REMODELED KITCHEN & BATHS! The Village of Nagog Woods steps out into 2023 with the complete update of this contemporary east-facing Zermatt 2 model unit.

The upper level is open concept with kitchen, dining, and living areas, a unique three-quarter bath, a sliding glass door to a private deck, a spiral staircase to the loft, and a beautiful floor-to-ceiling stone-clad fireplace. The cathedral ceiling, skylights, and picture windows front and back create an airy feel of warmth and light. The lower level boasts a large main bedroom with walk-in closet and sliding glass door to exclusive use outdoor space. A full bath, second bedroom, laundry area and extra storage complete the lower level. Generous exterior access storage shed for sports equipment, gardening tools, or whatever your heart desires.

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 & more!

PATTY SUTHERLAND
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PROPERTY FEATURES

ROOMS: 6
BEDROOMS: 2
BATHS: 2 Full
LIVING AREA: 1,540 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 attached exterior storage shed.

ROOM DESCRIPTIONS

<table>
<thead>
<tr>
<th>ROOMS</th>
<th>LEVEL</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIVING ROOM</td>
<td>2</td>
<td>7X15</td>
</tr>
<tr>
<td>DINING ROOM</td>
<td>2</td>
<td>7X16</td>
</tr>
<tr>
<td>KITCHEN</td>
<td>2</td>
<td>7X11</td>
</tr>
<tr>
<td>MAIN BEDROOM</td>
<td>1</td>
<td>11X16</td>
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<tr>
<td>BEDROOM 2</td>
<td>1</td>
<td>10X13</td>
</tr>
<tr>
<td>BATH 1</td>
<td>2</td>
<td>3X10</td>
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<tr>
<td>BATH 2</td>
<td>1</td>
<td>7X7</td>
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<tr>
<td>LAUNDRY</td>
<td>1</td>
<td></td>
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<tr>
<td>LOFT</td>
<td>3</td>
<td>9X18</td>
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<tr>
<td>FOYER</td>
<td>2</td>
<td>7X5</td>
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</tbody>
</table>

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 $563 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, Vent Hood

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: Porch, Wood Deck, Storage Shed, Garden Area, Screens, Gutters, Professional Landscaping

FLOORING: Tile, Vinyl, Hardwood

INSULATION: Fiberglass

HEATING: Forced Air, Gas, 1 Zone

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 CondoCerts.com. Rental with Board approval. Interior domestic pets permitted. Dogs and cats must be leashed. DEP wastewater discharge permit for Nagog Treatment Facility.

EXCLUSIONS

Professional staging furnishings and decor.

TAX INFORMATION

ASSESSED: $313,700
BOOK / PAGE: 80582 / 497
2023 TAX: $5,509
ZONE: R-A