



New Listing

MLS#: S1076088 Condo And Townhouse **A-Active**  
[429 N Franklin St # 116](#) List Price: \$625,000  
County: Onondaga Zip: 13204 Acres: 1.64  
Town: Syracuse Pstl City: Syracuse Cross St: Butternut St.  
Area #: Syracuse City-311500  
Subdivision: Lot Front: 345  
TxMap#: 311500-118-000-0008-011-000-0015 Lot Depth: 206  
City Nghbrhd: Downtown Lot Shape:  
School Dist: Syracuse Lot #:   
High School: SqFt: 3,648  
Middle School: Year Built: 2000  
Elem School: Yr Blt Desc: Existing  
# Photo: 25

General Information

Type:	Condo-Townhouse	Full Baths:	2	Bedrooms:	2	Bed:	Full	Half	
Built By:		Half Baths:	0	Total Rooms:	11	1st Flr:	1	1	0
Stories:	2.0	Tot Baths:	2.0	# Beds/Sept:		2nd Flr:	1	1	0
Unit Flr Plan:	Two Levels					3rd Flr:	0	0	0
Unit Location:	Ground Floor					4th Flr:	0	0	0
Exterior:	Brick					Bsmnt:	0	0	0
Constr:						Total:	2	2	0
Parking:	2 Assigned Spaces, Covered, Other - See Remarks								
Garage:	2.0/Detached								
Lot Info:	Near Bus Line, Other - See Remarks								
Basement:	None								
Waterfrnt:	No	Footage:		Riparian Rgts:	No				
Name:		Island Name:							

Public Remarks: Great design, city lifestyle & convenient location make this condo a winner, especially if you want to immerse yourself in downtown Syracuse's many offerings. Mission Landing is known for its unique living spaces and this unit is one-of-a-kind. Buyers will love the architectural details, salivate over the custom gourmet kitchen, & enjoy the babble of the Creekwalk from their own private patio. With over 3,000 sq ft of amazing open spaces, there's room to entertain and luxuriate. Whether sitting in front of the two-sided fireplace, soaking in the Jacuzzi, or cooking up something wonderful, the ambiance throughout is warm & inviting. Leave the car in the garage & take advantage of local eateries, condo perks including a tennis court, car wash, & rooftop views--you may never drive again!

Unbranded VT:

Directions: Syracuse: From Route 81, exit 22 toward Court Street. NY 298, turn W onto Court St, left onto Genant Dr, left onto N Franklin St, destination on right.

Interior & Exterior Features

Room	Flr	Dim	Room	Flr	Dim	Total FP: 2	# Artificial:	0
Bedroom 1	1st		Bedroom 2	2nd			# Freestanding:	0
Kitchen	1st		Living Room	1st			# Gas:	2
Other	2nd		Other	2nd			# Pellet:	0
Other	2nd						# Woodburn:	0
Add'l Rooms:	1st Floor Bedroom, Bonus Room, Den/Study, Family Room, Foyer/Entry Hall, Laundry-1st Floor, Living Room, Office, Other - See Remarks, Porch - Open, Possible Additional Bedroom							
Add'l Interior Features:	Cathedral Ceiling, Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, Hot Tub, Other - See Remarks, Security System - Owned, Whirlpool Tub							
Add'l Exterior Features:	Fully Fenced Yard, Garage Door Opener, High Speed Internet, Patio, Tennis Court							
Kitch/Dining:	Breakfast Bar, Formal Dining Room, Living/Dining Combo, Solid Surface Counter, Walk-In Pantry							
Appliances:	Cooktop - Gas, Dishwasher, Disposal, Dryer, Oven/Range Freestanding, Oven/Range Gas, Range Hood-Exhaust Fan, Refrigerator, Surface Grill, Washer, Wine Chiller(s)							
Accessibility:	Entry Level Bedroom, No Step Entry, No Step Laundry							
Floor:	Other - See Remarks, Tile-Some, Wall To Wall Carpet-Some							

Utilities Information

HVAC Type:	AC-Central, Forced Air, Multi-Zone, Programmable Thermostat, Radiant	Sewer:	Sewer Connected
Heating Fuel:	Gas	Water:	Public Connected
Water Htr Fuel:	Gas	ENERGY STAR® Qualified:	
Emerg Backup:		Well Location:	
Type of Well:	None		

**Pei Lin Huang and The Pei Lin Team**  
**NYS Licensed Broker Associate**  
Keller Williams Realty Syracuse  
*"Let our experience bring you home!"*



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Financial Information

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Possible Fin:	Cash, Conventional, FHA, VA	Type of Sale:	Normal	Town/Cnty Tax:	\$3,419
1st Mtg Bal:	\$0	Equity:	\$625,000.00	City/Vil Tax:	\$2,014
2nd Mrt Bal:	\$0			School Tax:	\$3,610
Tax Info:				Total Taxes:	\$9,043
Assess Val:	\$104,000	Annl Spc Assess:	\$0		
HOA Pay Desc:	Monthly				
HOA Fee:	\$790				
HOA Amen:	Exercise, Security, Storage, Tennis				
Sale Price:		DOM:	0	Closed Date:	
Assoc Fee Inc:	Common Area Maintenance, Common Area Taxes And Insurance, Exterior Building Maintenance, Snow Removal, Trash/Garbage Collection				
Management:	HOA				
Mgmt Company:	TJMG			Phone:	315-299-4277

Pei Lin Huang  
NY Licensed Assoc. R.E. Broker

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