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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** Total Rooms: **6**
Unit Level: **1** Bedrooms: **2**
Grade School: **Choice of Six** Bathrooms: **1f 1h**
Middle School: **RJ Grey JHS** Main Bath: **No**
High School: **ABRHS** Fireplaces: **1**
Outdoor Space Available: **Yes - Common** 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 Incls: **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 Offered** Buyer Agent: **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:

