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**MLS # 72937332 - New
Condo - Townhouse**



549 Great Elm Way - Unit 549 List Price: **\$395,000**
Acton, MA: North Acton, 01718
Middlesex County

Unit Placement: **Street, Middle, Walkout** Total Rooms: **6**
Unit Level: **1** Bedrooms: **3**
Grade School: **Choice of 6** Bathrooms: **2f 1h**
Middle School: **R.J. Grey JHS** Master Bath: **Yes**
High School: **ABRHS** Fireplaces: **1**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features: **Unknown**
Directions: **Great Rd to Nonset Path. Right on Old Stone Brook. Right on Great Elm Way. Bldg 54. Unit 549.**

Remarks

This Village of Nagog Woods remodeled Longwood-style townhome is a community favorite with its expansive northwest-facing brick patio sited alongside a beautifully landscaped wooded courtyard. This floor plan lives like a single family home with cathedral ceilings in 3 bedrooms large enough to accommodate work-study needs, 2.5 bathrooms, full-height attic storage, and in-unit laundry. The remodeled kitchen features granite countertops and an open concept that looks out toward the dining and living areas - all together bounded by a wall of sliding glass doors. Enjoy the carefree lifestyle of a 60-acre wooded community with clubhouse, Olympic-sized in-ground and kiddie pools, 2 outdoor and 4 all-season tennis courts, playground, playing fields, and direct access to conservation land and pathways. All this, award-winning Acton schools, and a Marcus Lewis tennis club membership for residents. Close to Nara Park, Nashoba Valley Ski Area, Quail Ridge golf, restaurants, shopping and more!

Property Information

Approx. Living Area: **1,594 Sq. Ft. (\$247.80/Sq. Approx. Acres: 0** Garage Spaces: **0**
Ft.)

Living Area Includes: Heat Zones: **1 Central Heat, Forced Air, Gas, Unit Control** Parking Spaces: **2 Off-Street, Assigned, Common, Guest, Paved Driveway**

Living Area Source: **Public Record** Cool Zones: **1 Central Air, Unit Control** Levels in Unit: **2**

Living Area Disclosures: **Does not include approximately 245 sf floored attic storage space. HVAC located in attic.**

Disclosures: **Freshly painted - 2021. Roof - 2020. Water heater - 2018. 2nd floor and stairway engineered hardwood - 2016. Rental with condo board approval. Indoor domestic pets allowed. Dogs must be leashed. Resident Rules & Regulations attached to MLS. Seller requests occupancy through July 15th.**

Complex & Association Information

Complex Name: **Village of Nagog Woods** Units in Complex: **277** Complete: **Yes** Units Owner Occupied: **238** Source: **Manager**

Association: **Yes** Fee: **\$583 Monthly**

Assoc. Fee Inclds: **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, Management Fee**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15X20	Fireplace, Closet, Exterior Access, High Speed Internet Hookup, Recessed Lighting, Slider, Flooring - Engineered Hardwood
Dining Room:	1	13X16	Exterior Access, Recessed Lighting, Slider, Lighting - Overhead, Flooring - Engineered Hardwood
Kitchen:	1	9X16	Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Cabinets - Upgraded, Exterior Access, Recessed Lighting, Remodeled, Slider
Master Bedroom:	2	12X17	Ceiling - Cathedral, Recessed Lighting, Lighting - Sconce, Closet - Double, Flooring - Engineered Hardwood
Bedroom 2:	2	12X13	Ceiling - Cathedral, Closet, Lighting - Sconce, Flooring - Engineered Hardwood
Bedroom 3:	2	12X13	Ceiling - Cathedral, Closet, Lighting - Sconce, Flooring - Engineered Hardwood
Bath 1:	1	5X6	Bathroom - Half, Flooring - Stone/Ceramic Tile, Cabinets - Upgraded
Bath 2:	2	8X6	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Cabinets - Upgraded

Bath 3:	2	10X5	Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1	9X4	Dryer Hookup - Electric, Washer Hookup, Flooring - Concrete
Other:	3		Flooring - Wood, Attic Access

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Bike Path, Conservation Area, Highway Access, House of Worship, T-Station**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**

Association Pool: **Yes Inground**

Basement: **No**

Beach: **Yes Lake/Pond**

Beach Ownership: **Public**

Beach - Miles to: **1 to 2 Mile**

Construction: **Frame, Brick**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Association Financial Statements, Certificate of Insurance**

Electric Features: **Circuit Breakers**

Energy Features: **Insulated Windows, Storm Doors, Prog. Thermostat**

Exterior: **Wood, Brick**

Exterior Features: **Patio, Garden Area, Screens, Gutters, Professional Landscaping, Stone Wall**

Flooring: **Tile, Hardwood, Engineered Hardwood**

Hot Water: **Electric**

Insulation Features: **Full**

Interior Features: **Cable Available, Internet Available - Fiber-Optic**

Management: **Professional - Off Site, Owner Association**

Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**

Restrictions: **RV/Boat/Trailer**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Other (See Remarks)**

Water Utilities: **City/Town Water**

Sewage District: **Nagog**

Terms: **Contract for Deed**

Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions: **Personal items and staging items.**

Facing Direction: **Northwest**

Green Certified: **Unknown**

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: **No** Warranty Features: **No**

Year Built/Converted: **1972**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **B4-114-88**

Assessed: **\$378,600**

Tax: **\$7,364** Tax Year: **2022**

Book: **69817** Page: **505**

Cert:

Zoning Code: **R-A**

Map: **B4** Block: **114** Lot: **88**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5%**

Facilitator: **2.5%**

Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Keller Williams Realty Boston Northwest**  (978) 369-5775

Listing Agent: **Patricia Sutherland**  (978) 844-6397

Team Member(s):

Sale Office:


Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Appointment Required**,  **Schedule with ShowingTime**

Showing: Facilitator: **Appointment Required**,  **Schedule with ShowingTime**

Special Showing Instructions: **Safe showings per MLS attachment. Please lock all doors & windows. No Saturday appts due to snow.**

Firm Remarks

Buyers must be accompanied by an Agent for private showings. Agents to review Safe Showing Agreement with Buyers before entering home. Detailed offer instructions attached to the MLS. Any offers received will be reviewed after 3 p.m. on Monday. Please allow 24 hours for offer review.

Market Information

Listing Date: **1/27/2022**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date:

Original Price: **\$395,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)



Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

Mortgage Payment Options for 549 Great Elm Way - Acton. You are not required to use the services of this lender.

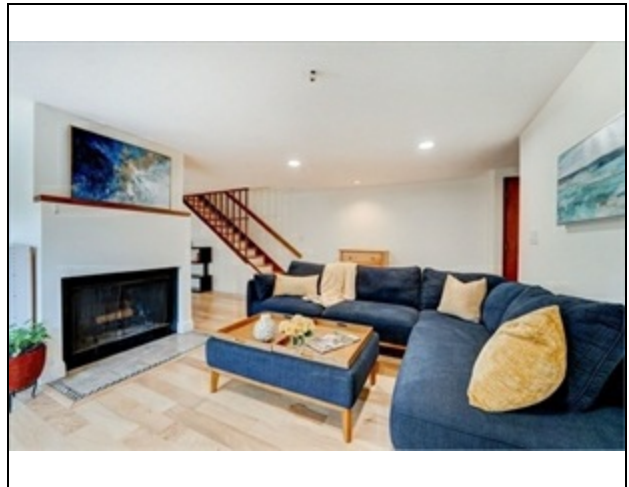
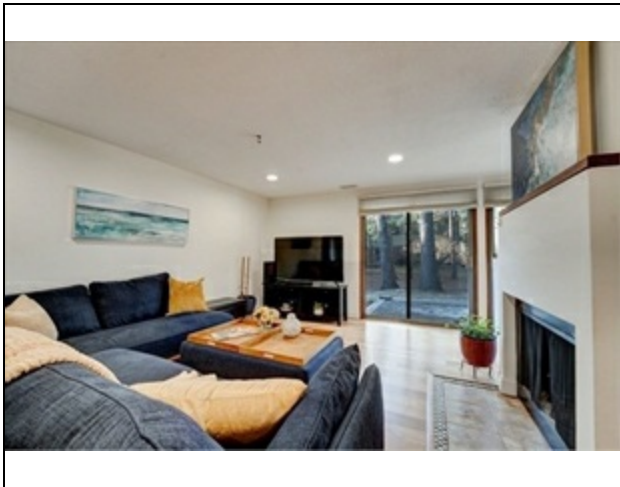
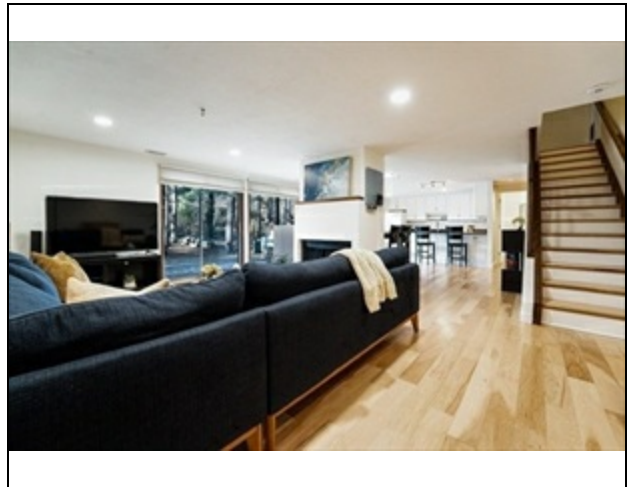
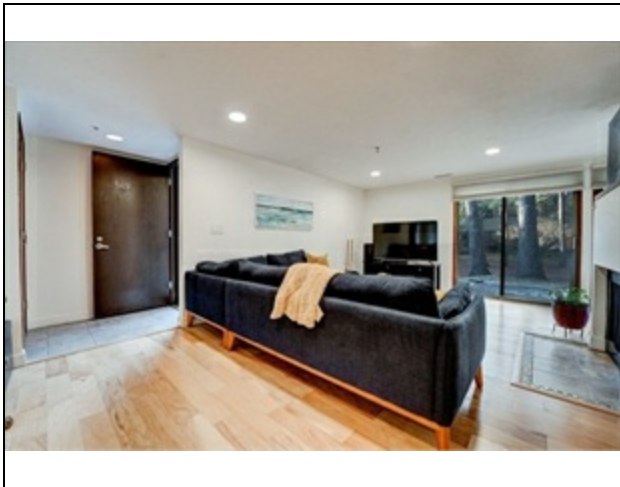
1 Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

 MORTGAGE NETWORK Tom Popson NMLS ID 441848 Senior Loan Officer  (978) 399-1341 Mobile: (978) 302-0657 E-mail Tom View Website	Mortgage Network, Inc.			Tom Popson NMLS ID 441848 (978) 399-1341 E-mail Tom Popson				Personalize Your Mortgage Click on the calculate button below to enter your offer price and down payment: <div>CALCULATE</div>
	KEY INFO	30 Year Fixed	FHA 30 Year Fixed	VA 30 Year Fixed	15 Year Fixed	5/1 ARM	7/1 ARM	10/1 ARM
	Down Payment:	\$79,000	\$13,825 ^{^*}	\$0 ^{^**}	\$79,000	\$79,000	\$79,000	\$79,000
	Mortgage Paymt:	\$1,397	\$1,635	\$1,704	\$2,126	\$1,269	\$1,269	\$1,290
	Rate:	3.375%	3.000%	3.000%	2.625%	2.625%	2.625%	2.750%
	APR:	3.437%	4.049%	3.239%	2.731%	2.561%	2.613%	2.707%
	Taxes: (Est.)	\$494	\$494	\$494	\$494	\$494	\$494	\$494
	Ins./HOA Dues:	\$63	\$63	\$63	\$63	\$63	\$63	\$63
	PMI:	\$0	\$267	\$0	\$0	\$0	\$0	\$0
	Mo. Payment:	\$1,954	\$2,459^{^*}	\$2,261^{^**}	\$2,683	\$1,826	\$1,826	\$1,847

Asking Price of **\$395,000** with a Down Payment of **20.0%** and a Loan Amount of **\$316,000**. ^{^*}FHA loans allow for a 3.5% Down Payment. ^{^**}VA loans allow for a 0.0% Down Payment. ARM loan payment & interest rates will change during term. Click **Key Info** for required disclosure. Est. = Estimated, Ins. = Home Owners Insurance Click here for relationship disclosure.

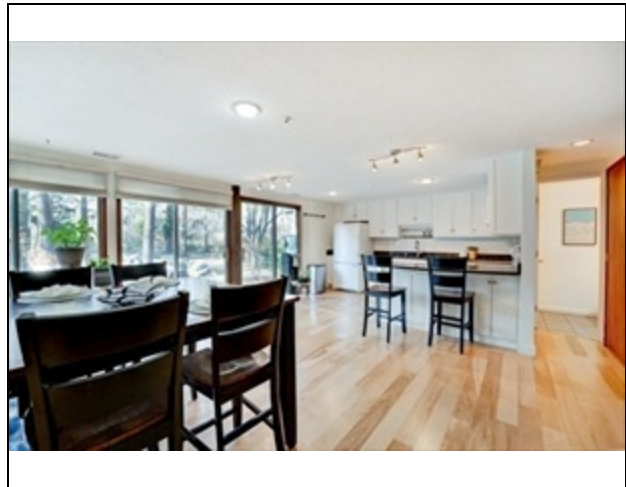
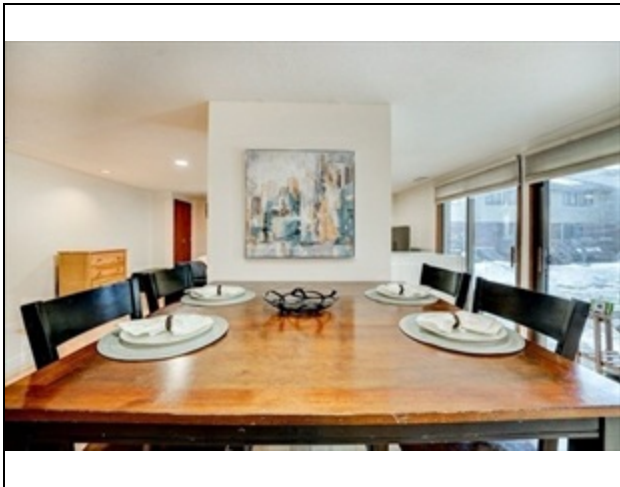
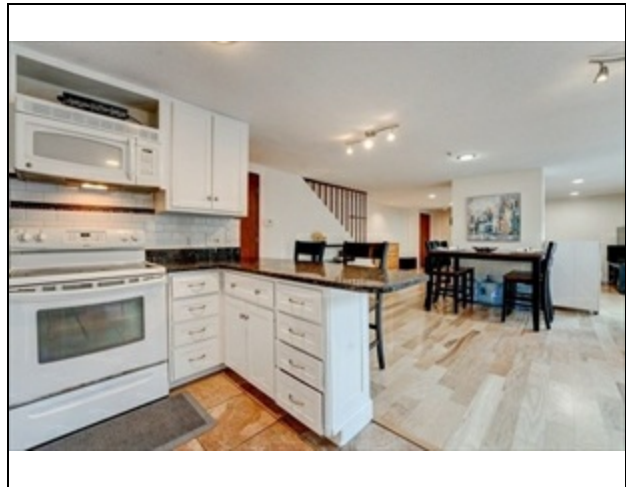
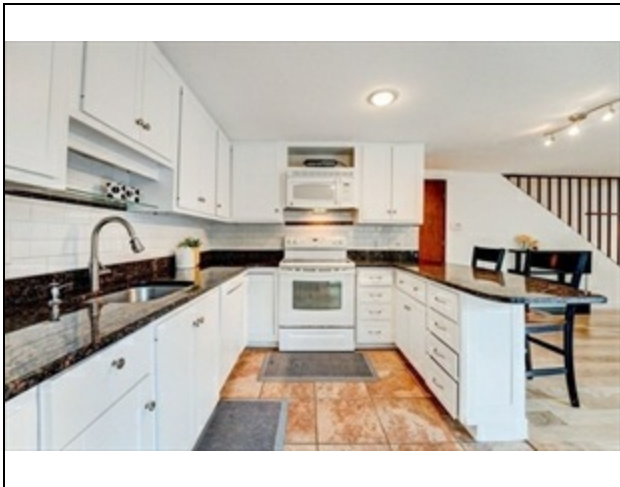
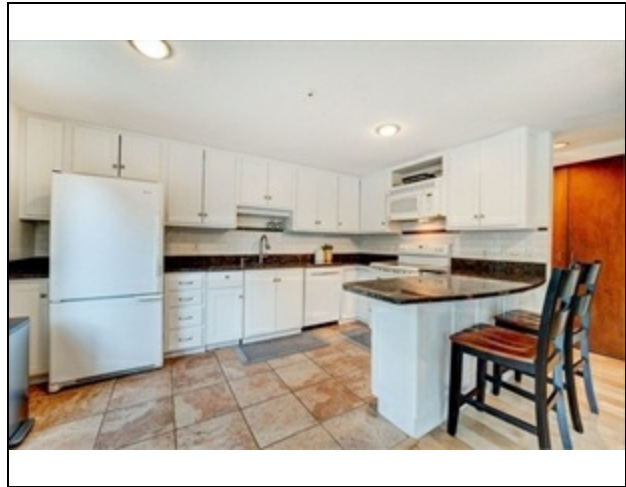
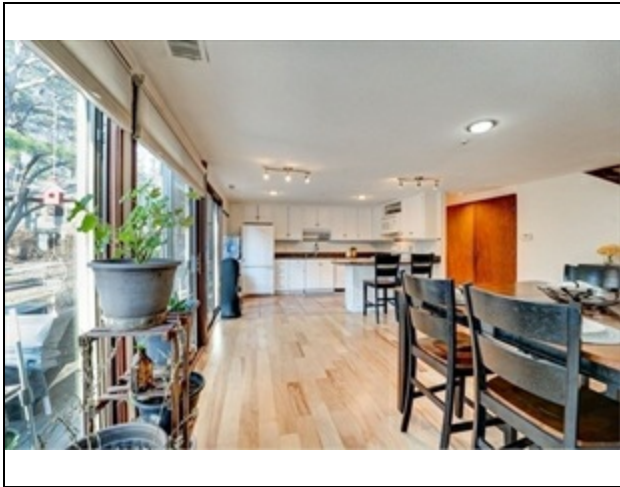
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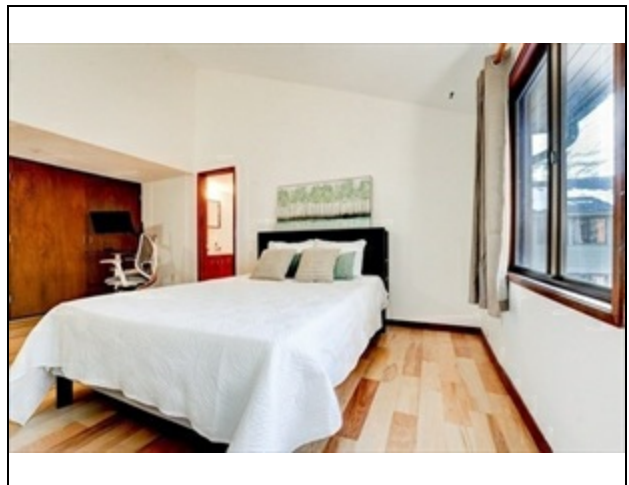
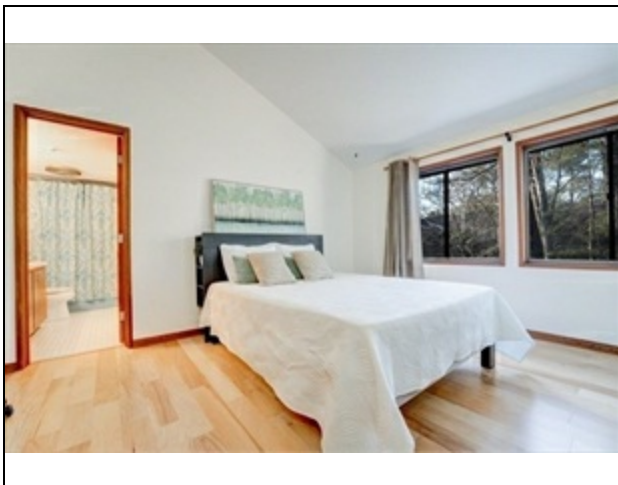
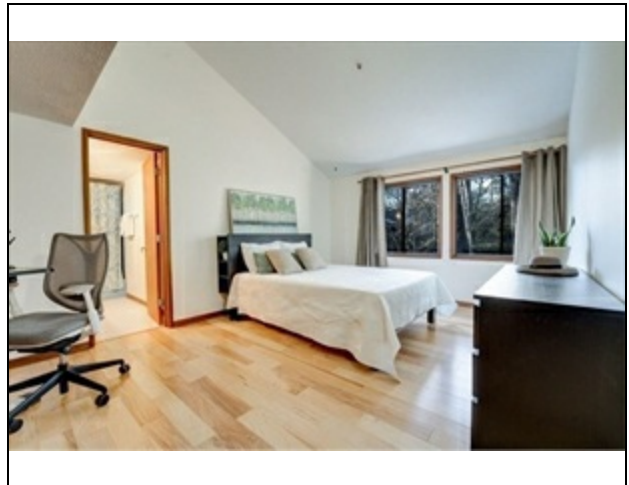
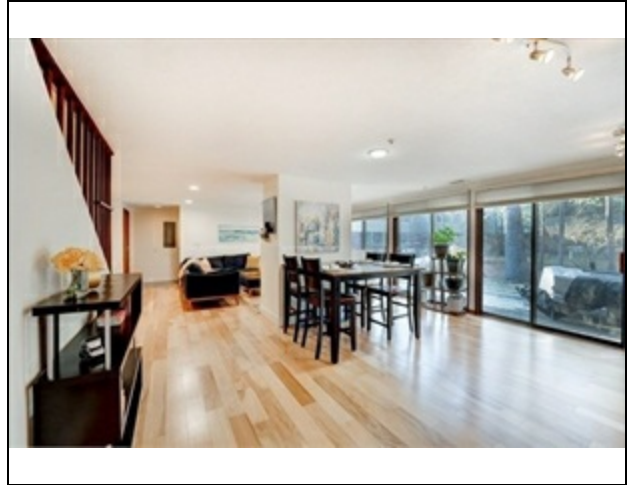
Condominium - Condo
List Price: \$395,000



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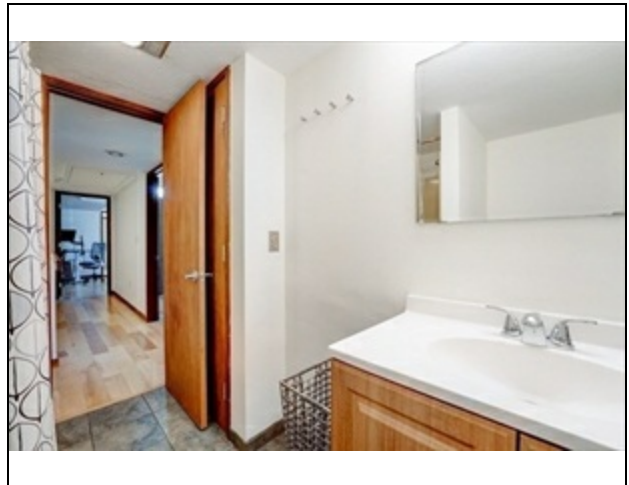
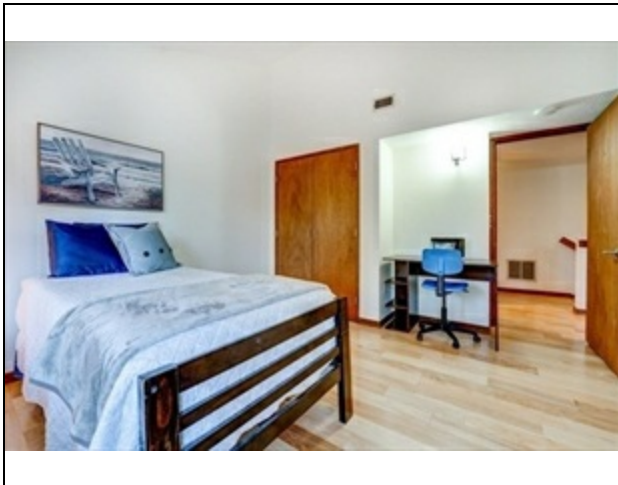
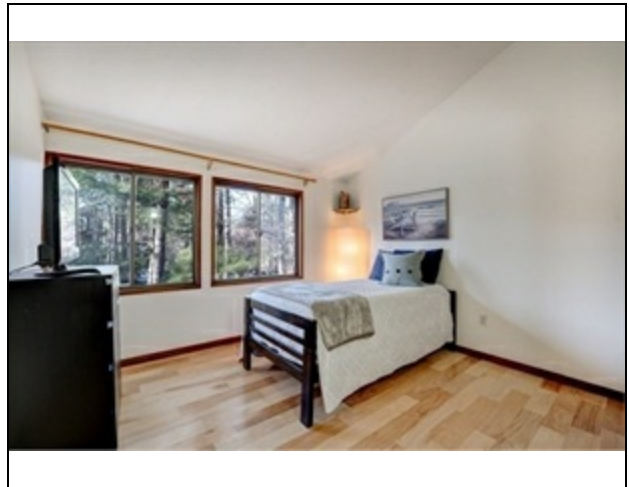
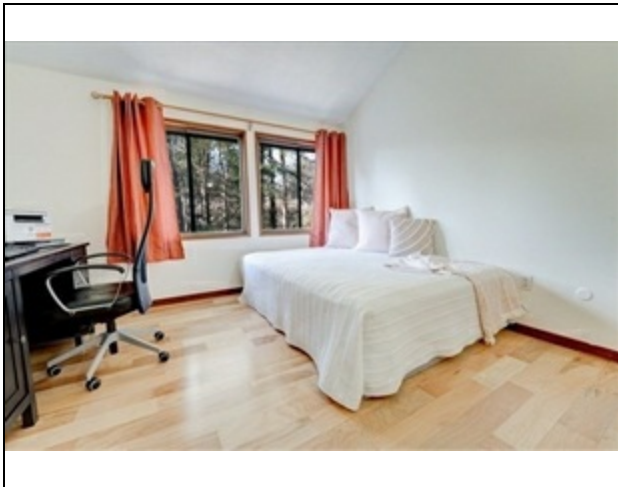
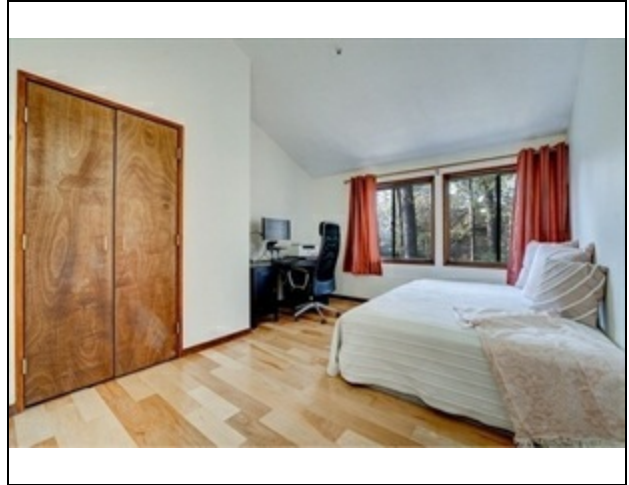
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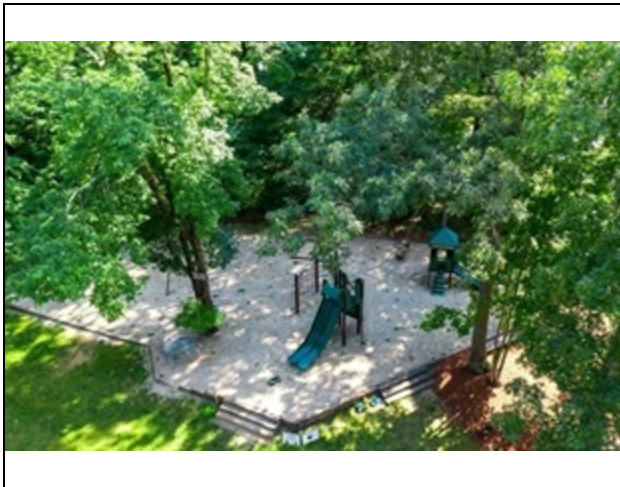
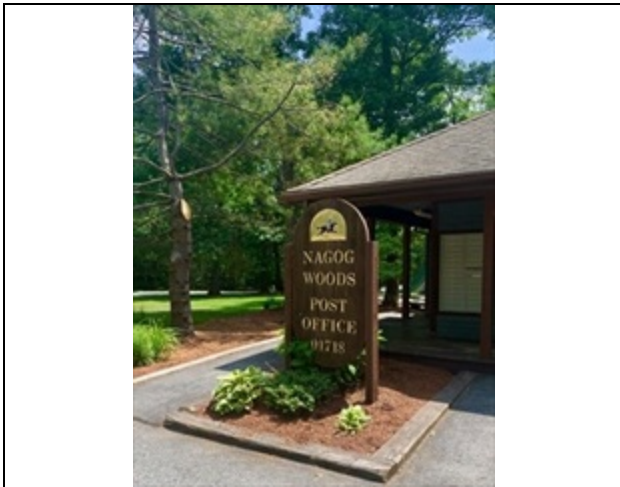
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