

**Colleen A.B. Russo MARINA BAY PROPERTIES, LLC**  
**Marina Bay Luxury Condominiums & Fine Estates**  
**(617) 842-8065**

**Website; <https://marinabayproperties.com/>**  
**Put COLLEEN A. B. RUSSO'S proven marketing plan and track record**  
**of success to work for you! Your Marina Bay Realtor since 1993+**  
**LIFE, LUXURY AND THE PURSUIT OF HAPPINESS**



**MLS # 73167802 - Active**  
**Residential Rental - Condominium**

**100 Marina Dr - Unit 115** Rent: **\$2,995**  
**Quincy, MA: Marina Bay, 02171-1568**  
**Norfolk County**

Unit Level: **1** Total Rooms: **5**  
 Grade School: **Squantum** Bedrooms: **2**  
 Middle School: **Middle** Bathrooms: **1f 0h**  
 High School: **North Quincy** Main Bath:  
 Outdoor Space Available: **Yes - Common** Fireplaces: **0**  
 Handicap Access/Features: **No**  
 Directions: **Please use Google Maps to Marina Bay!**

### Remarks

**Marina Bay, Seaport Condominium, Get ready for summer! 1st floor ground level residence, walk out to your spacious private patio overlooking tranquil manicured landscaped grounds & a peek of the blue waters of Squantum Bay from your lounge chair! This quiet end unit location features approx. 905 sf, 2 bedroom, 1 bath, central A/C, in-unit washer & dryer, lovely open kitchen w/white corian countertops. BRAND NEW pre-finished floors living/dining room & both bedrooms. Additional amenities include One deeded garage pkg. space #178. Grand entrance lobby, guest parking, fitness facility. A short stroll to the famous Marina Bay Boardwalk featuring delicious restaurant choices, exciting nightlife, Marina Bay's 685+ slip full service Marina, 3-D Medical, Dentist, Marina Bay Market, Aria Salon & Spa, etc. Easy access to 93, approx. 8 miles south of Boston! Complimentary shuttle bus to the N. Quincy Red Line "T" station 6:00AM-8:00PM (M-F) & Seasonal water Shuttle to Boston from Squantum Point P**

**Sorry No Pets as per owner...**

### Property Information

Approx. Living Area Total: Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Field Card**  
**905 SqFt**

Approx. Above Grade: **905** Approx. Below Grade: Approx. Lot Size: **0 SqFt**  
**SqFt**

Living Area Disclosures: **Rarely available ground level unit, fabulous outdoor patio off the living room / dining room.**

Heating: **Electric, Heat Pump, Individual, Unit Control** Air Cond: **Yes**  
 Parking Spaces: **1 Guest, Paved Driveway** Garage Spaces: **1 Attached, Under, Deeded, Assigned**

Disclosures: **[https://www.quincyma.gov/departments/fire/outside\\_burning.php](https://www.quincyma.gov/departments/fire/outside_burning.php) Cameras in Garage, exits, trash area & Lobby. Real Estate fee is One Month Rent and is split 50%/50% between Tenant and Landlord. Tenant will pay Electric, cable, etc. Pets and Smoking are prohibited.**

### Rental Information

For Sale: **No** First Mon Rent Reqd: **Yes** Last Mon Rent Reqd: **Yes**  
 Association: **Yes** Security Deposit Reqd: **Yes/\$3,695** Lease Terms: **One YR**  
 Date Available: **Now** Rent Terms: **Lease** Term of Rental (months): **12**  
 Date Avail. Note: List Bkge. Fee Req. from Tenant: **No** Insurance Reqd: **Yes**  
 References Reqd: **Yes** Smoking Allowed: **No**  
 Pets Allowed: **No** Cooperating Compensation: **from Tenant**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:			<b>Flooring - Wood, Cable Hookup, Open Floor Plan</b>
Kitchen:			<b>Flooring - Stone/Ceramic Tile</b>
Main Bedroom:			<b>Closet, Flooring - Wall to Wall Carpet</b>
Bedroom 2:			<b>Closet, Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - With Tub &amp; Shower, Jacuzzi / Whirlpool Soaking Tub</b>

### Features

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**  
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Public School, T-Station, University, Other (See Remarks)**  
 Association Pool: **No**  
 Association Security Features: **TV Monitor, Other (See Remarks)**  
 Basement: **No**  
 Beach - Miles to: **3/10 to 1/2 Mile**

### Other Property Info

Adult Community: **No**  
 Lead Paint: **Unknown**  
 Disclosure Declaration: **Yes**  
 Elevator: **Yes**  
 Facing Direction: **North**

Exterior Features: **Patio**  
 Interior Bldg Feat: **Elevator, Single Living Level**  
 Rent Fee Includes: **Hot Water, Water, Sewerage Disposal, Refuse Removal, Snow Removal, Grounds Maintenance, Occupancy Only**  
 Waterfront: **No**  
 Water View: **Yes Bay, Marina, Marsh, Ocean, Public, Walk to**

Furnished: **No**  
 Laundry Features: **In Unit**  
 Pin #: **M:6076C B:59 L:115**  
 UFFI: **Unknown**  
 Year Built: **1988**  
 Source:  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

### Firm Remarks

**The Seaport Lobby Security hours are Mon.- Thursday 4:00 PM to 10PM - Friday 4pm - Midnight - Sat & Sun. 12Noon - Midnight**  
**Tenant pays electric, cable, etc.**

### Market Information

Listing Date: <b>10/6/2023</b>	Listing Market Time: MLS# has been on for <b>211</b> day(s)
Days on Market: Property has been on the market for a total of <b>211</b> day(s)	Office Market Time: Office has listed this property for <b>211</b> day(s)
Expiration Date: <b>7/31/2024</b>	Cash Paid for Upgrades:
Original Price: <b>\$3,695</b>	Seller Concessions at Closing:
Off Market Date:	

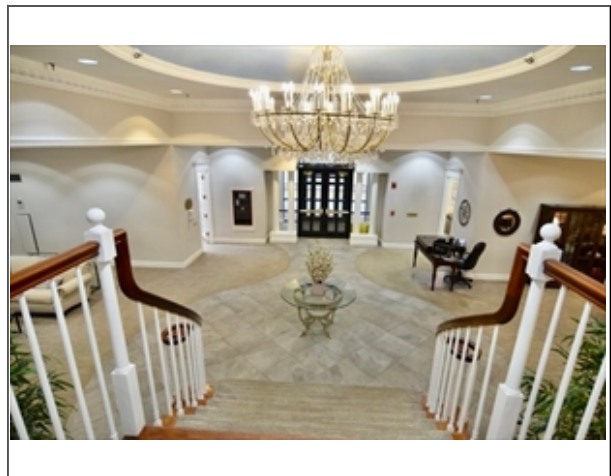
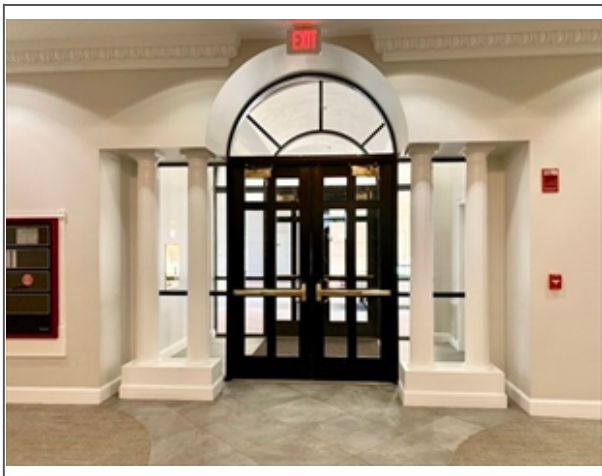
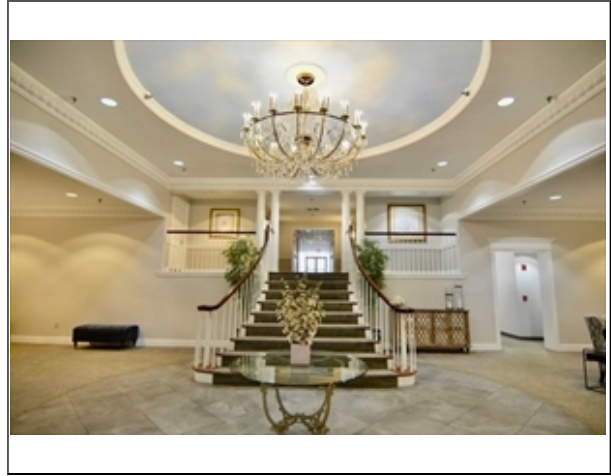
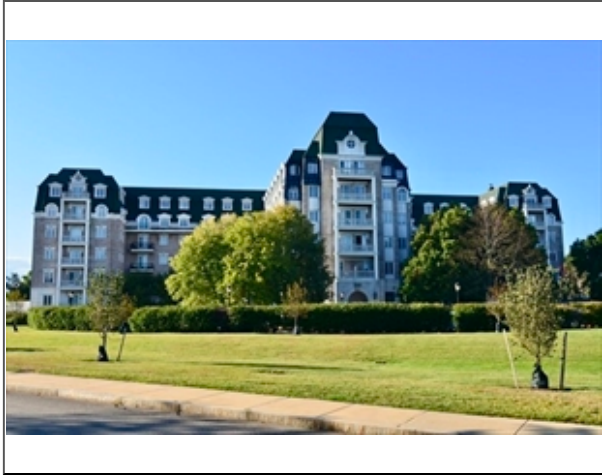
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**Always Call Colleen A.B. Russo (617) 842-8065**  
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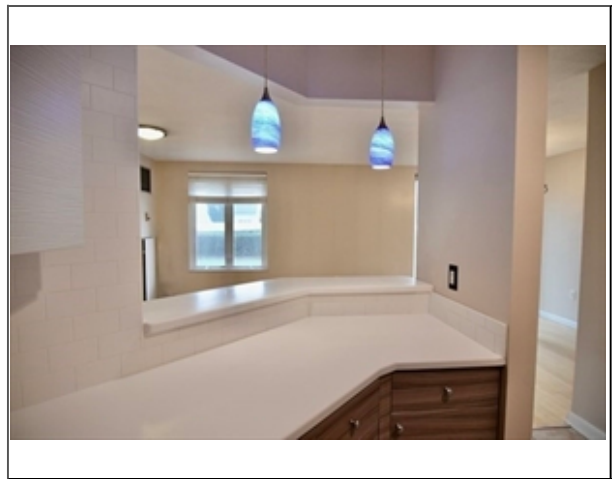
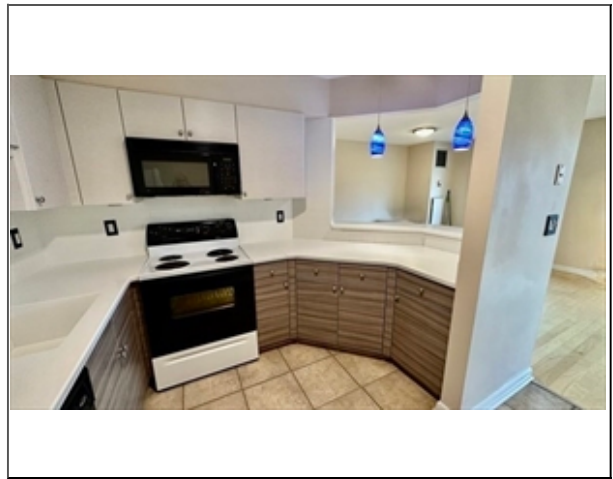
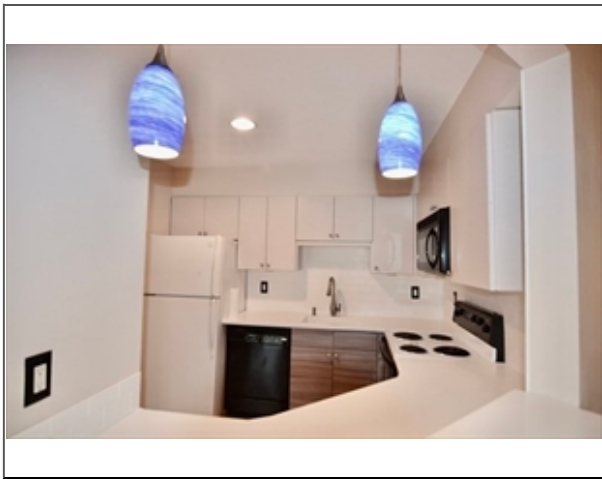


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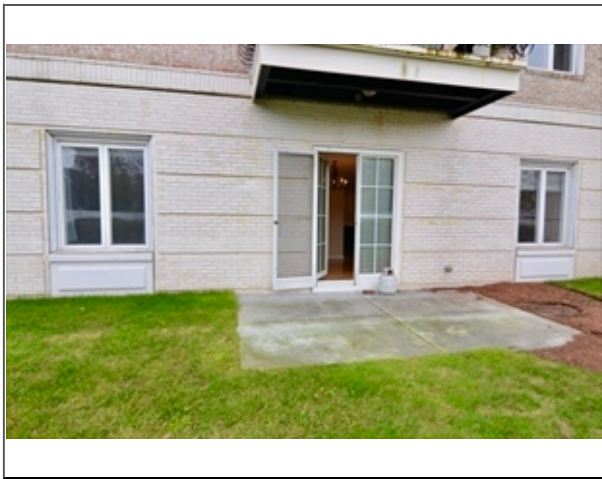
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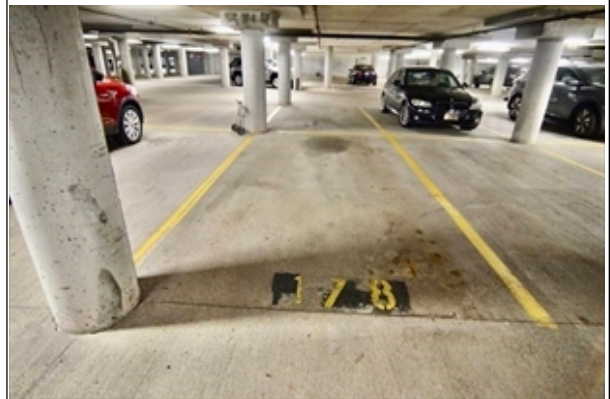
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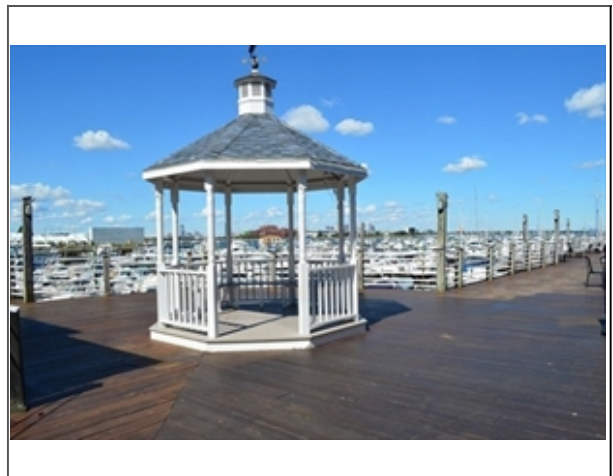
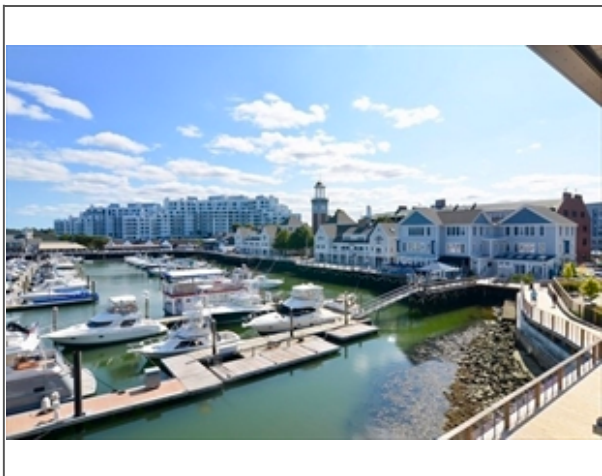


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**MARINA BAY PROPERTIES, LLC**  
**Luxury Condominiums & Fine Estates**  
**Marina Bay, No. Quincy, MA 02171**  
**Colleen Russo Broker/Realtor**  
**(617) 842-8065**

## EXAMPLE Guide and Explanation to apply for a rental

1. The Real Estate fee is one month rent \$2,995.00 for 100 Marina Drive Unit 115 and is split 50%/50% between Lessee and Lessor = \$1,497.50.
2. If you wish to apply for this rental, please a check in the amount of one-month rent, payable to Marina Bay Properties, LLC to start the process.
3. Please submit to Colleen Russo Marina Bay Properties, LLC:
  - a). Photo copy of drivers license(s) for each applicant
  - b). the last 3 months pay stubs for proof of employment, or if retired, proof of income.
  - c).. Completed W-9 form(s) which the landlord will take to the bank to open the account that will hold your security deposit.
  - d). Complete the references form provided, and include your email(s) and cell phone number(s) for the file. Thank you.
  - e). I will generate the Rental Beast credit application with your email and the landlord's email. You will pay Rental Beast \$49.00 online when you fill out the application paperwork. Once the landlord views, I will be notified of acceptance or denial.

### **Summary of funds required from Applicant/Lessee;**

First month rent: \$2,995.00

Last month rent: \$2,995.00

Security Deposit: \$2,995.00

**Real Estate Fee:** \$2,995.00 \*\*\* The real estate fee is one month rent split 50%/50% between listing office and renting office) = \$1,497.50

Total funds due from tenant: \$10,482.50

4. Once your application and references are approved by the Lessor, the lease will be prepared and either a time to meet and sign in person will be scheduled, or the lease will emailed to all parties for their electronic signatures.
5. If electronic signature is scheduled, Lessee will overnight mail a check with the balance of funds due at lease signing payable directly to Lessor or direct deposit in Lessor(s) bank account as instructed before lease is signed.  
Please call Colleen A.B. Russo, Broker MARINA BAY PROPERTIES, LLC with any questions (617) 842-8065 Thank you very much,

By submitting this application, applicant understands and agrees that (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may receive more than one application for the Premises and, will select the best qualified applicant; (iii) Applicant will provide a copy of the applicant's drivers license or other acceptable identification upon request. Applicant represents the information provided by applicant to be true and complete and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; (ii) obtain a credit report on applicant and (iii) obtain an "investigative Consumer Report" (ICR) on and about applicant. An ICR may include, but not limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, and employment and tenant history. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and /or agents with whom applicant has had, or intends to have, a rental relationship.