



170 SPLIT ROCK, ACTON, MA, 01718 VILLAGE OF NAGOG WOODS

Welcome to an updated 3 bedroom, 2 1/2 bath Doral model end-unit with finished basement, sited on a quiet dead-end street in the sought-after Village of Nagog Woods community. Spacious front-to-back living room has hardwood floors, cozy fireplace, floor-to-ceiling picture window in front and access to private wood deck through a sliding glass door in the back. The white eat-in-kitchen has stainless steel appliances, granite countertops and hardwood floors. The second floor offers a spacious main bedroom with double closets, 2 additional bedrooms, and 2 full updated baths. A bonus feature: a finished basement with media room large enough for entertainment, fitness, and office space. The finished laundry room holds many possibilities.

Make this home your own while enjoying a carefree Nagog Woods lifestyle with convenient parking, clubhouse, pools, year-round tennis, playgrounds and community events. Nara Park, Nashoba Valley ski, golf, shops, restaurants, award-winning schools and more!



PATTY SUTHERLAND

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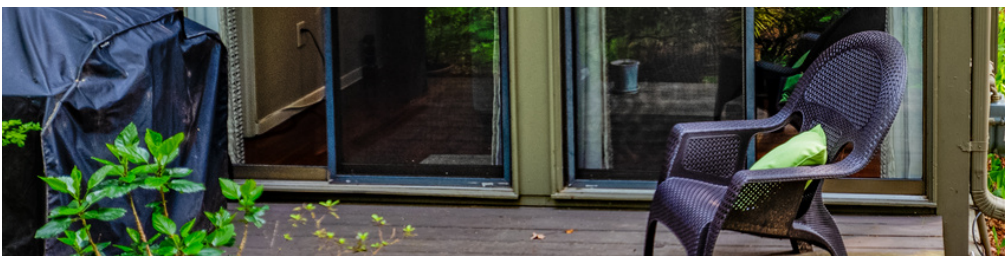
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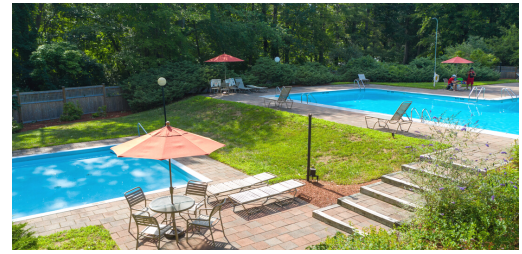
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PROPERTY FEATURES

ROOMS: 6

BEDROOMS: 3

BATHS: 2 Full, 1 Half

LIVING AREA: 2,018 Square Feet*

STYLE: Condo, Townhouse

YEAR BUILT: 1972

GRADE SCHOOL: School Choice of Six

MIDDLE SCHOOL: RJ GREY JHS

HIGH SCHOOL: ABRHS

PARKING SPACES: 2 Off-Street, Assigned

**Measurements are approximate. Living area includes approximately 404 Square Feet in finished basement.*

ROOM DESCRIPTIONS

ROOMS	LEVEL	SIZE
LIVING ROOM	1	11X27
KITCHEN	1	10X17
MAIN BEDROOM	2	11X15
BEDROOM 2	2	11X10
BEDROOM 3	2	10X10
BATH 1	1	6X7
BATH 2	2	6X7
BATH 3	2	6X8
LAUNDRY	B	10X25
MEDIA ROOM	B	11X26
FOYER	1	

COMPLEX INFORMATION

COMPLEX NAME: Village of Nagog Woods

UNITS IN COMPLEX: 277

MANAGEMENT: Professional - on Site, Owner Association

PETS: Yes, with Restrictions

RESTRICTIONS: RV/Boat/Trailer

MONTHLY ASSOCIATION FEE OF \$670 INCLUDES:

Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Tennis Court, Playground, Park, Exercise Room, Walking/Jogging Trails, Refuse Removal, Garden Area, Clubhouse, Reserve Funds, Management Fee

 
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SYSTEMS

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

AREA AMENITIES: Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Bike Path, Conservation Area, Highway Access, Private School, Public School, T-Station

CONSTRUCTION: Frame

ELECTRIC: Circuit Breakers

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

FLOORING: Tile, Vinyl, Hardwood

INSULATION: Fiberglass

HEATING: Forced Air, Gas, 1 Zone

COOLING: Central Air, 1 Zone

HOT WATER: Electric, Tank

SEWER: Nagog Treatment Facility with Discharge Permit

WATER: Town

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

DISCLOSURES

Buyer responsible for due diligence and for ordering condo docs from www.CondoCerts.com. Rental with NWCCBoard approval. Interior domestic pets permitted. Dogs and cats must be leashed outdoors. DEP Wastewater Permit for Nagog Treatment Facility. Sale contingent upon seller finding suitable home.

EXCLUSIONS

Personal furnishings and professional staging items.

TAX INFORMATION

ASSESSED: \$426,300 **BOOK / PAGE:** 71057 / 590

2023 TAX: \$7,486 **ZONE:** R-A

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