



Seller's Additional Property Information

Property Seller: Sarit Cohen Feldman
Property Address: 294 Codman Hill Road, Unit 23F, Boxborough, MA 01719
Property Management: ELN Management Company, P.O. Box 798, Sudbury, MA 01776
Property Manager: Myra Finn Miller, mmiller@elnmanagement.com, (978) 440-8330
Condo Documents: Attached to MLS. Seller to provide 6(d) Certificate only.

Association Fee: \$338/month

Includes: Hot Water, Water, Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Playground, Extra Storage, Refuse Removal, Management fee.

Special Assessments: Unknown.

Town of Littleton Assessment: Buyer should anticipate Town of Littleton town water hook-up assessment. See letter attached to MLS.

Utility Information:

Electric: Littleton Electric Light Department **Annual Cost:** \$600

Water: Private Well. Included in Association Fee.

Sewer: Community Septic System. Included in Association Fee.

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

Systems and Appliances:

Roof: Asphalt shingles. Roof is responsibility of Association.

Windows: Glass replaced in both living room and bedroom windows in 2023.

Heating: Electric Baseboard. Thermostat in Dining Room and Bedroom.

Air Conditioning: Wall unit purchased and installed 2023.

Appliances: Range, dishwasher and sink purchased and installed 2023. Refrigerator purchased and installed in 2019.

Kitchen: Polished granite, custom tile backsplash, hardware, faucet & lighting installed 2023.

Laundry: Common in-building in room below unit. \$1.75 per load per machine.

Attic Storage: Assigned.

Exclusions: Personal and staging items.

Additional Information:

Parking: 1 off-street parking space in common lot. Visitor parking available.

Pets: No dogs allowed. Cats only. Board of Governors written consent required.

Rentals: Written subject to Master Deed, By-Laws and Rules and Regulations, and shall have a minimum initial term of six months.

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.