



**kw** BOSTON NORTHWEST  
KELLERWILLIAMS REALTY

### Seller's Additional Property Information

**Property Seller:** Atul Nautiyal  
**Property Address:** 557 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:** \$638/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)

<b>Electric:</b> Eversource	<b>Approx. \$/year:</b> \$ 870
<b>Gas:</b> National Grid	<b>Approx. \$/year:</b> \$1,000
<b>Water:</b> Town of Acton	<b>Approx. \$/year:</b> \$ 460
<b>Sewer:</b> Nagog Treatment Facility	<b>Approx. \$/year:</b> \$ 690

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

#### Type/Approximate Age of Systems and Appliances:

**Roof:** Asphalt shingles. New roof installation project to begin July 11, 2022.

**Heating:** Gas-fired Bosch high efficiency furnace. Installed December 2017.

**Air Conditioning:** National Comfort Products 2.5 T through the wall unit. Installed in attic in September 2020.

**Hot Water Storage Tank:** Installed December 2017.

**Appliances left with the property:** Range (2017), dishwasher (2017), disposal, refrigerator (approx. 2006), washer (2017) and dryer (approx. 2006).

**Exclusions:** Personal furnishings and accessories.

#### Additional Information:

**HVAC Service:** Muirfield Mechanical Services LLC

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

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

**Website:** [www.villageofnagogwoods.com](http://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.