



### **Seller's Additional Property Information**

**Property Seller:** Chelsea Grossman and Daniel Dodman  
**Property Address:** 99 Willow Street, Acton, MA 01720

#### **Utility Information (costs dependent upon resident usage)**

**Electric:** Eversource  
**Gas:** National Grid  
**Water:** Acton Water District  
**Sewer:** Private Septic - Title 5 Pass

**Cable/Internet Provider:** Verizon Fios

#### **Type/Approximate Age of Systems and Appliances:**

**Roof:** Asphalt shingles. New roof installation 2023.  
**Heating:** Natural gas. Hot water baseboard. Tankless water heater installed 2015.  
**Air Conditioning:** Heat pump (in attic).  
**Radon Mitigation System:** Installation date unknown.  
**Appliances:** 5-burner gas range, dishwasher (2023), refrigerator, washer and dryer.  
**Automatic Garage Door Opener:** Installation date unknown.  
**Flooring:** hardwood, tile, and luxury waterproof laminate (2023).  
**Exclusions:** Personal furnishings and accessories.

#### **Additional Information:**

Dry basement.  
No flood insurance required.  
Wetlands on property (see GIS map)

#### **Highlights:**

Private backyard.  
Seasonal birds in backyard.  
Well-located to West Acton Village and South Acton Train Station.  
Basement has walk-out access, high ceilings and some full-size windows.

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.