

**MLS # 70561412 - Price Change****Condo - 2/3 Family****109 FRANKLIN - Unit 1**List Price: **\$335,000****Brookline, MA 02446****Norfolk County**Total Rooms: **4**Bedrooms: **2**Full/Half/Master Baths: **1/0/No**Fireplaces: **0**Unit Placement: **Front**Unit Level: **1**Grade School: **LINCOLN**

Middle School:

High School: **BROOKLINE HIGH**Directions: **CYPRESS TO FRANKLIN****Remarks**

LOVELY 2 BEDROOM, MINUTES TO THE LONGWOOD MEDICAL AREA. FIRST FLOOR OF A 3 FAMILY IN GREAT CONDITION,LARGE MODERN KITCHEN, WITH DISHWASHER,MICROWAVE, WITH NEW STOVE. BEAUTIFUL LARGE LIVING ROOM WITH GORGEOUS HARDWOOD FLOORS. DEEDED LOCKED STORAGE IN THE BASEMENT. TERRIFIC OPPORTUNITY TO OWN A "DELEADED" CONDO IN BROOKLINE. WALK TO "T" AND JAMAICA POND. DO NOT MISS OUT ON THIS FABULOUS CONDO ON A QUIET TREE LINED STREET.

Property InformationApprox. Living Area: **811 sq. ft. (\$413.07/sq. ft.)**

Approx. Acres:

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **1 Gas**Parking Spaces: **1 Off-Street, Deeded**Living Area Source: **Field Card**Cool Zones: **None**# of Living Levels: **1**

Living Area Disclosures:

Complex & Association InformationComplex Name: **BEN FRANKLIN CONDOMINIUMS**Units in Complex: **3** Complete:Units Owner Occupied: **2** Source:Association: **Yes** Fee: **\$100**Fee Includes: **Water, Sewer, Master Insurance, Laundry Facilities, Landscaping, Refuse Removal****Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Hard Wood Floor
Kitchen:	1		Ceramic Tile Floor
Master Bedroom:	1		Hard Wood Floor
Bedroom 2:	1		Hard Wood Floor
Bath 1:	1	--	--
Laundry:	B	--	--

FeaturesArea Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat**Appliances: **Range, Dishwasher, Refrigerator, Freezer**Association Pool: **No**Basement: **Yes**Beach: **No**Construction: **Frame**Docs in Hand: **Master Deed, Rules & Regs**Exterior: **Shingles**Flooring: **Wood**Management: **Owner Association**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water**Utility Connections: **for Electric Oven**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**Disclosures: **RENTED TIL AUGUST 31,2007.**

Exclusions:

Lead Paint: **Certified Treated**UFFI: **Unknown** Warranty Available: **No**Year Built/Converted: **1922/**Year Built Source: **Public Record**Year Built Desc: **Approximate**

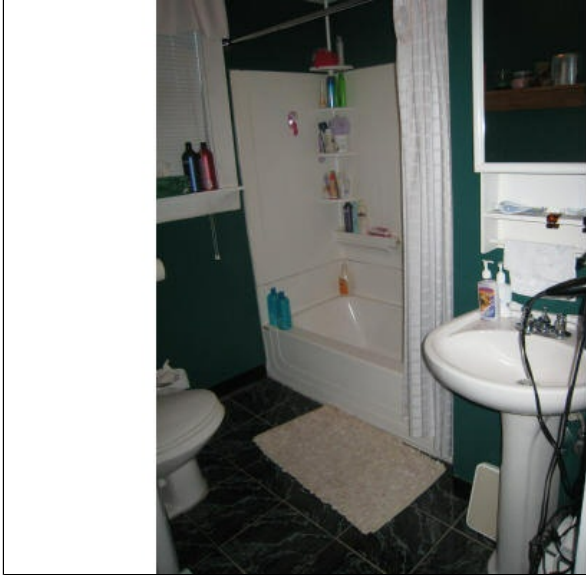
Year Round:

Tax InformationPin #: **316/05-01**Assessed: **\$309,400**Tax: **\$1378.89** Tax Year: **2006**Book: **247** Page: **4**

Cert:

Zoning Code: **RESI**

Map: Block: Lot:



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