



**KW** BOSTON NORTHWEST  
KELLERWILLIAMS REALTY

### **Seller's Additional Property Information**

**Property Seller:** Manjanath Naik  
**Property Address:** 559 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)**

**Electric:** Eversource

**Gas:** National Grid

**Water:** Town of Acton

**Sewer:** Nagog Treatment Facility (DEP Discharge Permit available)

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

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

**Roof:** Asphalt shingles Age unknown. New roof to be installed Summer 2022.

**Heating:** Gas-fired furnace. Age unknown. Annual maintenance by Chaves HVAC.

**Air Conditioning:** Age unknown. Annual maintenance by Chaves HVAC.

**Water Heater:** Date of manufacture is 2010. Date of installation unknown.

**Appliances left with the property:** Range, dishwasher (2016), disposal (2021), trash compactor, refrigerator (2020), washer (2020) and dryer (2020).

**Exclusions:** Personal and staging items.

#### **Additional Information:**

**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.