



Price Decrease

MLS#: **S1174324** **Condo And Townhouse** **A-Active**
429 N Franklin St # 307 List Price: **\$310,000**
 County: **Onondaga** Zip: **13204** Acres: **1.64**
 Town: **Syracuse** Pstl City: **Syracuse** Cross St: **Plum**
 Area #: **Syracuse City-311500**
 Subdivision:
 TxMap#: **311500-118-000-0008-011-000-0027**
 City Nghbrhd: **Downtown** Lot Front: **345**
 School Dist: **Syracuse** Lot Depth: **206**
 High School: Lot Shape:
 Middle School: Lot #: **2,022**
 Elem School: Year Built: **2000**
 Yr Blt Desc: **Existing**
 # Photo: **36**

General Information

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

Public Remarks: **Downtown Syracuse, vibrant and full of life, offers restaurants, shopping, and theater, and Mission Landing places you right in the heart of it all! With over 2000 sq ft of living space, this exceptional condo features chef-pleasing granite counters and a large center island, convenient in-unit laundry, natural woodwork, and a private rooftop deck. Also attractive are the two-sided fireplace, custom wine racks, and built-in bookshelves in the living and dining rooms. Exposed brick, soaring ceilings and a view from every window add to the vibe of this must-see home. This unit, unlike others, includes two garage spaces. And to help you settle in, seller will pay 3 months HOA upfront at closing!**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

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			# Gas: 1
Bedroom 3	3rd		Dining Room	3rd			# Pellet: 0
Kitchen	3rd		Living Room	3rd			# Wood Burning: 0
Add'l Rooms:	1st Floor Bedroom, Foyer/Entry Hall, Laundry-1st Floor, Living Room, Master Bedroom Bath, Office, Possible Additional Bedroom						# Wood Stove: 0
Add'l Interior Features:	Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, Natural Woodwork - some, Security System - Owned						# Coal: 0
Add'l Exterior Features:	Cable TV Available, Deck, Garage Door Opener, High Speed Internet, Other - See Remarks, Tennis Court						# Other: 0
Kitch/Dining:	Breakfast Bar, Eat-In, Formal Dining Room, Granite Counter, Island, Pantry						# Freestanding: 0
Appliances:	Cooktop - Gas, Dishwasher, Disposal, Dryer, Microwave, Oven/Range Electric, Refrigerator, Washer						# Not Rep to Code: 0
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® Qualified: Appliances, Cooling

Emerg Backup:

Type of Well: **None**

Well Location:

Financial Information

Possible Fin: Cash, Conventional	Type of Sale: Normal	Town/Cnty Tax: \$2,642
1st Mtg Bal:	Equity: \$310,000.00	City/Vil Tax: \$1,399
2nd Mrt Bal:		School Tax: \$2,455
Tax Info:		Total Taxes: \$6,496
Assess Val: \$141,500	Annl Spc Assess: \$0	
HOA Pay Desc: Monthly		
HOA Fee: \$830		
HOA Amen: Exercise, Storage, Tennis	DOM: 7	Closed Date:
Sale Price:		
Assoc Fee Inc: Common Area Maintenance, Common Area Taxes And Insurance, Common Heating/Cooling, Electric, Exterior Building Maintenance, Master Insurance, Snow Removal, Trash/Garbage Collection, Water/Sewer Fee		
Management: HOA		
Mgmt Company: TJMG Property Management	Phone: 315-299-4277	

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