



Seller's Additional Property Information

Property Seller: Frederick Osei-Yeboah
Property Address: 528 Great Elm Way, 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.
Buyer responsible for lender's condo questionnaire, if needed.

Management Fee: \$657/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. History of no special assessments.

Utility Information for HH of 5 People:

Electric: Eversource \$3,916/year
Gas: National Grid \$1,593/year
Water: Town of Acton \$ 976/year
Sewer: Nagog Treatment Facility \$2,425/year
Cable/Internet Provider: Verizon Fios and Xfinity Comcast service available.

Systems and Appliances:

Roof: Asphalt shingles. Roof and skylight installation by NWCC Association in 2006.
Heating: Gas furnace replaced in 2023.
Air Conditioning: Replaced by previous owner in 2015.
Hot Water Heater: 40-gallon tank replaced in 2018. Electric.
Interior Painting and 2nd Floor WTW Carpeting: 2024
Exterior Painting: NWCC Association painting schedule. Date unknown.
Appliances: Range, Dishwasher (2024), Disposal, Compactor, Refrigerator, Washer and Dryer.
Exclusions: Staging furnishings and accessories.

Additional Information:

Parking: Two spaces per unit within common assigned parking area.
Pets: Domestic pets commonly kept indoors. Cats and dogs must be leashed when outside.
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.