



234 BROWN BEAR CROSSING, ACTON, MA, 01718

VILLAGE OF NAGOG WOODS

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!



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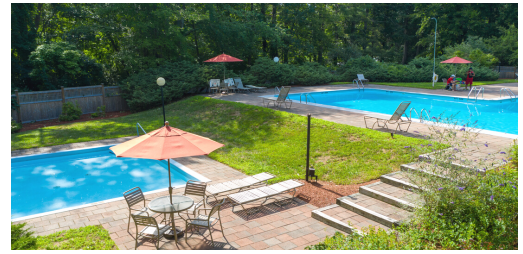
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PROPERTY FEATURES

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

ROOMS	LEVEL	SIZE
FAMILY ROOM	B	
LIVING/DINING ROOM	1	
KITCHEN	1	
MAIN BEDROOM	2	
BEDROOM 2	2	
BEDROOM 3	2	
BATH 1	1	
BATH 2	2	
BATH 3	2	
LAUNDRY	B	

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

Buyer responsible for own due diligence and for ordering condo documents from www.CondoCerts.com. Rental with Board approval. Interior domestic pets permitted. Dogs and cats must be leashed. DEP Wastewater permit for Nagog Treatment Facility.

EXCLUSIONS

Professional staging furnishings and decor.

TAX INFORMATION

ASSESSED: \$375,500 **BOOK / PAGE:** 80836 / 93

2023 TAX: \$6,594 **ZONE:** R-A



20 BAKER AVE, SUITE 205, CONCORD, MA

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