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MLS # 72966583 - New
Condo - Townhouse, Courtyard, Attached



Virtual Staging

526 Tumbling Hawk - Unit 526 List Price: **\$425,000**
Acton, MA: North Acton, 01718
Middlesex County

Unit Placement: **Street, Middle, Walkout, Courtyard** Total Rooms: **6**

Unit Level: **1** Bedrooms: **3**

Grade School: **School Choice** Bathrooms: **2f 1h**

Middle School: **RJ Grey JHS** Master Bath: **Yes**

High School: **ABRHS** Fireplaces: **1**

Outdoor Space Available: **Yes - Common** Approx. Acres: **0**

Handicap Access/Features: **No**

Directions: **Great Rd to Nonset. 3rd right onto Tumbling Hawk. Bldg #52. Unit 526. Village Map attached to MLS.**

 Next Open House: **Saturday, April 16, 2022 12:00 PM - 3:00 PM**

Event Type: In-Person

Remarks

The Longwood-style townhome is a community favorite with its expansive brick patio accessed from a wall of sliding glass doors and sited alongside a beautifully landscaped wooded courtyard. This 2-story floor plan is experienced as a single family home with cathedral ceilings in 3 bedrooms spacious enough to accommodate work-study needs, 2.5 bathrooms, full-height attic storage, and in-unit laundry. The recently updated stainless-steel appliances kitchen and bathrooms feature new cabinets and granite countertops. 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! Offers received reviewed after 12 pm Tuesday.

Property Information

Approx. Living Area Total: **1,594 SqFt (\$266.62/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**

Approx. Above Grade: **1,594 SqFt** Approx. Below Grade: **0 SqFt** Levels in Unit: **2**

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

Heat Zones: **1 Forced Air, Gas, Individual, Unit Control** Cool Zones: **1 Central Air, Individual, Unit Control**

Parking Spaces: **2 Off-Street, Assigned, Common, Guest, Paved Driveway** Garage Spaces: **0**

Disclosures: **Property is offered "as-is". Bedrooms freshly painted. Kitchen, bathrooms and all flooring updated (2018). Water heater (2014). Gas furnace (1995). Age of AC unknown. Rental with Board approval. Indoor domestic pets allowed. Dogs must be leashed. Condo documents to be ordered via CondoCerts.com.**

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	14X20	Fireplace, Ceiling Fan(s), Closet, Flooring - Marble, Exterior Access, High Speed Internet Hookup, Recessed Lighting, Slider, Lighting - Overhead
Dining Room:	1	10X17	Ceiling Fan(s), Flooring - Marble, Exterior Access, Slider, Lighting - Overhead
Kitchen:	1	12X14	Ceiling Fan(s), Flooring - Marble, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Exterior Access, Recessed Lighting, Slider, Stainless Steel Appliances, Lighting - Overhead
Master Bedroom:	2	12X18	Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Recessed Lighting, Lighting - Sconce, Lighting - Overhead, Closet - Double
Bedroom 2:	2	12X13	Ceiling - Cathedral, Ceiling Fan(s), Closet, Flooring - Hardwood, Lighting -

Bedroom 3:	2	12X13	Overhead Ceiling - Cathedral, Ceiling Fan(s), Closet, Flooring - Hardwood, Lighting - Overhead
Bath 1:	1	4X6	Bathroom - Half, Flooring - Marble, Countertops - Stone/Granite/Solid, Low Flow Toilet, Cabinets - Upgraded
Bath 2:	2	8X6	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Low Flow Toilet, Cabinets - Upgraded, Lighting - Overhead
Bath 3:	2	10X5	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Low Flow Toilet, Cabinets - Upgraded, Lighting - Overhead
Laundry:	1	13X3	Flooring - Marble, Dryer Hookup - Electric, Washer Hookup, Lighting - Overhead
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**

Association Pool: **Yes Inground, Lap**

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: **150 Amps**

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

Exterior: **Wood, Brick**

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

Flooring: **Tile, Marble, Hardwood**

Hot Water: **Electric, Tank**

Insulation Features: **Full, Fiberglass - Batts**

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

Management: **Professional - On 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**

Other Property Info

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **No**

Exclusions: **First floor window treatments and hardware.**

Facing Direction: **Northwest**

Green Certified: **No**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: **Unknown** 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 #: **B4-120-137**

Assessed: **\$330,000**

Tax: **\$6,486** Tax Year: **2022**

Book: **94298** Page: **298**

Cert:

Zoning Code: **R-A**

Map: **B4** Block: **120** Lot: **137**

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 or Call 888-627-2775**

Showing: Facilitator: **Appointment Required,  Schedule with ShowingTime or Call 888-627-2775**

Special Showing Instructions: **Showings for pre-approved buyers accompanied by buyer agent. Please park on Nonset Path for showings**

Firm Remarks

Showings for pre-approved buyers only. Agents asked to review Safe Showing Agreement with Buyers before entering home. Please park on Nonset Path for showings and OH. Offer instructions attached to MLS. Offers received will be reviewed after 12 p.m. on Tuesday. Please allow 24 hours for review.

Market Information

Listing Date: **4/13/2022**

Days on Market: Property has been on the market for a total of **1** day(s)

Expiration Date:

Original Price: **\$425,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)

Office Market Time: Office has listed this property for **1** day(s)

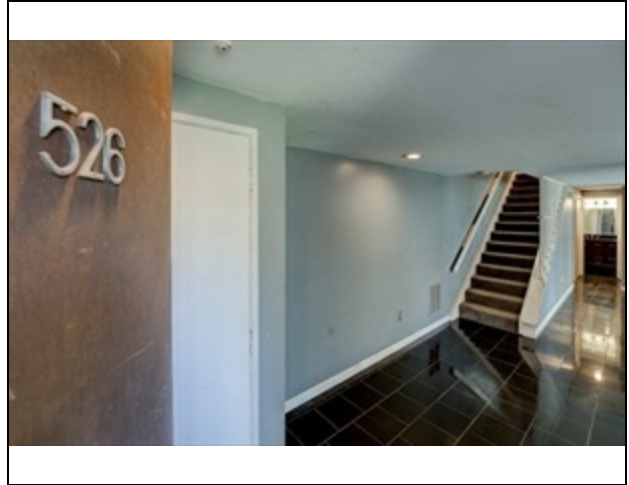
Cash Paid for Upgrades:

Seller Concessions at Closing:

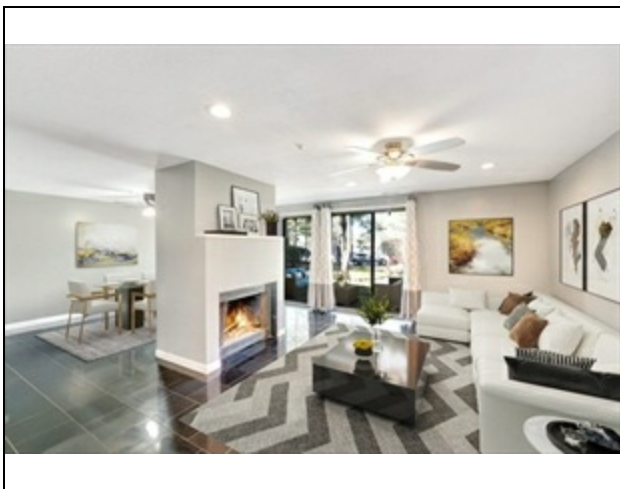
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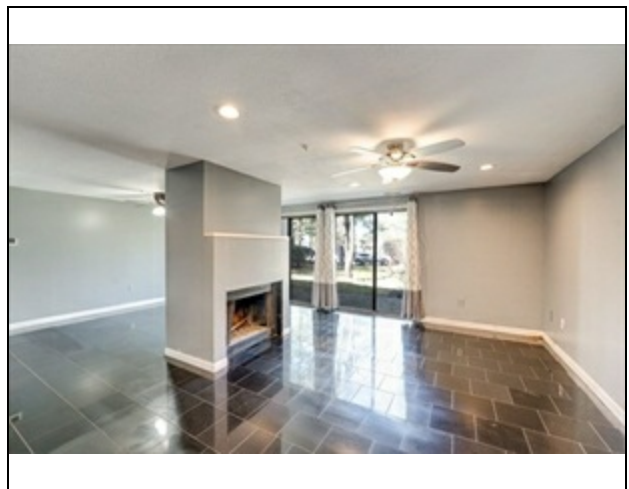
Virtual Staging



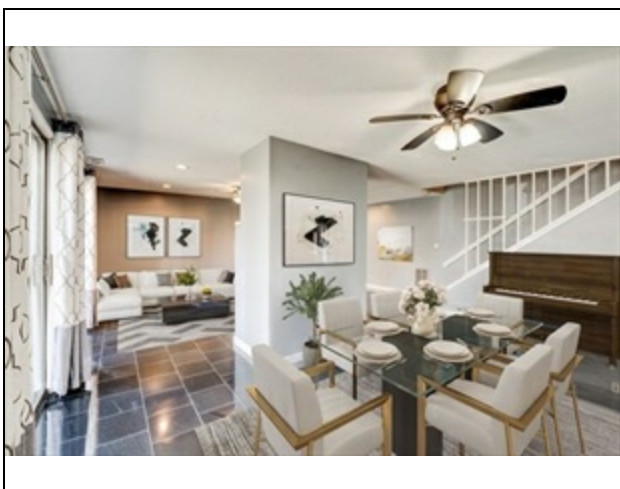
Foyer



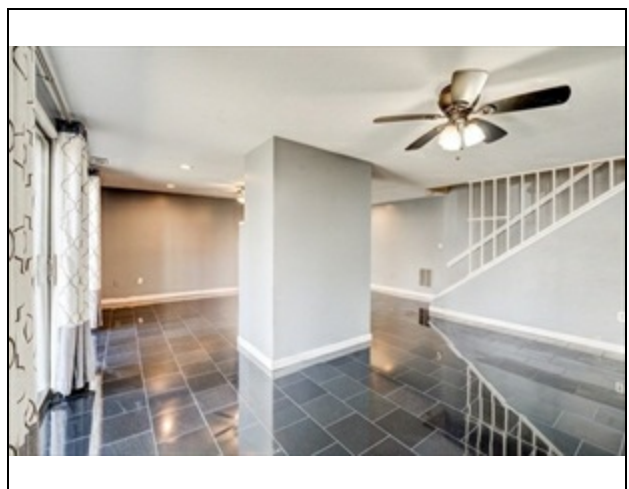
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Living Room



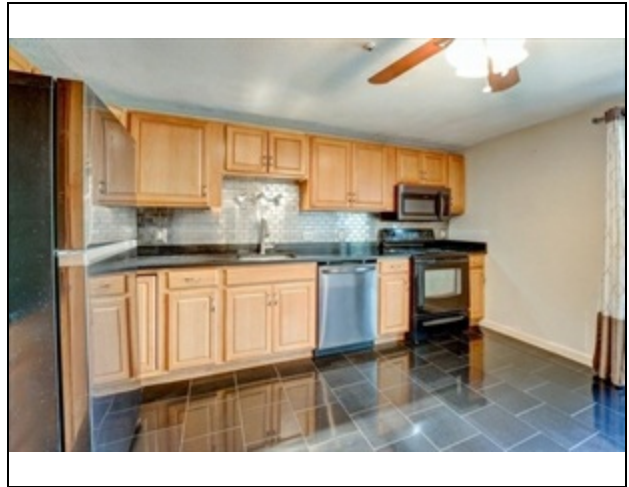
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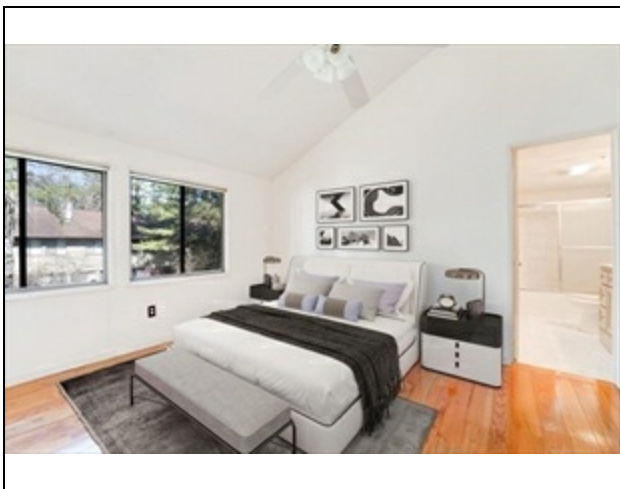
Dining Room



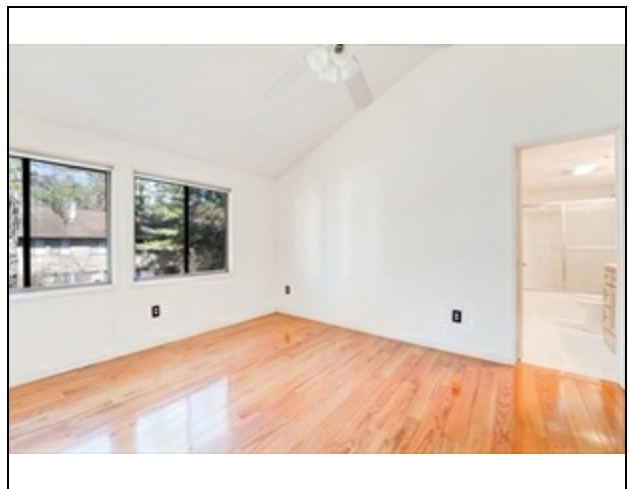
Kitchen



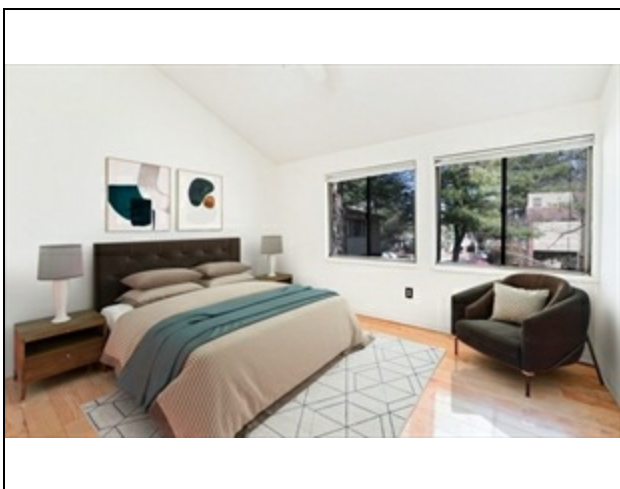
Kitchen



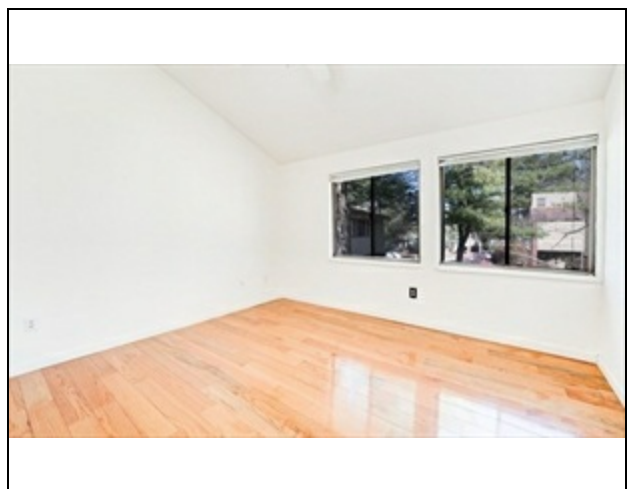
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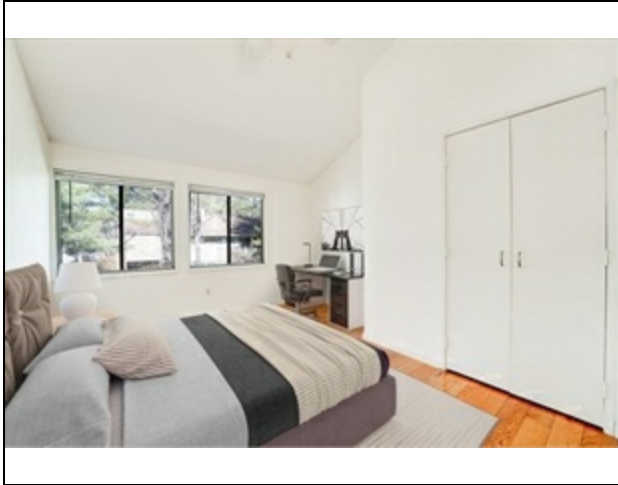
Master Bedroom



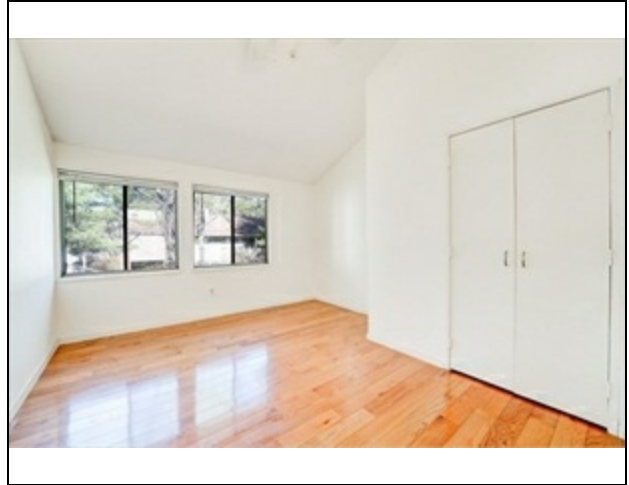
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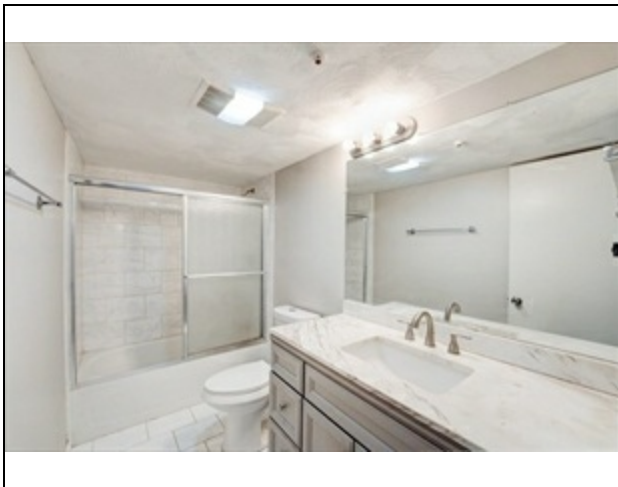
Bedroom 2



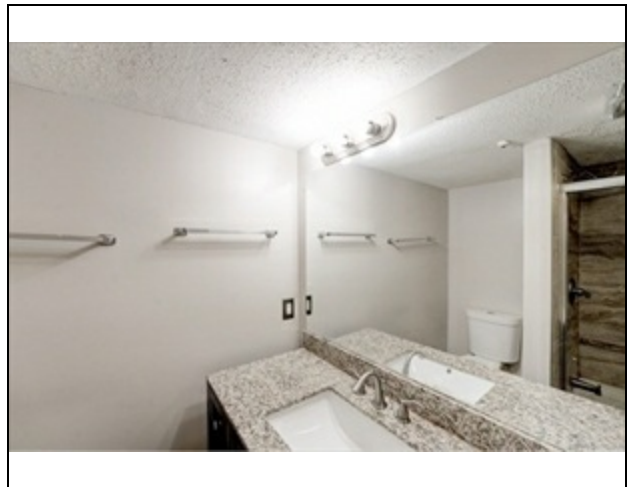
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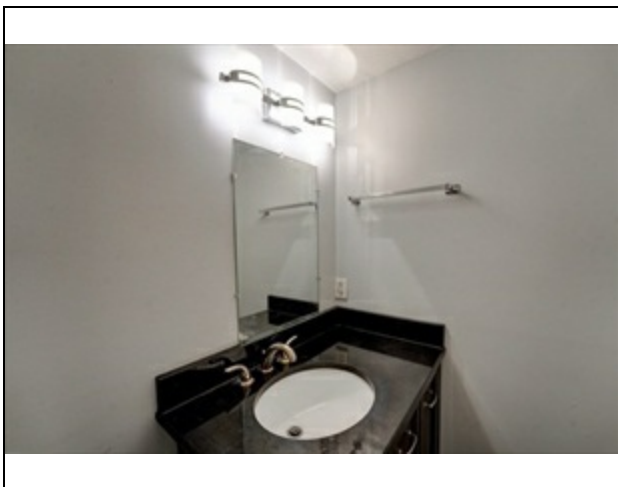
Bedroom 3



Bathroom - Master



Bathroom - Full



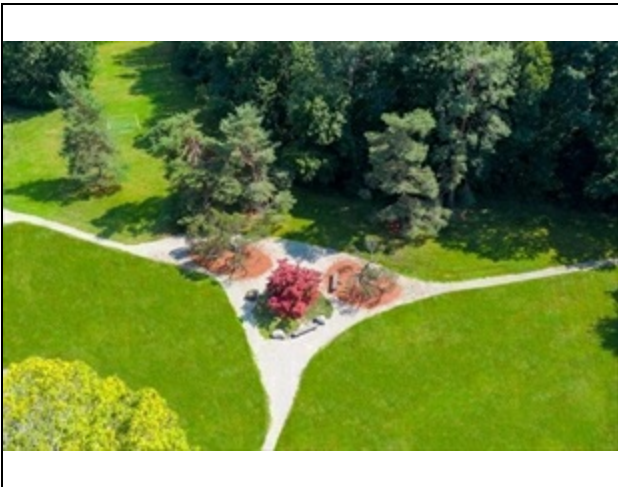
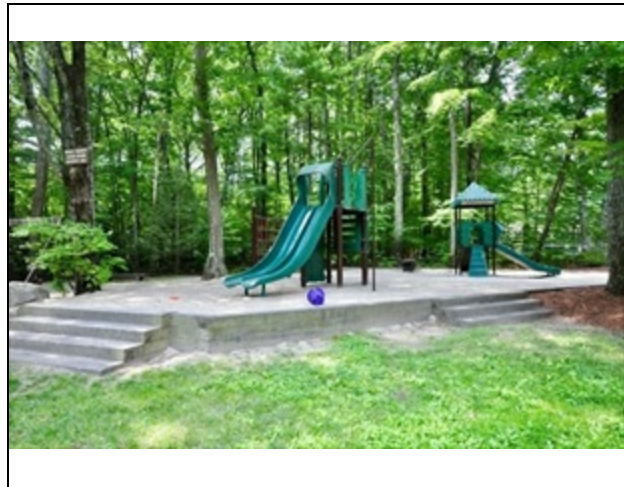
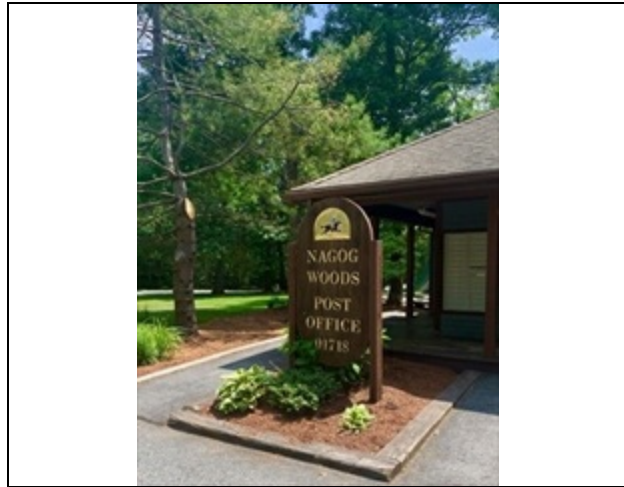
Bathroom - Half



Exterior - Front

MLS # 72966583 - New
526 Tumbling Hawk U:526, Acton, MA: North Acton, 01718

Condominium - Condo
List Price: \$425,000



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