



Seller's Additional Property Information

Property Seller: Vicente Sarquella and Cristina Comes
Property Address: 271 Brown Bear Crossing, Acton, MA 01718
Property Management: First Realty Management, 100 Nonset Path, Acton, MA 01718
Assistant Property Manager: Trevor Karalekas- (978) 263-4887 - tkaralekas@firstrealtymgt.com
Condo Documents: www.CondoCerts.com - Seller to provide 6(d) Certificate.
Buyer responsible for lender's condo questionnaire and condo docs, if needed.

Management Fee: \$612/month

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

Special Assessments: None. History of no special assessments.

Annual Utility Information (costs dependent upon resident usage)

Electric: Eversource	\$ 1500
Gas: National Grid	\$ 1500
Water: Town of Acton	\$ 900
Sewer: Nagog Treatment Facility billed by First Realty Management	\$ 700

Cable/Internet Provider: Verizon Fios or Xfinity/Comcast service available.

Type/Approximate Age of Systems and Appliances:

Roof: Asphalt shingles. Roof replaced in 2019 by Association.

Heating: Natural gas. Forced Air. Replaced 2010.

Air Conditioning: Condenser replaced 2014.

Hot Water Tank: Replaced 2023.

Appliances: All appliances replaced by previous owner in 2019.

Flooring: Tile, wall to wall carpet, and hardwood, installation in 2019.



Exclusions: Personal furnishings and staging items.

Additional Information:

Parking: Two spaces per unit within common assigned parking area.

Pets: Domestic pets commonly kept indoors. Cats and dogs must be leashed when outside.

Website: www.villageofnagogwoods.com

Seller Initials: 
Seller Initials: 

Buyer Initials: _____
Buyer Initials: _____

This information has been provided by the seller(s) and is deemed to be accurate without guarantee. It is the responsibility of the buyer to verify all information contained herein. The agent(s) and real estate companies are not responsible for any errors or omissions.