



Seller's Additional Property Information

Property Seller: Ammeet D. Pawar and Swati A. Pawar
Property Address: 170 Split Rock, 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 only.

Management Fee: \$670/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:

Electric: Eversource	2022 Annual Cost: \$2,000
Gas: National Grid	\$2,500
Water: Town of Acton	\$ 600
Sewer: Nagog Treatment Facility	\$1,500

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

Systems and Appliances:

Roof: Asphalt shingles. Roof and skylight installation by NWCC Association in 2016.

Heating: Gas furnace replaced in 2016.

Air Conditioning: Older unit per Papaglia Plumbing and Heating.

Hot Water Storage Tank: 40-gallon tank. Replaced in 2016.

Exterior Painting: NWCC Association painted "Gloucester Sage" in 2017.

Front Deck: NWCC painted July 2023.

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer and Dryer.

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

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.