



528 GREAT ELM WAY, ACTON, MA 01718

VILLAGE OF NAGOG WOODS

MOVE IN BEFORE THE HOLIDAY SEASON! Freshly painted Amalfi 3-bedroom unit located in the heart of the Village of Nagog Woods. The first floor features a generous living room with wood-burning fireplace and Pergo flooring, and an updated eat-in-kitchen with gas range. A wall of sliding glass doors leads to a private brick patio perfect for entertaining with access from living, dining and kitchen areas. A half-bath and laundry complete the first floor. The three generous 2nd floor bedrooms have new wall-to-wall carpeting. The large main bedroom suite features double closets and renovated main bath with tiled walk-in shower. There is a pull-down staircase to a full height attic with loads of storage.

The Village offers a carefree lifestyle with wooded grounds, open space and amenities galore, including a clubhouse and fitness center, two pools, year-round tennis and tot lot. Close to conservation land, bike trails, Nara Park, golf, skiing, restaurants and highly rated schools! Welcome!



PATTY SUTHERLAND

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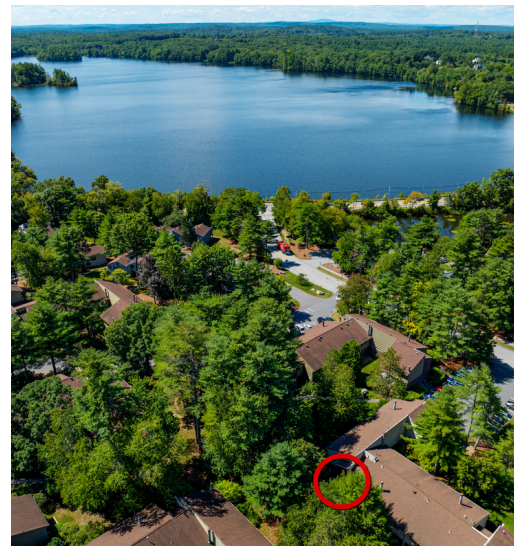
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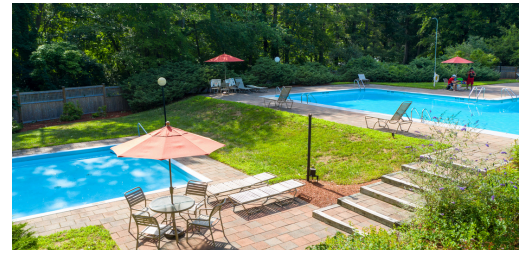
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PROPERTY FEATURES

ROOMS: 6

BEDROOMS: 3

BATHS: 2 Full, 1 Half

LIVING AREA: 1,620 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 does not include about 240 square feet of storage in attic.*

ROOM DESCRIPTIONS

ROOMS	LEVEL	SIZE
LIVING ROOM	1	18x20
DINING ROOM	1	10x16
KITCHEN	1	8x16
MAIN BEDROOM	2	12x17
BEDROOM 2	2	12x13
BEDROOM 3	2	12x13
BATH 1	1	4x6
BATH 2	2	8x6
BATH 3	2	10x7
LAUNDRY	1	
FOYER	1	3x8

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 \$657 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



 20 BAKER AVE, SUITE 205, CONCORD, MA

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SYSTEMS

APPLIANCES: Range, Dishwasher, Disposal, Compactor, 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, 150 Amps

EXTERIOR FEATURES: Patio, Garden Area, Screens, Gutters, Professional Landscaping

FLOORING: Tile, Wall to Wall Carpet, Laminate

INSULATION: Full

HEATING: Forced Air, Gas, 1 Zone

COOLING: Central Air, 1 Zone

HOT WATER: Electric, Tank

SEWER: Nagog Treatment Facility

WATER: Town

UTILITY CONNECTION: Gas Range, for Gas Dryer, Washer Hookup

DISCLOSURES

Rental with NWCC Board approval. Interior domestic pets permitted. Dogs and cats must be leashed when outside. Interior painting, carpet and dishwasher (2024). Furnace (2023). Water heater (2018). AC (2015). Roof (2006). Previous owner updated kitchen and renovated master bath.

EXCLUSIONS

Staging furnishings and accessories.

TAX INFORMATION

ASSESSED: \$378,800 **BOOK / PAGE:** 73838 / 82
2024 TAX: \$6,315 **ZONE:** R-A

