

## Premier Real Estate

MLS # 72348228 - New

Condo - Garden



**491 West Central St - Unit D5  
Franklin, MA 02038-2901  
Norfolk County**

List Price: **\$199,500**

Unit Placement: **End, Front**

Total Rooms: **5**

Unit Level: **2**

Bedrooms: **2**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Available:

Handicap Access/Features:

Directions: **Rte 495 to Rte 140 (Exit 17) - 2 Min to Rt 495 - 10 Min to 95 or MA Pike**

### Remarks

**LOCATION, LOCATION, LOCATION! Wonderful opportunity to own this pristine private 2 bed/1 bath end-unit condo in last building in sought after Presidential Arms Condos. Easy access to all major highways, MBTA commuter rail & YMCA. Walking distance to retail and restaurants. Close to High School, Middle school and elementary school. Move right into this recently fully updated kitchen and bath, freshly painted and new flooring throughout. If you are looking for a comfortable, safe and affordable place to call home... you have found it! Come see to fall in love!**

### Property Information

Approx. Living Area: **880 Sq. Ft. (\$226.70/Sq. Ft.)** Approx. Acres: Garage Spaces: **0**  
Living Area Includes: Heat Zones: **3 Electric Baseboard** Parking Spaces: **1 Off-Street, Deeded, Guest**  
Living Area Source: **Master Deed** Cool Zones: **2 Wall AC** Levels in Unit: **1**  
Living Area Disclosures:  
Disclosures: **Parking includes one conveniently located deeded spot and various open guests spots.**

### Complex & Association Information

Complex Name: **Presidential Arms Condominiums** Units in Complex: **48** Complete: **Yes** Units Owner Occupied: Source:  
Association: **Yes** Fee: **\$341 Monthly**  
Assoc. Fee Incls: **Water, Sewer, Master Insurance, Security, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**  
Special Assessments: **No**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	21X11	Ceiling Fan(s), Flooring - Laminate, Balcony / Deck, Cable Hookup, Chair Rail, Slider
Dining Room:	2	11X11	Flooring - Laminate, Chair Rail
Kitchen:	2	11X8	Flooring - Stone/Ceramic Tile, Cabinets - Upgraded
Master Bedroom:	2	14X13	Ceiling Fan(s), Closet, Flooring - Laminate, Window(s) - Picture, Cable Hookup
Bedroom 2:	2	11X10	Closet, Flooring - Laminate, Window(s) - Picture, Cable Hookup
Bath 1:	2		Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	B		-

### Features

Area Amenities: **Public Transportation, Shopping, Highway Access, Public School, T-Station**  
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
Assoc. Security: **Intercom**  
Basement: **No**  
Beach: **No**  
Construction: **Frame**  
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Association Financial Statements**  
Electric Features: **220 Volts, Circuit Breakers, 100 Amps**  
Energy Features: **Insulated Windows, Insulated Doors**  
Exterior: **Stucco**  
Exterior Features: **Balcony**  
Flooring: **Tile, Concrete, Wood Laminate**  
Hot Water: **Electric**

### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Laundry Features: **In Building**  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built/Converted: **1982**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

### Tax Information

Dis. #: **M-2701-030-041**

Interior Features: **Cable Available**  
Management: **Professional - Off Site**  
Pets Allowed: **No**  
Roof Material: **Asphalt/Fiberglass Shingles, Rubber**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Electric Range**  
Waterfront: **No**

Assessed: **\$142,700**  
Tax: **\$2,091** Tax Year: **2018**  
Book: **24236** Page: **391**  
Cert: **145743**  
Zoning Code: **Condo**  
Map: Block: Lot:

## Office/Agent Information

Listing Office: **Premeer Real Estate, Inc.**  (508) 278-5390

Listing Agent: **Gregory Buckingham**  (508) 380-4540

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, Other (See Special Showing Instructions)**

Showing: Facilitator: **Lock Box, Appointment Required, Other (See Special Showing Instructions)**

Special Showing Instructions: **Please book showings at following link (Easy Show): [www.premeerrealstate.com/property/72348228](http://www.premeerrealstate.com/property/72348228)**

## Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **1**

Compensation Based On: **Net Sale Price**

## Firm Remarks

**Showings start now. Sellers are open to cancelling open house for the right offer. Vacant and easy to show. Please use showing weblink in showing instructions above. Agent is related to the seller.**

## Market Information

Listing Date: **6/18/2018**

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

Expiration Date:

Original Price: **\$199,500**

Off Market Date:

Sale Date:

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

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

Cash Paid for Upgrades:

Seller Concessions at Closing:

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