REMODELED KITCHEN & BATHS! The Village of Nagog Woods steps into 2023 with the complete update of this contemporary south-facing 3-bedroom, 2 1/2 bath Longwood model unit with a finished basement. The main level is open concept with stainless steel and a quartz kitchen with ceiling-height white cabinets. The dining and living areas are adorned by a wall of sliding glass doors leading to an exclusive-use brick patio. A beautiful brick-clad fireplace with hand-crafted mantle completes the comfortable ambiance. The second-floor cathedral ceilings and picture windows create an open feeling of warmth and light in the generously sized bedrooms. The lower level boasts a large family room with walk-in cedar closet, additional storage closets, and laundry room.

Make this home your own while enjoying the carefree lifestyle of Nagog Woods with clubhouse, pools, year-round tennis, playgrounds and community events. Nara Park, Nashoba Valley ski, golf, shops, restaurants, award-winning schools & more!
PROPERTY FEATURES

ROOMS: 5
BEDROOMS: 3
BATHS: 2 Full, 1 Half
LIVING AREA: 2,430 Square Feet*
STYLE: Condo, Townhouse
YEAR BUILT: 1972
GRADE SCHOOL: School Choice of Six
MIDDLE SCHOOL: RJ GREY JHS
HIGH SCHOOL: ABRHS
PARKING SPACES: 2 Off-Street, Assigned

*Measurements are approximate. Living area does not include full-height attic storage.

ROOM DESCRIPTIONS

<table>
<thead>
<tr>
<th>ROOMS</th>
<th>LEVEL</th>
<th>SIZE</th>
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</thead>
<tbody>
<tr>
<td>FAMILY ROOM</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>LIVING/DINING ROOM</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>KITCHEN</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>MAIN BEDROOM</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>BEDROOM 2</td>
<td>2</td>
<td></td>
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<tr>
<td>BEDROOM 3</td>
<td>2</td>
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<tr>
<td>BATH 1</td>
<td>1</td>
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<tr>
<td>BATH 2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>BATH 3</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>LAUNDRY</td>
<td>B</td>
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</tr>
</tbody>
</table>

COMPLEX INFORMATION

COMPLEX NAME: Village of Nagog Woods
UNITS IN COMPLEX: 277
MANAGEMENT: Professional - on Site, Owner Association
PETS: Yes, with Restrictions
RESTRICTIONS: RV/Boat/Trailer

MONTHLY ASSOCIATION FEE OF $690 INCLUDES:
Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Park, Exercise Room, Walking/Jogging Trails, Refuse Removal, Garden Area, Clubhouse, Reserve Funds, Management Fee

SYSTEMS

APPLIANCES: Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer

AREA AMENITIES: Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Bike Path, Conservation Area, Highway Access, Private School, Public School, T-Station

CONSTRUCTION: Frame

ELECTRIC: Circuit Breakers

EXTERIOR FEATURES: Patio, Garden Area, Screens, Gutters, Professional Landscaping

FLOORING: Tile, Vinyl, Concrete, Hardwood

INSULATION: Full, Fiberglass, Blown In

HEATING: Forced Air, Electric Baseboard, Gas, Unit Control, 3 Zones

COOLING: Central Air, 1 Zone

HOT WATER: Electric, Tank

SEWER: Nagog Treatment Facility with Discharge Permit

WATER: Town

UTILITY CONNECTION: Electric Range, Electric Dryer, Washer Hookup, Icemaker Connection

DISCLOSURES


EXCLUSIONS

Professional staging furnishings and decor.

TAX INFORMATION

ASSESSED: $375,500
BOOK / PAGE: 80836 / 93
2023 TAX: $6,594
ZONE: R-A