

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

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Features & Other Information

Room	Level	Size	Features	Appliances: Range, Dishwasher, Disposal, Refrigerator
Living Room:	3		Flooring - Wall to Wall Carpet, Balcony / Deck	Basement: No
Dining Room:	3		Flooring - Wall to Wall Carpet	Cooling: Central Air
Kitchen:	3		Flooring - Stone/Ceramic Tile	Disclosures: Hot water tank leased
Master Bedroom:	3		Closet - Walk-in, Flooring - Wall to Wall Carpet	Exclusions:
Bedroom 2:	3		Flooring - Wall to Wall Carpet	Exterior Features: Balcony
Bath 1:	3		Flooring - Stone/Ceramic Tile	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

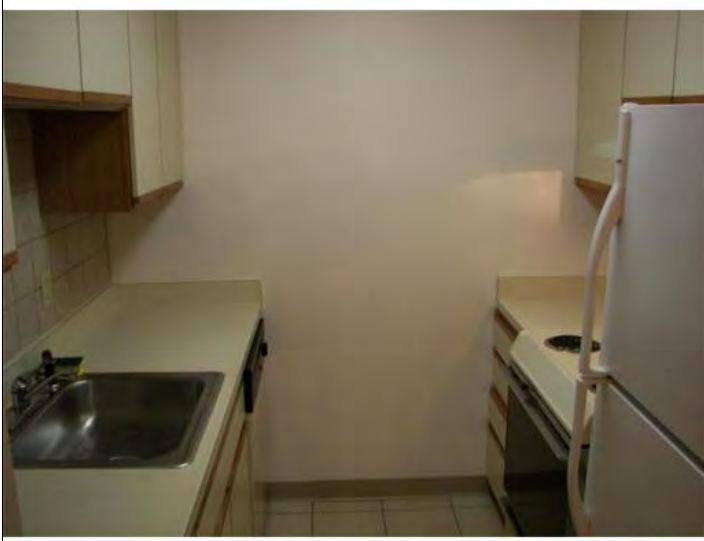
Desirable 3rd Floor corner rear unit faces private wooded locationBrand NEW Carpets throughout**NEW Paint throughout**Ready to move in**2 Bedroom**Large Master Bedroom w/walkin closet-additional 2nd Bedrm/Office**Full Bathroom w/Newer tile floor-Kitchen w/Newer tile floor**Dining area combo Living Room 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***

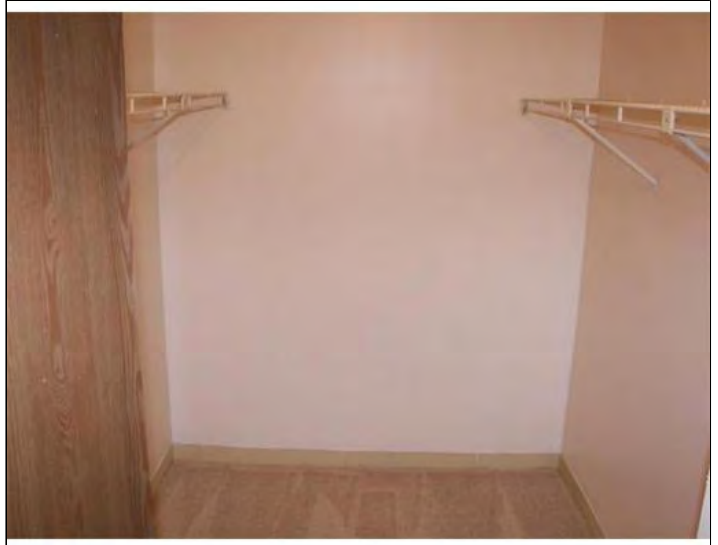
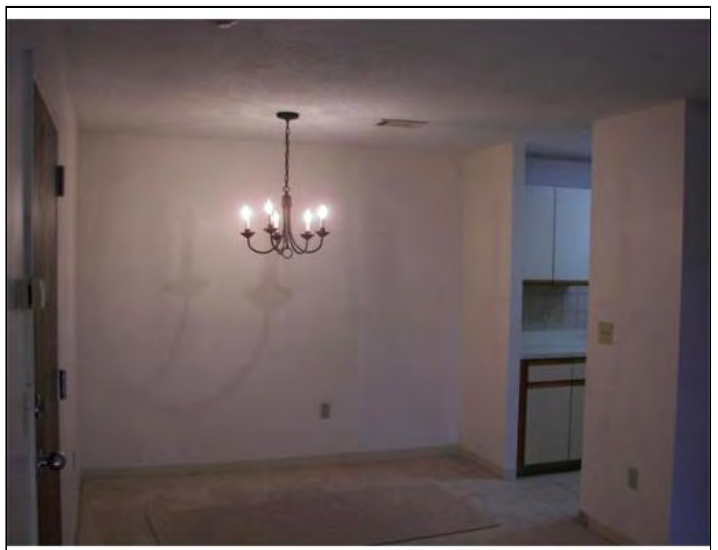
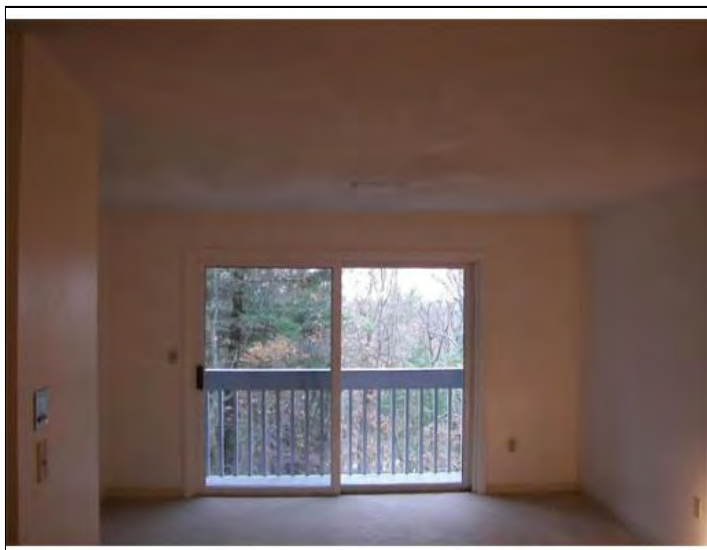
Tax Information

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

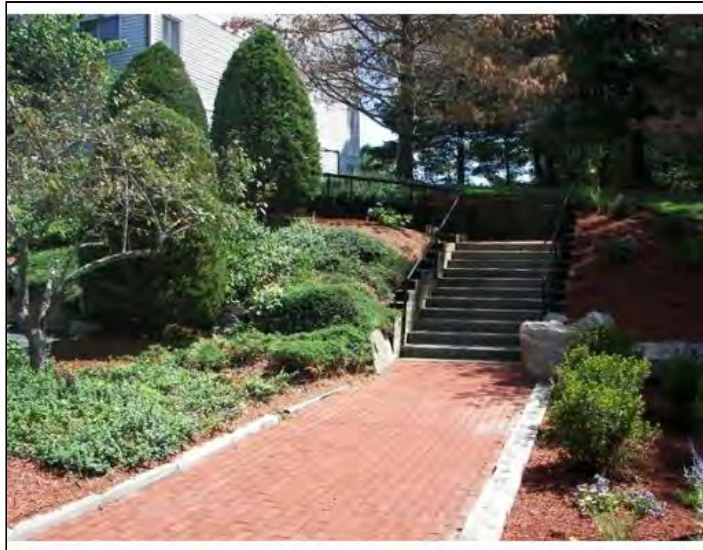
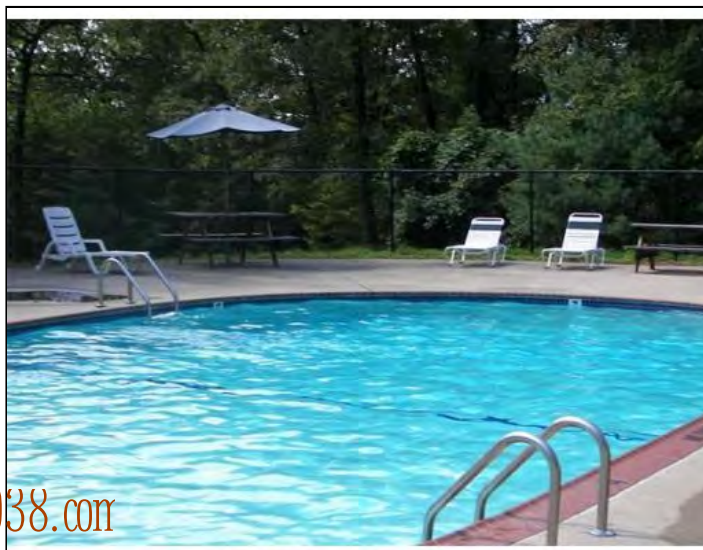
MLS #	Date		DOM	Price
71273611	8/11/2011	Listed for \$134,900		\$134,900
EXT	11/17/2011	Status Changed to: Extended		
	11/17/2011	Price Changed to: \$126,900		\$126,900
EXT	4/28/2012	Status Changed to: Extended		
	4/28/2012	Price Changed to: \$126,000		\$126,000
	5/9/2012	Listing Alert Flag set to: Yes - 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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Brought To You By: Warren Reynolds, Century 21- Franklin

1601 FRANKLIN CROSSING RD - Unit 1601

Franklin, MA 02038

Condo

MLS #: 71265008	Status: Sold
List Price: \$126,900	Sale Price: \$122,500
List Date: 7/22/2011	Sale Date: 11/21/2012
Area:	Off Market Date: 11/17/2012
List\$/SqFt: \$143.07	Sold\$/SqFt: \$138.11
Days on Market (Total): 855	Days on Market (Office): 855



Property Features

Rooms: 5	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 1
Master Bath: No	Placement: Street
Fireplaces: 0	Apprx Living Area: 887 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0 --
Elevator:	Parking: 2 Off-Street

Handicap Access/Features:

Association: **Yes** Fee: **\$262**

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

Room Descriptions

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

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Features & Other Information

Appliances: **Range, Dishwasher**
 Basement: **No**
 Cooling: **Central Air, Heat Pump**
 Disclosures: **Radon Mitigation System in place. Wired for FIOS and Cable.**
 Exclusions: **Refrigerator and Freezer.**
 Exterior Features: **Patio**
 Facing Direction:
 Heating: **Forced Air, Heat Pump**
 Hot Water: **Electric, Tank**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App.Reg: **No**
 Lender Owned: **No**


Remarks

NEW PRICE REDUCTION!! Quick closing possible! Great first floor unit in desirable Franklin Crossing! Contemporary 2 bedroom unit with open floor plan that's great for entertaining. Gorgeous kitchen with oak cabinets,new countertops and new "pergo" flooring. Spacious bedrooms with extra large closets. Updated bath. Economic Heat Pump provides heat in Winter & C/A in Summer. Seller to credit Buyer \$1,000 at closing for new closet doors!! Close to shopping, Rte 495 and Commuter Rail to Boston

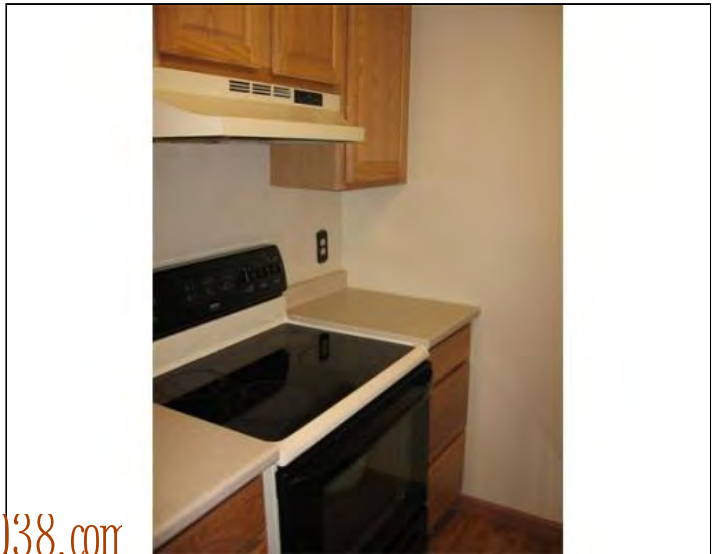
Tax Information

Pin #:
 Assessment: **\$141,000**
 Taxes: **\$1825** Tax Year: **2011**
 Book: **22976** Page: **352**
 Cert:
 Zoning Code: **Res**
 Map: Block: Lot:

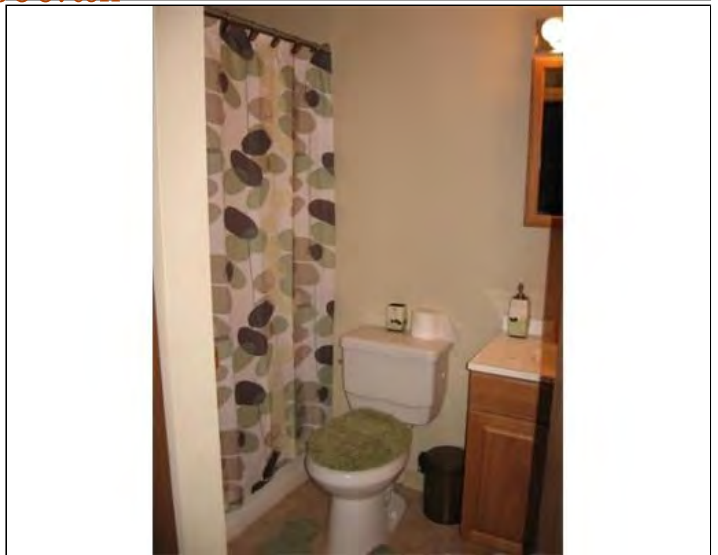
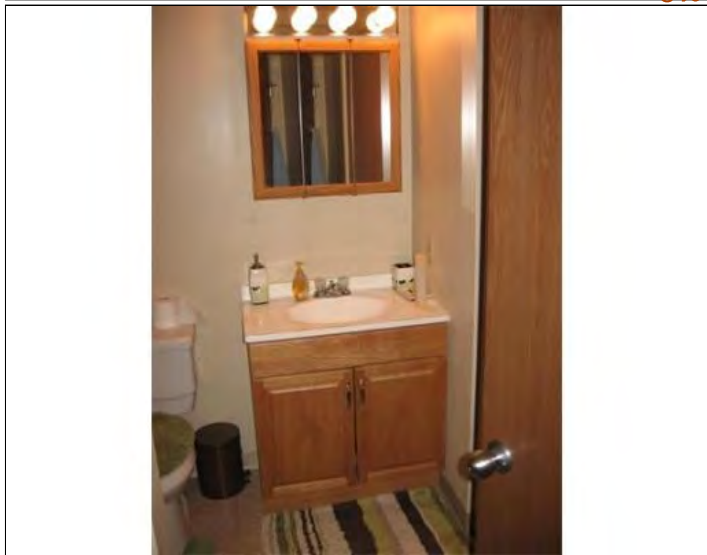
Market History for 1601 FRANKLIN CROSSING RD U:1601, Franklin, MA 02038

MLS #	Date		DOM	Price
71108376	7/12/2010	Listed for \$159,900		\$159,900
EXT	1/11/2011	Status Changed to: Extended		
EXP	7/15/2011	Status Changed to: Expired	368	
 71265008	7/22/2011	Listed for \$159,000		\$159,000
EXT	1/18/2012	Status Changed to: Extended		
	1/18/2012	Price Changed to: \$139,000		\$139,000
	4/13/2012	Price Changed to: \$134,000		\$134,000
	5/11/2012	Price Changed to: \$129,999		\$129,999
	6/16/2012	Price Changed to: \$128,900		\$128,900
EXT	7/23/2012	Status Changed to: Extended		
	9/18/2012	Price Changed to: \$126,900		\$126,900
	10/16/2012	Listing Alert Flag set to: Yes - Accepting Additional Offers		
UAG	11/20/2012	Status Changed to: Under Agreement		
SLD	11/30/2012	Status Changed to: Sold		
	11/21/2012	Sold for \$122,500	487	\$122,500
Market History for Office Id: BB1650			855	\$122,500
Market History for this property			855	\$122,500

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612 Franklin Crossing - Unit U612
 Franklin, MA 02038
 Condo

MLS #: 71293729	Status: Sold
List Price: \$139,900	Sale Price: \$126,800
List Date: 9/28/2011	Sale Date: 8/6/2012
Area:	Off Market Date: 8/5/2012
List\$/SqFt: \$147.57	Sold\$/SqFt: \$133.76
Days on Market (Total): 811	Days on Market (Office): 315

Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 3
Master Bath: No	Placement: Upper, Corner
Fireplaces: 0	Apprx Living Area: 948 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, Extra Storage, Refuse Removal**



Room Descriptions

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Features & Other Information

Room	Level	Size	Features	Appliances: Range, Dishwasher, Disposal, Refrigerator
Living Room:	3		Flooring - Wall to Wall Carpet, Balcony / Deck	Basement: No
Dining Room:	3		Flooring - Wall to Wall Carpet	Cooling: Heat Pump
Kitchen:	3		Flooring - Hardwood	Disclosures:
Master Bedroom:	3		Closet - Walk-in, Flooring - Wall to Wall Carpet	Electric: Circuit Breakers
Bedroom 2:	3		Flooring - Wall to Wall Carpet	Exclusions:
Bath 1:	3		Closet - Linen	Exterior: Vinyl

Exterior Features: **Porch, Balcony**
 Facing Direction:
 Heating: **Heat Pump, Electric**
 Hot Water: **Electric, Tank**
 Interior Features: **Security System, 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

612 FRANKLIN CROSSING ROAD IN FRANKLIN IS NOW AVAILABLE. THIS DESIRABLE TOP FLOOR UNIT HAS BEEN METICULOUSLY MAINTAINED BY ITS CURRENT OWNERS. THE UNIT IS FRESHLY PAINTED AND FEATURES HARDWOOD FLOORS IN THE KITCHEN, NEW COUNTERTOPS, NEW REFRIGERATOR AND DISHWASHER, UPDATED VANITY IN THE BATH, NEW LIGHTING FIXTURES AND FRESHLY CLEANED CARPETS THROUGHOUT. COMPLEX FEATURES TENNIS COURTS AND A POOL. GREAT COMMUTER LOCATION NEAR SHOPPING, COMMUTER RAIL TO BOSTON AND EASY ACCESS TO ROUTE 495. CALL NOW

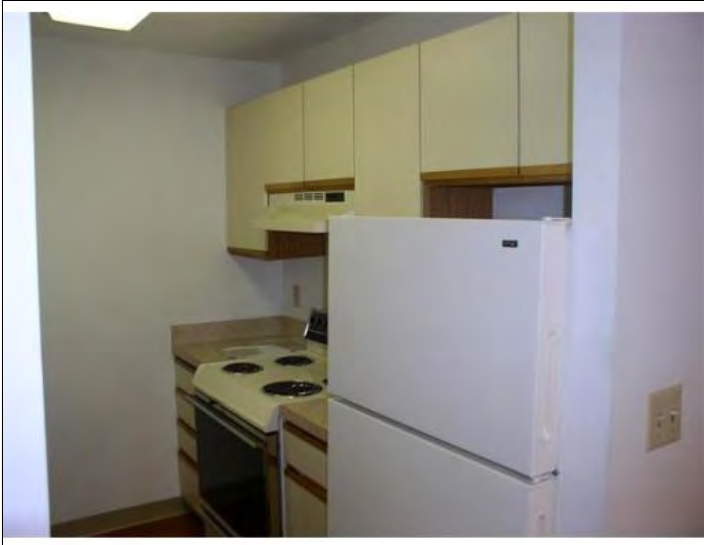
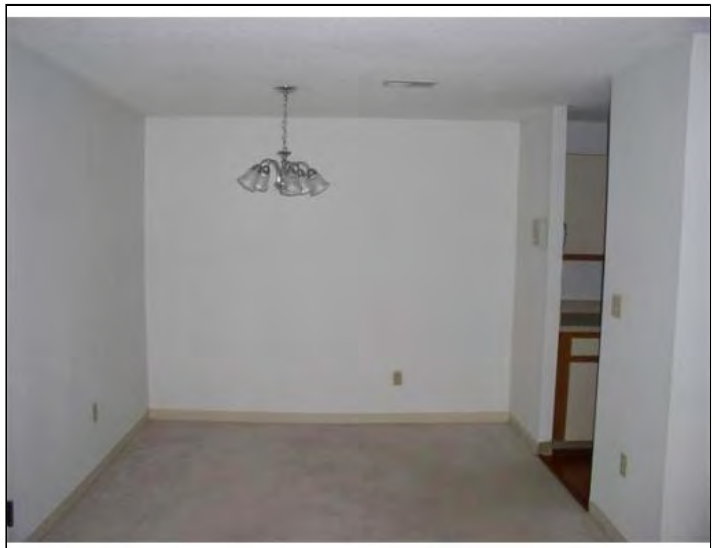
Tax Information

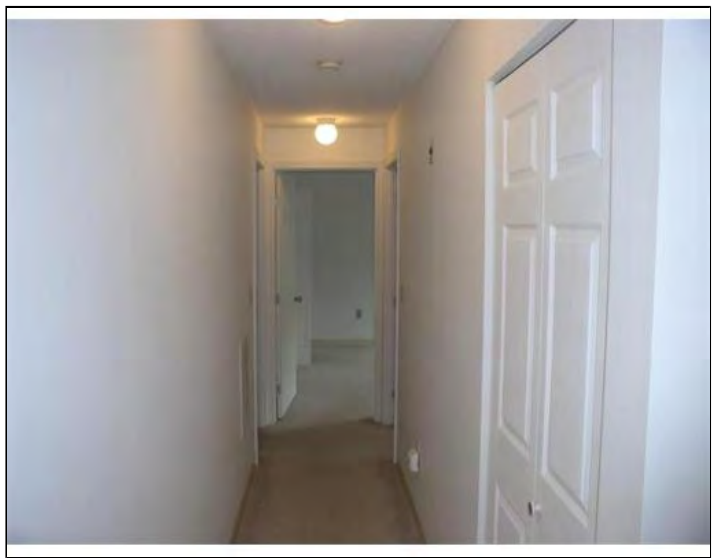
Pin #:
 Assessment: **\$142,100**
 Taxes: **\$1709.46** Tax Year: **2009**
 Book: **7151** Page: **340**
 Cert:
 Zoning Code: **RES CONDO**
 Map: **270** Block: Lot: **021-03**

Market History for 612 Franklin Crossing U:U612, Franklin, MA 02038

MLS #	Date		DOM	Price
71079011	5/11/2010	Listed for \$159,900		\$159,900
EXT	8/31/2010	Status Changed to: Extended		
EXP	12/1/2010	Status Changed to: Expired		
RAC	12/10/2010	Status Changed to: Reactivated		
EXT	2/26/2011	Status Changed to: Extended		
EXT	5/23/2011	Status Changed to: Extended		
EXT	8/26/2011	Status Changed to: Extended		
CAN	9/28/2011	Status Changed to: Canceled	496	
Market History for Office Id: BB1175			496	
 71293729	9/28/2011	Listed for \$159,900		\$159,900
	2/11/2012	Price Changed to: \$139,900		\$139,900
EXT	3/23/2012	Status Changed to: Extended		
	6/8/2012	Listing Alert Flag set to: Yes - Accepting Additional Offers		
EXT	7/31/2012	Status Changed to: Extended		
UAG	8/8/2012	Status Changed to: Under Agreement		
SLD	8/8/2012	Status Changed to: Sold		
	8/6/2012	Sold for \$126,800	315	\$126,800
Market History for Office Id: AC1630			315	\$126,800
Market History for this property			811	\$126,800

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2011 Franklin Crossing Rd - Unit 2011

Franklin, MA 02038-2945

Condo

MLS #: 71386098	Status: Sold
List Price: \$125,000	Sale Price: \$129,000
List Date: 5/21/2012	Sale Date: 10/26/2012
Area:	Off Market Date: 8/29/2012
List\$/SqFt: \$113.12	Sold\$/SqFt: \$116.74
Days on Market (Total): 12	Days on Market (Office): 12



Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 3
Master Bath: No	Placement: Corner
Fireplaces: 0	Apprx Living Area: 1105 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0 --
Elevator:	Parking: 2 --

Handicap Access/Features:
Association: **Yes** Fee: **\$288**
Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Extra Storage, Refuse Removal**

Room Descriptions

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Features & Other Information

Room	Level	Size	Features	Appliances: Range, Dishwasher, Disposal
Living Room:	3		Flooring - Laminate, Balcony / Deck, Slider	Basement: Yes
Dining Room:	3		Flooring - Laminate	Construction: Frame
Kitchen:	3		Flooring - Laminate, Countertops - Stone/Granite/Solid	Cooling: Central Air
Master Bedroom:	3		Ceiling Fan(s), Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet	Disclosures: Subject to Short Sale Approval; Commission to be split 50/50
Bedroom 2:	3		Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet	Exclusions:
				Exterior: Vinyl
				Exterior Features: Covered Patio/Deck
				Facing Direction:
				Heating: Heat Pump, Electric
				Hot Water: Electric, Tank
				Interior Features: Intercom
				Lead Paint: None
				Sewer Utilities: City/Town Sewer
				Water Utilities: City/Town Water
				Waterfront: No
				Short Sale w/Lndr.App.Req: Yes
				Lender Owned: No

Remarks

This very desirable third floor, corner unit is priced to sell. One of the larger units in the complex, this condo has 2 very large bdrms, master has enormous walk-in closet and an additional closet, updated full bath, updated kitchen with granite, upgraded wood laminate flooring in kitchen/living room/dining room/hall/bathroom, newer carpet in bedrooms and new A/C unit. Beautiful wooded view, in-ground pool, tennis court, playground and perfect commuter location make this home complete!!!

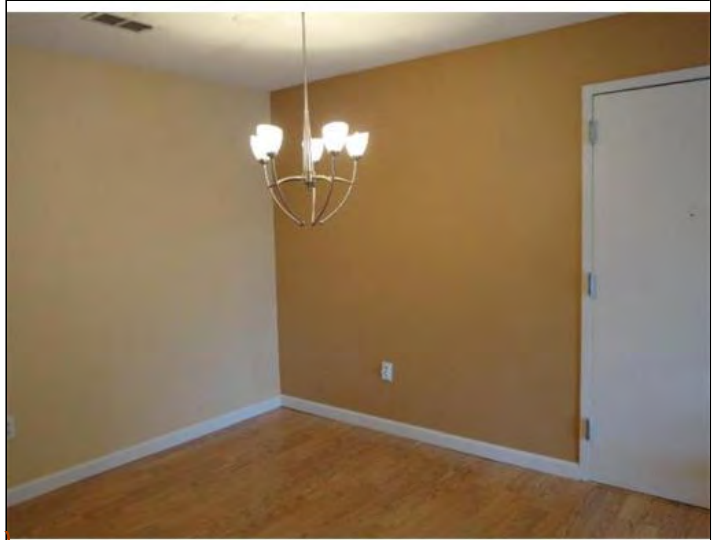
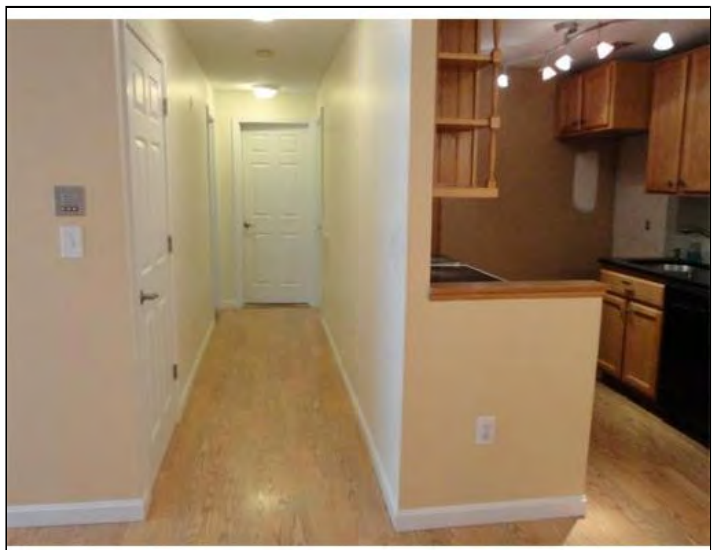
Tax Information

Pin #: **M:270 L:021-143**
Assessment: **\$154,400**
Taxes: **\$1999** Tax Year: **2011**
Book: **23881** Page: **539**
Cert: **120923**
Zoning Code: **Res**
Map: Block: Lot:

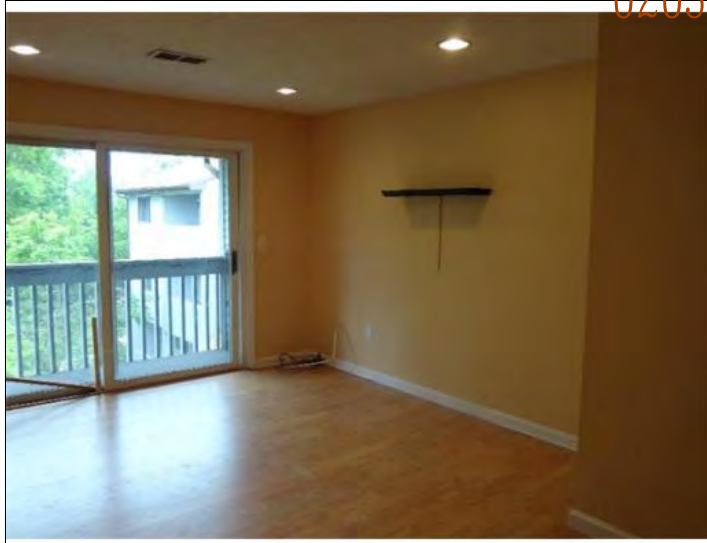
Market History for 2011 Franklin Crossing Rd U:2011, Franklin, MA 02038

MLS #	Date		DOM	Price
71386098	5/21/2012	Listed for \$119,000		\$119,000
UAG	6/1/2012	Status Changed to: Under Agreement		
	8/28/2012	Price Changed to: \$125,000		\$125,000
BOM	8/28/2012	Status Changed to: Back on Market		
UAG	8/29/2012	Status Changed to: Under Agreement		
SLD	10/26/2012	Status Changed to: Sold		
	10/26/2012	Sold for \$129,000	12	\$129,000
Market History for Office Id: BB3734			12	\$129,000
Market History for this property			12	\$129,000

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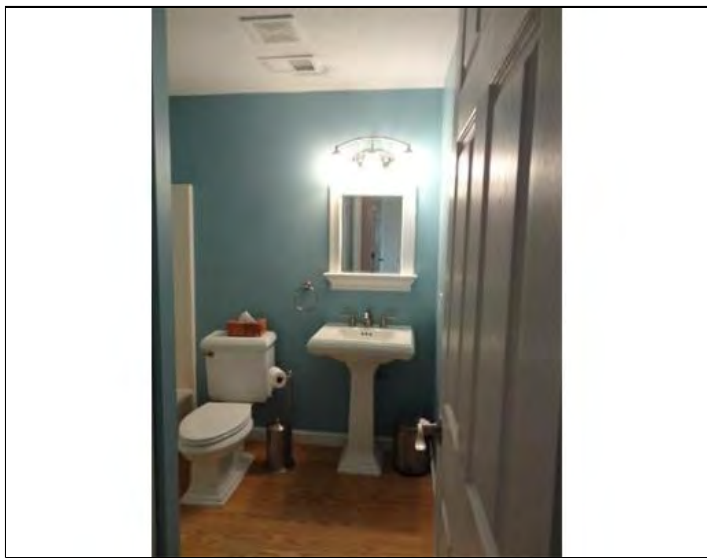
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