



172 SPLIT ROCK, ACTON, MA 01718

VILLAGE OF NAGOG WOODS

Tucked away in the coveted Village of Nagog Woods, this home invites you to live with style and ease. Step inside to find a bright, fireplaced living room that flows seamlessly to a dining room and private deck, offering serene wooded views—perfect for unwinding. The eat-in kitchen is a true standout, with beautifully refinished mahogany cabinets and a charming wine rack that adds character. Upstairs, three spacious bedrooms await, including a main suite that feels like a personal retreat with ample closet space. A unique cozy sitting area on the 2nd level offers the perfect spot to relax and enjoy the peaceful surroundings. The unfinished basement provides endless possibilities for customization or storage.

The Village lifestyle elevates this home, with two pools, year-round tennis, a clubhouse, fitness center, and expansive grounds that create a balance of relaxation and activity. Moments from Nara Park, bike trails, golf, and highly-rated schools, offering the best of both worlds!



PATTY SUTHERLAND

REALTOR®, MBA, SRES, ASP, CLHMS

978-844-6397

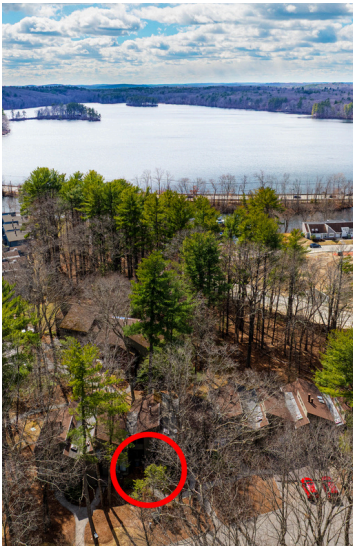
PATTY@PSUTHERLANDGROUP.COM

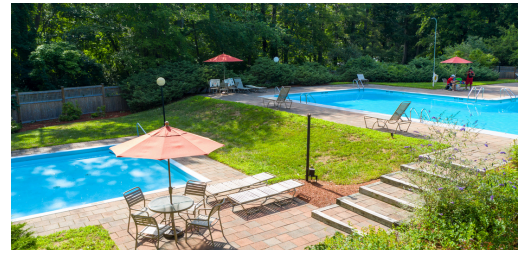
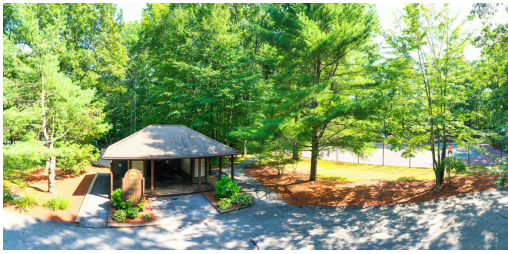
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PROPERTY FEATURES

ROOMS: 6

BEDROOMS: 3

BATHS: 1 Full, 1 Half

LIVING AREA: 1,532 Square Feet*

STYLE: Condo, Townhouse

YEAR BUILT: 1972

GRADE SCHOOL: School Choice of Six

MIDDLE SCHOOL: RJ GREY JHS

HIGH SCHOOL: ABRHS

PARKING SPACES: 2 Off-Street, Assigned

**Measurements are approximate. Living area does not include 766 sf unfinished basement with bulkhead access.*

ROOM DESCRIPTIONS

ROOMS	LEVEL	SIZE
LIVING ROOM	1	12X13
DINING ROOM	1	12X13
KITCHEN	1	10X17
MAIN BEDROOM	2	12X16
BEDROOM 2	2	12X10
BEDROOM 3	2	10X10
BATH 1	1	6X7
BATH 2	2	6X8
LAUNDRY	B	22X31
SITTING ROOM	2	10X14
FOYER	1	

COMPLEX INFORMATION

COMPLEX NAME: Village of Nagog Woods

UNITS IN COMPLEX: 277

MANAGEMENT: Professional - on Site, Owner Association

PETS: Yes, with Restrictions

RESTRICTIONS: RV/Boat/Trailer

MONTHLY ASSOCIATION FEE OF \$730 INCLUDES:

Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Park, Exercise Room, Walking/Jogging Trails, Refuse Removal, Garden Area, Clubhouse, Reserve Funds, Management Fee



20 BAKER AVE, SUITE 101, CONCORD, MA

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SYSTEMS

APPLIANCES: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer

AREA AMENITIES: Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Bike Path, Conservation Area, Highway Access, Private School, Public School, T-Station

CONSTRUCTION: Frame

ELECTRIC: 200 Amps

EXTERIOR FEATURES: Wood Deck, Garden Area, Screens, Gutters

FLOORING: Tile, Wall to Wall Carpet, Hardwood

INSULATION: Full

HEATING: Forced Air, Gas, 1 Zone, Unit Control

COOLING: Central Air, 1 Zone, Unit Control

HOT WATER: Natural Gas, Tank

SEWER: Nagog Treatment Facility

WATER: Town

UTILITY CONNECTION: Electric Range, Electric Dryer, Washer Hookup

DISCLOSURES

Rental with NWCC Board approval. Interior domestic pets permitted. Dogs and cats must be leashed when outside. Roof replaced in 2016. Exterior painting 2017. Seller's Additional Property Information and other disclosures included in the MLS paperclip.

EXCLUSIONS

Personal furnishings and staging items.

TAX INFORMATION

ASSESSED: \$393,900 **BOOK / PAGE:** 25486 / 0481

2024 TAX: \$6,566 **ZONE:** R-A

