

**2005 Franklin Crossing Rd - Unit 2005**  
**Franklin, MA 02038**  
**Condo**

MLS #: **73222890** Status: **Sold**  
List Price: **\$274,500** Sale Price: **\$274,500**  
List Date: **4/11/2024** Sale Date: **5/30/2024**  
Area: Off Market Date: **5/22/2024**  
List\$/Sq. Ft.: **\$281.54** Sold \$/Sq. Ft. **\$281.54**  
Days on Market (Total): **41** Days on Market (Office): **41**

**Property Features**

Rooms: **4** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **2** Placement: **Upper, Front, Garden**  
Main Bath: Approx. Living Area Total: **975 SqFt**  
Fireplaces: **0** Living Area Includes Below-Grade SqFt: **No**  
Year Built: **1985** Approx. Above Grade: **975 SqFt**  
# Units: **156** Approx. Below Grade:  
Elevator: Outdoor Space Avail:  
Handicap Access/Features: Garage: **0**  
Association: **Yes** Fee: Parking: **2 Off-Street, Assigned \$515**  
Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Reserve Funds, Management Fee**



**Room Descriptions**

Room	Level	Size	Features
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**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer / Dryer Combo, Vent Hood**  
Basement: **No**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Balcony**  
Facing Direction:  
Heating: **Forced Air, Electric**  
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**

**Welcome to this charming condo nestled in a serene residential neighborhood. Enjoy resort-style living with amenities like a pool, tennis court, and basketball court. This second-floor unit offers convenience with two parking spaces and additional guest parking. Updated floors and fresh paint add modern flair, while an extra storage area provides ample space. Located just around the corner from shops, restaurants, and easy access to the highway and train station, this condo offers the perfect blend of comfort and convenience.**

**Tax Information**

2024 Taxes: **\$3,018** Assessment: **\$256,000** Cert: **000000122445** Zoning Code: **res**  
Pin #: **M:270 L:021-137** Map: Block: Lot: Book: **38573** Page: **138**

**Compensation**

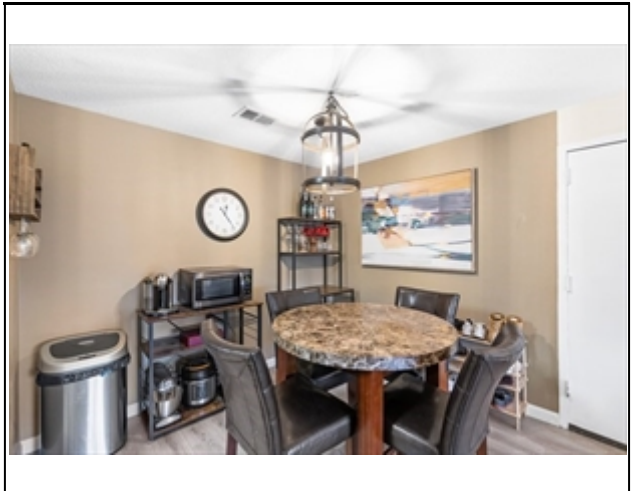
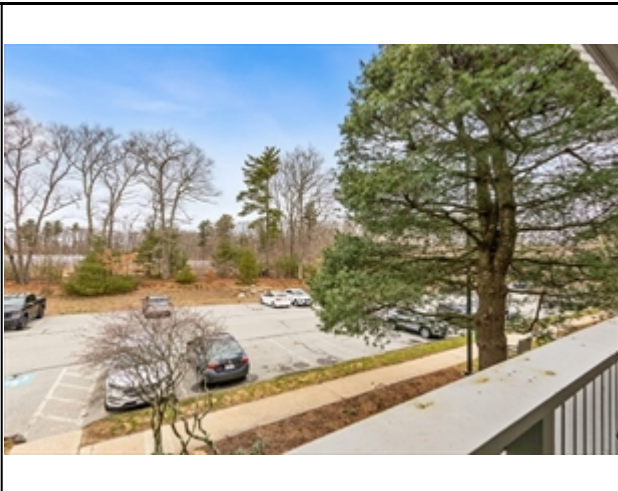
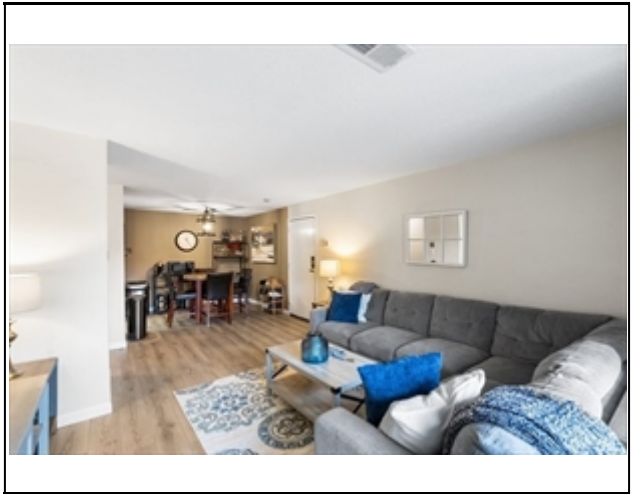
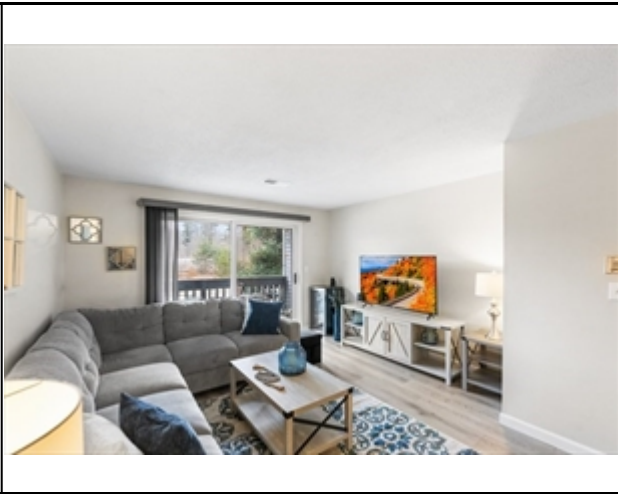
Sub-Agency: **Not Offered** Buyer's Broker: **1.5** Facilitator: **0**  
Compensation Based On: **Net Sale Price**

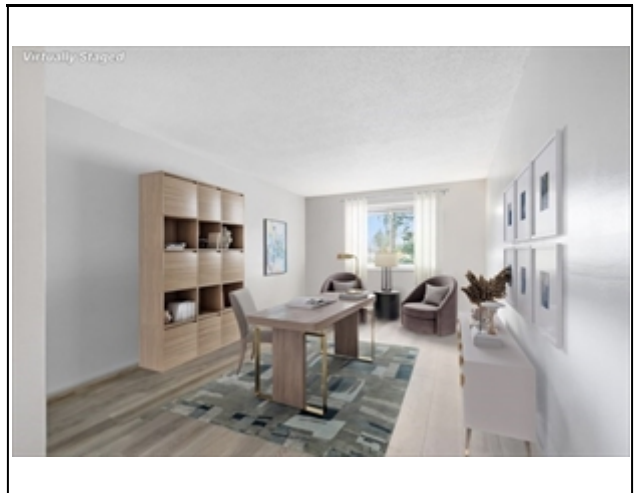
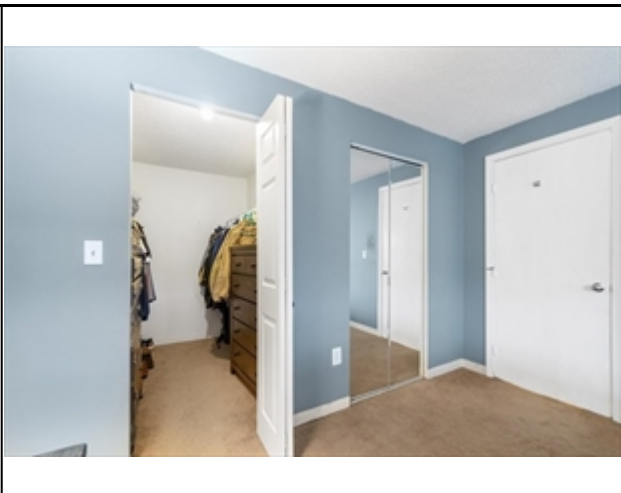
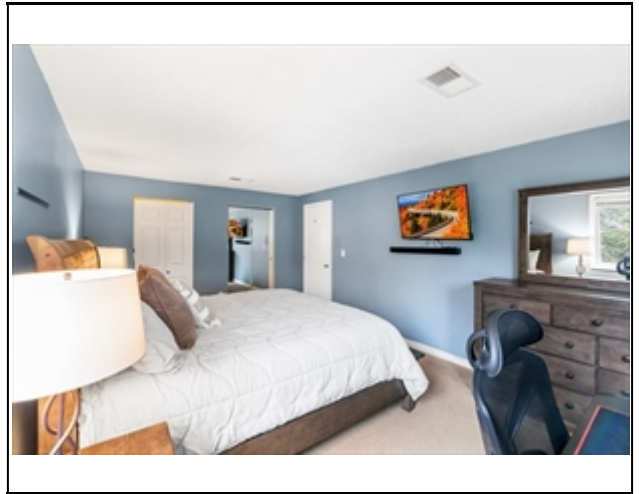
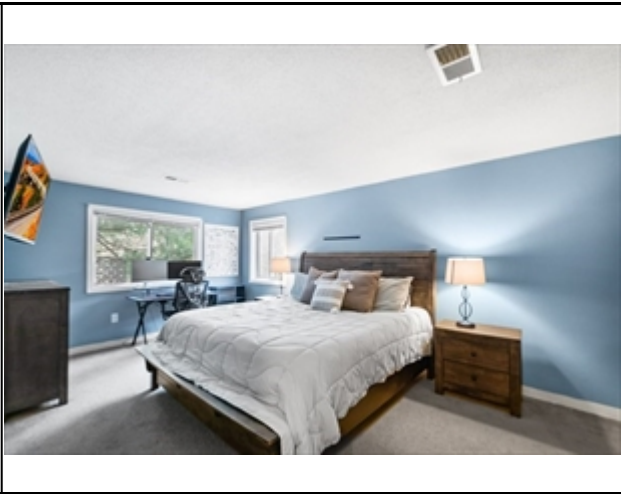
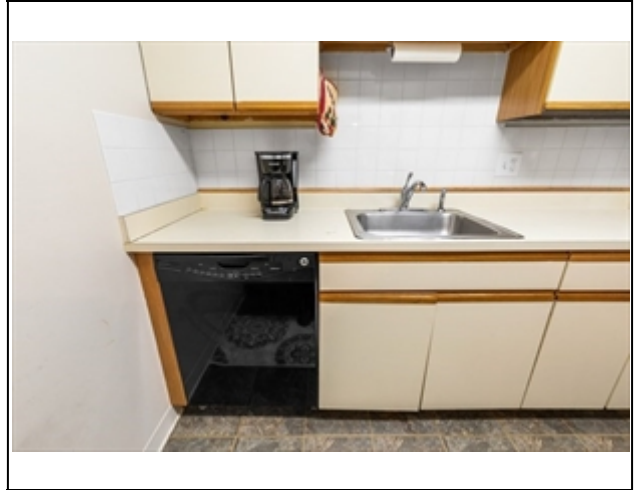
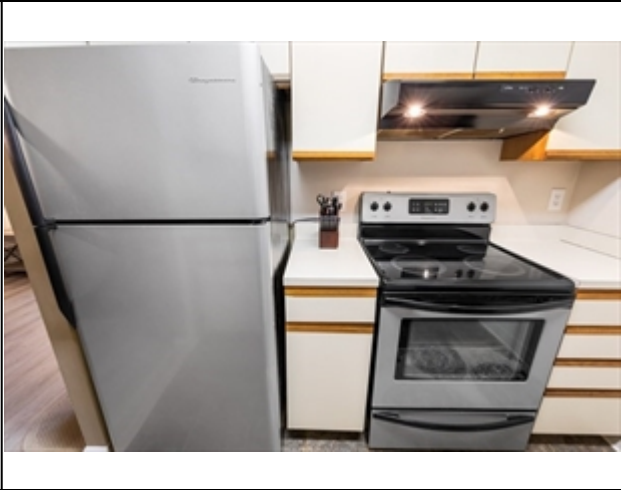
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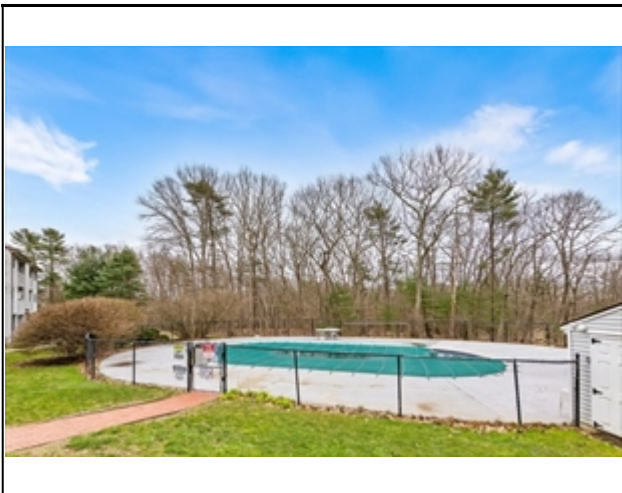
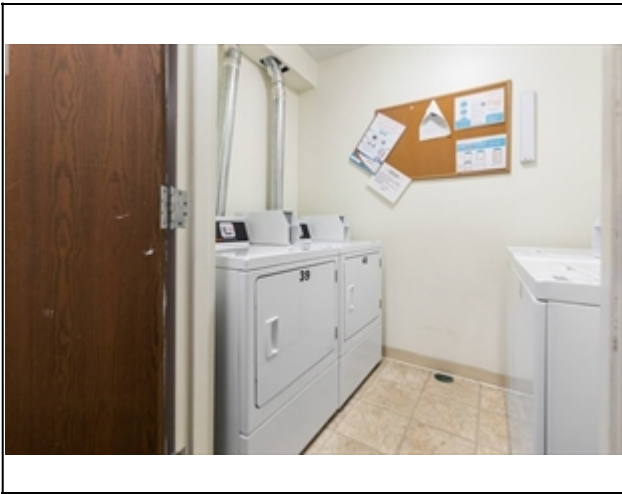
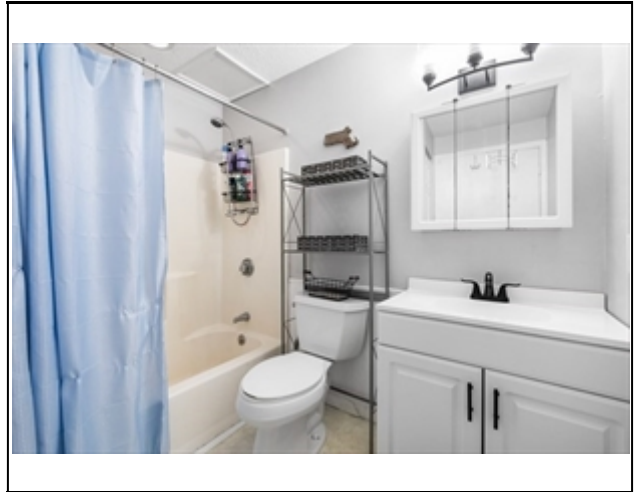
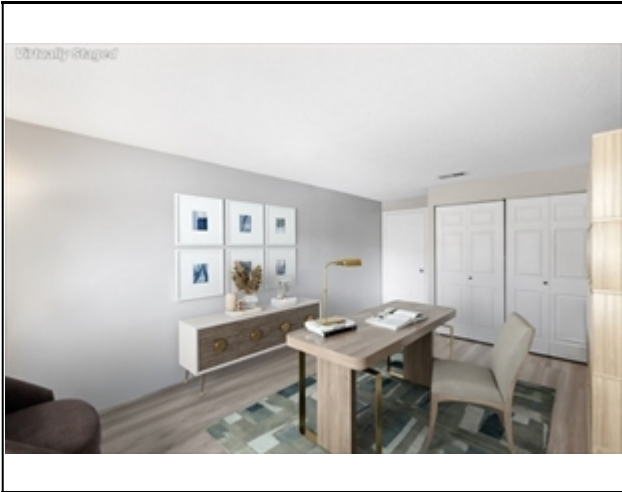
**Market History for 2005 Franklin Crossing Rd U:2005, Franklin, MA 02038**

MLS #	Date		DOM	DTO	Price
73222890	4/11/2024	Listed for <b>\$299,000</b>			\$299,000
	4/26/2024	Price Changed to: <b>\$289,900</b>	15		\$289,900
	5/6/2024	Price Changed to: <b>\$279,500</b>	25		\$279,500
	5/13/2024	Price Changed to: <b>\$274,500</b>	32		\$274,500
CTG	5/16/2024	Status Changed to: <b>Contingent</b>	35		
UAG	5/22/2024	Status Changed to: <b>Under Agreement</b>	41		
SLD	5/30/2024	Status Changed to: <b>Sold</b>	41		
	5/30/2024	Sold for <b>\$274,500</b>	41	33	<b>\$274,500</b>
<b>Market History for Office Id: NB3534</b>			<b>41</b>	<b>33</b>	<b>\$274,500</b>
<b>Market History for this property</b>			<b>41</b>	<b>33</b>	<b>\$274,500</b>

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MLS # 73222890 - Sold  
2005 Franklin Crossing Rd U:2005, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$274,500



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1610 Franklin Crossing Rd - Unit 1610  
Franklin, MA 02038  
Condo

MLS #: **73194507** Status: **Sold**  
List Price: **\$275,000** Sale Price: **\$275,000**  
List Date: **1/17/2024** Sale Date: **3/14/2024**  
Area: Off Market Date: **2/18/2024**  
List\$/Sq. Ft.: **\$293.49** Sold \$/Sq. Ft. **\$293.49**  
Days on Market (Total): **32** Days on Market (Office): **32**

### Property Features

Rooms: **4** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **3** Placement: **Upper, Top/Penthouse, Corner, Back**  
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: Outdoor Space Avail:  
Handicap Access/Features: Garage: **0**  
Association: **Yes** Fee: **\$515** Parking: **2 Off-Street, Paved Driveway**  
Fee Includes: **Water, Sewer, Master Insurance, 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:			<b>Closet/Cabinets - Custom Built, Flooring - Vinyl, Balcony - Exterior, Slider</b>
Kitchen:			<b>Countertops - Stone/Granite/Solid, Countertops - Upgraded, Remodeled</b>
Main Bedroom:			<b>Flooring - Wall to Wall Carpet</b>
Bedroom 2:			<b>Flooring - Wall to Wall Carpet</b>
Bath 1:			<b>Bathroom - Full, Flooring - Stone/Ceramic Tile</b>

### Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Balcony**  
Facing Direction:  
Heating: **Forced Air, Electric**  
Interior Features: **Internet Available - Fiber-Optic**  
Lead Paint: **Unknown**  
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**

**Here is your chance to own a delightful 2-bedroom, 1-bathroom condominium in Franklin! Nestled within the well-maintained Franklin Crossing community, this condo is poised for new ownership. Enjoy the unit's central location within the complex, coupled with the privacy of residing on the 3rd floor and having a balcony that faces the back of the property. The garden-style layout provides easy living and maintenance, while featuring an updated kitchen and tiled bathroom. The bedrooms boast ample space, with the primary bedroom offering a generously sized walk-in closet. Situated in a prime location, this condo provides easy access to essential amenities, including highly rated schools, shopping centers, major highways, and 2 commuter rail stops! Whether you're in search of a new home or a future investment opportunity, this property is certain to fulfill all your requirements. Don't miss out on making this condo your own! Offer Deadline 2/17 by 5PM \* Highest & Best \***

### Tax Information

2023 Taxes: **\$3,098** Assessment: **\$246,300**  
Pin #: **M:270 L:021-094**

Cert: **000000108386** Zoning Code: **CND**  
Map: Block: Lot: Book: **37366** Page: **65**

### Compensation

Sub-Agency: **Not Offered**

Buyer's Broker: **2.25%**

Facilitator: **1%**

Compensation Based On: **Net Sale Price**

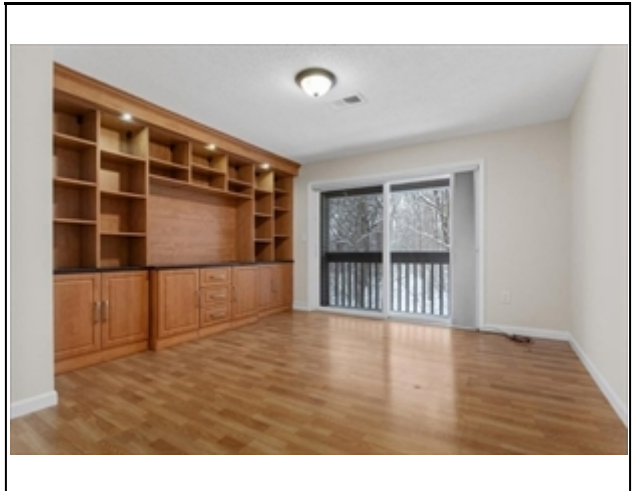
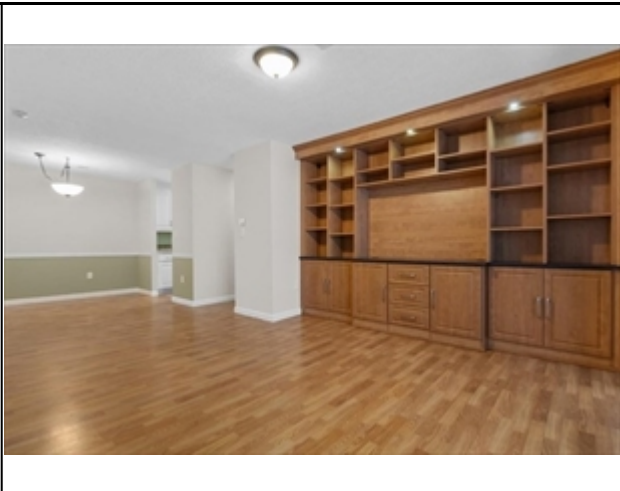
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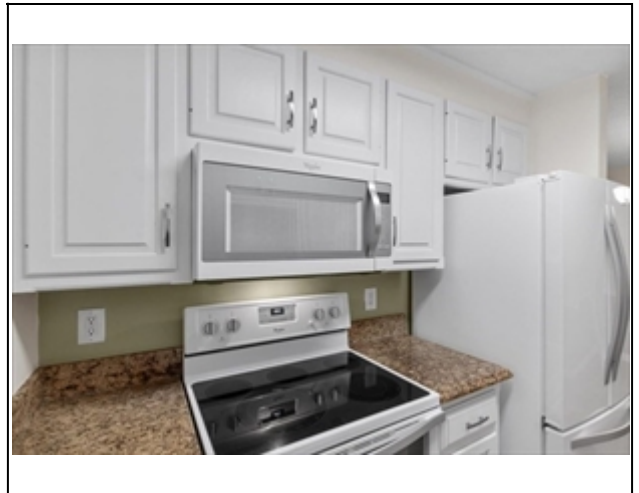
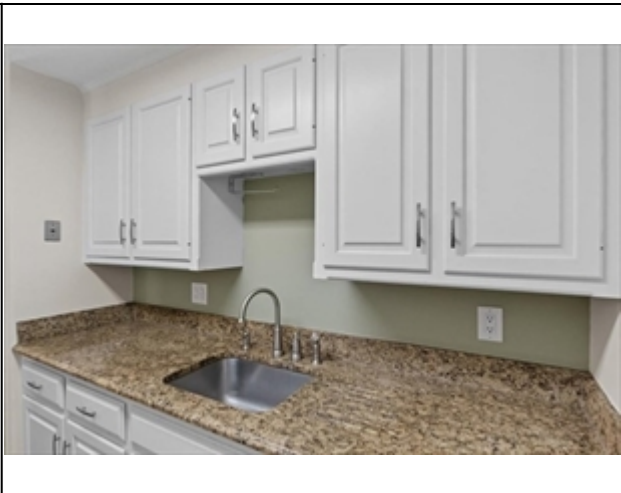
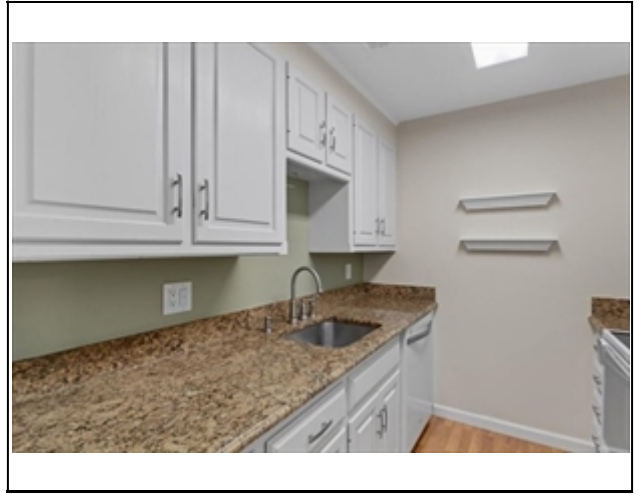
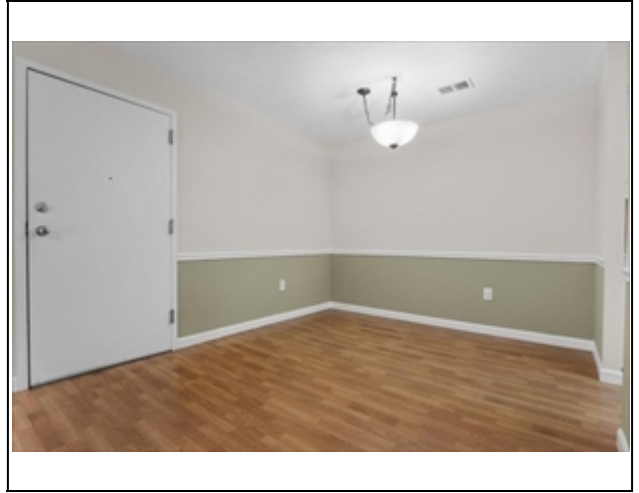
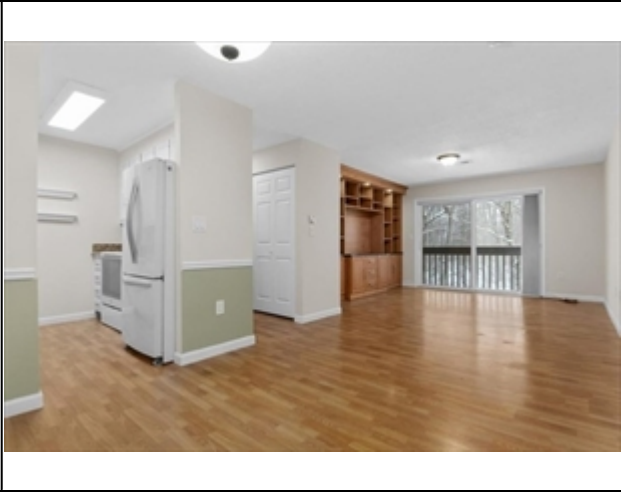
**Market History for 1610 Franklin Crossing Rd U:1610, Franklin, MA 02038**

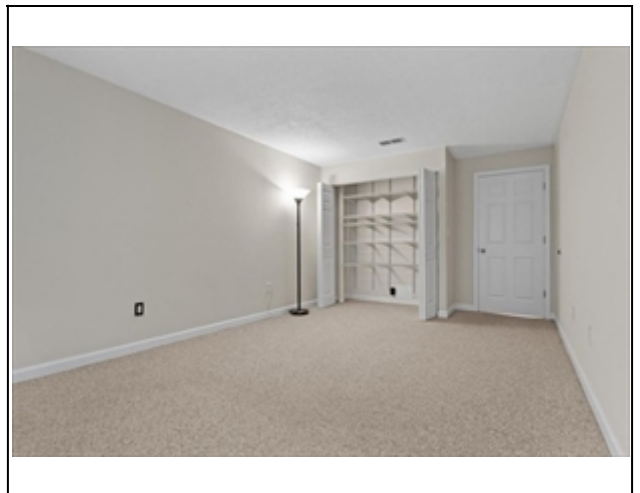
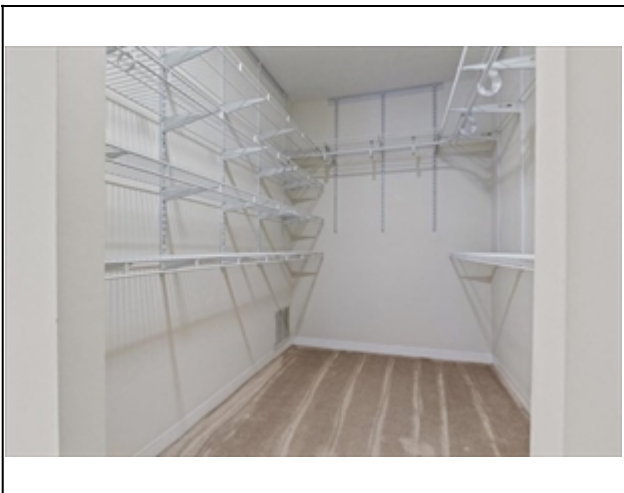
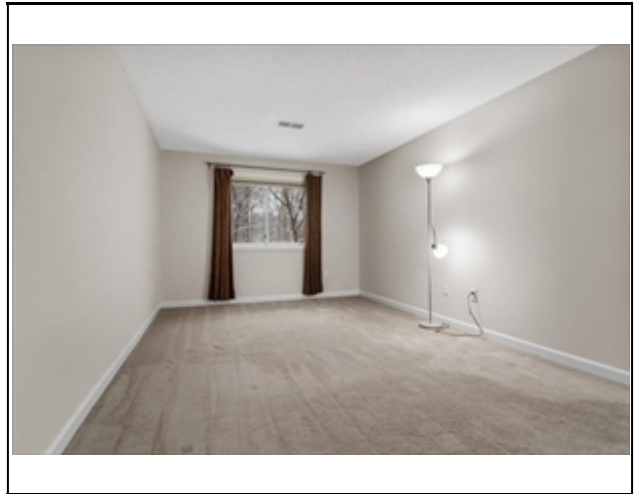
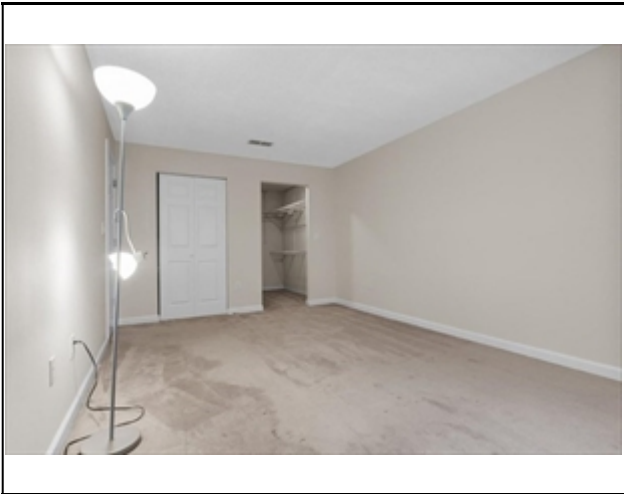
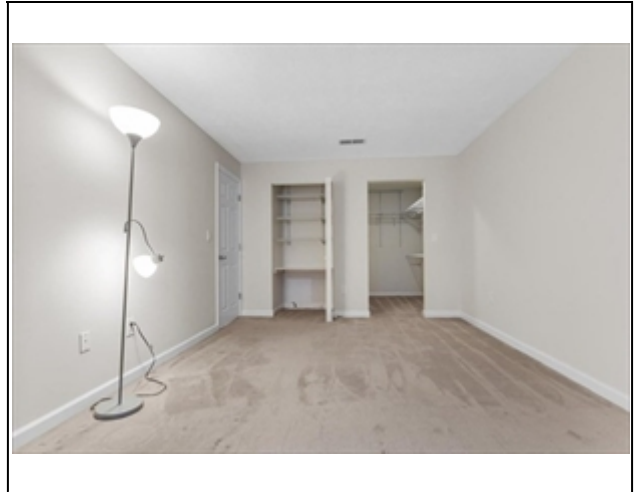
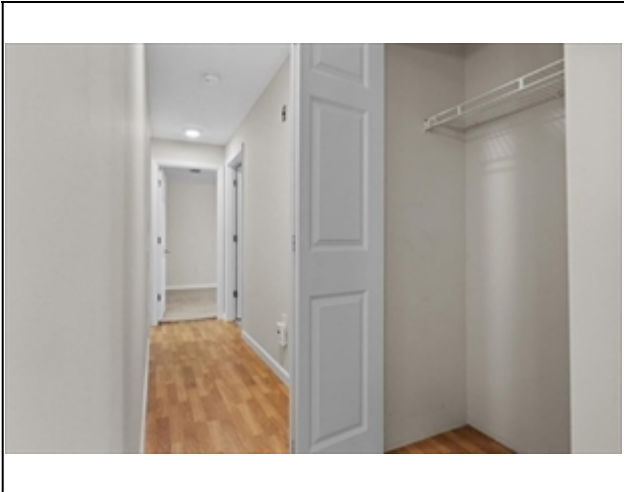
MLS #	Date		DOM	DTO	Price
73194507	1/17/2024	Listed for <b>\$289,900</b>			\$289,900
	2/14/2024	Price Changed to: <b>\$275,000</b>	28		\$275,000
UAG	2/18/2024	Status Changed to: <b>Under Agreement</b>	32		
SLD	3/16/2024	Status Changed to: <b>Sold</b>	32		
	3/14/2024	Sold for <b>\$275,000</b>	32	32	<b>\$275,000</b>
<b>Market History for Office Id: AN4970</b>			<b>32</b>	<b>32</b>	<b>\$275,000</b>
<b>Market History for this property</b>			<b>32</b>	<b>32</b>	<b>\$275,000</b>

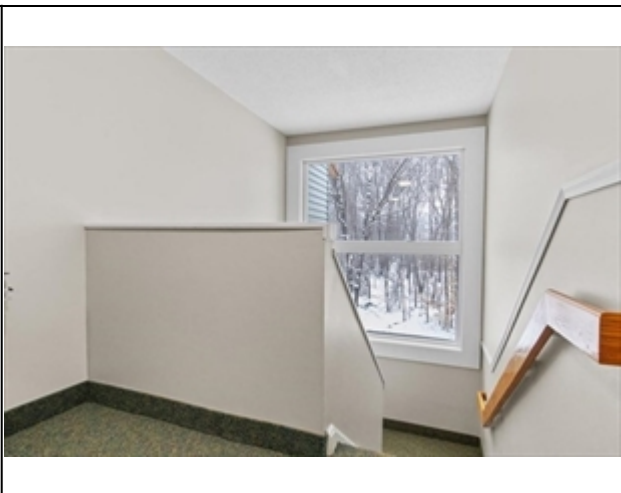
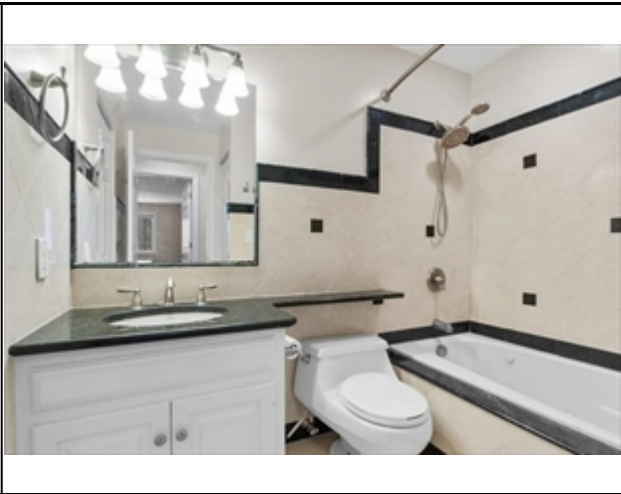
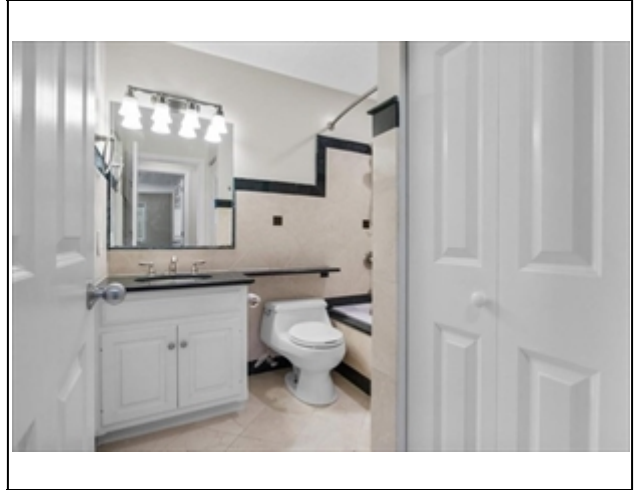
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**MLS # 73194507 - Sold**  
**1610 Franklin Crossing Rd U:1610, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$275,000**



1401 Franklin Crossing Rd - Unit 1401  
Franklin, MA 02038  
Condo

MLS #: **73228744** Status: **Sold**  
List Price: **\$300,000** Sale Price: **\$287,000**  
List Date: **4/25/2024** Sale Date: **8/27/2024**  
Area: Off Market Date: **6/30/2024**  
List\$/Sq. Ft.: **\$291.83** Sold \$/Sq. Ft. **\$279.18**  
Days on Market (Total): **67** Days on Market (Office): **67**

### Property Features

Rooms: **4** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **1** Placement:  
Main Bath: Approx. Living Area Total: **1,028 SqFt**  
Fireplaces: **0** Living Area Includes Below-Grade SqFt: **No**  
Year Built: **1985** Approx. Above Grade: **1,028 SqFt**  
# Units: **156** Approx. Below Grade:  
Elevator: Outdoor Space Avail:  
Handicap Access/Features: Garage: **0**  
Association: **Yes** Fee: Parking: **2 Off-Street**  
**\$533**  
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
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### Features & Other Information

Basement: **No**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Patio**  
Facing Direction:  
Heating: **Forced Air, Electric Baseboard, Electric**  
Hot Water: **Tank**  
Lead Paint: **Unknown**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Highly sought after first floor 2 bedroom condo at Franklin Crossing. Spacious unit, with 2 large bedrooms and great closet space. Family Room has plenty of space to entertain with sliders to a patio and parking right outside your door. Laundry is steps from the unit. The community features a swimming pool, playground, basketball court, tennis court and trails. Close to shopping, restaurants, commuter rail and easy access to the highway.**

### Tax Information

2024 Taxes: **\$3,034** Assessment: **\$257,300**  
Pin #: **M:270 L:021-073**

Cert: **000000114103** Zoning Code: **R**  
Map: Block: Lot: Book: **38498** Page: **40**

### Compensation

Sub-Agency: **Not Offered**

Buyer's Broker: **2.5**

Facilitator:  
**2.5**

Compensation Based On: **Net Sale Price**

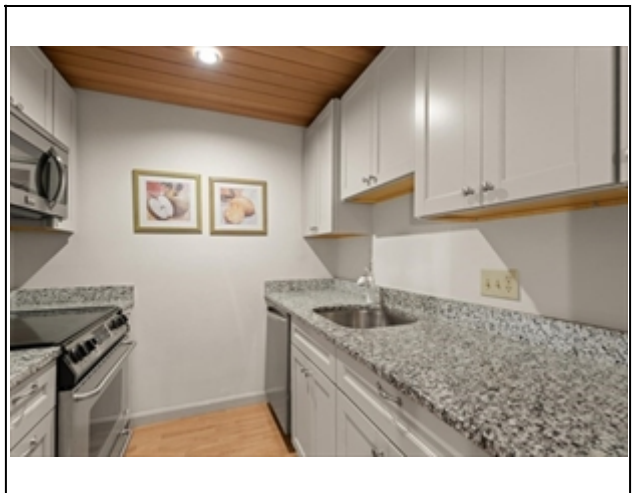
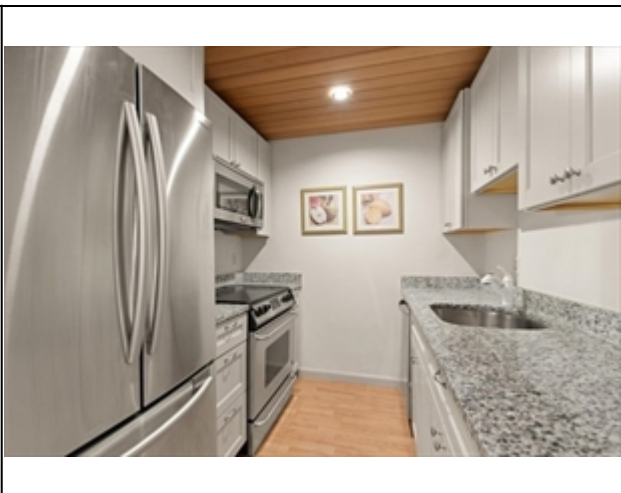
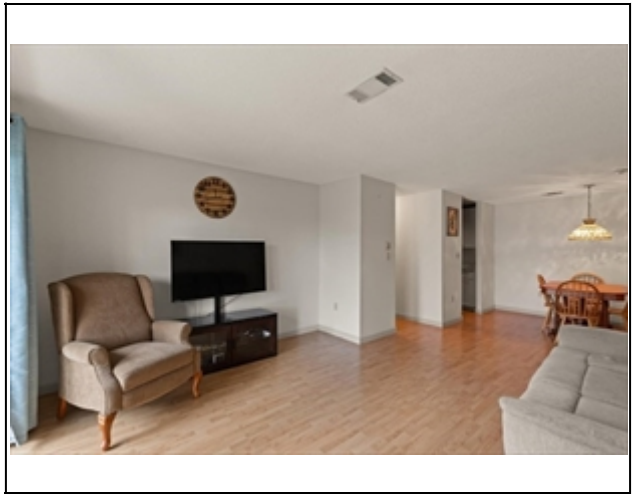
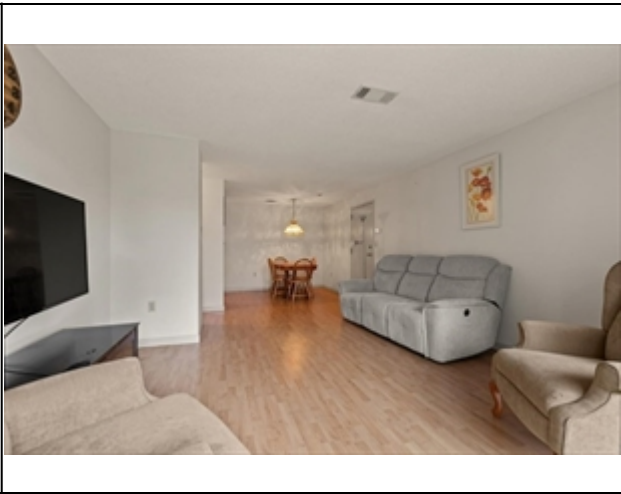
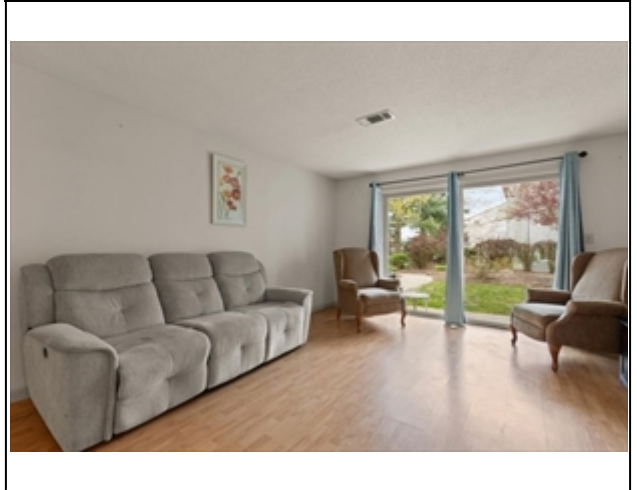
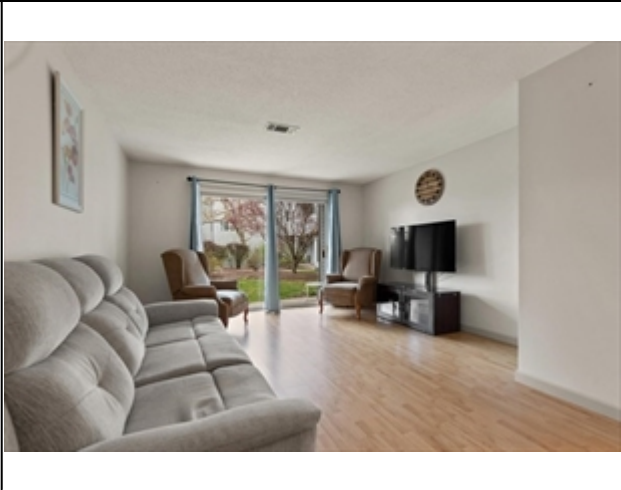
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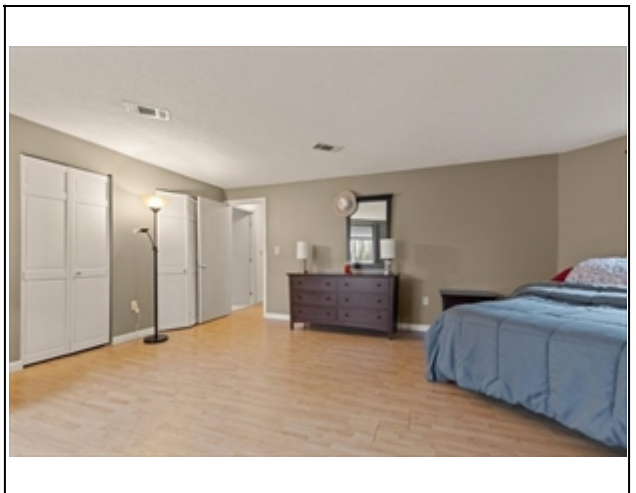
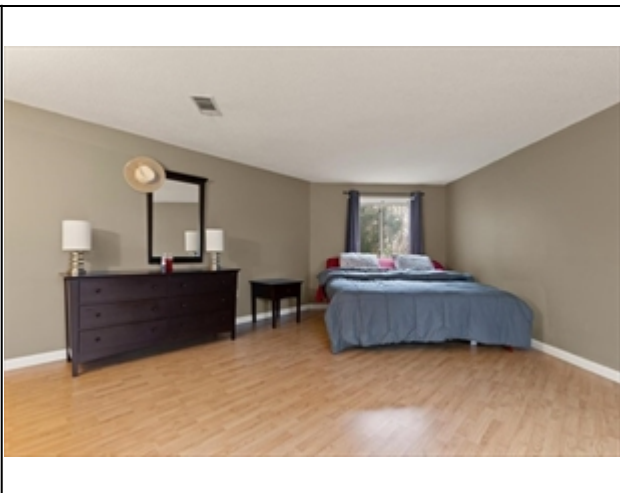
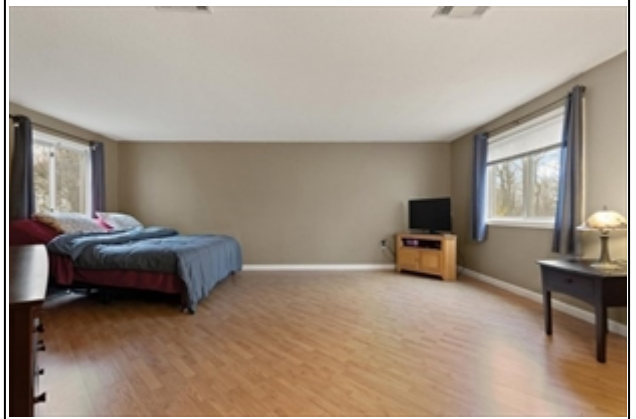
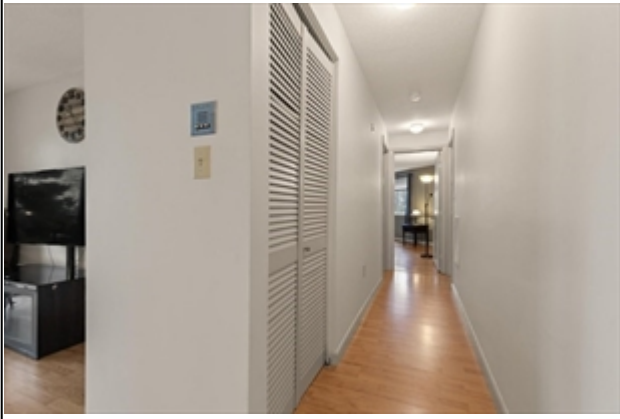
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CTG	6/17/2024	Status Changed to: <b>Contingent</b>	53		
UAG	7/1/2024	Status Changed to: <b>Under Agreement</b>	67		
SLD	8/28/2024	Status Changed to: <b>Sold</b>	67		
	8/27/2024	Sold for <b>\$287,000</b>	67	50	<b>\$287,000</b>
<b>Market History for Office Id: AN4646</b>			<b>67</b>	<b>50</b>	<b>\$287,000</b>
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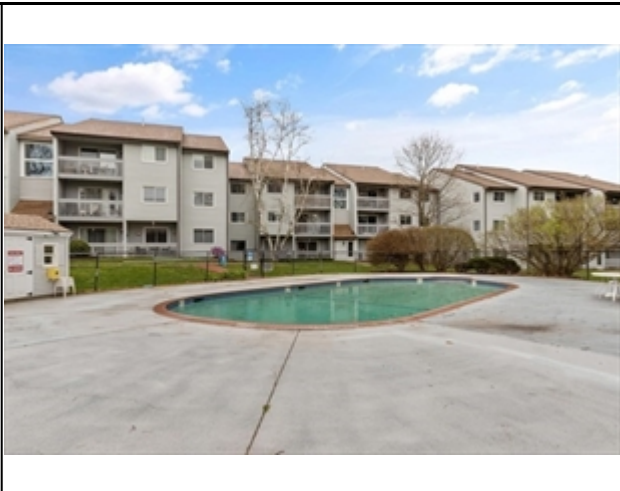
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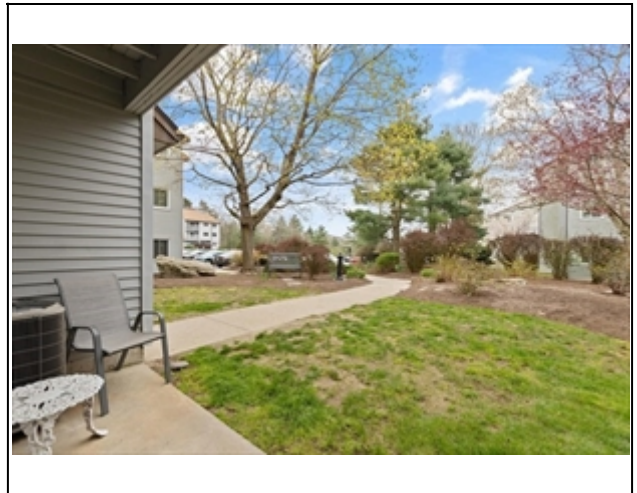












1811 Franklin Crossing Rd - Unit 1811  
Franklin, MA 02038-2944  
Condo

MLS #: **73202844** Status: **Sold**  
List Price: **\$279,000** Sale Price: **\$290,000**  
List Date: **2/15/2024** Sale Date: **3/12/2024**  
Area: Off Market Date: **3/2/2024**  
List\$/Sq. Ft.: **\$285.86** Sold \$/Sq. Ft. **\$297.13**  
Days on Market (Total): **17** Days on Market (Office): **17**

### Property Features

Rooms: **4** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **3** Placement: **Top/Penthouse**  
Main Bath: Approx. Living Area Total: **976 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: **\$515** Parking: **2 Common**  
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**  
Exterior Features: **Balcony, Professional Landscaping, Tennis Court**  
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**

**PENTHOUSE** condo available in the splendid, tree-lined community of Franklin Crossing. This is a corner unit that overlooks the in-ground pool area, with gorgeous views from every window. The condo has two large bedrooms, with sunshine pouring inside. 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

2024 Taxes: **\$3,022** Assessment: **\$256,300**  
Pin #: **M:270 L:021-155**

Cert: **00000059137** Zoning Code: **RES**  
Map: Block: Lot: Book: **0** Page: **0**

### Compensation

Sub-Agency: **Not Offered**  
Compensation Based On: **Gross/Full Sale Price**

Buyer's Broker: **2**

Facilitator:  
**2**

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**Market History for 1811 Franklin Crossing Rd U:1811, Franklin, MA 02038-2944**

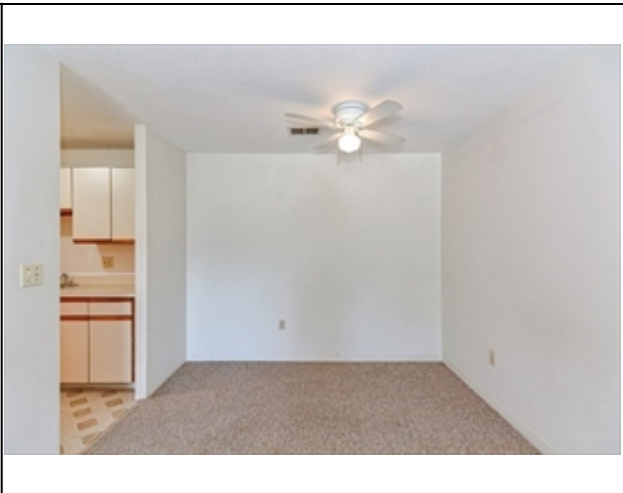
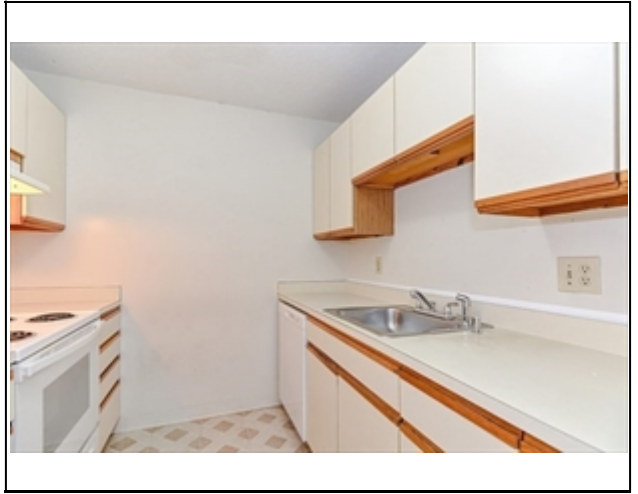
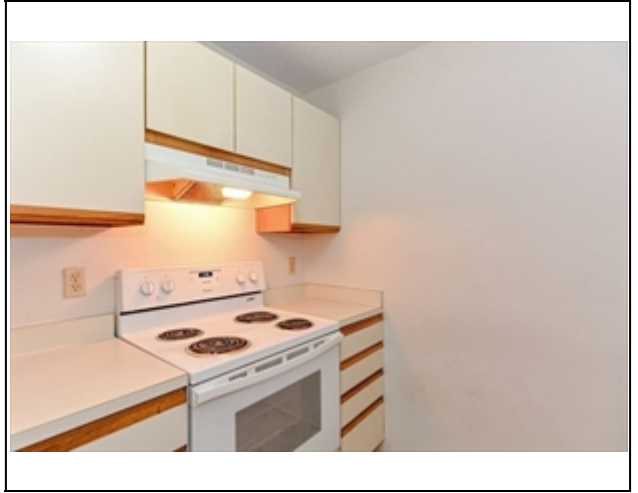
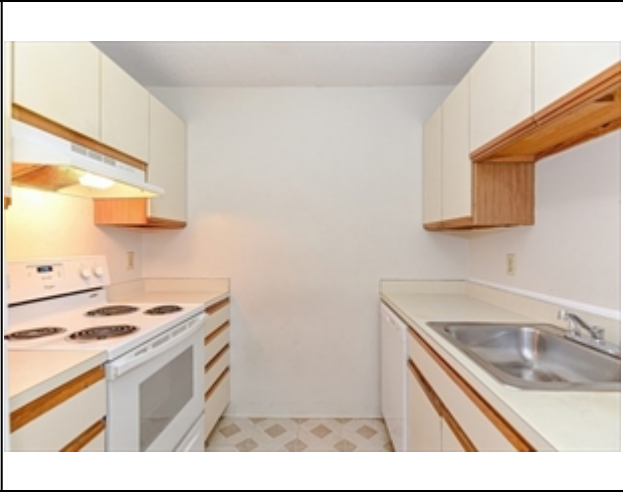
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	2/15/2024	Price Changed to: <b>\$279,000</b>	0		\$279,000
CTG	2/18/2024	Status Changed to: <b>Contingent</b>	3		
UAG	3/3/2024	Status Changed to: <b>Under Agreement</b>	17		
SLD	3/12/2024	Status Changed to: <b>Sold</b>	17		
	3/12/2024	Sold for <b>\$290,000</b>	17	3	<b>\$290,000</b>
<b>Market History for Office Id: AN4875</b>			<b>17</b>	<b>3</b>	<b>\$290,000</b>
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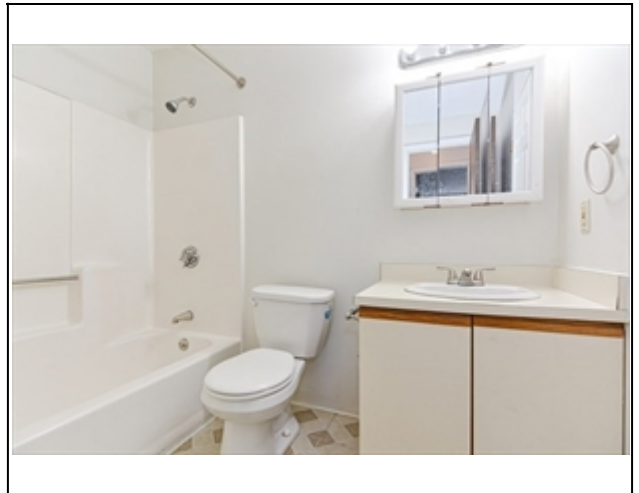
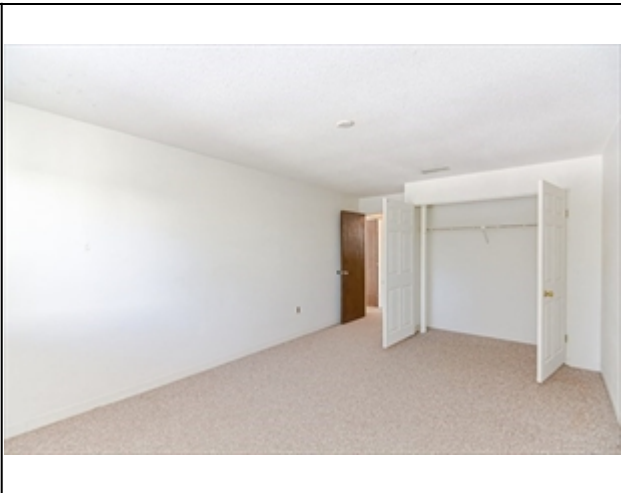
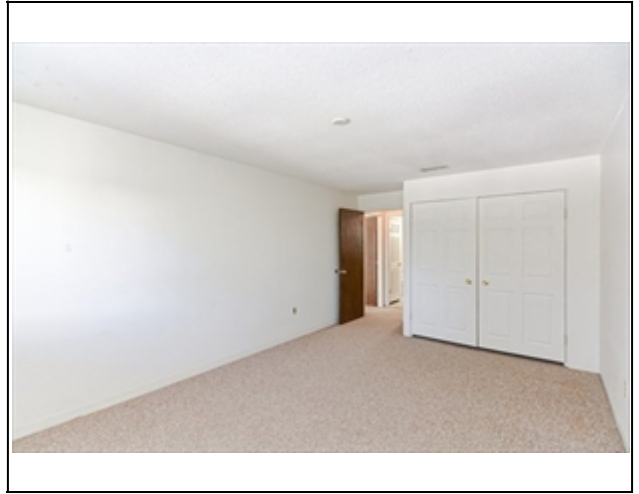
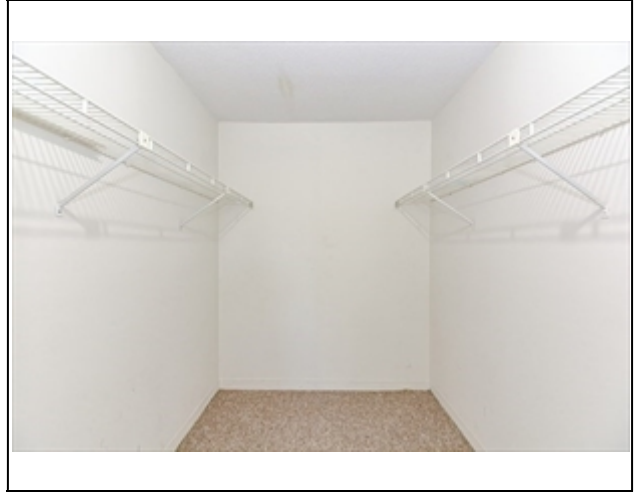
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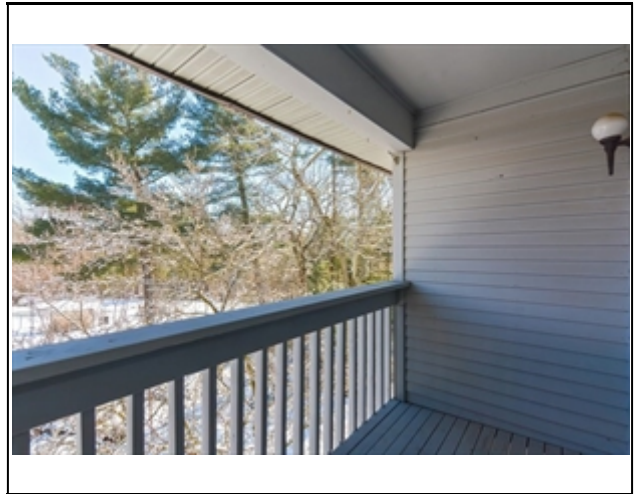
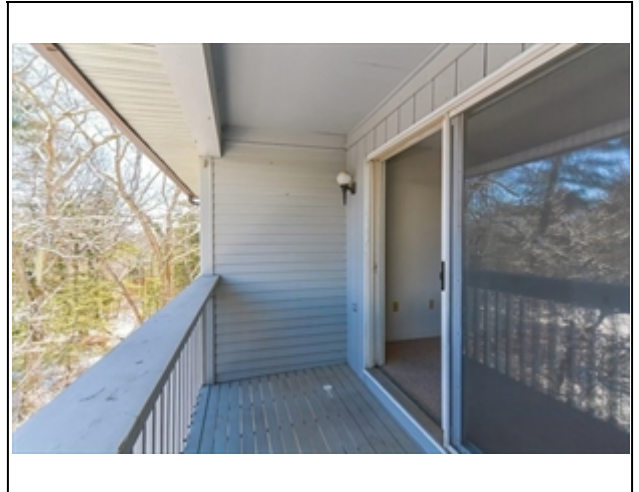
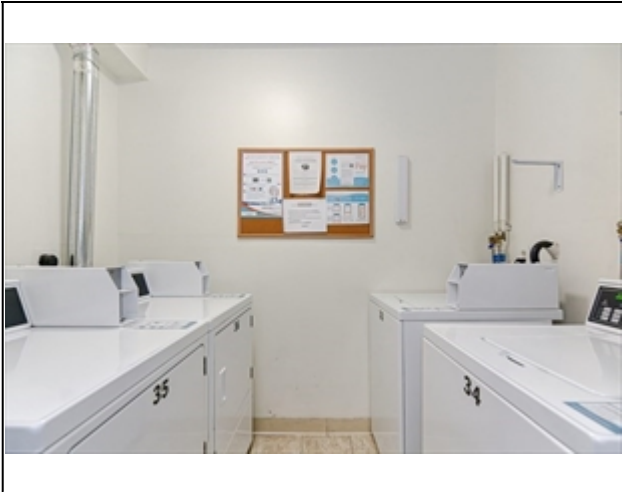












MLS # 73202844 - Sold  
1811 Franklin Crossing Rd U:1811, Franklin, MA 02038-2944

Condominium - Condo  
Sale Price: \$290,000



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**1410 Franklin Crossing Rd - Unit 1410  
Franklin, MA 02038  
Condo**

MLS #: **73189828** Status: **Sold**  
List Price: **\$279,900** Sale Price: **\$290,000**  
List Date: **1/2/2024** Sale Date: **2/9/2024**  
Area: Off Market Date: **1/12/2024**  
List\$/Sq. Ft.: **\$299.36** Sold \$/Sq. Ft. **\$310.16**  
Days on Market (Total): **15** Days on Market (Office): **15**

**Property Features**

Rooms: **4** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **3** Placement: **Top/Penthouse, Back**  
Main Bath: 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:  
Elevator: **No** Outdoor Space Avail: **Yes - Common**  
Handicap Access/Features: Garage: **0**  
Association: **Yes** Fee: Parking: **2 Off-Street, Common**  
**\$515**  
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:			Flooring - Wall to Wall Carpet, Balcony / Deck, Open Floor Plan, Slider
Dining Room:			Flooring - Laminate, Lighting - Pendant
Kitchen:			Flooring - Laminate, Countertops - Upgraded, Cabinets - Upgraded
Main Bedroom:			Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:			Flooring - Wall to Wall Carpet
Bath 1:			Flooring - Laminate, Countertops - Upgraded

**Features & Other Information**

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

**New Year, New Home! This immaculate condo is ready for it's new owner(s). Freshly painted interior and brand new carpets installed. Updated Kitchen with Corain counters and Honey Maple cabinets with plenty of storage. Family Room has plenty of space to entertain with sliders to a tranquil private deck facing the woods. Two large Bedrooms with plenty of natural light. Primary Bedroom has a walk-in closet with organizer system and additional closet space. Second Bedroom has a large closet as well. The updated Bath provides plenty of space for getting ready in the morning. Heat Pump replaced 08'-09', Hot Water Heater 2020. Pet's welcome! Pool, Tennis courts, playground, close to shopping and train. Excellent Highway Access!**

**Tax Information**

2023 Taxes: **\$2,898** Assessment: **\$230,400** Cert: Zoning Code: **Condo**  
Pin #: **M:270 L:021-082** Map: Block: Lot: Book: **7856** Page: **508**

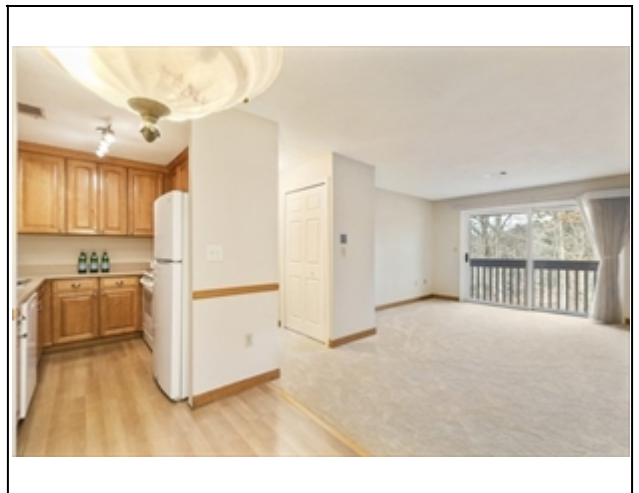
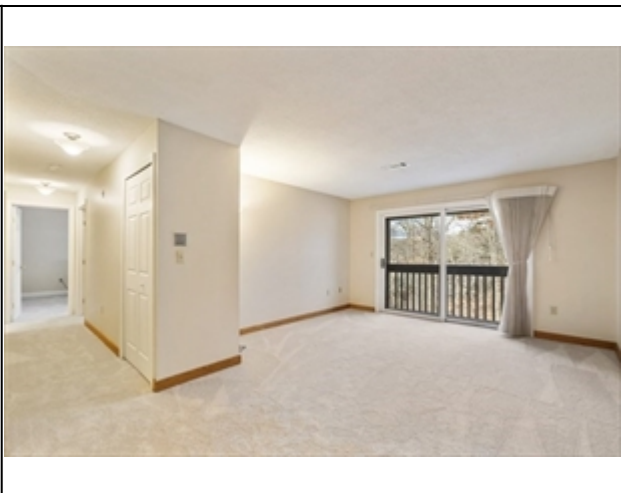
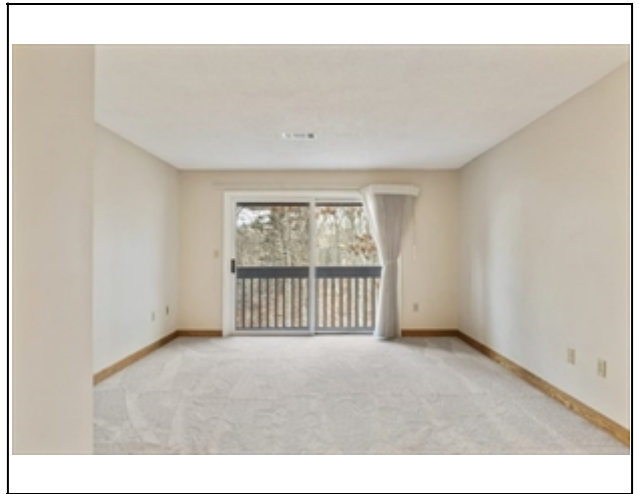
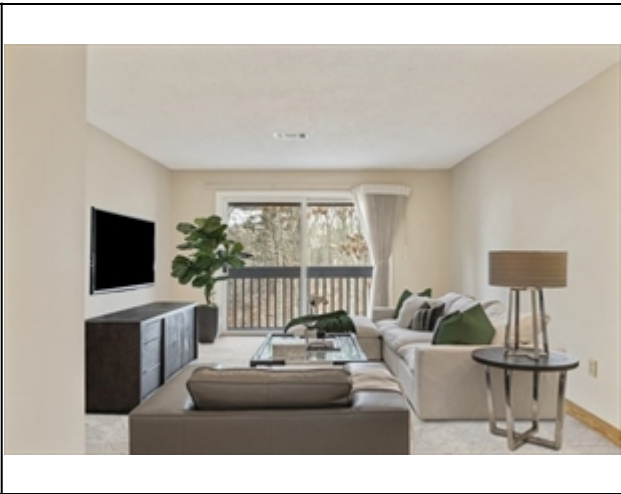
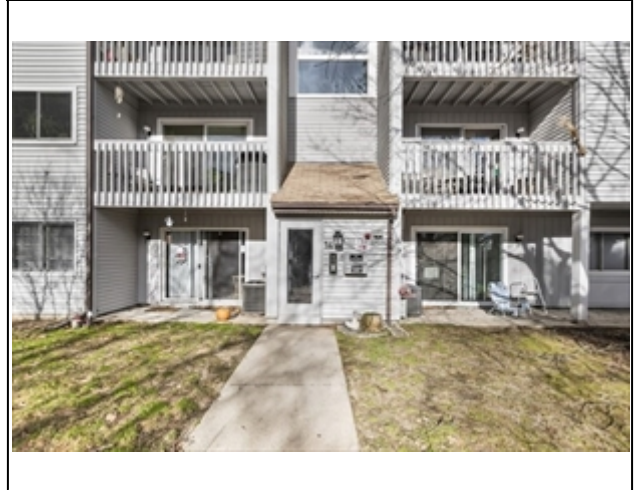
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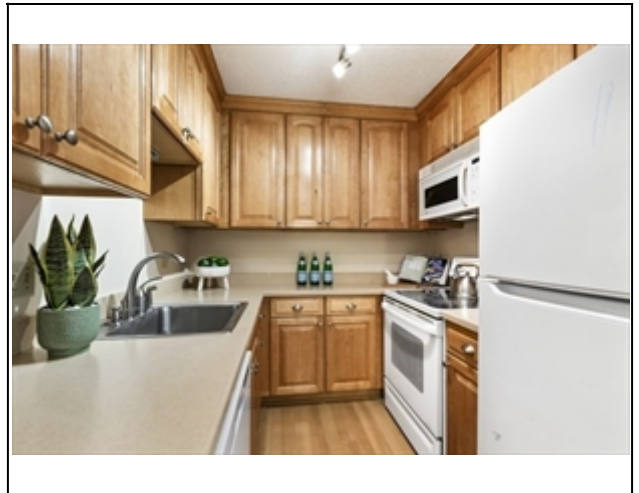
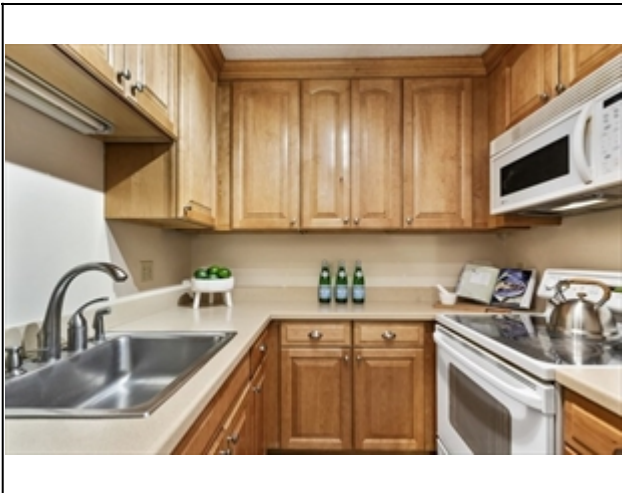
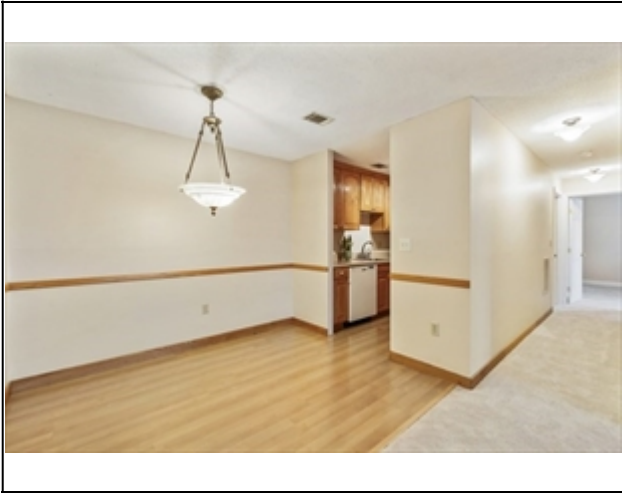
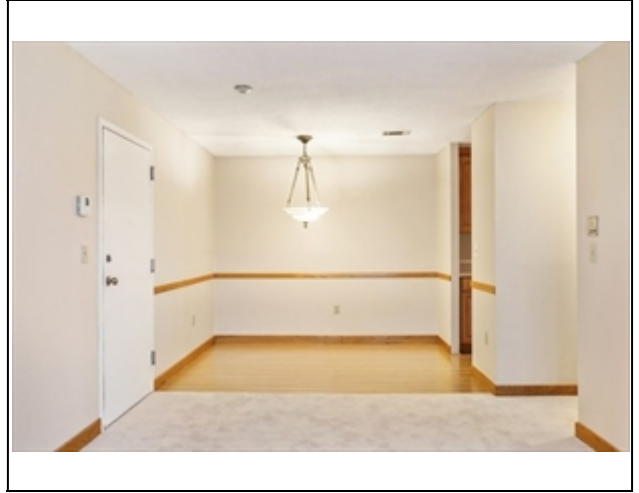
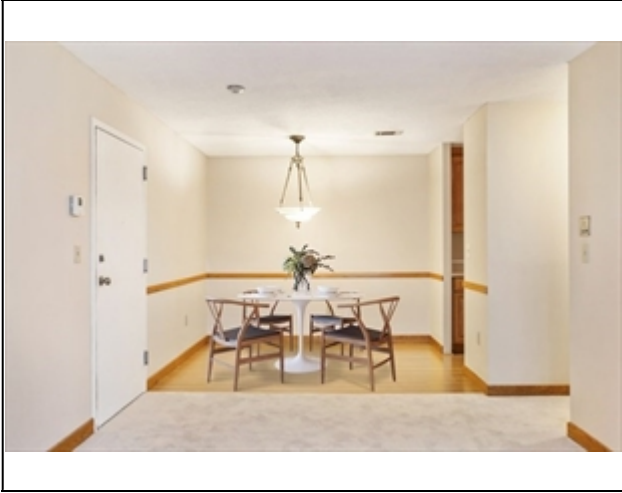
Sub-Agency: **Not Offered** Buyer's Broker: **2** Facilitator: **2**  
Compensation Based On: **Net Sale Price**

**Market History for 1410 Franklin Crossing Rd U:1410, Franklin, MA 02038**

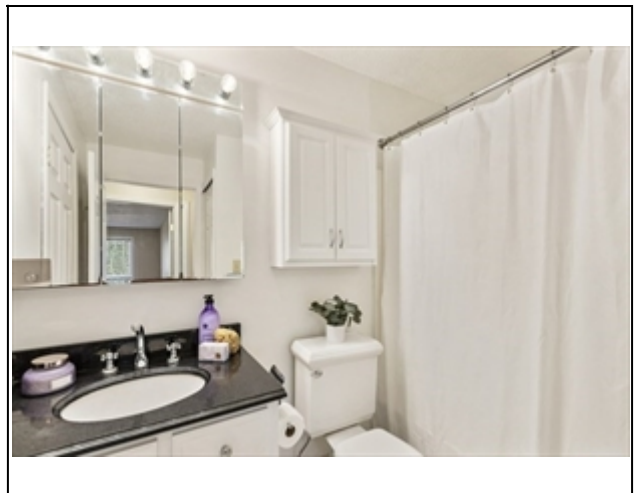
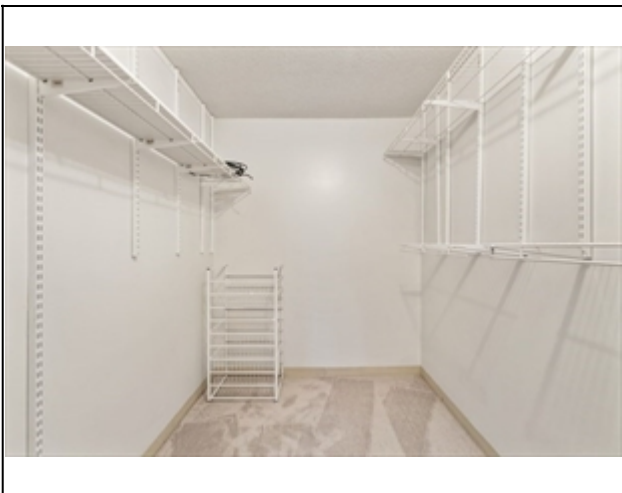
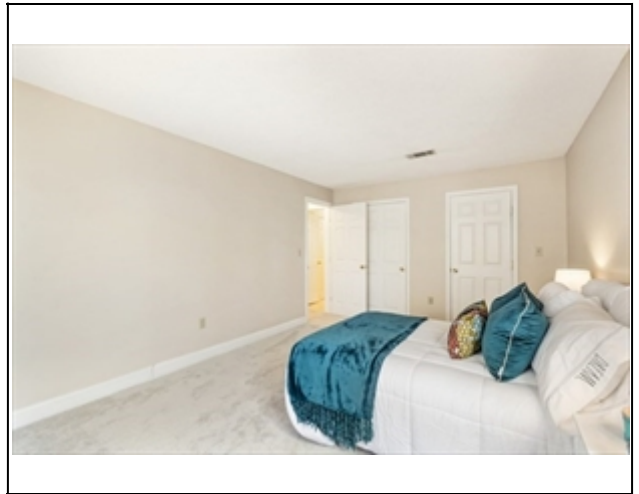
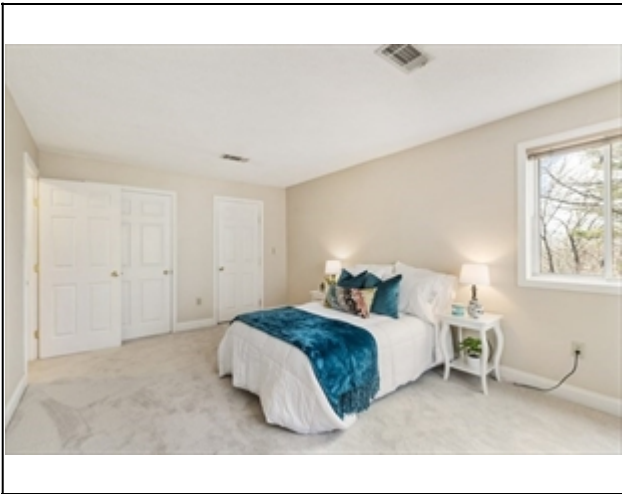
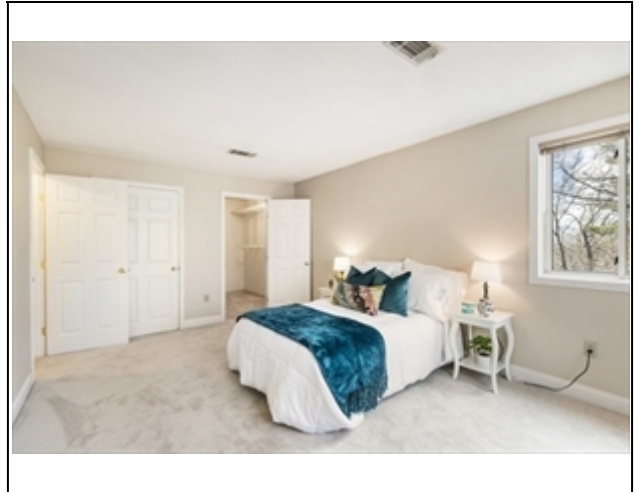
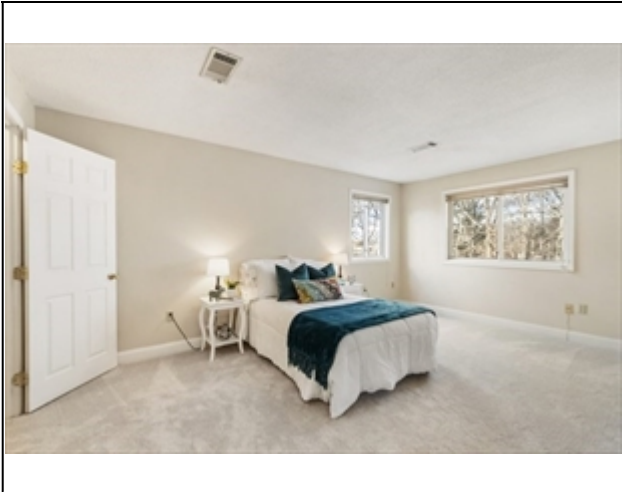
MLS #	Date		DOM	DTO	Price
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CTG	1/10/2024	Status Changed to: <b>Contingent</b>	8		
UAG	1/17/2024	Status Changed to: <b>Under Agreement</b>	15		
SLD	2/12/2024	Status Changed to: <b>Sold</b>	15		
	2/9/2024	Sold for <b>\$290,000</b>	15	7	<b>\$290,000</b>
<b>Market History for Office Id: AN1504</b>			<b>15</b>	<b>7</b>	<b>\$290,000</b>
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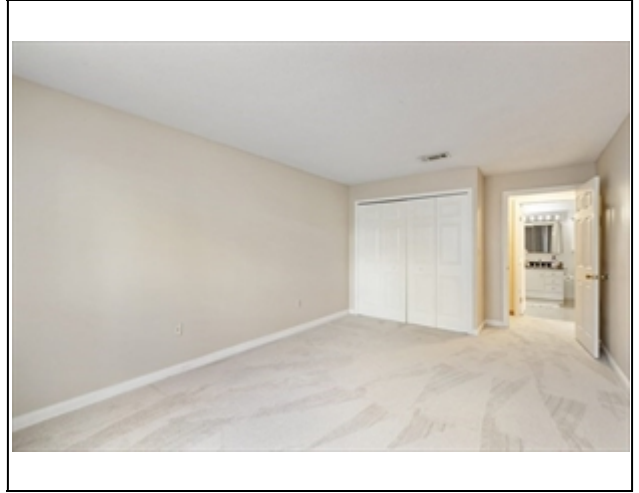
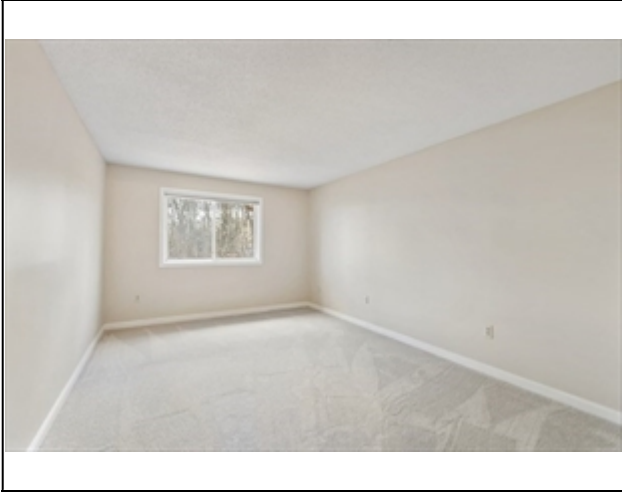
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**2411 Franklin Crossing Rd - Unit 2411  
Franklin, MA 02038  
Condo**

MLS #: **73228723** Status: **Sold**  
List Price: **\$289,900** Sale Price: **\$294,000**  
List Date: **4/25/2024** Sale Date: **6/21/2024**  
Area: Off Market Date: **6/7/2024**  
List\$/Sq. Ft.: **\$297.64** Sold \$/Sq. Ft. **\$301.85**  
Days on Market (Total): **43** Days on Market (Office): **43**

**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: **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 Assigned**  
**\$515**  
Fee Includes: **Water, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Playground, Management Fee**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>12.3X18.7</b>	<b>Balcony / Deck</b>
Dining Room:	<b>1</b>	<b>9.8X11</b>	-
Kitchen:	<b>1</b>	<b>8.1X7.10</b>	-
Main Bedroom:	<b>1</b>	<b>11.3X17.10</b>	<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:	<b>1</b>	<b>11.1X16.3</b>	<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		-

**Features & Other Information**

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator**  
Basement: **No**  
Cooling: **Central Air**  
Exclusions:  
Exterior: **Vinyl**  
Exterior Features: **Porch**  
Facing Direction:  
Heating: **Forced Air, Electric**  
Interior Features: **Intercom**  
Lead Paint: **Unknown**  
Living Area Disclosures: **For informational purposes only. All measurements to be verified by buyer and/or buyer agent.**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Welcome to Franklin Crossing, where convenience meets comfort! This charming top floor unit boasts fresh paint and the convenience of on-site laundry facilities, all within the vibrant Franklin Crossing complex. Enjoy leisurely days on the tennis court, playground, or lounging poolside. With easy access to shopping, dining, and public transit, as well as nearby nature trails and top-notch schools, this is the ideal location for those seeking both convenience and community. Don't miss out on the opportunity to make this your new home sweet home!**

**Tax Information**

**2024 Taxes: \$3,001** Assessment: **\$254,500**  
Pin #: **M:270 L:021-119**

Cert: **000000059568** Zoning Code: **0**  
Map: Block: Lot: Book: **39362** Page: **237**

**Compensation**

Sub-Agency: **Not Offered**

Buyer's Broker: **2**

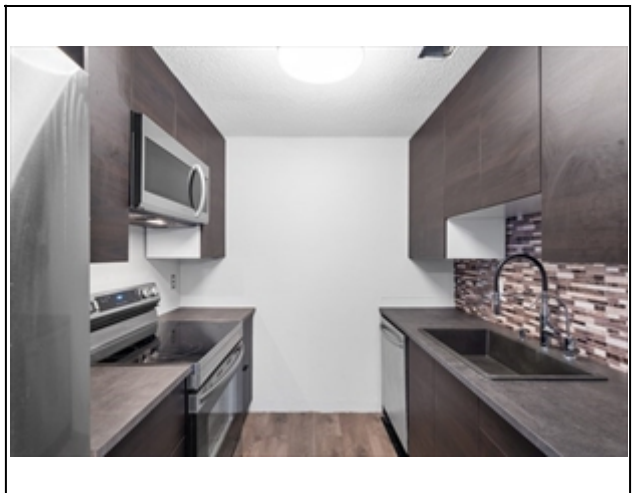
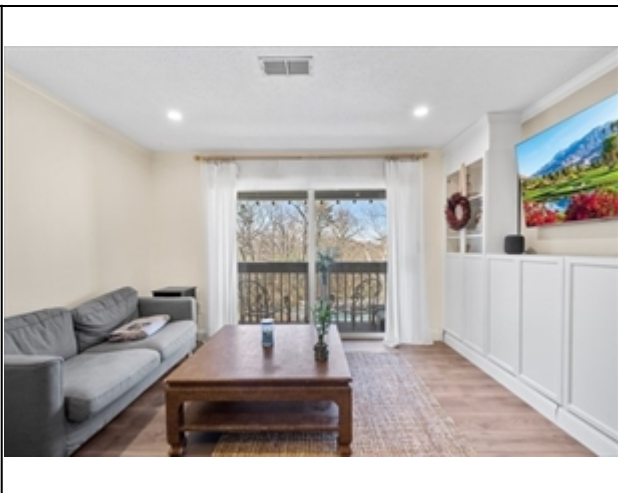
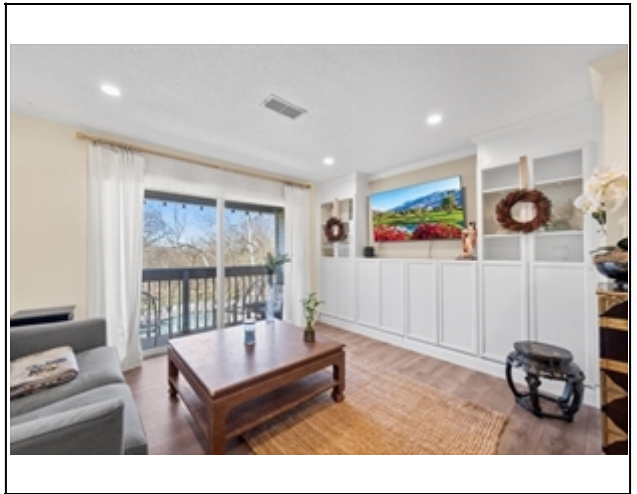
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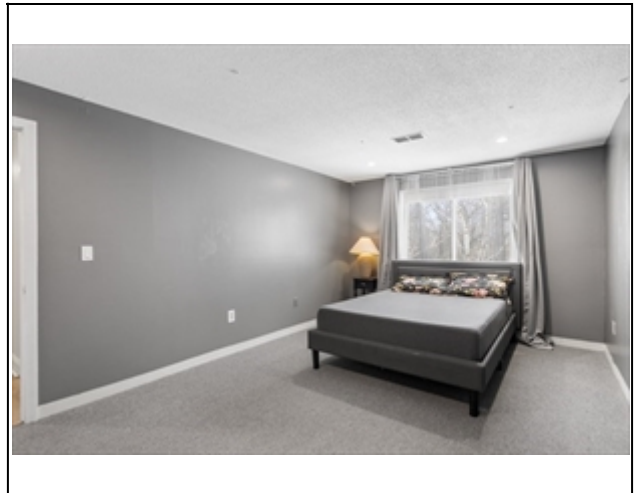
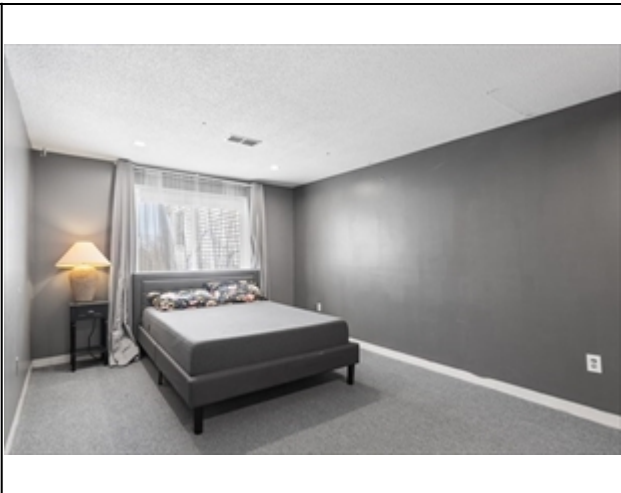
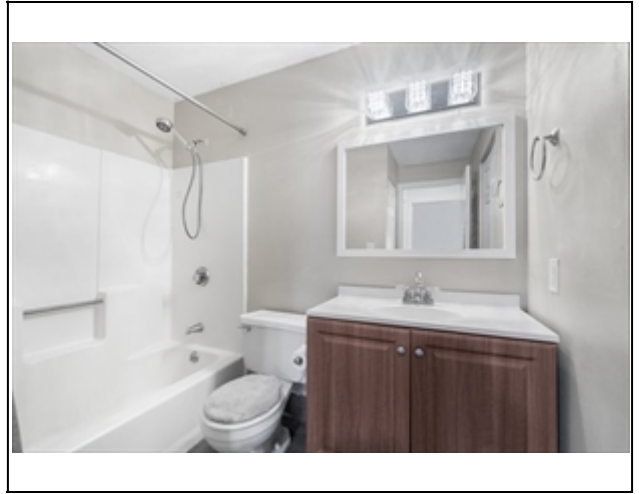
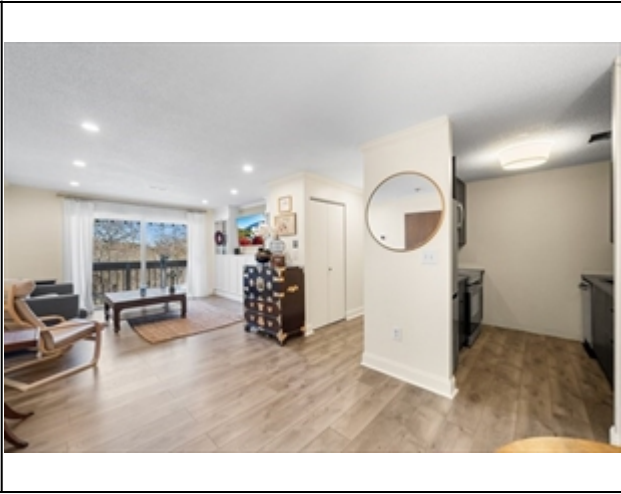
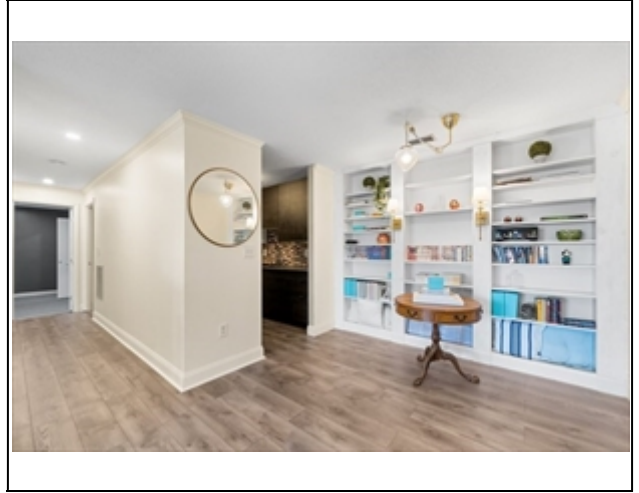
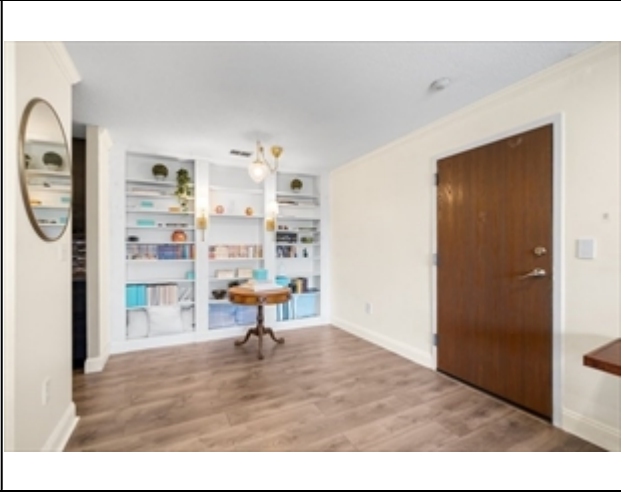
Compensation Based On: **Net Sale Price**

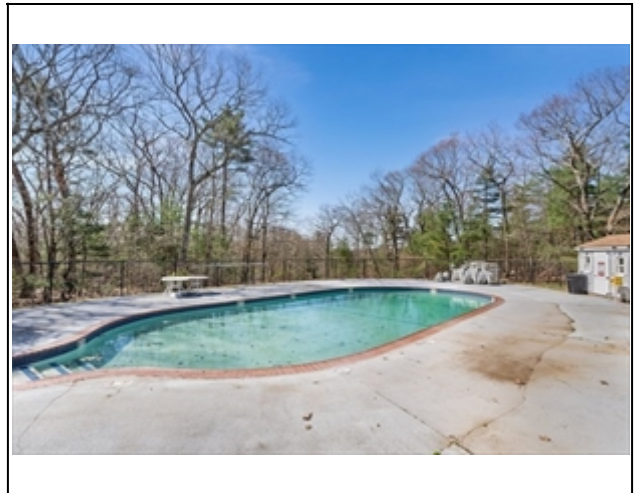
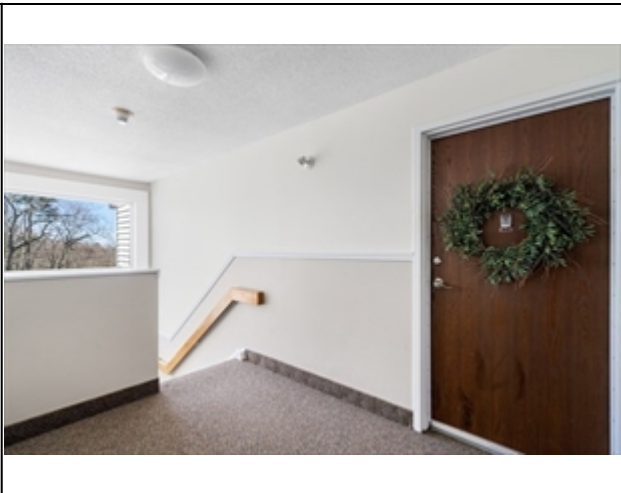
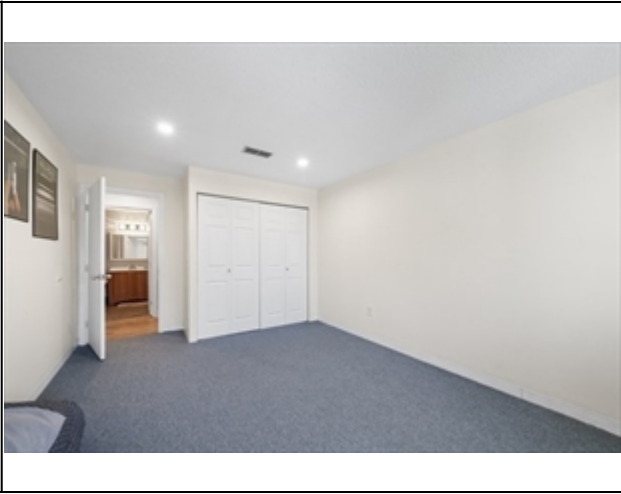
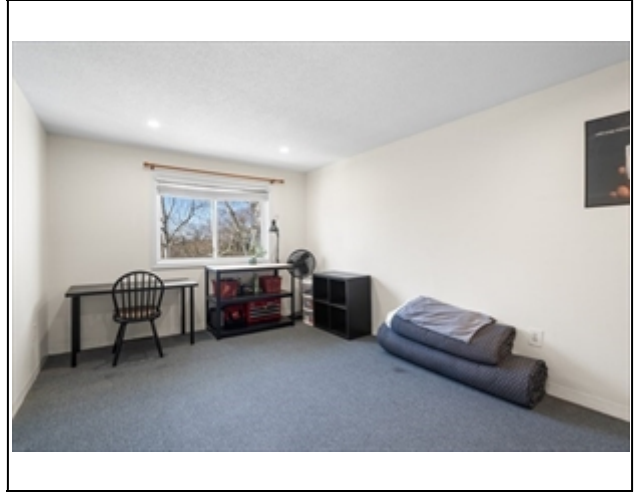
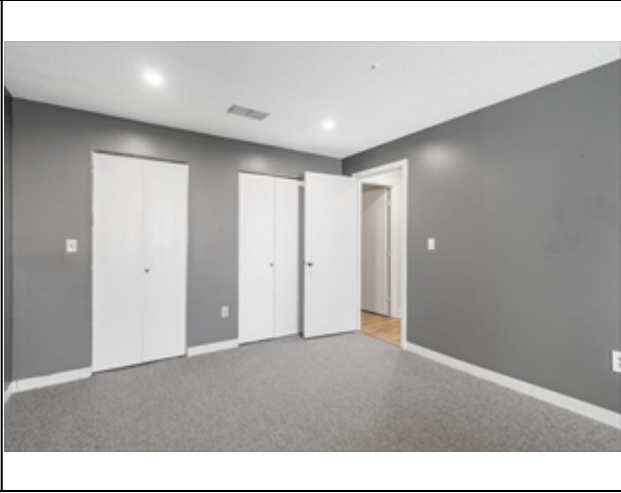
**Market History for 2411 Franklin Crossing Rd U:2411, Franklin, MA 02038**

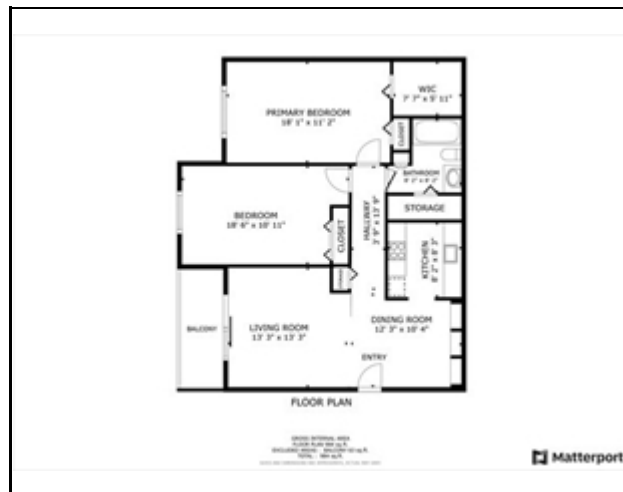
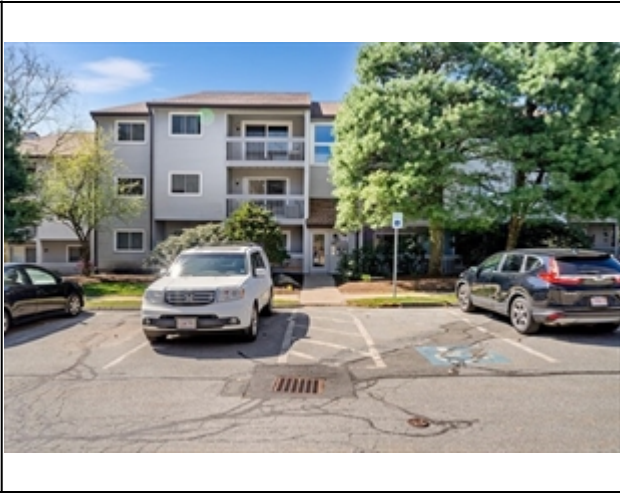
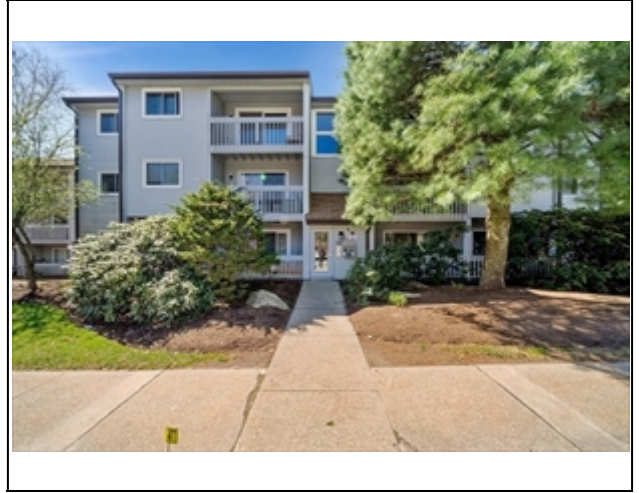
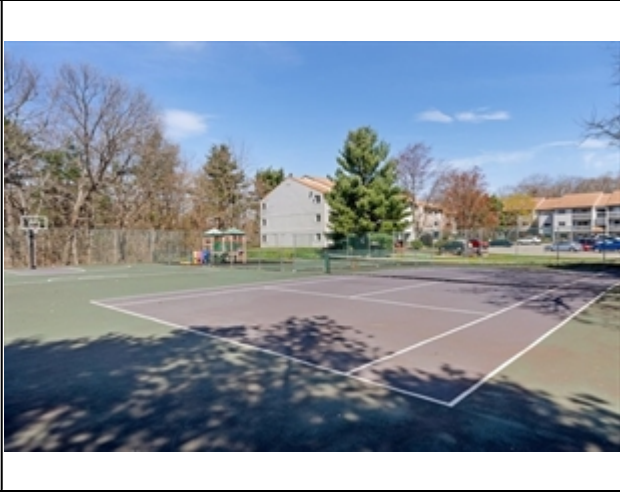
MLS #	Date		DOM	DTO	Price
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CTG	5/10/2024	Status Changed to: <b>Contingent</b>	15		
	5/20/2024	Price Changed to: <b>\$289,900</b>	25		\$289,900
	5/20/2024	Price Changed to: <b>\$299,900</b>	25		\$299,900
BOM	5/20/2024	Status Changed to: <b>Back on Market</b>	25		
	5/20/2024	Price Changed to: <b>\$289,900</b>	25		\$289,900
CTG	5/31/2024	Status Changed to: <b>Contingent</b>	36		
UAG	6/7/2024	Status Changed to: <b>Under Agreement</b>	43		
SLD	6/21/2024	Status Changed to: <b>Sold</b>	43		
	6/21/2024	Sold for <b>\$294,000</b>	43	31	<b>\$294,000</b>
<b>Market History for Office Id: NB3534</b>			<b>43</b>	<b>31</b>	<b>\$294,000</b>
<b>Market History for this property</b>			<b>43</b>	<b>31</b>	<b>\$294,000</b>

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**602 Franklin Crossing Rd - Unit 602**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>73279890</b>	Status: <b>Sold</b>
List Price: <b>\$279,900</b>	Sale Price: <b>\$295,000</b>
List Date: <b>8/20/2024</b>	Sale Date: <b>10/16/2024</b>
Area:	Off Market Date: <b>8/26/2024</b>
List\$/Sq. Ft.: <b>\$316.99</b>	Sold \$/Sq. Ft. <b>\$334.09</b>
Days on Market (Total): <b>6</b>	Days on Market (Office): <b>6</b>



**Exterior - Front**

**Property Features**

Rooms: <b>4</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>1</b> Placement: <b>Corner, Back, Ground</b>
Main Bath:	Approx. Living Area Total: <b>883 SqFt</b>
Fireplaces: <b>0</b>	Living Area Includes Below-Grade SqFt: <b>No</b>
Year Built: <b>1985</b>	Approx. Above Grade: <b>883 SqFt</b>
# Units: <b>156</b>	Approx. Below Grade:
Elevator: <b>No</b>	Outdoor Space Avail: <b>Yes - Common</b>
Handicap Access/Features: <b>No</b>	Garage: <b>0</b>
Association: <b>Yes</b> Fee: <b>\$484</b>	Parking: <b>2 Off-Street, Common, Guest</b>
Fee Includes: <b>Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Refuse Removal</b>	

**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Wall to Wall Carpet, Exterior Access, Open Floor Plan, Slider</b>
Dining Room:	<b>1</b>		<b>Flooring - Vinyl, Open Floor Plan, Beadboard</b>
Kitchen:	<b>1</b>		<b>Flooring - Vinyl</b>
Main Bedroom:	<b>1</b>		<b>Closet - Walk-in, Flooring - Wall to Wall Carpet, Closet - Double</b>
Bedroom 2:	<b>1</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - With Tub &amp; Shower, Closet - Linen, Flooring - Vinyl</b>

**Features & Other Information**

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

**Delightful first-floor unit eliminates the bother of stairs, with the laundry room conveniently located just down the hall! 17 ft X 12 ft primary bedroom boasts loads of natural light and a huge 8 ft X 7 ft walk-in closet along with a second closet. The second bedroom is spacious 12 ft X 12 ft. Recent heat pump and central air conditioning. New plank-vinyl flooring in kitchen, dining room and bath. The kitchen features sleek Euro-style cabinets, newer dishwasher and range. Dining room is adorned with elegant beadboard paneling. Updated bathroom, complete with a modern vanity, brushed-nickel lighting, and hardware. Rear-facing unit offers enclosed patio with serene views of the peaceful common grounds and woods. Pet-friendly association welcomes dogs of any weight. Franklin Village Shopping Center is just 1/3 mile away, and I-495 is a mere 1/2 mile drive. Franklin Crossing offers an array of amenities, including an in-ground pool, basketball and tennis courts, and a playground.**

**Tax Information**

**2024 Taxes: \$2,897** Assessment: **\$245,700**  
 Pin #: **M:270 L:021-026**

Cert: Zoning Code: **res**  
 Map: Block: Lot: Book: **40416** Page: **459**

**Market History for 602 Franklin Crossing Rd U:602, Franklin, MA 02038**

<b>MLS #</b>	<b>Date</b>		<b>DOM</b>	<b>DTO</b>	<b>Price</b>
73279890	8/20/2024	Listed for <b>\$279,900</b>			\$279,900
UAG	8/26/2024	Status Changed to: <b>Under Agreement</b>	6		
SLD	10/19/2024	Status Changed to: <b>Sold</b>	6		
	10/16/2024	Sold for <b>\$295,000</b>	6	6	<b>\$295,000</b>
<b>Market History for Office Id: AN4875</b>			<b>6</b>	<b>6</b>	<b>\$295,000</b>
<b>Market History for this property</b>			<b>6</b>	<b>6</b>	<b>\$295,000</b>

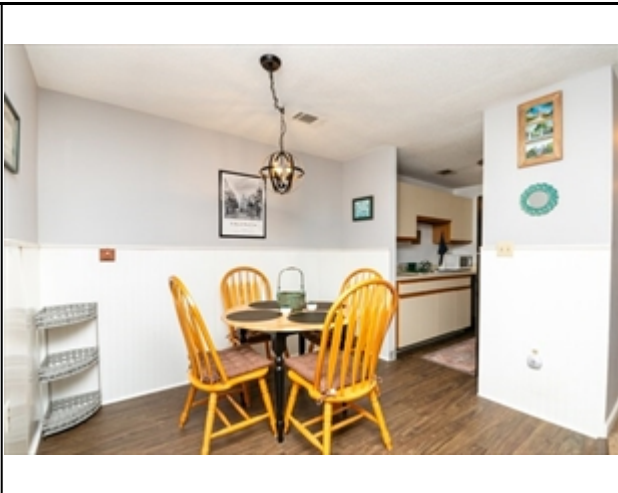
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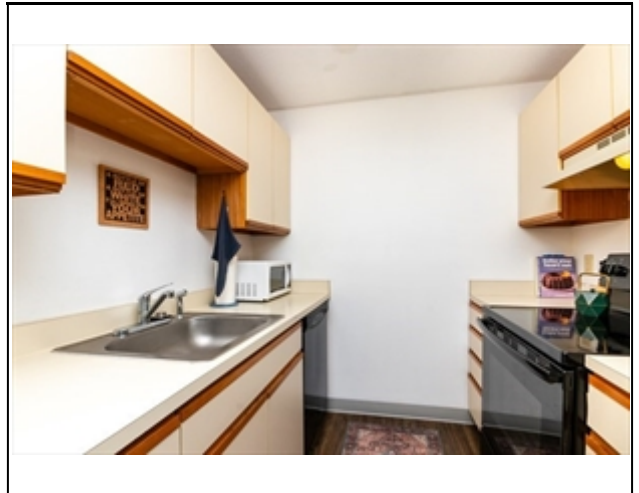
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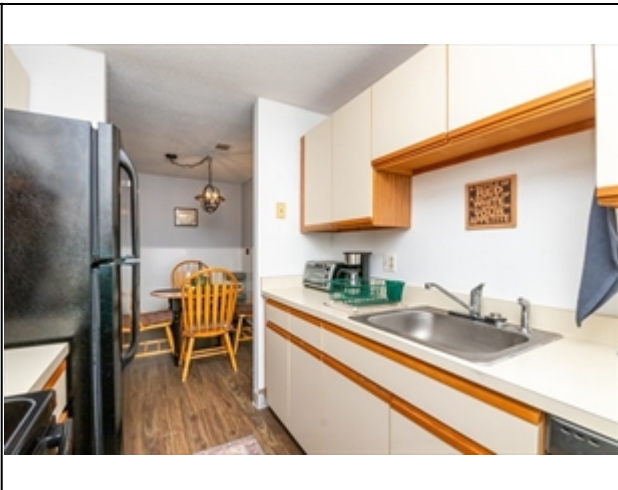
**Living Room**



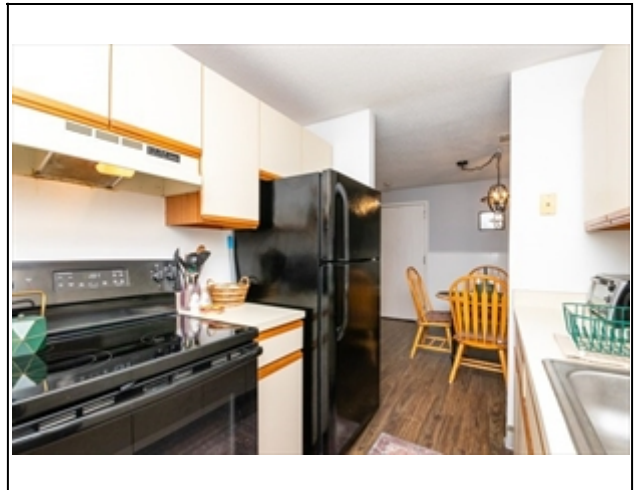
**Dining Room**



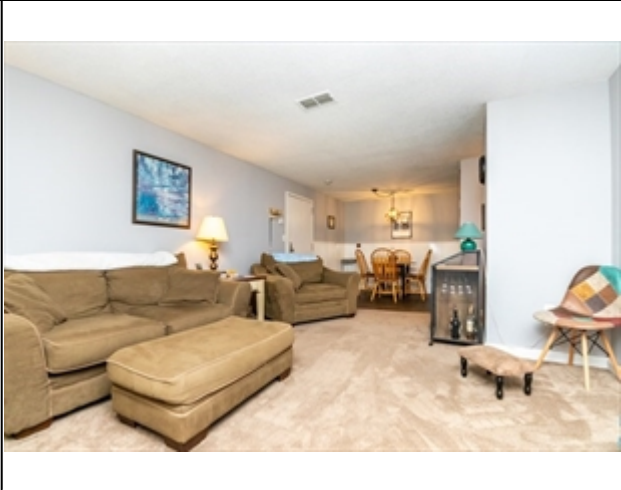
**Kitchen**



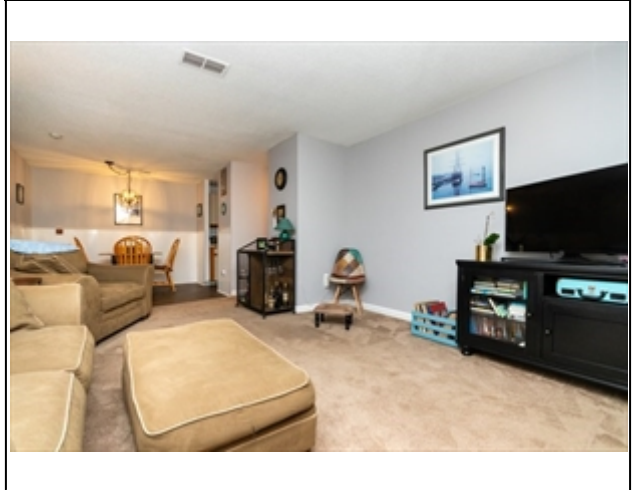
**Kitchen**



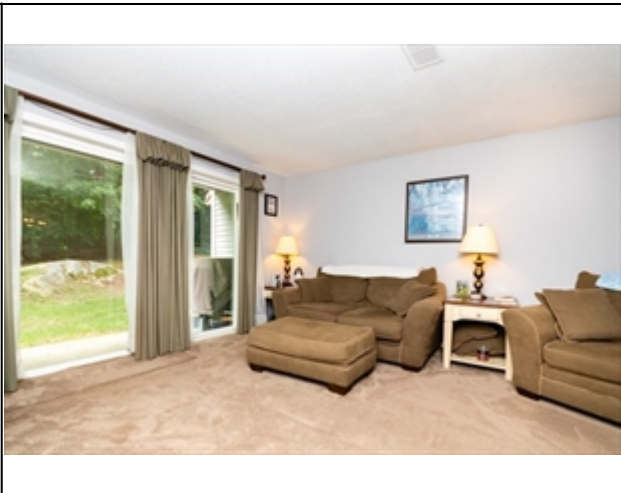
**Kitchen**



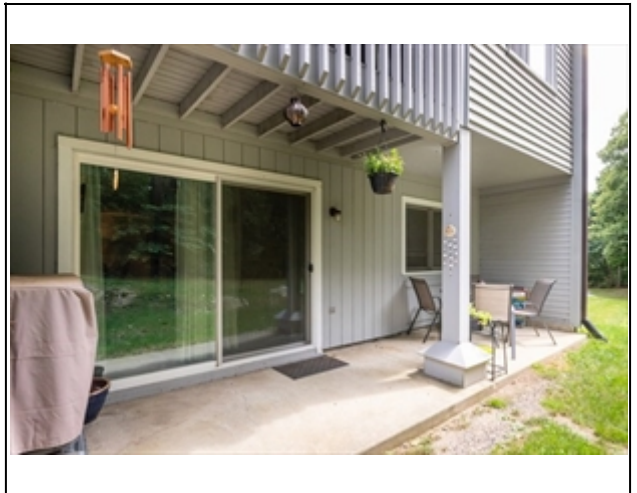
**Living/Dining Room Combo**



**Living/Dining Room Combo**



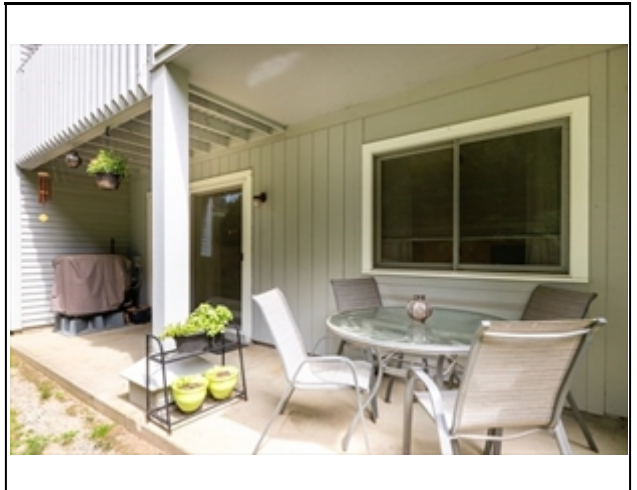
**Living/Dining Room Combo**



**Patio**



**Exterior - Back**



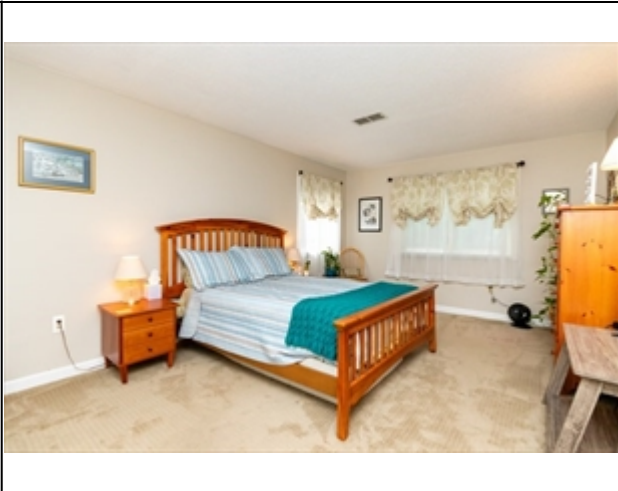
**Patio**



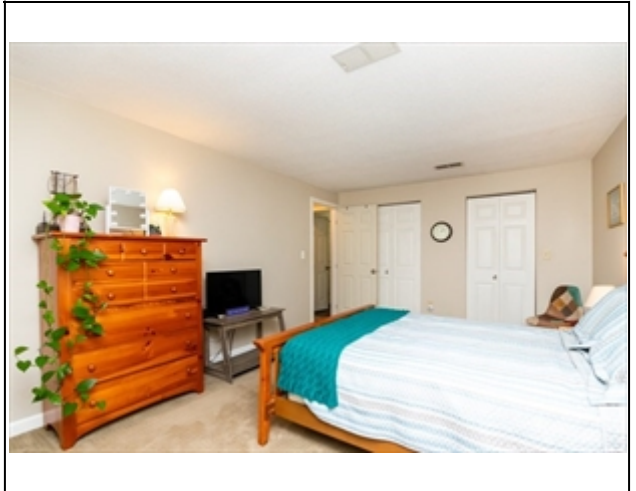
**Common Area**



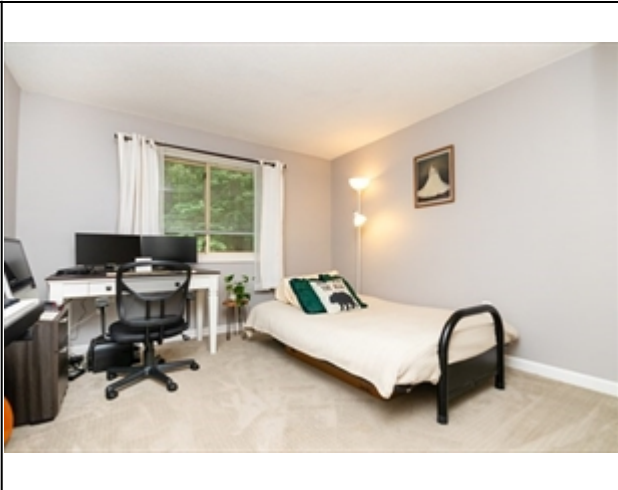
**Bathroom**



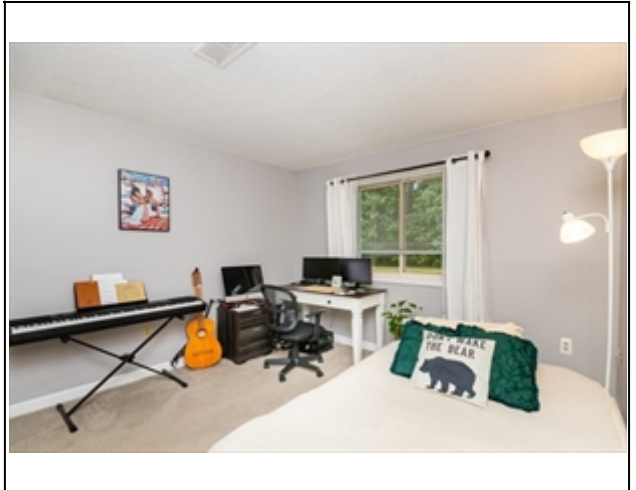
**Bedroom - Main**



**Bedroom - Main**



**Bedroom 2**



**Bedroom 2**



**Heating System**



**Exterior - Back**



**Exterior - Back**



**Common Area**



**Common Area**



**Common Area**



**Common Area**



**Common Area**

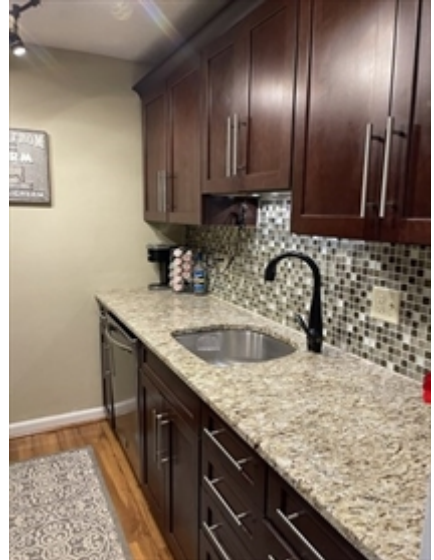


**Common Area**

**807 Franklin Crossing - Unit 807**  
**Franklin, MA 02038**  
**Condo**

MLS #: **73209688**  
List Price: **\$285,900**  
List Date: **3/7/2024**  
Area:  
List\$/Sq. Ft.: **\$305.12**  
Days on Market (Total): **21**

Status: **Sold**  
Sale Price: **\$296,000**  
Sale Date: **4/16/2024**  
Off Market Date: **3/27/2024**  
Sold \$/Sq. Ft. **\$315.90**  
Days on Market (Office): **21**



### Property Features

Rooms: **4** Style: **Garden**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **2** Placement: **Middle, Back**  
Main Bath: **No** 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: **Yes - Common**  
Handicap Access/Features: Garage: **0**  
Association: **Yes** Fee: **\$515** Parking: **2 Off-Street, Deeded, Common, Paved Driveway**

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
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### Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
Basement: **No**  
Construction: **Frame**  
Cooling: **Central Air**  
Exclusions: **Personal Items**  
Exterior: **Vinyl**  
Exterior Features: **Balcony, Tennis Court**  
Facing Direction:  
Heating: **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**

**Great opportunity to own a beautiful 2 bedroom condo. This amazing unit that has been wonderfully maintained and is ready to move right into with neutral decor. Fully applianced stainless steel kitchen with granite countertops. Spacious Living Room that has a slider for lots of natural light and also leads out to a deck that faces the back of the building with a beautiful wooded view. Two large bedrooms with tons of closet space. This condo complex has a tennis court, pool and play area for all residents to use. Pet Friendly. Close to tons of shopping and restaurants. An easy commuter spot being close to both the Commuter Rail and Rt 495. Nothing to do but unpack!!**

### Tax Information

**2023** Taxes: **\$2,838** Assessment: **\$225,600**  
Pin #:

Cert: Zoning Code: **Res**  
Map: Block: Lot: Book: **36452** Page: **6**

### Compensation

Sub-Agency: **Not Offered**

Buyer's Broker: **2**

Facilitator:  
**0**

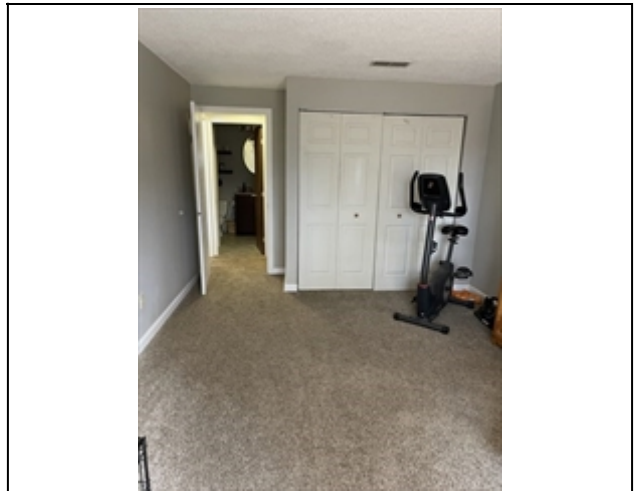
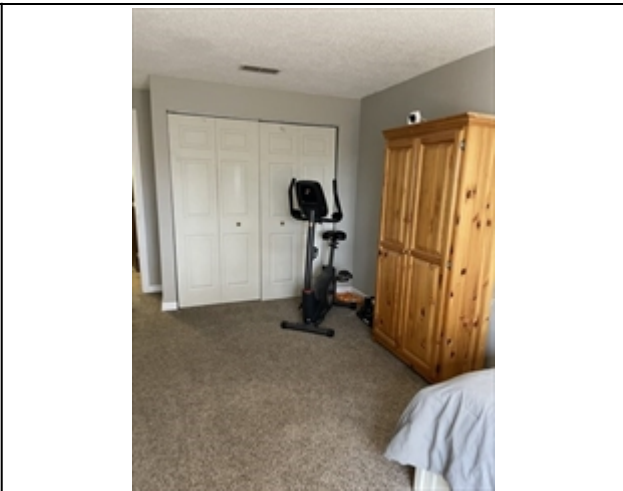
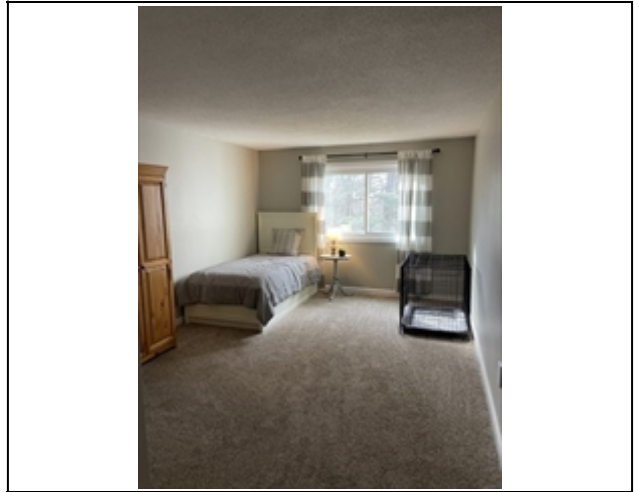
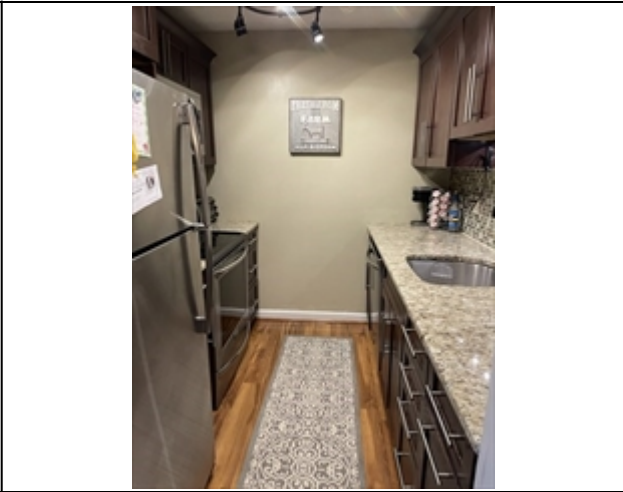
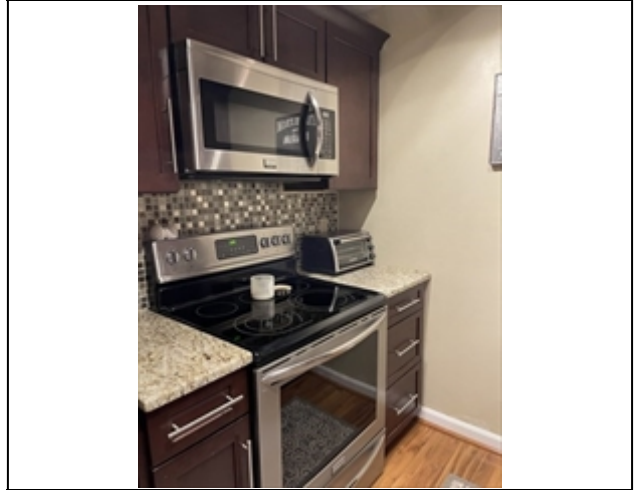
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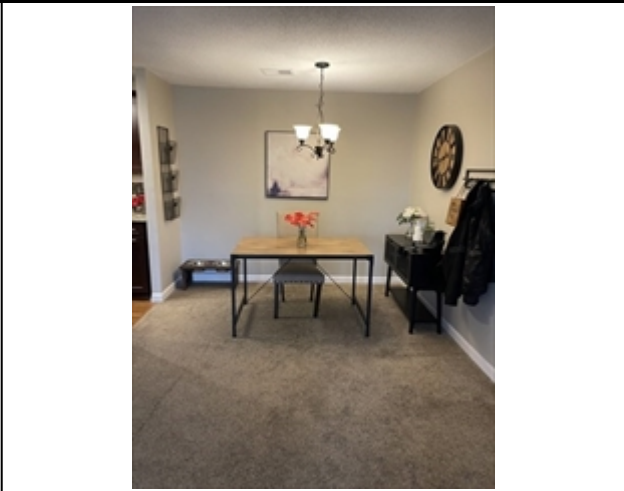
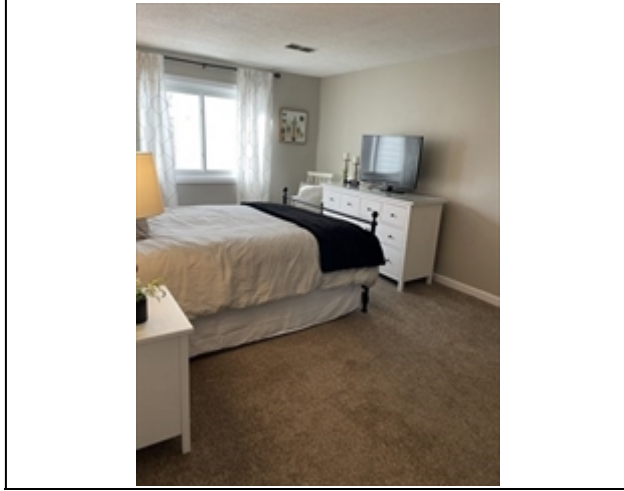
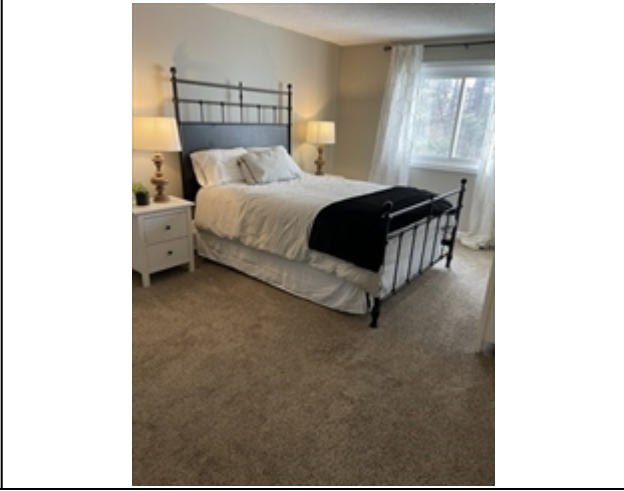
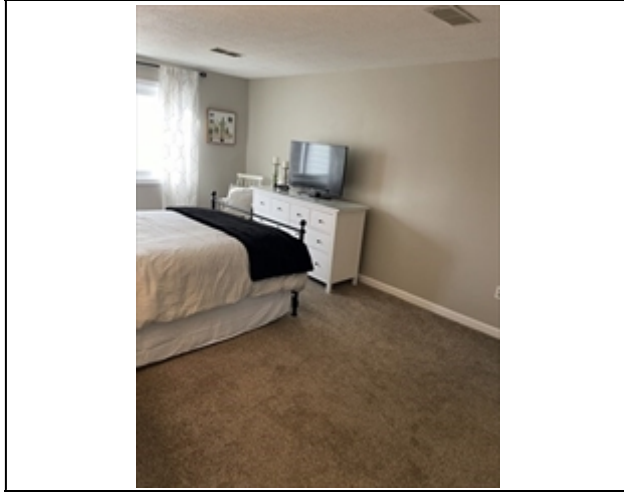


**Market History for 807 Franklin Crossing U:807, Franklin, MA 02038**

MLS #	Date		DOM	DTO	Price
73209688	3/7/2024	Listed for <b>\$285,900</b>			\$285,900
CTG	3/14/2024	Status Changed to: <b>Contingent</b>	7		
UAG	3/28/2024	Status Changed to: <b>Under Agreement</b>	21		
SLD	4/16/2024	Status Changed to: <b>Sold</b>	21		
	4/16/2024	Sold for <b>\$296,000</b>	21	7	<b>\$296,000</b>
<b>Market History for Office Id: BB1510</b>			<b>21</b>	<b>7</b>	<b>\$296,000</b>
<b>Market History for this property</b>			<b>21</b>	<b>7</b>	<b>\$296,000</b>

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**606 Franklin Crossing Road - Unit 606**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>73291988</b>	Status: <b>Sold</b>
List Price: <b>\$300,000</b>	Sale Price: <b>\$320,000</b>
List Date: <b>9/18/2024</b>	Sale Date: <b>10/25/2024</b>
Area:	Off Market Date: <b>10/6/2024</b>
List\$/Sq. Ft.: <b>\$318.81</b>	Sold \$/Sq. Ft. <b>\$340.06</b>
Days on Market (Total): <b>19</b>	Days on Market (Office): <b>19</b>



**Property Features**

Rooms: <b>5</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>2</b> Placement: <b>Upper, Corner, Back</b>
Main Bath: <b>No</b>	Approx. Living Area Total: <b>941 SqFt</b>
Fireplaces: <b>0</b>	Living Area Includes Below-Grade SqFt: <b>No</b>
Year Built: <b>1985</b>	Approx. Above Grade: <b>941 SqFt</b>
# Units: <b>156</b>	Approx. Below Grade:
Elevator: <b>No</b>	Outdoor Space Avail: <b>Yes - Common</b>
Handicap Access/Features:	Garage: <b>0</b>
Association: <b>Yes</b> Fee: <b>\$515</b>	Parking: <b>2 Off-Street, Common, Guest</b>

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
Living Room:	<b>2</b>		<b>Flooring - Laminate, Balcony / Deck, Recessed Lighting</b>
Dining Room:	<b>2</b>		<b>Flooring - Laminate</b>
Kitchen:	<b>2</b>		<b>Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Remodeled, Stainless Steel Appliances</b>
Main Bedroom:	<b>2</b>		<b>Closet - Walk-in, Closet, Flooring - Laminate</b>
Bedroom 2:	<b>2</b>		<b>Closet, Flooring - Laminate</b>
Bath 1:	<b>2</b>		<b>Bathroom - Full, Closet - Linen, Flooring - Marble</b>

**Features & Other Information**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Central Air**  
 Electric: **Circuit Breakers**  
 Exclusions: **All personal property inc. flat screen TVs, TV brackets, curtain rods/hardware, wall shelving**  
 Exterior: **Vinyl**  
 Exterior Features: **Balcony**  
 Facing Direction:  
 Heating: **Forced Air, Heat Pump, Electric**  
 Hot Water: **Electric, Tank**  
 Interior Features: **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**

**You will love this fully renovated unit in the Franklin Crossing Condominium complex located close to everything: Franklin Village Shopping Plaza, Route 495 and the Forge Hill commuter rail station. This rear facing unit on the second floor is beautifully decorated. As you enter the unit your eyes will be drawn to the contemporary gleaming dark floors. The living room has sliders leading out to a rear balcony overlooking the backyard. The living room flows into the dining area which is adjacent to the recently updated galley kitchen with granite flooring and countertops, designer backsplash and stainless steel appliances. Down the main hallway there are two very spacious bedrooms with an abundance of closet space. The primary bedroom features two closets, one a walk-in. Fresh, neutral paint throughout. Community features tennis courts and a swimming pool for your outdoor enjoyment. Great first time buyer opportunity. Showings begin at first open house, Friday 9/20, 4:30-6PM**

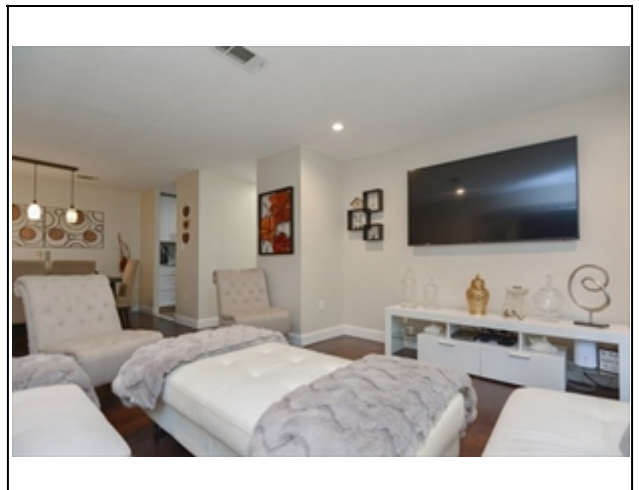
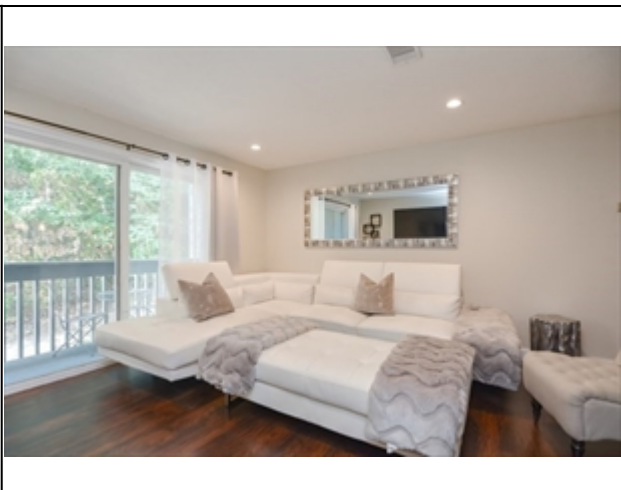
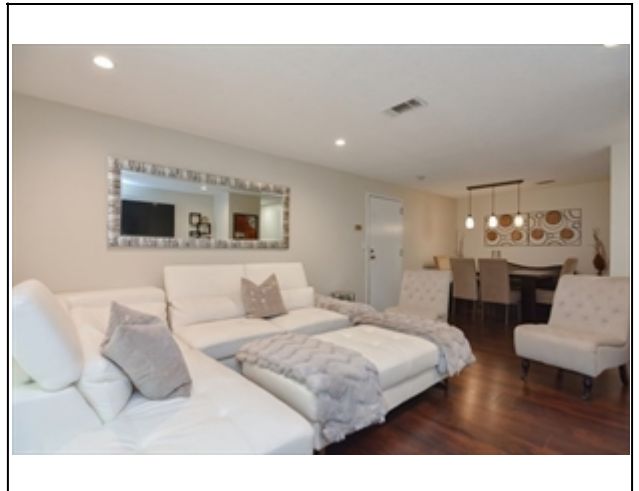
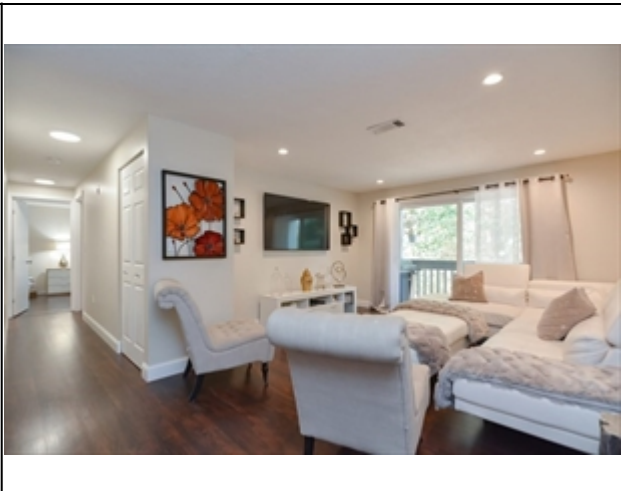
**Tax Information**

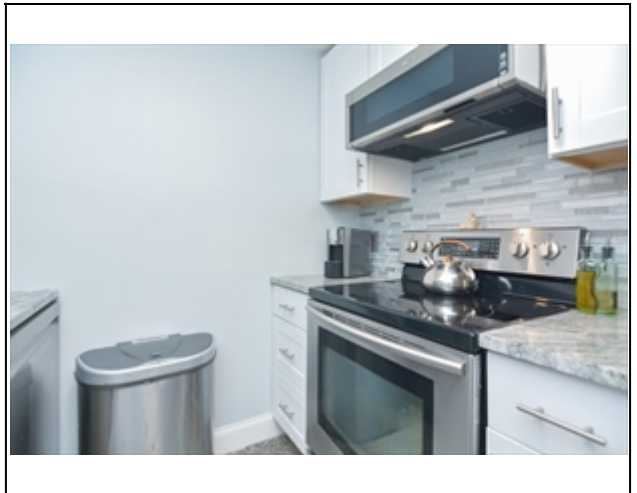
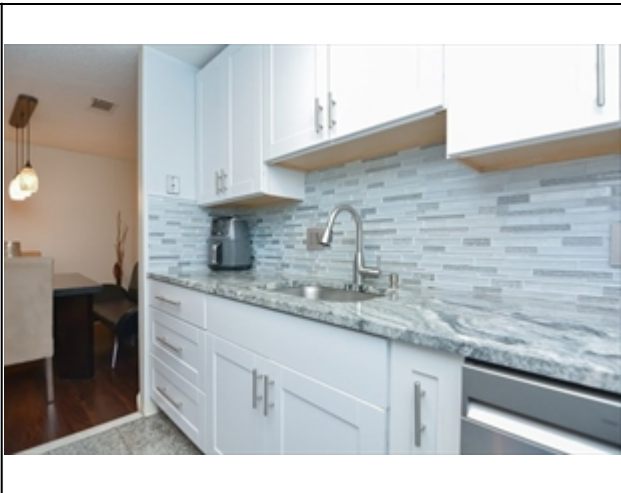
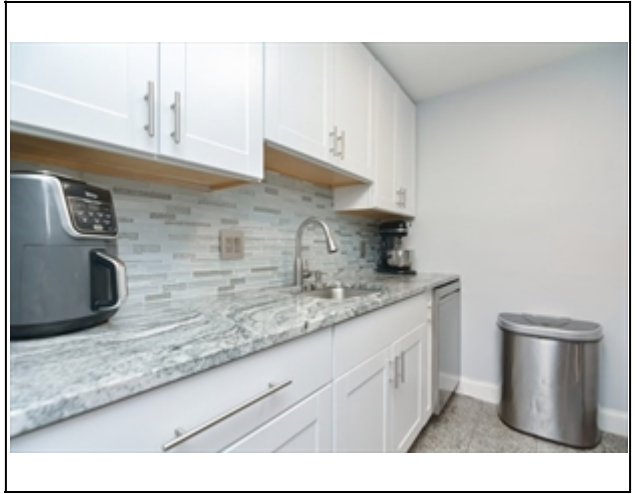
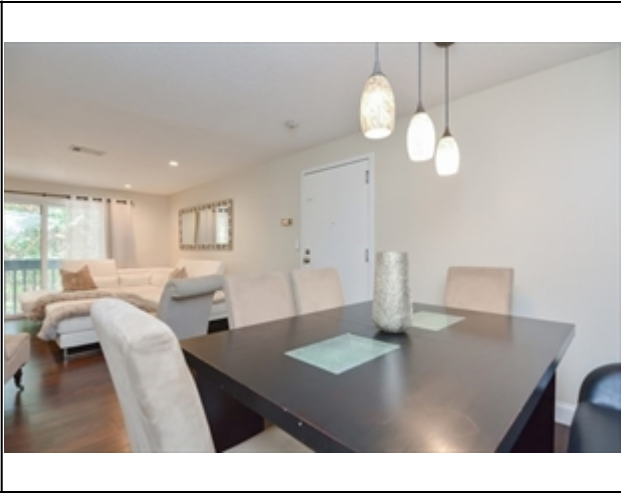
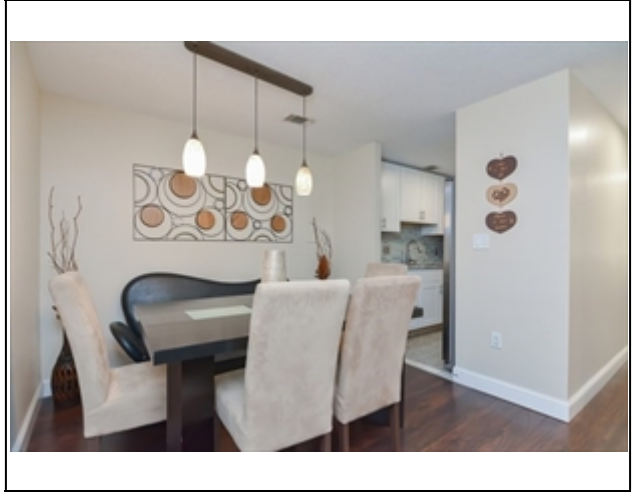
<b>2024 Taxes: \$2,977</b>	<b>Assessment: \$252,500</b>	Cert: Zoning Code: <b>RES CONDO</b>
Pin #: <b>M:270 L:021-030</b>	Map: <b>270</b>	Block: Lot: <b>021-30</b> Book: <b>23834</b> Page: <b>38</b>

**Market History for 606 Franklin Crossing Road U:606, Franklin, MA 02038**

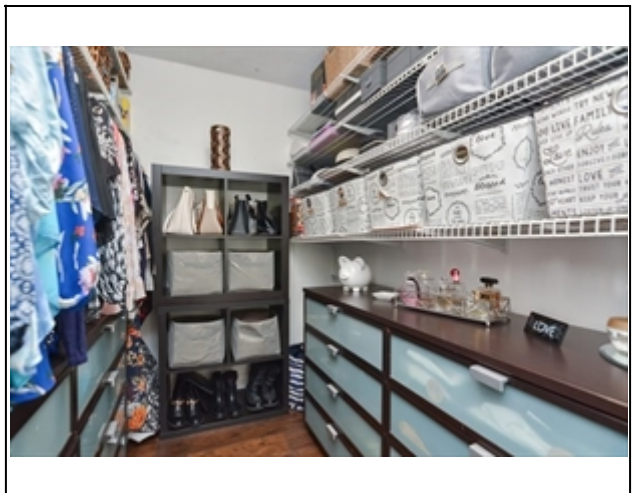
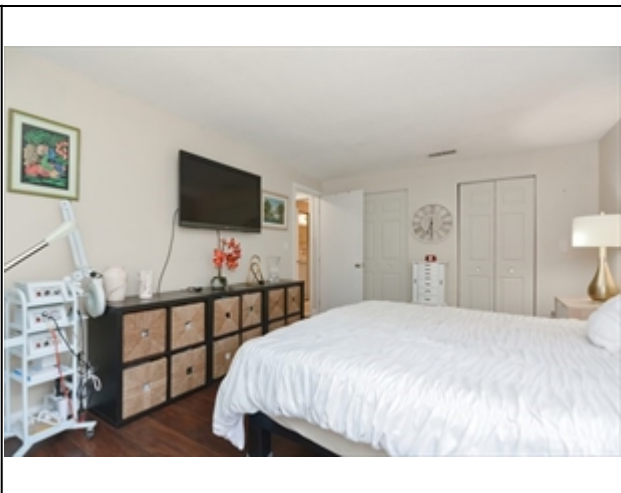
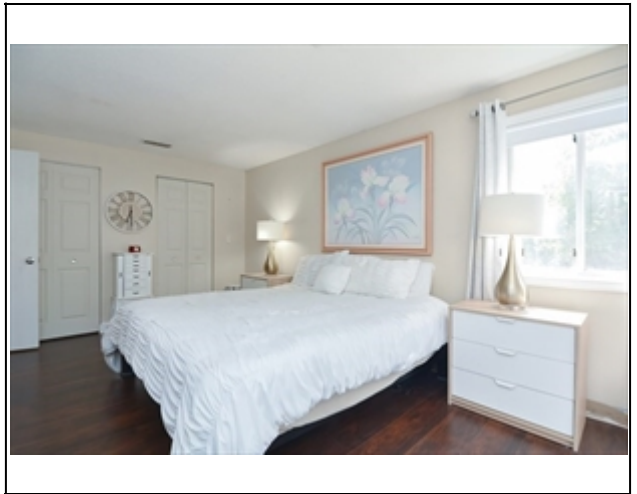
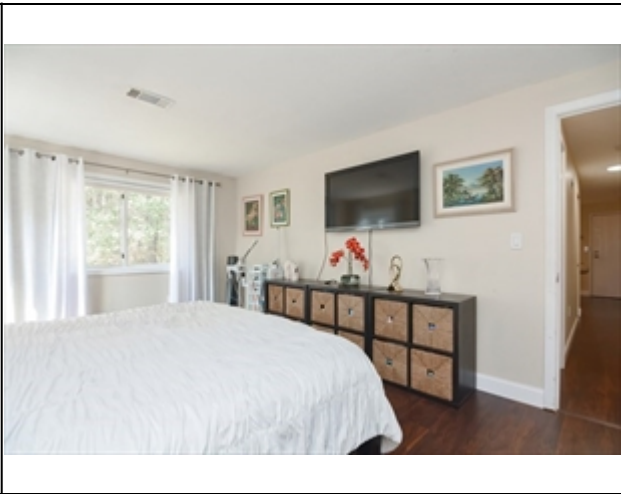
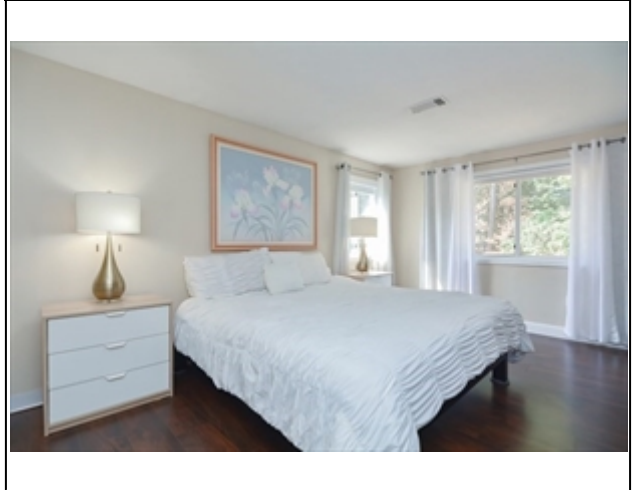
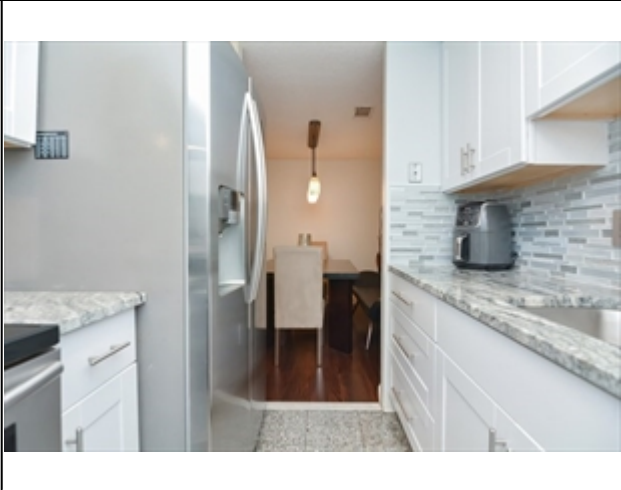
MLS #	Date		DOM	DTO	Price
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CTG	9/23/2024	Status Changed to: <b>Contingent</b>	5		
UAG	10/7/2024	Status Changed to: <b>Under Agreement</b>	19		
SLD	10/25/2024	Status Changed to: <b>Sold</b>	19		
	10/25/2024	Sold for <b>\$320,000</b>	19	5	<b>\$320,000</b>
<b>Market History for Office Id: AN7063</b>			<b>19</b>	<b>5</b>	<b>\$320,000</b>
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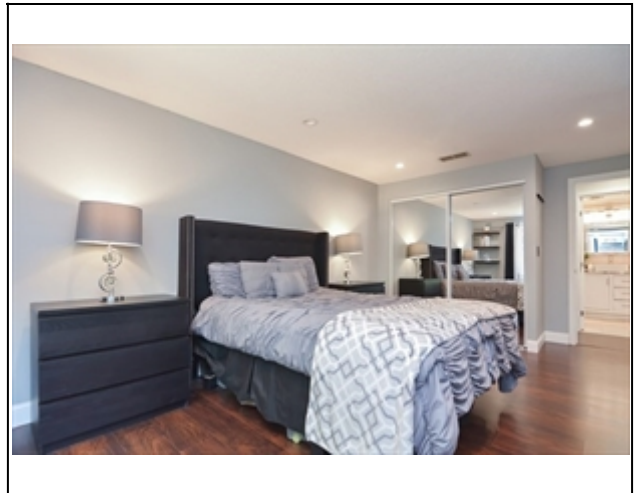
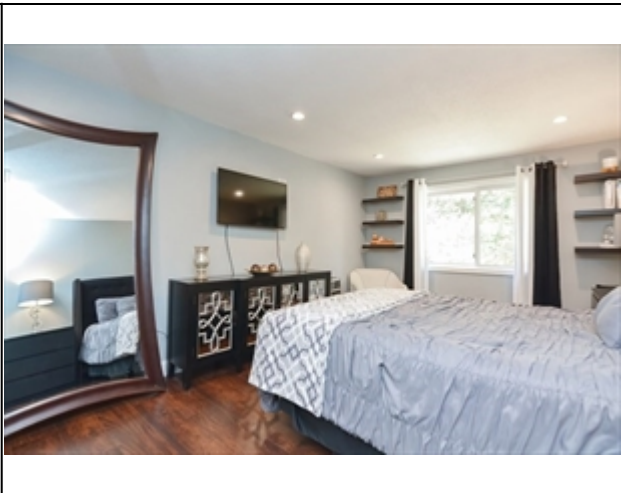
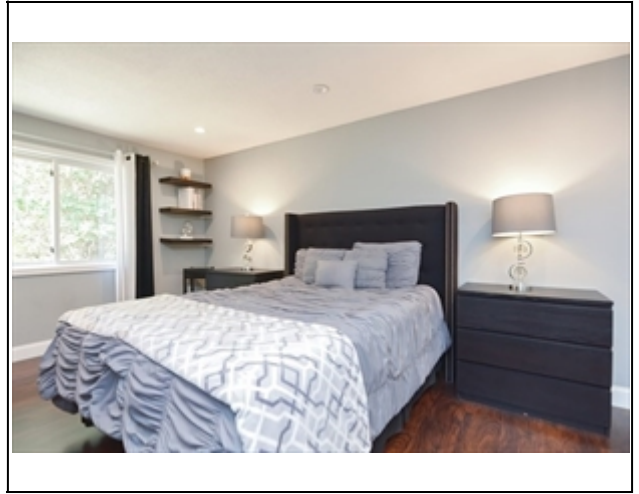
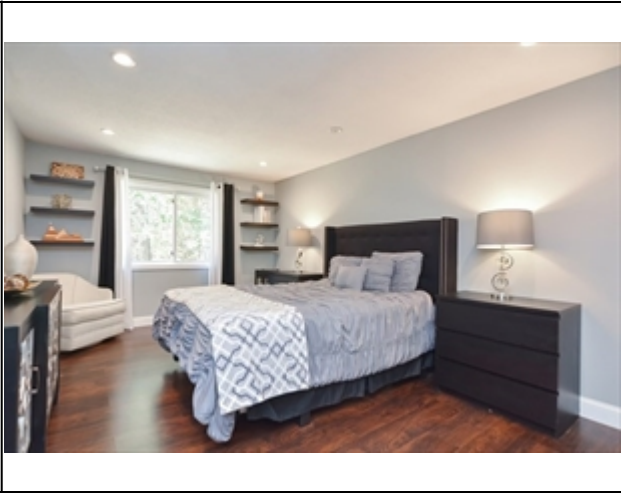
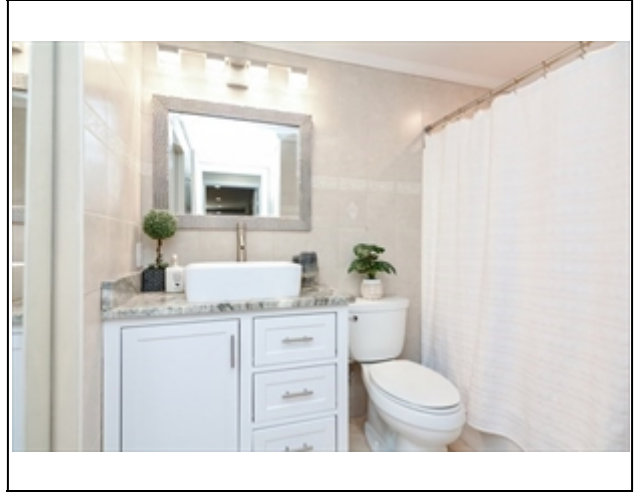
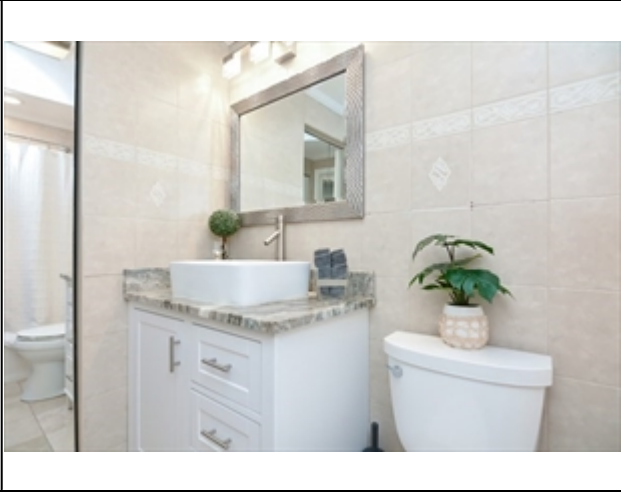
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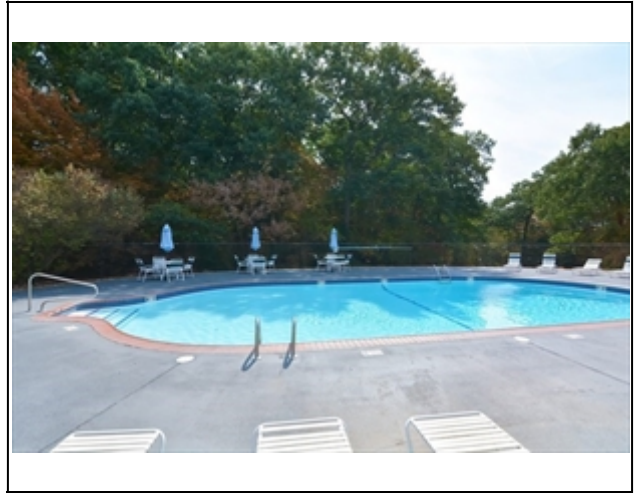
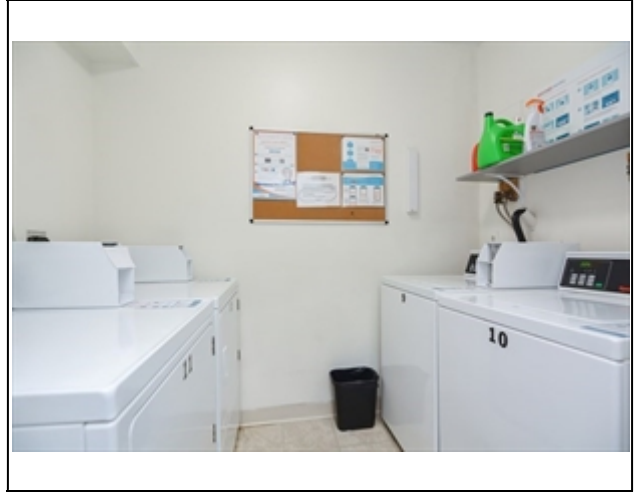
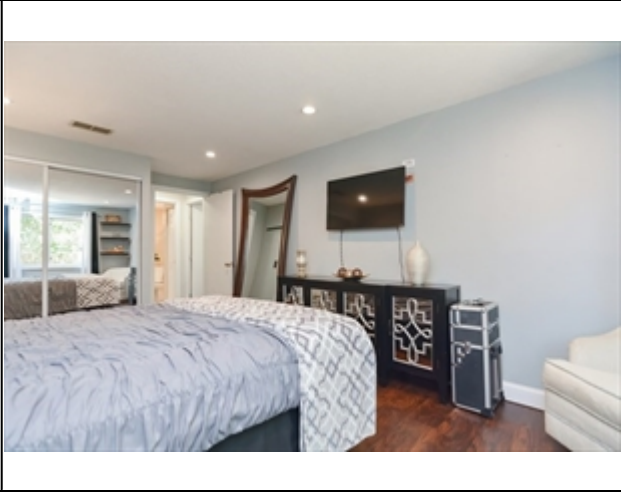












**1602 Franklin Crossing - Unit 1602**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>73279465</b>	Status: <b>Sold</b>
List Price: <b>\$300,000</b>	Sale Price: <b>\$320,000</b>
List Date: <b>8/19/2024</b>	Sale Date: <b>9/30/2024</b>
Area:	Off Market Date: <b>9/7/2024</b>
List\$/Sq. Ft.: <b>\$334.08</b>	Sold \$/Sq. Ft. <b>\$356.35</b>
Days on Market (Total): <b>19</b>	Days on Market (Office): <b>19</b>

**Property Features**

Rooms: <b>5</b>	Style: <b>Garden</b>
Bedrooms: <b>2</b>	Type: <b>Condo</b>
Baths: <b>1f 0h</b>	Unit Level: <b>1</b> Placement: <b>Street, Back, Walkout</b>
Main Bath:	Approx. Living Area Total: <b>898 SqFt</b>
Fireplaces: <b>0</b>	Living Area Includes Below-Grade SqFt: <b>No</b>
Year Built: <b>1985</b>	Approx. Above Grade: <b>898 SqFt</b>
# Units: <b>156</b>	Approx. Below Grade:
Elevator: <b>No</b>	Outdoor Space Avail: <b>Yes - Private</b>
Handicap Access/Features:	Garage: <b>0</b>
Association: <b>Yes</b> Fee: <b>\$484</b>	Parking: <b>2 Off-Street, Deeded, Common, Paved Driveway</b>
Fee Includes: <b>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</b>	



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Open Floor Plan, Slider</b>
Dining Room:	<b>1</b>		<b>Open Floor Plan</b>
Kitchen:	<b>1</b>		<b>Countertops - Stone/Granite/Solid</b>
Main Bedroom:	<b>1</b>		<b>Closet - Walk-in</b>
Bedroom 2:	<b>1</b>		-
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - Tiled With Tub &amp; Shower, Closet - Linen, Closet/Cabinets - Custom Built</b>
Laundry:	<b>1</b>		-

**Features & Other Information**

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
 Basement: **No**  
 Construction: **Frame**  
 Cooling: **Central Air, Heat Pump**  
 Electric: **Circuit Breakers**  
 Exclusions:  
 Exterior: **Vinyl**  
 Exterior Features: **Covered Patio/Deck**  
 Facing Direction:  
 Heating: **Forced Air, Electric**  
 Hot Water: **Electric, Tank**  
 Lead Paint: **Unknown**  
 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**

**Fresh Renovation, Carefree Single level living with no stairs! Highly sought after first floor 2 bedroom condo privately set at the wooded side of Franklin Crossing. Spacious unit, with 2 large bedrooms and great expanded closet space. Bright Granite and Stainless Kitchen with newer appliances. Stylish barn door hallway closet provides extra storage. Family Room has plenty of area to entertain with sliders to a patio and a private grass backyard and woods right outside your door. Laundry is steps from the unit. The community features a swimming pool, playground, basketball court, tennis court and trails. Close to shopping, restaurants, commuter rail and fantastic easy access to the highway. Recent Updates include New/Newer: Kitchen, Bathroom, Kitchen Appliances, HVAC, Hot Water Tank, Lighting, Walk-in Closet System, Interior Doors and Trim.**

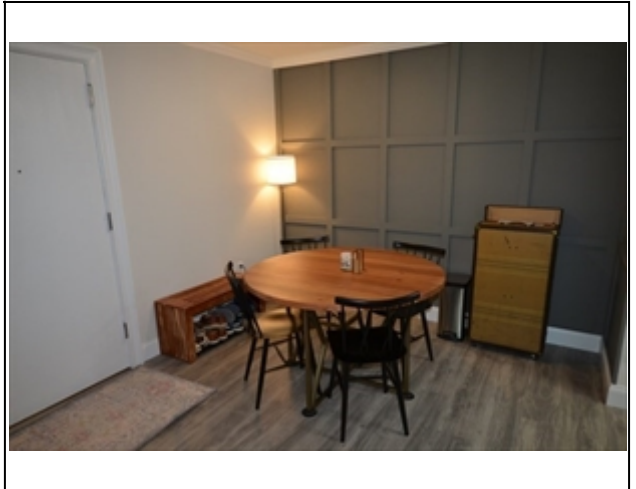
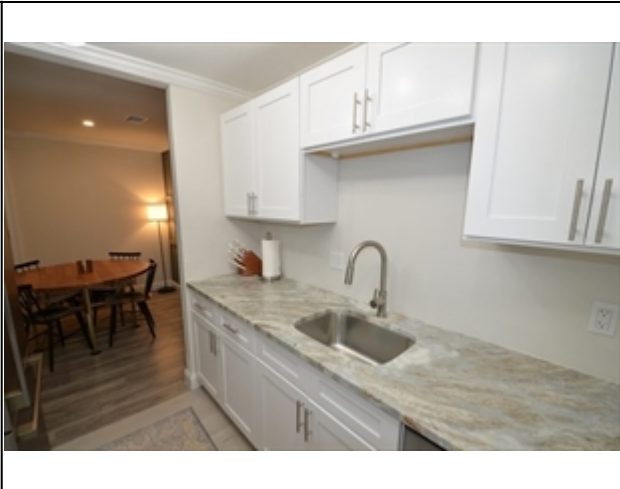
**Tax Information**

<b>2024 Taxes: \$2,860</b>	Assessment: <b>\$242,600</b>	Cert:	Zoning Code: <b>Res</b>
Pin #:		Map:	Block: Lot: Book: <b>41331</b> Page: <b>464</b>

**Market History for 1602 Franklin Crossing U:1602, Franklin, MA 02038**

MLS #	Date		DOM	DTO	Price
73279465	8/19/2024	Listed for <b>\$300,000</b>			\$300,000
	8/19/2024	Compensation Based On Changed To: <b>Compensation Offered but Not in MLS</b>			
	8/20/2024	Compensation Based On Changed To:			
	8/20/2024	Buyer's Broker Compensation Changed From: <b>2</b> To:			
	8/20/2024	Compensation Based On Changed To: <b>Compensation Offered but Not in MLS</b>			
	8/25/2024	Price Changed to: <b>\$325,000</b>	6		\$325,000
CTG	8/25/2024	Status Changed to: <b>Contingent</b>	6		
	8/26/2024	Compensation Based On Changed To:			
UAG	9/7/2024	Status Changed to: <b>Under Agreement</b>	19		
	10/1/2024	Price Changed to: <b>\$300,000</b>	19		\$300,000
SLD	10/1/2024	Status Changed to: <b>Sold</b>	19		
	9/30/2024	Sold for <b>\$320,000</b>	19	5	<b>\$320,000</b>
<b>Market History for Office Id: AN7871</b>			<b>19</b>	<b>5</b>	<b>\$320,000</b>
<b>Market History for this property</b>			<b>19</b>	<b>5</b>	<b>\$320,000</b>

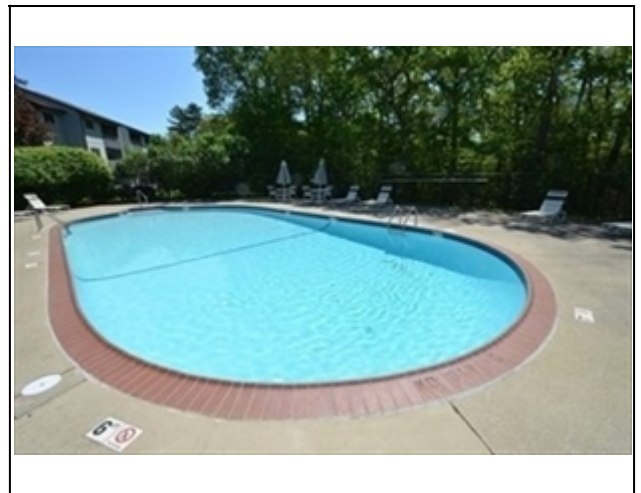
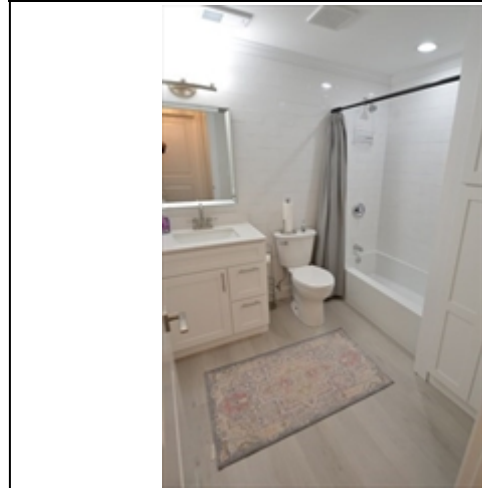
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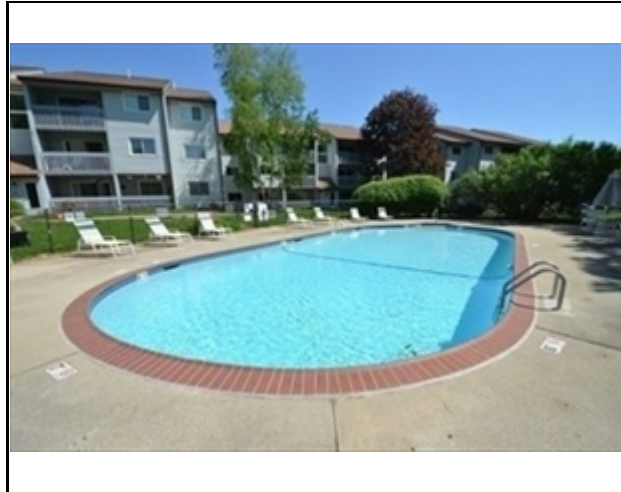






**MLS # 73279465 - Sold**  
**1602 Franklin Crossing U:1602, Franklin, MA 02038**

**Condominium - Condo**  
**Sale Price: \$320,000**



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**205 Franklin Crossing - Unit 205**  
**Franklin, MA 02038**  
**Condo**

MLS #: <b>73299590</b>	Status: <b>Sold</b>
List Price: <b>\$324,900</b>	Sale Price: <b>\$325,000</b>
List Date: <b>10/7/2024</b>	Sale Date: <b>11/22/2024</b>
Area:	Off Market Date: <b>11/15/2024</b>
List\$/Sq. Ft.: <b>\$346.74</b>	Sold \$/Sq. Ft. <b>\$346.85</b>
Days on Market (Total): <b>40</b>	Days on Market (Office): <b>40</b>



### Property Features

Rooms: **4** Style: **Garden**  
 Bedrooms: **2** Type: **Condo**  
 Baths: **1f 0h** Unit Level: **2** Placement: **Upper**  
 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: **No** Outdoor Space Avail: **Yes - Common**  
 Handicap Access/Features: Garage: **0**  
 Association: **Yes** Fee: Parking: **2 Off-Street, Common, Guest \$515**  
 Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Playground, Recreational Facilities, Refuse Removal, Management Fee**

### Room Descriptions

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

### Features & Other Information

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

**Welcome to Franklin Crossing. Nothing to do but move in! This is the perfect home for those seeking convenience, luxury and affordability in one amazing package. Newly built building/unit in 2023. Custom kitchen with stainless steel appliances, tile backsplash and quartz countertops. 2 spacious bedrooms, walk-in closet in master. Custom lighting. Private balcony. Central Air. The community amenities include an in-ground pool, tennis court, and playground. Easy access to shopping and dining. Located only a half mile from Route 495 and short drive to Forge Park Commuter Rail station. Quick closing possible.**

### Tax Information

<b>2024 Taxes: \$2,403</b>	Assessment: <b>\$300,000</b>	Cert:     Zoning Code: <b>res</b>
Pin #:	Map: <b>270</b>	Block: <b>021</b> Lot: <b>005</b> Book: <b>41504</b> Page: <b>507</b>

### Compensation

Sub-Agency:	Buyer's Broker:	Facilitator:
Compensation Based On:		

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**Market History for 205 Franklin Crossing U:205, Franklin, MA 02038**

MLS #	Date		DOM	DTO	Price
73299590	10/7/2024	Listed for <b>\$324,900</b>			\$324,900
	10/21/2024	Listing Alert Flag set to: <b>Yes - Kick-out/Right 1st Refusal</b>			
CTG	11/2/2024	Status Changed to: <b>Contingent</b>		26	
UAG	11/16/2024	Status Changed to: <b>Under Agreement</b>		40	
SLD	11/25/2024	Status Changed to: <b>Sold</b>		40	
	11/22/2024	Sold for <b>\$325,000</b>	40	17	<b>\$325,000</b>
<b>Market History for Office Id: K95597</b>			<b>40</b>	<b>17</b>	<b>\$325,000</b>
<b>Market History for this property</b>			<b>40</b>	<b>17</b>	<b>\$325,000</b>

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MLS # 73299590 - Sold  
205 Franklin Crossing U:205, Franklin, MA 02038

Condominium - Condo  
Sale Price: \$325,000



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