



271 BROWN BEAR CROSSING, ACTON, MA 01718

VILLAGE OF NAGOG WOODS

Stunning renovated "urban-style" 2 bedroom plus loft, 1.5 bath, Nagog Woods Zermatt II end-unit with views of Nagog Pond from almost every room PLUS attached exterior walk-in storage. Kitchen features GE Slate appliances, rustic alder wood cabinetry, quartz countertops and breakfast bar. Ascend a spiral staircase to sunlit loft perfect for office, guest room, exercise room or reading nook. The open floor plan below has 3/4-inch solid oak hardwood floor, and is ideal for entertaining with the dining and living areas leading to a private deck through glass sliders. Updated main floor half-bath. First level full bath boasts quartz countertop and tiled bath/shower with two ample bedrooms and laundry with washer/dryer. Main bedroom has walk-in closet and slider to raised wood deck perfect for watching sunsets across the pond.

Award winning Acton schools, Nagog Woods amenities and tennis club membership. Close to Nara Park, Nashoba Valley skiing, Quail Ridge golf, restaurants & more!



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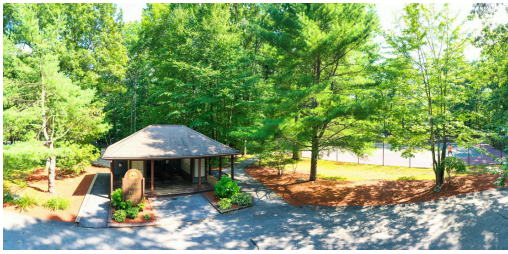
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PROPERTY FEATURES

ROOMS: 5

BEDROOMS: 2

BATHS: 1 Full, 1 Half

LIVING AREA: 1,540 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 includes loft above first level. Does not include attached exterior walk-in storage.*

ROOM DESCRIPTIONS

ROOMS	LEVEL	SIZE
LIVING ROOM	2	12X15
DINING ROOM	2	9X10
KITCHEN	2	21X15
MAIN BEDROOM	1	11X16
BEDROOM 2	1	10X15
BATH 1	2	6X4
BATH 2	1	7X7
LAUNDRY	1	
LOFT	3	10X17
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 \$612 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: Circuit Breakers

EXTERIOR FEATURES: Porch, Wood Deck, Patio, Storage Shed, Garden Area, Screens, Gutters, Professional Landscaping, Tennis Court

FLOORING: Tile, Wall to Wall Carpet, Hardwood

INSULATION: Full, Fiberglass

HEATING: Forced Air, Gas, 1 Zone

COOLING: Central Air, 1 Zone, Unit Control

HOT WATER: Electric, Tank

SEWER: Nagog Treatment Facility

WATER: Town

UTILITY CONNECTION: Electric Range, Electric Dryer, Washer Hookup

DISCLOSURES

Completely updated/renovated in 2019, including all new appliances and fixtures. Association replaced roof in 2019. Electric water heater (2023), AC condenser (2014), and gas furnace (2010). Pet and rental restrictions included in condo docs.

EXCLUSIONS

Personal belongings and staging items.

TAX INFORMATION

ASSESSED: \$453,300 **BOOK / PAGE:** 72404 / 424

2025 TAX: \$7,774 **ZONE:** R-A

