

1010 Franklin Crossing - Unit 10
 Franklin, MA 02038
 Condo

MLS #: 71273611	Status: Sold
List Price: \$126,000	Sale Price: \$117,000
List Date: 8/11/2011	Sale Date: 6/29/2012
Area:	Off Market Date: 6/14/2012
List\$/SqFt: \$134.19	Sold\$/SqFt: \$124.60
Days on Market (Total): 308	Days on Market (Office): 308



Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 3
Master Bath:	Placement: Upper
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: **Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground**

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		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	3		Flooring - Wall to Wall Carpet
Bath 1:	3		Flooring - Stone/Ceramic Tile

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Basement: **No**
 Cooling: **Central Air**
 Disclosures: **Hot water tank leased**
 Exclusions:
 Exterior Features: **Balcony**
 Facing Direction:
 Heating: **Forced Air, Heat Pump**
 Hot Water: **Electric, 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**

Remarks

Desirable 3rd Floor corner rear unit faces private wooded locationBrand NEW Carpets throughout**NEW Paint throughout**Ready to move in**2 Bedroom**Large Master Bedroom w/walkin closet-additional 2nd Bedrm/Office**Full Bathroom w/Newer tile floor-Kitchen w/Newer tile floor**Dining area combo Living Room slider to covered Balcony**Additional storage on site**Pool/Playground Area**Laundry on site**Central Air**Great Location to Highway/Commuter train to Boston/Shopping*Why Rent? *SELLER MOTIVATED***

Tax Information

Pin #:
 Assessment: **\$134,100**
 Taxes: **\$1736.6** Tax Year: **2011**
 Book: **14254** Page: **149**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:

Market History for 1010 Franklin Crossing U:10, Franklin, MA 02038

MLS #	Date		DOM	Price
71273611	8/11/2011	Listed for \$134,900		\$134,900
EXT	11/17/2011	Status Changed to: Extended		
	11/17/2011	Price Changed to: \$126,900		\$126,900
EXT	4/28/2012	Status Changed to: Extended		
	4/28/2012	Price Changed to: \$126,000		\$126,000
	5/9/2012	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	6/14/2012	Status Changed to: Under Agreement		
SLD	6/29/2012	Status Changed to: Sold		
	6/29/2012	Sold for \$117,000	308	\$117,000
			Market History for Office Id: BB3107	308 \$117,000
			Market History for this property	308 \$117,000

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