# Patricia Sutherland Keller Williams Realty - Boston NW, Concord, MA 01742

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MLS # 73020018 - New Condo - Townhouse



402 Great Elm Way - Unit 402 List Price: \$299,000

Acton, MA: North Acton, 01718

**Middlesex County** 

Unit Placement: **Street, Middle, Walkout**Unit Level: **1**Grade School: **Choice of Six**Middle School: **RJ Grey JHS**High School: **ABRHS**Outdoor Space Available: **Yes - Common**Total Rooms: **6**Bedrooms: **1**Main Bath: **No**Fireplaces: **1**Approx. Acres: **0** 

Handicap Access/Features: No

Directions: Great Rd to Nonset Path. R on Old Beaverbrook. L on Pinecone Strand.

R on Great Elm. Bldg 40, #402.

#### Remarks

OPPORTUNITY KNOCKS!! A contemporary east-facing Zermatt 2 model unit in the Village of Nagog Woods with 2020 furnace awaits a buyer's sweat equity and personal style. Selling "as-is", the property has been vacant for an extended period of time. The upper level is open concept with a kitchen, dining and living areas, half-bath, sliding glass door to wood deck, and spiral staircase to loft space with a skylight that overlooks the living room. Beamed cathedral ceilings create an overall sense of spaciousness. The lower level has a large main bedroom with walk-in closet and sliding glass door to the outdoor environment. A full bath, second bedroom, laundry area, and storage space complete the lower level. There is a nice sized storage shed on the exterior. Make this home your own while enjoying the carefree lifestyle of Nagog Woods with clubhouse, pools, year-round tennis, playground, playing fields and community events. Nara Park, Nashoba Valley recreation, golf, restaurants and more!

### **Property Information**

Approx. Living Area Total: 1,540 SqFt (\$194.16/SqFt) Living Area Includes Below-Grade SqFt: No Living Area Source: Public Record

Approx. Above Grade: 1,540 SqFt Approx. Below Grade: Levels in Unit: 2

Living Area Disclosures: Measurements are approximate. Does not include exterior storage shed.

Heat Zones: 1 Forced Air, Gas Cool Zones: 1 Central Air

Parking Spaces: 2 Off-Street, Assigned, Common, Guest Garage Spaces: 0

Disclosures: Property is being sold "as-is". Buyer responsible for own due diligence and for ordering condo questionnaire from CondoCerts.com. Rental with Board approval. Interior domestic pets allowed. Dogs and cats must be leashed. DEP wastewater discharge permit for Nagog Treatment Facility.

#### **Complex & Association Information**

Complex Name: Village of Nagog Woods Units in Complex: 277 Complete: Yes Units Owner Occupied: 238 Source: Manager

Association: Yes Fee: \$526 Monthly

Assoc. Fee Inclds: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Park, Recreational Facilities, Exercise Room, Clubroom, Walking/Jogging Trails, Refuse Removal, Garden Area, Clubhouse, Reserve Funds, Management Fee

Special Assessments: No

## Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	19X12	Ceiling - Cathedral, Flooring - Wall to Wall Carpet, Deck - Exterior, Exterior Access, Slider
Dining Room:	2	15X10	Flooring - Wall to Wall Carpet, Lighting - Overhead
Kitchen:	2	12X12	Flooring - Vinyl, Peninsula, Lighting - Overhead
Main Bedroom:	1	16X11	Closet - Walk-in, Flooring - Wall to Wall Carpet, Exterior Access, Slider, Lighting - Sconce
Bedroom 2:	1	13X10	Closet, Flooring - Wall to Wall Carpet, Lighting - Sconce
Bath 1:	2		Bathroom - Half, Flooring - Stone/Ceramic Tile, Lighting - Overhead
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Lighting - Overhead
Laundry:	1		Dryer Hookup - Electric, Washer Hookup, Lighting - Overhead, Flooring - Concrete
Loft:	3		Ceiling - Cathedral, Flooring - Wall to Wall Carpet
Foyer:			Closet, Flooring - Stone/Ceramic Tile

**Features** 

Area Amenities: Public Transportation, Shopping, Park, Walk/Jog Trails, Stables, Golf Course, Bike

Path, Conservation Area, Highway Access, Private School, Public School, T-Station

Appliances: Range, Dishwasher, Disposal, Compactor, Microwave, Refrigerator, Washer, Dryer

Association Pool: Yes Inground, Lap

Basement: No

Beach: **Yes Lake/Pond**Beach Ownership: **Public**Beach - Miles to: **1 to 2 Mile** 

Construction: Frame

Docs in Hand: Unit Deed, Floor Plans, Other (See Remarks)

Electric Features: Circuit Breakers

**Energy Features: Insulated Windows, Storm Doors** 

Exterior: Wood

Exterior Features: Porch, Deck - Wood, Storage Shed, Garden Area, Screens, Gutters, Professional

Landscaping

Flooring: Tile, Vinyl, Wall to Wall Carpet

Hot Water: **Electric, Tank**Insulation Features: **Fiberglass** 

Interior Features: Cable Available, Internet Available - Fiber-Optic

Management: Professional - On Site, Owner Association
Pets Allowed: Yes w/ Restrictions Other (See Remarks)
Restrictions: Rentals, RV/Boat/Trailer, Other (See Remarks)

Roof Material: **Asphalt/Fiberglass Shingles** Sewer Utilities: **Other (See Remarks)** Water Utilities: **City/Town Water** 

Sewage District: **Nagog** Terms: **Contract for Deed** 

Utility Connections: for Electric Range, for Electric Oven, Washer Hookup

Waterfront: **No**Water View: **No** 

Other Property Info

Adult Community: No

Elevator: No

Disclosure Declaration: **No**Exclusions: **None.**Facing Direction: **East**Green Certified: **No**Laundry Features: **In Unit**Lead Paint: **Unknown**UFFI: **Unknown** Warranty

Features: No

Year Built/Converted: **1972** Year Built Source: **Public** 

Record

Year Built Desc: Approximate

Year Round: Yes

Short Sale w/Lndr. App. Req: No

Lender Owned: No

**Tax Information** 

Pin #: M:00B4 B:0140 L:0402

Assessed: **\$315,800** 

Tax: **\$6,142** Tax Year: **2022** Book: **65420** Page: **339** 

Cert:

Zoning Code: R-A

Map: **B4** Block: **140** Lot: **402** 

Compensation

Sub-Agent: **Not** Buyer Agent: **Offered 2.5%** 

Facilitator: 2.5%

Compensation Based On: **Net** 

Sale Price

Office/Agent Information

Listing Office: Keller Williams Realty Boston Northwest 🙌 (978) 369-5775

Listing Agent: Patricia Sutherland (978) 844-6397

Team Member(s): Sale Office: Sale Agent:

Listing Agreement Type: Exclusive Right to Sell

Entry Only: No

Showing: Sub-Agent: Sub-Agency Relationship Not Offered

Showing: Buyer-Agent: Appointment Required, Schedule with ShowingTime
Showing: Facilitator: Appointment Required, Schedule with ShowingTime

Special Showing Instructions: Practice safe showing practices. Upon departure turn off all lights and lock all doors and windows.

Firm Remarks

Complete offers to be presented to Seller upon receipt. Include offer, contingencies, disclosures, pre-approval, and proof of funds. No deposit check required. DepositLink will be presented upon offer acceptance. One PDF to patty@sutherlandrealtygroup.com. Please allow at least 48 hours for review.

**Market Information** 

Listing Date: 8/2/2022

Days on Market: Property has been on the market for a total of 1 day(s)

Expiration Date:

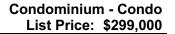
Original Price: \$299,000

Off Market Date: Sale Date: Listing Market Time: MLS# has been on for 1 day(s)

Office Market Time: Office has listed this property for **1** day(s)

Cash Paid for Upgrades: Seller Concessions at Closing:

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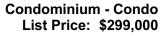














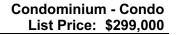














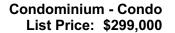










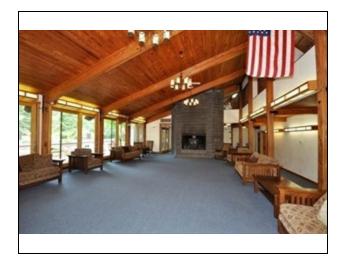


















**Condominium - Condo** 

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