

MLS # 72228481 - New Condo - Townhouse

47 Leanne Way - Unit 26 Franklin, MA 02038-1093

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.) Garage Spaces: 1 Attached Approx. Acres:

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

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 Inclds: 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

Other Property Info **Features**

Area Amenities: Public Transportation, Shopping, Park, Highway Access, Public School, T-Station Adult Community: No

Appliances: Range, Dishwasher, Microwave, Refrigerator, Wa

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

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) 879-4474

Listing 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, Karlon Schedule with Showing Time 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

Firm Remarks

Please check the MLS paperclip for the guideline & application for this 40B affordable unit

Market Information

Listing Date: 9/13/2017

Days on Market: Property has been on the market for a total of **0** day(s) Expiration Date:

Original Price: \$196,600 Off Market Date: Sale Date:

Listing Market Time: MLS# has been on for 0 dav(s)

Compensation

Buver Agent: 2.5%

Facilitator: 2.5%

Sub-Agent: Not Offered

Office Market Time: Office has listed this property for **0** day(s)

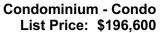
Compensation Based On: Gross/Full Sale Price

Cash Paid for Upgrades: Seller Concessions at Closing:

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

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





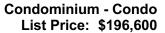


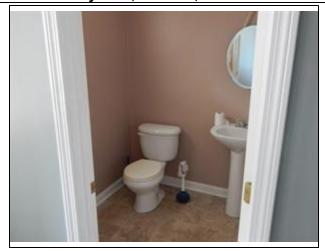










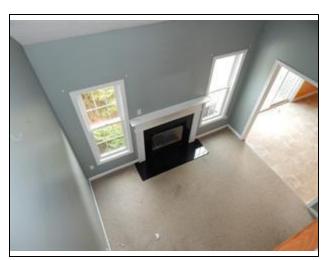
















Condominium - Condo













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