



New Listing

MLS#: S1041744 Condo And Townhouse **A-Active**  
[429 N Franklin St # 307](#) List Price: \$398,500  
County: Onondaga Zip: 13204 Acres: 1.64  
Town: Syracuse Pstl City: Syracuse Cross St: Plum  
Area #: Syracuse City-311500  
Subdivision: Lot Front: 345  
TxMap#: 311500-118-000-0008-011-000-0027 Lot Depth: 206  
City Nghbrhd: Downtown Lot Shape:  
School Dist: Syracuse Lot #:   
High School: SqFt: 2,022  
Middle School: Year Built: 2000  
Elem School: Yr Blt Desc: Existing  
# Photo: 25

General Information

Type:	Condominium	Full Baths:	2	Bedrooms:	3	1st Flr:	0	0	0
Built By:		Half Baths:	0	Total Rooms:	6	2nd Flr:	0	0	0
Stories:	1.0	Tot Baths:	2.0	# Beds/Sept:		3rd Flr:	3	2	0
Unit Flr Plan:	One Level					4th Flr:	0	0	0
Unit Location:	3rd-5th Floors					Bsmnt:	0	0	0
Exterior:	Brick					Total:	3	2	0
Constr:									
Parking:	2 Assigned Spaces, Open								
Garage:	2.0/Detached								
Lot Info:	Near Bus Line, Neighborhood Street								
Basement:	None								
Waterfrnt:	No	Footage:							
Name:		Island Name:							

Riparian Rgts: No

Public Remarks: When is one better than two? When 2 downtown Mission Landing units are combined into one fabulous living space! With over 2000 sq ft of prime real estate, this tasteful condo exceeds expectations with chef-inspiring kitchen, custom built-ins and private rooftop deck. The kitchen, with granite counters, stainless steel appliances and roomy breakfast bar, overlooks the spacious dining area enhanced with a two-sided fireplace and custom wine racks. Exposed brick, soaring ceilings and view-filled windows throughout only add to the vibe of this must-see home. Two bedrooms, 2 full baths, plus an office or possible 3rd bedroom provide ample room for all. And the attractive location, accessible to restaurants, Creek Walk, and SUNY Upstate Medical University completes this city living package.

Unbranded VT: [Click Here](#)

Directions: Plum St. to N. Franklin

Interior & Exterior Features

Room	Flr	Dim	Room	Flr	Dim	Total FP: 1	# Artificial:	0
Bedroom 1	3rd		Bedroom 2	3rd			# Freestanding:	0
Dining Room	3rd		Kitchen	3rd			# Gas:	1
Living Room	3rd		Other	3rd			# Pellet:	0
Add'l Rooms:	1st Floor Master Bedroom, Foyer/Entry Hall, Laundry-1st Floor, Living Room, Master Bedroom Bath, Office, Possible Additional Bedroom						# Woodburn:	0
Add'l Interior Features:	Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, Natural Woodwork - some, Security System - Owned						# Woodstove:	0
Add'l Exterior Features:	Cable TV Available, Garage Door Opener, High Speed Internet, Tennis Court						# Coal:	0
Kitch/Dining:	Breakfast Bar, Eat-In, Formal Dining Room, Granite Counter, Island, Pantry						# Not to Code:	0
Appliances:	Cooktop - Gas, Dishwasher, Disposal, Dryer, Microwave, Oven/Range Electric, Refrigerator, Washer							
Accessibility:	Accessible/ANSI - some, Elevator - ANSI standard, No Interior Steps							
Floor:	Hardwood-Some, Tile-Some							

Utilities Information

HVAC Type:	AC-Central, Forced Air	Sewer:	Sewer Connected
Heating Fuel:	Gas	Water:	Public Connected
Water Htr Fuel:	Gas		ENERGY STAR® Appliances, Cooling
		Qualified:	

Emerg Backup:

Type of Well: None

Well Location:

Financial Information

Possible Fin:	Cash, Conventional	Type of Sale:	Normal	Town/Cnty Tax:	\$2,591
1st Mtg Bal:	\$0	Equity:	\$398,500.00	City/Vil Tax:	\$1,399
2nd Mrt Bal:	\$0			School Tax:	\$2,454
Tax Info:					
Assess Val:	\$65,500				

