



Putherland
— GROUP —

PRESENTING

99 Willow Street
ACTON, MA

A retreat waiting for you to enjoy.

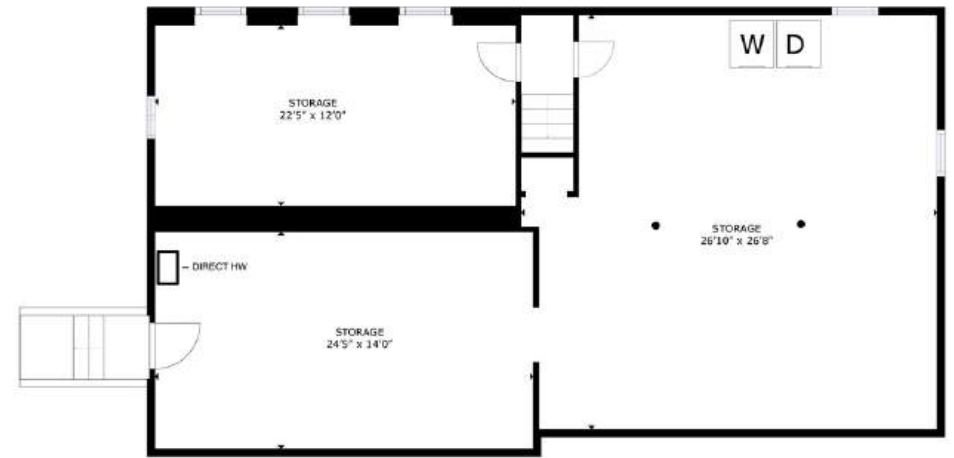
Nestled in a private, tranquil setting, this lovingly maintained ranch-style home offers a spacious floor plan filled with natural light. Beautiful oak hardwood floors flow throughout. The expansive living room with a cozy fireplace is perfect for relaxing. A large bay window adds charm to the living room, while the well-appointed kitchen features wood cabinetry, stainless steel appliances, and a pantry—ideal for entertaining. This home includes three spacious bedrooms with ample closet space and a contemporary appointed full bath with double sink vanity, marble top, and porcelain tile floor. The lower level provides storage space, a laundry area, and a workshop with walk-out access.

Set on a level lot with flowering trees and a serene pond, this home offers peace, privacy, and the perfect setting for lasting memories. Well-located to West Acton Village, South Acton train and Acton's amenities. Don't miss the opportunity to make this home your own.





Floor Plans



Disclaimer:

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

PROPERTY FEATURES

ROOMS: 5

BEDROOMS: 3

BATHS: 1 Full

LIVING AREA: 1,456 Square Feet*

STYLE: Ranch

YEAR BUILT: 1966

GRADE SCHOOL: School Choice

MIDDLE SCHOOL: RJ Grey JHS

HIGH SCHOOL: ABRHS

GARAGE: 2-Car, Detached, Side Entry

*Measurements are approximate; buyers should verify.

TAX INFORMATION

ASSESSED: \$554,400

2024 TAX: \$9,237

BOOK / PAGE: 78123 / 200

ZONE: RES

SYSTEMS

APPLIANCES: Range, Dishwasher, Refrigerator, Washer, Dryer

AREA AMENITIES: Public Transportation, Shopping, Bike Path, Conservation Area, Highway Access, Public School, T-Station

COOLING: Central Air, Heat Pump

ELECTRIC: Circuit Breakers, 200 Amps

EXTERIOR FEATURES: Gutters, Screens

FLOORING: Tile, Laminate, Hardwood

HEATING: 2 Zones, Hot Water Baseboard, Gas

HOT WATER: Natural Gas, Tankless

INSULATION: Fiberglass, Blown In

INTERIOR FEATURES: Cable Available

SEWER: Private - Title 5: Passed

WATER: Town

UTILITY CONNECTION: Gas Range, for Electric Dryer, Washer Hookup

DISCLOSURES

Roof (2023). Dishwasher (2023). Kitchen flooring (2023). High efficiency gas heating system with tankless hot water heater (2015). AC provided by heat pump in attic (2015). Property being sold "as-is".

EXCLUSIONS

Personal items and staging.



Exclusively Marketed by:

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