



Seller's Additional Property Information

Property Seller: Leo and Jane Bertolami, Trustee of the Nagog 402 Trust
Property Address: 234 Brown Bear Crossing, 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: \$690/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: Seller has not lived in unit. No resident consumption data available.

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. New roof installation by NWCC Association in 2013.

Heating: Trane gas-fired furnace in attic. Age unknown. Basement furnace installed 2023.

Air Conditioning: Trane.

Hot Water Storage Tank: 40-gallon tank. Age unknown.

Exterior Painting: NWCC Association painted "Hampshire Gray" in 2021.

Appliances: New Samsung stainless steel electric range, above-range microwave vented to exterior, dishwasher, bottom-freezer refrigerator with ice maker, washer and electric dryer.

Cabinets and Vanities: Manta Classic, Classic Snow

Countertops: Paloma Quartz in kitchen and half-bath.

Exclusions: None.

Additional Information:

HVAC Service: Chaves Heating and Air Conditioning.

Chimney: Cleaned and serviced by Chimney Doctor Plus (April 2023).

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.