

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

401 Franklin Crossing Road - Unit 401
Franklin, MA 02038-2925
Condo

MLS #: 71642829	Status: Sold
List Price: \$134,900	Sale Price: \$132,039
List Date: 3/10/2014	Sale Date: 4/2/2014
Area:	Off Market Date: 3/18/2014
List\$/SqFt: \$134.63	Sold\$/SqFt: \$131.78
Days on Market (Total): 10	Days on Market (Office): 10



Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 1
Master Bath: No	Placement: Middle, Ground, Garden
Fireplaces: 0	Apprx Living Area: 1002 sq.ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0 Assigned
Elevator: No	Parking: 1 Assigned

Handicap Access/Features:
Association: **Yes** Fee: **\$272**
Fee Includes: **Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Refuse Removal**

Room Descriptions

Room	Level	Size	Features
Living Room:	1	--	--
Dining Room:	1	--	--
Kitchen:	1	--	--
Master Bedroom:	1	--	--
Bedroom 2:	1	--	--
Laundry:	1	--	--

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
Basement: **No**
Construction: **Frame**
Cooling: **Central Air**
Electric: **Circuit Breakers**
Exclusions:
Exterior: **Wood**
Exterior Features: **Patio**
Facing Direction:
Green Certified: **No**
Heating: **Forced Air, Electric**
Hot Water: **Electric**
Lead Paint: **None**
Pets Allowed: **Yes**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Remarks

This first floor 2-Bedroom Garden Style condo is ready for a new owner to enjoy the basketball court, tennis court and the swimming pool. You can relax on your own patio off of the living room with slider access. There was newly installed carpeting, freshly painted walls, new bathroom sink. This condo is close to the commuter rail and major highways great for daily travel back and forth to work/social events.

Tax Information

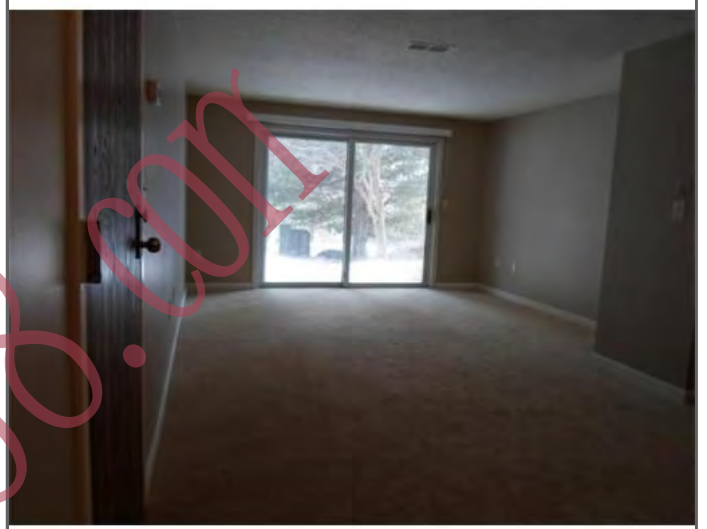
2013 Taxes: **\$1464** Assessment: **\$102,100**
Pin #:

Cert: Zoning Code: **RES**
Map: **270** Block: Lot: **21-13** Book: **24088** Page: **384**

Market History for 401 Franklin Crossing Road U:401, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71642829	3/10/2014	Listed for \$134,900			\$134,900
UAG	3/20/2014	Status Changed to: Under Agreement			
SLD	5/4/2014	Status Changed to: Sold			
	4/2/2014	Sold for \$132,039	10	8	\$132,039
Market History for Office Id: BB3354			10	8	\$132,039
Market History for this property			10	8	\$132,039

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2202 Franklin Crossing - Unit 2
 Franklin, MA 02038
 Condo

MLS #: 71610979	Status: Sold
List Price: \$134,900	Sale Price: \$134,000
List Date: 11/22/2013	Sale Date: 1/31/2014
Area:	Off Market Date: 1/9/2014
List\$/SqFt: \$147.11	Sold\$/SqFt: \$146.13
Days on Market (Total): 48	Days on Market (Office): 48



Property Features

Rooms: 5	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 1
Master Bath:	Placement: Walkout, Garden
Fireplaces: 0	Apprx Living Area: 917 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0 --
Elevator:	Parking: 2 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$272	
Fee Includes: Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Refuse Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Closet, Flooring - Wall to Wall Carpet, Balcony / Deck, Main Level, High Speed Internet Hookup, Open Floor Plan
Dining Room:	1		Flooring - Laminate, Main Level, Open Floor Plan
Kitchen:	1		Flooring - Laminate, Open Floor Plan
Master Bedroom:	1		Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, High Speed Internet Hookup
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet, High Speed Internet Hookup
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet - Linen, Closet

Features & Other Information

Appliances: Range, Dishwasher, Refrigerator
Basement: No
Construction: Frame
Cooling: Central Air
Electric: Circuit Breakers
Exclusions:
Exterior Features: Deck
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

Remarks

Have you always wanted an inground pool? Here's your chance. This garden style condominium overlooking the pool from your back deck is located in Franklin Crossing. The front of the building is facing the woods. It has two large bedrooms with great closet space and the master even has an additional walk-in closet! The galley style kitchen is right off the dining room so you can entertain while you prepare a meal. The living room is attached to the deck that overlooks the pool, so no need to worry about running around the complex in your bathing suit or driving up to the pool, you are already conveniently there! The complex also includes a tennis court, basketball court, playground, and laundry in each building (on the same level as this condo!) Schedule your showing today! FHA Approved! So come on by and see why this is the best choice by far! Open House this Sunday 12/29/13 from 11:30 AM - 1:00 PM.

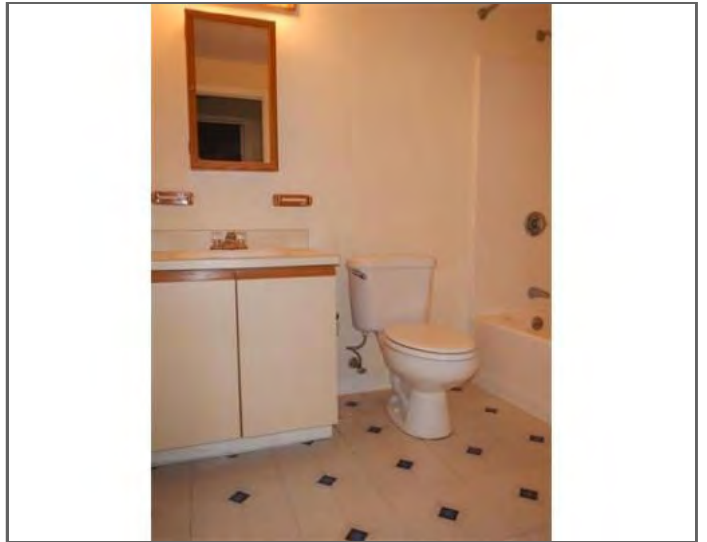
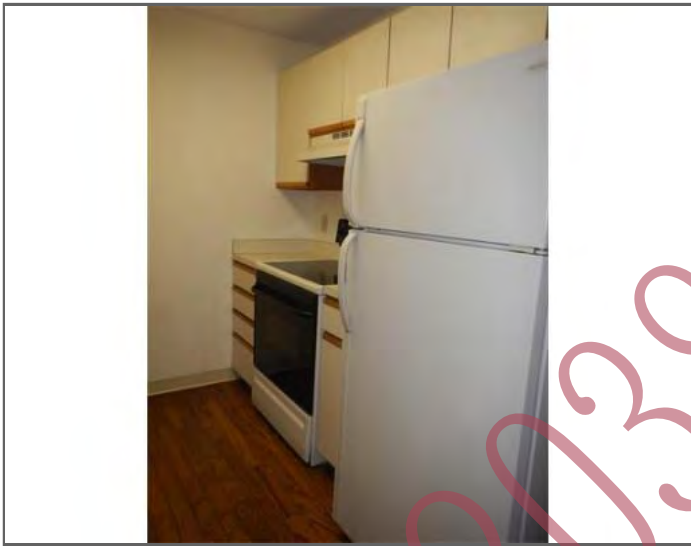
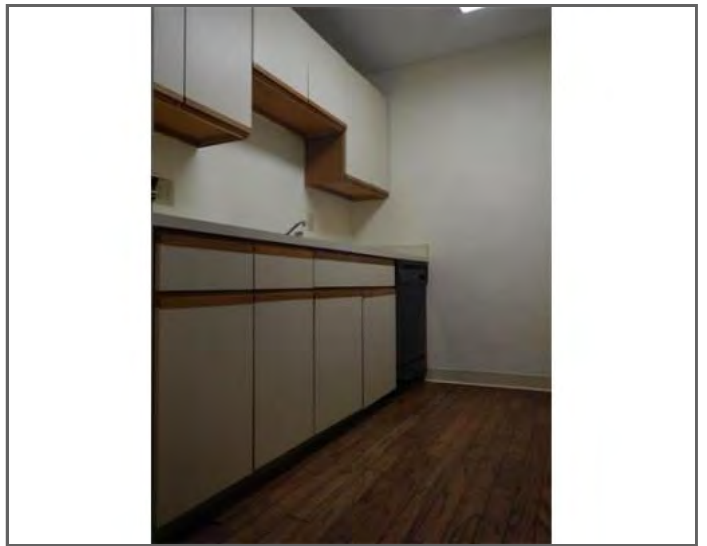
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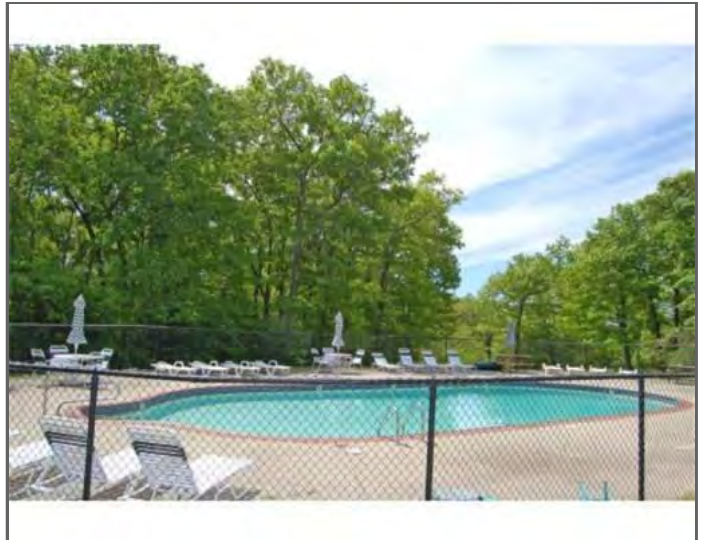
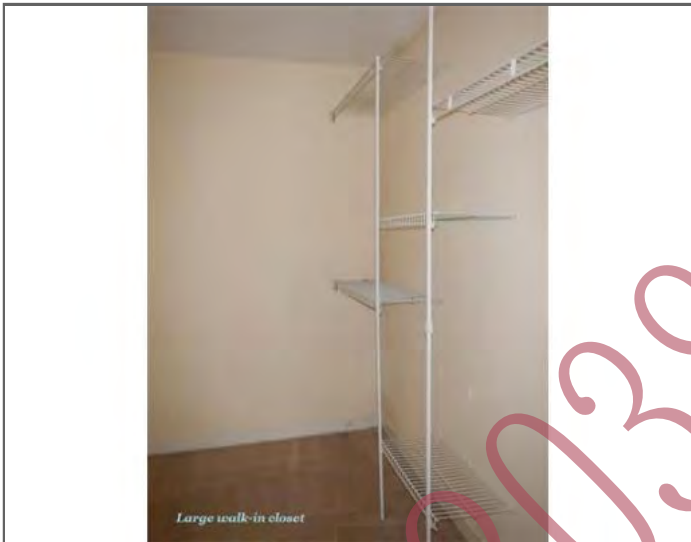
2013 Taxes: \$1517.17	Assessment: \$105,800	Cert: Zoning Code: RES
Pin #:	Map: Block: Lot: Book: 13346	Page: 126

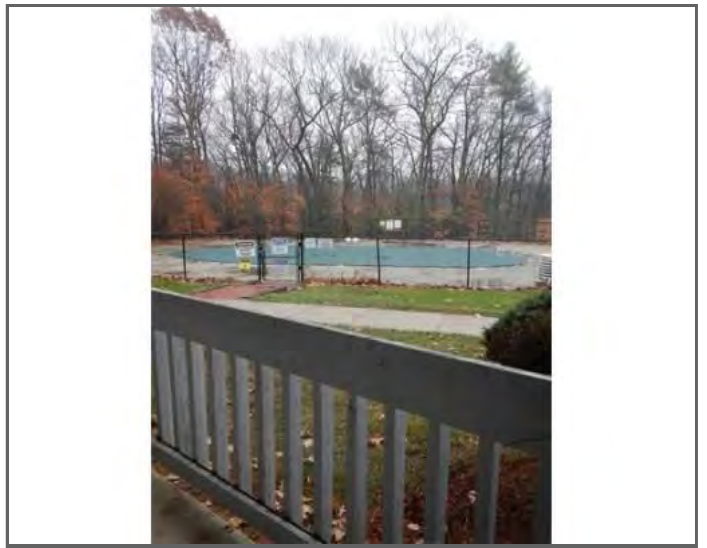
Market History for 2202 Franklin Crossing U:2, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71610979	11/22/2013	Listed for \$139,900			\$139,900
	12/26/2013	Price Changed to: \$134,900			\$134,900
CTG	12/28/2013	Status Changed to: Contingent			
UAG	1/9/2014	Status Changed to: Under Agreement			
SLD	1/31/2014	Status Changed to: Sold			
	1/31/2014	Sold for \$134,000	48	36	\$134,000
Market History for Office Id: BB5301			48	36	\$134,000
Market History for this property			48	36	\$134,000

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1410 FRANKLIN CROSSING RD - Unit 1410
Franklin, MA 02038-2938
Condo

MLS #: 71614201	Status: Sold
List Price: \$139,000	Sale Price: \$134,000
List Date: 12/6/2013	Sale Date: 2/21/2014
Area:	Off Market Date: 12/16/2013
List\$/SqFt: \$148.66	Sold\$/SqFt: \$143.32
Days on Market (Total): 10	Days on Market (Office): 10



Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 3
Master Bath: No	Placement: Top/Penthouse, Back
Fireplaces: 0	Apprx Living Area: 935 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0 --
Elevator: No	Parking: 2 Off-Street

Handicap Access/Features:
Association: **Yes** Fee: **\$285**
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

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Balcony / Deck, Open Floor Plan
Dining Room:	1		Flooring - Laminate, Open Floor Plan
Kitchen:	1		Closet/Cabinets - Custom Built, Flooring - Laminate, Countertops - Stone/Granite/Solid, Recessed Lighting, Remodeled
Master Bedroom:	1		Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Laminate, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Remodeled

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck**
 Facing Direction:
 Heating: **Forced Air, Heat Pump, Electric**
 Hot Water: **Electric**
 Lead Paint: **None**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Remarks

CHECK OUT THIS LOVINGLY CARED FOR CONDO. NOT YOUR AVERAGE 1980'S FRANKLIN CROSSING UNIT. THIS ONE TRULY SPARKLES! BRAND NEW UPGRADED KITCHEN WITH HONEY MAPLE CABINETS, SOLID SURFACE CORAIN COUNTERS, NEW APPLIANCES,(A MOST AWESOME DISHWASHER!) LAMINATE FLOORING AND UPGRADED LIGHTING!! DINING ROOM AREA WITH WOOD LAMINATE AND CHAIRRAIL. LIVING ROOM WITH BERBER WALL TO WALL CARPET, FRESH PAINT AND SLIDERS TO MOST PRIVATE REAR WOODS! NEW LIGHTING THROUGH OUT. GORGEOUS REMODELED BATHROOM. GRANITE, NEW VANITY, NEW TOILET AND LAMINATE FLOORING. NEWER HEAT PUMP AND A/C. NEW HOT WATER TANK HAS SENSOR ALARM THAT CONNECTS DIRECT TO HVAC COMPANY IF THERE IS A LEAK! VERY ENERGY EFFICIENT.REPLACED ALL BASEBOARDS AND TRIM. LARGE BEDROOMS. MASTER HAS FANTASTIC WALK IN WITH ORGANIZER SYSTEM. LARGE CLOSETS AND CUSTOM SHADES.IMMACULATELY MAINTAINED, CARPETS ARE CLEANED TWICE YEARLY!. POOL, TENNIS, PLAYGROUND, WALK TO SHOPPING AND TRAIN. GREAT HIGHWAY ACCESS. A GREAT DEAL! NO SHOWINGS TILL TUES AFTER 1PM

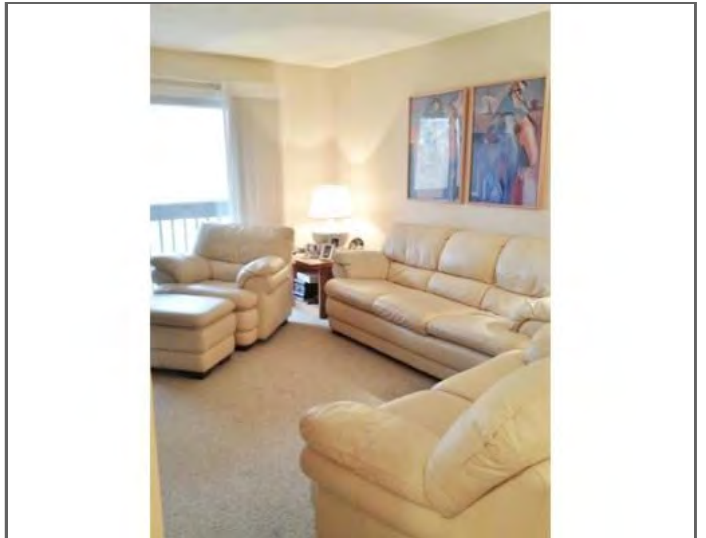
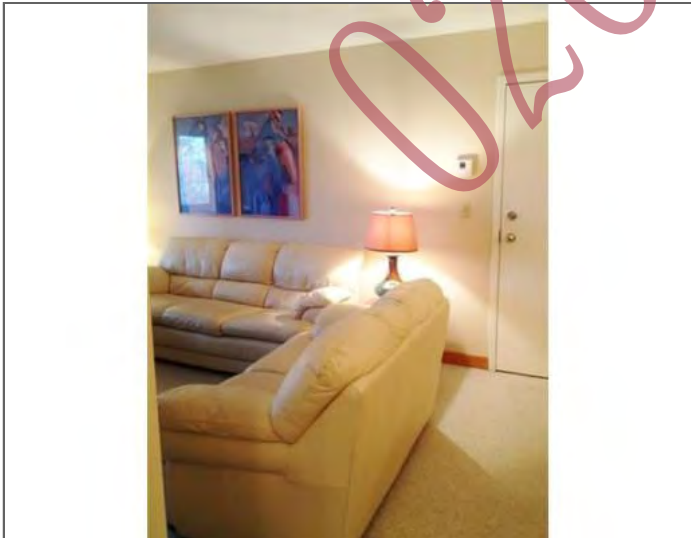
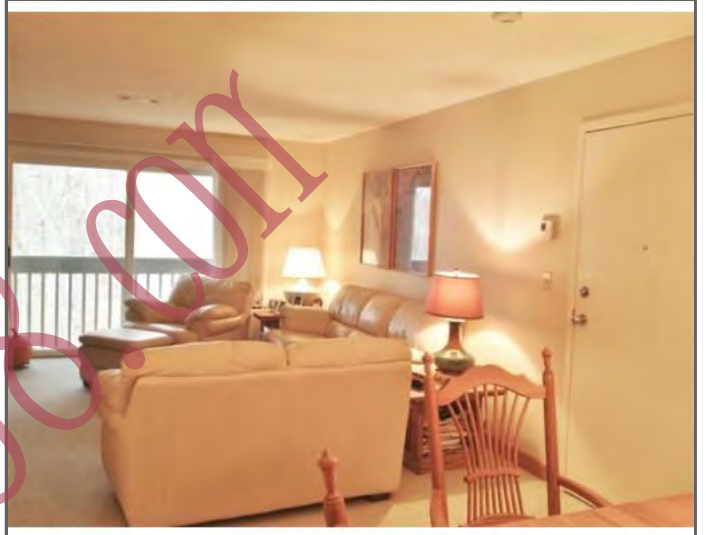
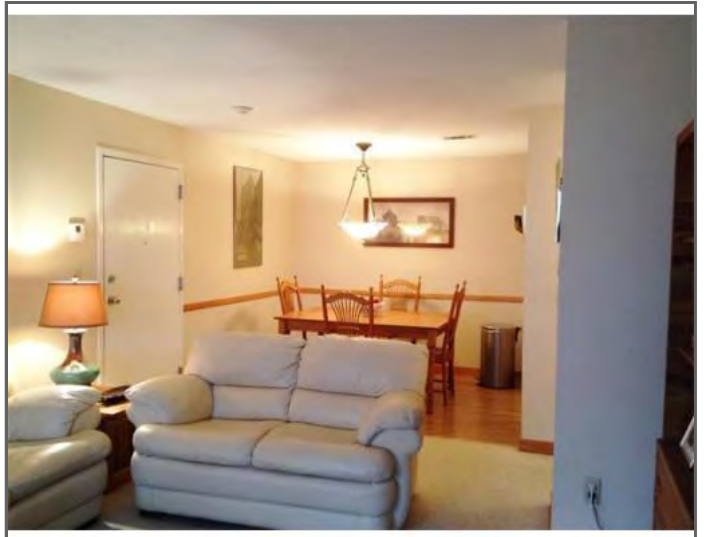
Tax Information

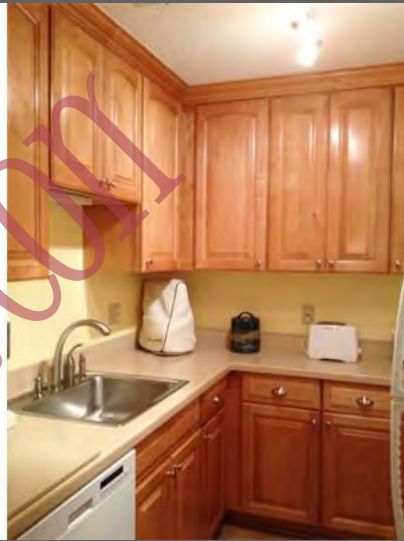
2013 Taxes: \$1738	Assessment: \$121,200	Cert: Zoning Code: RES
Pin #: M:270 L:021-082		Map: Block: Lot: Book: 7856 Page: 508

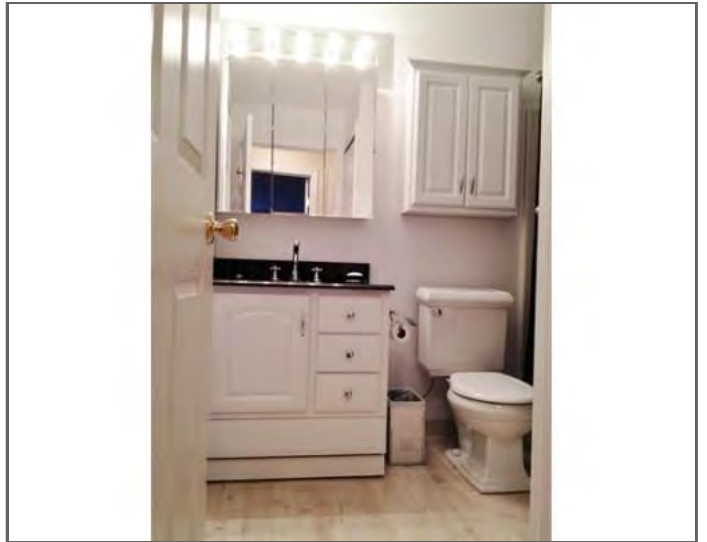
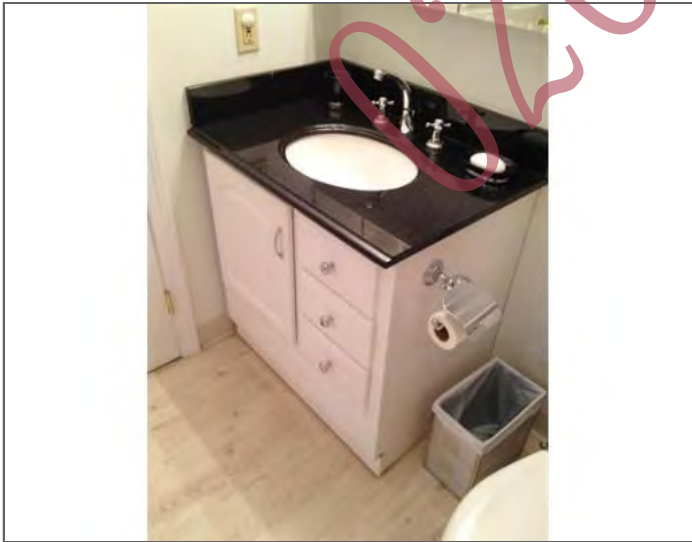
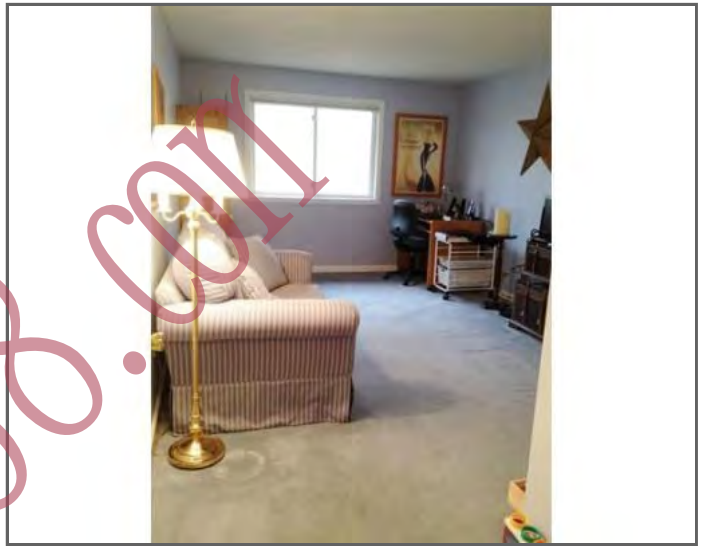
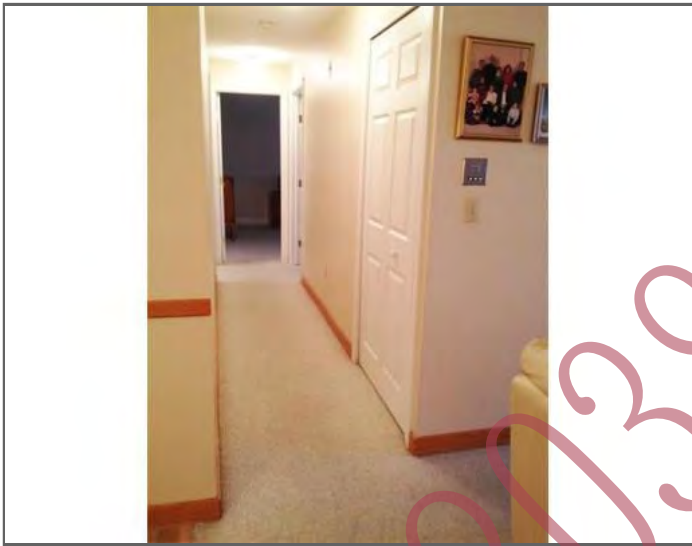
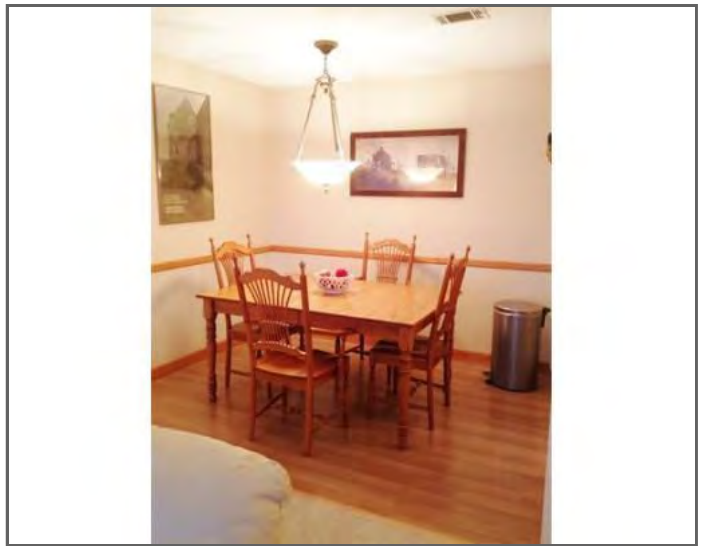
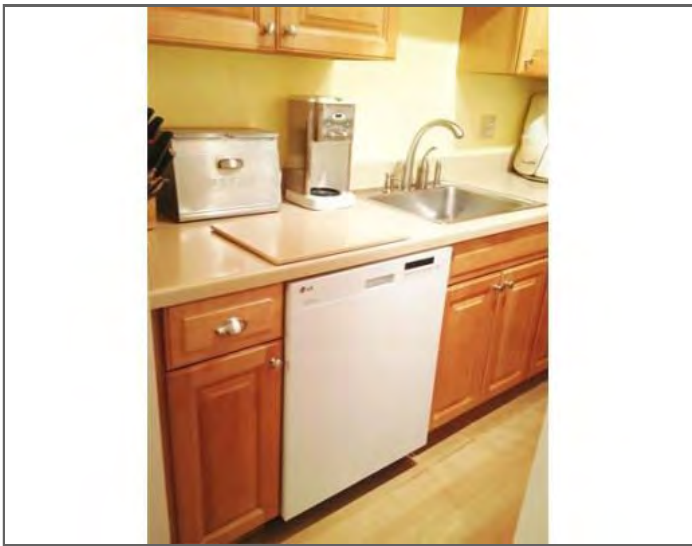
Market History for 1410 FRANKLIN CROSSING RD U:1410, Franklin, MA 02038

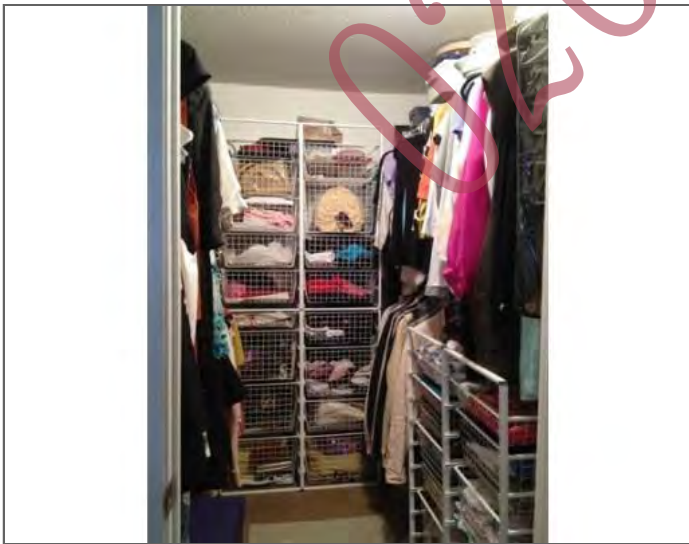
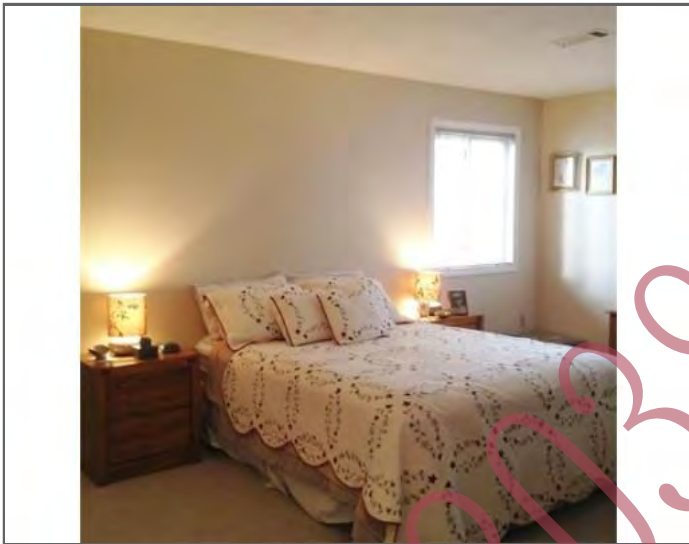
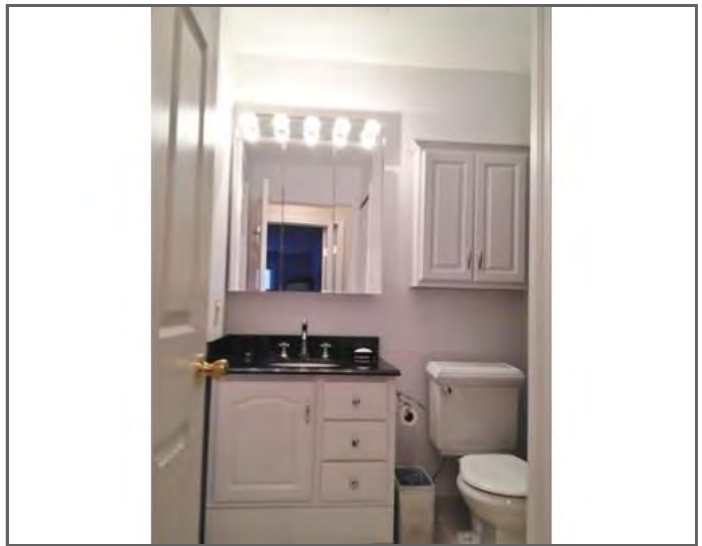
MLS #	Date		DOM	DTO	Price
71614201	12/6/2013	Listed for \$139,000			\$139,000
UAG	12/16/2013	Status Changed to: Under Agreement			
SLD	2/21/2014	Status Changed to: Sold			
	2/21/2014	Sold for \$134,000	10	10	\$134,000
Market History for Office Id: BB1175			10	10	\$134,000
Market History for this property			10	10	\$134,000

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

1009 Franklin Crossing Rd - Unit 1009
Franklin, MA 02038-2991
Condo

MLS #: 71638159	Status: Sold
List Price: \$143,500	Sale Price: \$137,000
List Date: 2/27/2014	Sale Date: 4/12/2014
Area:	Off Market Date: 3/14/2014
List\$/SqFt: \$152.99	Sold\$/SqFt: \$146.06
Days on Market (Total): 15	Days on Market (Office): 15



Property Features

Rooms: 5	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 3
Master Bath: No	Placement: Upper, Middle, Front
Fireplaces: 0	Apprx Living Area: 938 sq.ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0 --
Elevator: No	Parking: 2 Off-Street, Common, Guest, Paved Driveway

Handicap Access/Features:

Association: **Yes** Fee: **\$289**

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	13x16	Flooring - Hardwood, Balcony / Deck, Cable Hookup, Slider
Dining Room:	3	8x9	Flooring - Stone/Ceramic Tile
Kitchen:	3	7x8	Flooring - Vinyl, Cabinets - Upgraded
Master Bedroom:	3	11x17	Closet - Linen, Closet - Walk-in, Flooring - Hardwood, Cable Hookup
Bedroom 2:	3	11x16	Closet, Flooring - Hardwood, Cable Hookup
Bath 1:	3		Bathroom - With Tub, Closet - Linen, Closet, Flooring - Vinyl

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Vent Hood**
Basement: **No**
Construction: **Frame**
Cooling: **Central Air, Heat Pump**
Electric: **110 Volts, 220 Volts, Circuit Breakers**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Balcony**
Facing Direction:
Green Certified: **No**
Heating: **Forced Air, Heat Pump, Electric**
Hot Water: **Electric, Tank**
Interior Features: **Cable Available, Intercom**
Lead Paint: **Unknown**
Living Area Disclosures: **Square footage does not include secure storage closet in common hallway.**
Pets Allowed: **Yes**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Remarks

This is one of the NICEST condos available at Franklin Crossing and ready for quick occupancy! Desirable 3rd floor unit. Kitchen boasts beautiful and warm oak cabinetry, newer countertops, and quality contemporary black appliances with a separate dining area. Slider to private deck. Modern lighting fixtures and decorator's paint colors. Two large bedrooms - master includes a walk-in and a linen closet! Gorgeous pool, playground & tennis court. Major shopping, I-495 highway access and MBTA Commuter Rail are just minutes away. Make your appointment today - Easy to show!

Tax Information

2014 Taxes: **\$1632** Assessment: **\$120,500**
Pin #: **M:270 L:021-057**

Cert: **4/29/2011** Zoning Code: **Res-Condo**
Map: Block: Lot: Book: **28767** Page: **479**

Market History for 1009 Franklin Crossing Rd U:1009, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71638159	2/27/2014	Listed for \$143,500			\$143,500
CTG	3/8/2014	Status Changed to: Contingent			
UAG	3/14/2014	Status Changed to: Under Agreement			
SLD	4/16/2014	Status Changed to: Sold			
	4/12/2014	Sold for \$137,000	15	8	\$137,000
Market History for Office Id: BB0105			15	8	\$137,000
Market History for this property			15	8	\$137,000

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1003 FRANKLIN CROSSING RD - Unit 1003
Franklin, MA 02038-2991
Condo

MLS #: 71698998	Status: Sold
List Price: \$143,500	Sale Price: \$139,000
List Date: 6/15/2014	Sale Date: 8/14/2014
Area:	Off Market Date: 7/26/2014
List\$/SqFt: \$164.56	Sold\$/SqFt: \$159.40
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 1
Master Bath:	Placement: Street, Walkout
Fireplaces: 0	Apprx Living Area: 872 sq.ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0 --
Elevator:	Parking: 2 Off-Street, Common, Guest, Paved Driveway

Handicap Access/Features:

Association: **Yes** Fee: **\$289**

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

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Exterior Access, Slider
Dining Room:	1		Flooring - Wall to Wall Carpet
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, Bathroom - With Tub & Shower
Laundry:	1		--

Features & Other Information

Appliances: **Range, Dishwasher, Refrigerator**
Basement: **No**
Construction: **Frame**
Cooling: **Central Air, Heat Pump**
Exclusions:
Exterior: **Vinyl**
Exterior Features: **Patio, Covered Patio/Deck, Garden Area, Professional Landscaping, Tennis Court**
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

LOCATION, LOCATION !! ITS FANTASTIC FOR THIS FIRST FLOOR REAR UNIT! BACKS UP TO BEAUTIFUL PRIVACY WOODS! WALK RIGHTOUT TO THE PATIO AND LARGE YARD. MOVE IN READY-VERY CLEAN AND WELL MAINTAINED FRANKLIN CROSSING UNIT. TWO LARGE BEDROOMS, A LARGE LIVING ROOM/DINING AREA AND KITCHEN. AIR CONDITIONED. NEWER WALL TO WALL CARPET.CLOSE TO LAUNDRY AND EXTRA STORAGE SPACE. WALK TO SHOPPING, RESTAURANTS, AND TRAIN. 1 MINUTE TO 495 HIGHWAY ACCESS. ENJOY THE POOL, TENNIS AND PLAYGROUND!! OWN FOR LESS THAN RENT!

Tax Information

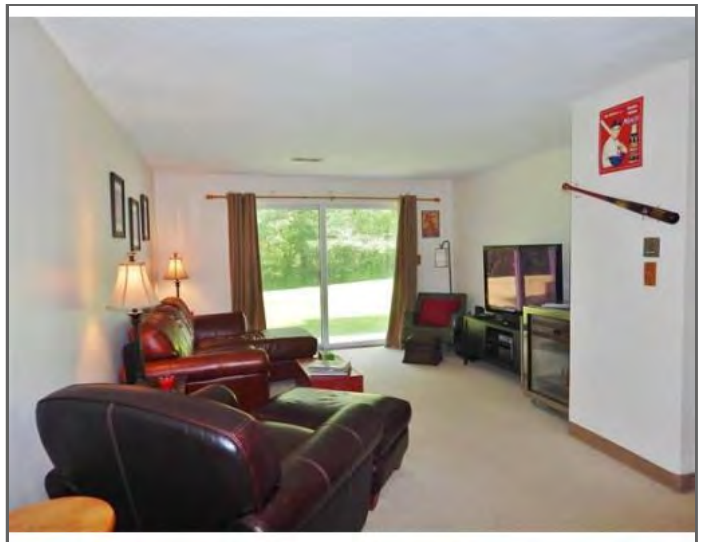
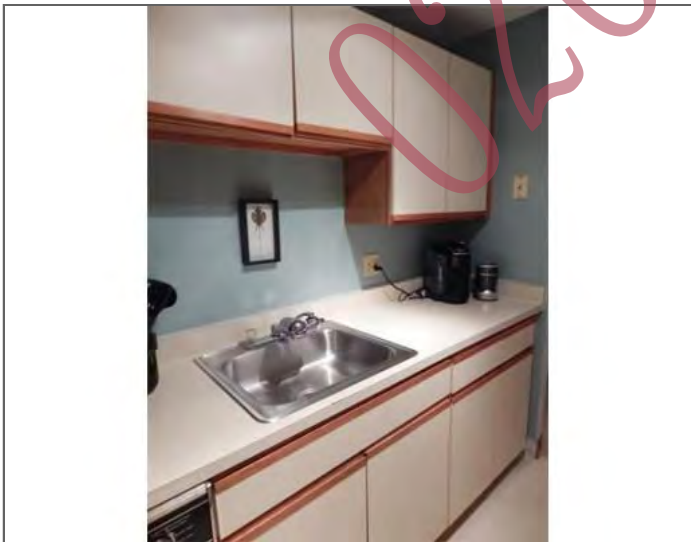
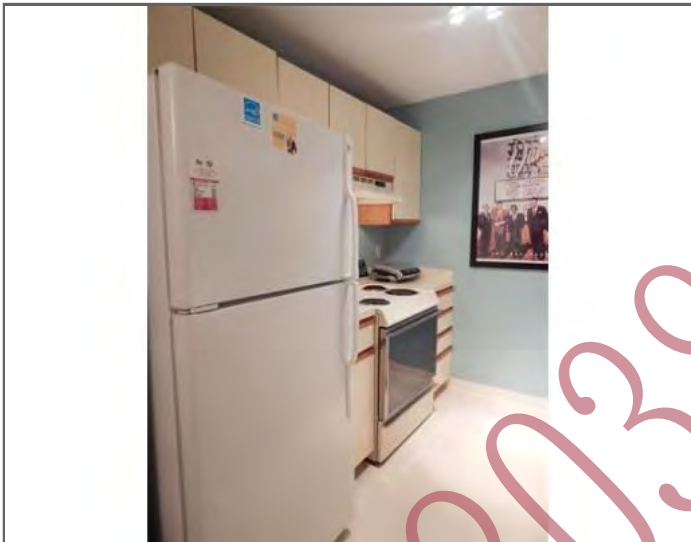
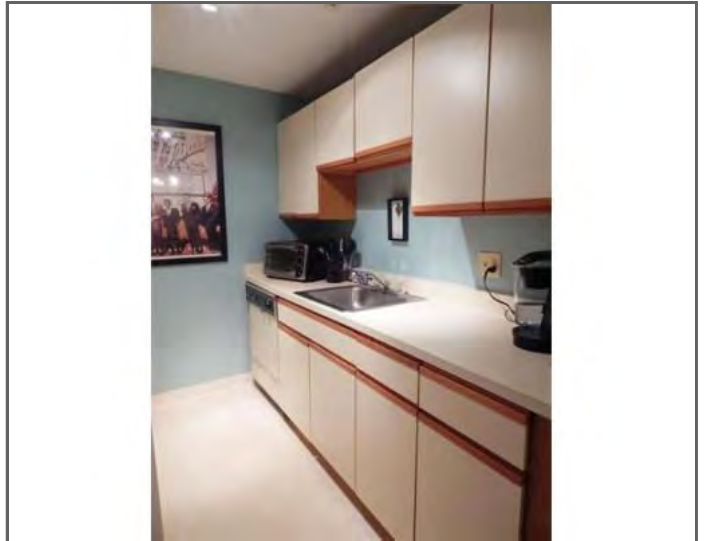
2014 Taxes: **\$1574** Assessment: **\$108,900**
Pin #: **M:270 L:021-051**

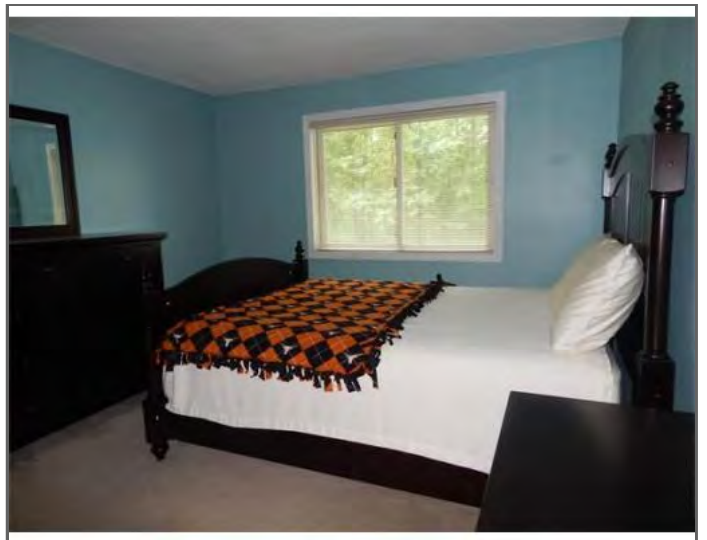
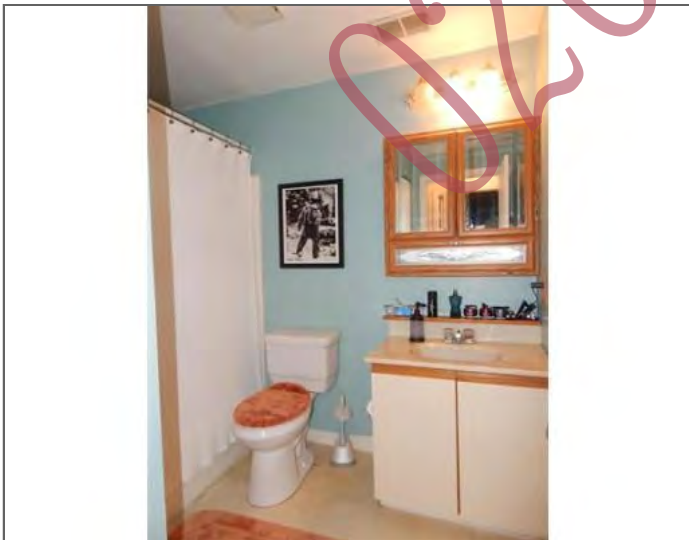
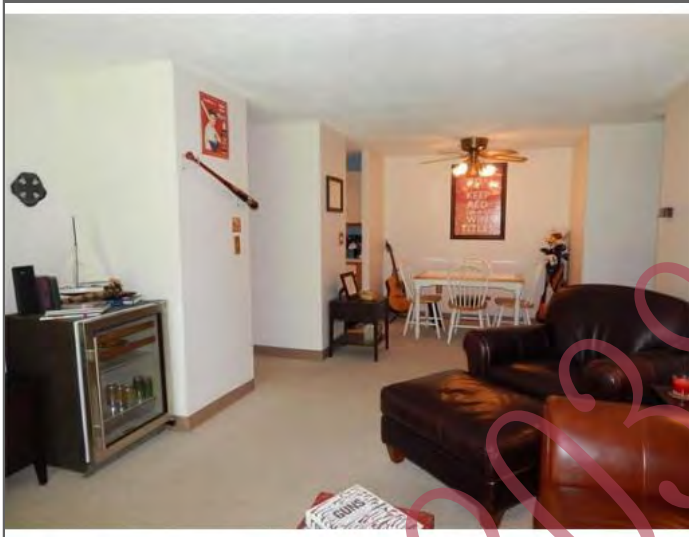
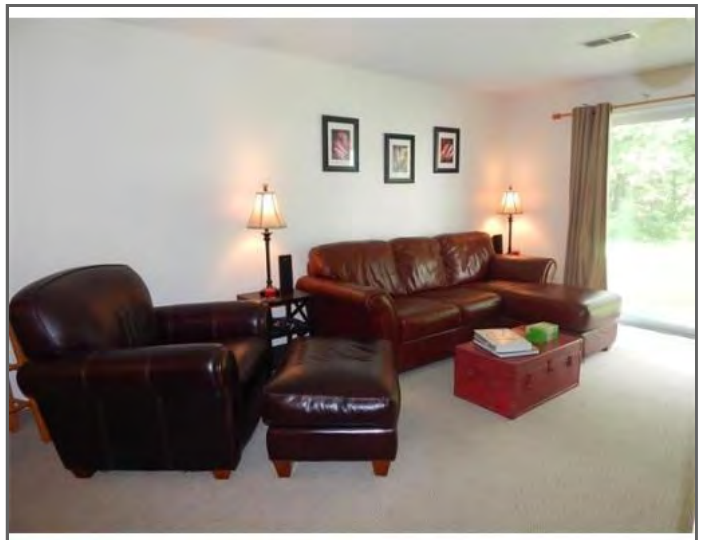
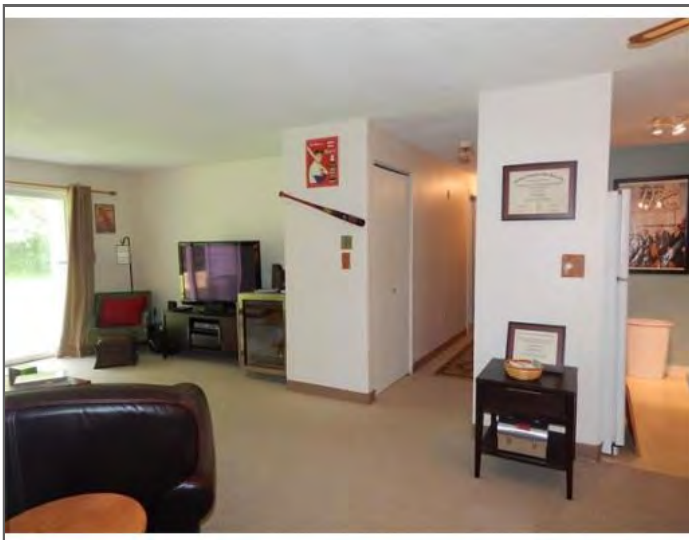
Cert: Zoning Code: **RES**
Map: Block: Lot: Book: **23642** Page: **561**

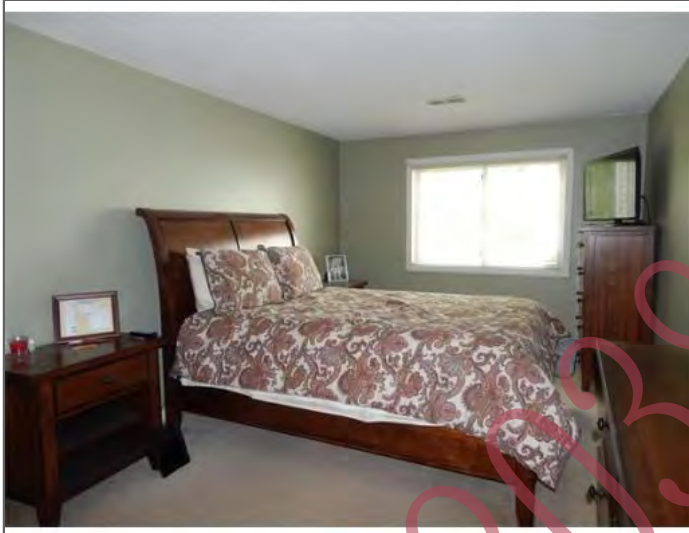
Market History for 1003 FRANKLIN CROSSING RD U:1003, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71698998	6/15/2014	Listed for \$143,500			\$143,500
CTG	7/5/2014	Status Changed to: Contingent			
UAG	7/26/2014	Status Changed to: Under Agreement			
SLD	8/14/2014	Status Changed to: Sold			
	8/14/2014	Sold for \$139,000	41	18	\$139,000
Market History for Office Id: BB1175			41	18	\$139,000
Market History for this property			41	18	\$139,000

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207 Franklin Crossing - Unit 7
Franklin, MA 02038
Condo

MLS #: 71624440	Status: Sold
List Price: \$141,500	Sale Price: \$140,000
List Date: 1/20/2014	Sale Date: 3/14/2014
Area:	Off Market Date: 2/7/2014
List\$/SqFt: \$151.34	Sold\$/SqFt: \$149.73
Days on Market (Total): 18	Days on Market (Office): 18



Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 3
Master Bath: No	Placement: Middle
Fireplaces: 0	Apprx Living Area: 935 sq.ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0 --
Elevator:	Parking: 2 Off-Street
Handicap Access/Features:	
Association: Yes Fee: \$289	
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

Room	Level	Size	Features
Living Room:	1		Flooring - Laminate, Balcony / Deck, Cable Hookup, Open Floor Plan, Slider
Dining Room:	1		Flooring - Laminate, Open Floor Plan
Kitchen:	1		Flooring - Laminate, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Remodeled
Master Bedroom:	1		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Closet - Linen, 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: **Deck**
Facing Direction:
Heating: **Forced Air, Heat Pump, Electric**
Hot Water: **Electric**
Interior Features: **Cable Available, Intercom**
Lead Paint: **Unknown**
Pets Allowed: **Yes**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Remarks

POTTERY BARN PERFECT CONDO WITH ALL THE UPDATES. BEAUTIFUL CUSTOM KITCHEN WITH MAPLE CABINETS & GRANITE COUNTERTOPS. HIGH QUALITY LAMINATE FLOORING IN KITCHEN, DINING ROOM, LIVING ROOM & HALLWAY. LIVING ROOM HAS SLIDER TO NICE DECK THAT HAS A PRIVATE WOODED VIEW. LOVELY UPDATED BATHROOM WITH LINEN CLOSET. MASTER BEDROOM IS LARGE WITH 2 CLOSETS...ONE IS A WALK IN!! 2ND BEDROOM AGAIN IS VERY LARGE WITH GREAT CLOSET SPACE. HEAT PUMP, A/C AND VINYL WINDOWS IN BEDROOMS ARE 3- 4 YEARS OLD!! NOTHING TO DO BUT MOVE IN. FANTASTIC LOCATION CLOSE TO TRAIN AND 495 - COMMUTERS DREAM COMPLEX HAS LARGE INGROUND SWIMMING POOL, PLAYGROUND AND TENNIS COURTS. DON'T MISS OUT - THIS WON'T LAST**

Tax Information

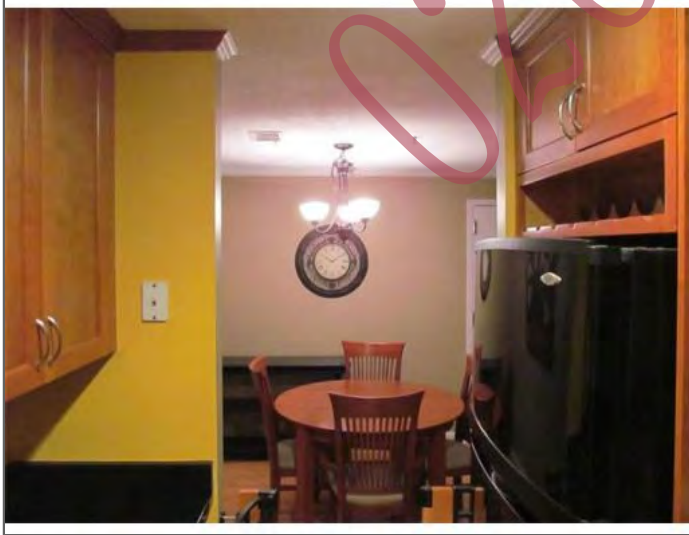
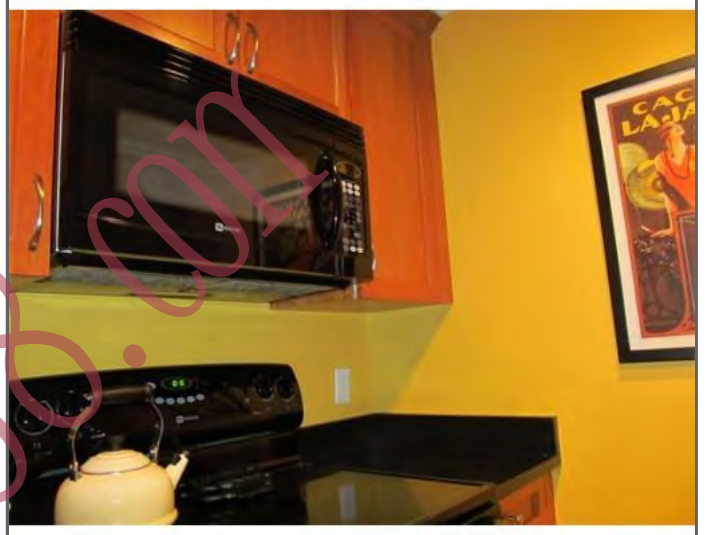
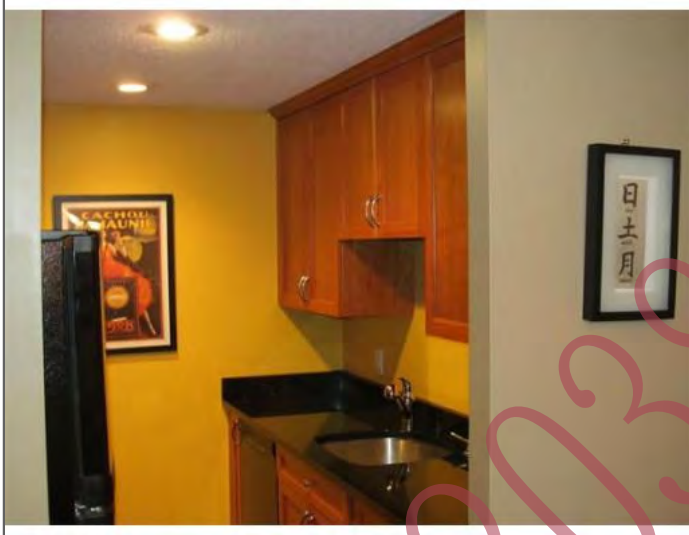
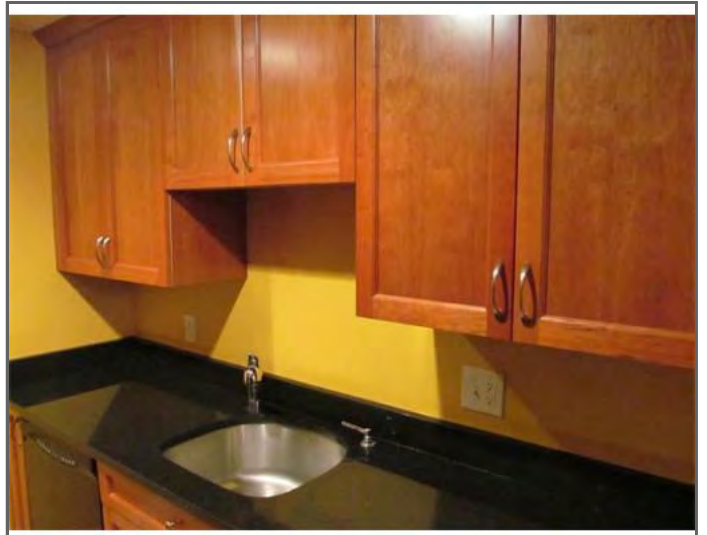
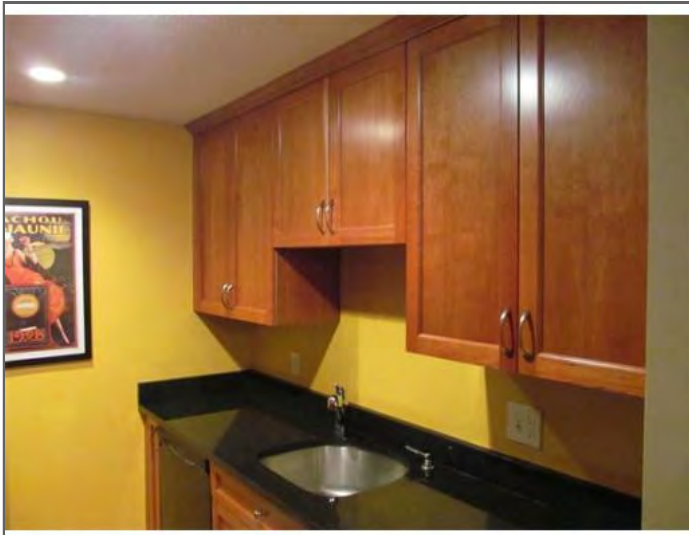
2013 Taxes: **\$1623.29** Assessment: **\$113,200**
Pin #:

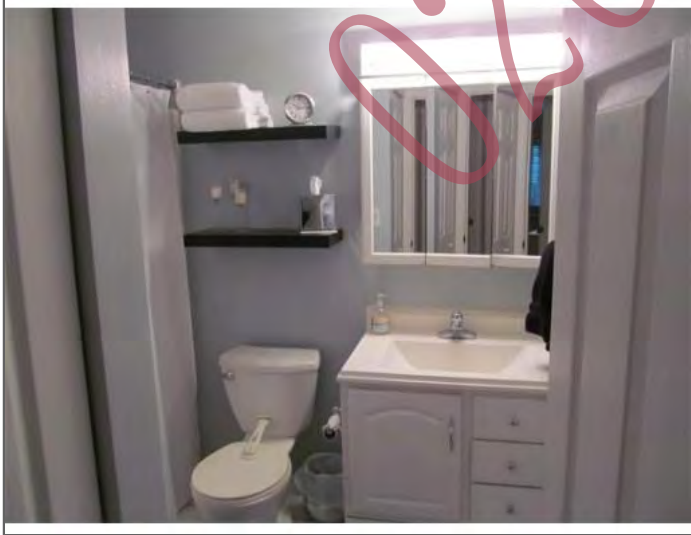
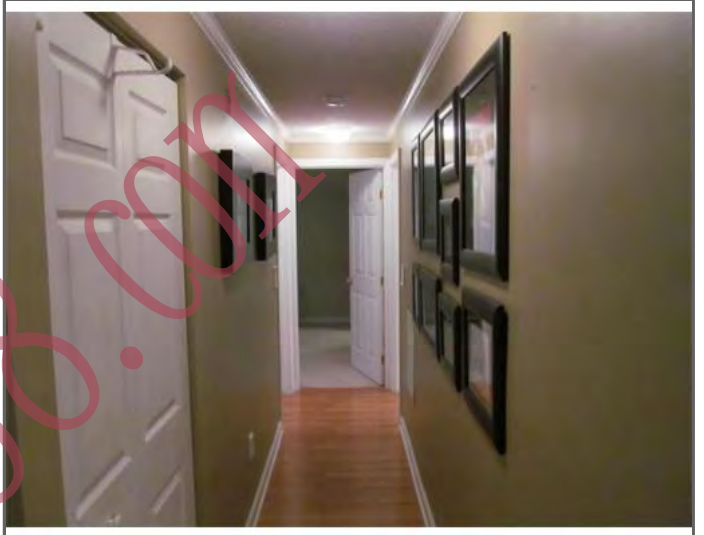
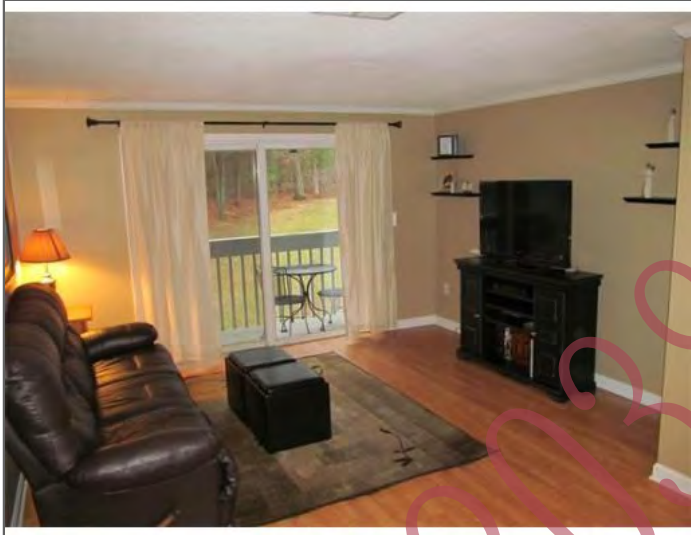
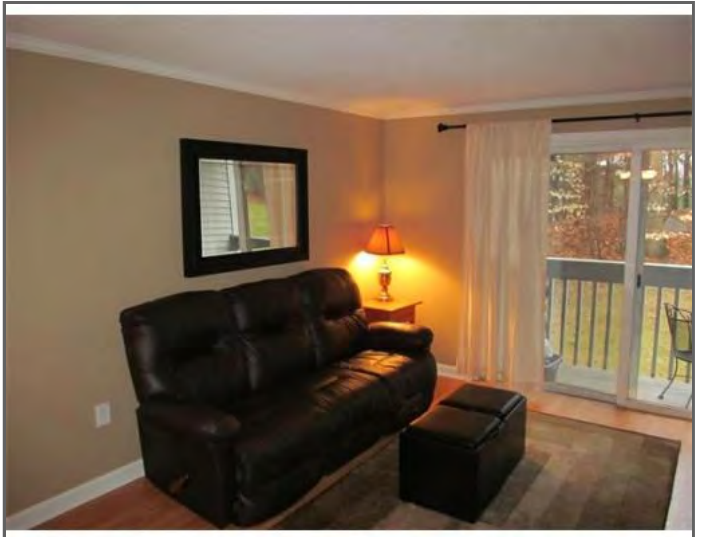
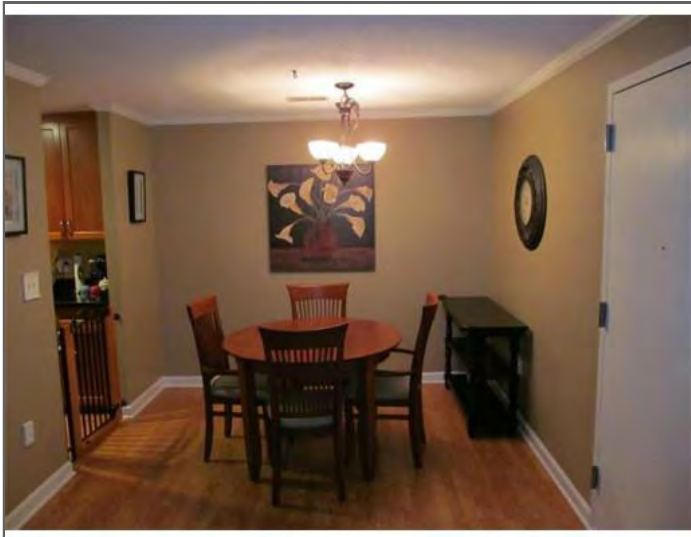
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Map: Block: Lot: Book: **24123** Page: **437**

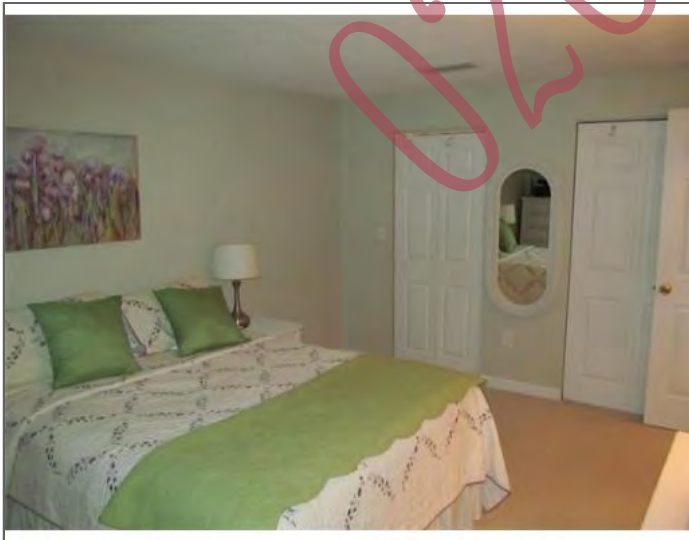
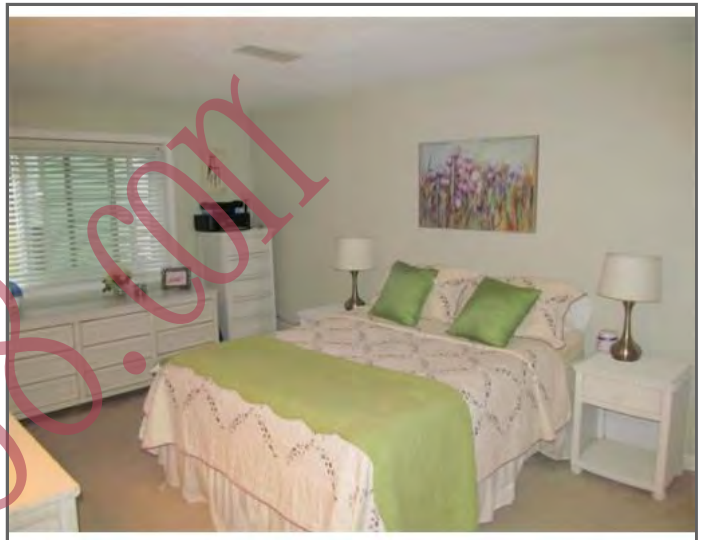
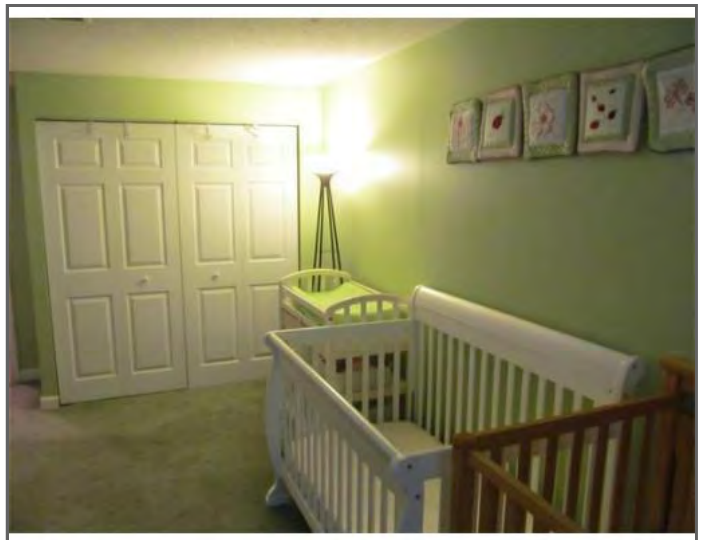
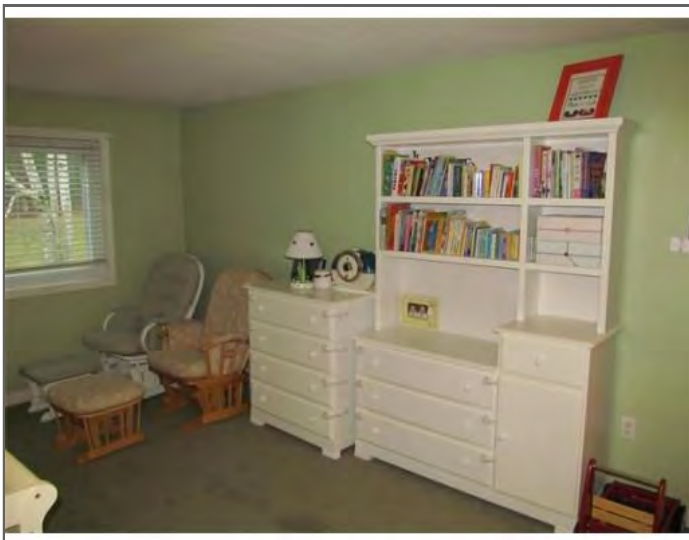
Market History for 207 Franklin Crossing U:7, Franklin, MA 02038

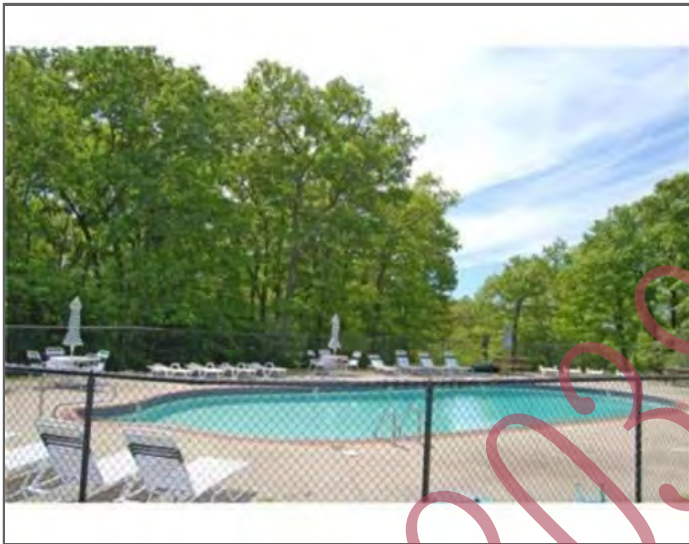
MLS #	Date		DOM	DTO	Price
71624440	1/20/2014	Listed for \$141,500			\$141,500
CTG	1/26/2014	Status Changed to: Contingent			
UAG	2/7/2014	Status Changed to: Under Agreement			
SLD	3/15/2014	Status Changed to: Sold			
	3/14/2014	Sold for \$140,000	18	5	\$140,000
Market History for Office Id: AC1630			18	5	\$140,000
Market History for this property			18	5	\$140,000

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

805 Franklin Crossing Road - Unit 805
Franklin, MA 02038
Condo

MLS #: 71621769	Status: Sold
List Price: \$145,900	Sale Price: \$142,000
List Date: 1/10/2014	Sale Date: 3/24/2014
Area:	Off Market Date: 3/11/2014
List\$/SqFt: \$155.38	Sold\$/SqFt: \$151.22
Days on Market (Total): 60	Days on Market (Office): 60

Property Features

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

Handicap Access/Features:

Association: **Yes** Fee: **\$289**

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



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Balcony / Deck
Dining Room:	1		Flooring - Laminate
Kitchen:	1		Flooring - Laminate, Countertops - Stone/Granite/Solid
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, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**

Basement: **No**

Cooling: **Central Air**

Exclusions:

Exterior Features: **Deck, Tennis Court**

Facing Direction:

Green Certified: **No**

Heating: **Electric**

Hot Water: **Electric**

Interior Features: **Cable Available**

Lead Paint: **None**

Pets Allowed: **Yes w/ Restrictions**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Waterfront: **No** Water View: **No**

Short Sale w/Lndr.App.Req: **No**

Lender Owned: **No**

Remarks

MINT CONDITION END UNIT - UPDATED KITCHEN FEATURES GRANITE COUNTERTOPS, UPDATED APPLIANCES AND CABINETS AND PERGO FLOORING - DINING AREA FEATURES PERGO FLOORING AND CHAIR RAIL - NEW CARPET IN FAMILY ROOM AND BEDROOMS - RECESSED LIGHTS - SPACIOUS BEDROOMS - AMPLE CLOSET STORAGE -FULL BATH COMPLETELY RENOVATED WITH NEW TUB AND TILE SURROUND, TILE FLOOR AND UPDATED VANITY WITH GRANITE TOP -FURNACE AND AC COMPRESSOR REPLACED IN 2013 - BEATIFUL END UNIT NEAR TENNIS COURTS AND PLAYGROUND - BRIGHT AND SUNNY UNIT - WONDERFUL COMPLEX LOCATED EASY ACCESS TO COMMUTER RAIL, HIGHWAY, SHOPS AND RESTAURANTS - COMPLEX FEATURES - INGROUND POOL, TENNIS COURT, PLAYGROUND, LAUNDRY FACILITIES IN BUILDING - GREAT VALUE!

Tax Information

2013 Taxes: **\$1674** Assessment: **\$116,700**

Pin #:

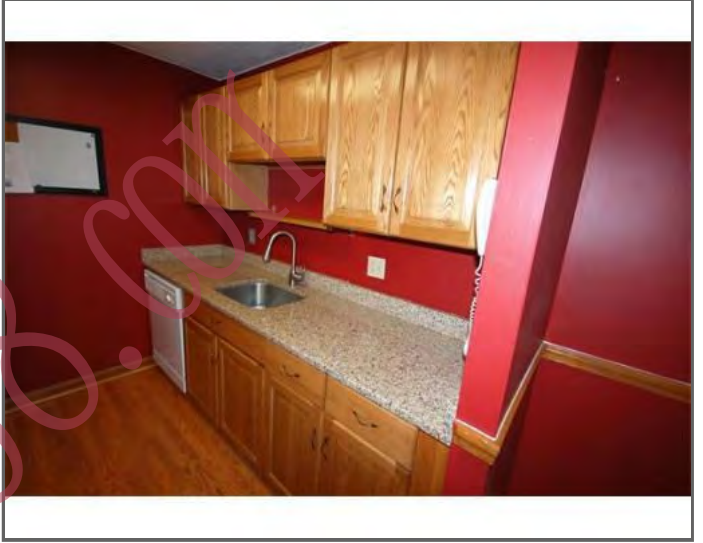
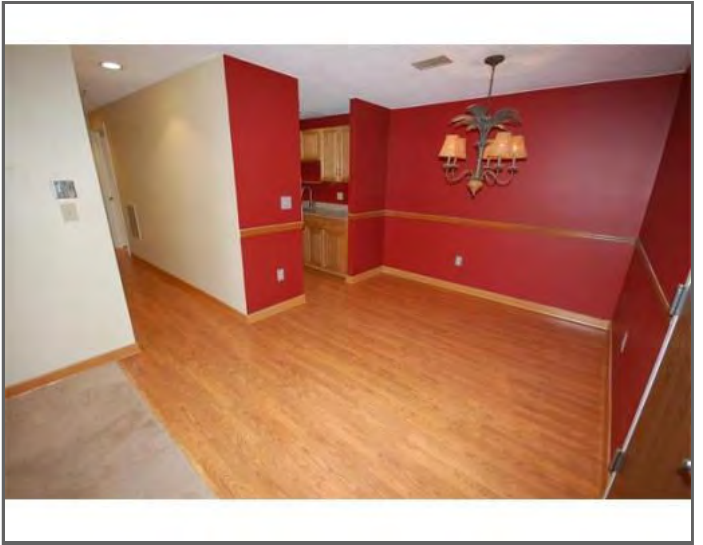
Cert: Zoning Code: **condo**

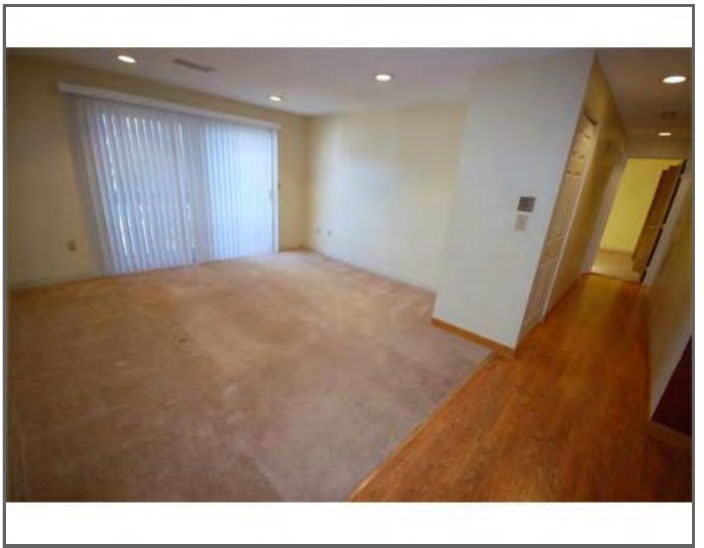
Map: Block: Lot: Book: **23351** Page: **16+5**

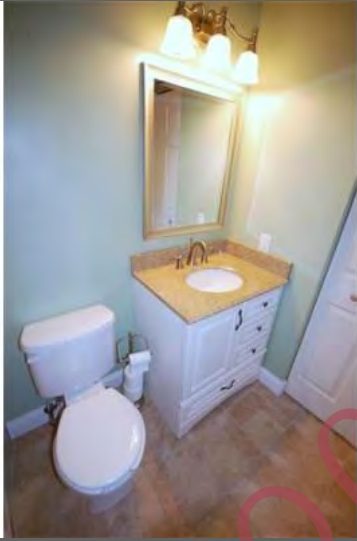
Market History for 805 Franklin Crossing Road U:805, Franklin, MA 02038

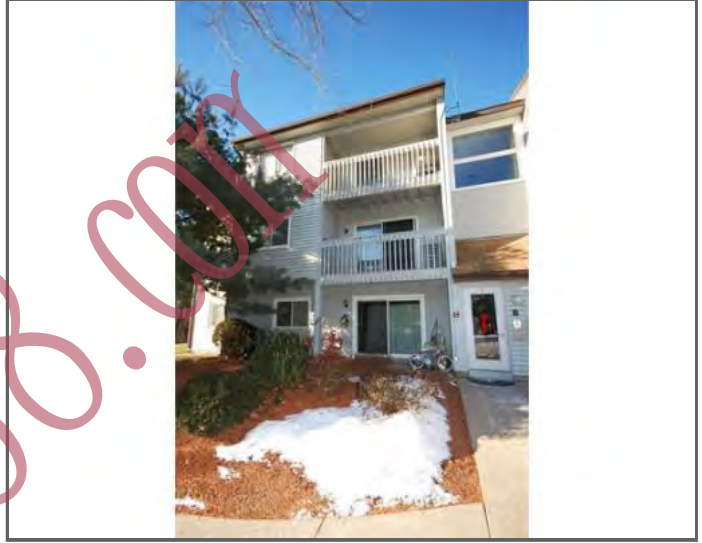
MLS #	Date		DOM	DTO	Price
71621769	1/10/2014	Listed for \$145,900			\$145,900
CTG	2/11/2014	Status Changed to: Contingent			
UAG	3/11/2014	Status Changed to: Under Agreement			
SLD	3/24/2014	Status Changed to: Sold			
	3/24/2014	Sold for \$142,000	60	31	\$142,000
Market History for Office Id: BB1510			60	31	\$142,000
Market History for this property			60	31	\$142,000

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201 Franklin Crossing - Unit 201
 Franklin, MA 02038
 Condo

MLS #: 71660562	Status: Sold
List Price: \$147,000	Sale Price: \$144,000
List Date: 4/14/2014	Sale Date: 7/14/2014
Area:	Off Market Date: 5/10/2014
List\$/SqFt: \$167.05	Sold\$/SqFt: \$163.64
Days on Market (Total): 26	Days on Market (Office): 26



Property Features

Rooms: 5	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 1
Master Bath:	Placement: Street, End, Walkout, Garden
Fireplaces: 0	Apprx Living Area: 880 sq.ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0 --
Elevator:	Parking: 2 Off-Street, Guest
Handicap Access/Features:	
Association: Yes Fee: \$272	
Fee Includes: Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Refuse Removal	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet
Dining Room:	1		--
Kitchen:	1		Flooring - Vinyl, Countertops - Upgraded, Cabinets - Upgraded, Remodeled
Master Bedroom:	1		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bath 1:	1		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Patio**
 Facing Direction:
 Heating: **Forced Air, Heat Pump, Electric**
 Hot Water: **Electric**
 Interior Features: **Intercom**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Remarks

Beautifully updated condo close to 495 and commuter rail. Charming garden style 1st floor corner unit offering two good size bedrooms. Master with walk-in closet. Newer carpet, upgraded kitchen, remodeled bathroom, new heat pump and new garbage disposal. All furniture and window treatment included in price. Move in and unpack your suitcase. You must see this condo to appreciate it. Do not miss out on this opportunity.

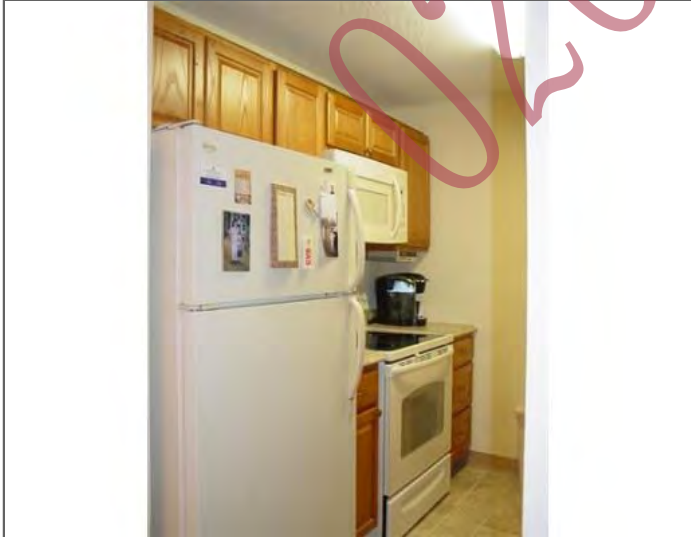
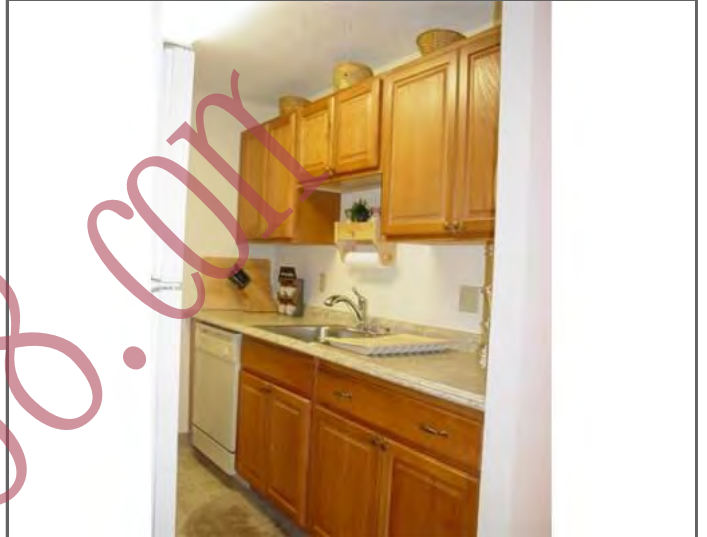
Tax Information

2013 Taxes: \$1477	Assessment: \$103,000	Cert: Zoning Code: res
Pin #:		Map: Block: Lot: Book: 11012 Page: 347

Market History for 201 Franklin Crossing U:201, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71660562	4/14/2014	Listed for \$147,000			\$147,000
UAG	5/10/2014	Status Changed to: Under Agreement			
SLD	7/15/2014	Status Changed to: Sold			
	7/14/2014	Sold for \$144,000	26	26	\$144,000
Market History for Office Id: BB1650			26	26	\$144,000
Market History for this property			26	26	\$144,000

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2007 Franklin Crossing Rd. - Unit 7
 Franklin, MA 02038
 Condo

MLS #: 71726030	Status: Sold
List Price: \$155,000	Sale Price: \$145,000
List Date: 7/31/2014	Sale Date: 12/29/2014
Area:	Off Market Date: 12/29/2014
List\$/SqFt: \$135.14	Sold\$/SqFt: \$126.42
Days on Market (Total): 46	Days on Market (Office): 46



Property Features

Rooms: 5	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 2
Master Bath:	Placement: Corner
Fireplaces: 0	Apprx Living Area: 1147 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 100	Garage: 0 --
Elevator:	Parking: 2 Off-Street, Guest
Handicap Access/Features:	
Association: Yes Fee: \$299	
Fee Includes: Water, Sewer, Master Insurance, Swimming Pool, Road Maintenance, Landscaping, Snow Removal, Tennis Court	

Room Descriptions

Room	Level	Size	Features
Living Room:	2	--	
Dining Room:	2	--	
Kitchen:	2	--	
Master Bedroom:	2	--	
Bedroom 2:	2	--	
Laundry:	B	--	

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Basement: **No**
 Construction: **Frame**
 Cooling: **Central Air, Heat Pump**
 Electric: **Circuit Breakers, 100 Amps**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Balcony**
 Facing Direction:
 Heating: **Forced Air, Heat Pump**
 Hot Water: **Electric**
 Interior Features: **Cable Available**
 Lead Paint: **None**
 Living Area Disclosures: **this is the largest unit its on the corner so the master bedroom is big**
 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

Big Big 1147 sq.ft.. Quiet corner unit with a view of the courtyard Quiet unit .Only 6 units this big , well maintained , Redone 4 yr old bathroom , newer water heater 2011 , heat pump 2004. Euro kitchen .New kitchen floor . Huge master suit with walk in closet and cross ventilation. Balcony at rear of building facing the court yard , Laundry Room. Walk to train and shopping . Very easy to show .

Tax Information

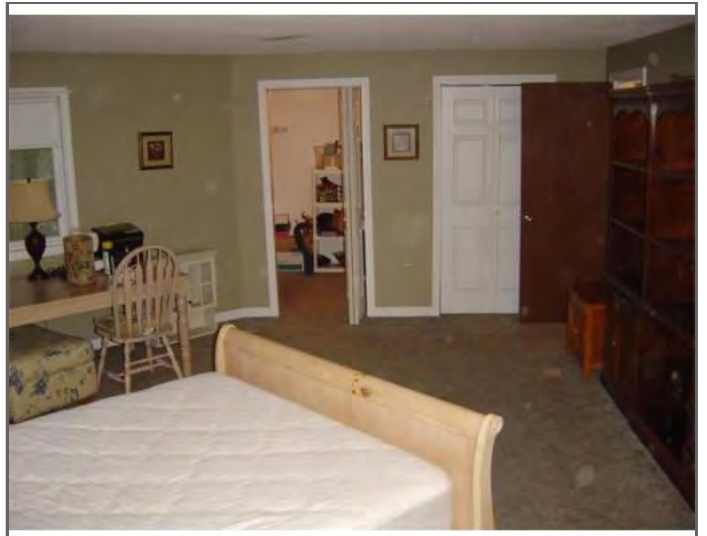
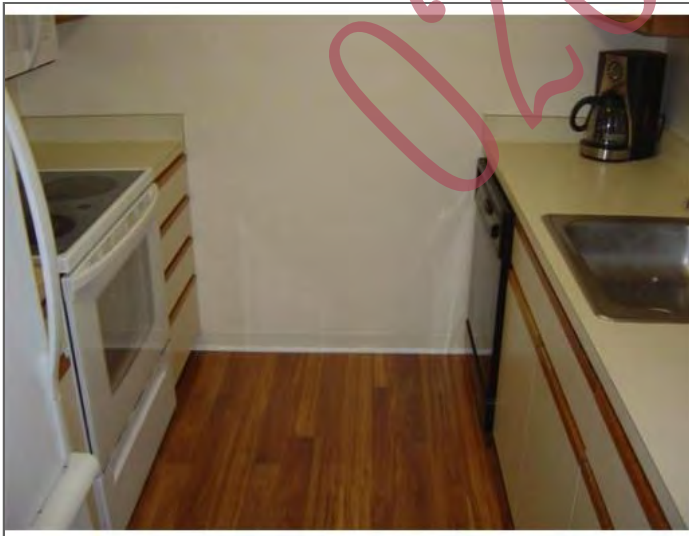
2014 Taxes: **\$1952.2** Assessment: **\$135,900**
 Pin #:

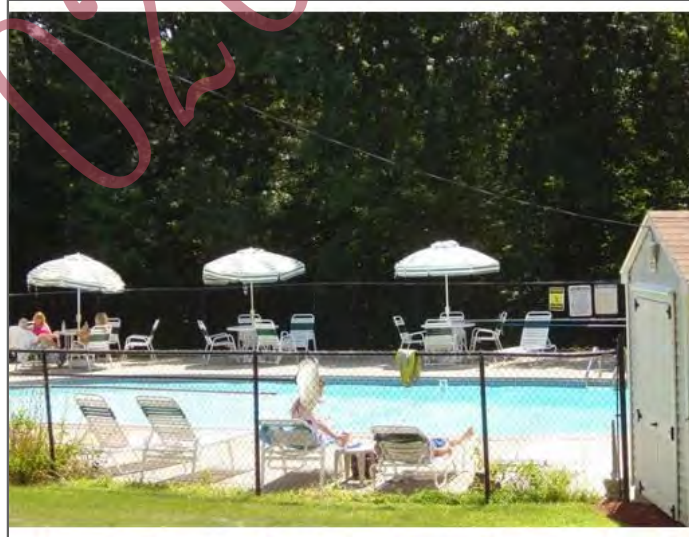
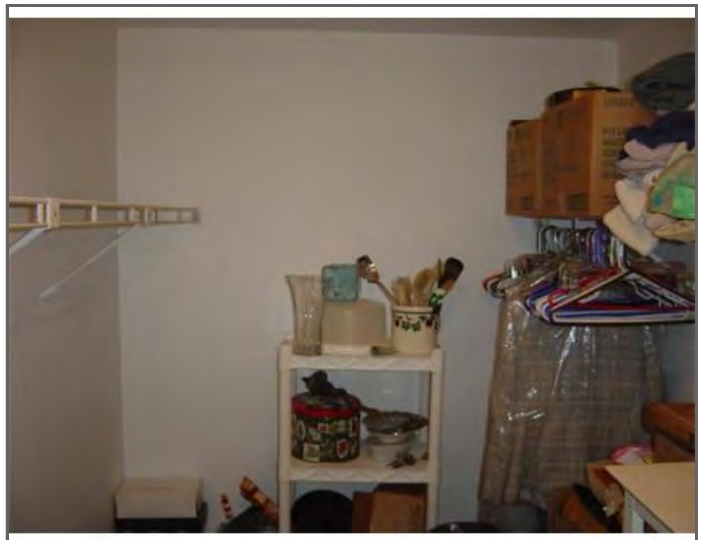
Cert: Zoning Code: **condo**
 Map: Block: Lot: Book: **18909** Page: **219**

Market History for 2007 Franklin Crossing Rd. U:7, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71726030	7/31/2014	Listed for \$152,900			\$152,900
WDN	8/25/2014	Status Changed to: Temporarily Withdrawn			
BOM	12/8/2014	Status Changed to: Back on Market			
	12/8/2014	Price Changed to: \$155,900			\$155,900
	12/8/2014	Price Changed to: \$155,000			\$155,000
EXT	12/8/2014	Status Changed to: Extended			
CTG	12/19/2014	Status Changed to: Contingent			
UAG	12/29/2014	Status Changed to: Under Agreement			
SLD	12/30/2014	Status Changed to: Sold			
	12/29/2014	Sold for \$145,000	46	35	\$145,000
Market History for Office Id: BB4905			46	35	\$145,000
Market History for this property			46	35	\$145,000

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1402 Franklin Crossing - Unit 1402
Franklin, MA 02038
Condo

MLS #: 71720539	Status: Sold
List Price: \$149,000	Sale Price: \$147,000
List Date: 7/28/2014	Sale Date: 10/16/2014
Area:	Off Market Date: 9/10/2014
List\$/SqFt: \$168.93	Sold\$/SqFt: \$166.67
Days on Market (Total): 44	Days on Market (Office): 44



Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 1
Master Bath: No	Placement: Street, Back
Fireplaces: 0	Apprx Living Area: 882 sq.ft.
Year Built: 1985	Outdoor Space Avail: Yes - Common
# Units: 156	Garage: 0 --
Elevator: No	Parking: 2 --

Handicap Access/Features:
Association: **Yes** Fee: **\$272**
Fee Includes: **Water, Sewer, Master Insurance, Security, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Refuse Removal**

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet, Balcony / Deck, Balcony - Exterior, Open Floor Plan
Dining Room:	1		Flooring - Laminate, Open Floor Plan
Kitchen:	1		Flooring - Laminate, Countertops - Upgraded, Cabinets - Upgraded, Stainless Steel Appliances
Master Bedroom:	1		Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Bath 1:	1		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Laminate

Features & Other Information

Basement: **No**
Cooling: **Central Air**
Electric: **220 Volts**
Exclusions:
Facing Direction:
Heating: **Forced Air, Heat Pump, Electric, Unit Control**
Hot Water: **Electric**
Lead Paint: **Unknown**
Pets Allowed: **Yes**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No** Water View: **No**
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Remarks

Fabulous Franklin Crossing! One of the nicest condos in Franklin Crossing, This ground floor unit facing the woods, has a beautiful upgraded kitchen with stainless steel appliances, new cabinets and countertops done within the last 3 years. Open floor plan perfect for entertaining. Large master bedroom with two large closets. Close to highways, shopping, walking trails. Come take a look at what this complex has to offer

Tax Information

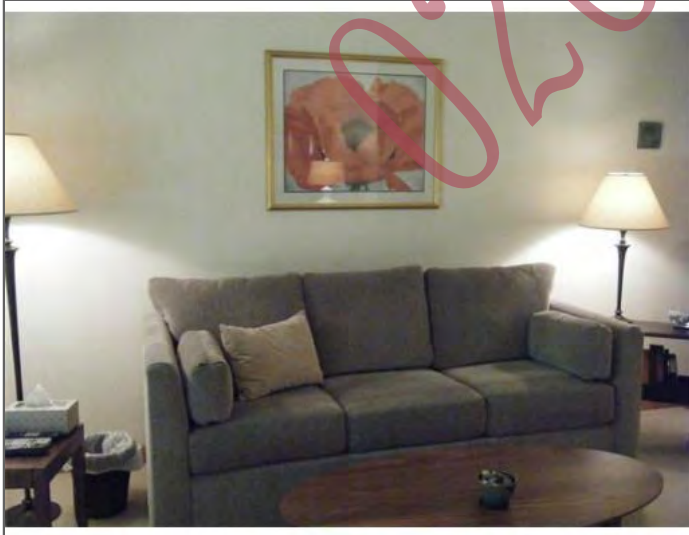
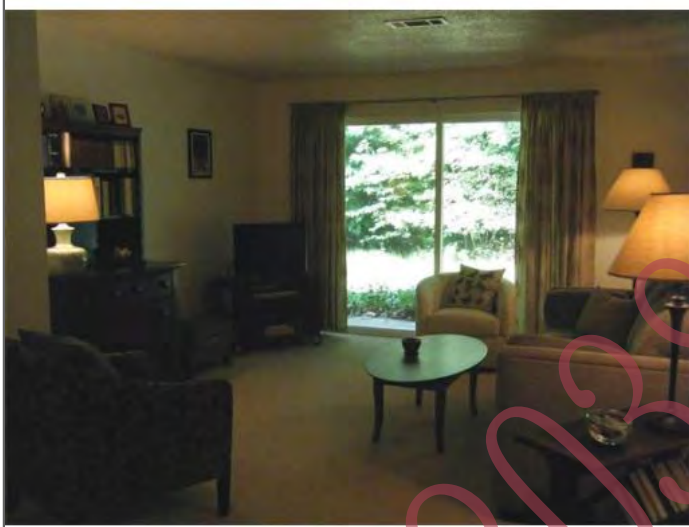
2014 Taxes: **\$1599.62** Assessment: **\$110,700**
Pin #:

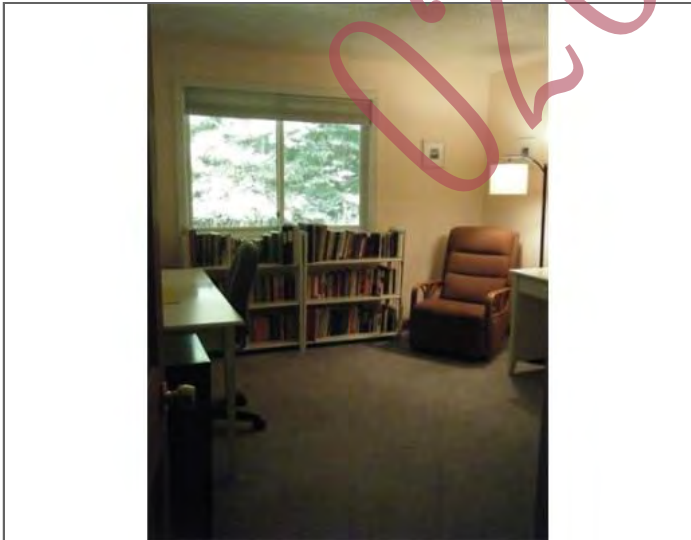
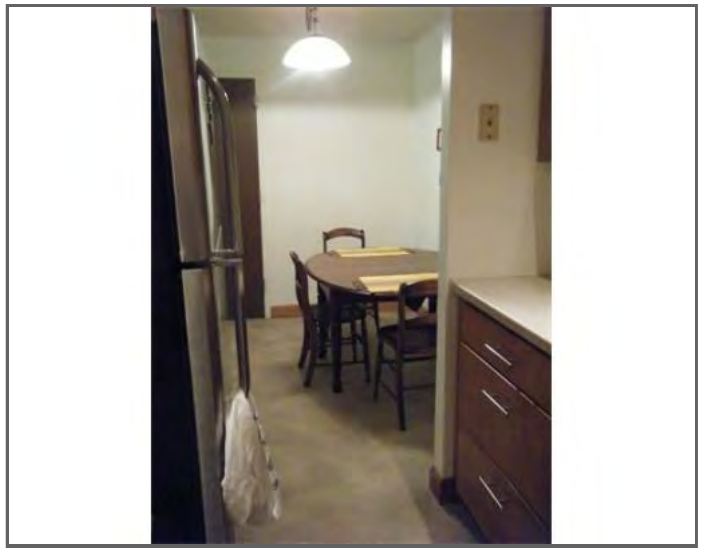
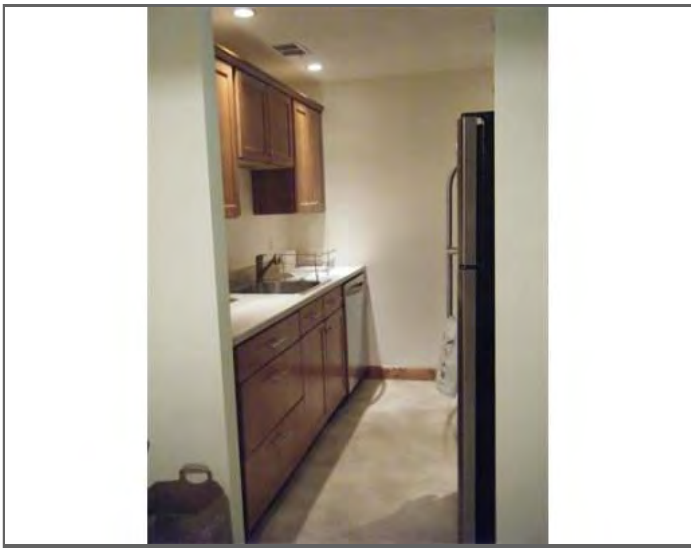
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Map: Block: Lot: Book: **17301** Page: **230**

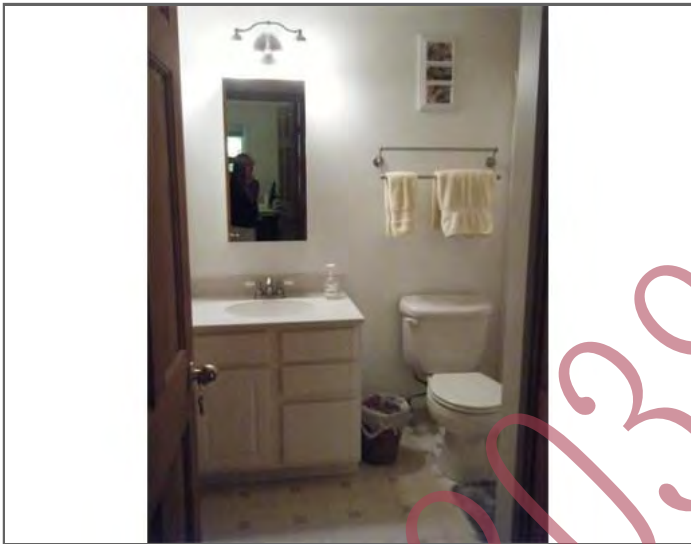
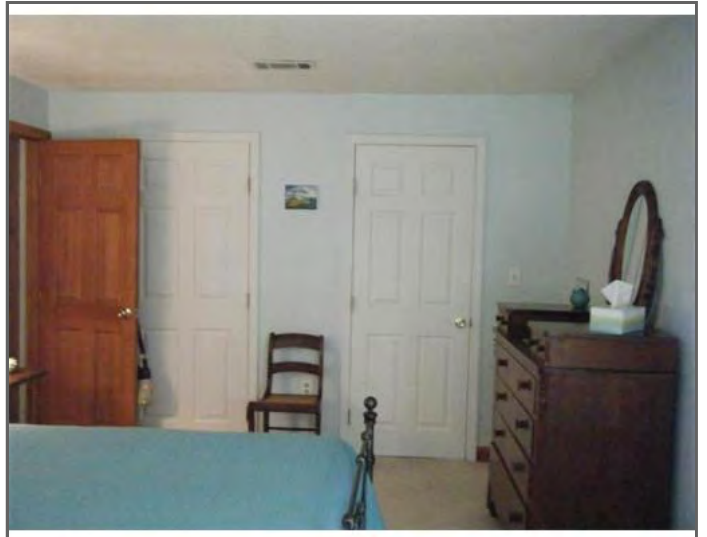
Market History for 1402 Franklin Crossing U:1402, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
71720539	7/28/2014	Listed for \$149,000			\$149,000
CTG	9/2/2014	Status Changed to: Contingent			
UAG	9/10/2014	Status Changed to: Under Agreement			
SLD	10/16/2014	Status Changed to: Sold			
	10/16/2014	Sold for \$147,000	44	30	\$147,000
Market History for Office Id: AN0392			44	30	\$147,000
Market History for this property			44	30	\$147,000

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

2611 Franklin Crossing Road - Unit #2611
Franklin, MA 02038
Condo

MLS #: 71748592	Status: Sold
List Price: \$149,900	Sale Price: \$148,000
List Date: 9/25/2014	Sale Date: 11/12/2014
Area:	Off Market Date: 11/11/2014
List\$/SqFt: \$153.90	Sold\$/SqFt: \$151.95
Days on Market (Total): 50	Days on Market (Office): 50



Property Features

Rooms: 5	Style: Low-Rise
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 3
Master Bath:	Placement: Top/Penthouse
Fireplaces: 0	Apprx Living Area: 974 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0 --
Elevator:	Parking: 2 --

Handicap Access/Features:
Association: **Yes** Fee: **\$289**
Fee Includes: **Water, Sewer, Master Insurance, Security, Swimming Pool, Laundry Facilities, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Extra Storage, Refuse Removal**

Room Descriptions

Room	Level	Size	Features
Living Room:	3		Flooring - Wall to Wall Carpet, Balcony / Deck, Slider
Dining Room:	3		Flooring - Wall to Wall Carpet
Kitchen:	3		Flooring - Vinyl, Countertops - Upgraded, Cabinets - Upgraded
Master Bedroom:	3		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	3		Flooring - Wall to Wall Carpet
Bath 1:	3		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Vinyl
Laundry:	1		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Basement: **No**
Cooling: **Central Air**
Exclusions:
Exterior Features: **Balcony**
Facing Direction:
Heating: **Forced Air, Heat Pump, Electric, Unit Control**
Hot Water: **Electric**
Interior Features: **Cable Available, Intercom**
Lead Paint: **Unknown**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Remarks

Prime location for this Franklin Crossing Condo! Wooded views all around! Updates include: 2014 Kitchen - Maple Cabinets, new Countertops, new Flooring, new Dishwasher, new Sink, new Microwave. 2012 - new Bathroom Exhaust System. 2011 new Hot Water Heater, new Toilet. Wired for Verizon Fios. Lovingly maintained and updated - 2 Spacious Bedrooms, Master with walk-in closet. Enjoy the balcony overlooking the wooded grounds. Swimming Pool, Play Structure for kids, Extra Storage, 2 parking spaces plus tons of guest parking! Great Commuter location - close to Major Highways and Shopping Centers.

Tax Information

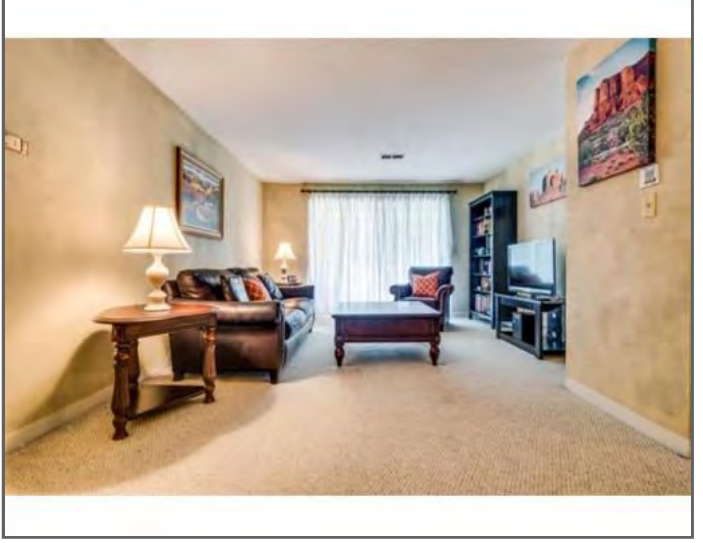
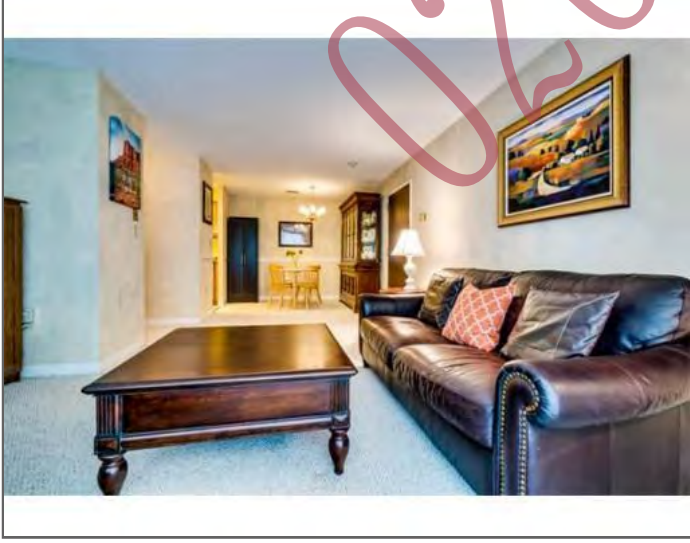
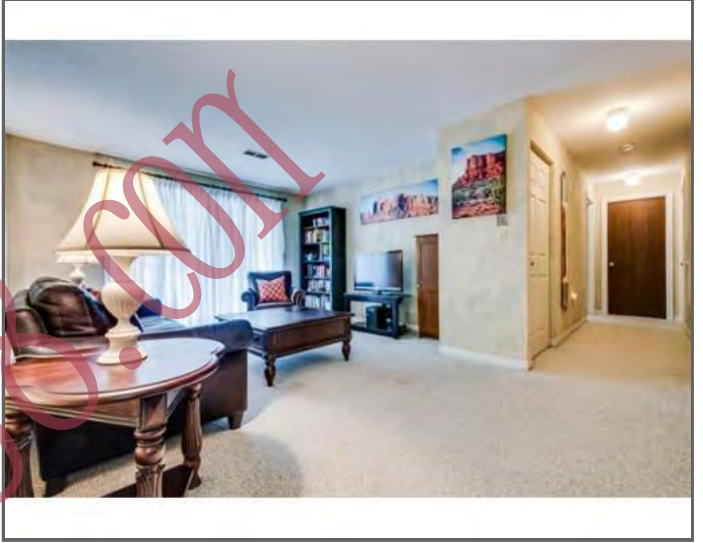
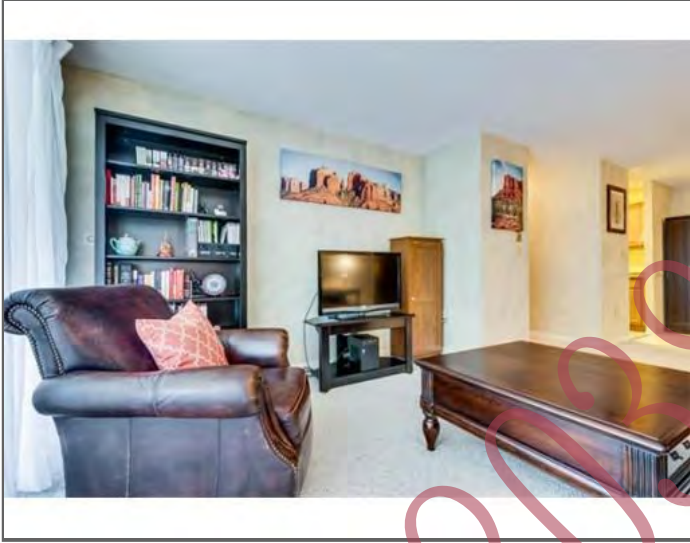
2014 Taxes: **\$1820.7** Assessment: **\$126,000**
Pin #:

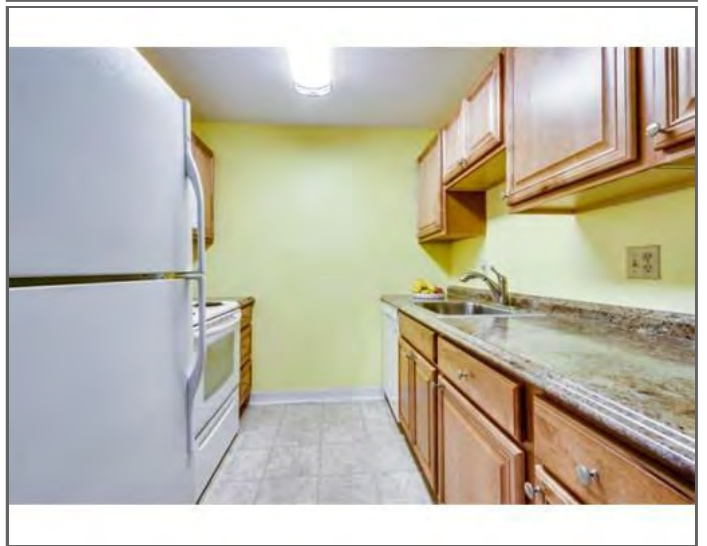
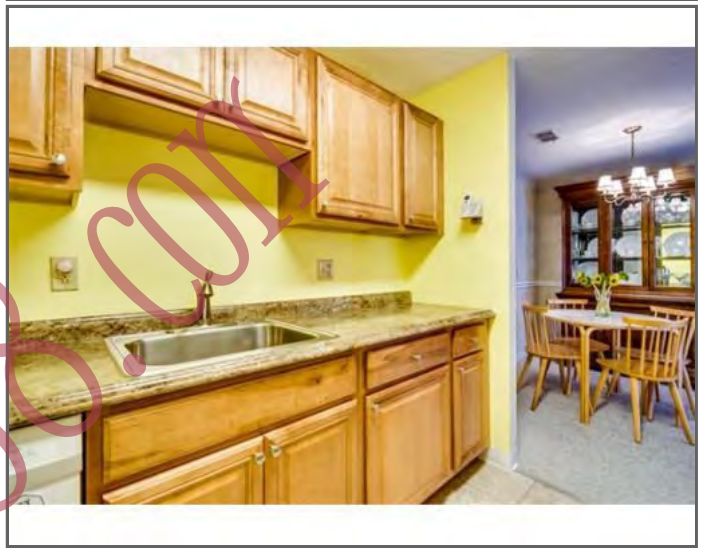
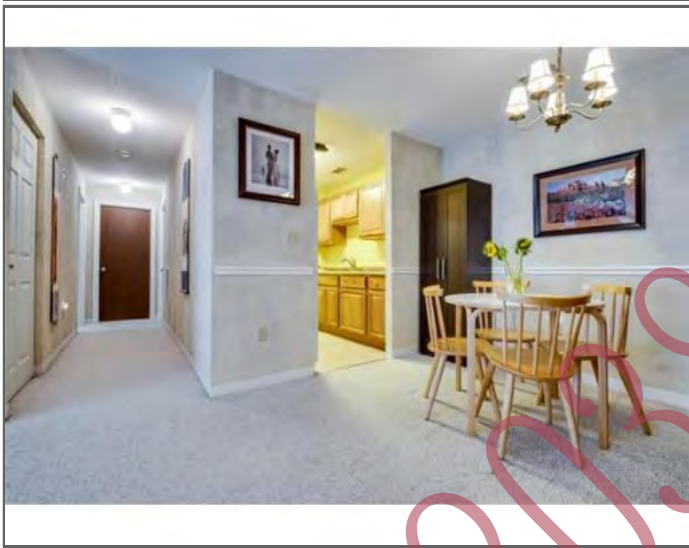
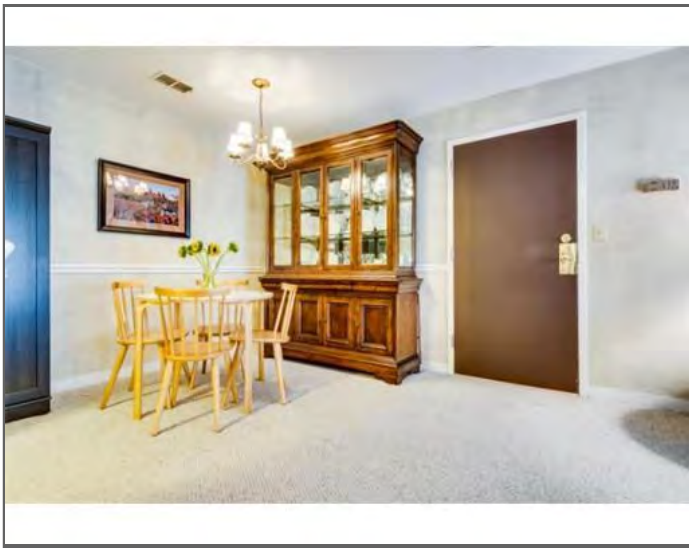
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Map: Block: Lot: Book: **23190** Page: **34**

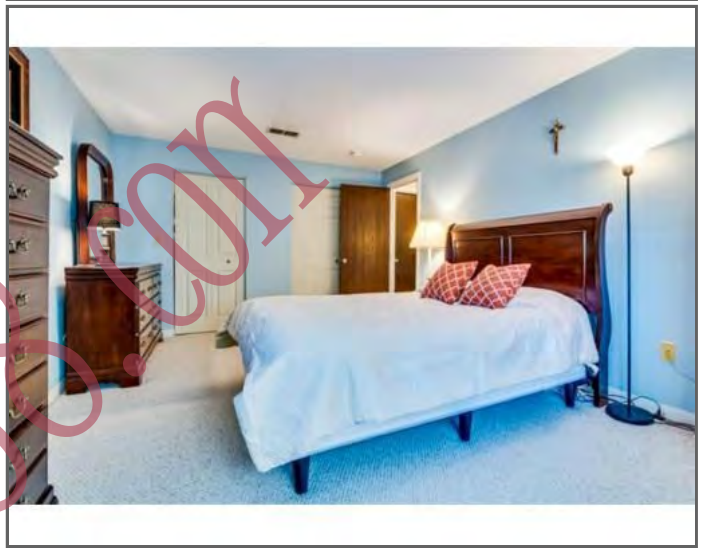
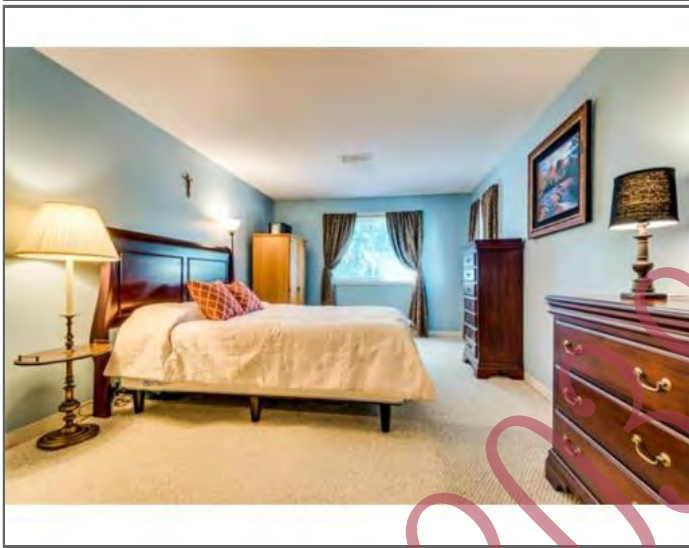
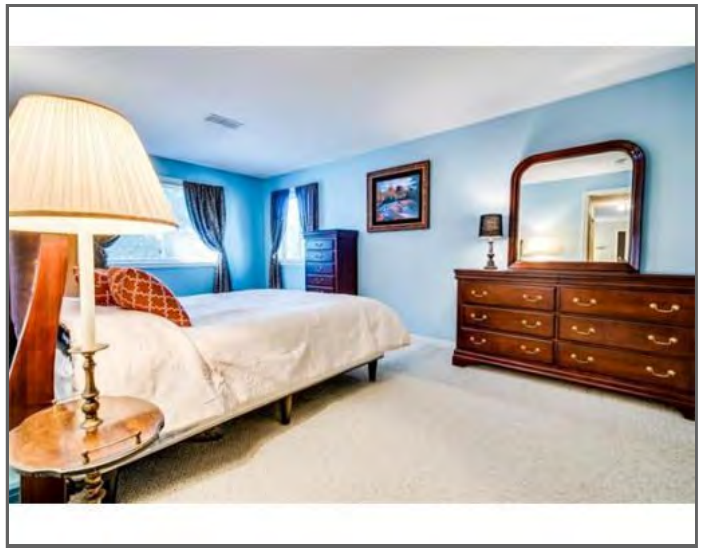
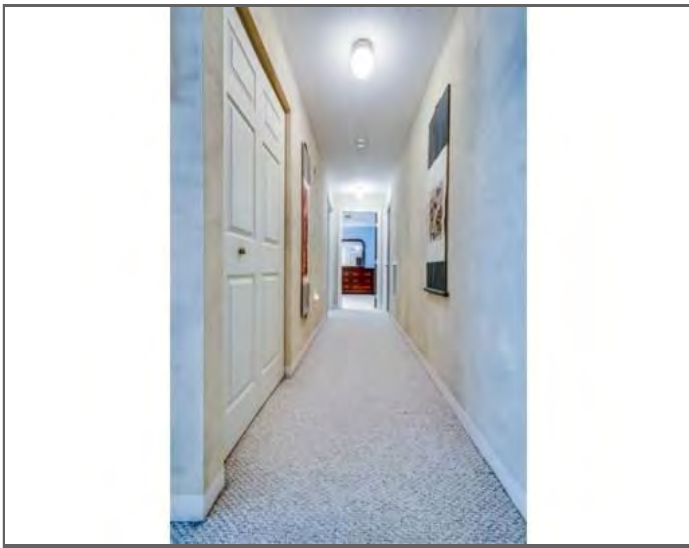
Market History for 2611 Franklin Crossing Road U:#2611, Franklin, MA 02038

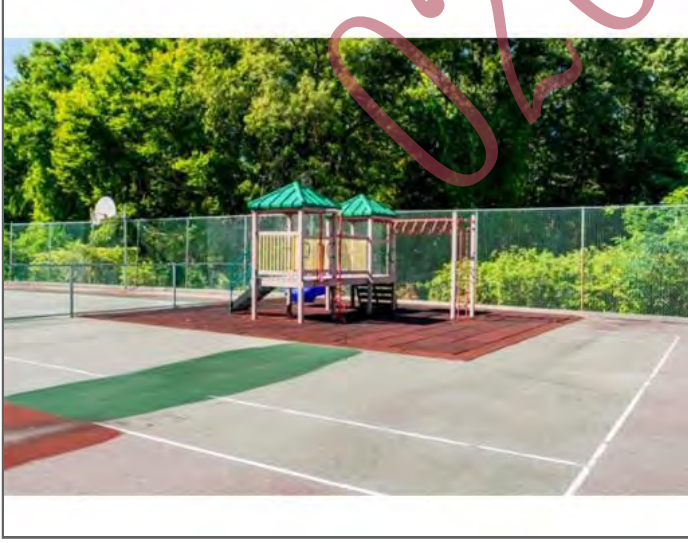
MLS #	Date		DOM	DTO	Price
71748592	9/25/2014	Listed for \$149,900			\$149,900
CTG	10/7/2014	Status Changed to: Contingent			
UAG	11/14/2014	Status Changed to: Under Agreement			
SLD	11/14/2014	Status Changed to: Sold			
	11/12/2014	Sold for \$148,000	50	10	\$148,000
Market History for Office Id: NB4344			50	10	\$148,000
Market History for this property			50	10	\$148,000

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

1407 Franklin Crossing Rd - Unit 1407

Franklin, MA 02038-2938

Condo

MLS #: 71691461	Status: Sold
List Price: \$149,900	Sale Price: \$149,900
List Date: 6/1/2014	Sale Date: 8/11/2014
Area:	Off Market Date: 8/11/2014
List\$/SqFt: \$159.47	Sold\$/SqFt: \$159.47
Days on Market (Total): 71	Days on Market (Office): 71



Property Features

Rooms: 4	Style: Garden
Bedrooms: 2	Type: Condo
Baths: 1f 0h	Unit Level 2
Master Bath:	Placement: --
Fireplaces: 0	Apprx Living Area: 940 sq.ft.
Year Built: 1985	Outdoor Space Avail:
# Units: 156	Garage: 0 --
Elevator:	Parking: 2 --

Handicap Access/Features:

Association: **Yes** Fee: **\$287**

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

Room	Level	Size	Features
Living Room:	1		Flooring - Laminate, Balcony / Deck, Exterior Access, Open Floor Plan
Dining Room:	1		Flooring - Laminate, Chair Rail, Open Floor Plan, Remodeled
Kitchen:	1		Countertops - Paper Based, Cabinets - Upgraded, Open Floor Plan, Remodeled
Master Bedroom:	1		Closet - Walk-in, Flooring - Laminate
Bedroom 2:	1		Closet, Flooring - Laminate
Bath 1:	1		Flooring - Stone/Ceramic Tile, Remodeled

Features & Other Information

Basement: **No**
Cooling: **Central Air**
Exclusions: **sellers personal property**
Exterior: **Vinyl**
Facing Direction:
Heating: **Forced Air, Electric**
Lead Paint: **None, Unknown**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr.App.Req: **No**
Lender Owned: **No**

Remarks

This is one of the NICEST condos available at Franklin Crossing. Come check out this well cared for unit. Unique new kitchen boast beautiful new cabinets with lots of extra storage, new countertops, tiled floor. Separate dining area with chairrail and feature laminate wood floors thru out this unit. Large spacious living area with slider to private rear deck facing the woods. Gorgeous remodeled bathroom. Modern lighting fixtures and decorator's paint colors. Two large bedrooms - master includes a walk-in and a linen closet! Unit comes with an additional storage unit. Gorgeous pool, playground & tennis court. Walk to shopping, major rte. I-495 highway access and MBTA Commuter Rail are just minutes away. Make your appointment today - Easy to show!

Tax Information

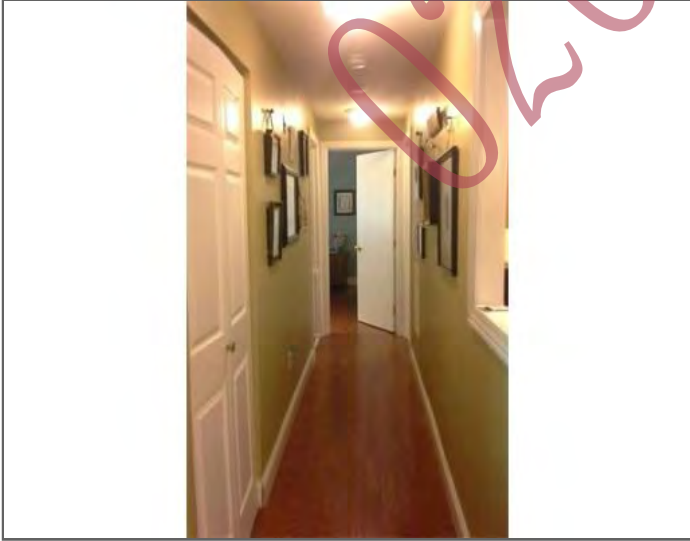
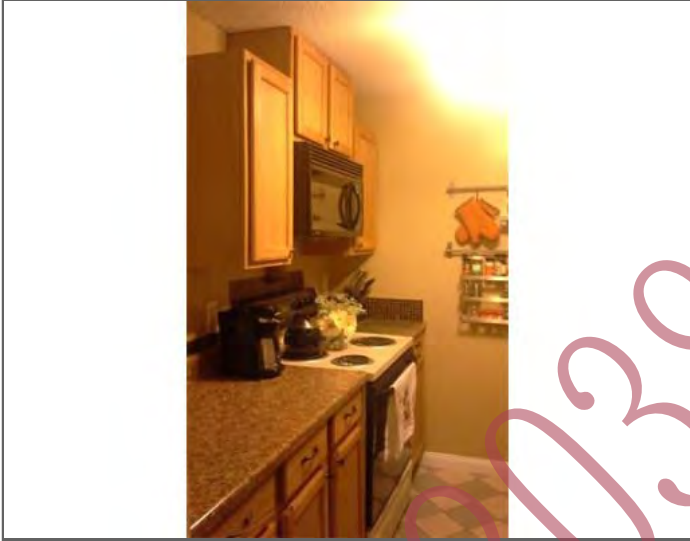
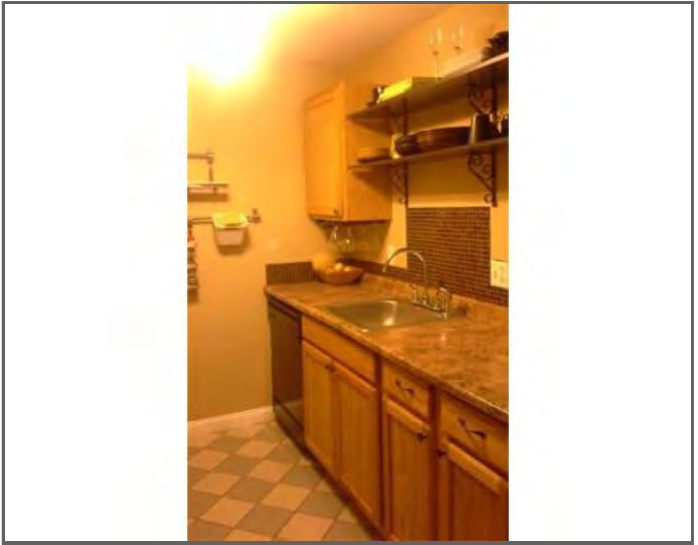
2014 Taxes: **\$1798** Assessment: **\$124,400**
Pin #: **M:270 L:021-079**

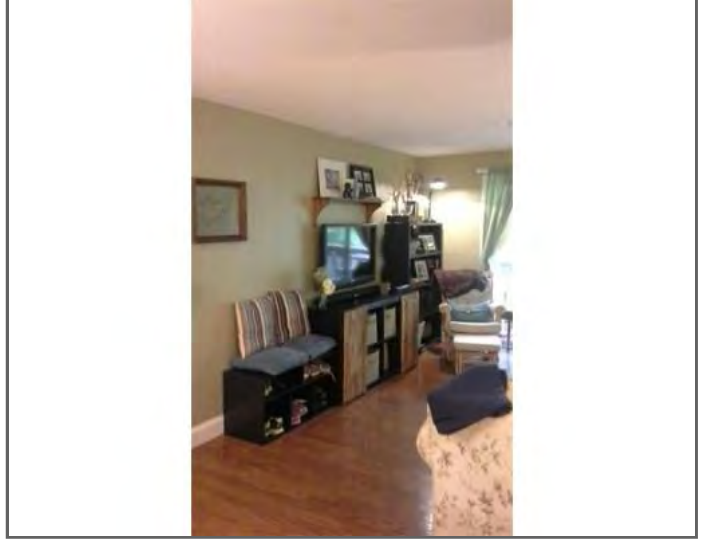
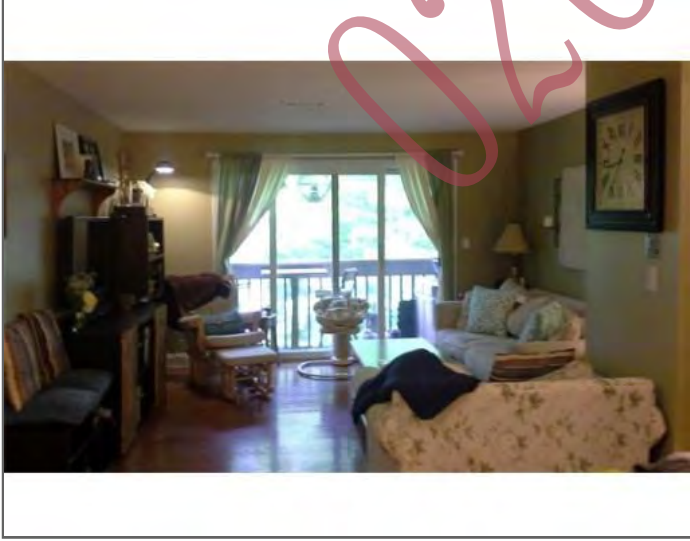
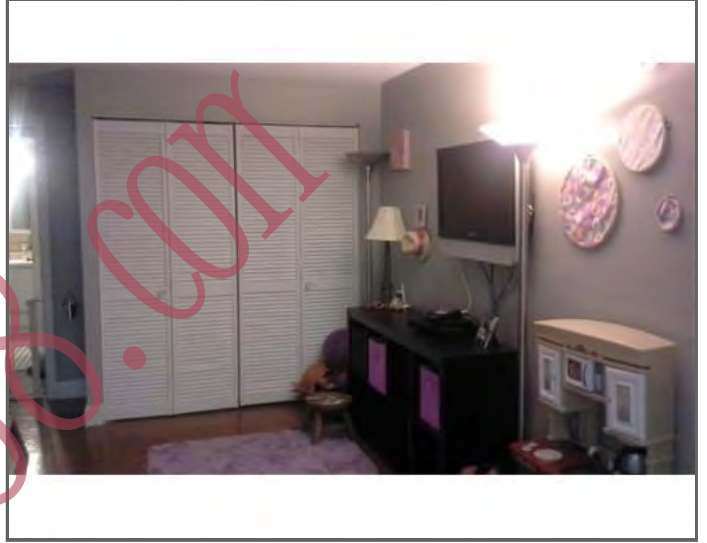
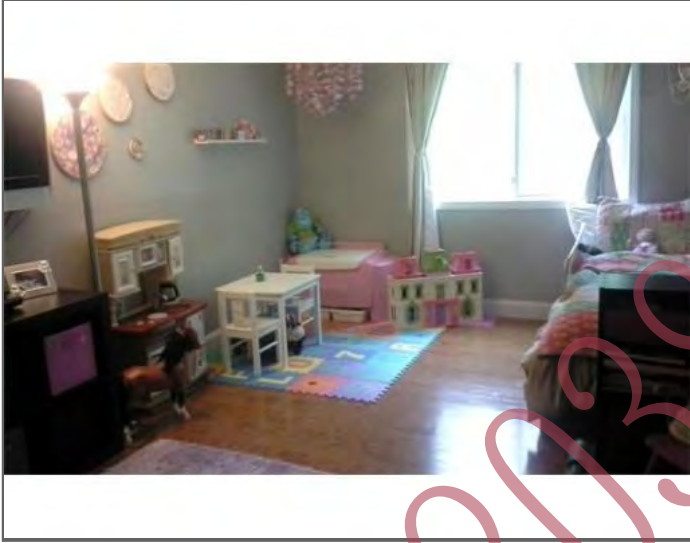
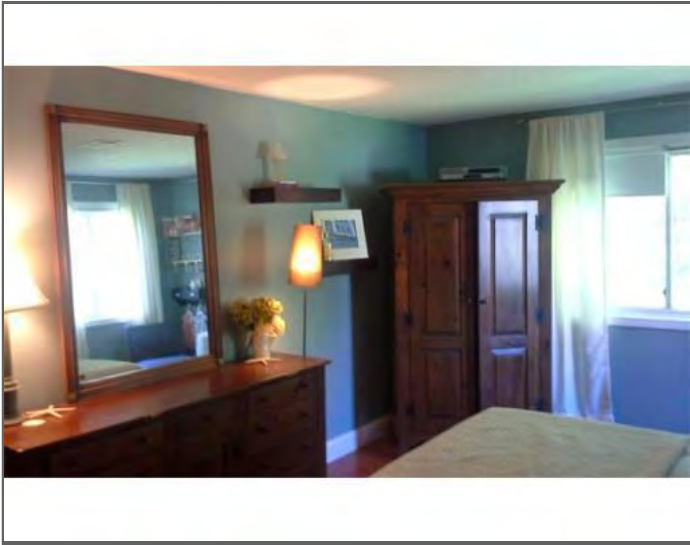
Cert: **115227** Zoning Code: **RES**
Map: Block: Lot: Book: **24510** Page: **165**

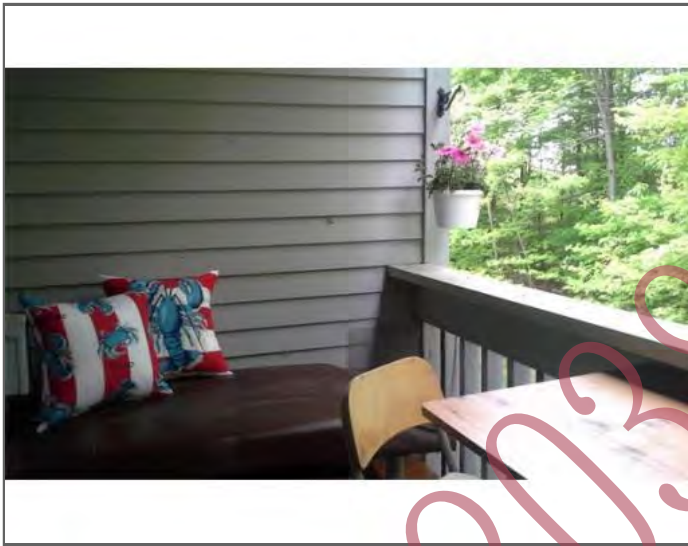
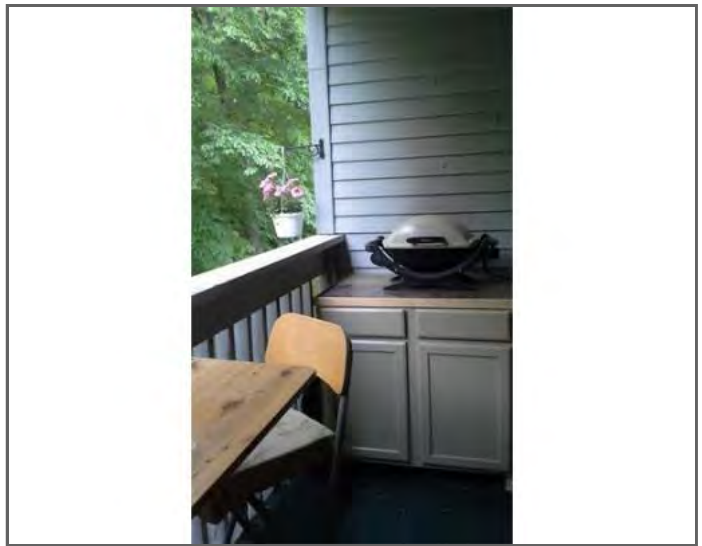
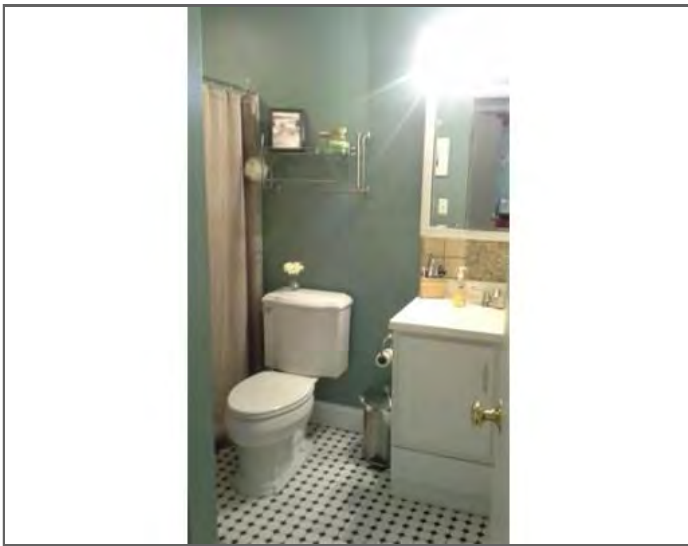
Market History for 1407 Franklin Crossing Rd U:1407, Franklin, MA 02038

MLS #	Date		DOM	DTO	Price
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EXT	6/2/2014	Status Changed to: Extended			
CTG	6/14/2014	Status Changed to: Contingent			
UAG	8/11/2014	Status Changed to: Under Agreement			
SLD	8/11/2014	Status Changed to: Sold			
	8/11/2014	Sold for \$149,900	71	11	\$149,900
Market History for Office Id: BB1510			71	11	\$149,900
Market History for this property			71	11	\$149,900

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