

Colleen A.B. Russo MARINA BAY PROPERTIES, LLC
Marina Bay Luxury Condominiums & Fine Estates
(617) 842-8065
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LIFE, LUXURY AND THE PURSUIT OF HAPPINESS

MLS # 73380720 - Active

Condo - Townhouse



10 Sloop Ln - Unit 0

Quincy, MA: Marina Bay, 02171

Norfolk County

Unit Placement: **Street, Middle, Front**

Unit Level: **0**

Grade School: **Squantum**

Middle School: **Middle**

High School: **North Quincy**

Outdoor Space Available: **Yes - Common**

Handicap Access/Features: **No**

Directions: **from the N. rte. 93 to exit 12, left on E. Squantum St., Left on Victory Rd., right on Marina Dr.**

List Price: **\$839,900**

Total Rooms: **6**

Bedrooms: **2**

Bathrooms: **2f 1h**

Main Bath:

Fireplaces: **1**

Approx. Acres:

Harbourside at Marina Bay, this 3-level townhome offers the best of coastal living. Level 1 features a flexible space w/new carpet, ideal as an office, family room, or 3rd bedroom, half bath, laundry, ground level patio access, attached garage with new epoxy flooring. The main level(2) boasts an open layout - sun-filled living room, wood-burning fireplace, and private covered deck. The updated kitchen shines with white quartz countertops, white cabinetry, freestanding island, and dining area. Upstairs(3), the primary bedroom suite features vaulted ceilings, skylight, ensuite bath, and a second private deck with ocean views. Additional features: gas heat, central air, access to 4' pool, gym, and clubhouse. Enjoy nearby Marina Bay dining, marina, and boardwalk—plus easy access to Boston and I-93 & seasonal water ferry to Boston!

Property Information

Approx. Living Area Total: **1,959 SqFt (\$428.74/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**

Approx. Above Grade: **1,959 SqFt**

Approx. Below Grade:

Levels in Unit: **3**

Living Area Disclosures: **3-Level Townhome / Community 4' lap pool, gym and small club house**

Heat Zones: **2 Gas, Unit Control**

Cool Zones: **2 Central Air, Individual, Unit Control**

Parking Spaces: **0 Off-Street, Common, Guest, Improved Driveway, Paved Driveway**

Garage Spaces: **1 Attached, Garage Door Opener, Storage, Deeded**

Disclosures: **All info contained herein was obtained through reliable standard business sources including the seller. Buyers are responsible for verification of all info in listing. All information deemed accurate and should be verified by buyers.**

Complex & Association Information

Complex Name: **Harbourside**

Units in Complex: **101** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$1,204 Monthly**

Assoc. Fee Inclds: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Exercise Room, Refuse Removal, Clubhouse, Reserve Funds, Management Fee**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2		Fireplace, Wood / Coal / Pellet Stove, Flooring - Hardwood, Deck - Exterior
Family Room:	1		Bathroom - Half, Flooring - Wall to Wall Carpet, Deck - Exterior, Exterior Access
Kitchen:	2		Flooring - Hardwood, Dining Area, Kitchen Island
Main Bedroom:	3		Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Balcony / Deck
Bedroom 2:	3		Bathroom - Full, Flooring - Wall to Wall Carpet
Laundry:	1		Bathroom - Half
Foyer:			Flooring - Stone/Ceramic Tile

Features

Other Property Info

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Conservation Area, Highway Access, House of Worship, Marina, Public School, T-Station, University, Other (See Remarks)**

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**

Association Pool: **Yes Inground**

Basement: **No**

Beach: **Yes Ocean, Walk to**

Beach Ownership: **Public**

Beach - Miles to: **3/10 to 1/2 Mile**

Construction: **Frame**

Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws**

Exterior: **Clapboard**

Exterior Features: **Patio, Covered Patio/Deck**

Flooring: **Tile, Hardwood**

Hot Water: **Electric, Tank**

Interior Features: **Central Vacuum, Cable Available**

Management: **Professional - On Site, Professional - Off Site**

Pets Allowed: **Yes w/ Restrictions Small Dogs (Under 25 lbs)**

Restrictions: **Other (See Remarks)**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water, Individual Meter**

Sewage District: **MWRA**

Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**

Waterfront: **No**

Water View: **Yes Harbor, Ocean, Private, Public, Walk to, Other (See Remarks)**

Adult Community: **No**

Elevator: **No**

Disclosure Declaration: **No**

Exclusions:

Green Certified: **No**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built/Converted: **1985**

Year Built Source: **Public**

Record

Year Built Desc: **Approximate**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:6076D B:36 L:87**

Assessed: **\$748,200**

Tax: **\$8,627** Tax Year: **2025**

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

Cert: **C-106**

Zoning Code: **PUD**

Map: Block: Lot:

Firm Remarks

June 27,2025 one new Gas heating HVAC unit =July 2025, New Arched window in stairwell, August new carpet 1st level, new hardwood stair treads to level 2. Assoc. management Co. is THAYER & ASSOCIATES, INC. AMO ®. and unit crawlspace is responsibility of Association to maintain and work was completed 08/2025. Offers should be submitted as a single PDF file, including a pre-approval letter or proof of funds.

Market Information

Listing Date: **5/27/2025**

Days on Market: Property has been on the market for a total of **147** day(s)

Expiration Date: **10/31/2025**

Original Price: **\$889,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **147** day(s)

Office Market Time: Office has listed this property for **147** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Price History for 73380720**10 Sloop Ln U:0, Quincy, MA: Marina Bay, 02171**

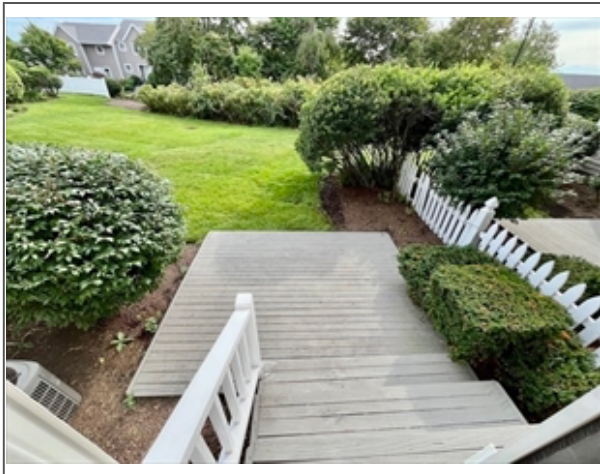
Date		Amount	%	DOM to PCG	DOM of PCG
05/27/2025	Listed for \$889,900				
07/05/2025	Price Changed to: \$864,900	\$-25,000	2.81%	39	39
10/13/2025	Price Changed to: \$839,900	\$-25,000	2.89%	100	139
					Listing DOM: 147
					Property DOM: 147

**** Calculates and removes Offmarket activity in DOM Timeframe**

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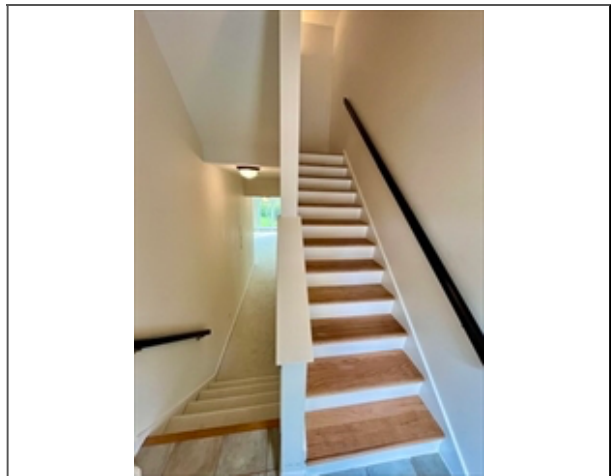
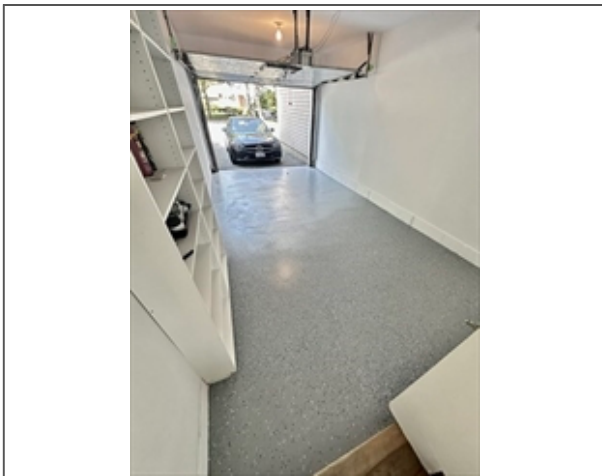
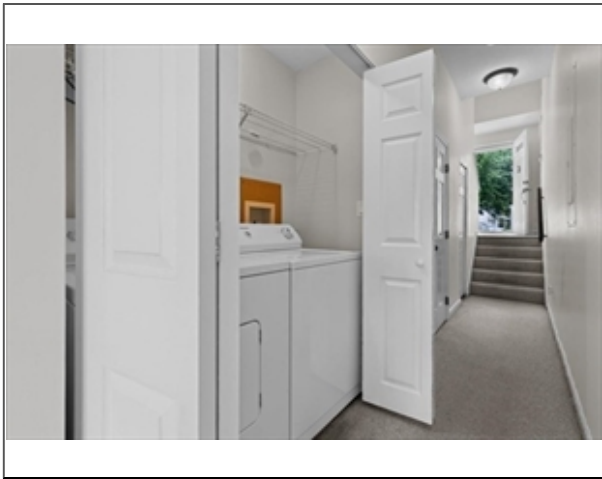
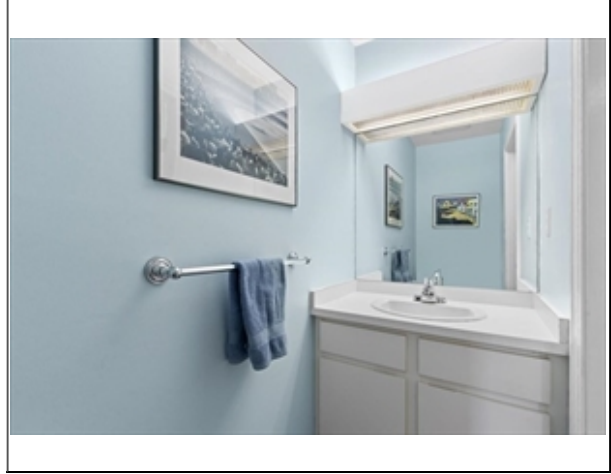
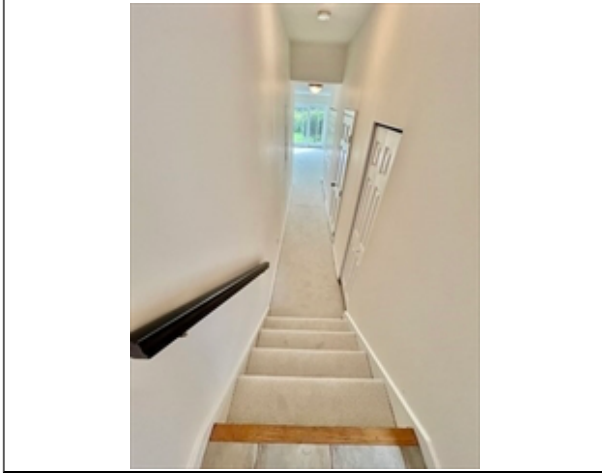
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List Price: \$839,900



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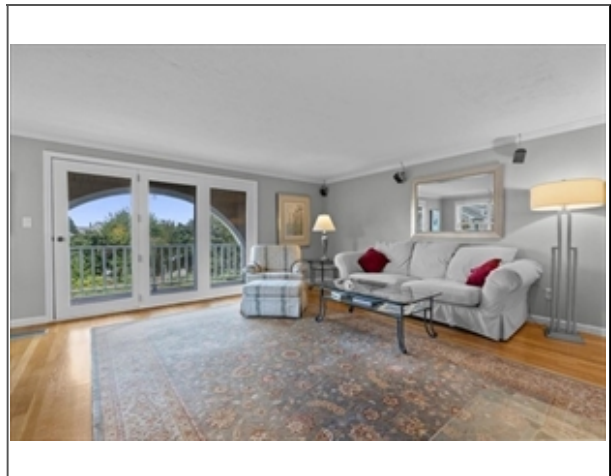
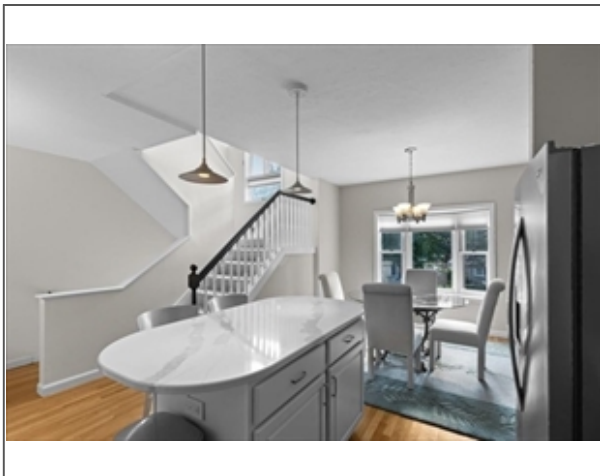
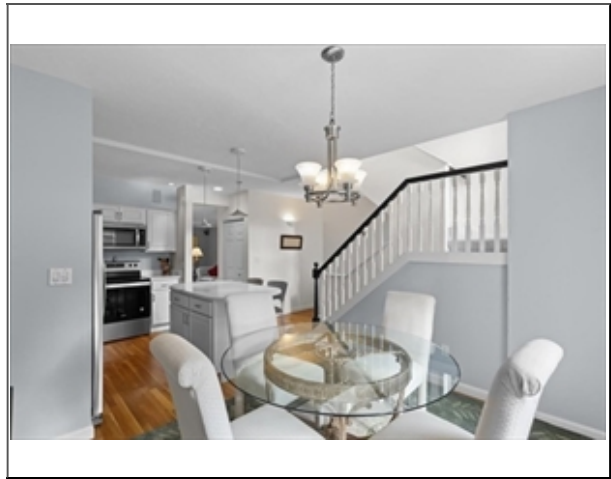
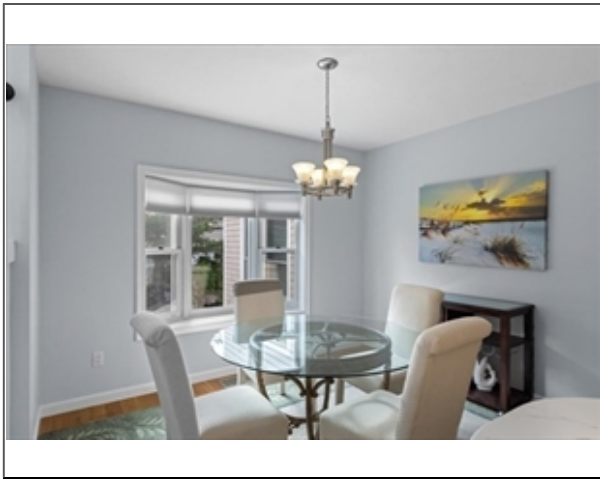
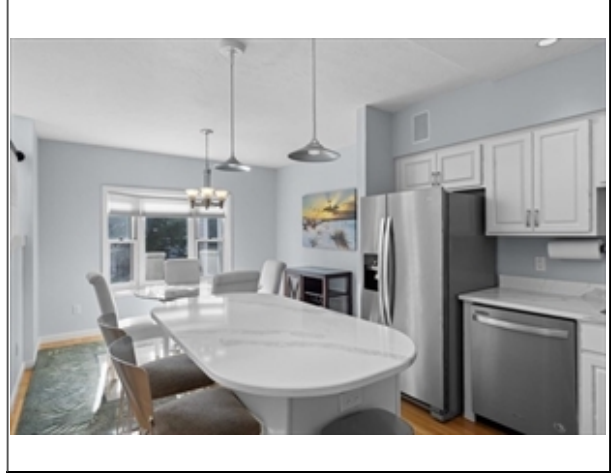
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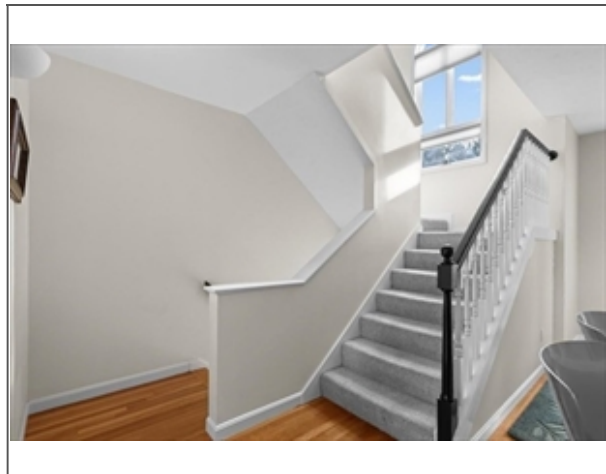
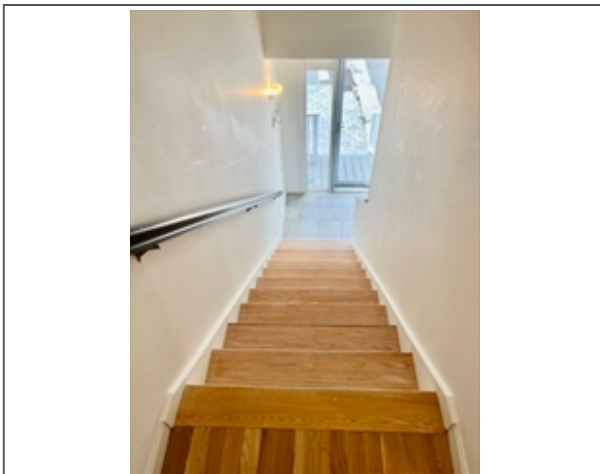
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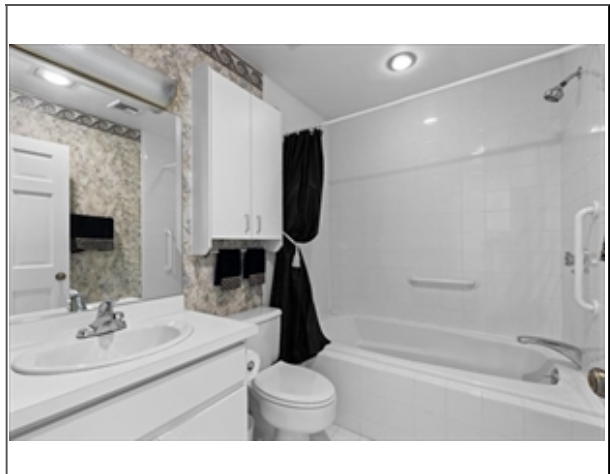
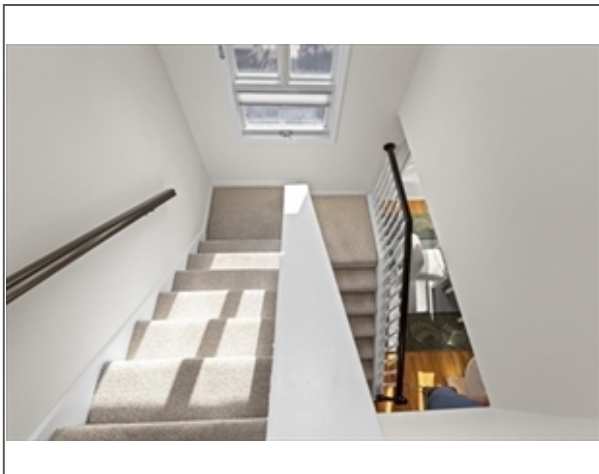
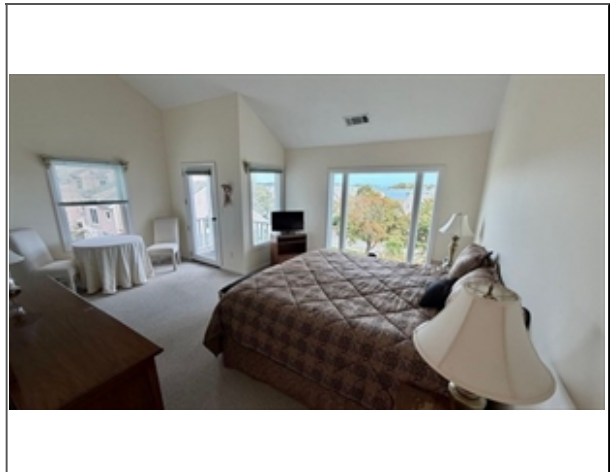
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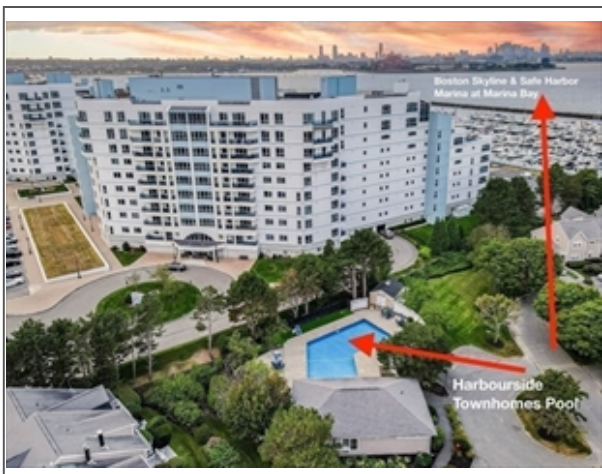
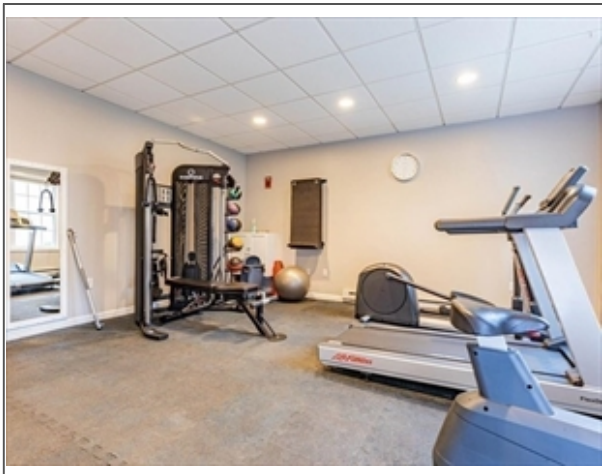
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