



kw BOSTON NORTHWEST
KELLERWILLIAMS REALTY

Seller's Additional Property Information

Property Seller: Russell M. and Nancy L. Bigwood
Property Address: 407 Great Road, Unit #2, Acton, MA 01720
Property Management: Linear Property Management, 150 Westford Road, Suite 21, Tyngsboro, MA 01879
Property Manager: Anita Chmilarski (978) 649-1818 anita@linearproperty.com
Lender Condo Questionnaire: Submit request to LP@LinearProperty.com

Management Fee: \$565.90/month

Includes: Heat, Hot Water, Gas, Water, Sewer, Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Refuse Removal, Reserve Funds, and Management Fee.

Special Assessments: \$16.89/month included in Management Fee.

Utility Information (costs dependent upon resident usage)

Electric: Eversource **Approx. \$/year:** \$983

Heat, Water & Sewer included in Condo Fee.

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

Appliances and Equipment:

Roof: Asphalt shingles. Condo responsibility.

Heating: Heat exchanger supported by central gas-fired boiler located in the building. Condo responsibility. Boiler replaced in 2019.

Air Conditioning: Central air. Responsibility of unit owner.

Hot Water Storage Tank: Shared. Condo responsibility.

Appliances left with the property: Range, microwave, dishwasher, refrigerator, washer and dryer.

Exclusions: None.

Additional Information:

HVAC Service: TAG Heating and Cooling. Condo responsibility.

Plumber: Milltown Plumbing.

Handyman: Acton Handyman.

Parking: Two deeded and assigned parking spaces #91 and #92. Spaces for guest parking marked "Visitor".

Pets: Yes, with restrictions. Cats, small dogs (under 25 lbs.) small pets.

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.