



kw BOSTON NORTHWEST
KELLERWILLIAMS REALTY

Seller's Additional Property Information

Property Seller: Brenda Ferriero
Property Address: 402 Great Elm Way, Acton, MA 01718
Property Management: First Realty Management, 100 Nonset Path, Acton, MA 01718
Property Manager: Nicole Mandra - (978) 263-4887 - nmandra@firstrealtymgt.com

Management Fee: \$526/month

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

Special Assessments: None

Utility Information (costs dependent upon resident usage)

Electric: Eversource

Gas: National Grid

Water: Town of Acton

Sewer: Nagog Treatment Facility

Cable/Internet Provider: Verizon Fios and Xfinity Comcast service available

Type/Approximate Age of Systems and Appliances:

Roof: Asphalt shingles. New roof installation by NWCC Association in 2015.

Heating: Gas-fired furnace. Installed December 2020.

Air Conditioning: Age Unknown. Trane brand.

Hot Water Storage Tank: Installed September 2015.

Appliances left with the property: Older range, dishwasher, refrigerator, trash compactor, garbage disposal, washer and dryer. No guarantee of condition or status of operation.

Exclusions: None.

Additional Information:

HVAC Service: Chaves Heating and Air Conditioning, Hudson, MA.

Parking: Two spaces per unit within common assigned parking area.

Pets: Domestic pets commonly kept indoors. Dogs must be leashed.

Website: www.villageofnagogwoods.com

Notice: Property has been vacant for more than 12 months and is being sold "as-is".

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.