

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

Website; <https://marinabayproperties.com/>
Put COLLEEN RUSSO'S proven marketing plan, track record
of success to work for you! Your Marina Bay Realtor since 1993
I KNOW IT - I LIVE IT - I SELL IT !



MLS # 72973007 - Active

Condo - Detached

1 Ludlow Rd - Unit 1
Quincy, MA: Marina Bay, 02171-3130
Norfolk County

List Price: **\$1,449,900**

Unit Placement: **End**
 Unit Level: **1**
 Grade School: **Squantum**
 Middle School: **Atlantic**
 High School: **North Quincy**
 Outdoor Space Available: **Yes - Private**

Total Rooms: **8**
 Bedrooms: **3**
 Bathrooms: **2f 1h**
 Main Bath: **Yes**
 Fireplaces: **1**
 Approx. Acres: **22.95 (999,999 SqFt)**

Handicap Access/Features:

Directions: **E Squantum to Victory Road to Marina Drive to Ludlow Road**

Remarks

MARINA BAY - Exquisite and timeless. Rare single family home offering in the exceptional Chapman's Reach community in Marina Bay! This home has an extremely unique offering of amenities that cannot be repeated. It is an end home location with one of the largest private yards, FIRST FLOOR MASTER, two car attached garage, FULL HEIGHT BASEMENT, soaring ceiling heights throughout of up to 20 feet, multiple renovations and upgrades (full list to be provided at showing), walls of windows with bright sun and natural light all day, private outdoor courtyard off of the master, separate bonus/game room, huge 225 SQFT walk-in closet, skylights, private and quiet location. This home is a short walk to the ocean and marina, 7 miles to Boston and offers quick access to the T and walkable to the ferry service to Boston. Pet friendly! **OFFERS, IF ANY, TO BE REVIEWED MONDAY MAY 2ND AT 5PM****. Open Houses will be escorted group showings.**

Property Information

Approx. Living Area Total: **3,179 SqFt (\$456.09/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**

Approx. Above Grade: **3,179 SqFt**

Approx. Below Grade:

Levels in Unit: **2**

Living Area Disclosures: **DOES NOT include over 1,600 SQFT of additional storage in the basement!!**

Heat Zones: **2 Forced Air, Gas, Individual, Unit Control**

Cool Zones: **2 Central Air**

Parking Spaces: **0**

Garage Spaces: **2 Attached, Garage Door Opener**

Disclosures: **Agent is owner of this home. Home is a detached SF condo home with HOA services. Complimentary shuttle to the Red Line T. Seller would prefer an end of June closing date. ****OFFERS, IF ANY, TO BE REVIEWED MONDAY MAY 2ND AT 5PM******

Complex & Association Information

Complex Name: **Chapman's Reach**

Units in Complex: **153** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$587 Monthly**

Assoc. Fee Incls: **Master Insurance, Road Maintenance, Landscaping, Snow Removal, Park, Refuse Removal, Management Fee**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, Marina, Public School, T-Station, University**
 Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer**
 Basement: **Yes Full, Walk Out, Interior Access, Garage Access, Concrete Floor**
 Beach: **Yes**
 Beach - Miles to: **3/10 to 1/2 Mile**
 Exterior: **Wood**
 Exterior Features: **Porch, Covered Patio/Deck, Decorative Lighting, Fenced Yard, Garden Area, Professional Landscaping, Sprinkler System**
 Hot Water: **Tank**
 Management: **Professional - On Site**

Other Property Info

Elevator: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Lead Paint: **None**
 UFFI: Warranty Features:
 Year Built/Converted: **2000**
 Year Built Source: **Public Record**
 Year Built Desc: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Pets Allowed: **Yes w/ Restrictions Cats, Large Dogs (Over 25 lbs)**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Sewage District: **MWRA**

Waterfront: **No**

Water View: **No**

Tax Information

Pin #: **M:6076C B:75 L:62**

Assessed: **\$1,221,100**

Tax: **\$14,629** Tax Year: **2022**

Book: **0** Page: **0**

Cert: **000001355649**

Zoning Code: **PUD**

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**

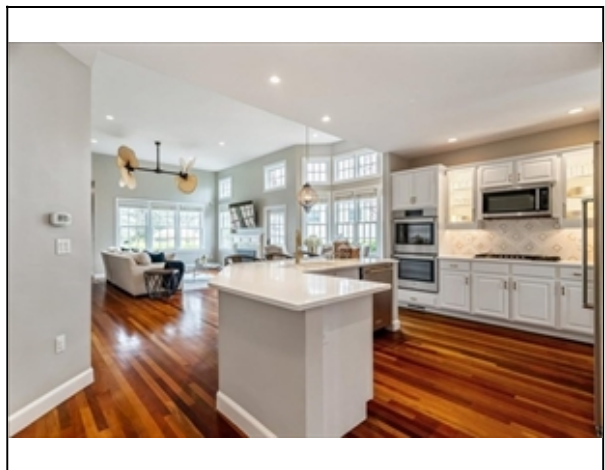
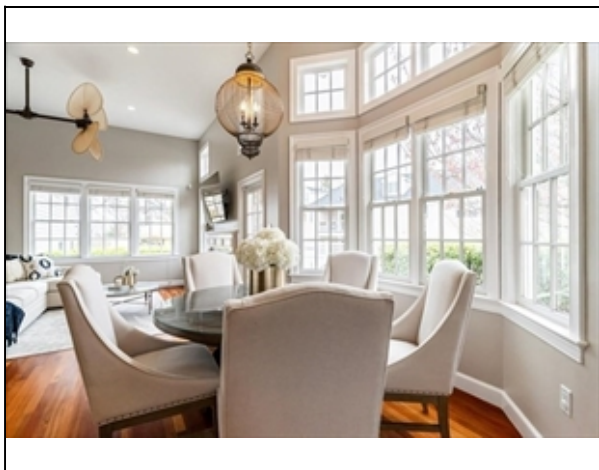
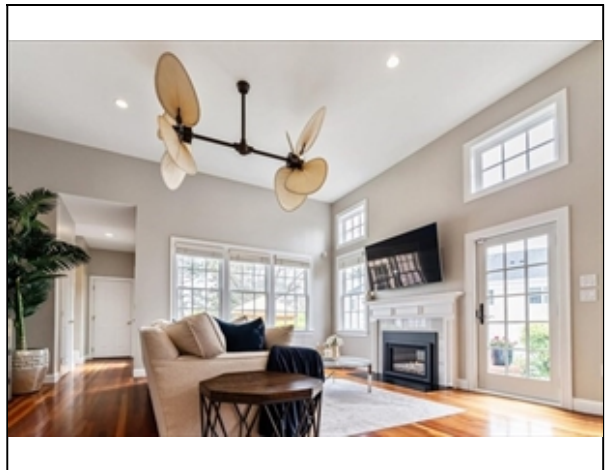
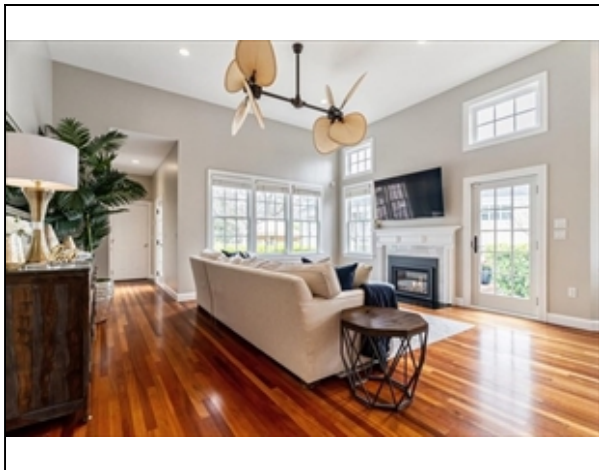
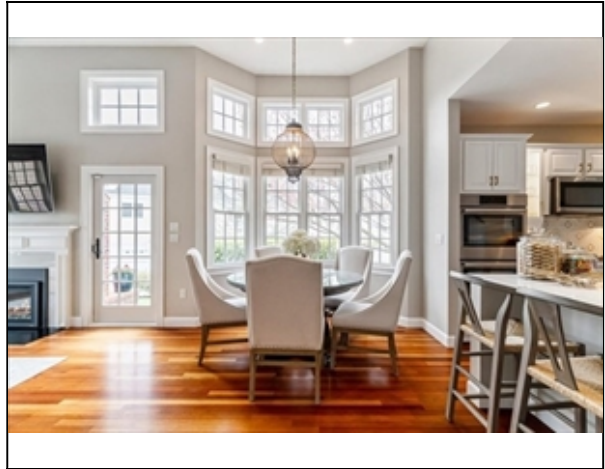
Facilitator: **N/A**

Compensation Based On: **Gross/Full
Sale Price**

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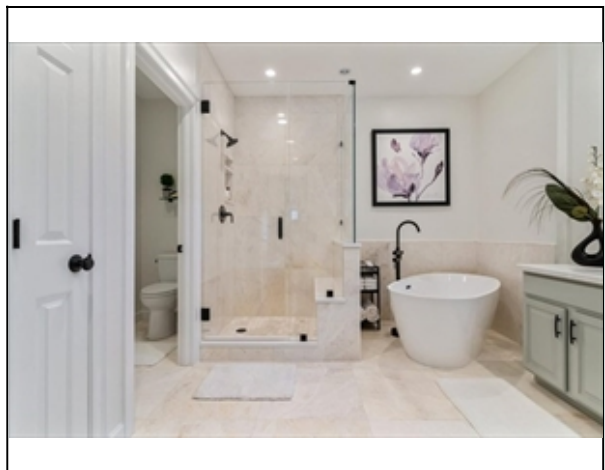
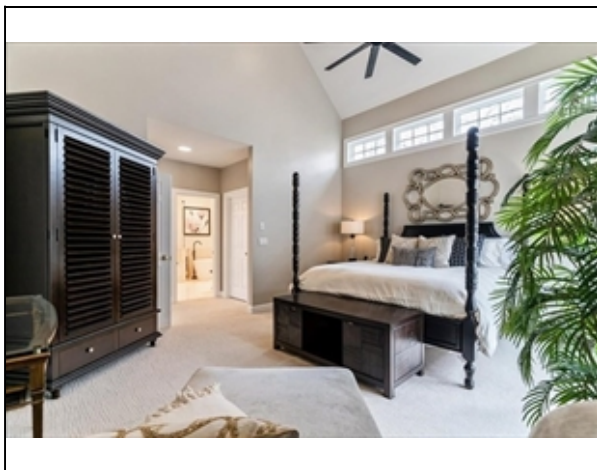
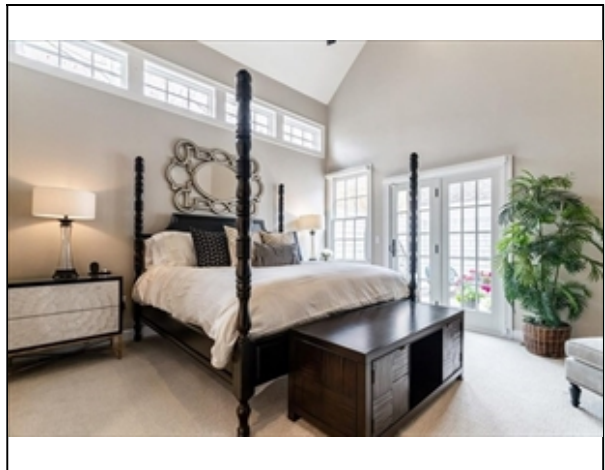
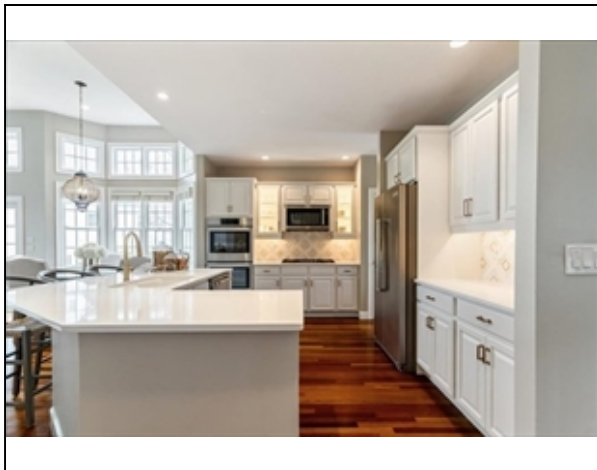
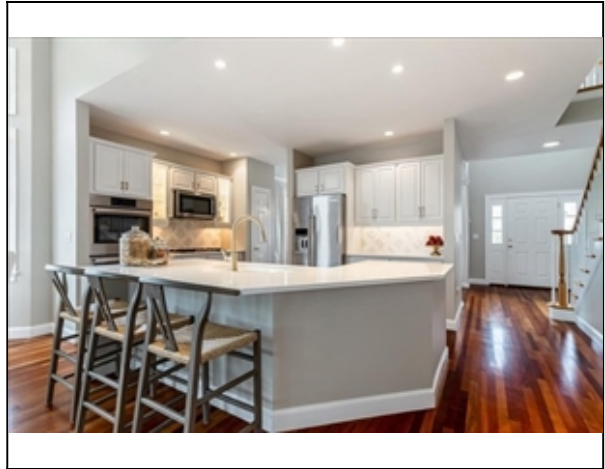
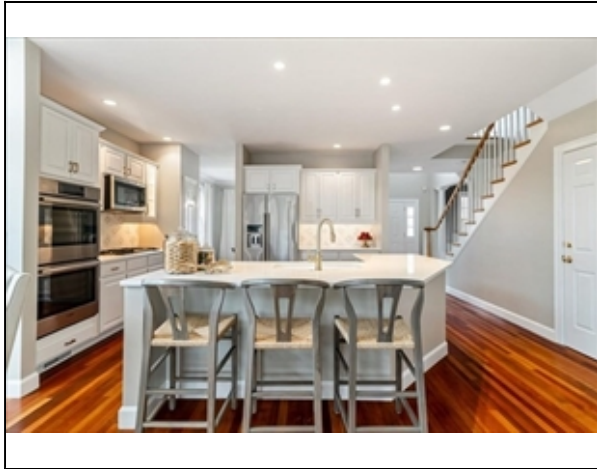
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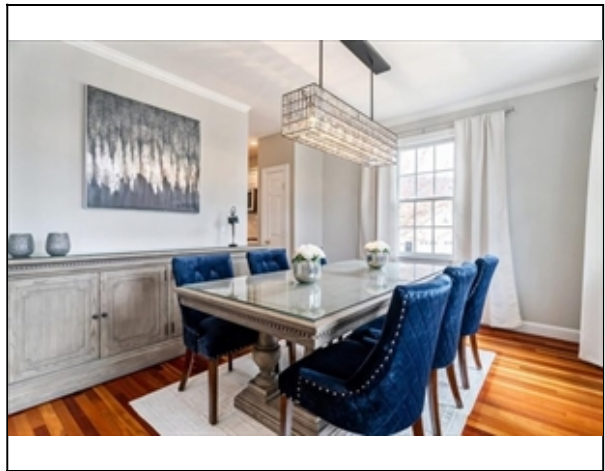
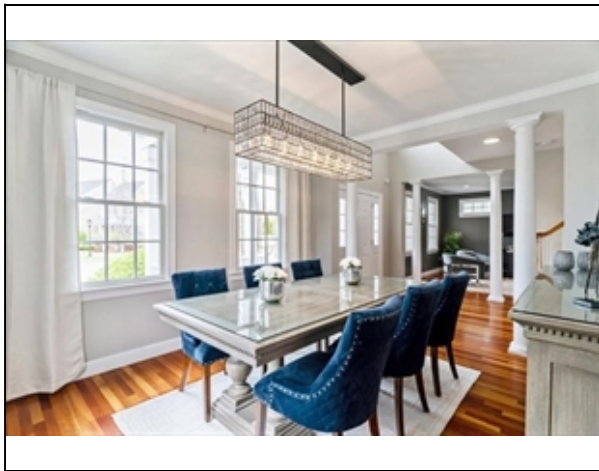
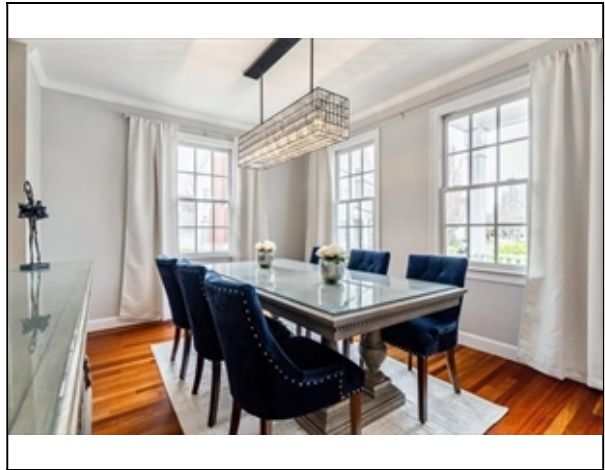
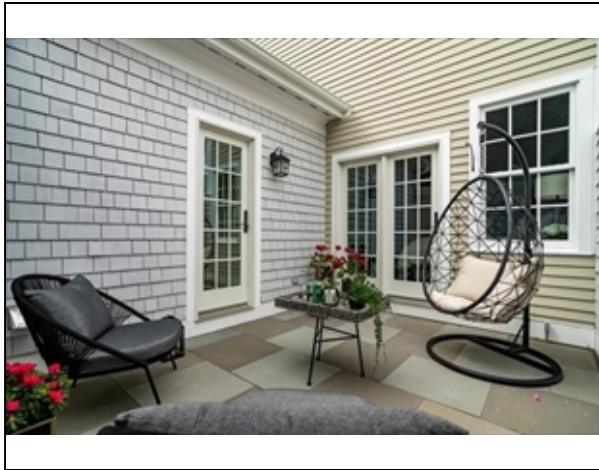
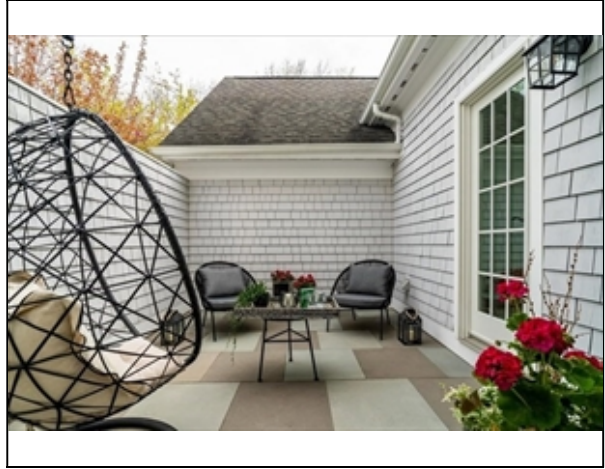
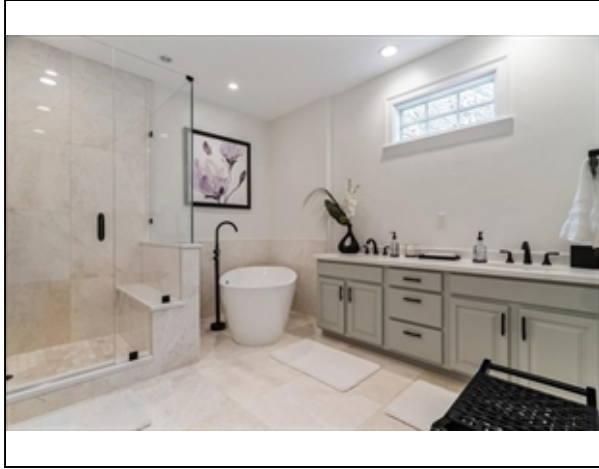
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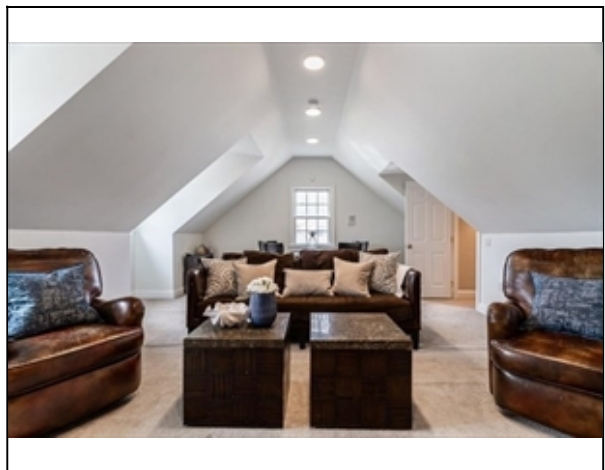
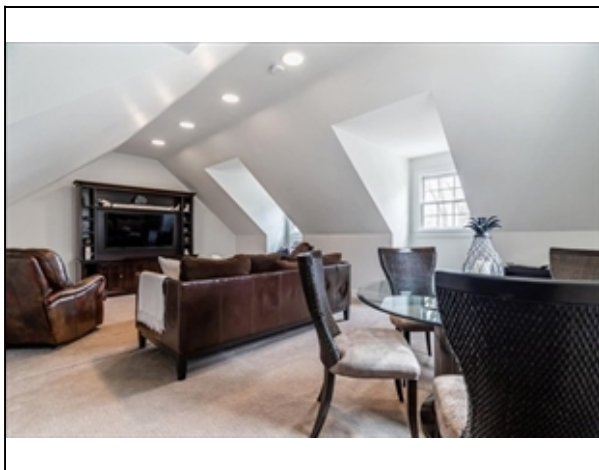
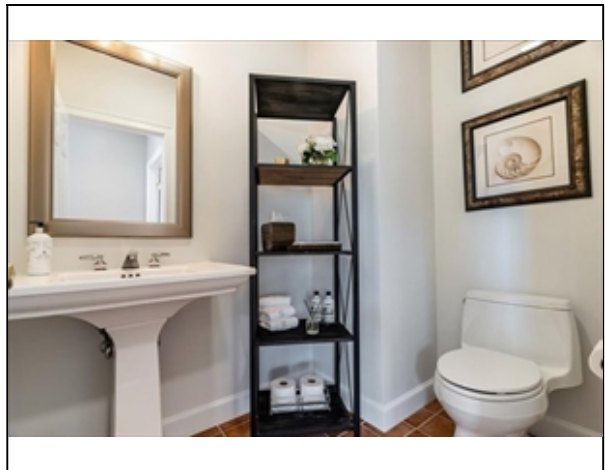
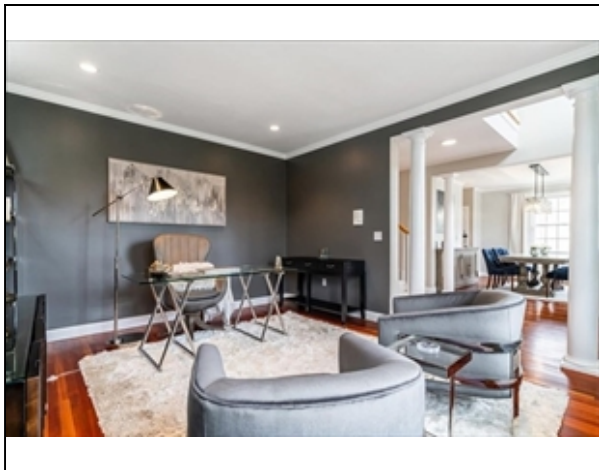
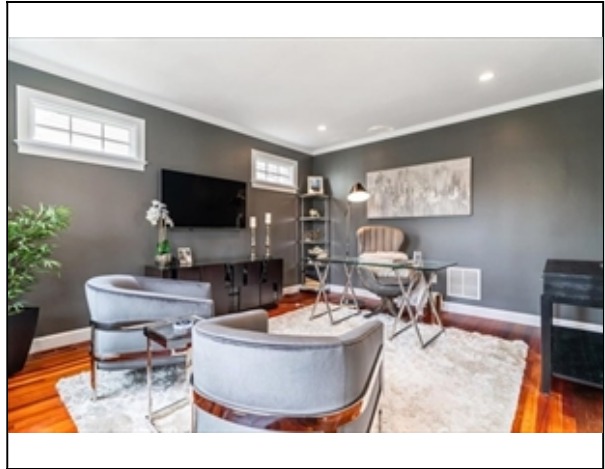
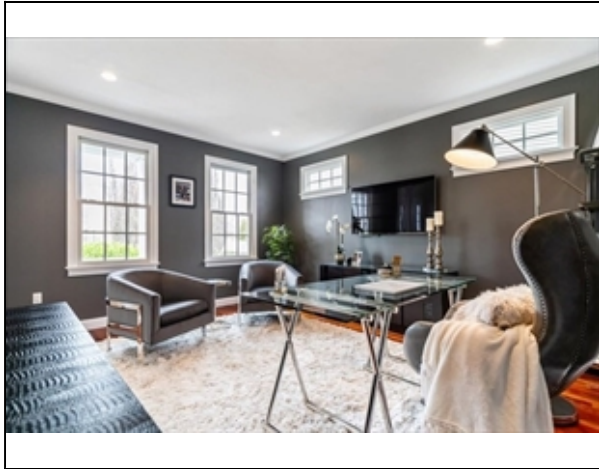
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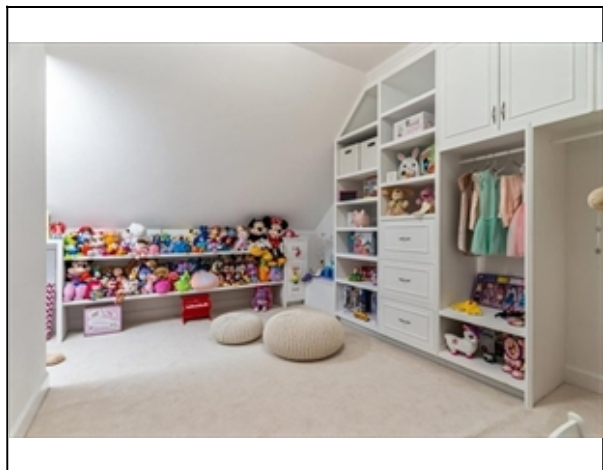
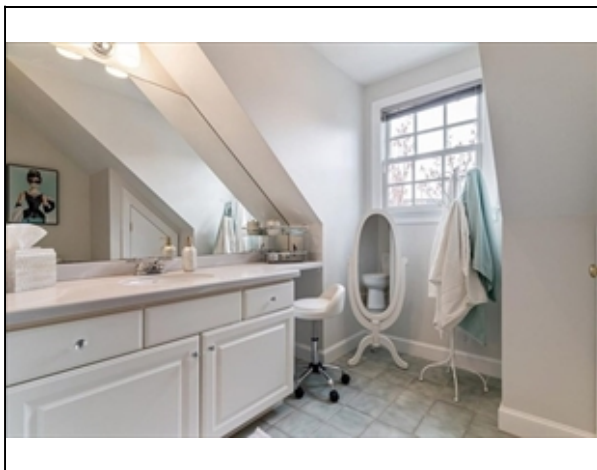
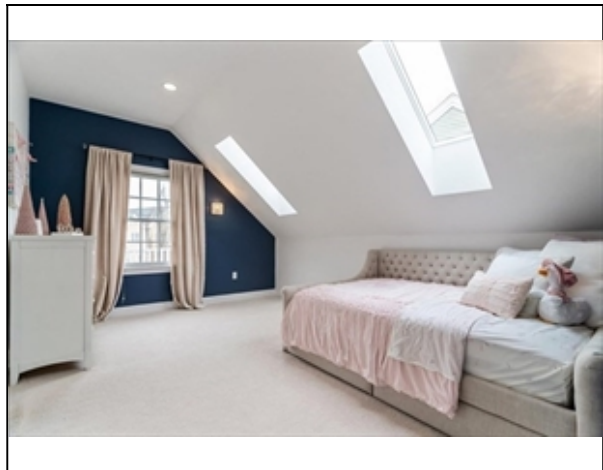
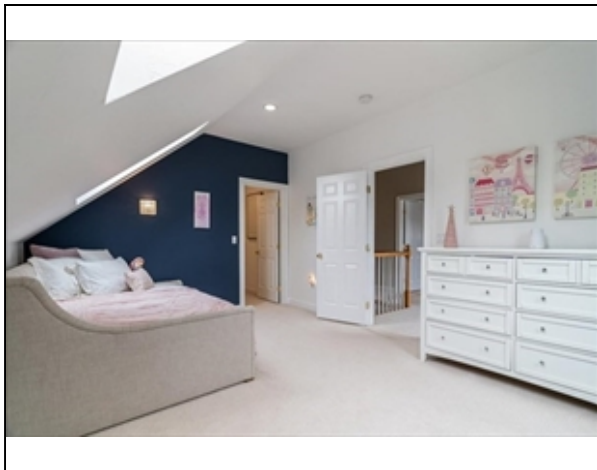
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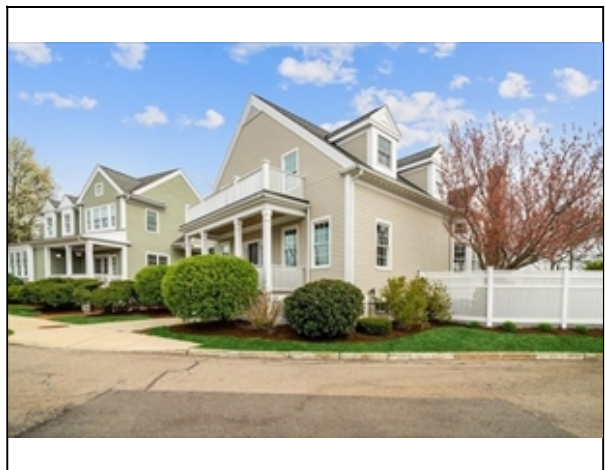
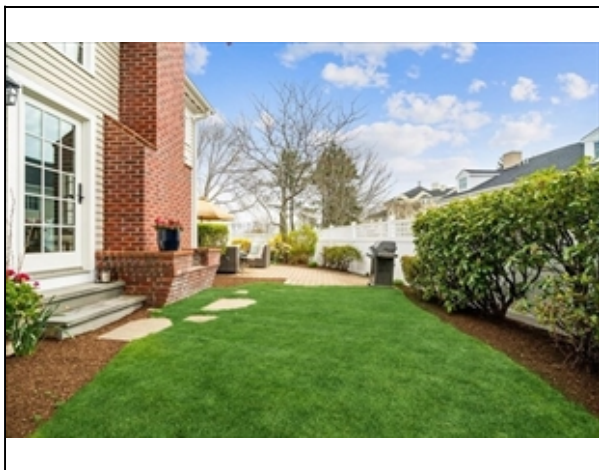
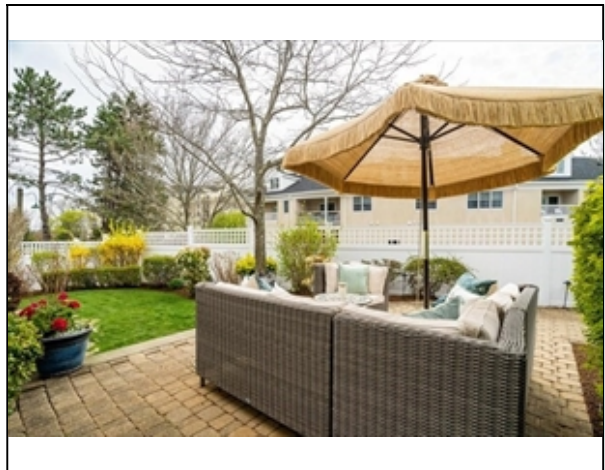
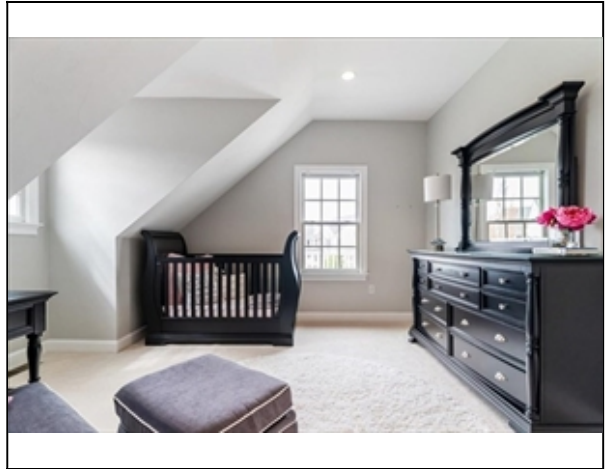
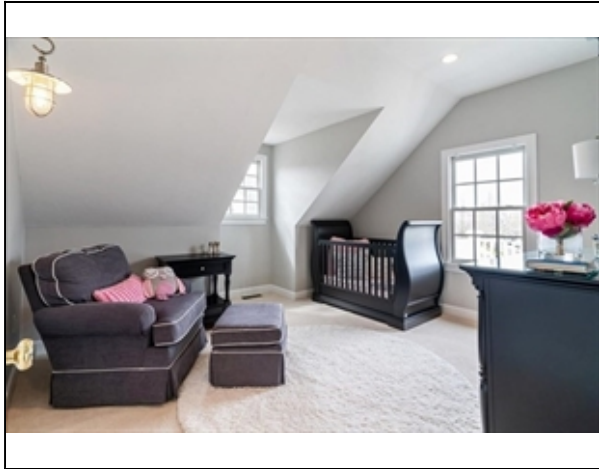
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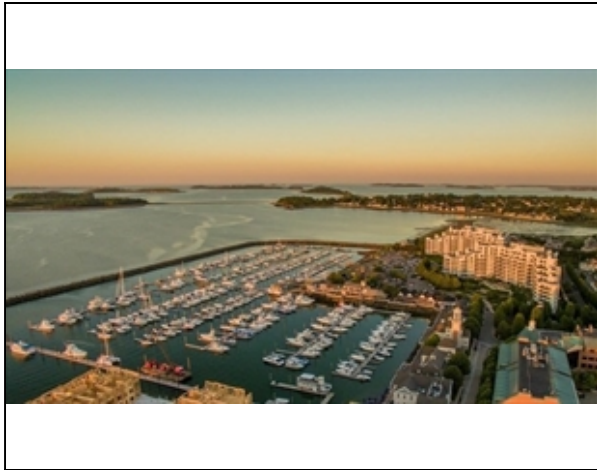
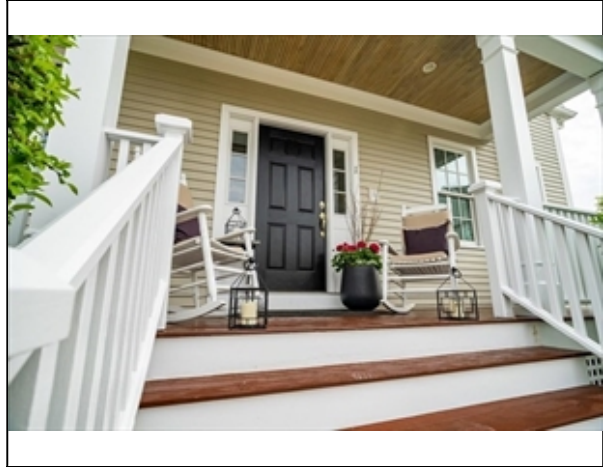
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Thank you very much for your cooperation.