



11 Bart's Way | Acton | MA | 01720





Dream Kitchen with Charm & Modern Flair



11 Bart's Way, Acton

New England charm of yesteryear with all the upgrades of new construction! Wide pine floors; brick floor; wooden beams - Charm everywhere you look! Open floor plan with great flow room to room. Spacious kitchen that dreams are made of! Vaulted ceiling, fireplace and wooden beams. Huge island. Stainless appliances. Dining room off kitchen makes entertaining a breeze! Dedicated mudroom organizes the chaos with built-in cubbies. Two bedrooms, sitting room, home office and two bathrooms on main level. Additional bedroom and primary suite on second level. Primary has a massive walk-in closet, en-suite luxury bathroom with soaking tub and access to walk-in attic space. Cul-de-sac setting abutting conservation land. Two car garage. Full basement for storage with bulkhead access. Close to everything! Walk to elementary school and fields across the street. Acton/Boxborough school system is the icing on the cake! Location second to none in Acton!





Two Bedrooms on Main Level and Two Large Bedroom On Second Level

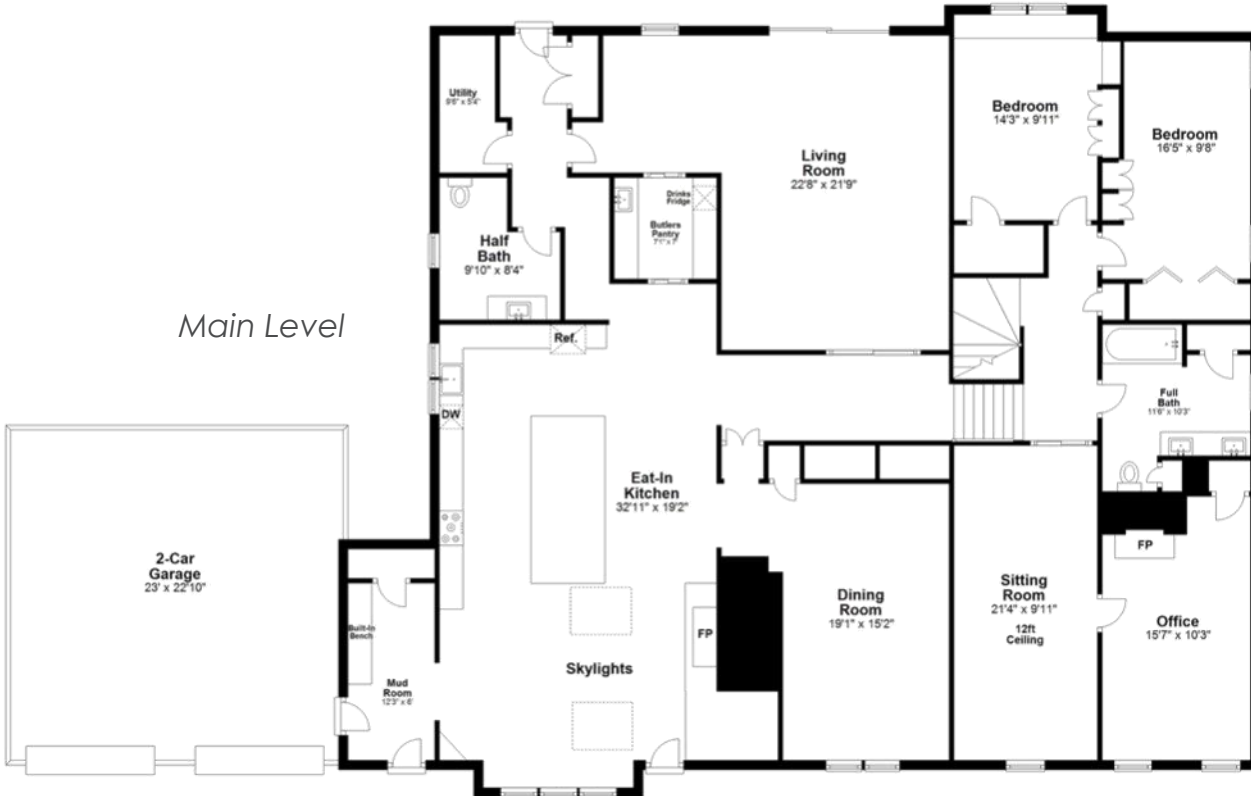




Floor Plans

11 Bart's Way, Acton

Main Level

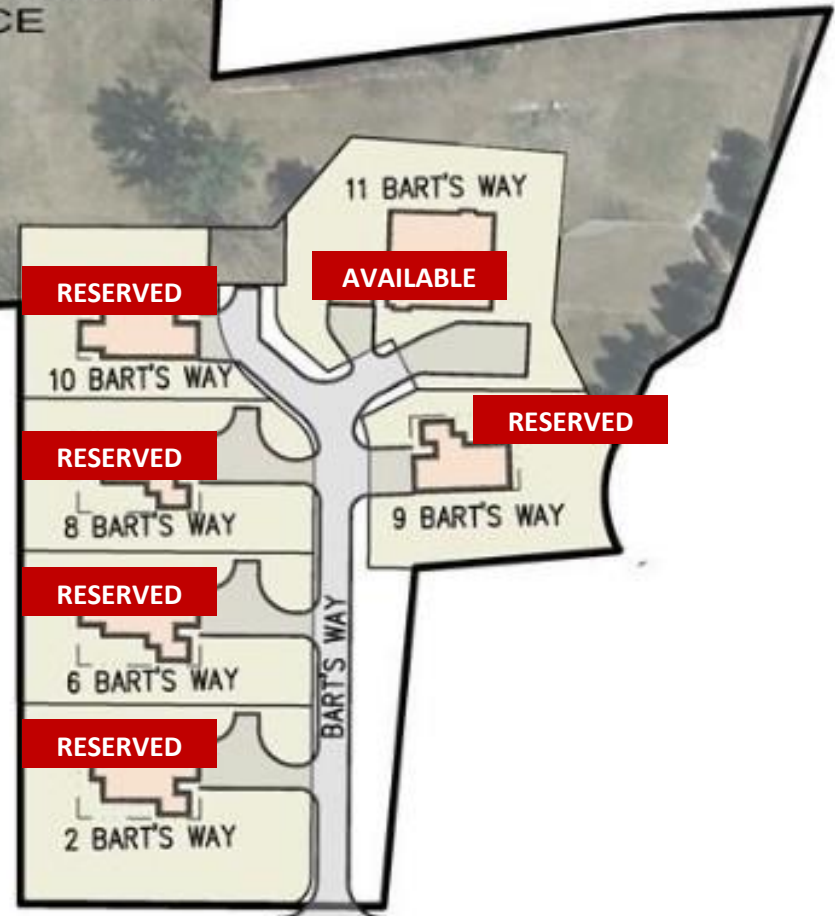




PROPOSED EXCLUSIVE USE AREAS:

- 2 BART'S WAY - 15,900± SF
- 6 BART'S WAY - 12,200± SF
- 8 BART'S WAY - 12,000± SF
- 10 BART'S WAY - 9,600± SF
- 11 BART'S WAY - 16,800± SF
- 9 BART'S WAY - 11,000± SF

ALL UNITS TO HAVE ACCESS TO OPEN SPACE



ELM STREET

1" = 100'



8 Bart's Way, Acton



West Acton
Center
0.7 miles

Idylwilde
Farms
0.4 miles

Acton/Boxboro
Highschool
1.0 miles

South Acton
MBTA Station
2.4 miles

Merriam
Elementary School
1.7 miles

Douglas
School
0.2 miles

11 Bart's Way | Acton | MA | 01720

PROPERTY INFORMATION

Style: Colonial, Farmhouse, Craftsman
Rooms: 10
Bedrooms: 4
Baths: 2 full, 1 half
Acres: 0.39 (16,800 Sq Ft) Approx.
Living Area: 4,139 Sq Ft Approx.
Fireplaces: 1
Year Built: 1970 * Major Renovation Since
Garage: 2 Attached, Garage Door Opener, Insulated
Parking: 2 Off-Street, Paved Driveway

FEATURES

Appliances: Range, Dishwasher, Microwave, Refrigerator, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Range - ENERGY STAR
Basement: Full, Bulkhead, Concrete Floor, Slab, Unfinished Basement
Construction: Frame, Post & Beam, Conventional (2x4-2x6)
Cooling: Central Air, Heat Pump, Ductless Mini-Split System; 4 Zones
Electric: 200 Amps
Exterior: Vinyl
Foundation: Fieldstone
Facing Direction: Southwest
Heating: Forced Air, Heat Pump, Gas, Ductless Mini-Split System; 4 Zones
Hot Water: Natural Gas, Electric, Tank
Interior Features: Central Vacuum, Cable, Internet and Broadband Available
Lead Paint: None
Road Type: Paved, Cul-De-Sac
Roof: Asphalt/Fiberglass Shingles
Sewer Utilities: Private Sewerage, Title 5: Pass
Water Utilities: City/Town Water



Michael Jeanson
Jeanson Builders
978-479-6453
Mickey@JeansonBuilders.com
JeansonBuilders.com



Listing agent represents the seller, not the buyer, in the marketing, negotiating and sale of the property, unless otherwise disclosed. Offering is subject to errors, omissions, prior sale, price change or withdrawal without notice. Equal Opportunity Employer. Equal Housing Opportunity.



ROOM	LEVEL	SIZE
Living Room:	1	23X22
Dining Room:	1	19X15
Kitchen:	1	33X19
Sitting Room:	1	21X10
Office:	1	16X10
Mud Room:	1	12X6
Bedroom 3:	1	14X10
Bedroom 4:	1	17X10
Bath Half:	1	10X8
Bath Full:	1	12X10
Main Bedroom:	2	20X15
Bedroom 2:	2	25X15
Bath Full:	2	13X11
Laundry:	2	6X6

DISCLOSURES

Listing agent is Builder and Owner. There is 1 septic system for all houses. There will be around a \$200 monthly HOA fee for reserve fund for shared septic system and master insurance. Houses will be set up as condos but will have exclusive use land for each house.

FINANCIAL

2023 Taxes: \$6,970 Assessment: \$396,900
Cert: 000000000280 Zoning Code: RES
Book: 79455 Page: 120

