


**MLS # 72228481 - New  
Condo - Townhouse**
**47 Leanne Way - Unit 26  
Franklin, MA 02038-1093  
Norfolk County**

 Unit Placement: **Street, Middle**  
 Unit Level: **1**  
 Grade School: **Keller**  
 Middle School: **Sullivan**  
 High School: **Franklin**  
 Outdoor Space Available: **Yes - Private**  
 Handicap Access/Features: **No**  
 Directions: **Lincoln Street to Trooper Barry Way to Leanne Way**
List Price: **\$196,600**
 Total Rooms: **4**  
 Bedrooms: **2**  
 Bathrooms: **2f 1h**  
 Master Bath: **Yes**  
 Fireplaces: **1**
**Remarks**

Welcome Home at Franklin Heights. The unit is an affordable housing opportunity through the Local Initiative Program (LIP) and will be sold to first-time home buyers with incomes at or below 80% of the area median income. The unit offers an open floor plan on the first floor, a gas fireplace in the family room, and large kitchen with eat in area, stove, microwave, dishwasher and refrigerator. 1st floor laundry with washer & dryer. The 2nd floor offers a large master bedroom with full bath and separate area that can be used as a dressing room, office space, or nursery area, a guest bath and 2nd bedroom are off the balcony that overlooks the family room. Sliding door lead from the kitchen onto a private patio area, as well as the larger common area space. This unit has a 1 car garage, central air, and gas heat. Full details of the Incentive Program Guidelines are posted in the MLS along with the application.

**Property Information**
Approx. Living Area: **1,846 Sq. Ft. (\$106.50/Sq. Ft.)**

Approx. Acres:

Garage Spaces: **1 Attached**

Living Area Includes:

Heat Zones: **1 Forced Air, Gas**Parking Spaces: **2 Off-Street, Paved Driveway**Living Area Source: **Field Card**Cool Zones: **1 Central Air**Levels in Unit: **2**

Living Area Disclosures:

Disclosures: **This is a 40B Unit and is subject to deed restrictions. Seller has never lived in the unit & holds no warranties. Property is sold as is.**
**Complex & Association Information**
Complex Name: **Franklin Heights**Units in Complex: **50 Complete: Yes**

Units Owner Occupied: Source:

Association: **Yes Fee: \$361 Monthly**Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**Special Assessments: **No**
**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Family Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Vinyl, Dining Area, Main Level, Open Floor Plan, Slider
Master Bedroom:	2		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Flooring - Vinyl
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet, Flooring - Vinyl
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Vinyl
Laundry:	1		Flooring - Vinyl, Main Level, Dryer Hookup - Electric, Washer Hookup

**Features**
Area Amenities: **Public Transportation, Shopping, Park, Highway Access, Public School, T-Station**Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**Basement: **No**Beach: **No**Construction: **Frame**Docs in Hand: **Master Deed, Rules & Regs**Electric Features: **Circuit Breakers**Energy Features: **Insulated Windows**Exterior: **Vinyl**Exterior Features: **Porch, Patio**Flooring: **Vinyl, Wall to Wall Carpet**Hot Water: **Tank**Insulation Features: **Unknown**Interior Features: **Cable Available**Management: **Professional - Off Site**Pets Allowed: **Yes**Roof Material: **Asphalt/Fiberglass Shingles**Sewer Utilities: **City/Town Sewer**Water Utilities: **City/Town Water**Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**Waterfront: **No**Water View: **No**
**Other Property Info**
Adult Community: **No**Elevator: **No**Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**Lead Paint: **None**UFFI: Warranty Features: **No**Year Built/Converted: **2007**Year Built Source: **Public Record**Year Built Desc: **Actual**Year Round: **Yes**Short Sale w/Lndr. App. Req: **No**Lender Owned: **Yes**
**Tax Information**

Pin #:

Assessed: **\$181,500**Tax: **\$2,646.27** Tax Year: **2017**Book: **35348** Page: **420**

Cert:

Zoning Code: **AFRD**Map: **219** Block: **178** Lot: **001-02**
**Office/Agent Information**
Listing Office: **Era Key Realty Services- Fram** (508) 879-4474Listing Agent: **Valerie Cohen** (774) 244-1211

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**Entry Only: **No**Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**Showing: Buyer-Agent: **Lock Box, Appointment Required, Schedule with ShowingTime or call 888-627-2775**Showing: Facilitator: **Lock Box, Appointment Required, Schedule with ShowingTime or call 888-627-2775**Special Showing Instructions: **Must Call Showing time to schedule & for code**
**Compensation**
Sub-Agent: **Not Offered**Buyer Agent: **2.5%**Facilitator: **2.5%**Compensation Based On: **Gross/Full Sale Price**
**Firm Remarks**
**Please check the MLS paperclip for the guideline & application for this 40B affordable unit**
**Market Information**
Listing Date: **9/13/2017**Listing Market Time: MLS# has been on for **0** day(s)Days on Market: Property has been on the market for a total of **0** day(s)Office Market Time: Office has listed this property for **0** day(s)

Expiration Date:

Cash Paid for Upgrades:

Original Price: **\$196,600**

Seller Concessions at Closing:

Off Market Date:

Sale Date:

### Market History for 47 Leanne Way U:26, Franklin, MA 02038-1093

MLS #	Date		DOM	DTO	Price
72228481	9/13/2017	Listed for <b>\$196,600</b>			
		Valerie Cohen	0		\$196,600
<b>Market History for Era Key Realty Services- Fram (K01220)</b>			<b>0</b>		
<b>Market History for this property</b>			<b>0</b>		









