

Brought To You By: Warren Reynolds, Century 21- Franklin

2204 Franklin Crossing Rd - Unit 22-04
Franklin, MA 02038-2946
Condo

MLS #: **71205026** Status: **Sold**
List Price: **\$125,900** Sale Price: **\$120,000**
List Date: **3/24/2011** Sale Date: **10/31/2011**
Area: Off Market Date: **9/16/2011**
List\$/SqFt: **\$136.26** Sold\$/SqFt: **\$129.87**
Days on Market (Total): **176** Days on Market (Office): **176**



Property Features

Rooms: **4** Style: **Garden**
Bedrooms: **2** Type: **Condo**
Baths: **1f 0h** Unit Level **1**
Master Bath: **No** Placement: **Street, End, Corner, Back**
Fireplaces: **0** Apprx Living Area: **924 sq.ft.**
Year Built: **1985** Outdoor Space Avail:
Units: **156** Garage: **0 --**
Elevator: Parking: **2 Off-Street, Common, Guest**
Handicap Access/Features:
Association: **Yes** Fee: **\$254**
Fee Includes: **Water, Swimming Pool, Exterior Maintenance**

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Flooring - Laminate
Dining Room:	1		Flooring - Laminate
Kitchen:	1		Flooring - Laminate
Master Bedroom:	1		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Closet - Linen, Flooring - Stone/Ceramic Tile

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Range - ENERGY STAR**
Basement: **No**
Construction: **Frame**
Cooling: **Central Air**
Disclosures:
Electric: **110 Volts, Circuit Breakers, 100 Amps**
Exclusions:
Exterior: **Vinyl**
Facing Direction:
Heating: **Heat Pump**
Hot Water: **Electric**
Interior Features: **Cable Available, Intercom**
Lead Paint: **None**
Pets Allowed: **Yes w/ Restrictions**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Remarks

Simply the BEST at Franklin Crossing: New Kitchen! New floors! New bath! FIRST FLR PAIN RELIEF--No trudging up 3 flts with groceries! Open flr plan--Lvng room opens out to a gated patio. Lrg mstr bdrm with walk-in closet. Second bdrm is roomy with great space. Located in the QUIETEST section of complex--back door opens to Pool. Tennis and bsktball courts nearby. Commuter's Dream Location: 1 Min to Rte. 495 & 3 Mins to train! Don't Miss!!!

Tax Information

Pin #: **M:270 L:021-124**
Assessment: **\$136,400**
Taxes: **\$1825.95** Tax Year: **2011**
Book: **15562** Page: **146**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

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Brought To You By: Warren Reynolds, Century 21- Franklin

1602 Franklin Crossing Rd - Unit 1602
Franklin, MA 02038-2993
Condo

MLS #: 71259259	Status: Sold
List Price: \$125,000	Sale Price: \$121,500
List Date: 7/9/2011	Sale Date: 8/15/2011
Area:	Off Market Date: 7/9/2011
List\$/SqFt: \$139.20	Sold\$/SqFt: \$135.30
Days on Market (Total): 0	Days on Market (Office): 0



Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 1
Master Bath: No	Placement: --
Fireplaces: 0	Apprx Living Area: 898 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 0	Garage: 0 --
Elevator:	Parking: 1 --

Handicap Access/Features:
Association: **Yes** Fee: **\$0**
Fee Includes: **Sewer, Swimming Pool, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Playground**

Room Descriptions

Room	Level	Size	Features
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Remarks

Great first floor unit with slider to back grass! Convenient to first floor laundry room. Master bedroom has a walk-in-closet. Parquet wood flooring in dining area. Updated oak vanity in bathroom. Come see the potential in this unit!

Features & Other Information

Basement: **No**
Cooling: **Central Air**
Disclosures: **water heater is owned and approx 8 years old**
Exclusions:
Exterior: **Vinyl**
Facing Direction:
Heating: **Forced Air, 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**

Tax Information

Pin #: **M:270 L:021-086**
Assessment: **\$129,700**
Taxes: **\$1680** Tax Year: **2011**
Book: **14180** Page: **597**
Cert: **050315**
Zoning Code: **R**
Map: Block: Lot:

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Brought To You By: Warren Reynolds, Century 21- Franklin

208 Franklin Crossin - Unit B2 unit 8
Franklin, MA 02038
Condo

MLS #: 71172770	Status: Sold
List Price: \$129,900	Sale Price: \$125,000
List Date: 12/23/2010	Sale Date: 3/11/2011
Area:	Off Market Date: 2/28/2011
List\$/SqFt: \$138.78	Sold\$/SqFt: \$133.55
Days on Market (Total): 186	Days on Market (Office): 186



Property Features

Rooms: 4	Style: Rowhouse, Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 2
Master Bath: No	Placement: --
Fireplaces: 0	Apprx Living Area: 936 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0 --
Elevator:	Parking: 2 --

Handicap Access/Features:
Association: **Yes** Fee: **\$279**
Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Park, Recreational Facilities, Refuse Removal**

Room Descriptions

Room	Level	Size	Features
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Remarks

***Great value* Large modern two bedroom with large walk-in closets. New floors. Tiled kitchen and baths. Enjoy park setting, pool and tennis courts. Conveniently located NR 495 and Rt 140. Walk to shopping mall, restaurants and stop & shop. Storage room. Laundry room. Must see. Ez to show.**

Features & Other Information

Basement: **Yes**
Construction: **Frame**
Cooling: **Central Air**
Disclosures: **Broker 1/2 owner**
Exclusions:
Facing Direction:
Heating: **Central Heat**
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**

Tax Information

Pin #:
Assessment: **\$140,300**
Taxes: **\$1687.81** Tax Year: **2010**
Book: **0** Page: **0**
Cert:
Zoning Code: **res**
Map: Block: Lot:

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Brought To You By: Warren Reynolds, Century 21- Franklin

2012 Franklin Crossing Rd. - Unit 12

Franklin, MA 02038

Condo

MLS #: 71204240	Status: Sold
List Price: \$130,000	Sale Price: \$127,500
List Date: 3/23/2011	Sale Date: 12/9/2011
Area:	Off Market Date: 8/1/2011
List\$/SqFt: \$133.47	Sold\$/SqFt: \$130.90
Days on Market (Total): 123	Days on Market (Office): 123



Property Features

Rooms: 4	Style: Garden, Low-Rise
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level: 3
Master Bath: No	Placement: Top/Penthouse
Fireplaces: 0	Apprx Living Area: 974 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0 --
Elevator:	Parking: 2 Off-Street

Handicap Access/Features:
Association: **Yes** Fee: **\$270**
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:	3		Flooring - Wall to Wall Carpet, Balcony / Deck
Dining Room:	3		Flooring - Wall to Wall Carpet
Kitchen:	3		Flooring - Stone/Ceramic Tile
Master Bedroom:	3		Flooring - Wall to Wall Carpet, Closet
Bedroom 2:	3		Flooring - Wall to Wall Carpet, Closet
Bath 1:	3		Closet - Linen, Flooring - Vinyl

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave**
Basement: **No**
Cooling: **Central Air**
Disclosures: **Hot water tank rented \$25.00 every 2 months.Radon Mitigation System in building.**
Electric: **Circuit Breakers**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Balcony**
Facing Direction:
Heating: **Forced Air, Heat Pump, Electric**
Hot Water: **Electric, Tank**
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

Fantastic Price!! Here is your opportunity to live in One of the BEST locations in the entire complex! This lovely top floor, 2 bedroom unit is light,bright and tastefully done.Enjoy sitting and relaxing on your own private balcony or take a dip in the pool (there is direct access from this building) or maybe play a game of Tennis. Franklin Crossing is located within walking distance to Franklin Village shopping, restaurants and the commuter rail to Boston. Easy access to Rte.495+95+Rt.1.

Tax Information

Pin #:
Assessment: **\$147,200**
Taxes: **\$1906** Tax Year: **2011**
Book: **18809** Page: **430**
Cert:
Zoning Code: **Res Condo**
Map: Block: Lot:

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Brought To You By: Warren Reynolds, Century 21- Franklin

1009 Franklin Crossing Road - Unit 09
 Franklin, MA 02038
 Condo

MLS #: 71180704	Status: Sold
List Price: \$125,000	Sale Price: \$132,500
List Date: 1/21/2011	Sale Date: 4/29/2011
Area:	Off Market Date: 4/28/2011
List\$/SqFt: \$133.26	Sold\$/SqFt: \$141.26
Days on Market (Total): 97	Days on Market (Office): 97



Property Features

Rooms: 5	Style: Garden, Mid-Rise, Low-Rise
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 3
Master Bath: No	Placement: Upper
Fireplaces: 0	Apprx Living Area: 938 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0 --
Elevator:	Parking: 2 Off-Street, Common, Guest
Handicap Access/Features:	
Association: Yes Fee: \$270	
Fee Includes: Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Extra Storage	

Room Descriptions

Room	Level	Size	Features
Living Room:	3		Flooring - Hardwood, Balcony / Deck
Dining Room:	3		Flooring - Stone/Ceramic Tile
Kitchen:	3		--
Master Bedroom:	3		Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	3		Flooring - Hardwood
Bath 1:	3		Bathroom - Full, Closet
Laundry:	1		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Basement: **No**
 Cooling: **Central Air**
 Disclosures: **Subject to seller finding suitable housing. Range priced 125-150k**
 Exclusions:
 Exterior Features: **Deck, Balcony, Deck - Wood**
 Facing Direction:
 Heating: **Electric**
 Hot Water: **Electric**
 Lead Paint: **Unknown**
 Living Area Disclosures: **this unit also has an additional storage closet across the hall**
 Pets Allowed: **Yes**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

Remarks

Welcome Home! This is by far the NICEST condo available in Franklin Crossing. Gleaming REAL hardwood flooring! Kitchen boasts beautiful and warm oak cabinetry, newer countertops, and quality appliances throughout. Modern lighting fixtures and decorator's paint colors. Two large bedrooms - master includes a walk-in closet! This home is impeccable; pride of ownership throughout. Make your appointment today! Range Priced \$125,000-\$150,000. Seller will negotiate all offers between \$125-150,000

Tax Information

Pin #:
 Assessment: **\$136,500**
 Taxes: **\$1642.1** Tax Year: **2010**
 Book: **21359** Page: **93**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:

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1409 Franklin Crossing Road - Unit 1409
Franklin, MA 02038-2938
Condo

MLS #: 71273060	Status: Sold
List Price: \$125,900	Sale Price: \$137,500
List Date: 8/10/2011	Sale Date: 12/16/2011
Area:	Off Market Date: 11/5/2011
List\$/SqFt: \$121.88	Sold\$/SqFt: \$133.11
Days on Market (Total): 186	Days on Market (Office): 87



Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 3
Master Bath: No	Placement: Upper
Fireplaces: 0	Apprx Living Area: 1033 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0 --
Elevator:	Parking: 2 Off-Street, Common, Guest
Handicap Access/Features:	
Association: Yes Fee: \$280	
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:	3	13x14	Flooring - Wall to Wall Carpet
Dining Room:	3	8x9	Flooring - Laminate
Kitchen:	3	8x9	Flooring - Stone/Ceramic Tile
Master Bedroom:	3	16x20	Flooring - Wall to Wall Carpet
Bedroom 2:	3	11x18	Flooring - Wall to Wall Carpet
Bath 1:	3		Bathroom - Full, Closet - Linen, Flooring - Stone/Ceramic Tile

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Disclosures: **Property may become Short Sale Depending on the Negotiated Price.**
 Electric: **Circuit Breakers, 100 Amps**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Balcony**
 Facing Direction:
 Heating: **Forced Air, Electric**
 Hot Water: **Electric, Tank**
 Interior Features: **Cable Available, Intercom**
 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

RANGE PRICING* Seller Will Review Offers between \$125,900 & \$139,900* Desirable 3rd Floor Location * Large Master Bedroom * Walk-in closet * Oversized 2nd Bedroom * Brand New Refrigerator, Dishwasher, Range, Range Hood, & Stainless sink * 1 of only 12 units in the Complex over 1,000 sq ft * View of Trees/gardens from Front Slider * Scenic Views from Rear Windows * Inground pool, Playground, Tennis Courts & Basketball Court * Great Commuter Location for Major Routes & Commuter Rail

Tax Information

Pin #: **M:270 L:021-081**
 Assessment: **\$148,600**
 Taxes: **\$1924** Tax Year: **2011**
 Book: **22667** Page: **558**
 Cert: **151505**
 Zoning Code: **Res**
 Map: Block: Lot:

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Brought To You By: Warren Reynolds, Century 21- Franklin

406 Franklin Crossing Rd - Unit 406
Franklin, MA 02038
Condo

MLS #: 71185434	Status: Sold
List Price: \$159,900	Sale Price: \$137,700
List Date: 2/6/2011	Sale Date: 8/5/2011
Area:	Off Market Date: 7/19/2011
List\$/SqFt: \$170.29	Sold\$/SqFt: \$146.65
Days on Market (Total): 164	Days on Market (Office): 164

Property Features

Rooms: 5	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 2
Master Bath: No	Placement: Middle
Fireplaces: 0	Apprx Living Area: 939 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0 --
Elevator:	Parking: 2 Off-Street

Handicap Access/Features:
Association: **Yes** Fee: **\$270**
Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Extra Storage, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	2		Balcony / Deck, Flooring - Laminate
Dining Room:	2		Flooring - Laminate
Kitchen:	2		Flooring - Stone/Ceramic Tile
Master Bedroom:	2		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bath 1:	2		Bathroom - Full, Closet - Linen, Flooring - Stone/Ceramic Tile

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Basement: **No**
Cooling: **Central Air, Individual**
Disclosures: **radon mitigation installed in complex**
Exclusions:
Exterior: **Clapboard, Wood, Vinyl**
Exterior Features: **Covered Patio/Deck, Balcony**
Facing Direction:
Heating: **Forced Air, Heat Pump, Electric**
Interior Features: **Cable Available, Intercom**
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

Well maintained spacious two bedroom condo in move in condition. Freshly painted throughout with warm inviting colors. Tiled back-splash in the kitchen with newer Stainless Steel appliances. Beautiful laminate flooring in dinning room, spacious living room, and hall. Master bedroom features a large walk-in closet with newer wall to wall carpet. Second Bedroom is very large and features newer wall to wall carpet.

Tax Information

Pin #:
Assessment: **\$144,300**
Taxes: **\$1875** Tax Year: **2010**
Book: **23054** Page: **144**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

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