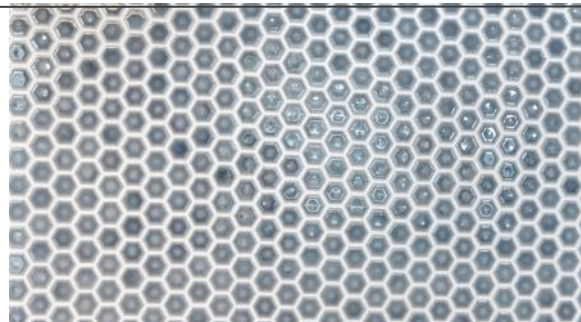




8 Bart's Way | Acton | MA | 01720





SIMILAR TO BE BUILT



SIMILAR TO BE BUILT

Open Floor Plan On Main Level



SIMILAR TO BE BUILT



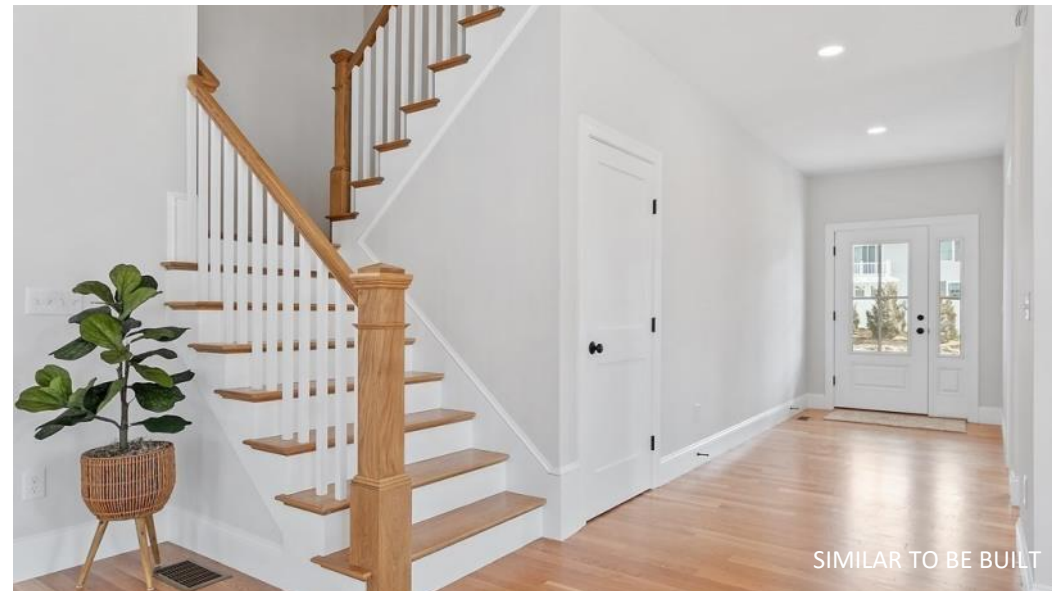
SIMILAR TO BE BUILT



SIMILAR TO BE BUILT

8 Bart's Way, Acton

Location second to none in Acton! New construction home! Close to Completion! Still time to make some design choices! This Craftsman style colonial boasts over 3,200 square feet of open floor plan living. Chef's kitchen with expansive island and all the best in appliances. Gas fireplace as 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/home office off the foyer makes remote work easy. Wide staircase leads to second level with four big bedrooms. Main suite with massive walk-in closet and en-suite bathroom with soaking tub and gorgeous tiled shower. 122 sq. feet of finished space can be added to attic. 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.





SIMILAR TO BE BUILT



SIMILAR TO BE BUILT

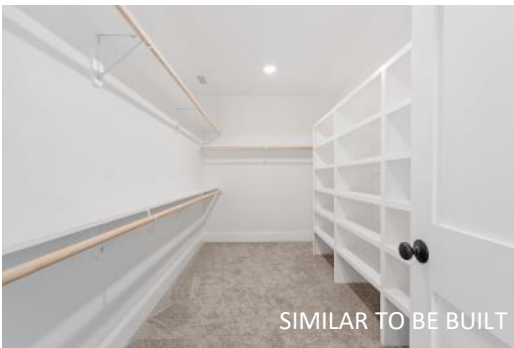
Primary Bedroom with Massive Walk-In Closet and an En-Suite Luxury Bathroom



SIMILAR TO BE BUILT



SIMILAR TO BE BUILT



SIMILAR TO BE BUILT



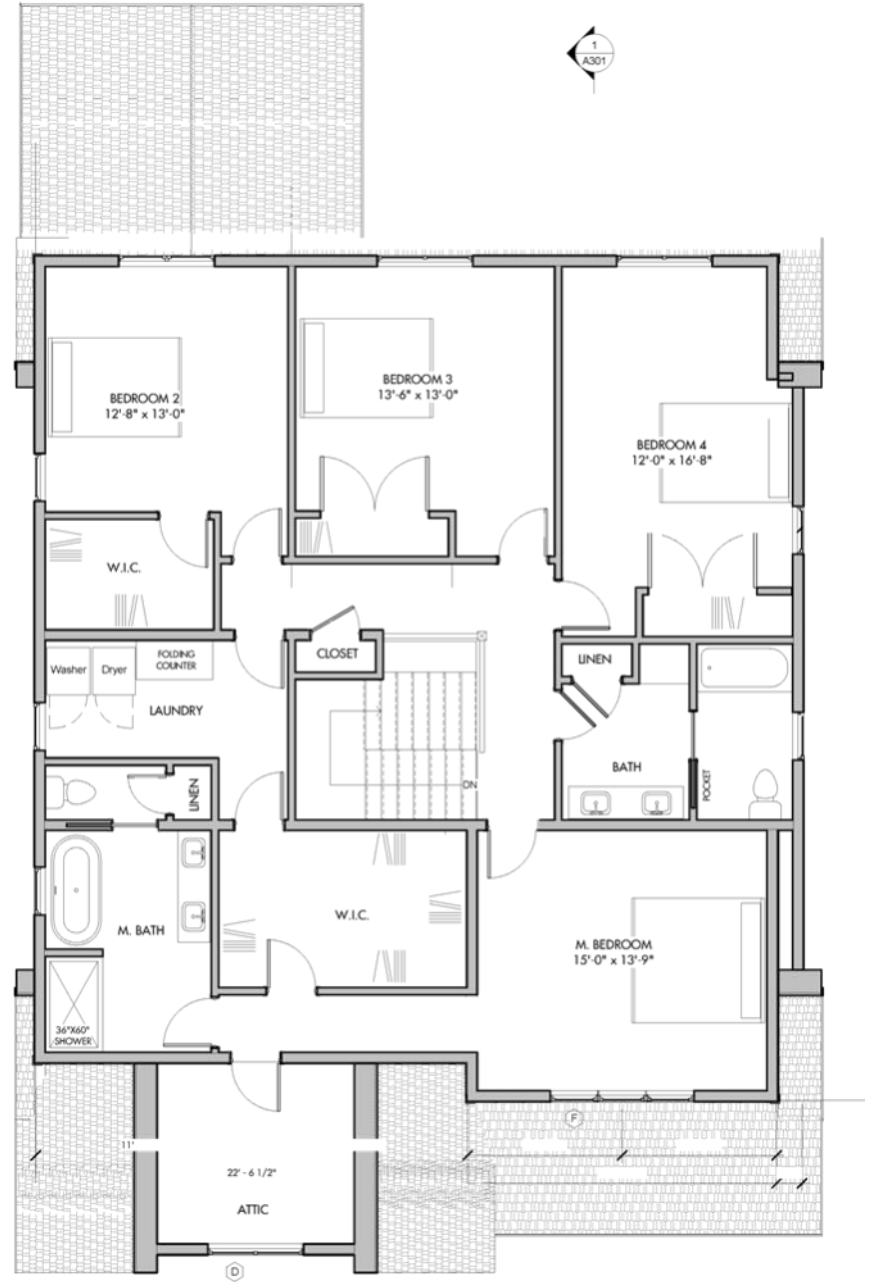
SIMILAR TO BE BUILT



SIMILAR TO BE BUILT

Floor Plans

8 Bart's Way, Acton

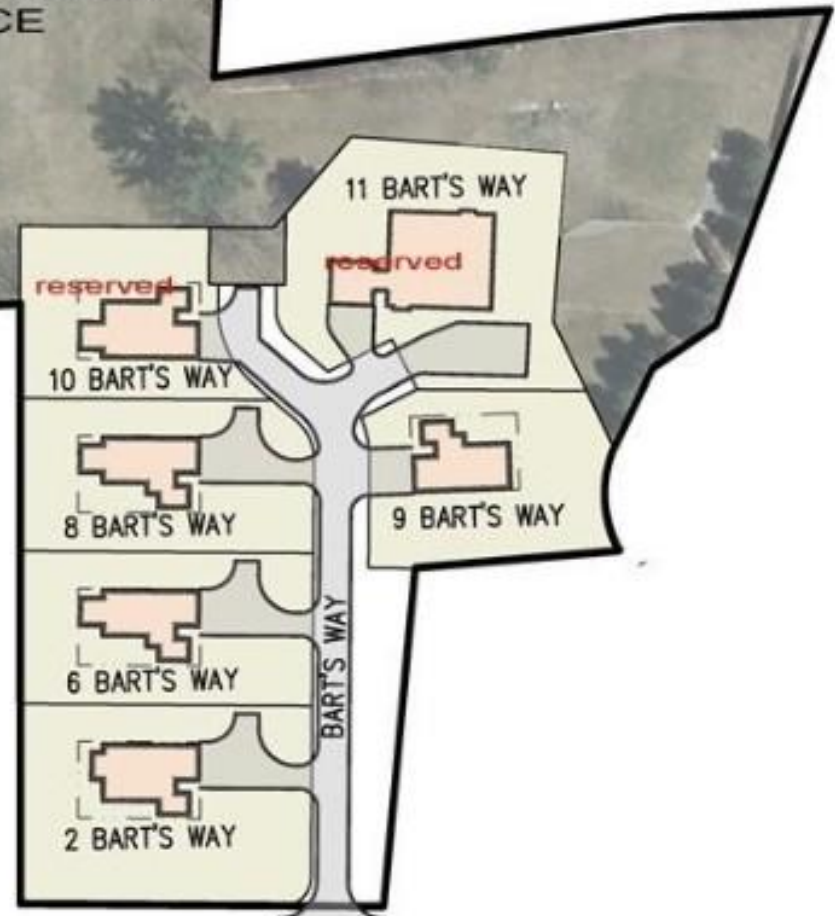




PROPOSED EXCLUSIVE USE AREAS:

- 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'



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

8 Bart's Way | Acton | MA | 01720

PROPERTY INFORMATION

Style: Colonial, Farmhouse, Craftsman Rooms: 9
 Bedrooms: 4 Baths: 3 full
 Acres: 0.28 (12,000 Sq Ft) Approx. Living Area: 3,267 Sq Ft Approx.
 Fireplaces: 1 Year Built: 2022
 Parking: 2 Off-Street, Paved Driveway Foundation: Poured Concrete, Irregular
 Garage: 2 Attached, Garage Door Opener, Side Entry

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	15X14
Bedroom 2:	2	13X13
Bedroom 3:	2	14X13
Bedroom 4:	2	12X17
Bath 1:	1	
Bath 2:	2	
Bath 3:	2	
Laundry:	2	
Office:	1	11X14
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.



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.

