



Seller's Additional Property Information

Property Seller: Daniel P. Rajen
Property Address: 112 Waterside Clearing, Acton, MA 01718
Property Management: First Realty Management, 100 Nonset Path, Acton, MA 01718
Property Manager: Nicole Mandra - (978) 263-4887 - nmandra@firstrealtymgt.com
Condo Documents: www.CondoCerts.com - Seller to provide 6(d) Certificate.
Buyer responsible for lender's condo questionnaire, if needed.

Management Fee: \$664/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. History of no special assessments.

Utility Information:

Electric: Eversource

Gas: National Grid

Water: Town of Acton

Sewer: Nagog Treatment Facility

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

Systems and Appliances:

Roof: Asphalt shingles. Roof and skylight installation by NWCC Association in 2020.

Heating: Gas furnace replaced by prior owner.

Air Conditioning: Replaced at same time as gas furnace.

Hot Water Heater: 40-gallon tank. Electric.

Exterior Painting: NWCC Association painted in 2013.

Appliances: Range, Hood, Dishwasher, Disposal, Refrigerator.

Exclusions: Staging furnishings and accessories.

Additional Information:

Work Orders: Submitted to First Realty Management for repair or replacement of header above sliding glass doors and bulkhead.

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

Pets: Domestic pets commonly kept indoors. Cats and dogs must be leashed when outside.

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.