

1411 Franklin Crossing Rd - Unit 1411
Franklin, MA 02038-2938
Condo

MLS #: **73055153** Status: **Sold**
List Price: **\$244,900** Sale Price: **\$235,000**
List Date: **11/3/2022** Sale Date: **1/6/2023**
Area: Off Market Date: **11/28/2022**
List\$/Sq. Ft.: **\$261.37** Sold \$/Sq. Ft. **\$250.80**
Days on Market (Total): **59** Days on Market (Office): **59**

Property Features

Rooms: **4** Style: **Garden**
Bedrooms: **2** Type: **Condo**
Baths: **1f 0h** Unit Level: **3** Placement: **Top/Penthouse**
Main Bath: Approx. Living Area Total: **937 SqFt**
Fireplaces: **0** Living Area Includes Below-Grade SqFt: **No**
Year Built: **1985** Approx. Above Grade: **937 SqFt**
Units: **156** Approx. Below Grade:
Elevator: **No** Outdoor Space Avail:
Handicap Access/Features: Garage: **0 Deeded, Common**
Association: **Yes** Fee: **\$349** Parking: **2 Off-Street**
Fee Includes: **Water, Sewer, Master Insurance, Security, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground**



Room Descriptions

| Room | Level | Size | Features |
|---------------|-------|------|---|
| Living Room: | | | Flooring - Laminate, Deck - Exterior, Slider |
| Dining Room: | | | Flooring - Stone/Ceramic Tile |
| Kitchen: | | | Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded |
| Main Bedroom: | | | Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet |
| Bedroom 2: | | | Closet, Flooring - Wall to Wall Carpet |
| Bath 1: | | | Bathroom - Full, Flooring - Stone/Ceramic Tile, Pedestal Sink |

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Basement: **No**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Deck**
Facing Direction:
Heating: **Forced Air, Electric**
Hot Water: **Electric**
Interior Features: **Security System, Cable Available, Intercom**
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

DESIRABLE REAR PENTHOUSE UNIT AT FRANKLIN CROSSING. THIS BUILDING IS SET BACK FROM PARKING LOT AND THIS UNIT IS A BACK UNIT THAT OVERLOOKS BEAUTIFUL PRIVATE WOODS. ONE OF THE LARGEST UNITS AT FRANKLIN CROSSING THIS OPEN PLAN HAS NICE ENGINEERED HARDWOODS THRU LIVING ROOM AND HALLWAY! TILED DINING ROOM AND KITCHEN. LOVELY UPDATED KITCHEN WITH MAPLE CABINETS AND CORIAN COUNTERS. WINDOWS AND SLIDER HAVE BEEN REPLACED.A CONVENIENT STORAGE CLOSET IN HALLWAY JUST OUTSIDE THE UNIT ENTRANCE THAT IS SHARED WITH ONLY ONE OTHER UNIT. WONDERFUL COMMUNITY WITH INGROUND POOL, TENNIS COURTS, PLAYGROUND AND SIDEWALKS. SUPER CONVENIENT TO SHOPPING & RESTAURANTS, HIGHWAY AND COMMUTER RAIL. ENJOY ALL FRANKLIN HAS TO OFFER WITH GREAT SCHOOLS, OUTDOOR HIKING/PARKS AND RECREATION, FARMERS MARKET, TOWN COMMON AND MANY COMMUNITY EVENTS AND ACTIVITIES.


Tax Information

2022 Taxes: **\$3,081** Assessment: **\$219,300** Cert: **144340** Zoning Code: **RES**
Pin #: **M:270 L:021-083** Map: Block: Lot: Book: **24853** Page: **232**

Compensation

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

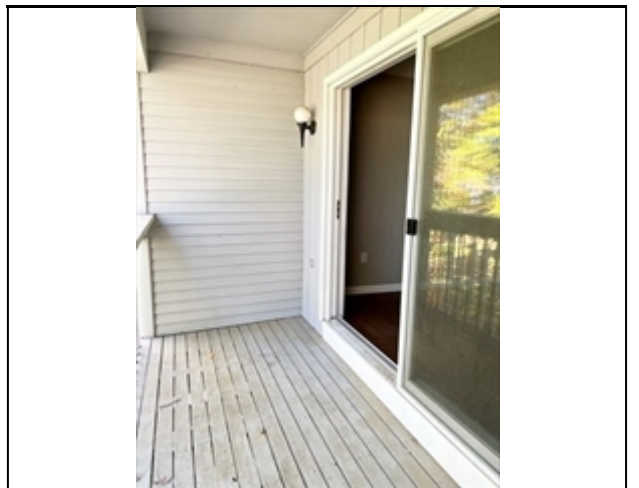
Market History for 1411 Franklin Crossing Rd U:1411, Franklin, MA 02038-2938

| MLS # | Date | | DOM | DTO | Price |
|---|------------|---|-----------|-----------|------------------|
| 73043008 | 9/30/2022 | Listed for \$259,000 | | | \$259,000 |
| CAN | 11/3/2022 | Status Changed to: Canceled | 34 | | |
|  73055153 | 11/3/2022 | Listed for \$259,000 | | | \$259,000 |
| | 11/10/2022 | Price Changed to: \$244,900 | 7 | | \$244,900 |
| CTG | 11/22/2022 | Status Changed to: Contingent | 19 | | |
| UAG | 11/28/2022 | Status Changed to: Under Agreement | 25 | | |
| SLD | 1/9/2023 | Status Changed to: Sold | 25 | | |
| | 1/6/2023 | Sold for \$235,000 | 25 | 18 | \$235,000 |
| Market History for Office Id: BB1175 | | | 59 | 18 | \$235,000 |
| Market History for this property | | | 59 | 18 | \$235,000 |

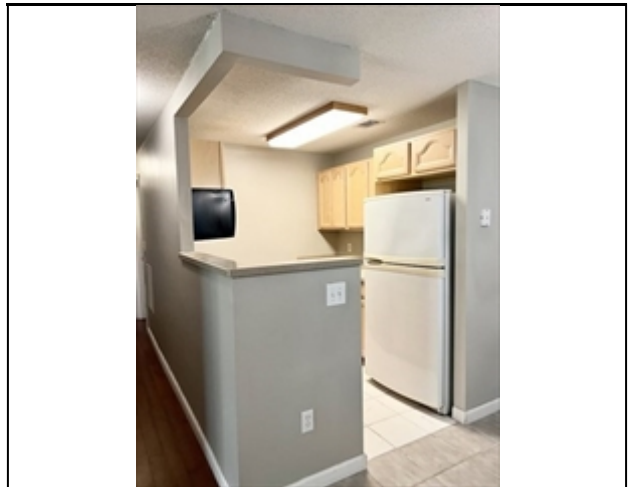
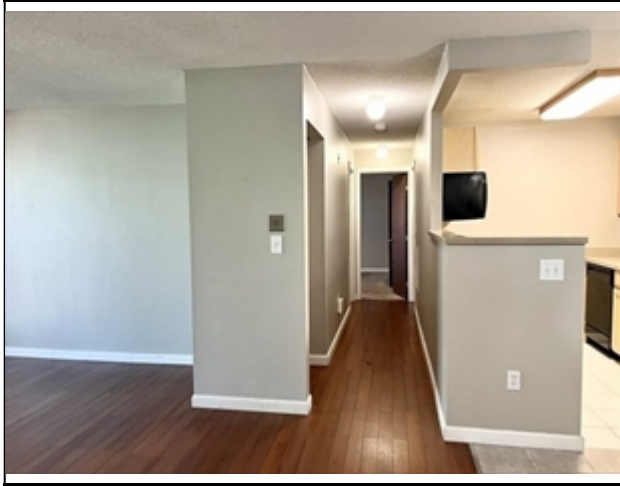
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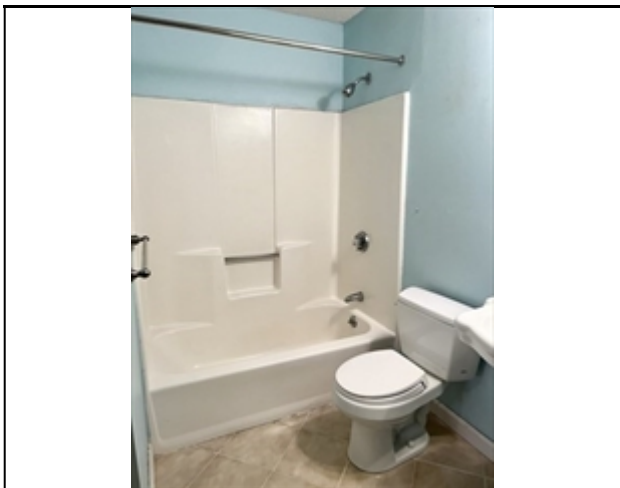
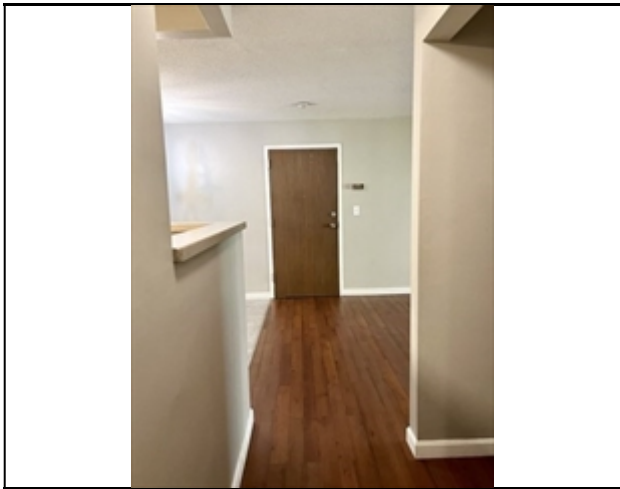
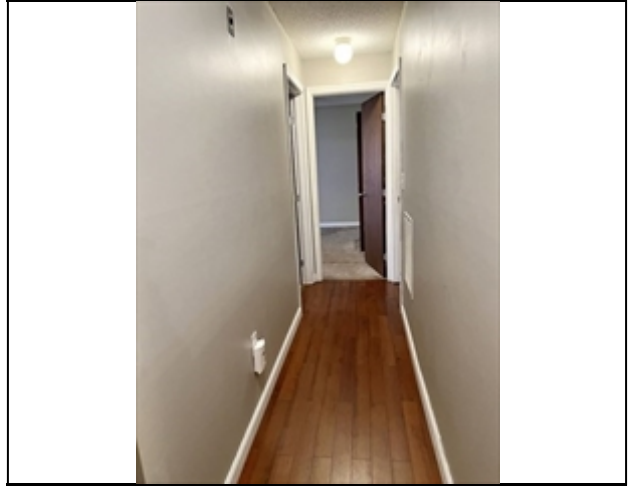
MLS # 73055153 - Sold
1411 Franklin Crossing Rd U:1411, Franklin, MA 02038-2938

Condominium - Condo
Sale Price: \$235,000



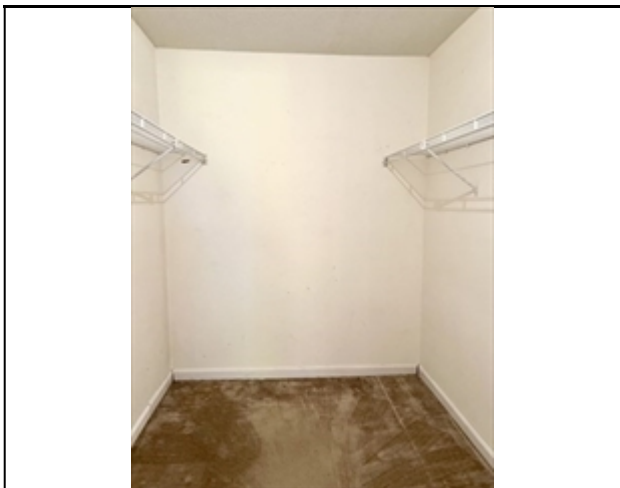
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MLS # 73055153 - Sold
1411 Franklin Crossing Rd U:1411, Franklin, MA 02038-2938

Condominium - Condo
Sale Price: \$235,000



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MLS # 73055153 - Sold
1411 Franklin Crossing Rd U:1411, Franklin, MA 02038-2938

Condominium - Condo
Sale Price: \$235,000



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MLS # 73055153 - Sold
1411 Franklin Crossing Rd U:1411, Franklin, MA 02038-2938

Condominium - Condo
Sale Price: \$235,000



1005 Franklin Crossing Rd - Unit 1005
Franklin, MA 02038-2991
Condo

MLS #: **73173234** Status: **Sold**
List Price: **\$265,000** Sale Price: **\$240,000**
List Date: **1/9/2023** Sale Date: **3/6/2023**
Area: Off Market Date: **2/13/2023**
List\$/Sq. Ft.: **\$283.42** Sold \$/Sq. Ft.: **\$256.68**
Days on Market (Total): **35** Days on Market (Office): **35**

Property Features

Rooms: **4** Style: **Garden**
Bedrooms: **2** Type: **Condo**
Baths: **1f 0h** Unit Level: **2** Placement: **Middle, Front, Garden**
Main Bath: **No** Approx. Living Area Total: **935 SqFt**
Fireplaces: **0** Living Area Includes Below-Grade SqFt: **No**
Year Built: **1985** Approx. Above Grade: **935 SqFt**
Units: **156** Approx. Below Grade: **0 SqFt**
Elevator: **No** Outdoor Space Avail: **Yes - Common**
Handicap Access/Features: **No** Garage: **0**
Association: **Yes** Fee: **\$460** Parking: **2 On Street Permit, Common, Paved Driveway**
Fee Includes: **Water, Sewer, Master Insurance, Security, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Recreational Facilities, Refuse Removal, Management Fee**



Room Descriptions

| Room | Level | Size | Features |
|---------------|-------|------|--|
| Living Room: | 2 | | Closet, Flooring - Wall to Wall Carpet, Balcony - Exterior, Cable Hookup, High Speed Internet Hookup, Slider |
| Dining Room: | 2 | | Flooring - Wall to Wall Carpet, Lighting - Overhead |
| Kitchen: | 2 | | Flooring - Vinyl |
| Main Bedroom: | 2 | | Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet |
| Bedroom 2: | 2 | | Closet, Flooring - Wall to Wall Carpet |
| Bath 1: | 2 | | Bathroom - Full, Bathroom - With Tub & Shower, Ceiling Fan(s), Closet - Linen, Flooring - Vinyl |
| Laundry: | 1 | | Main Level |

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Basement: **No**
Construction: **Frame**
Cooling: **Central Air, Heat Pump**
Electric: **Circuit Breakers, 100 Amps**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Balcony**
Facing Direction: **Southeast**
Green Certified: **Unknown**
Heating: **Forced Air, Heat Pump, Electric**
Hot Water: **Electric, Tank**
Interior Features: **Cable Available, Intercom, Internet Available - Fiber-Optic**
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

Wouldn't it be nice to live where you have an inground pool, tennis court, playground, and more? Want to own a well maintained unit at Franklin Crossing? Second Floor 2 Bedroom 1 Bathroom unit has a view of the parking lot. Generous size bedrooms have plenty of daylight and offer good size closets for storage. Electric heat and central air, shared laundry on the first level. This is the place to be. With the complex being close to 495, convenient shopping at Franklin Village Mall, and good quality restaurants in the area, why not live here? Downtown Franklin also offers great restaurants, the Black Box Theater for entertainment, and Dean College's Main Stage Performing Arts Theater. For easier commute to Boston, there are two MBTA Stations, one is Dean Station in downtown and the second is located at Forge Park. Current Special Assessment \$20K -Seller will pay assessment.

Tax Information

2022 Taxes: **\$3,031** Assessment: **\$215,700** Cert: **000000104965** Zoning Code: **Res**
Pin #: **M:270 L:021-053** Map: **270** Block: Lot: **021-53** Book: **35569** Page: **350**

Compensation

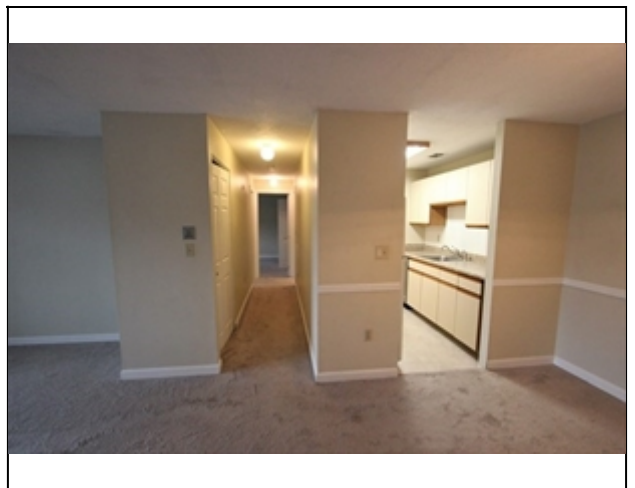
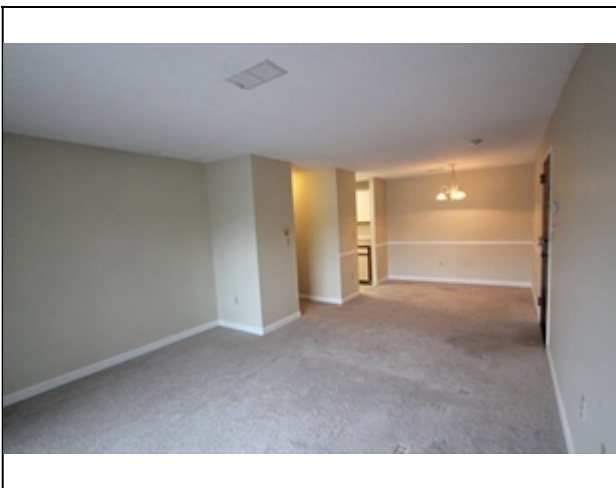
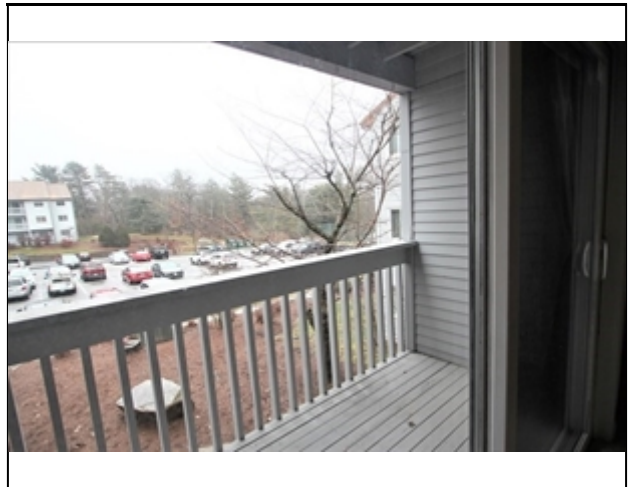
Sub-Agent: **Not Offered** Buyer Agent: **2** Facilitator: **0**
Compensation Based On: **Net Sale Price**

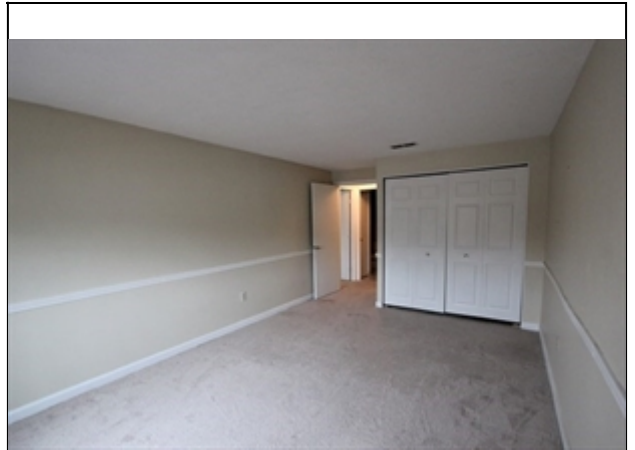
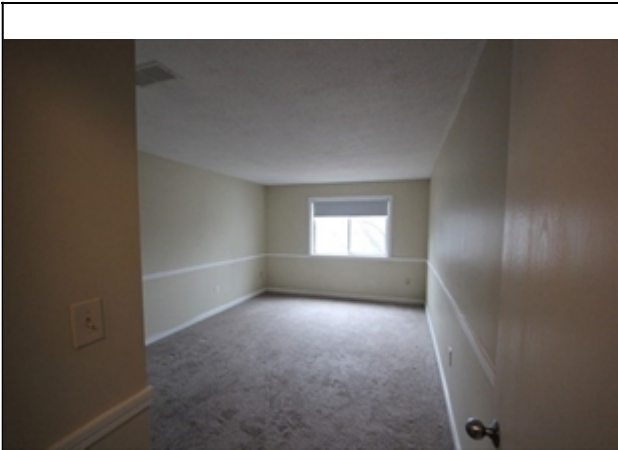
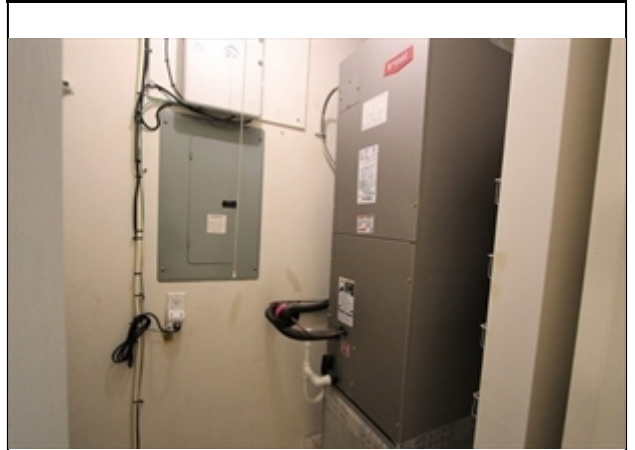
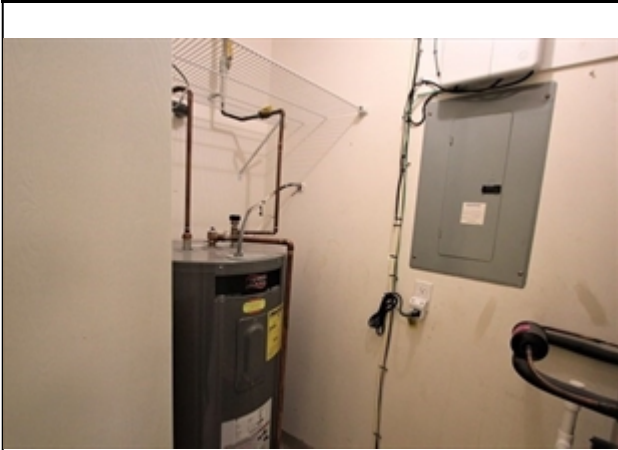
Market History for 1005 Franklin Crossing Rd U:1005, Franklin, MA 02038-2991

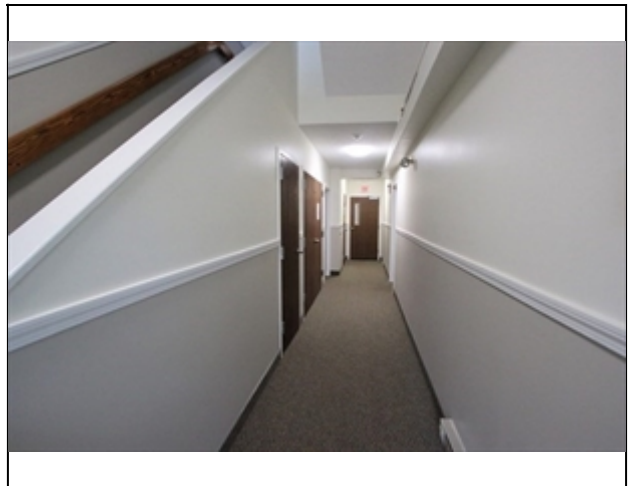
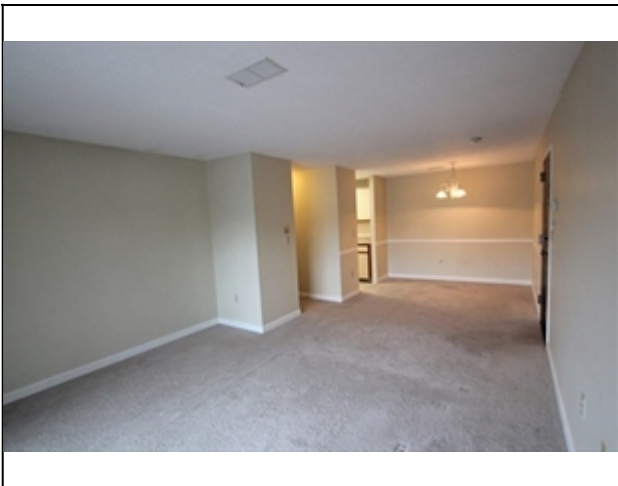
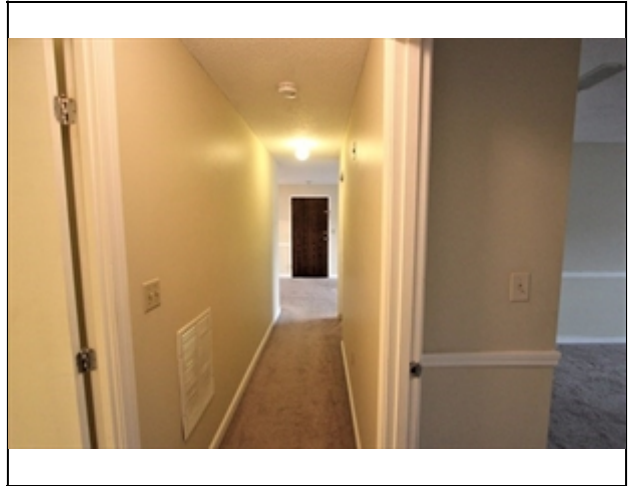
| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|------------|---|-----------|-----------|------------------|
| 73173234 | 1/9/2023 | Listed for \$265,000 | | | \$265,000 |
| UAG | 10/23/2023 | Status Changed to: Under Agreement | 287 | | |
| SLD | 10/23/2023 | Status Changed to: Sold | 287 | | |
| | 3/6/2023 | Sold for \$240,000 | 35 | 35 | \$240,000 |
| Market History for Office Id: BB1175 | | | 35 | 35 | \$240,000 |
| Market History for this property | | | 35 | 35 | \$240,000 |

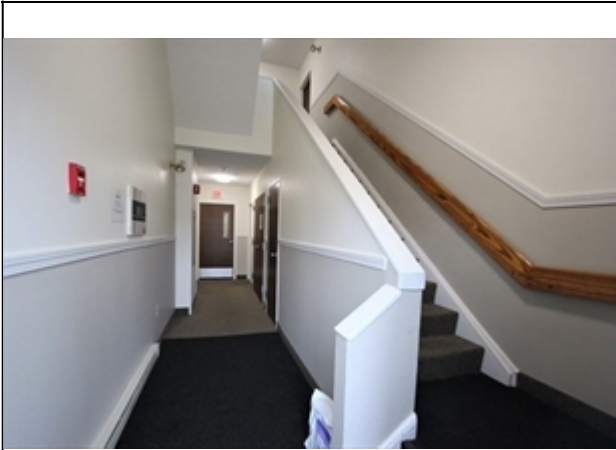
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801 Franklin Crossing Rd - Unit 801
Franklin, MA 02038
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 73041363 | Status: Sold |
| List Price: \$259,900 | Sale Price: \$255,000 |
| List Date: 9/27/2022 | Sale Date: 1/25/2023 |
| Area: | Off Market Date: 12/16/2022 |
| List\$/Sq. Ft.: \$295.34 | Sold \$/Sq. Ft. \$289.77 |
| Days on Market (Total): 51 | Days on Market (Office): 51 |

Property Features

| | |
|------------------------------|--|
| Rooms: 5 | Style: Garden |
| Bedrooms: 2 | Type: Condo |
| Baths: 1f 0h | Unit Level: 1 Placement: |
| Main Bath: | Approx. Living Area Total: 880 SqFt |
| Fireplaces: 0 | Living Area Includes Below-Grade SqFt: No |
| Year Built: 1985 | Approx. Above Grade: 880 SqFt |
| # Units: 156 | Approx. Below Grade: |
| Elevator: | Outdoor Space Avail: Yes - Common |
| Handicap Access/Features: | Garage: 0 |
| Association: Yes Fee: | Parking: 0 |
| \$432 | |

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 - Stone/Ceramic Tile, Main Level, Cable Hookup, Exterior Access, Slider Closet, Flooring - Stone/Ceramic Tile, Main Level, Open Floor Plan, Lighting - Overhead |
| Dining Room: | 1 | | Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Remodeled, Stainless Steel Appliances, Lighting - Overhead |
| Kitchen: | 1 | | Closet - Linen, Closet - Walk-in, Flooring - Wall to Wall Carpet, Main Level, Cable Hookup |
| Main Bedroom: | 1 | | Flooring - Wall to Wall Carpet, Main Level, Closet - Double Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Lighting - Sconce, Lighting - Overhead |
| Bedroom 2: | 1 | | |
| Bath 1: | 1 | | |

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **No**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Patio, Covered Patio/Deck, Screens, Professional Landscaping, Tennis Court**
 Facing Direction: **East**
 Heating: **Forced Air, Heat Pump, Electric**
 Hot Water: **Electric, Tank**
 Interior Features: **Cable Available, Intercom, Internet Available - Unknown**
 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 First Floor Condo at Franklin Crossing, with close direct access from parking lot through the generous covered patio slider. You'll find a freshly painted unit with updated flooring, lighting, cabinetry, doors, slider and windows. The spacious Main Bedroom offers plenty of natural light with a corner of windows, walk-in closet and a 2nd closet. The 2nd Bedroom features a large window and a spacious double closet. The updated Kitchen features Stainless Steel Appliances, Quartz Countertops, Backsplash and Plenty of Cabinetry. There's a hall coat/utility closet and a comfortable sized Dining Room. The Living Room features plenty of natural light from the large slider, beautiful floors and plenty of wall space for arranging furniture. Unit is on the opposite side from stairs and the laundry & extra storage is accessed in the hallway. The complex is very conveniently located with shopping, highway access and t-station close by. Condo fee includes water/sewer.

Tax Information

| | | | |
|-------------------------------|------------------------------|---------------------------|-------------------------------------|
| 2022 Taxes: \$3,047 | Assessment: \$216,900 | Cert: 000000022214 | Zoning Code: Res |
| Pin #: M:270 L:021-037 | | Map: Block: Lot: | Book: 37667 Page: 438 |

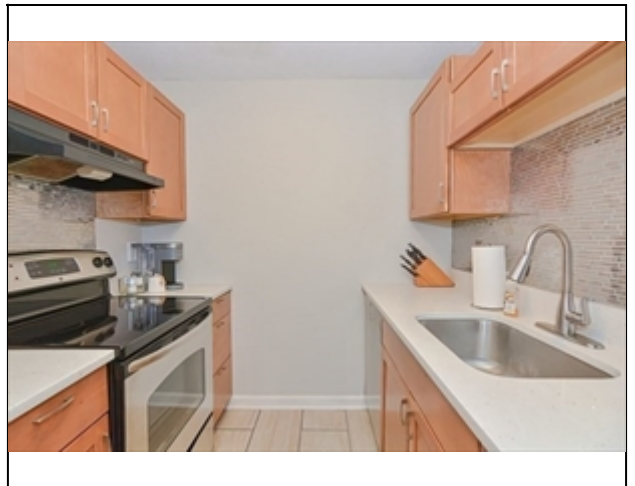
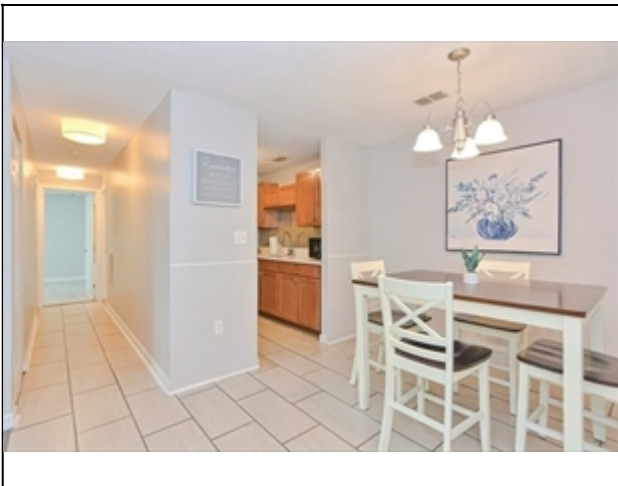
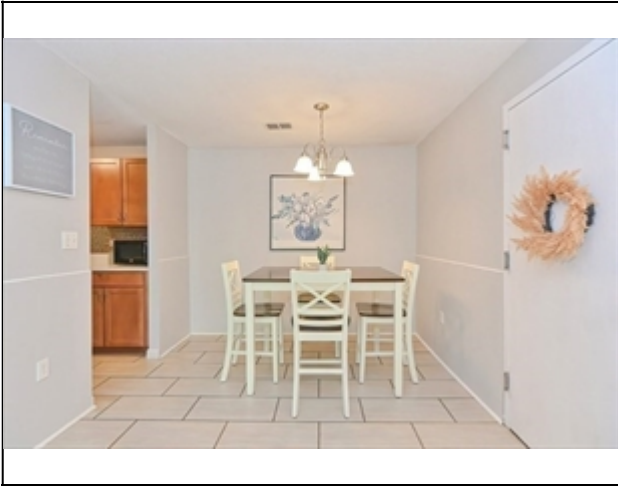
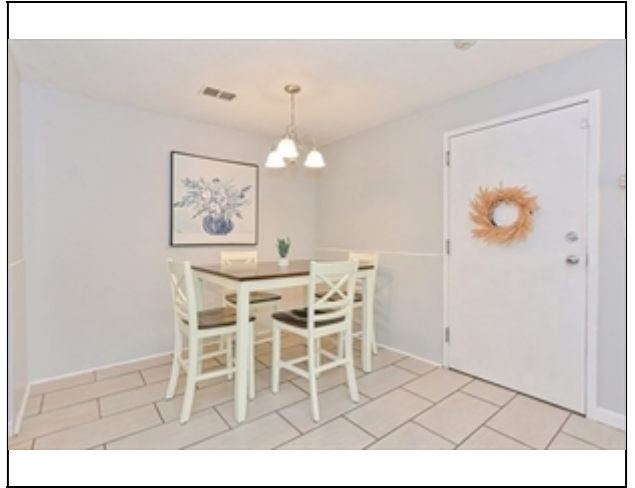
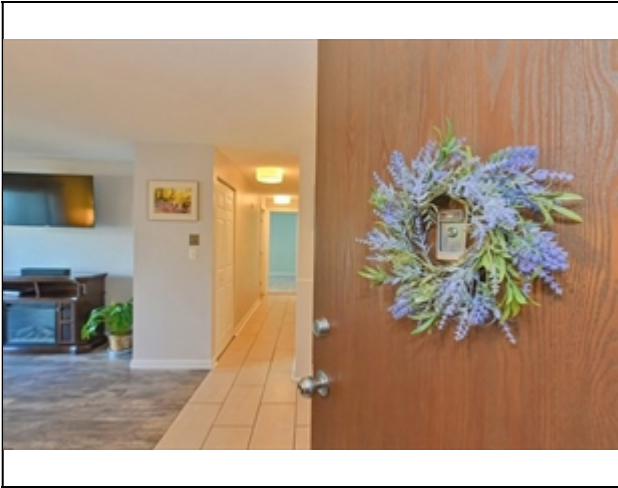
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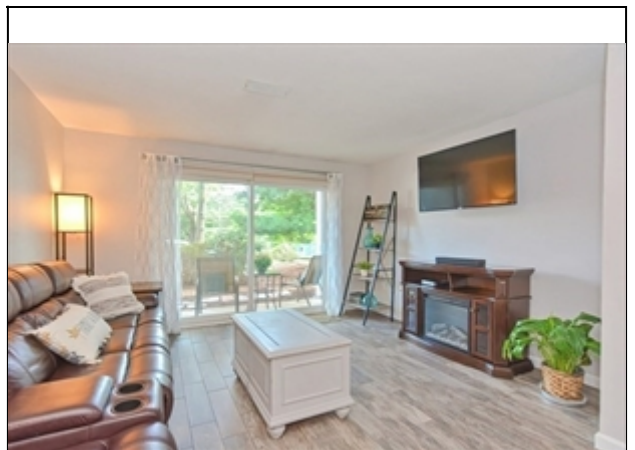
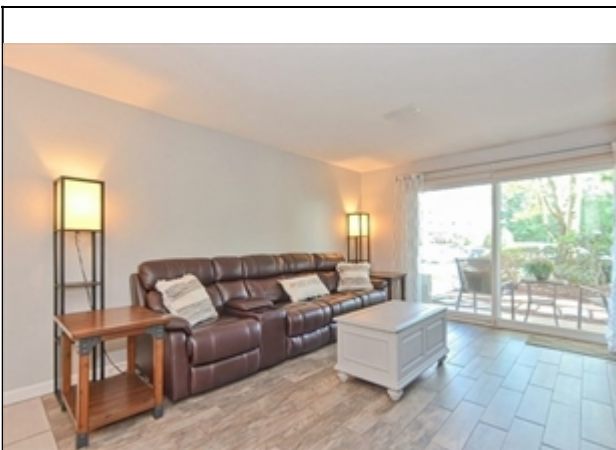
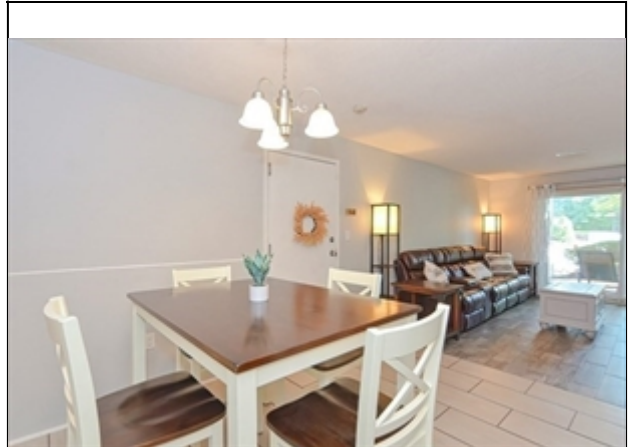
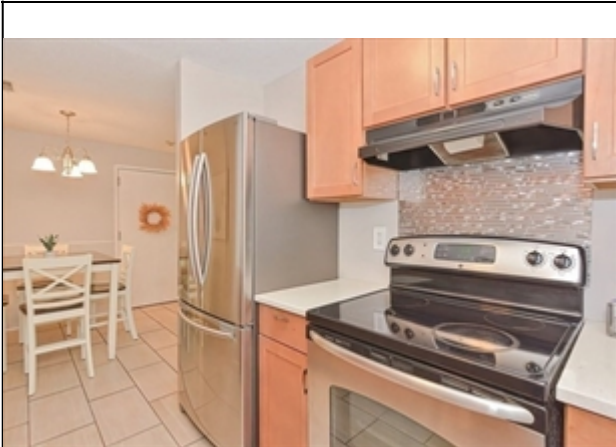
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| Sub-Agent: Not Offered | Buyer Agent: 2.5 | Facilitator: 2.5 |
| Compensation Based On: Net Sale Price | | |

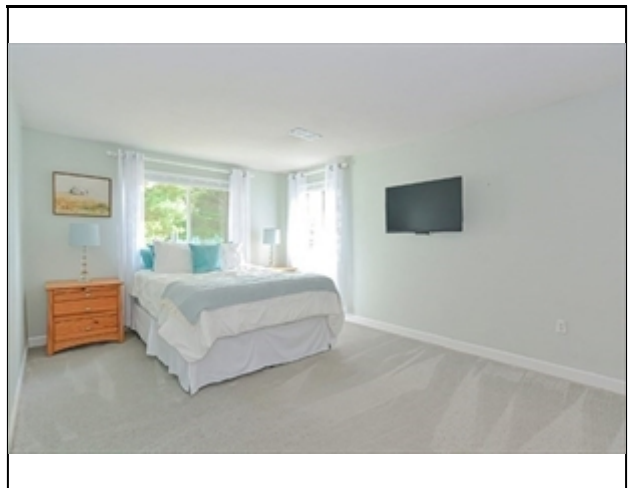
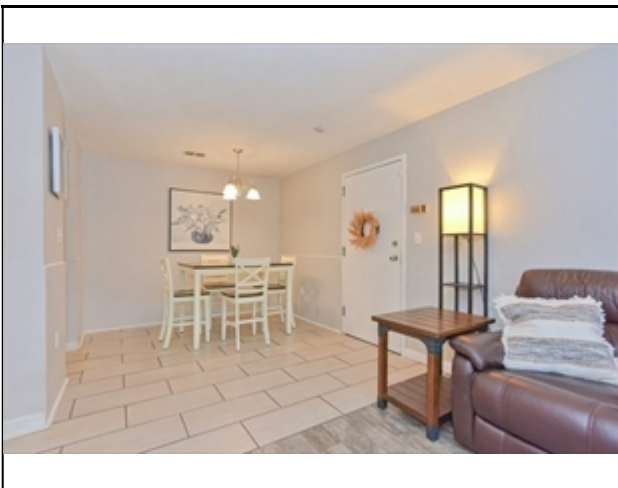
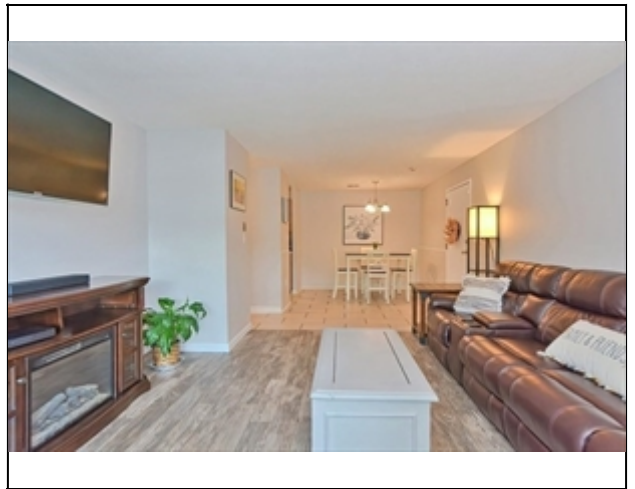
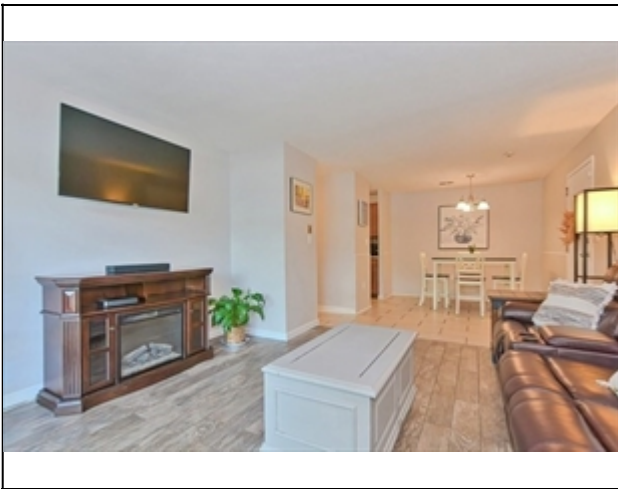
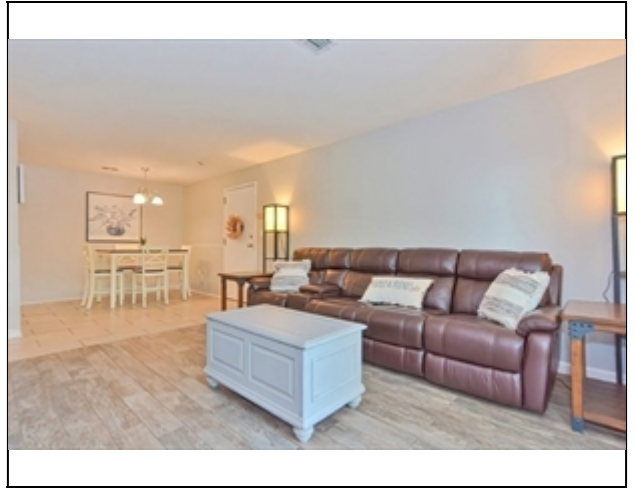
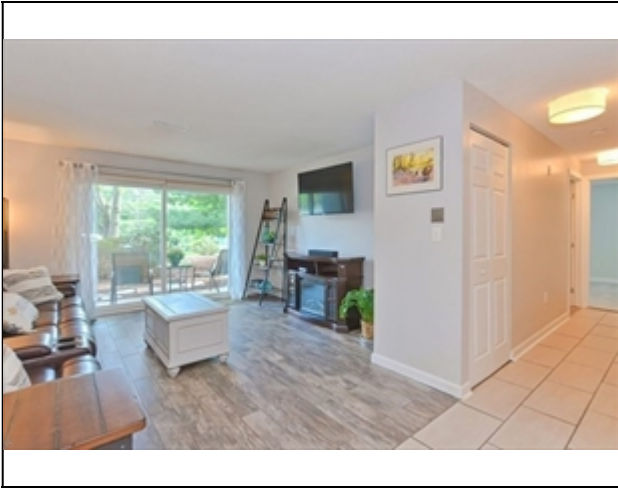
Market History for 801 Franklin Crossing Rd U:801, Franklin, MA 02038

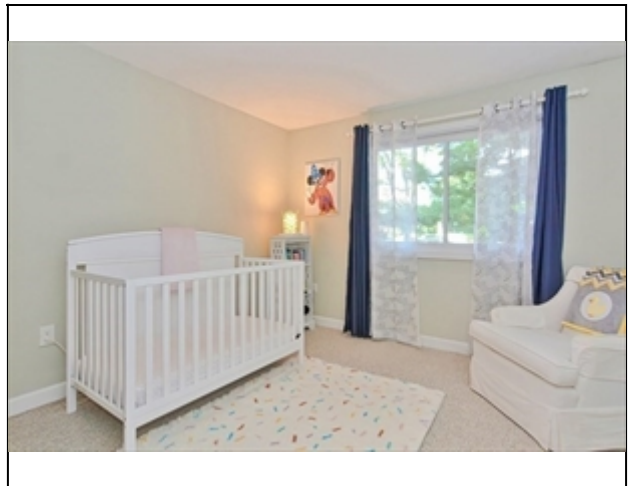
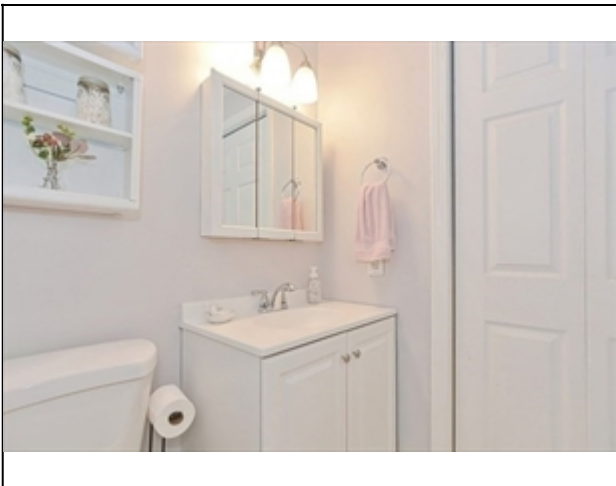
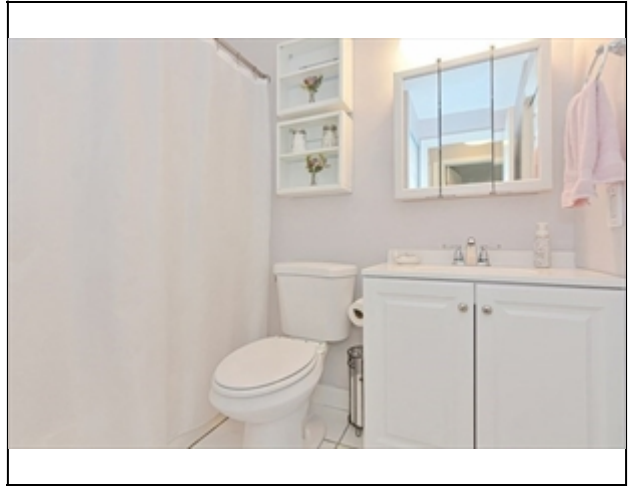
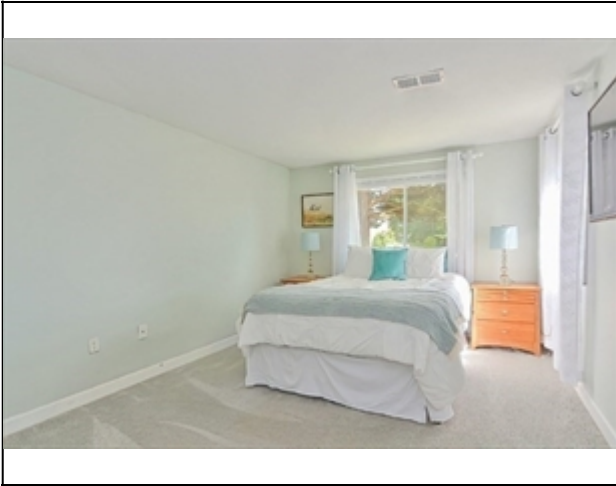
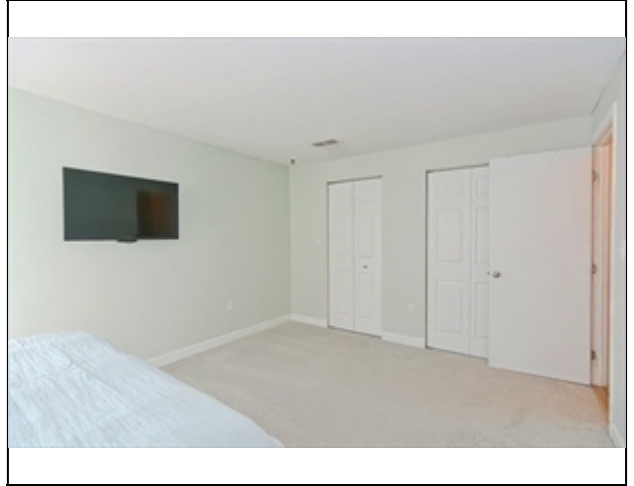
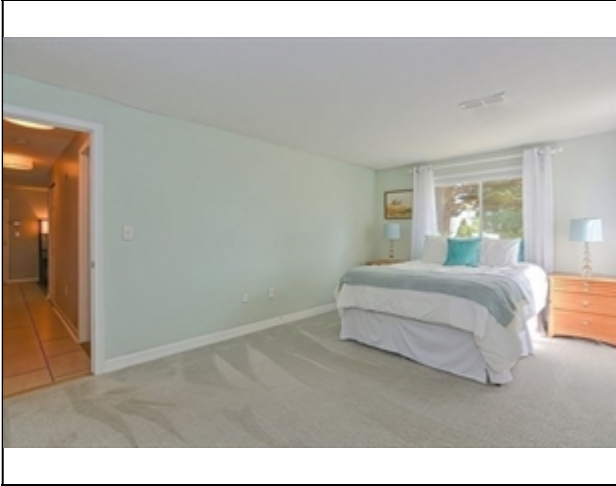
| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|------------|---|-----------|-----------|------------------|
| 73041363 | 9/27/2022 | Listed for \$265,000 | | | \$265,000 |
| UAG | 10/4/2022 | Status Changed to: Under Agreement | 7 | | |
| BOM | 11/2/2022 | Status Changed to: Back on Market | 7 | | |
| | 12/2/2022 | Price Changed to: \$259,900 | 37 | | \$259,900 |
| UAG | 12/16/2022 | Status Changed to: Under Agreement | 51 | | |
| SLD | 1/25/2023 | Status Changed to: Sold | 51 | | |
| | 1/25/2023 | Sold for \$255,000 | 51 | 51 | \$255,000 |
| Market History for Office Id: AC1854 | | | 51 | 51 | \$255,000 |
| Market History for this property | | | 51 | 51 | \$255,000 |

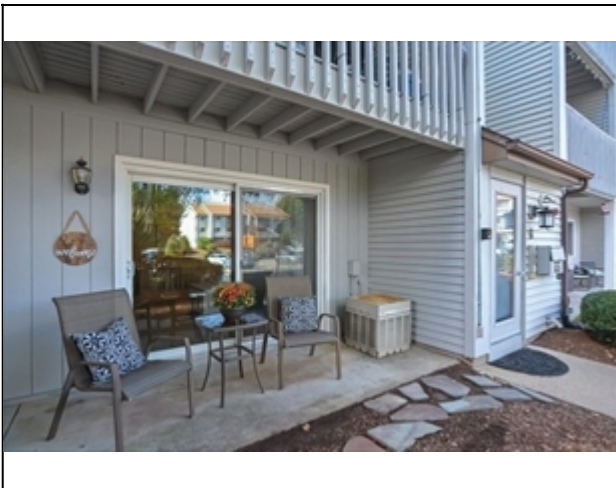
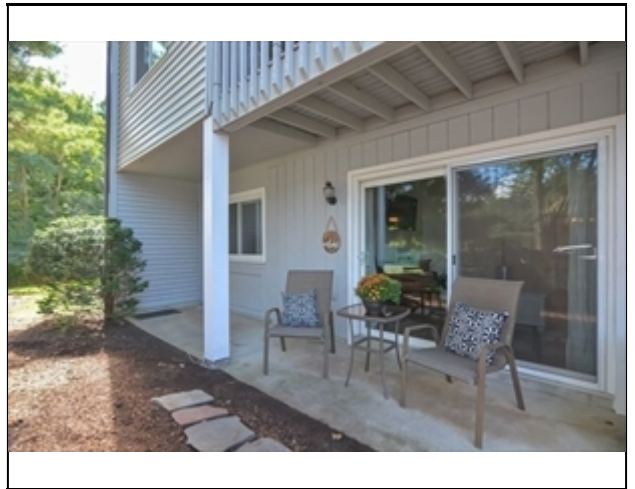
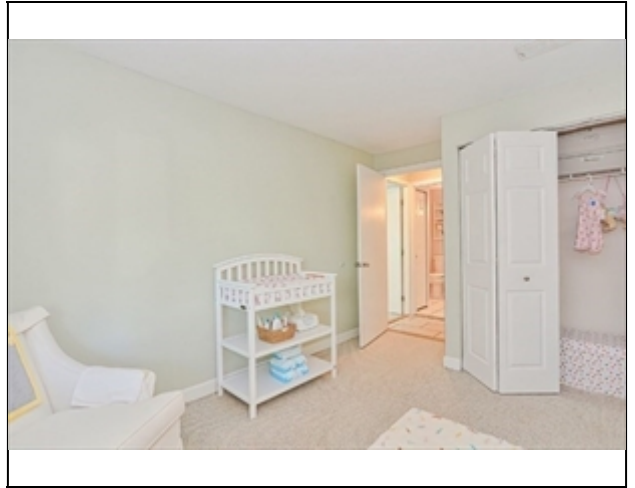
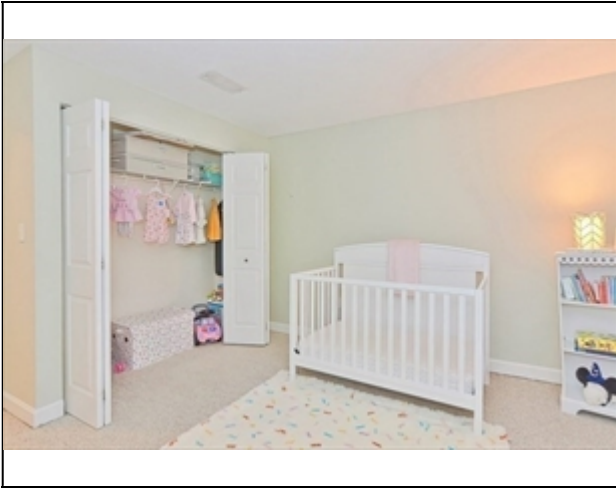
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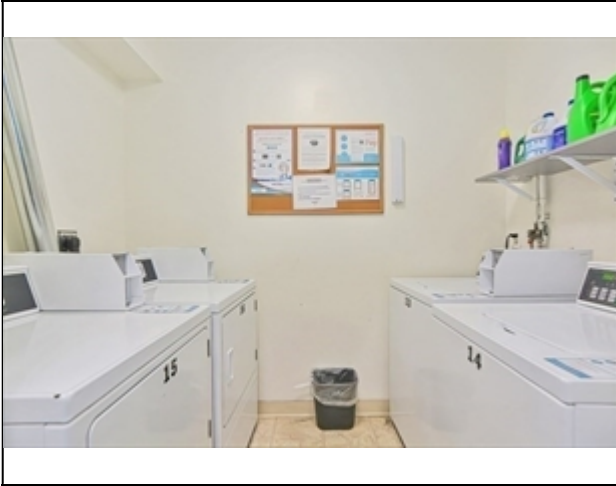






MLS # 73041363 - Sold
801 Franklin Crossing Rd U:801, Franklin, MA 02038

Condominium - Condo
Sale Price: \$255,000



405 Franklin Crossing Rd - Unit 405
Franklin, MA 02038
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 73048003 | Status: Sold |
| List Price: \$264,900 | Sale Price: \$264,900 |
| List Date: 10/13/2022 | Sale Date: 2/28/2023 |
| Area: | Off Market Date: 1/17/2023 |
| List\$/Sq. Ft.: \$282.41 | Sold \$/Sq. Ft. \$282.41 |
| Days on Market (Total): 16 | Days on Market (Office): 16 |

Property Features

| | |
|---|---|
| Rooms: 4 | Style: Mid-Rise |
| Bedrooms: 2 | Type: Condo |
| Baths: 1f 0h | Unit Level: 2 Placement: Upper, Middle |
| Main Bath: No | Approx. Living Area Total: 938 SqFt |
| Fireplaces: 0 | Living Area Includes Below-Grade SqFt: No |
| Year Built: 1985 | Approx. Above Grade: 938 SqFt |
| # Units: 156 | Approx. Below Grade: |
| Elevator: No | Outdoor Space Avail: Yes - Common |
| Handicap Access/Features: | Garage: 0 |
| Association: Yes Fee: \$460 | Parking: 2 Off-Street, Common, Guest, Paved Driveway |

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



Room Descriptions

| Room | Level | Size | Features |
|---------------|----------|------|--|
| Living Room: | 2 | | Flooring - Wall to Wall Carpet, Balcony - Exterior, Exterior Access, Slider |
| Dining Room: | 2 | | Flooring - Wall to Wall Carpet |
| Kitchen: | 2 | | Flooring - Stone/Ceramic Tile, Cabinets - Upgraded, Stainless Steel Appliances |
| Main Bedroom: | 2 | | Closet - Walk-in, Flooring - Wall to Wall Carpet |
| Bedroom 2: | 2 | | Closet, Flooring - Wall to Wall Carpet |
| Bath 1: | 2 | | Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid |

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **No**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Balcony**
 Facing Direction:
 Heating: **Forced Air, Electric**
 Hot Water: **Electric**
 Interior Features: **Cable Available**
 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

Buyer's financing fell through! You will fall in love with this newly renovated condo in a great, conveniently located association! Lovely updated kitchen with tile floor, brand new stainless steel appliances, new cabinets and counter. New carpet through living room and dining room with slider out to private balcony. Two sizable, newly carpeted bedrooms - primary with large walk in closet. Beautiful full bath with new tile floor, stone topped vanity and shower/tub combination. New HVAC and water heater 2022. Common storage spaces in building. Nothing to do but move in! This wonderful association includes a pool, tennis courts and playground. The grounds are well kept and offer green space to enjoy. Amazing location in terms of shopping, restaurants, Rt. 495, groceries and more. Do not miss the opportunity to own property at a great price!

Tax Information

| | | | |
|-------------------------------|------------------------------|---------------------------|-------------------------------------|
| 2022 Taxes: \$2,039 | Assessment: \$145,100 | Cert: 000000076619 | Zoning Code: RES |
| Pin #: M:270 L:021-017 | | Map: Block: Lot: | Book: 33381 Page: 479 |

Compensation

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

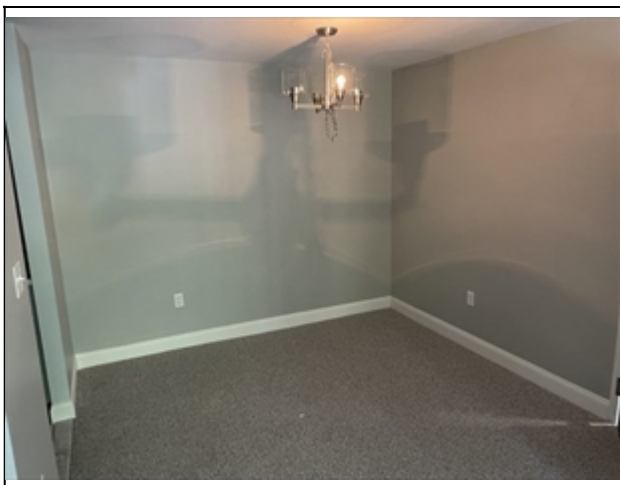
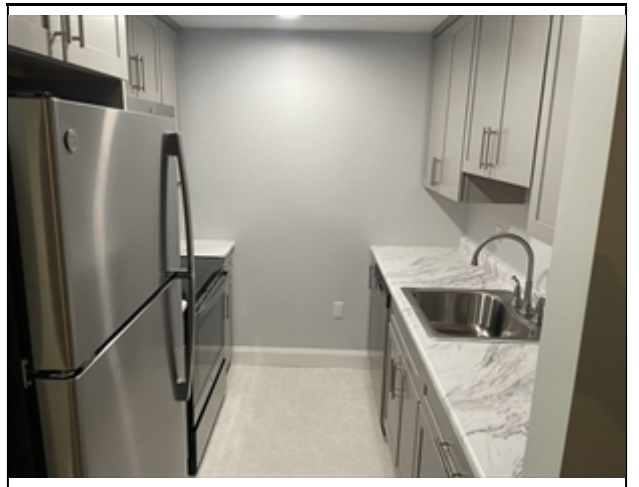
Market History for 405 Franklin Crossing Rd U:405, Franklin, MA 02038

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|------------|---|-----|-----|------------------|
| 73048003 | 10/13/2022 | Listed for \$264,900 | | | \$264,900 |
| UAG | 10/17/2022 | Status Changed to: Under Agreement | 4 | | |
| BOM | 1/5/2023 | Status Changed to: Back on Market | 4 | | |
| CTG | 1/7/2023 | Status Changed to: Contingent | 6 | | |
| UAG | 1/17/2023 | Status Changed to: Under Agreement | 16 | | |
| SLD | 2/28/2023 | Status Changed to: Sold | 16 | | |
| | 2/28/2023 | Sold for \$264,900 | 16 | 6 | \$264,900 |
| Market History for Office Id: AN4237 | | | 16 | 6 | \$264,900 |
| Market History for this property | | | 16 | 6 | \$264,900 |

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MLS # 73048003 - Sold
405 Franklin Crossing Rd U:405, Franklin, MA 02038

Condominium - Condo
Sale Price: \$264,900



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MLS # 73048003 - Sold
405 Franklin Crossing Rd U:405, Franklin, MA 02038

Condominium - Condo
Sale Price: \$264,900



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1612 Franklin Crossing Dr. - Unit 1612
Franklin, MA 02038
Condo

MLS #: **73152003** Status: **Sold**
List Price: **\$270,000** Sale Price: **\$268,500**
List Date: **8/24/2023** Sale Date: **10/31/2023**
Area: Off Market Date: **9/18/2023**
List\$/Sq. Ft.: **\$287.54** Sold \$/Sq. Ft. **\$285.94**
Days on Market (Total): **25** Days on Market (Office): **25**

Property Features

Rooms: **4** Style: **Garden**
Bedrooms: **2** Type: **Condo**
Baths: **1f 0h** Unit Level: **3** Placement:
Main Bath: Approx. Living Area Total: **939 SqFt**
Fireplaces: **0** Living Area Includes Below-Grade SqFt: **No**
Year Built: **1985** Approx. Above Grade: **939 SqFt**
Units: **156** Approx. Below Grade:
Elevator: Outdoor Space Avail:
Handicap Access/Features: Garage: **0**
Association: **Yes** Fee: Parking: **2**
\$460
Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Recreational Facilities, Refuse Removal, Management Fee**



Room Descriptions

| Room | Level | Size | Features |
|------|-------|------|----------|
|------|-------|------|----------|

Features & Other Information

Basement: **No**
Construction: **Frame**
Cooling: **Central Air**
Exclusions:
Facing Direction:
Heating: **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 delightful 2 bed 1 bath condo! This inviting property boasts new carpets throughout, providing a cozy atmosphere that you can make your own. Located in a convenient location, you will be close to all the necessary amenities such as great schools and shopping centers as well as having easy access to major highways. Whether you are looking for your own home or an amazing investment opportunity, this property is sure to check all the boxes!

Tax Information

| | | | |
|-------------------------------|------------------------------|-------|---|
| 2022 Taxes: \$3,085.38 | Assessment: \$219,600 | Cert: | Zoning Code: R |
| Pin #: | | Map: | Block: Lot: Book: 28460 Page: 315 |

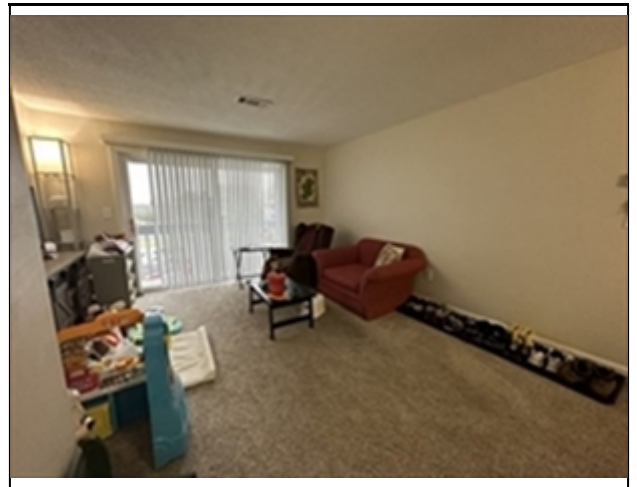
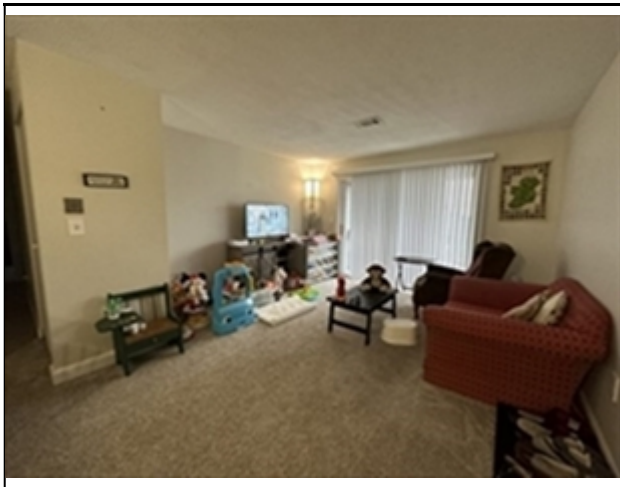
Compensation

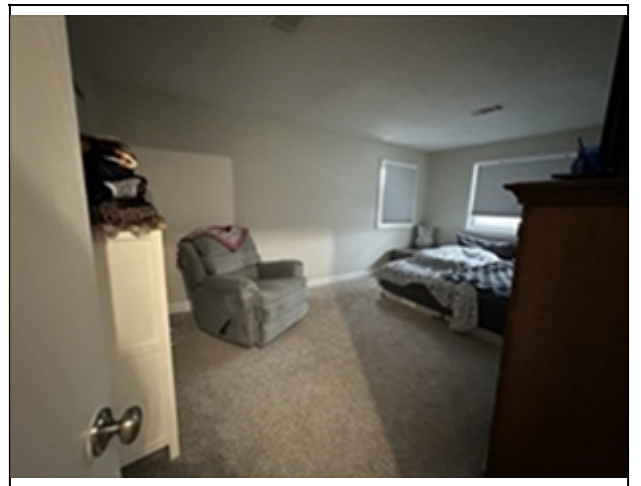
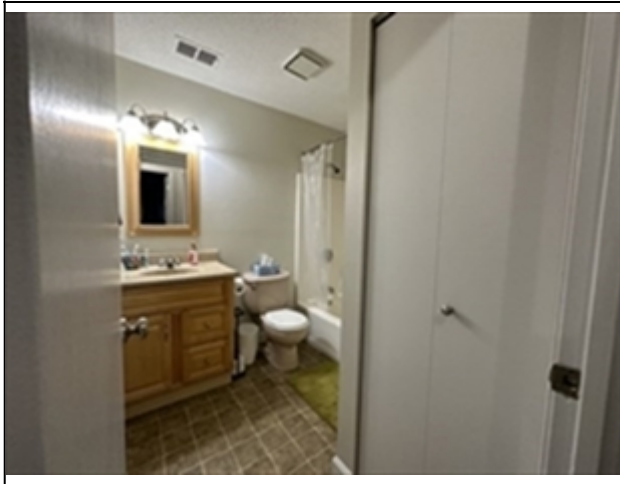
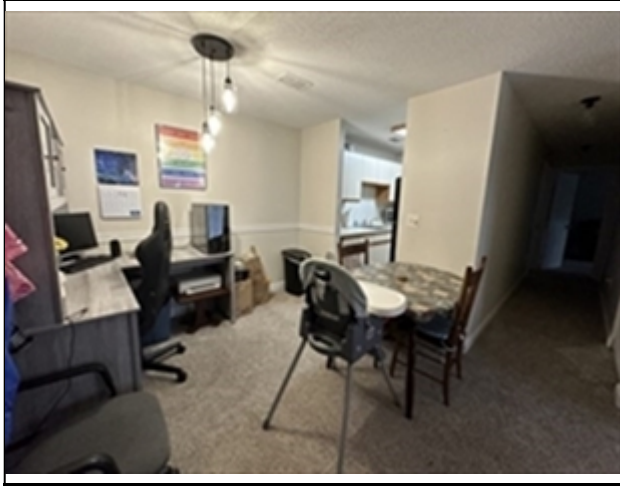
| | | |
|--|-----------------------|-----------------------|
| Sub-Agent: Not Offered | Buyer Agent: 2 | Facilitator: 0 |
| Compensation Based On: Net Sale Price | | |

Market History for 1612 Franklin Crossing Dr. U:1612, Franklin, MA 02038

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|------------|---|-----|-----|------------------|
| 73152003 | 8/24/2023 | Listed for \$270,000 | | | \$270,000 |
| UAG | 9/18/2023 | Status Changed to: Under Agreement | 25 | | |
| SLD | 10/31/2023 | Status Changed to: Sold | 25 | | |
| | 10/31/2023 | Sold for \$268,500 | 25 | 25 | \$268,500 |
| Market History for Office Id: AN6393 | | | 25 | 25 | \$268,500 |
| Market History for this property | | | 25 | 25 | \$268,500 |

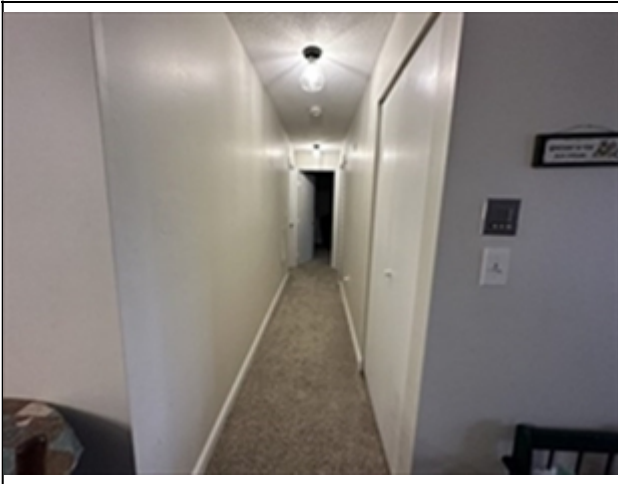
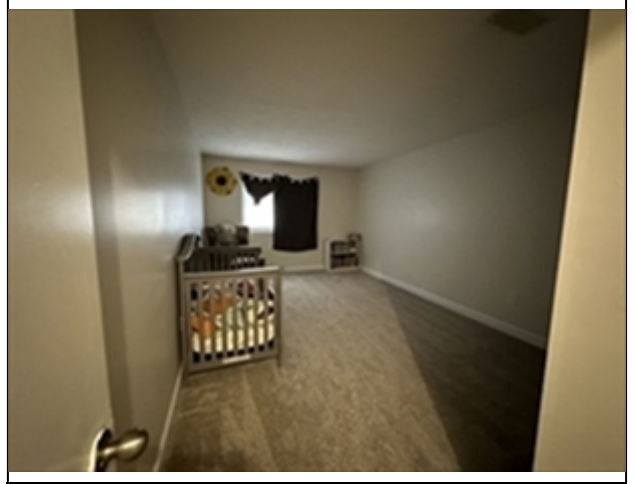
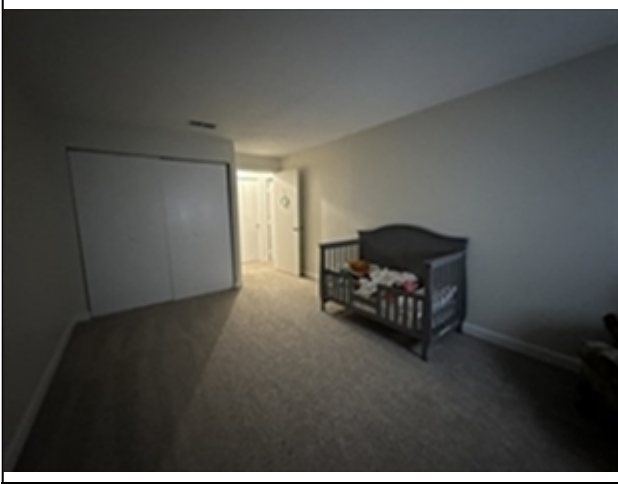
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MLS # 73152003 - Sold
1612 Franklin Crossing Dr. U:1612, Franklin, MA 02038

Condominium - Condo
Sale Price: \$268,500



2610 Franklin Crossing Rd - Unit 2610
Franklin, MA 02038-2947
Condo

| | |
|----------------------------------|-----------------------------------|
| MLS #: 73098984 | Status: Sold |
| List Price: \$270,000 | Sale Price: \$270,000 |
| List Date: 4/14/2023 | Sale Date: 5/18/2023 |
| Area: | Off Market Date: 4/20/2023 |
| List\$/Sq. Ft.: \$276.07 | Sold \$/Sq. Ft. \$276.07 |
| Days on Market (Total): 6 | Days on Market (Office): 6 |

Property Features

| | |
|---|--|
| Rooms: 4 | Style: Garden |
| Bedrooms: 2 | Type: Condo |
| Baths: 1f 0h | Unit Level: 3 Placement: |
| | Top/Penthouse, Corner |
| Main Bath: | Approx. Living Area Total: 978 SqFt |
| Fireplaces: 0 | Living Area Includes Below-Grade SqFt: No |
| Year Built: 1985 | Approx. Above Grade: 978 SqFt |
| # Units: 96 | Approx. Below Grade: |
| Elevator: | Outdoor Space Avail: |
| Handicap Access/Features: | Garage: 0 |
| Association: Yes Fee: | Parking: 2 |
| \$460 | |
| Fee Includes: Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Refuse Removal | |



Room Descriptions

| Room | Level | Size | Features |
|------|-------|------|----------|
|------|-------|------|----------|

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Basement: **No**
Cooling: **Central Air**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Deck - Wood**
Facing Direction:
Heating: **Forced Air, Electric**
Hot Water: **Electric, Tank**
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

Wonderful 2 bedroom, 3d floor corner unit at Franklin Crossing! Unit facing the back of building overlooking woods, hardwood floors, walk-in closet, new heating and air conditioning system. Professionally managed, pool, tennis courts and playground. Close to commuter rail

Tax Information

| | | | |
|-------------------------------|------------------------------|---------------------------|------------------------------|
| 2023 Taxes: \$2,896 | Assessment: \$230,200 | Cert: 000000112621 | Zoning Code: res |
| Pin #: M:270 L:021-106 | | Map: Block: Lot: | Book: 36510 Page: 590 |

Compensation

| | | |
|--|-------------------------|-------------------------|
| Sub-Agent: Not Offered | Buyer Agent: 2.5 | Facilitator: 1.0 |
| Compensation Based On: Net Sale Price | | |

Market History for 2610 Franklin Crossing Rd U:2610, Franklin, MA 02038-2947

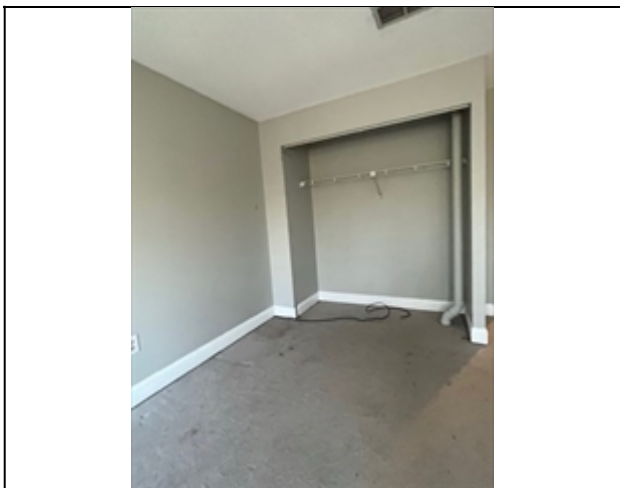
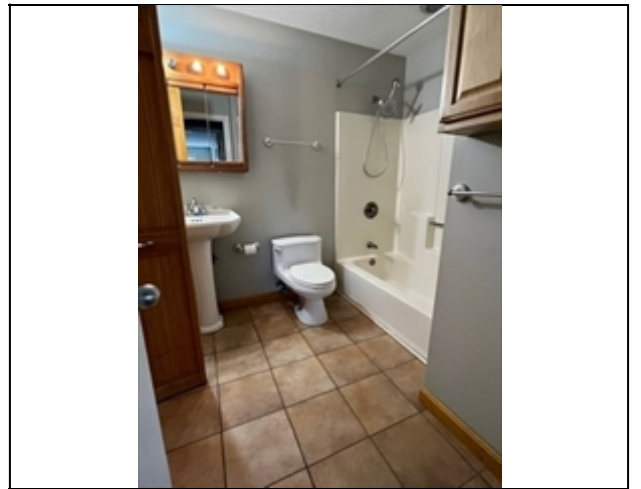
| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|-----------|---|-----|-----|------------------|
| 73098984 | 4/14/2023 | Listed for \$270,000 | | | \$270,000 |
| UAG | 4/20/2023 | Status Changed to: Under Agreement | 6 | | |
| SLD | 5/31/2023 | Status Changed to: Sold | 6 | | |
| | 5/18/2023 | Sold for \$270,000 | 6 | 6 | \$270,000 |
| Market History for Office Id: AC1567 | | | 6 | 6 | \$270,000 |
| Market History for this property | | | 6 | 6 | \$270,000 |

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MLS # 73098984 - Sold
2610 Franklin Crossing Rd U:2610, Franklin, MA 02038-2947

Condominium - Condo
Sale Price: \$270,000







2011 Franklin Crossing - Unit 2011

Franklin, MA 02038

Condo

MLS #: **73068271** Status: **Sold**
List Price: **\$279,900** Sale Price: **\$270,000**
List Date: **1/5/2023** Sale Date: **3/10/2023**
Area: Off Market Date: **1/10/2023**
List\$/Sq. Ft.: **\$253.30** Sold \$/Sq. Ft. **\$244.34**
Days on Market (Total): **12** Days on Market (Office): **12**

Property Features

Rooms: **5** Style: **Garden**
Bedrooms: **2** Type: **Condo**
Baths: **1f 0h** Unit Level: **3** Placement: **Top/Penthouse**
Main Bath: Approx. Living Area Total: **1,105 SqFt**
Fireplaces: **0** Living Area Includes Below-Grade SqFt: **No**
Year Built: **1985** Approx. Above Grade: **1,105 SqFt**
Units: **156** Approx. Below Grade:
Elevator: Outdoor Space Avail: **Yes - Private**
Handicap Access/Features: Garage: **0**
Association: **Yes** Fee: Parking: **2 Off-Street, Common**
\$478
Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Playground, Reserve Funds, Management Fee**



Room Descriptions

| Room | Level | Size | Features |
|---------------|----------|--------------|----------|
| Living Room: | 3 | 13X18 | - |
| Dining Room: | 3 | 7X9 | - |
| Kitchen: | 3 | 6X7 | - |
| Main Bedroom: | 3 | 18X22 | - |
| Bedroom 2: | 3 | 10X17 | - |
| Bath 1: | 1 | 6X8 | - |

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Basement: **No**
Cooling: **Central Air, Heat Pump**
Exclusions:
Exterior Features: **Porch**
Facing Direction:
Heating: **Forced Air, Electric**
Hot Water: **Electric**
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

One of the biggest units at Franklin Crossing, this 2 bedroom 1 bathroom penthouse unit features a massive primary bedroom with walk in closet, large second bedroom, nicely updated kitchen with stainless steel appliances & granite countertops as well as a dining area and living room with access to the covered porch. *Brand new HVAC system and AC condensor installed in 2019*****

Tax Information

2022 Taxes: \$3,237 Assessment: \$2,022

Pin #:

Cert: Zoning Code: **Condo**

Map: Block: Lot: Book: **30607** Page: **165**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

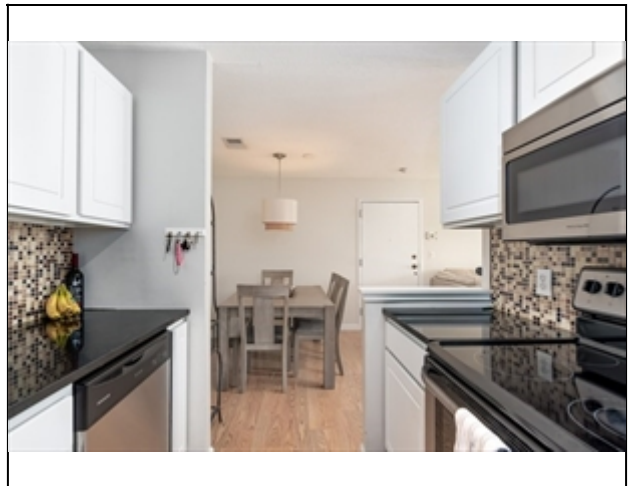
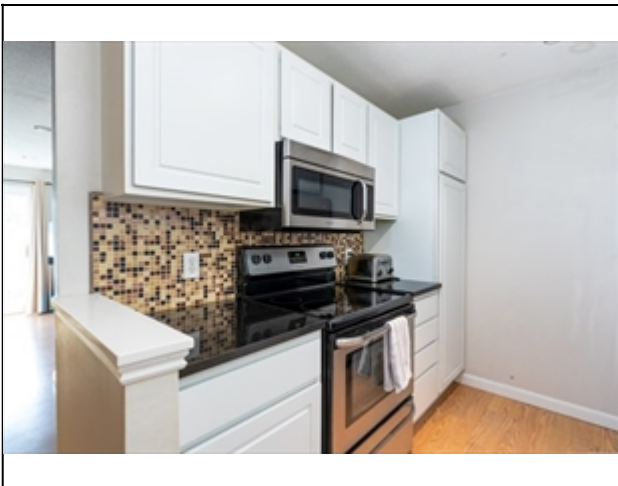
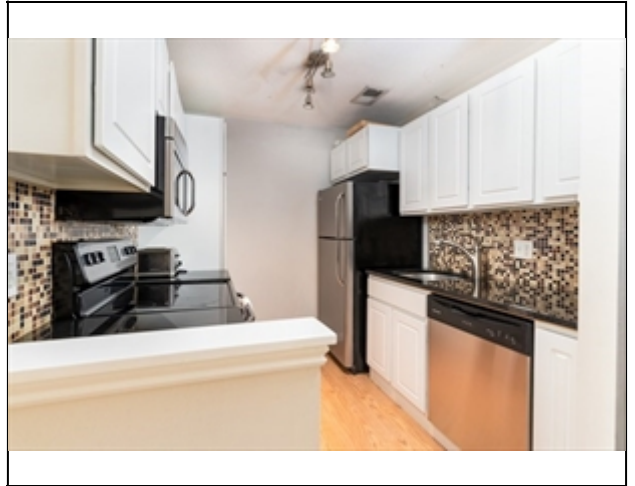
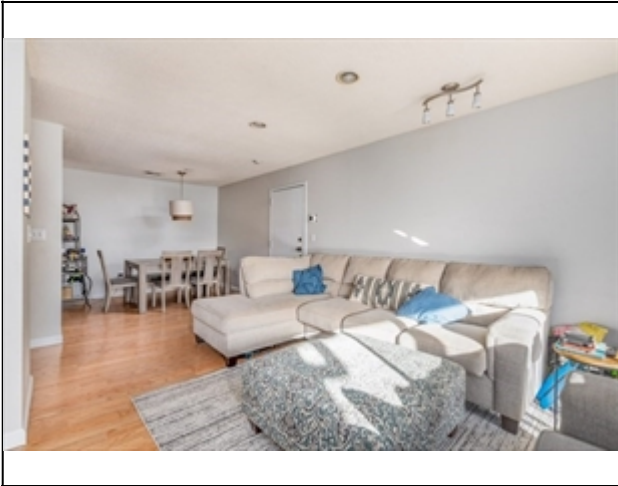
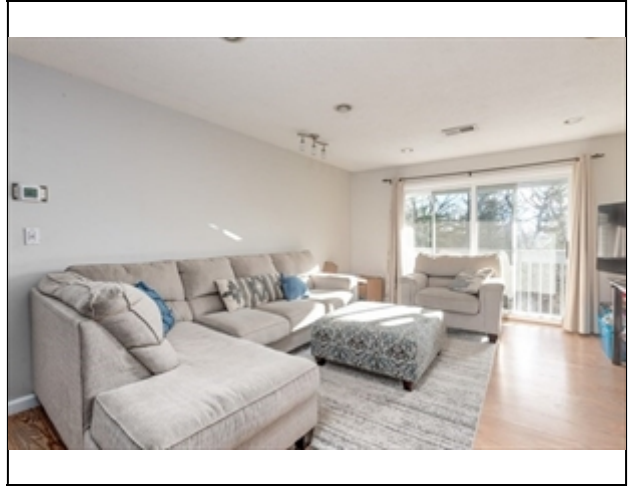
Facilitator: **2**

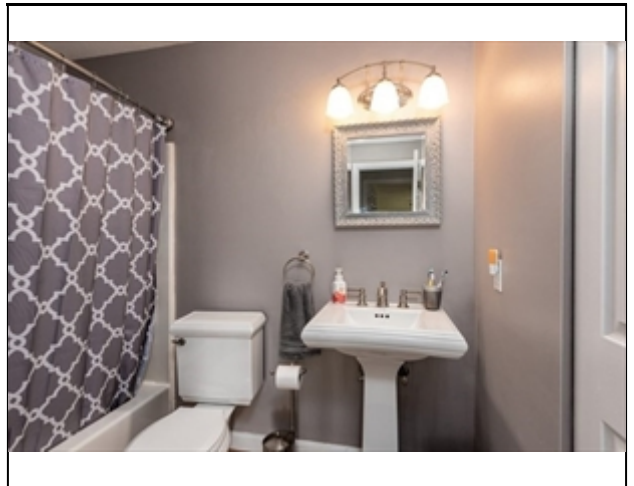
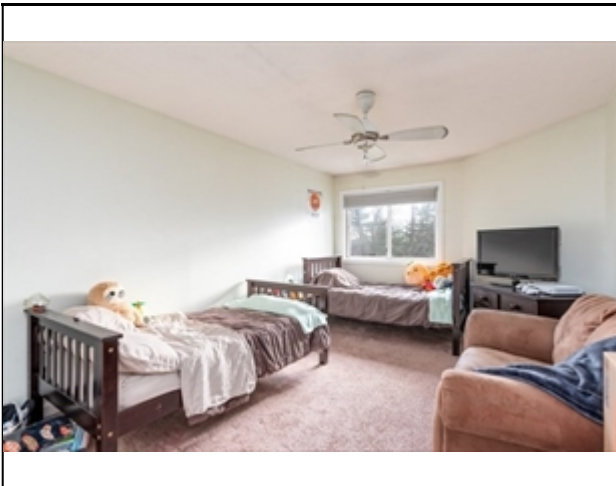
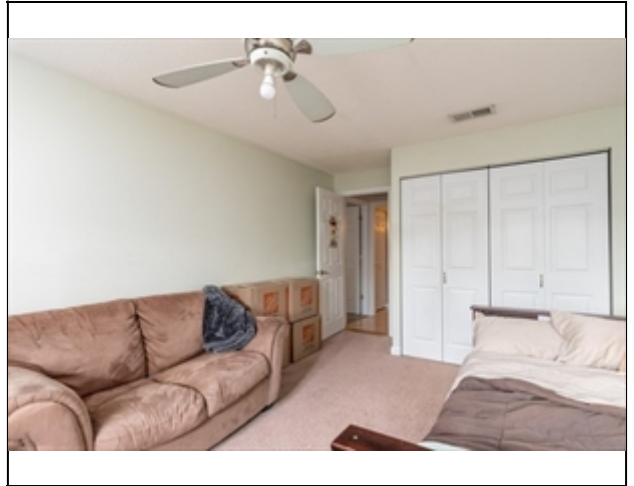
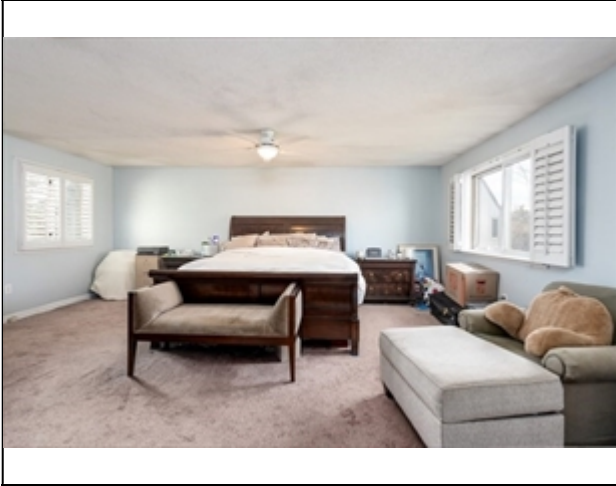
Compensation Based On: **Net Sale Price**

Market History for 2011 Franklin Crossing U:2011, Franklin, MA 02038

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|-----------|---|-----------|----------|------------------|
| 73068271 | 1/5/2023 | Listed for \$279,900 | | | \$279,900 |
| UAG | 1/17/2023 | Status Changed to: Under Agreement | 12 | | |
| SLD | 3/10/2023 | Status Changed to: Sold | 12 | | |
| | 3/10/2023 | Sold for \$270,000 | 12 | 5 | \$270,000 |
| Market History for Office Id: NB2350 | | | 12 | 5 | \$270,000 |
| Market History for this property | | | 12 | 5 | \$270,000 |

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MLS # 73068271 - Sold
2011 Franklin Crossing U:2011, Franklin, MA 02038

Condominium - Condo
Sale Price: \$270,000



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2212 Franklin Crossing Rd - Unit 2212
Franklin, MA 02038-2946
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 73056137 | Status: Sold |
| List Price: \$267,000 | Sale Price: \$270,000 |
| List Date: 11/7/2022 | Sale Date: 2/7/2023 |
| Area: | Off Market Date: 1/11/2023 |
| List\$/Sq. Ft.: \$275.54 | Sold \$/Sq. Ft. \$278.64 |
| Days on Market (Total): 65 | Days on Market (Office): 65 |

Property Features

| | |
|---|--|
| Rooms: 4 | Style: Garden |
| Bedrooms: 2 | Type: Condo |
| Baths: 1f 0h | Unit Level: 3 Placement: |
| | Top/Penthouse |
| Main Bath: | Approx. Living Area Total: 969 SqFt |
| Fireplaces: 0 | Living Area Includes Below-Grade SqFt: No |
| Year Built: 1985 | Approx. Above Grade: 969 SqFt |
| # Units: 156 | Approx. Below Grade: |
| Elevator: No | Outdoor Space Avail: Yes - Common |
| Handicap Access/Features: | Garage: 0 |
| Association: Yes Fee: | Parking: 2 Common |
| \$460 | |
| 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 |
|------|-------|------|----------|
|------|-------|------|----------|

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
Basement: **No**
Construction: **Frame**
Cooling: **Central Air**
Exclusions:
Exterior: **Vinyl**
Facing Direction:
Heating: **Forced Air, Electric**
Hot Water: **Electric**
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

PENTHOUSE condo available in the splendid, tree-lined community of Franklin Crossing. This home has a BRAND NEW HVAC unit, new stove, recently acquired dishwasher and fridge, and fresh paint! Seller is offering \$4000.00 closing credit for buyer to renovate flooring. The condo has two large bedrooms with sunny views. Enjoy galley kitchen and the open-concept living room and dining room. The living room slider leads to your own balcony, resplendent with light and the sights and sounds of nature. 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 Rte 140. Make this serene setting your new home!

Tax Information

| | | | |
|-------------------------------|------------------------------|-------|---|
| 2022 Taxes: \$2,904 | Assessment: \$206,700 | Cert: | Zoning Code: RES |
| Pin #: M:270 L:021-132 | | Map: | Block: Lot: Book: 12373 Page: 121 |

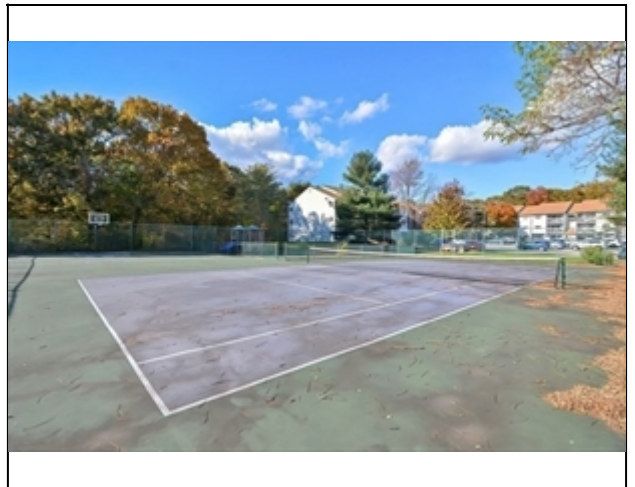
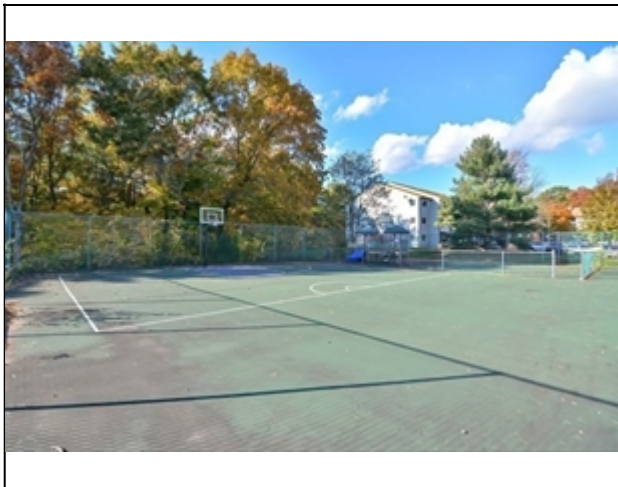
Compensation

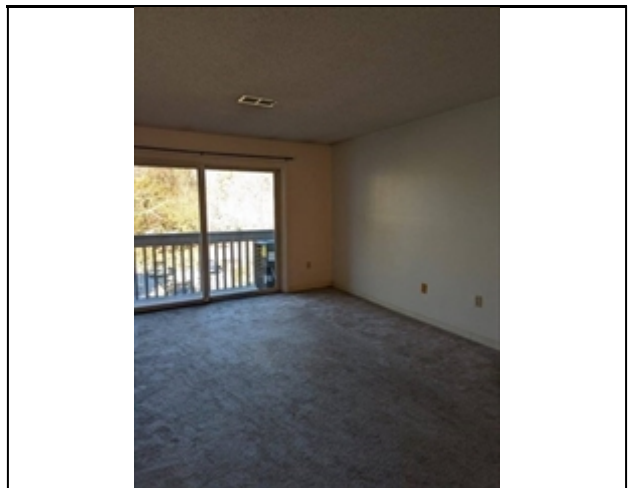
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|---|-----------------------|-----------------------|
| Sub-Agent: Not Offered | Buyer Agent: 2 | Facilitator: 2 |
| Compensation Based On: Gross/Full Sale Price | | |

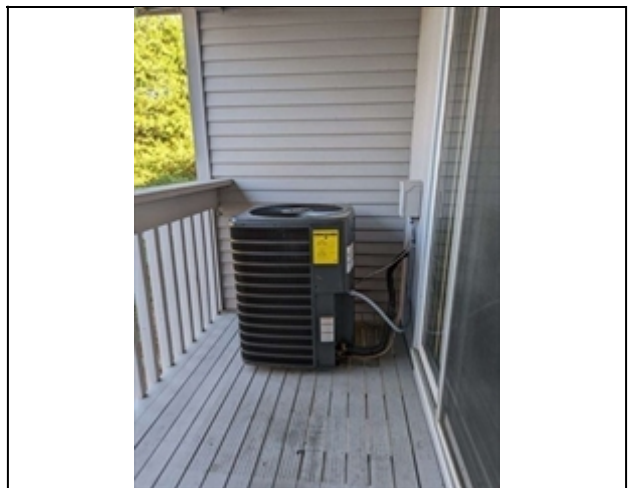
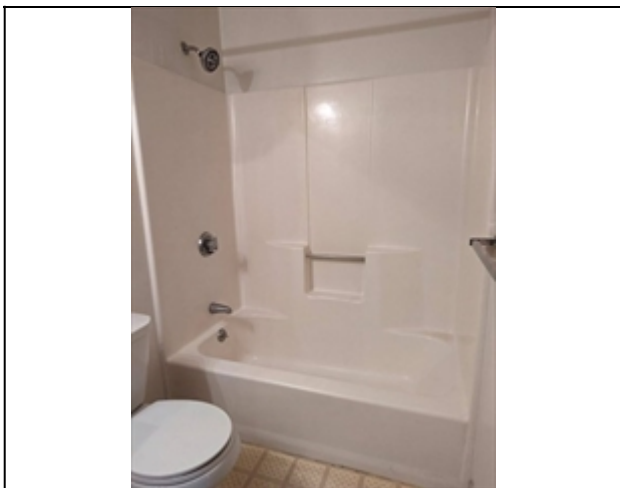
Market History for 2212 Franklin Crossing Rd U:2212, Franklin, MA 02038-2946

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|------------|---|-----------|-----------|------------------|
| 73056137 | 11/7/2022 | Listed for \$282,000 | | | \$282,000 |
| | 11/20/2022 | Price Changed to: \$267,000 | 13 | | \$267,000 |
| CTG | 1/3/2023 | Status Changed to: Contingent | 57 | | |
| UAG | 1/11/2023 | Status Changed to: Under Agreement | 65 | | |
| SLD | 2/7/2023 | Status Changed to: Sold | 65 | | |
| | 2/7/2023 | Sold for \$270,000 | 65 | 57 | \$270,000 |
| Market History for Office Id: AN4875 | | | 65 | 57 | \$270,000 |
| Market History for this property | | | 65 | 57 | \$270,000 |

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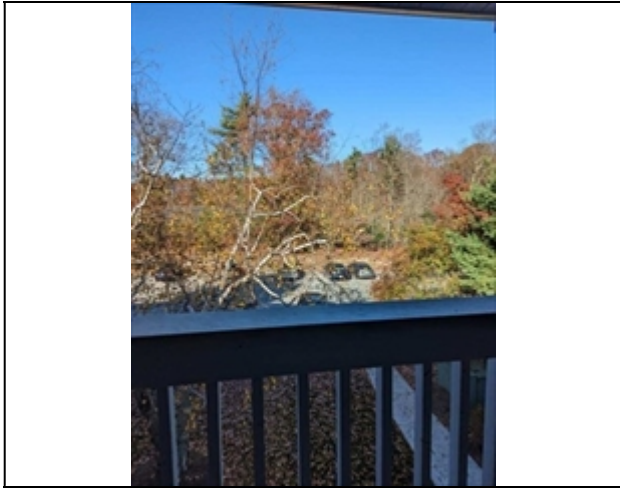






MLS # 73056137 - Sold
2212 Franklin Crossing Rd U:2212, Franklin, MA 02038-2946

Condominium - Condo
Sale Price: \$270,000



1404 Franklin Crossing - Unit 1404
Franklin, MA 02038
Condo

MLS #: **73093493** Status: **Sold**
List Price: **\$265,000** Sale Price: **\$275,000**
List Date: **3/30/2023** Sale Date: **4/25/2023**
Area: Off Market Date: **4/15/2023**
List\$/Sq. Ft.: **\$298.09** Sold \$/Sq. Ft. **\$309.34**
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: **1** Placement:
Main Bath: **No** Approx. Living Area Total: **889 SqFt**
Fireplaces: **0** Living Area Includes Below-Grade SqFt: **No**
Year Built: **1985** Approx. Above Grade: **889 SqFt**
Units: **156** Approx. Below Grade:
Elevator: Outdoor Space Avail: **Yes - Common**
Handicap Access/Features: Garage: **0**
Association: **Yes** Fee: Parking: **2 Off-Street**
\$440

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 |
|------|-------|------|----------|
|------|-------|------|----------|

Features & Other Information

Appliances: **Range, Dishwasher**
Basement: **No**
Construction: **Frame**
Cooling: **Central Air**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Covered Patio/Deck**
Facing Direction:
Heating: **Forced Air, Electric Baseboard**
Hot Water: **Tank**
Lead Paint: **None**
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

OFFER ACCEPTED, Open House still taking place! Much sought after FIRST FLOOR two bed condo in serene setting at FRANKLIN CROSSING. Bright and spacious this recently renovated unit features updated kitchen & bath, large bedrooms, plentiful closet space. Enter your new home through covered patio conveniently located near parking lot. Laundry and additional storage just steps from your front door. Mature landscaping and grounds to wander. This community features a swimming pool, playground, basketball court, tennis court, and trails. Close to shopping, highway, commuter rail station, grocery store, Starbucks and Dunkin close by. Condo fee includes water/sewer. Unit offers two deeded/unassigned parking spots. Special assessment for new building to be paid by seller. SHOWINGS START @ First Open House Saturday 4/1 & Sunday 4/2 from 1-2PM. Accepted offer,,,,OH today not cancelled. Backup offers accepted

Tax Information

2023 Taxes: \$2,760 Assessment: \$219,400

Cert: Zoning Code: **condo**

Pin #:

Map: Block: Lot: Book: **38481** Page: **189**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2%**

Facilitator: **1**

Compensation Based On: **Gross/Full Sale Price**

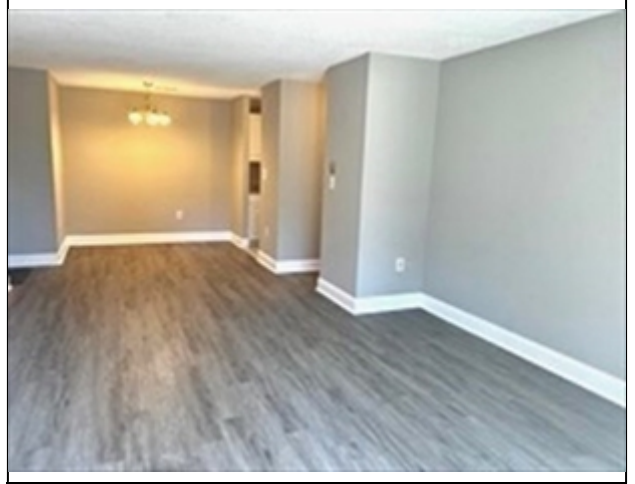
Market History for 1404 Franklin Crossing U:1404, Franklin, MA 02038

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|-----------|---|-----------|----------|------------------|
| 73093493 | 3/30/2023 | Listed for \$265,000 | | | \$265,000 |
| CTG | 4/2/2023 | Status Changed to: Contingent | 3 | | |
| UAG | 4/16/2023 | Status Changed to: Under Agreement | 17 | | |
| SLD | 4/27/2023 | Status Changed to: Sold | 17 | | |
| | 4/25/2023 | Sold for \$275,000 | 17 | 3 | \$275,000 |
| Market History for Office Id: BB9881 | | | 17 | 3 | \$275,000 |
| Market History for this property | | | 17 | 3 | \$275,000 |

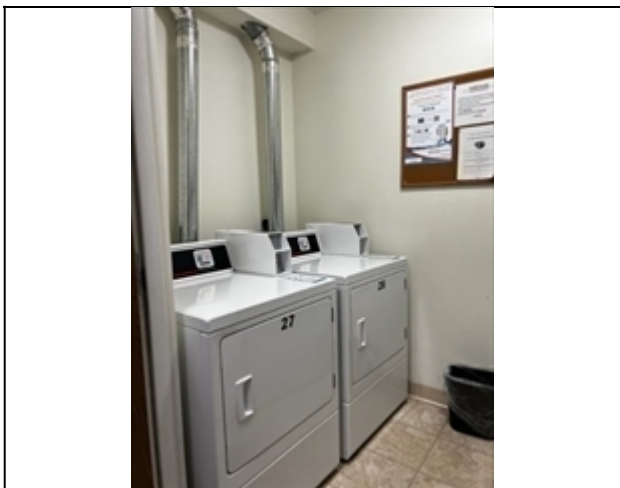
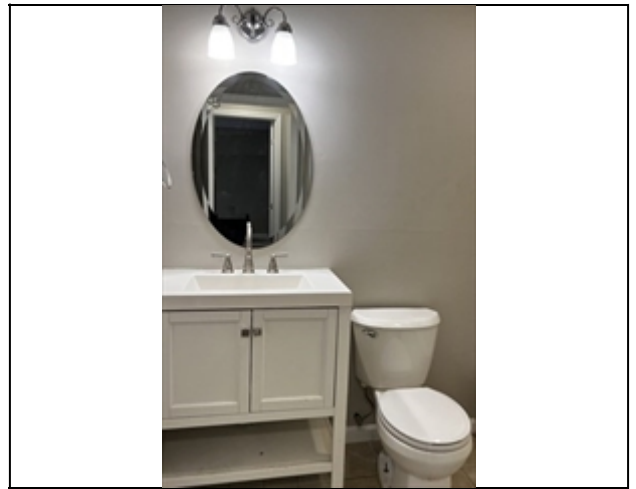
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MLS # 73093493 - Sold
1404 Franklin Crossing U:1404, Franklin, MA 02038

Condominium - Condo
Sale Price: \$275,000



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MLS # 73093493 - Sold
1404 Franklin Crossing U:1404, Franklin, MA 02038

Condominium - Condo
Sale Price: \$275,000



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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**
Pin #: **M:270 L:021-123**

Cert: Zoning Code: **res**
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**

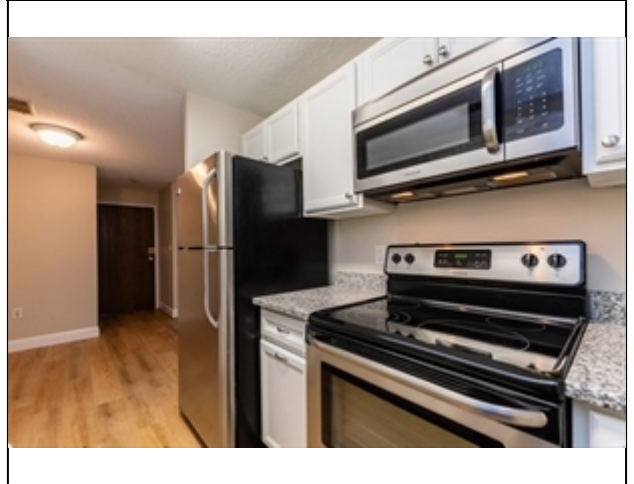
Market History for 2203 Franklin Crossing Rd U:2203, Franklin, MA 02038-2946

| 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 |

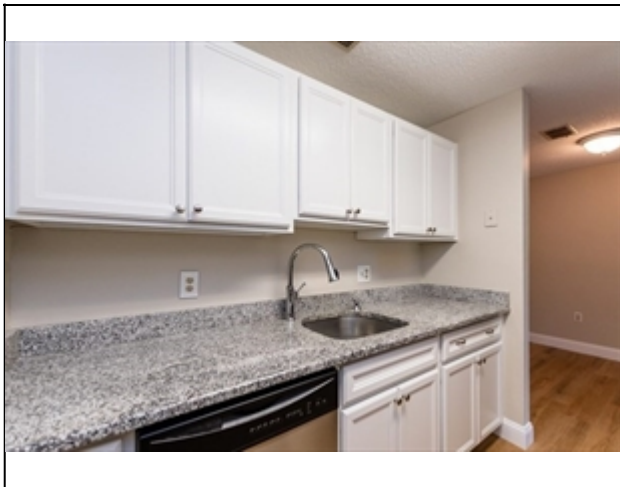
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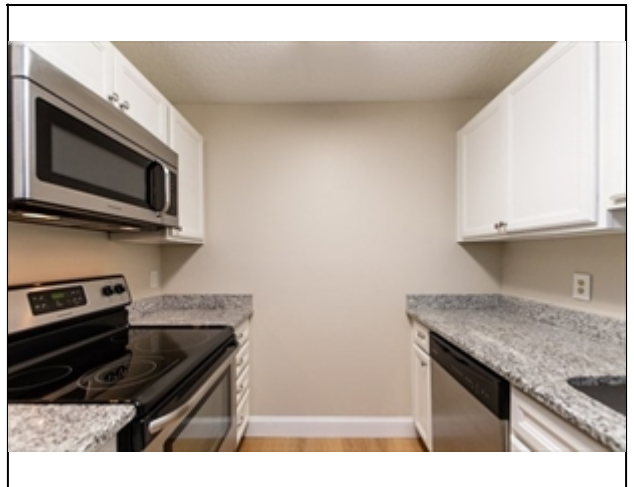
Exterior - Front



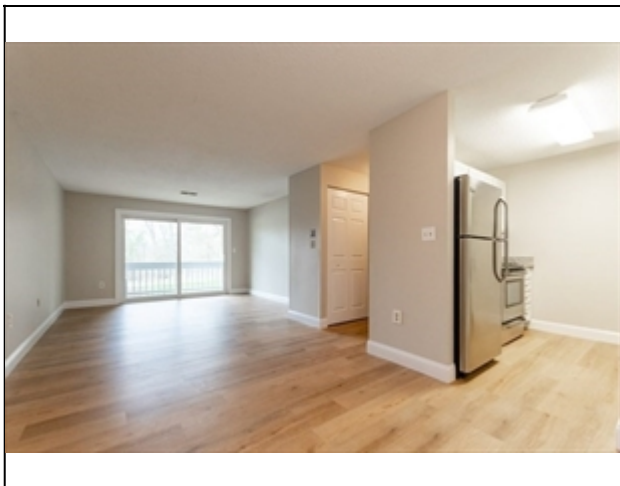
Kitchen



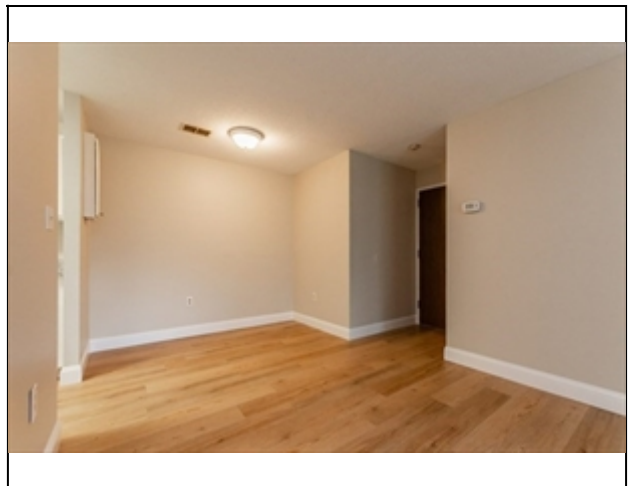
Kitchen



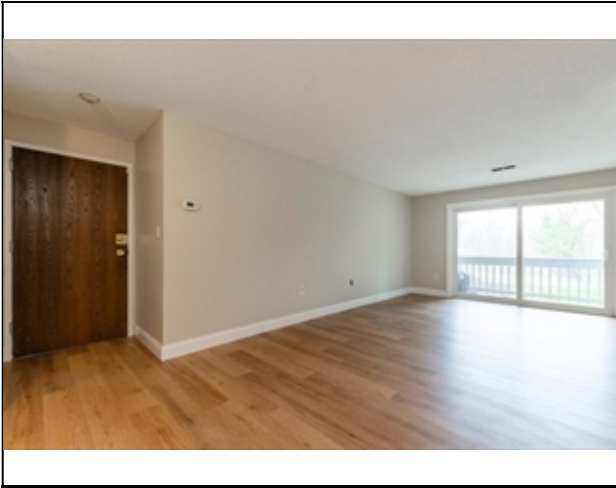
Kitchen



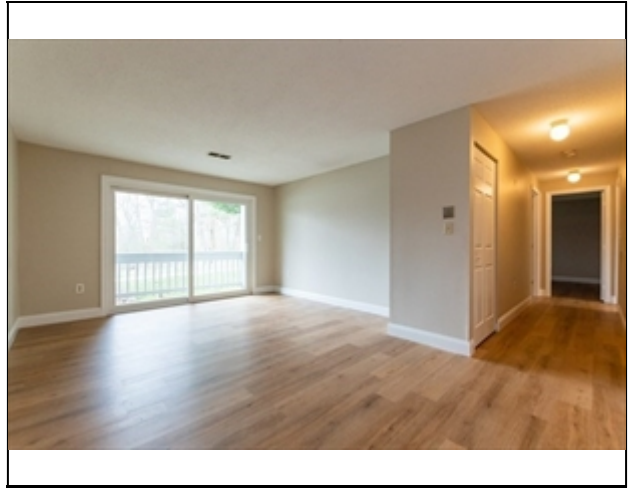
Living/Dining Room Combo



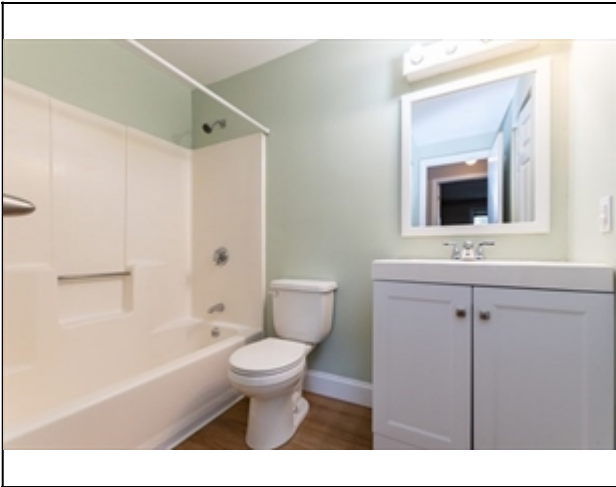
Dining Room



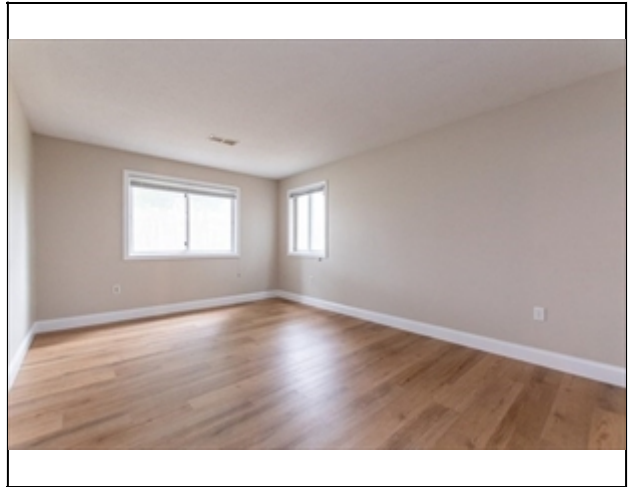
Living Room



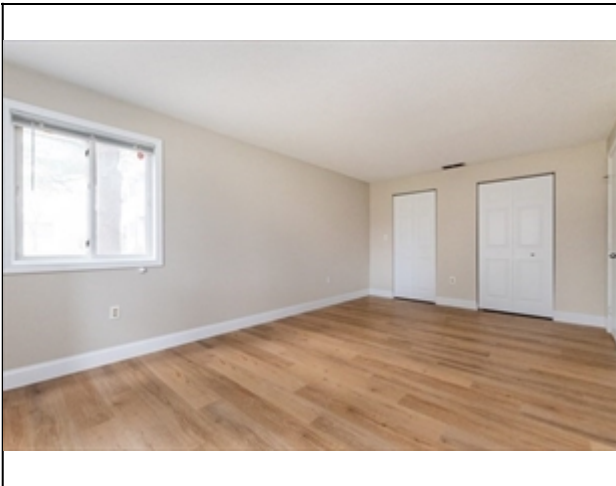
Living Room



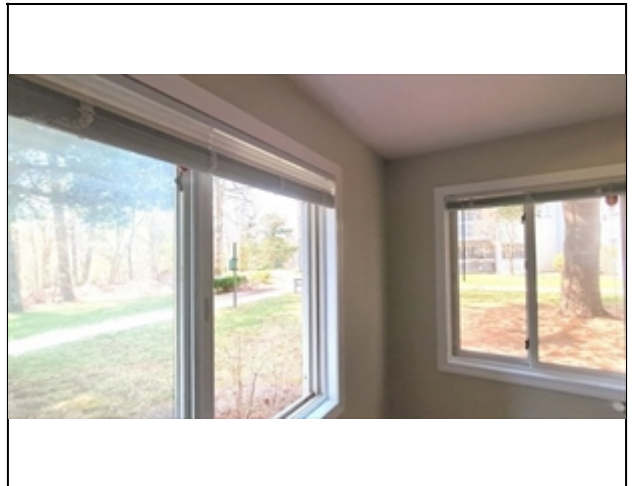
Bathroom



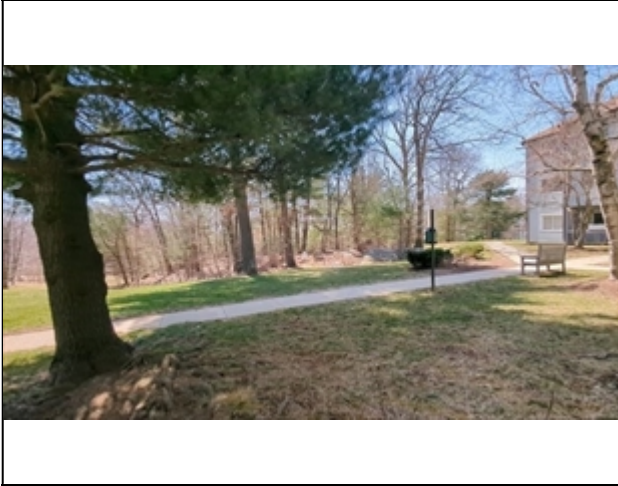
Bedroom - Main



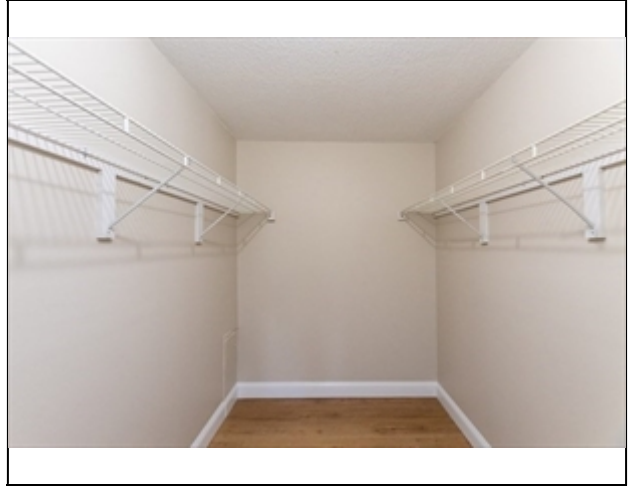
Bedroom - Main



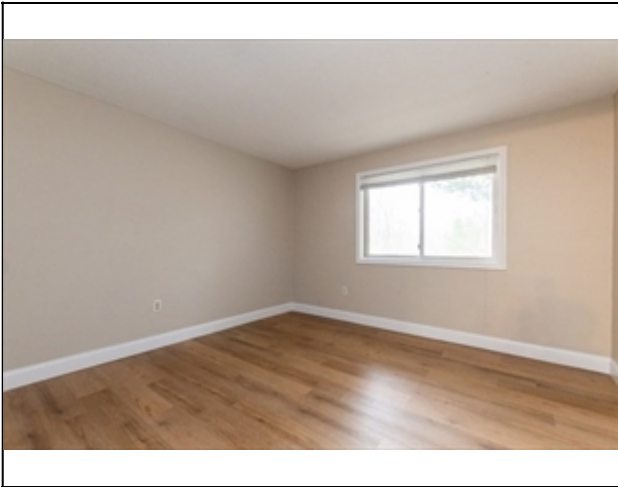
View from Property



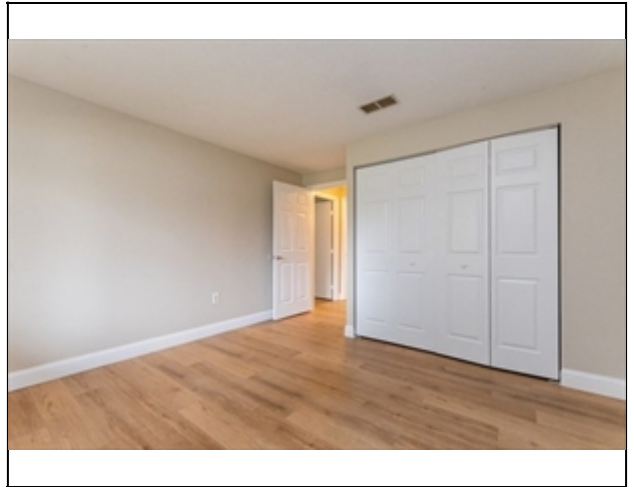
View from Property



Walk-In Closet



Bedroom 2



Bedroom 2



Exterior - Back



Enclosed Porch

MLS # 73096965 - Sold
2203 Franklin Crossing Rd U:2203, Franklin, MA 02038-2946

Condominium - Condo
Sale Price: \$280,000



View from Property



Air Conditioning



Swimming Pool

802 Franklin Crossing - Unit 802
Franklin, MA 02038
Condo

| | |
|----------------------------------|-----------------------------------|
| MLS #: 73079429 | Status: Sold |
| List Price: \$280,000 | Sale Price: \$280,000 |
| List Date: 2/15/2023 | Sale Date: 4/3/2023 |
| Area: | Off Market Date: 2/22/2023 |
| List\$/Sq. Ft.: \$280.56 | Sold \$/Sq. Ft. \$280.56 |
| Days on Market (Total): 7 | Days on Market (Office): 7 |

Property Features

| | |
|---|---|
| Rooms: 5 | Style: Garden |
| Bedrooms: 2 | Type: Condo |
| Baths: 1f 0h | Unit Level: 1 Placement: Street, Back |
| Main Bath: | Approx. Living Area Total: 998 SqFt |
| Fireplaces: 0 | Living Area Includes Below-Grade SqFt: No |
| Year Built: 1985 | Approx. Above Grade: 998 SqFt |
| # Units: 156 | Approx. Below Grade: 0 SqFt |
| Elevator: | Outdoor Space Avail: Yes - Common |
| Handicap Access/Features: | Garage: 0 |
| Association: Yes Fee: \$435 | Parking: 2 Assigned |

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



Room Descriptions

| Room | Level | Size | Features |
|---------------|----------|------|---|
| Dining Room: | 1 | | Flooring - Hardwood |
| Family Room: | 1 | | Flooring - Hardwood, Slider |
| Kitchen: | 1 | | Flooring - Hardwood, Cabinets - Upgraded, Stainless Steel Appliances |
| Main Bedroom: | 1 | | Closet/Cabinets - Custom Built, Flooring - Laminate |
| Bedroom 2: | 1 | | Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet |
| Bath 1: | 1 | | Bathroom - Full, Bathroom - With Tub, Flooring - Stone/Ceramic Tile |
| Laundry: | 1 | | - |

Features & Other Information

Appliances: **Range, Dishwasher**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Patio**
 Facing Direction:
 Heating: **Heat Pump**
 Hot Water: **Tank**
 Interior Features: **Security System, Cable Available**
 Lead Paint: **None**
 Pets Allowed: **Yes**
 Sewer Utilities: **Private Sewerage - Title 5: Pass**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

Desirable Franklin Crossings Condo! This first floor unit has been completely remodeled and better than anything that you have seen! Featuring an open floor plan with hardwood floors, decorative lighting and a newly remodeled kitchen with stainless steel appliances. Completely updated bath with a soaking tub, glass doors and tiled floor. Your going to love the modern finishes like the sliding barn door on the hall closet and the amazing finished look of the master bedroom flooring. Tons of closet space and storage. This back facing location with a double wide patio over looking the grassed yard common area offers great privacy and completes this incredible unit. Family friendly, kid friendly and pet friendly!!! Come and see what everyone is talking about! Open house Sunday from 11:30-1pm

Tax Information

| | | | |
|----------------------------|------------------------|-------|---|
| 2022 Taxes: \$2,775 | Assessment: \$0 | Cert: | Zoning Code: res |
| Pin #: | | Map: | Block: Lot: Book: 33166 Page: 532 |

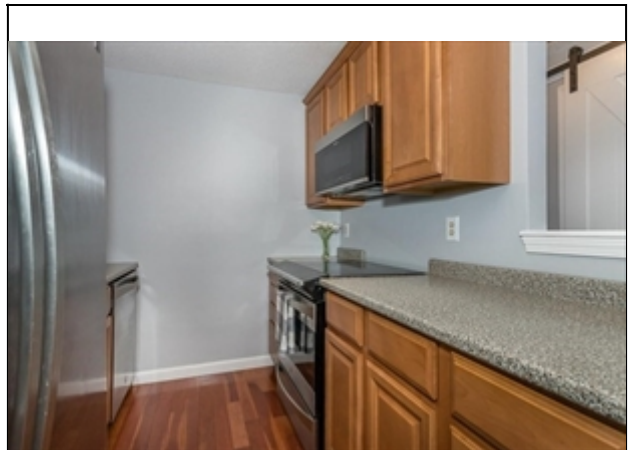
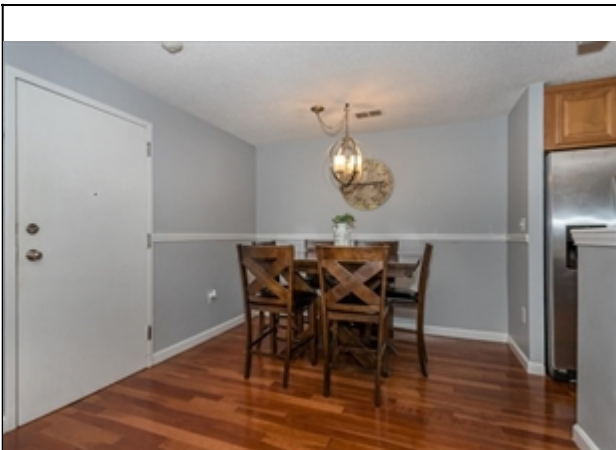
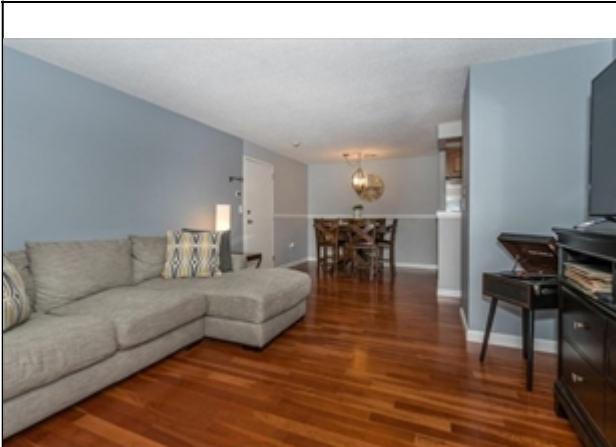
Compensation

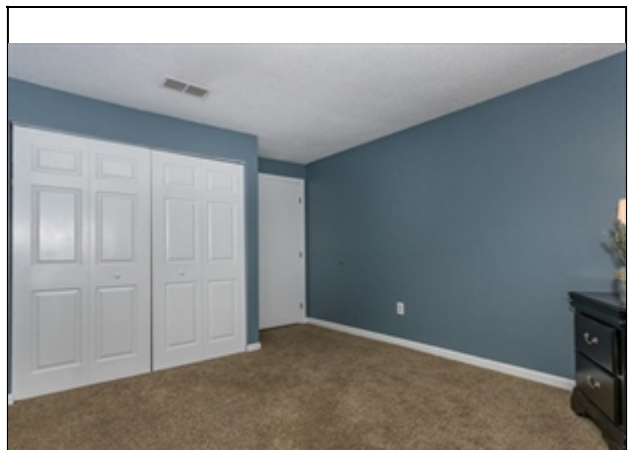
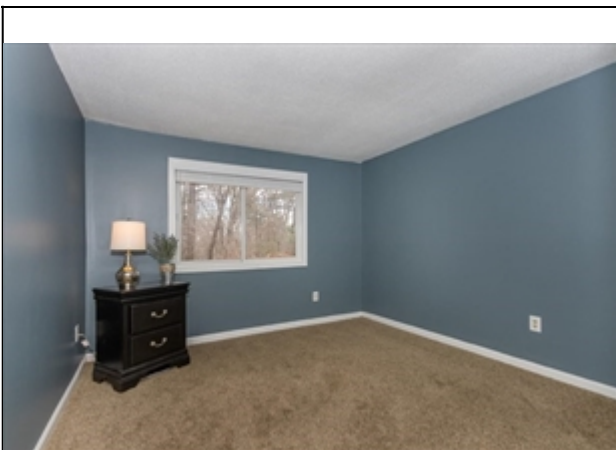
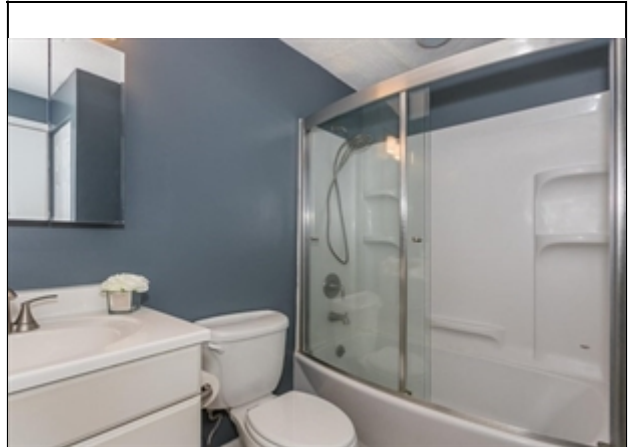
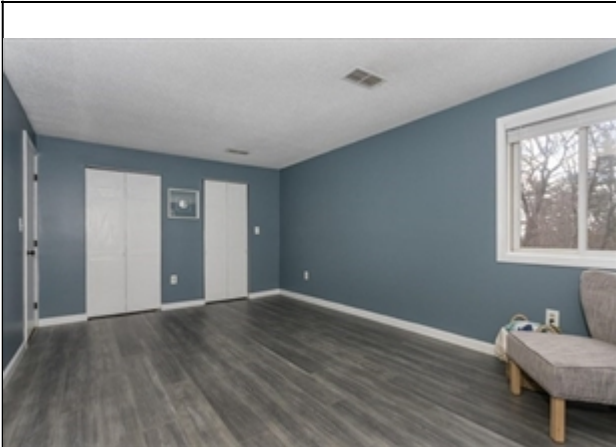
| | | |
|--|-------------------------|-------------------------|
| Sub-Agent: Not Offered | Buyer Agent: 2.0 | Facilitator: 2.0 |
| Compensation Based On: Net Sale Price | | |

Market History for 802 Franklin Crossing U:802, Franklin, MA 02038

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|-----------|---|----------|----------|------------------|
| 73079429 | 2/15/2023 | Listed for \$280,000 | | | \$280,000 |
| UAG | 2/22/2023 | Status Changed to: Under Agreement | 7 | | |
| SLD | 4/11/2023 | Status Changed to: Sold | 7 | | |
| | 4/3/2023 | Sold for \$280,000 | 7 | 7 | \$280,000 |
| Market History for Office Id: AN6201 | | | 7 | 7 | \$280,000 |
| Market History for this property | | | 7 | 7 | \$280,000 |

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MLS # 73079429 - Sold
802 Franklin Crossing U:802, Franklin, MA 02038

Condominium - Condo
Sale Price: \$280,000



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2207 Franklin Crossing Rd - Unit 2207
Franklin, MA 02038
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 73136960 | Status: Sold |
| List Price: \$275,000 | Sale Price: \$285,000 |
| List Date: 7/16/2023 | Sale Date: 10/17/2023 |
| Area: | Off Market Date: 9/25/2023 |
| List\$/Sq. Ft.: \$282.63 | Sold \$/Sq. Ft. \$292.91 |
| Days on Market (Total): 39 | Days on Market (Office): 39 |

Property Features

| | |
|------------------------------|--|
| Rooms: 4 | Style: Garden |
| Bedrooms: 2 | Type: Condo |
| Baths: 1f 0h | Unit Level: 2 Placement: |
| Main Bath: | Approx. Living Area Total: 973 SqFt |
| Fireplaces: 0 | Living Area Includes Below-Grade SqFt: No |
| Year Built: 1985 | Approx. Above Grade: 973 SqFt |
| # Units: 156 | Approx. Below Grade: |
| Elevator: | Outdoor Space Avail: Yes - Common |
| Handicap Access/Features: | Garage: 0 |
| Association: Yes Fee: | Parking: 2 Off-Street |
| \$460 | |

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 |
|------|-------|------|----------|
|------|-------|------|----------|

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Basement: **No**
Construction: **Frame**
Cooling: **Central Air**
Exclusions:
Exterior Features: **Deck, Deck - Roof**
Facing Direction:
Heating: **Forced Air, Electric**
Hot Water: **Electric**
Lead Paint: **Unknown**
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

Back on the market due to buyer financing. Freshly painted 2nd floor unit at Franklin Crossing on top of the hill, overlooking beautifully manicured lawns and the inground pool. Enjoy morning coffee on your private deck listening to the sounds of nature. Huge sliders bring lots of natural light to the living room. Open concept living/ dining room with built ins into a galley kitchen. Two generous size bedrooms with large closets, even one walk in closet! Updated bath with a jacuzzi tub. This complex has it all! Laundry in bldg on the 1st floor, a tennis court, playground and the crystal clear, turquoise inground pool. Close to so much! Shopping, restaurants, Starbucks, easy access to the highway, walking trails, schools- you name it! What a great place to live! Showings start immediately!

Tax Information

2023 Taxes: \$2,717 Assessment: **\$216,000**

Cert: Zoning Code: **RES**

Pin #:

Map: Block: Lot: Book: **24368** Page: **333**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

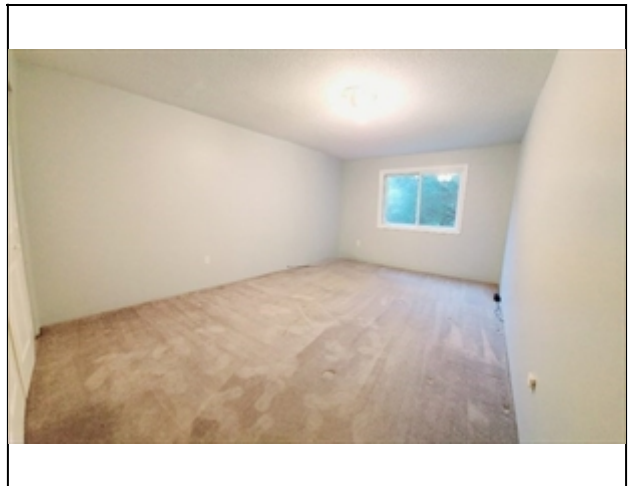
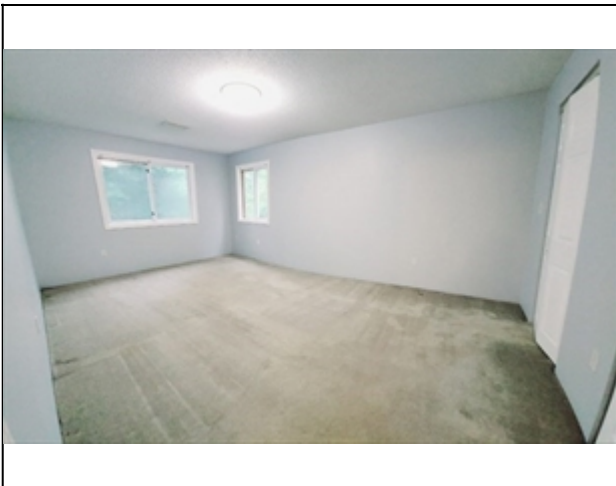
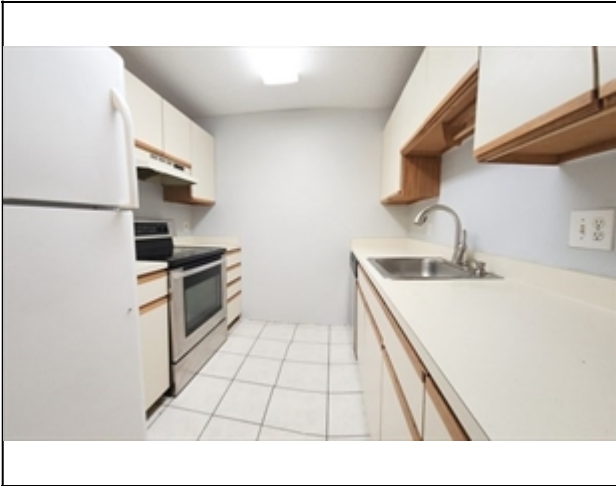
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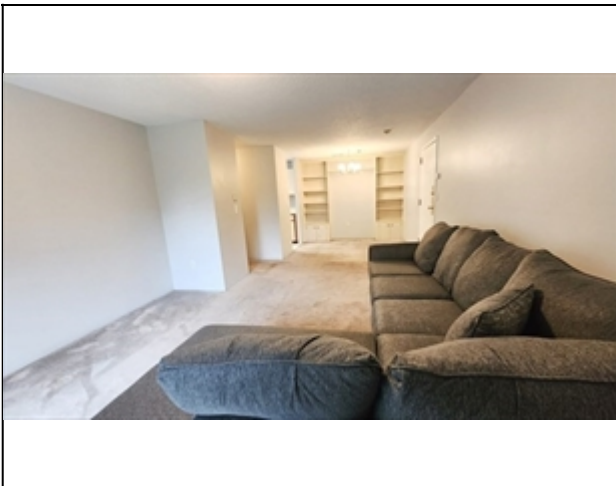
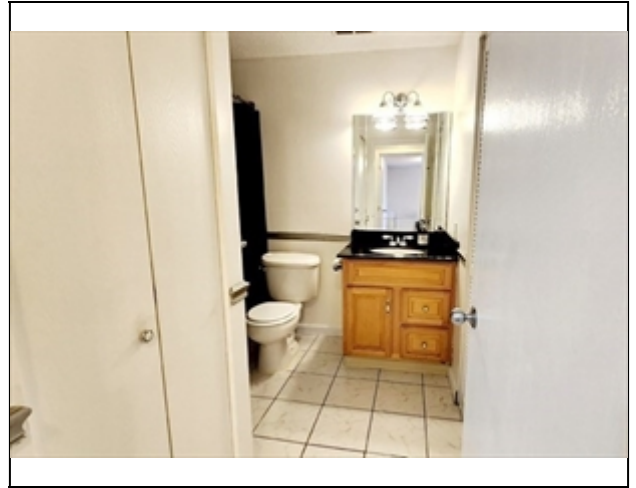
Compensation Based On: **Net Sale Price**

Market History for 2207 Franklin Crossing Rd U:2207, Franklin, MA 02038

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|------------|--|-----------|-----------|------------------|
| 73136960 | 7/16/2023 | Listed for \$275,000 | | | \$275,000 |
| CTG | 7/29/2023 | Status Changed to: Contingent | 13 | | |
| UAG | 8/12/2023 | Status Changed to: Under Agreement | 27 | | |
| BOM | 9/13/2023 | Status Changed to: Back on Market | 27 | | |
| | 9/18/2023 | Listing Alert Flag set to: Yes - Kick-out/Right 1st Refusal | | | |
| UAG | 9/25/2023 | Status Changed to: Under Agreement | 39 | | |
| SLD | 10/25/2023 | Status Changed to: Sold | 39 | | |
| | 10/17/2023 | Sold for \$285,000 | 39 | 39 | \$285,000 |
| Market History for Office Id: BB1175 | | | 39 | 39 | \$285,000 |
| Market History for this property | | | 39 | 39 | \$285,000 |

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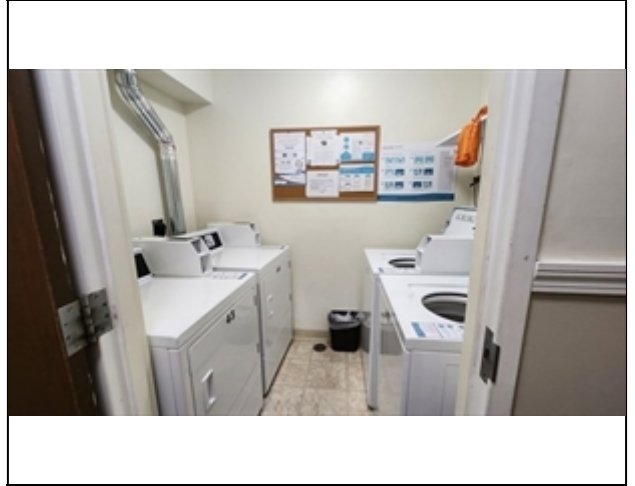
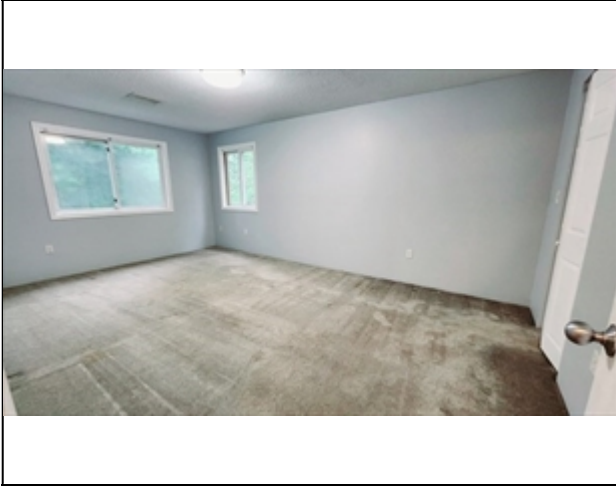






MLS # 73136960 - Sold
2207 Franklin Crossing Rd U:2207, Franklin, MA 02038

Condominium - Condo
Sale Price: \$285,000



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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: | Parking: 2 Off-Street, Common, Guest |
| \$460 | |

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 | | |



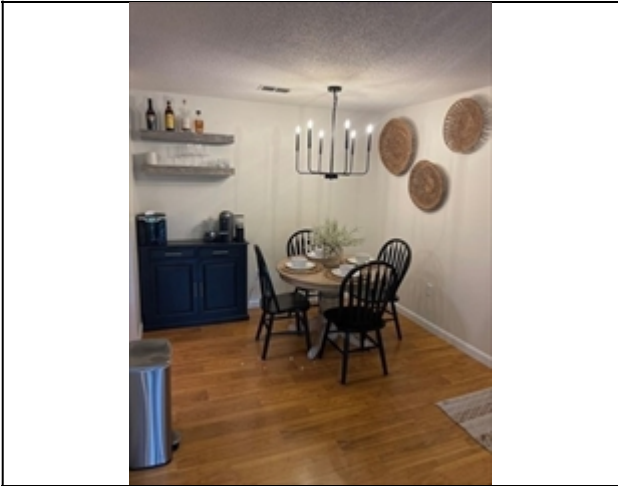
Market History for 2405 Franklin Crossing Rd. U:2405, Franklin, MA 02038

| 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 |

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MLS # 73110861 - Sold
2405 Franklin Crossing Rd. U:2405, Franklin, MA 02038

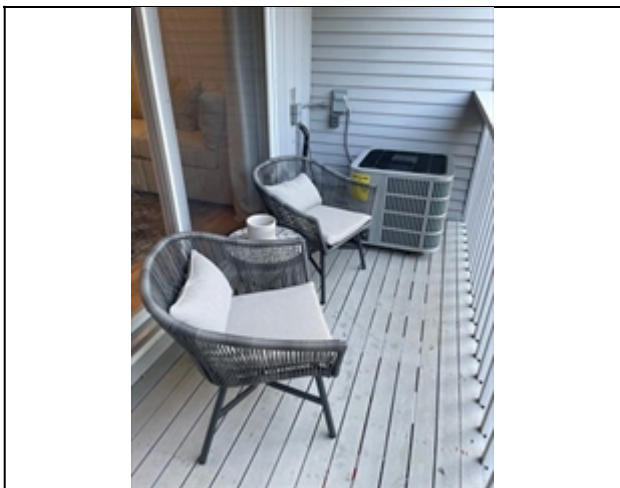
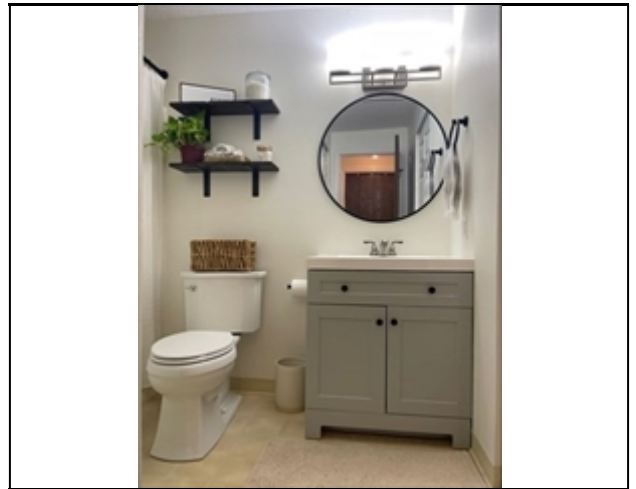
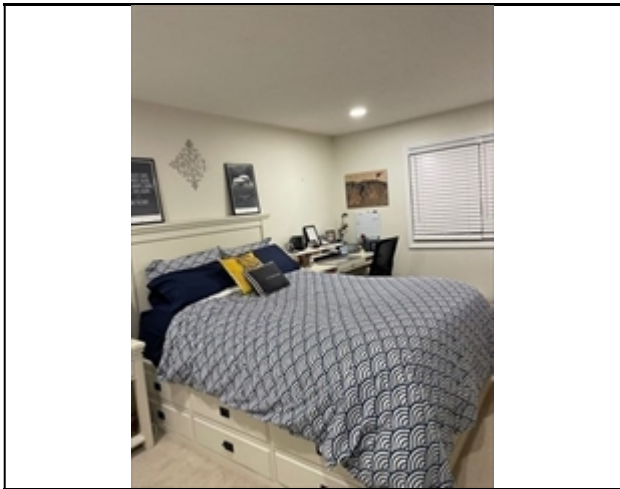
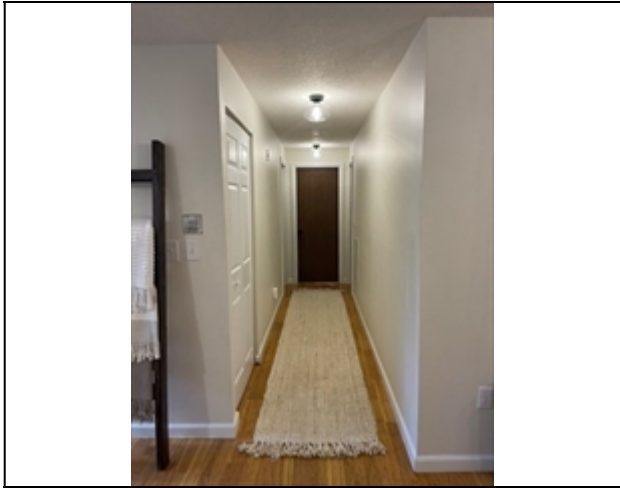
Condominium - Condo
Sale Price: \$295,000



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MLS # 73110861 - Sold
2405 Franklin Crossing Rd. U:2405, Franklin, MA 02038

Condominium - Condo
Sale Price: \$295,000



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MLS # 73110861 - Sold
2405 Franklin Crossing Rd. U:2405, Franklin, MA 02038

Condominium - Condo
Sale Price: \$295,000

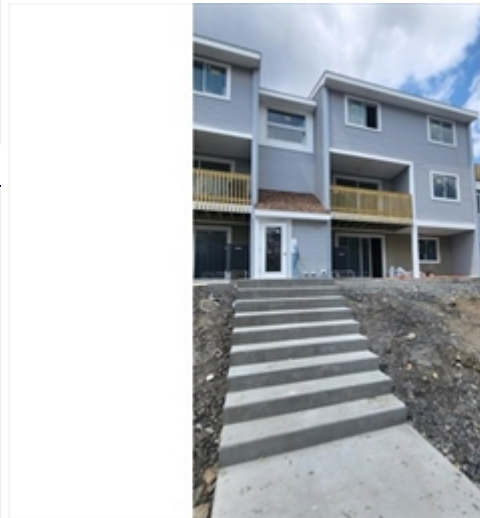


204 Franklin Crossing - Unit 204
Franklin, MA 02038
Condo

| | |
|----------------------------------|-----------------------------------|
| MLS #: 73108893 | Status: Sold |
| List Price: \$299,000 | Sale Price: \$299,000 |
| List Date: 5/1/2023 | Sale Date: 11/17/2023 |
| Area: | Off Market Date: 5/9/2023 |
| List\$/Sq. Ft.: \$337.09 | Sold \$/Sq. Ft. \$337.09 |
| Days on Market (Total): 8 | Days on Market (Office): 8 |

Property Features

| | |
|--|--|
| Rooms: 6 | Style: Garden |
| Bedrooms: 2 | Type: Condo |
| Baths: 1f 0h | Unit Level: 1 Placement: End, Ground, Garden |
| Main Bath: | Approx. Living Area Total: 887 SqFt |
| Fireplaces: 0 | Living Area Includes Below-Grade SqFt: No |
| Year Built: 1985 | Approx. Above Grade: 887 SqFt |
| # Units: 156 | Approx. Below Grade: |
| Elevator: No | Outdoor Space Avail: Yes - Common |
| Handicap Access/Features: Yes | Garage: 0 |
| Association: Yes Fee: \$432 | Parking: 2 Off-Street |
| Fee Includes: Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds, Management Fee | |



Room Descriptions

| Room | Level | Size | Features |
|------|-------|------|----------|
|------|-------|------|----------|

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Basement: **No**
Construction: **Frame**
Cooling: **Central Air**
Electric: **110 Volts, 220 Volts, Circuit Breakers, 100 Amps**
Exclusions:
Exterior: **Clapboard**
Exterior Features: **Patio**
Facing Direction:
Green Certified: **Unknown**
Heating: **Central Heat, Forced Air, Heat Pump**
Hot Water: **Electric**
Interior Features: **Intercom**
Lead Paint: **None**
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

Unit 204 is a newly rebuilt 2-bedroom garden condominium. Expected completion date on or about July 2023. This ground floor unit will have improved handicap accessibility with a new fire sprinkler system with new appliances, HVAC, and finishes throughout. This will require waiting until occupancy permits are received by the Association and owner/broker. In this ground up new unit living at Franklin Crossing offers easy access to shopping, services, and transportation.

Tax Information

| | | | |
|-------------------------------|-----------------------------|-----------------|--|
| 2023 Taxes: \$1,215.23 | Assessment: \$96,600 | Cert: | Zoning Code: RES |
| Pin #: | | Map: 270 | Block: Lot: 021 Book: 33387 Page: 267 |

Compensation

| | | |
|---|------------------------|-----------------------|
| Sub-Agent: Not Offered | Buyer Agent: 3% | Facilitator: 0 |
| Compensation Based On: Gross/Full Sale Price | | |

Market History for 204 Franklin Crossing U:204, Franklin, MA 02038

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|------------|---|-----|-----|------------------|
| 73108893 | 5/1/2023 | Listed for \$299,000 | | | \$299,000 |
| UAG | 5/9/2023 | Status Changed to: Under Agreement | 8 | | |
| | 7/19/2023 | Price Changed to: \$299,000 | 8 | | \$299,000 |
| SLD | 12/14/2023 | Status Changed to: Sold | 8 | | |
| | 11/17/2023 | Sold for \$299,000 | 8 | 8 | \$299,000 |
| Market History for Office Id: CAPREC | | | 8 | 8 | \$299,000 |
| Market History for this property | | | 8 | 8 | \$299,000 |

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MLS # 73108893 - Sold
204 Franklin Crossing U:204, Franklin, MA 02038

Condominium - Condo
Sale Price: \$299,000



205 Franklin Crossing Rd - Unit 205
Franklin, MA 02038-2924
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 73112453 | Status: Sold |
| List Price: \$299,000 | Sale Price: \$300,000 |
| List Date: 5/17/2023 | Sale Date: 11/9/2023 |
| Area: | Off Market Date: 6/8/2023 |
| List\$/Sq. Ft.: \$319.10 | Sold \$/Sq. Ft. \$320.17 |
| Days on Market (Total): 22 | Days on Market (Office): 22 |

Property Features

| | |
|--|--|
| Rooms: 4 | Style: Garden |
| Bedrooms: 2 | Type: Condo |
| Baths: 1f 0h | Unit Level: 2 Placement: |
| Main Bath: | Approx. Living Area Total: 937 SqFt |
| Fireplaces: 0 | Living Area Includes Below-Grade SqFt: No |
| Year Built: 2023 | Approx. Above Grade: 937 SqFt |
| # Units: 126 | Approx. Below Grade: |
| Elevator: | Outdoor Space Avail: Yes - Common |
| Handicap Access/Features: | Garage: 0 |
| Association: Yes Fee: | Parking: 2 Off-Street, Common, Guest |
| \$460 | |
| Fee Includes: Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Playground, Recreational Facilities, Refuse Removal, Management Fee | |



Exterior - Front

Room Descriptions

| Room | Level | Size | Features |
|---------------|----------|------|--|
| Living Room: | 2 | | Flooring - Wall to Wall Carpet, Balcony - Exterior |
| Dining Room: | 2 | | Flooring - Wall to Wall Carpet |
| Kitchen: | 2 | | Flooring - Stone/Ceramic Tile, Stainless Steel Appliances |
| Main Bedroom: | 2 | | Closet - Walk-in, Flooring - Wall to Wall Carpet |
| Bedroom 2: | 2 | | Flooring - Wall to Wall Carpet |
| Bath 1: | 2 | | Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile |

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior Features: **Porch - Enclosed**
 Facing Direction:
 Heating: **Forced Air, Electric**
 Hot Water: **Electric, Tank**
 Interior Features: **Intercom**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Sq ft per prior construction; actual sq ft of new unit may differ**
 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

Here's the lowest priced new-construction two-bedroom condo for sale in Greater Boston! This is the perfect home for those seeking convenience, luxury, and affordability in one fantastic package. Stunning new kitchen with sleek stainless-steel appliances. Gorgeous new bath adds a touch of elegance to your daily routine. Environmentally friendly electric heat pump heating and central AC: enjoy year-round comfort while reducing your carbon footprint! Franklin Crossing is a pet-friendly association where dogs of any weight are welcome. The community's amenities include an in-ground pool, tennis court, and playground. Incredibly easy access to shopping and services! Walk to Dunkin' for your morning coffee. The Franklin Village Shopping Center is just a third of a mile away, offering a variety of shops and dining options. Located only half a mile from I-495. And the Forge Park Commuter Rail station is just a short drive away.

Tax Information

2023 Taxes: \$1,215 Assessment: **\$96,600**
 Pin #: **M:270 L:021-005**

Cert: Zoning Code: **res**
 Map: Block: Lot: Book: **23511** Page: **357**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **2.5**

Compensation Based On: **Net Sale Price**

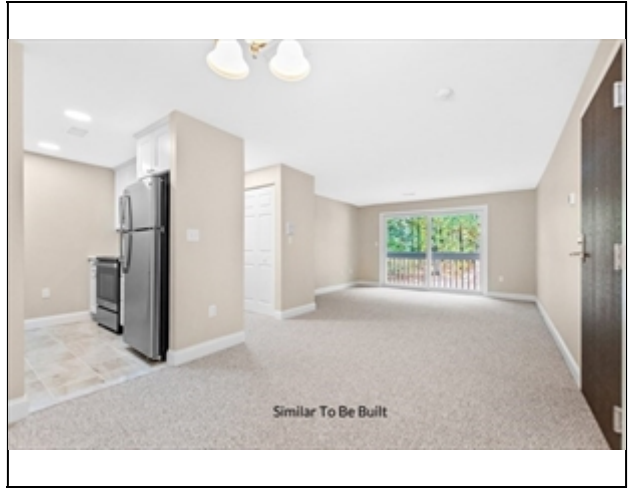
Market History for 205 Franklin Crossing Rd U:205, Franklin, MA 02038-2924

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|-----------|---|-----------|-----------|------------------|
| 73112453 | 5/17/2023 | Listed for \$299,000 | | | \$299,000 |
| CTG | 5/28/2023 | Status Changed to: Contingent | 11 | | |
| UAG | 6/8/2023 | Status Changed to: Under Agreement | 22 | | |
| SLD | 11/9/2023 | Status Changed to: Sold | 22 | | |
| | 11/9/2023 | Sold for \$300,000 | 22 | 11 | \$300,000 |
| Market History for Office Id: AN4875 | | | 22 | 11 | \$300,000 |
| Market History for this property | | | 22 | 11 | \$300,000 |

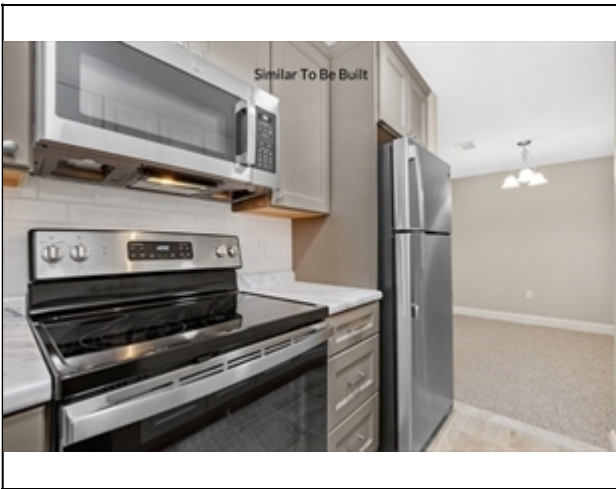
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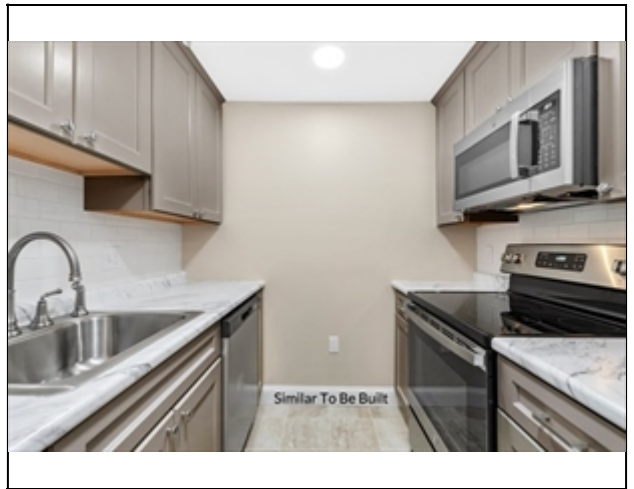
Exterior - Front



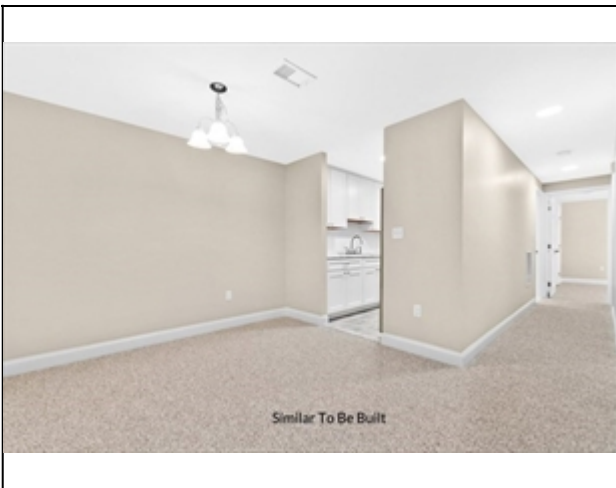
Living/Dining Room Combo



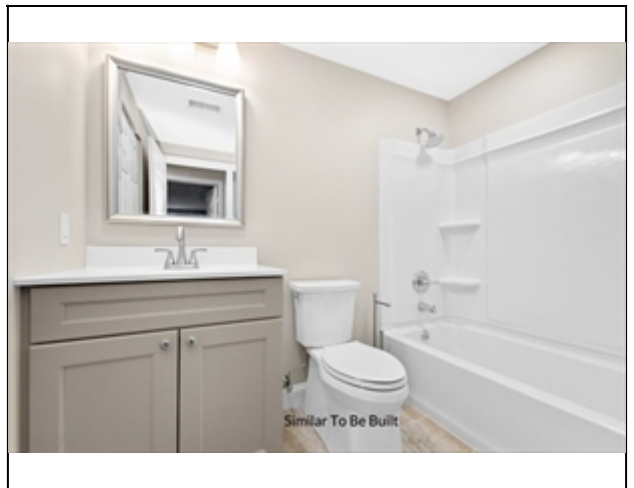
Kitchen



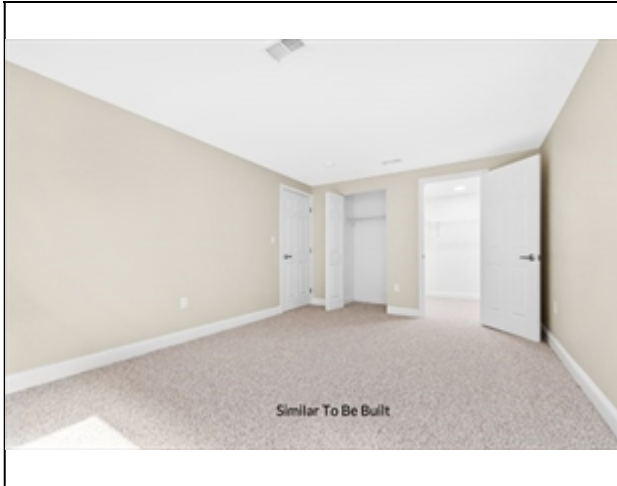
Kitchen



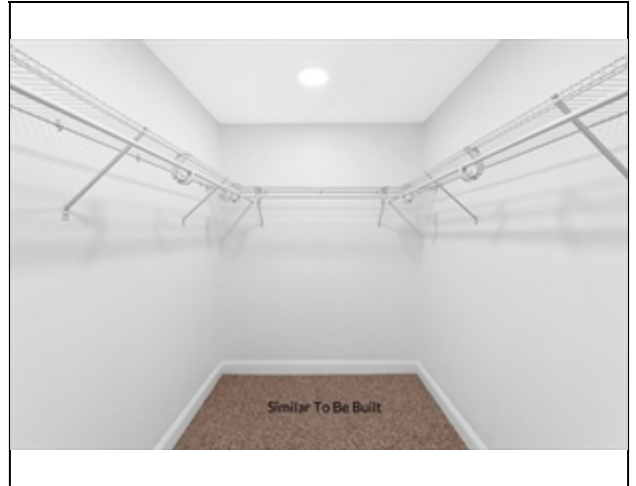
Dining Room



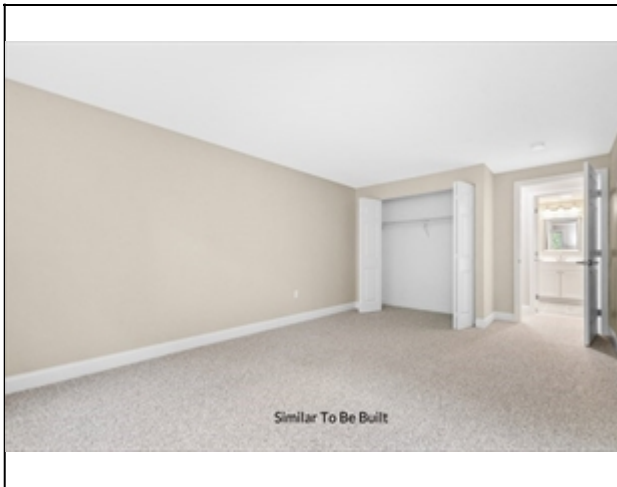
Bathroom



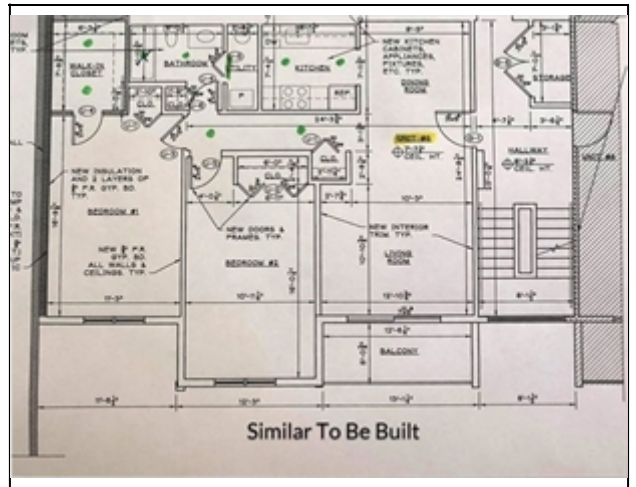
Bedroom - Main



Walk-In Closet



Bathroom 2



Floor Plan



Exterior - Side



Exterior - Back



Swimming Pool



Swimming Pool



Common Area



Common Area



Common Area



Common Area

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**

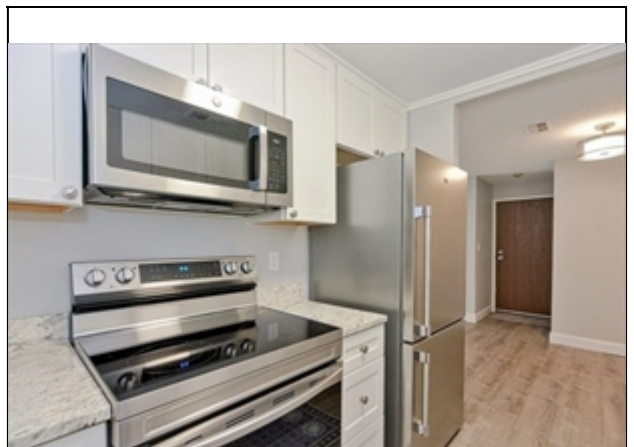
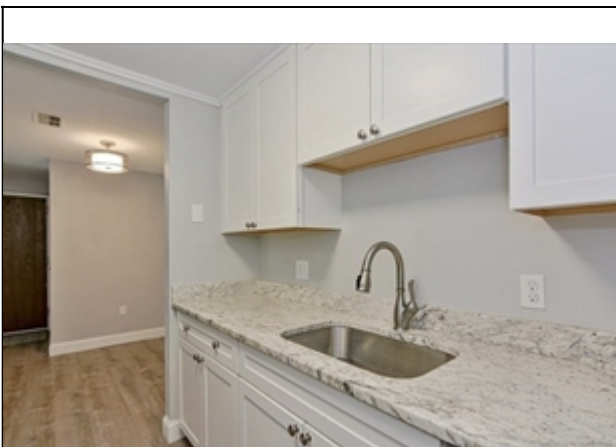
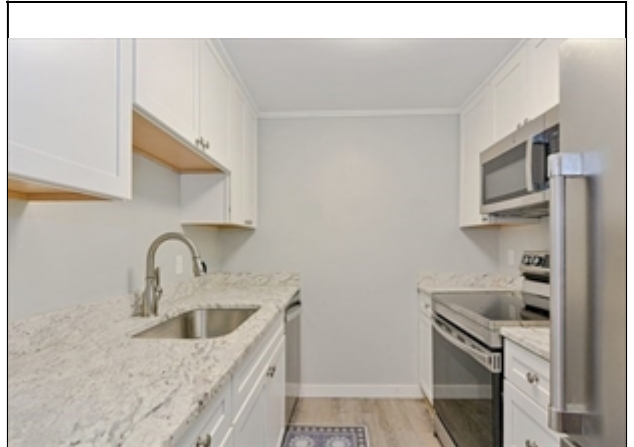
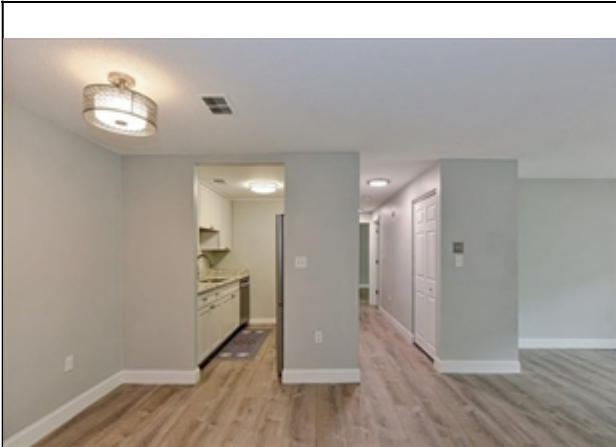
Compensation

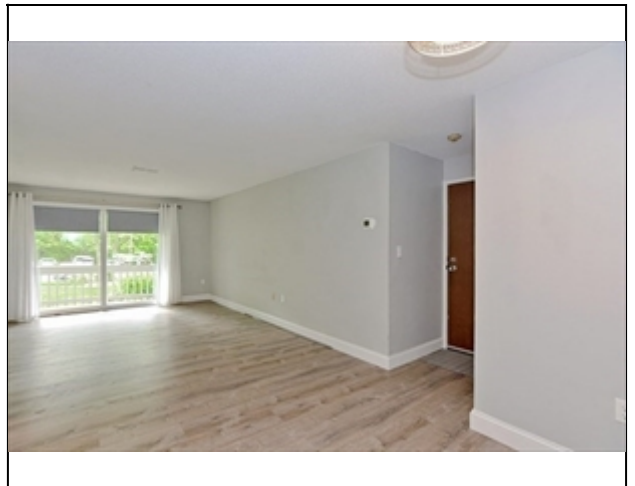
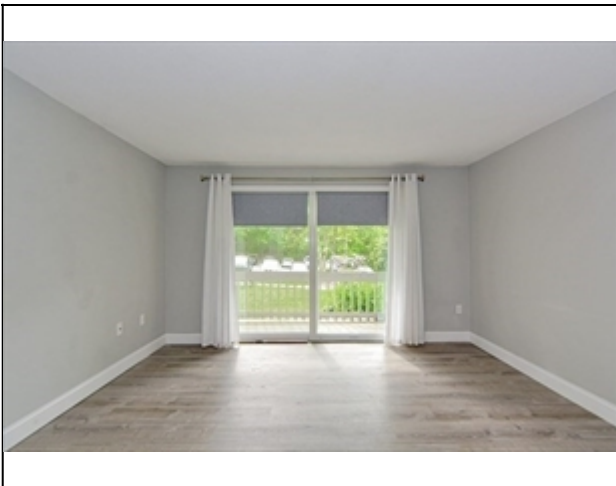
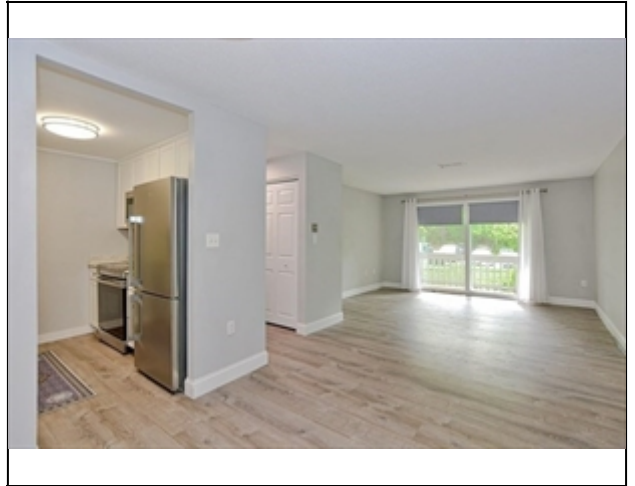
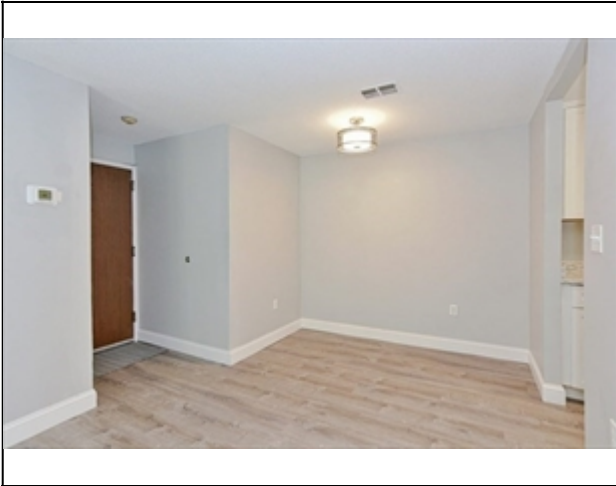
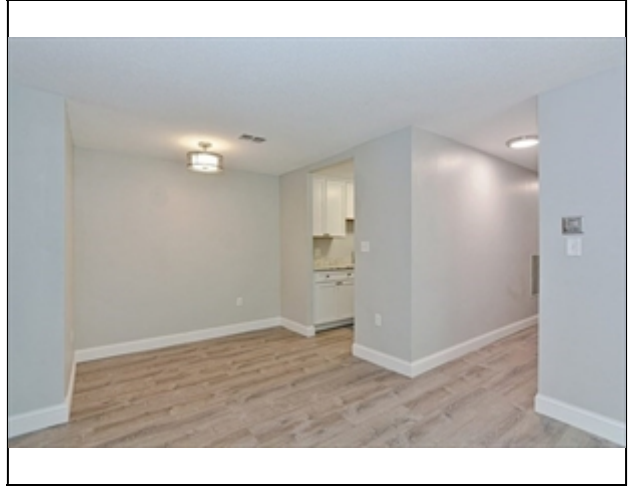
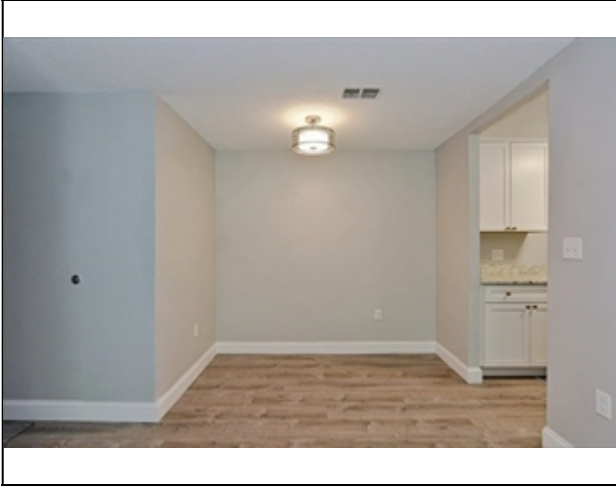
Sub-Agent: **Not Offered** Buyer Agent: **2** Facilitator: **0**
Compensation Based On: **Net Sale Price**

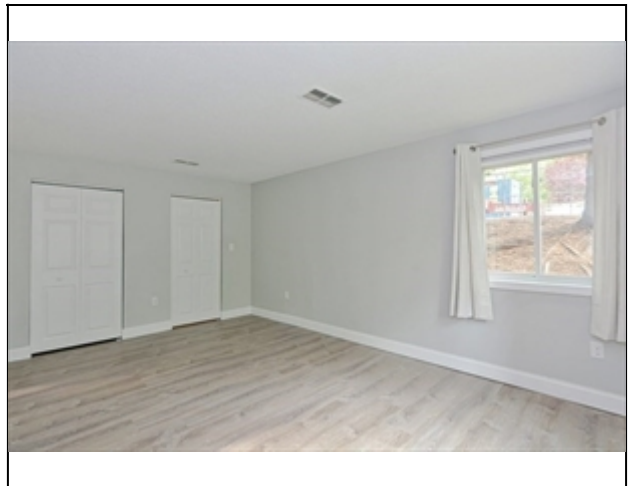
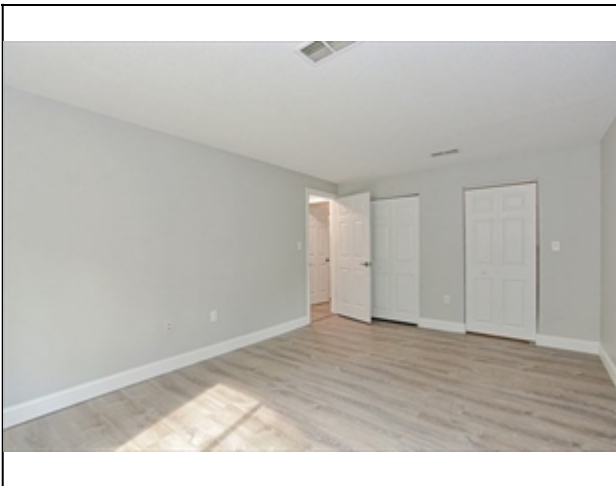
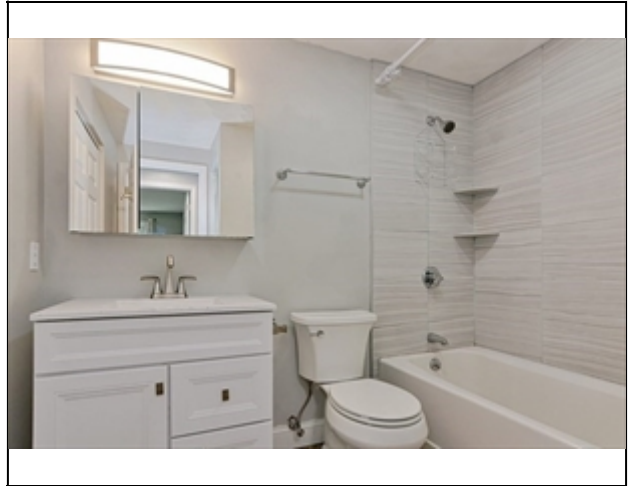
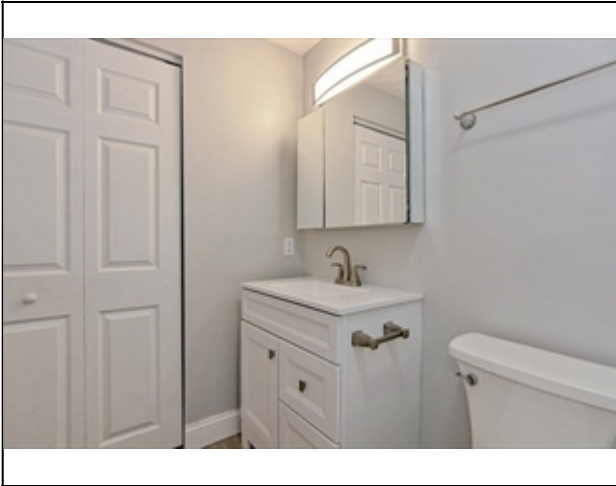
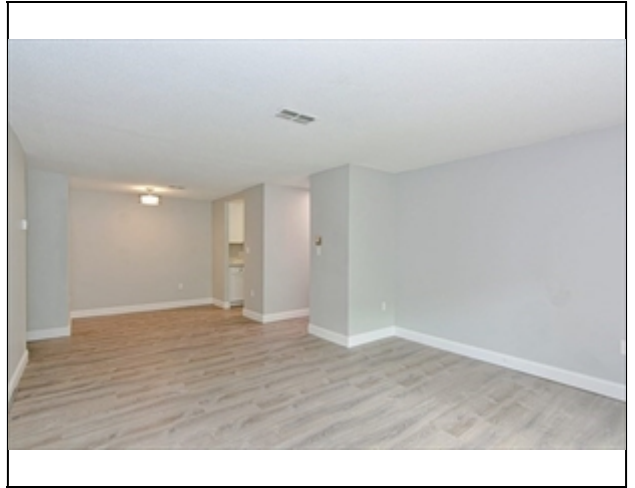
Market History for 604 Franklin Crossing U:604, Franklin, MA 02038-2926

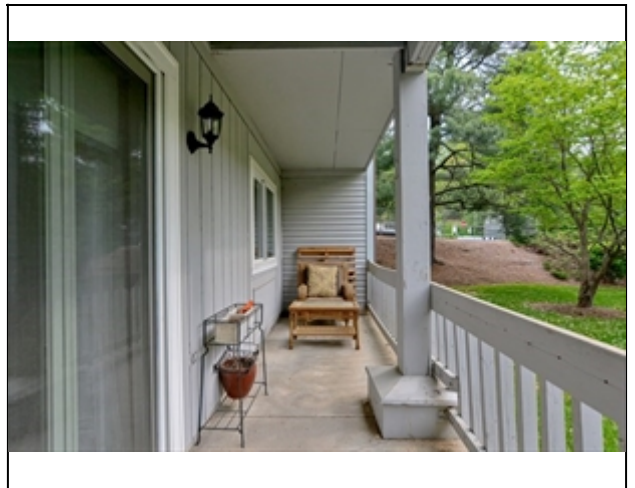
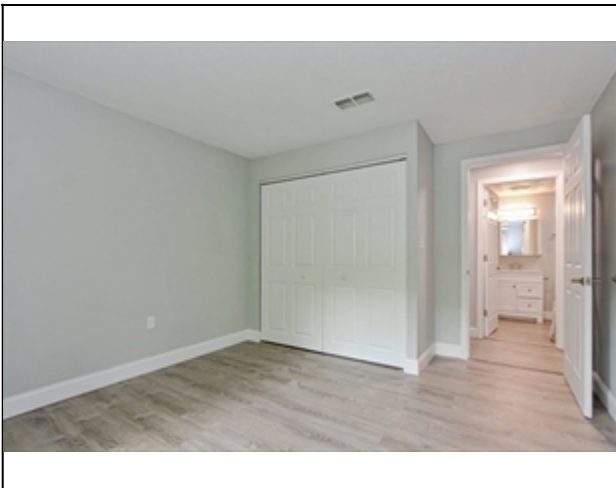
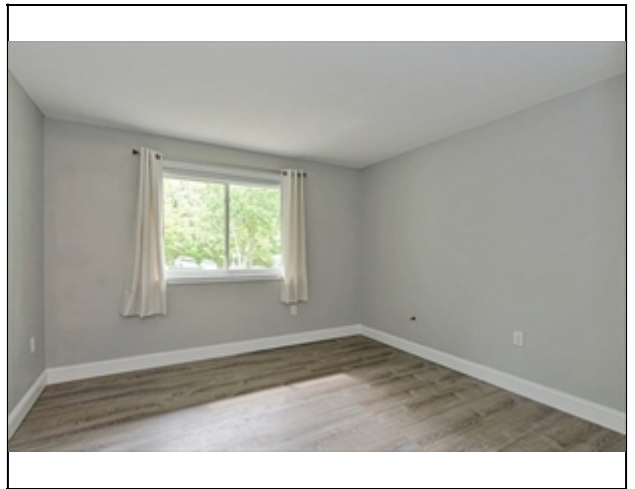
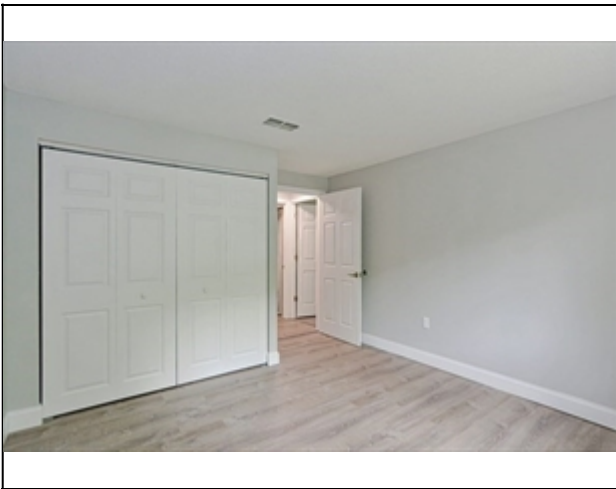
| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|-----------|---|-----|-----|------------------|
| 73113030 | 5/17/2023 | Listed for \$279,900 | | | \$279,900 |
| UAG | 5/21/2023 | Status Changed to: Under Agreement | 4 | | |
| SLD | 6/26/2023 | Status Changed to: Sold | 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 |

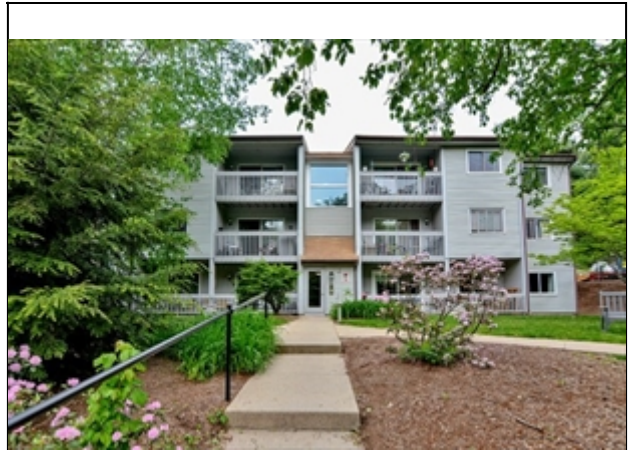
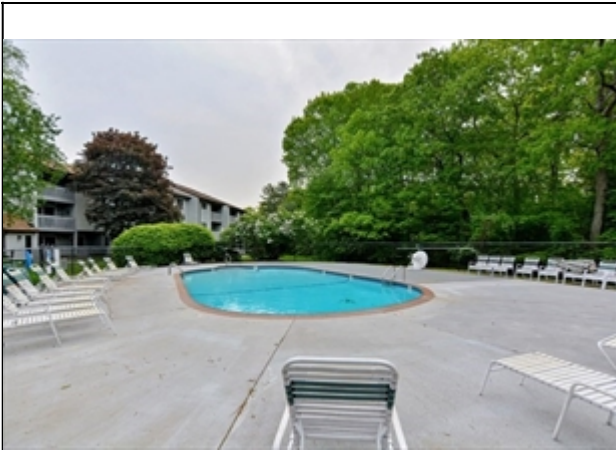
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211 Franklin Crossing Rd - Unit 211
Franklin, MA 02038-2924
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 73124331 | Status: Sold |
| List Price: \$305,000 | Sale Price: \$305,000 |
| List Date: 6/13/2023 | Sale Date: 12/6/2023 |
| Area: | Off Market Date: 11/15/2023 |
| List\$/Sq. Ft.: \$323.44 | Sold \$/Sq. Ft. \$323.44 |
| Days on Market (Total): 12 | Days on Market (Office): 12 |

Property Features

| | |
|------------------------------|---|
| Rooms: 5 | Style: Garden |
| Bedrooms: 2 | Type: Condo |
| Baths: 1f 0h | Unit Level: 3 Placement: |
| Main Bath: | Approx. Living Area Total: 943 SqFt |
| Fireplaces: 0 | Living Area Includes Below-Grade SqFt: No |
| Year Built: 2023 | Approx. Above Grade: 937 SqFt |
| # Units: 126 | Approx. Below Grade: |
| Elevator: | Outdoor Space Avail: Yes - Common |
| Handicap Access/Features: | Garage: 0 |
| Association: Yes Fee: | Parking: 2 Off-Street, Common, Guest \$460 |

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



Exterior - Front

Room Descriptions

| Room | Level | Size | Features |
|---------------|----------|------|--|
| Living Room: | 3 | | Flooring - Wall to Wall Carpet, Balcony - Exterior |
| Dining Room: | 3 | | Flooring - Wall to Wall Carpet |
| Kitchen: | 3 | | Flooring - Stone/Ceramic Tile, Stainless Steel Appliances |
| Main Bedroom: | 3 | | Closet - Walk-in, Flooring - Wall to Wall Carpet |
| Bedroom 2: | 3 | | Flooring - Wall to Wall Carpet |
| Bath 1: | 3 | | Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile |

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Porch - Enclosed**
 Facing Direction:
 Heating: **Forced Air, Heat Pump, Electric**
 Hot Water: **Electric, Tank**
 Interior Features: **Intercom**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Sq ft per prior construction; actual sq ft of new unit may differ**
 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

A brand-new home without breaking the bank! Enjoy all-new construction and the comforts of an established condo community in this top-floor unit. Priced tens of thousands of dollars below comparable new-construction units across Greater Boston! Facing the rear common area, this unit has a level of privacy and tranquility that's hard to find. Beautiful all-new kitchen, complete with sleek stainless-steel appliances. Gorgeous all-new bath. Environmentally friendly brand-new electric heat pump heating and central air conditioning that minimizes your carbon footprint. Pet-friendly association allows dogs of any weight. Franklin Crossing offers an in-ground pool, tennis court, and playground. Rental restriction - not for investors. Range pricing \$305K - \$325K

Tax Information

2023 Taxes: \$1,215 Assessment: **\$96,600**
 Pin #: **M:270 L:021-011**

Cert: Zoning Code: **res**

Map: Block: Lot: Book: **14536** Page: **170**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **2.5**

Compensation Based On: **Net Sale Price**

Market History for 211 Franklin Crossing Rd U:211, Franklin, MA 02038-2924

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|------------|---|-----|-----|------------------|
| 73124331 | 6/13/2023 | Listed for \$305,000 | | | \$305,000 |
| WDN | 6/18/2023 | Status Changed to: Temporarily Withdrawn | 5 | | |
| BOM | 11/8/2023 | Status Changed to: Back on Market | 5 | | |
| UAG | 11/15/2023 | Status Changed to: Under Agreement | 12 | | |
| SLD | 12/6/2023 | Status Changed to: Sold | 12 | | |
| | 12/6/2023 | Sold for \$305,000 | 12 | 12 | \$305,000 |
| Market History for Office Id: AN4875 | | | 12 | 12 | \$305,000 |
| Market History for this property | | | 12 | 12 | \$305,000 |

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Exterior - Front



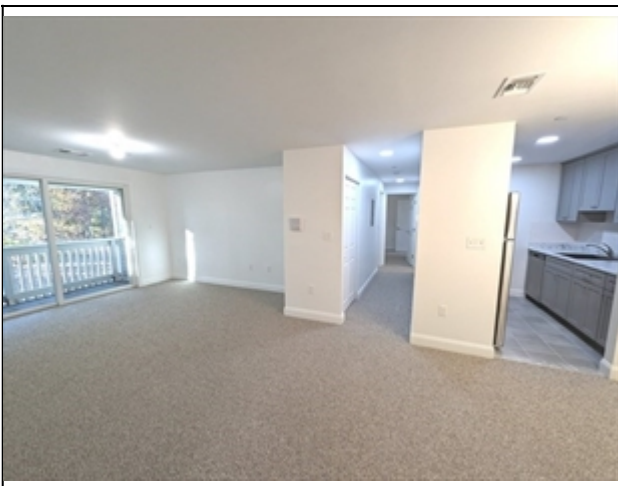
Kitchen



Kitchen



Kitchen



Living/Dining Room Combo



Living Room



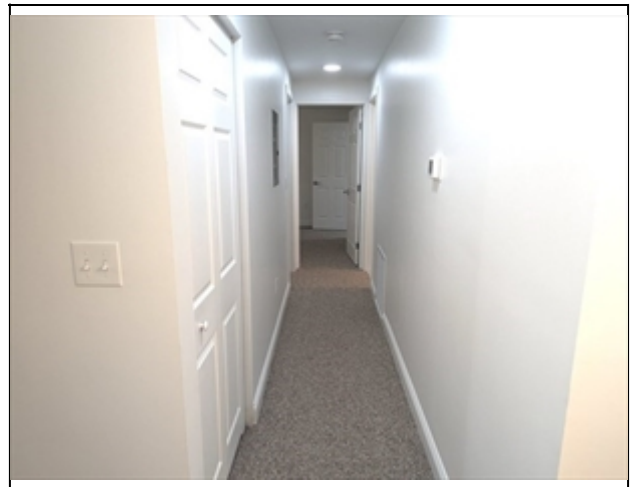
Enclosed Porch



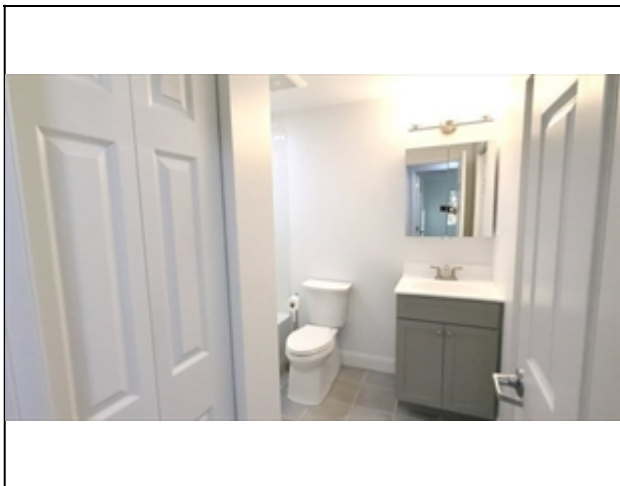
View from Property



Dining Room



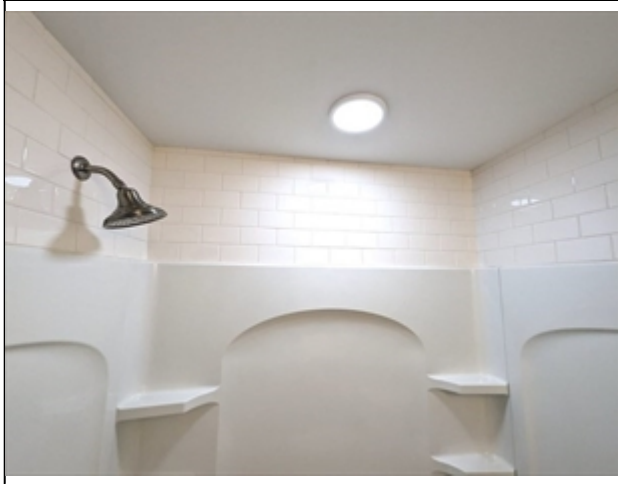
Hallway



Bathroom



Bathroom



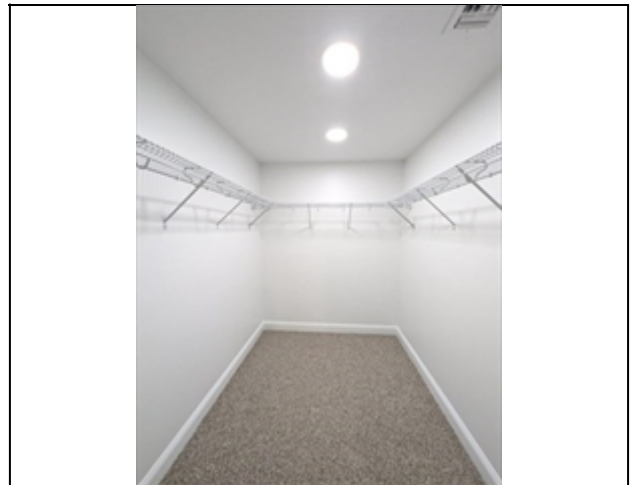
Bathroom



Bedroom - Main



Bedroom - Main



Walk-In Closet



Bedroom 2



Heating System



Exterior - Back



Swimming Pool



Swimming Pool



Common Area



Common Area



Common Area



Exterior - Front



Exterior - Front

210 Franklin Crossing Rd - Unit 210
Franklin, MA 02038-2924
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 73139151 | Status: Sold |
| List Price: \$309,000 | Sale Price: \$310,000 |
| List Date: 7/21/2023 | Sale Date: 11/22/2023 |
| Area: | Off Market Date: 8/13/2023 |
| List\$/Sq. Ft.: \$326.98 | Sold \$/Sq. Ft. \$328.04 |
| 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: 3 Placement: |
| | Top/Penthouse, Garden |
| Main Bath: No | Approx. Living Area Total: 945 SqFt |
| Fireplaces: 0 | Living Area Includes Below-Grade SqFt: No |
| Year Built: 1985 | Approx. Above Grade: 945 SqFt |
| # Units: 156 | Approx. Below Grade: 0 SqFt |
| Elevator: No | Outdoor Space Avail: Yes - Common |
| Handicap Access/Features: No | Garage: 0 |
| Association: Yes Fee: \$460 | Parking: 2 Off-Street, Common, Guest, Paved Driveway |

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



Room Descriptions

| Room | Level | Size | Features |
|---------------|----------|------|--|
| Living Room: | 3 | | Closet, Balcony - Exterior, Cable Hookup, Exterior Access, Slider, Lighting - Overhead |
| Dining Room: | 3 | | Flooring - Wall to Wall Carpet, Lighting - Overhead |
| Kitchen: | 3 | | Flooring - Laminate, Cabinets - Upgraded, Stainless Steel Appliances, Lighting - Overhead |
| Main Bedroom: | 3 | | Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead |
| Bedroom 2: | 3 | | Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead |
| Bath 1: | 3 | | Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Closet |
| Laundry: | 1 | | Main Level |

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Basement: **No**
Construction: **Frame**
Cooling: **Central Air, Unit Control**
Electric: **110 Volts**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Balcony, Screens**
Facing Direction: **East**
Green Certified: **No**
Heating: **Forced Air, Electric, Unit Control**
Hot Water: **Electric, Tank**
Interior Features: **Intercom, Finish - Sheetrock, Internet Available - Broadband, Internet Available - Fiber-Optic**
Lead Paint: **None**
Living Area Disclosures: **SF from previous build. Buyer to do due diligence for new SF**
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

Looking to own in Franklin? Look no further! NEW CONSTRUCTION, top floor unit allows you to enjoy a westerly view and beautiful sunsets daily. One can expect a relaxed and quiet living space in this penthouse. Two generous sized bedrooms offer plenty of daylight, overhead lighting and have large closets for storage. Newly reconstructed after a fire, the unit now has upgraded cabinets, appliances, and flooring for a modern look and feel. Slider opens to the balcony for additional outdoor living space with a view. Shared coin-op laundry is on main level. The Franklin Crossing Condominiums are located close to 495, Forge Park MBTA Station, convenient shopping at the Franklin Village Mall, and good quality restaurants in the area. Why not live here? The condominium complex offers an inground pool and recreation facilities including a tennis court, basketball court, and playground. Downtown Franklin offers theater arts, restaurants, and MBTA train to Boston. Now is your opportunity!

Tax Information

| | | | |
|-------------------------------|-----------------------------|---------------------|---------------------------------------|
| 2023 Taxes: \$1,215 | Assessment: \$96,600 | Cert: 077100 | Zoning Code: RES |
| Pin #: M:270 L:021-010 | Map: 270 | Block: 021 | Lot: 010 Book: 16571 Page: 116 |

Compensation

| | | |
|--|--------------------------|--------------------------|
| Sub-Agent: Not Offered | Buyer Agent: 2.00 | Facilitator: 0.00 |
| Compensation Based On: Net Sale Price | | |

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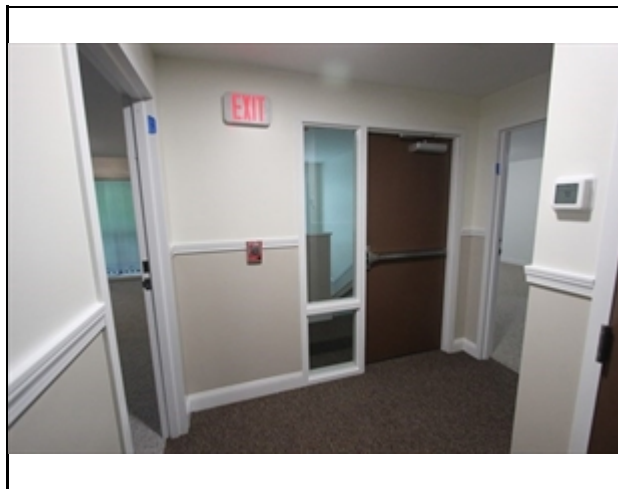
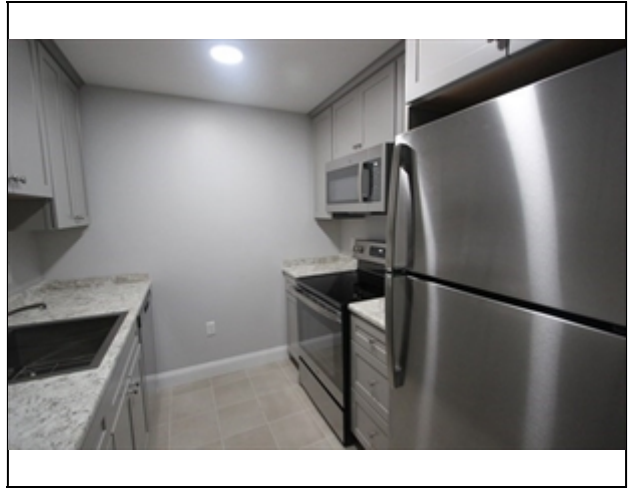
Market History for 210 Franklin Crossing Rd U:210, Franklin, MA 02038-2924

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|------------|---|-----|-----|------------------|
| 73139151 | 7/21/2023 | Listed for \$309,000 | | | \$309,000 |
| CTG | 7/31/2023 | Status Changed to: Contingent | 10 | | |
| UAG | 8/14/2023 | Status Changed to: Under Agreement | 24 | | |
| SLD | 11/22/2023 | Status Changed to: Sold | 24 | | |
| | 11/22/2023 | Sold for \$310,000 | 24 | 9 | \$310,000 |
| Market History for Office Id: BB1175 | | | 24 | 9 | \$310,000 |
| Market History for this property | | | 24 | 9 | \$310,000 |

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202 Franklin Crossing Rd - Unit 202
Franklin, MA 02038-2924
Condo

| | |
|-----------------------------------|------------------------------------|
| MLS #: 73125228 | Status: Sold |
| List Price: \$310,000 | Sale Price: \$320,000 |
| List Date: 6/15/2023 | Sale Date: 11/14/2023 |
| Area: | Off Market Date: 7/7/2023 |
| List\$/Sq. Ft.: \$330.84 | Sold \$/Sq. Ft. \$341.52 |
| Days on Market (Total): 22 | Days on Market (Office): 22 |

Property Features

| | |
|---|--|
| Rooms: 5 | Style: Garden |
| Bedrooms: 2 | Type: Condo |
| Baths: 1f 0h | Unit Level: 1 Placement: Corner, Back, Ground, Walkout |
| Main Bath: | Approx. Living Area Total: 937 SqFt |
| Fireplaces: 0 | Living Area Includes Below-Grade SqFt: No |
| Year Built: 2023 | Approx. Above Grade: 937 SqFt |
| # Units: 126 | Approx. Below Grade: |
| Elevator: | Outdoor Space Avail: Yes - Common |
| Handicap Access/Features: Yes | 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, Playground, Recreational Facilities, Refuse Removal, Management Fee**



Exterior - Front

Room Descriptions

| Room | Level | Size | Features |
|---------------|----------|------|---|
| Living Room: | 1 | | Flooring - Laminate, Exterior Access, Remodeled |
| Dining Room: | 1 | | Flooring - Laminate, Exterior Access, Remodeled |
| Family Room: | 1 | | - |
| Kitchen: | 1 | | Flooring - Stone/Ceramic Tile, Countertops - Upgraded, Cabinets - Upgraded |
| Main Bedroom: | 1 | | Closet - Walk-in, Flooring - Wall to Wall Carpet |
| Bedroom 2: | 1 | | Flooring - Wall to Wall Carpet |
| Bath 1: | 1 | | Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Remodeled |

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Porch - Enclosed**
 Facing Direction:
 Heating: **Forced Air, Electric**
 Hot Water: **Electric, Tank**
 Interior Features: **Intercom**
 Lead Paint: **None**
 Living Area Disclosures: **Sq ft prior to construction; actual sq ft of new unit may differ**
 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

Newly rebuilt 2- bedroom rear- facing garden condominium w/a lot of privacy. This is a perfect home for those seeking convenience, luxury, and affordability in the highly sought after Franklin area. Expected completion on or around Summer 2023. This ground floor unit will have handicap accessibility with new fire sprinkler system with new appliances, HVAC, and new finishes throughout. Stunning new kitchen with sleek stainless-steel appliances. Gorgeous new bath with all the new touches. Extra storage closet located in hallway. Environmentally friendly electric heat pump and central AC: so you are comfortable all year. A pet-friendly association where dogs of any weight are welcome. Community's amenities include an in-ground pool, tennis & basketball court, and playground. The Franklin Village Shopping center is just around the corner offering an array of restaurants, coffee options, and shopping. Located only half a mile from I-495. Forge Park Commuter rail is just a short drive away.

Tax Information

| | | | |
|-------------------------------|-----------------------------|-------------------------------------|-------------------------|
| 2023 Taxes: \$1,215 | Assessment: \$96,600 | Cert: 134421 | Zoning Code: Res |
| Pin #: M:270 L:021-002 | | Map: Block: Lot: Book: 25112 | Page: 202 |

Compensation

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

Market History for 202 Franklin Crossing Rd U:202, Franklin, MA 02038-2924

| MLS # | Date | | DOM | DTO | Price |
|--------------------------------------|------------|---|-----|-----|------------------|
| 73125228 | 6/15/2023 | Listed for \$310,000 | | | \$310,000 |
| UAG | 7/7/2023 | Status Changed to: Under Agreement | 22 | | |
| SLD | 11/16/2023 | Status Changed to: Sold | 22 | | |
| | 11/14/2023 | Sold for \$320,000 | 22 | 22 | \$320,000 |
| Market History for Office Id: AN4101 | | | 22 | 22 | \$320,000 |
| Market History for this property | | | 22 | 22 | \$320,000 |

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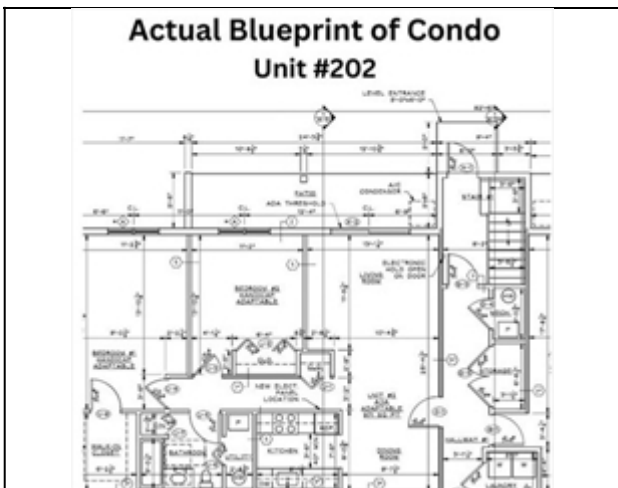
Exterior - Front



Exterior - Back



Rear Entry



Tennis Court



Swimming Pool

