



2 Bart's Way | Acton | MA | 01720





Open Floor Plan On Main Level



2 Bart's Way, Acton

Location second to none in Acton! New construction home completed and ready for move-in! This Craftsman style colonial boasts over 3,200 square feet of open floor plan living. Gorgeous hardwood throughout the first floor. Open floor plan perfect for gatherings. Chef's kitchen with expansive island has all the best in appliances. The fireplace is the focal point of the spacious family room. Dining room off kitchen makes entertaining a breeze! Dedicated mudroom organizes the chaos with built-in cubbies. Separate study off the foyer makes remote work easy. Wide staircase leads to second level with four big bedrooms. Main suite has two walk-in closets and en-suite bathroom streaming with sunshine and a soaking tub. Unique bedroom with walk-in closet and bonus room. Full basement for storage/expansion. Cul-de-sac setting with more homes to be built. Close to everything! Walk to elementary school and fields across the street. Acton/Boxborough school system is the icing on the cake!



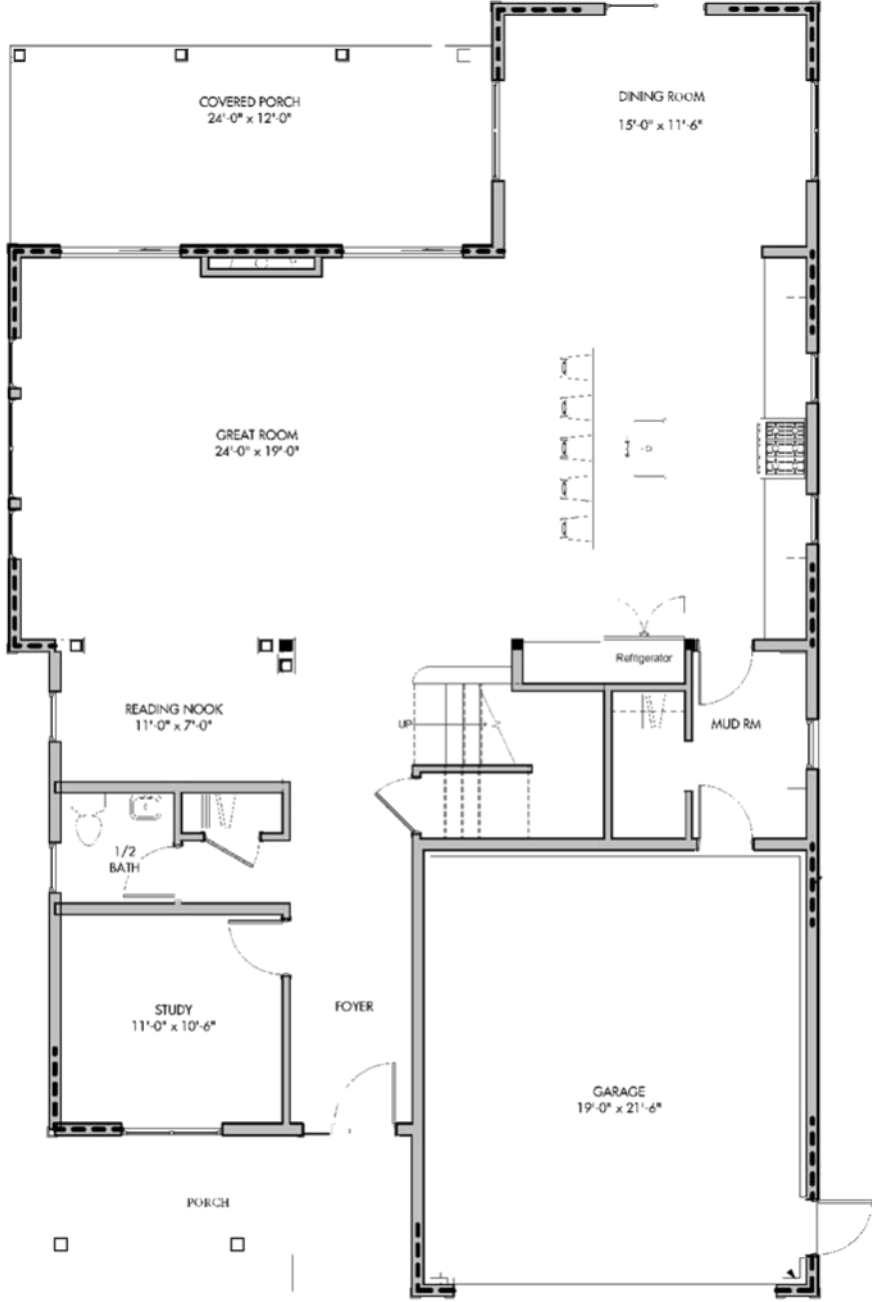


Primary Bedroom with Two Walk-In Closets and an En-Suite Luxury Bathroom



Floor Plans

2 Bart's Way, Acton

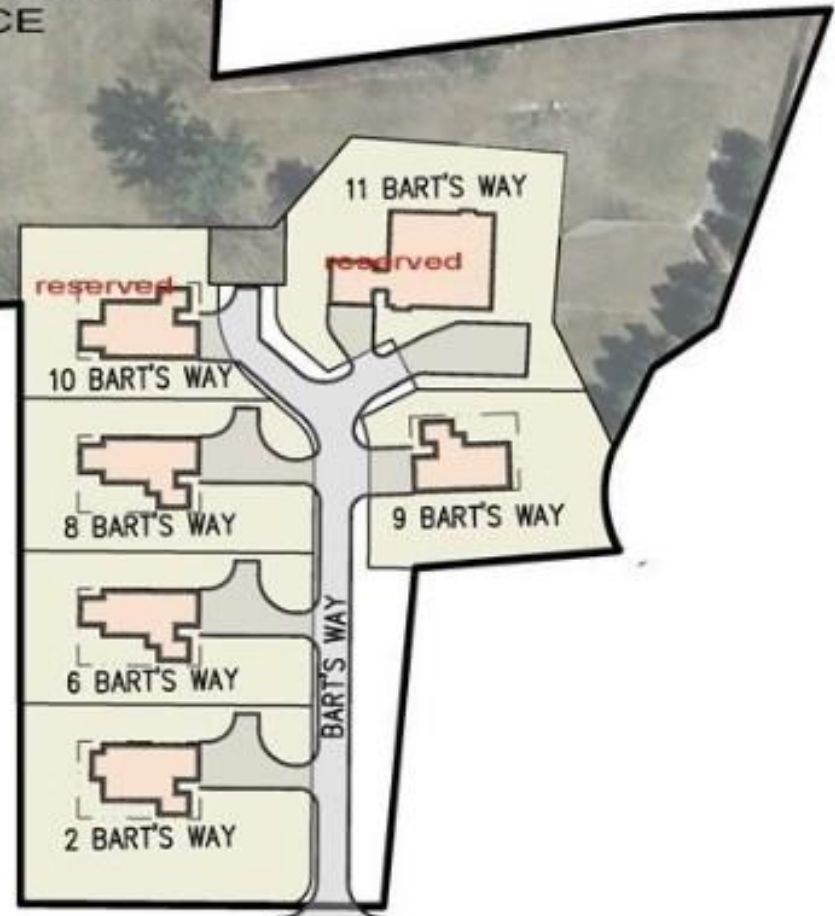




PROPOSED EXCLUSIVE USE AREAS:

- 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'



2 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

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PROPERTY INFORMATION

Style: Colonial, Farmhouse, Craftsman
 Bedrooms: 4
 Acres: 0.37 (15,900 Sq Ft) Approx.
 Fireplaces: 1
 Parking: 2 Off-Street, Paved Driveway
 Garage: 2 Attached, Garage Door Opener, Side Entry

Rooms: 9
 Baths: 2 full, 1 half
 Living Area: 3,257 Sq Ft Approx.
 Year Built: 2022
 Foundation: Poured Concrete, Irregular

FEATURES

Appliances: Range, Dishwasher, Microwave, Refrigerator, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Range - ENERGY STAR
 Area Amenities: Shopping, Tennis Court, Park, Walk/Jog Trails, Public School, T-Station
 Basement: Yes Full, Bulkhead, Concrete Floor, Unfinished Basement
 Construction: Frame, Conventional (2x4-2x6)
 Cooling: 3 Zone; Central Air
 Electric: 200 Amps
 Exterior: Vinyl
 Exterior Features: Porch, Deck - Composite, Gutters
 Facing Direction: Southeast
 Heating: 3 Zone; Forced Air, Gas
 Hot Water: Natural Gas, Tankless
 Interior Features: Cable Available, Internet Available - Broadband
 Lead Paint: None
 Road Type: Paved, Cul-De-Sac
 Roof: Asphalt/Fiberglass Shingles
 Sewer Utilities: Private Sewerage, Other (See Remarks) - Title 5: Pass
 Water Utilities: City/Town Water

ROOM	LEVEL	SIZE
Dining Room:	1	15X12
Family Room:	1	24X19
Kitchen:	1	15X19
Main Bedroom:	2	19X14
Bedroom 2:	2	12X13
Bedroom 3:	2	12X13
Bedroom 4:	2	14X14
Bath 1:	1	
Bath 2:	2	
Bath 3:	2	
Laundry:	2	
Office:	1	11X11
Sitting Room:	1	11X7
Mud Room:		
Foyer:	1	11X5

DISCLOSURES

Listing agent is Builder and Owner. There is 1 septic system for all houses. There will be around a \$200 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.



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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.

