



Seller's Utility Information Sheet

Property Seller: Amanda J. Capps (since October 2016)
Property Address: 124 Waterside Clearing, Acton, MA 01718
Property Manager: Nicole Mandra, First Realty Management 978.263.4887

Management Fee \$558/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

Natural Gas: National Grid	Approx. cost/year: \$ 700
Electric: Eversource	Approx. cost/year: \$2,000
Water: Acton Water Department	Approx. cost/year: \$ 500
Sewer: Nagog Treatment Facility	Approx. cost/year: \$ 800
Cable/Internet Provider: Verizon FIOS and Xfinity available in community	

Recommended Service Providers

Papalia Home Services, Boxborough, MA - (877) 534 - 3343

Systems and Appliances

Heating: Trane XR95 gas furnace. Age unknown. Described as "newer" by previous owner. Electric baseboard in kitchen and dining room not used by current owners.

Air Conditioning: Central air system with exterior condenser. Replaced 2021.

Water Heater: Electric. Replaced June 2022.

Appliances left with the property: range (2021), vent (2022) ducted to exterior, dishwasher (2020), disposal, refrigerator (2017), wine chiller (2017), washer, dryer (2020). Countertop microwave being left as gift to buyers (purchased in 2017).

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. **Rental:** Board approval required when rentals above 10%. **Condominium Documents:** www.condocerts.com

Website: www.villageofnagogwoods.com

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