



KELLER WILLIAMS REALTY BOSTON NORTHWEST

Seller's Additional Property Information

Property Seller: Murray Bob and Judith A. Rossi
Property Address: 3 Old Oregon Trail, Acton, MA 01720
Property Management: Alpine Property Management Corporation
12 Damonmill Square, Concord, MA 01742
Property Manager: Elizabeth Kidawski, ekc@AlpineManagement.com
Lender Condo Questionnaire: Submit request via www.HomeWiseDocs.com

Management Fee: \$275/month

Includes: Shared sewer treatment facility. Common area snow removal and landscaping. Bagged yard waste pick-up. Weekly trash pick-up. Clubhouse with WiFi. Heated pool with lifeguard (in season). Fitness room. Tennis courts. Community newsletter.

Utility Information (costs dependent upon resident usage)

Gas: National Grid **Approx. \$/year:** \$1,800
Electric: Eversource **Approx. \$/year:** \$3,700
Water: Town of Acton **Approx. \$/year:** \$1,200
Cable/Internet Provider: Verizon Fios and Xfinity Comcast service available

Appliances and Equipment:

Roof: Asphalt shingles - Home (2000) and Sunroom (2018)

Heating: TRANE high efficiency gas-fired furnace. (2021)

Air Conditioning: Central air. (2021)

Hot Water: Rinnai tankless hot water heater. (2020)

Appliances left with the property: Range with warming tray. Dishwasher. Disposal. Refrigerator. Vent Hood.

Additional Systems: Aquasana triple filter 5300+ water filtration (2020). Generac whole house back-up generator (2018). Frontpoint Security wireless alarm system (2017) - Buyer may pay account transfer fee. Radon mitigation system.

Exclusions: Washer, dryer, dining room mirror and garage storage racks.

Service Providers:

HVAC: Chaves Heating and Air Conditioning.

Plumber: Leo the Plumber.

Electrician: Coleman Power and Light.

Handyman: Acton Handyman.

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.