



Sutherland
GROUP

PRESENTING

90 Main Street
ACTON, MA

Welcome home to this charming Colonial Gambrel 3 bedroom, 2 full bath single family home. Set on a lovingly landscaped half-acre plus lot abutting Fort Pond Brook Reservoir and the Assabet Valley Rail Trail.

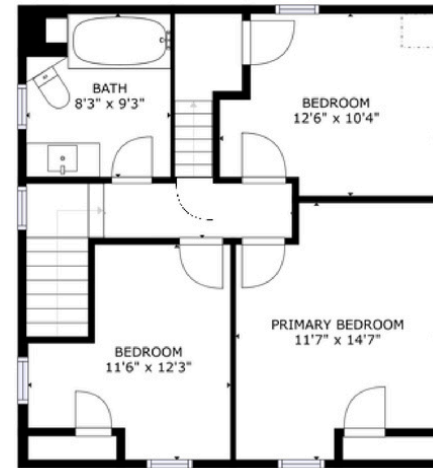
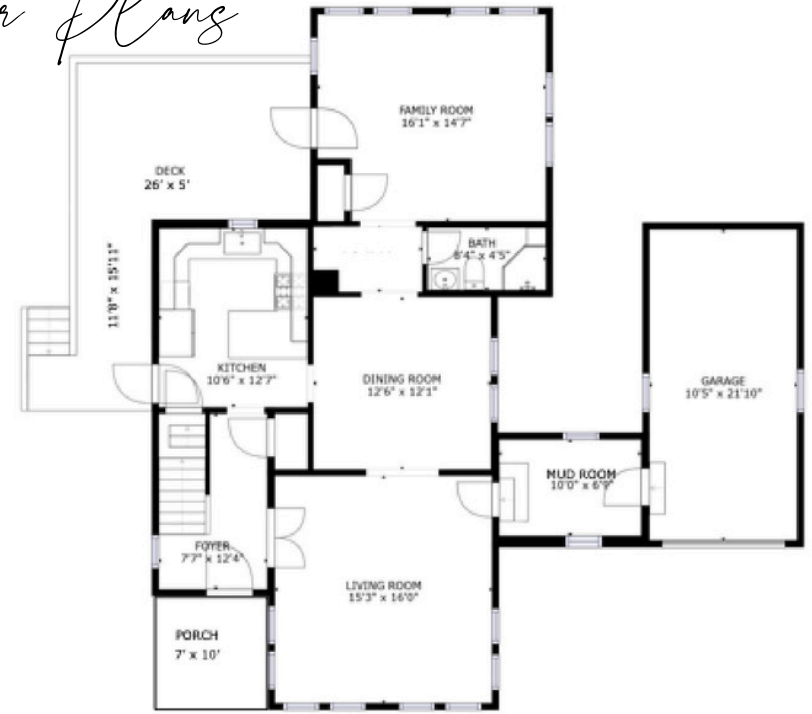
Updated throughout while preserving the charm of an Antique home. Enjoy the peaceful tranquility of the wooded backyard from the large wood deck and view a wide array of neighborhood wildlife from the comfort of a family room window seat. Gorgeous remodeled kitchen with stainless steel appliances and farmer's sink. Authentic Craftsman design features and hardwood flooring in front foyer, living room, dining room and bedrooms. Beautifully renovated full bath and three nice-sized bedrooms on the second floor with lots of storage in attic and unfinished basement.

Town water and South Acton sewer. A commuter's dream in close proximity to the South Acton train station. All of the community amenities of the Acton, including an award winning school system!





Floor Plans



Disclaimer:

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

PROPERTY FEATURES

ROOMS: 7

BEDROOMS: 3

BATHS: 2 Full

LIVING AREA: 1,828 Square Feet*

STYLE: Colonial, Gambrel/Dutch

YEAR BUILT: 1920

GRADE SCHOOL: School Choice

MIDDLE SCHOOL: RJ Grey Jr HS

HIGH SCHOOL: ABRHS

GARAGE: 1-Car Attached

*Measurements are approximate. Complete list of improvements attached MLS listing report.

TAX INFORMATION

ASSESSED: \$670,100

2024 TAX: \$11,171

BOOK / PAGE: 69907 / 138

ZONE: R-2

SYSTEMS

APPLIANCES: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer

AREA AMENITIES: Public Transportation, Shopping, Walk/Jog Trails, Bike Path, Conservation Area, T-Station

COOLING: Window AC

ELECTRIC: Circuit Breakers, 100 Amps

EXTERIOR FEATURES: Wood Deck, Gutters, Screens, Garden Area

FLOORING: Vinyl, Wall to Wall Carpet, Laminate, Hardwood, Stone / Slate

HEATING: Steam, Gas, 1 Zones

HOT WATER: Natural Gas, Tank

INTERIOR FEATURES: Cable Available, Internet Available - Fiber-Optic

SEWER: Town

WATER: Town

UTILITY CONNECTION: Gas Range, for Electric Dryer, Washer Hookup, Icemaker Connection

DISCLOSURES

Measurements are approximate. List of improvements and updates attached to MLS listing report. Sale is contingent upon Seller's purchase of a property that has been identified in Acton, MA.

EXCLUSIONS

Furnishings and staging items.



Exclusively Marketed by:

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