



kw BOSTON NORTHWEST
KELLERWILLIAMS REALTY

Seller's Additional Property Information

Property Seller: Daniel P. Tarola and Faina V. Tarola
Property Address: 539 Old Stone Brook, 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: \$486/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. Seller cooks a lot and works from home office.**

Electric: Eversource	Approx. \$/year: \$1,792*
Gas: National Grid	Approx. \$/year: \$ 832
Water: Town of Acton	Approx. \$/year: \$ 470
Sewer: Nagog Treatment Facility	Approx. \$/year: \$ 787

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

Type/Approximate Age of Systems and Appliances:

Roof: Asphalt shingles. New roof installation August 2022.

Heating: Gas-fired furnace. Installed 1986.

Air Conditioning: Through the wall unit installed in attic. New condenser 2008/2009.

Hot Water Storage Tank: Installed 2016.

Appliances left with the property: Range, microwave, dishwasher, garbage disposal, refrigerator, washer and dryer. Kitchen appliances new in 2016. Washer/dryer are older.

Exclusions: Personal furnishings and accessories.

Additional Information:

HVAC Service: Chaves Heating & Air Conditioning for annual maintenance of system.

Parking: Two spaces per unit within common assigned parking area on Old Stone Brook.

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

Website: www.villageofnagogwoods.com

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.