



Price Decrease

MLS#: S1086486 Condo And Townhouse **A-Active**
[429 N Franklin St # 307](#) List Price: \$325,000
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: 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
Stories:	1.0	Tot Baths:	2.0	# Beds/Sept:		2nd Flr:	0	0
Unit Flr Plan:	One Level					3rd Flr:	3	2
Unit Location:	3rd-5th Floors					4th Flr:	0	0
Exterior	Brick					Bsmnt:	0	0
Constr:						Total:	3	2
Parking:	2 Assigned Spaces, Open							
Garage:	2.0/Detached							
Lot Info:	Near Bus Line							
Basement:	None							
Waterfrnt:	No	Footage:		Riparian Rgts:	No			
Name:		Island Name:						

Public Remarks: Seller to pay 1/2 the HOA fees for 6 months, with accepted offer! Two Mission Landing units 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 & private rooftop deck. The kitchen, with granite counters, stainless steel appliances & roomy breakfast bar, overlooks the spacious dining area enhanced with a two-sided fireplace & custom wine racks. Exposed brick, soaring ceilings & view-filled windows throughout only add to the vibe of this must-see home. 2 bedrooms, 2 full baths, plus an office or possible 3rd bedroom provide room for all. And the attractive location, accessible to restaurants, Creek Walk, & SUNY Upstate Medical University completes this city living package.

Unbranded VT: [Click Here](#)

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: 1	# Artificial:	0
Bedroom 1	3rd		Bedroom 2	3rd			# Gas:	1
Dining Room	3rd		Kitchen	3rd			# Pellet:	0
Living Room	3rd		Other	3rd			# Wood Burning:	0
Addl Rooms:	1st Floor Master 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, Garage Door Opener, High Speed Internet, 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®	Appliances, Cooling
		Qualified:	
Emerg Backup:		Well Location:	
Type of Well:	None		

Financial Information

Possible Fin:	Cash, Conventional	Type of Sale:	Normal	Town/Cnty Tax:	\$2,591
1st Mtg Bal:	\$0	Equity:	\$325,000.00	City/Vil Tax:	\$1,399
2nd Mrt Bal:	\$0				
Tax Info:					

Assess Val: \$141,500
HOA Pay Desc: Monthly
HOA Fee: \$790
HOA Amen: Exercise, Storage, Tennis
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, Other - See Remarks
Mgmt Company: TJMG

Annl Spc Assess: \$0

School Tax: \$2,454
Total Taxes: \$6,444

DOM: 97

Closed Date:

Phone: 315-299-4277

MLS#: S1086486

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