bath:	Approx. Living Area Total: 974 SqFt
Fireplaces: 0	Living Area Includes Below-Grade SqFt: No
Year Built: 1985	Approx. Above Grade: 974 SqFt
# Units: 156	Approx. Below Grade:
Elevator:	Outdoor Space Avail:
Handicap Access/Features:	Garage: 0
Association: Yes Fee: \$460	Parking: 2 Off-Street, Common, Guest

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



Room Descriptions

Room	Level	Size	Features
Living Room:	2		Flooring - Laminate, Balcony / Deck, Open Floor Plan, Recessed Lighting, Slider
Dining Room:	2		Flooring - Laminate
Kitchen:	2		Flooring - Vinyl, Countertops - Stone/Granite/Solid, Stainless Steel Appliances
Main Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet, Recessed Lighting
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Bath 1:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Vinyl

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Basement: **No**
 Cooling: **Central Air, Heat Pump**
 Exclusions: **All TV Wall Mounts, Curtains, Air Fryer and the small shelving in the dining area.**
 Exterior Features: **Porch**
 Facing Direction:
 Heating: **Forced Air, Heat Pump, Electric**
 Hot Water: **Electric**
 Interior Features: **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

Beautifully updated condo with several upgrades in the last few years and the entire condo has been freshly painted! Remodeled kitchen features oak-finish cabinets, granite counters and stainless-steel appliances. Bathroom improved with new vanity/sink, & lighting. New custom-built cabinets have been installed in the living room for extra storage. Other improvements include a recently installed energy efficient heat/AC, new light fixtures in the hallway and dining area, vinyl windows & brand-new water heater! Master Bedroom is approximately 18 ft x 11 ft with two closets, including an 8 ft X 6 ft walk-in closet. 2nd bedroom is approximately 16 ft x 11 ft. Sale is contingent upon Seller finding suitable housing.

Tax Information

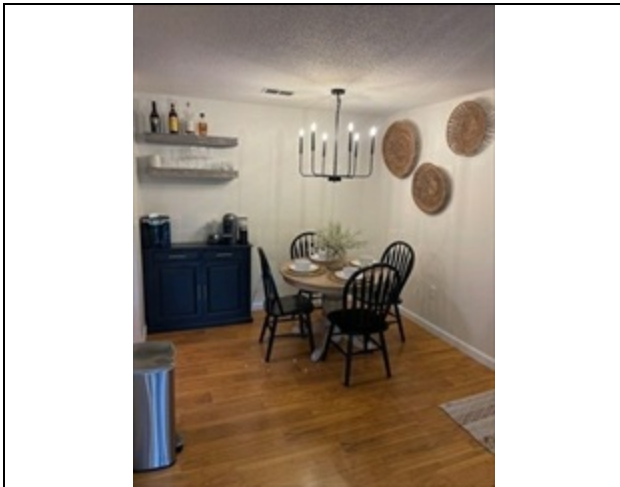
2023 Taxes: \$2,697.15	Assessment: \$214,400	Cert:	Zoning Code: RES
Pin #: 270-021-113		Map:	Block: Lot: Book: 40978 Page: 132

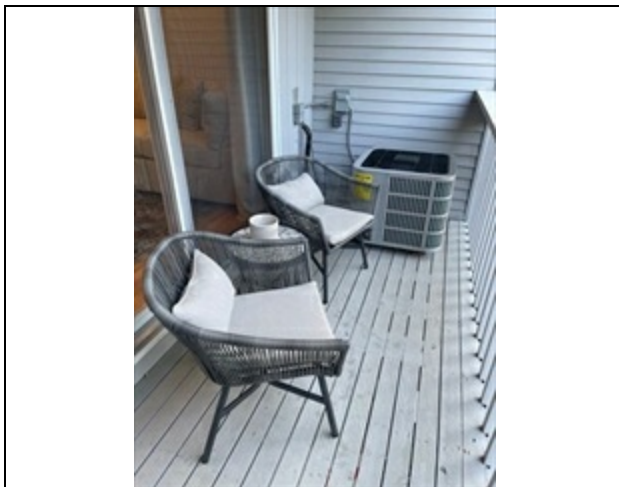
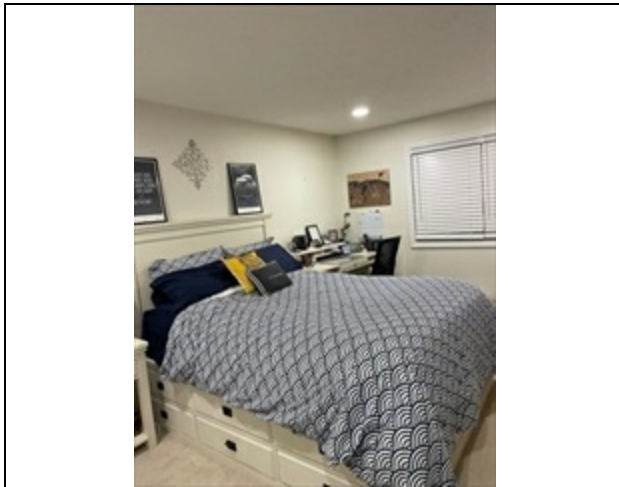
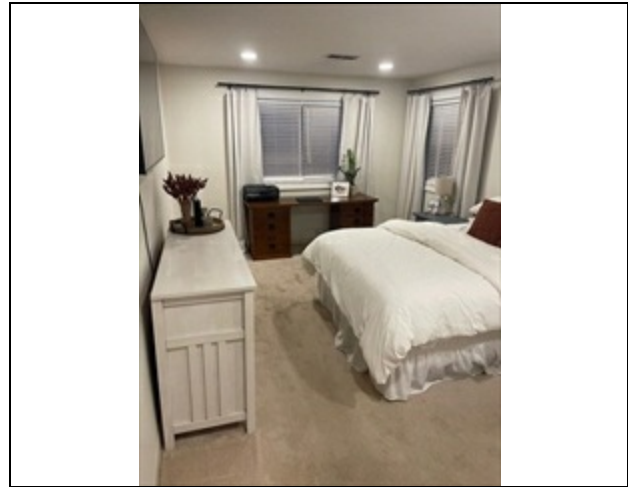
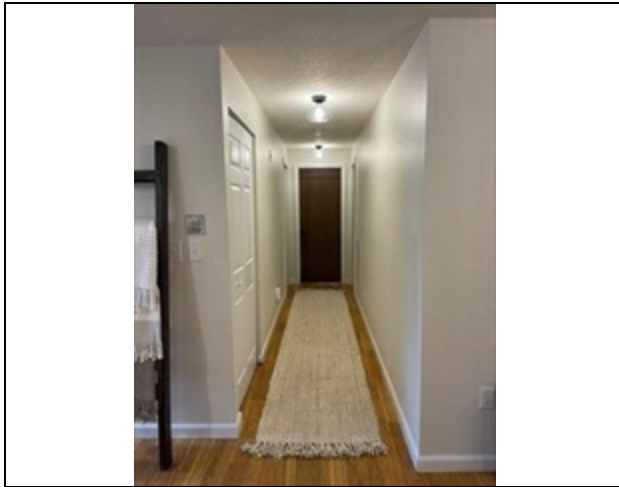
Compensation

Sub-Agent: Not Offered	Buyer Agent: 2	Facilitator: 0
Compensation Based On: Gross/Full Sale Price		

Market History for 2405 Franklin Crossing Rd. U:2405, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
73110861	5/12/2023	Listed for \$280,000			\$280,000
CTG	5/17/2023	Status Changed to: Contingent	5		
UAG	5/28/2023	Status Changed to: Under Agreement	16		
SLD	6/29/2023	Status Changed to: Sold	16		
	6/29/2023	Sold for \$295,000	16	4	\$295,000
Market History for Office Id: AN3342			16	4	\$295,000
Market History for this property			16	4	\$295,000







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

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

Property Features

Rooms: 4	Style: Attached
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 1 Placement: Corner, Front, Ground
Main Bath:	Approx. Living Area Total: 890 SqFt
Fireplaces: 0	Living Area Includes Below-Grade SqFt: No
Year Built: 1985	Approx. Above Grade: 890 SqFt
# Units: 156	Approx. Below Grade:
Elevator:	Outdoor Space Avail: Yes - Private
Handicap Access/Features:	Garage: 0
Association: Yes Fee: \$432	Parking: 2 Off-Street
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		Flooring - Vinyl, Open Floor Plan, Slider
Dining Room:	1		Flooring - Vinyl
Kitchen:	1		Flooring - Vinyl, Countertops - Stone/Granite/Solid
Main Bedroom:	1		Closet - Walk-in, Closet, Flooring - Vinyl, Flooring - Wood
Bedroom 2:	1		Closet, Flooring - Vinyl, Flooring - Wood
Bath 1:	1		Bathroom - Full, Flooring - Vinyl

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

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

Compensation

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

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

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

