



### Seller's Additional Property Information

**Property Seller:** Valeria Palmerin  
**Property Address:** 525 Tumbling Hawk, Acton, MA 01718  
**Property Management:** First Realty Management, 100 Nonset Path, Acton, MA 01718  
**Property Manager:** Nicole Mandra - (978) 263-4887 - [nmandra@firstrealtymgt.com](mailto:nmandra@firstrealtymgt.com)  
**Condo Documents:** [www.CondoCerts.com](http://www.CondoCerts.com) - Seller to provide 6(d) Certificate only.

**Management Fee:** \$645/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:**

<b>Electric:</b> Eversource	<b>Annual Cost:</b> \$3,930 (heat, cooling & electricity)
<b>Water:</b> Town of Acton	\$ 480
<b>Sewer:</b> Nagog Treatment Facility	\$ 850

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

#### **Systems and Appliances:**

**Roof:** Asphalt shingles. Roof maintenance, repair and replacement is responsibility of NWCC Association.

**HVAC/Heat Pump:** Upgrade in 2015 per field card.

**Hot Water Storage Tank:** 40-gallon tank.

**Exterior Painting:** NWCC Association painted "Gloucester Sage" prior to 2020.

**Appliances:** Kitchen remodel in 2015: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Wine Chiller, and Vent Hood. Washer and Dryer also included.

**Gifts to Buyers:** Patio furniture and gas grill.

**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](http://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.