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RESIDENTIAL

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PROPERTY INFO SHEET

Condominium · Per Building Management & Seller

PROPERTY ADDRESS / UNIT #
2987 W Drexel, Unit 322, Franklin

BUILDING INFO

Association Name of association	Franklin Oaks
Parking Garage, deeded, or assigned space; included in price?	2 deeded spots included (#22 and #26)
Storage Storage locker or none	One storage unit, located in garage
Laundry In-unit or shared	In-unit
Pets Limits, registration or breed rules	Common house animals such as cats and dogs are allowed. Maximum weight of 60 lbs & maximum height of 24 inches. No vicious or attack animals. Two pet maximum per unit, 1 dog maximum
Rental restrictions Owner-occupancy period, rental caps, lease terms	Board approval in writing is required prior to leasing, and again before any renewal. Lease terms to be 12-24 months and in writing utilizing a rental agreement. Unit owner must have lived in unit continuously for at least 12 months before initially leasing. HOA dues must be current. No more than 15% of the units may be rented.
Reserves $ amount	Total Reserves: $497,902 Total Assets: $627,222
Special assessments None known, or describe	None known
Exterior Brick, stone, etc.	Brick
Building updates Roof, windows, tuckpointing, mechanicals (with years)	• July 2026: Stairwell and clubhouse carpets cleaned; garages power-washed • June 2026: Building 6 parking lot repaved and re-striped • March 2026: Clubhouse air compressor replaced • Most pool furniture replaced • Fall 2025 / Spring 2026: Gutters cleaned

UNIT INFO

Assessments $ per month	$310
Assessments include Water, insurance, lawn care, scavenger, snow removal, sewer	Pool, fitness center, community room, common spaces, city water bill, any maintenance to exterior of condo (roof, siding, landscaping), snow removal, trash collection
Taxes $ per year, tax year, exemptions	$3,869 (2025)
Utilities Electric ($ avg), gas ($ avg), cable/internet	Gas: $128 Electric: $10
Water heater Type and year	Replaced in 2023
HVAC Type and year	Replaced in 2016
Fireplace Gas, wood-burning, or none	Gas

UNIT UPDATES

YEAR	UPDATE	CONTRACTOR (OPTIONAL)
	All bedroom & living space lighting upgraded to LED fixtures	
2020	Bedroom windows & a few living room windows replaced	
2021	New washer & dryer	
2023	New water heater	
2026	New kitchen appliances	
2026	Primary suite bathroom & shower floor full remodel	
2026	New flooring in 2nd full bath	

Information is provided by building management and/or seller and is deemed reliable but is not guaranteed. Buyers are advised to independently verify all details.