

**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**



1 of 42

**MLS # 73352567 - Active****Condo - Townhouse**

**14 Sloop Ln - Unit 85**  
**Quincy, MA: Marina Bay, 02171**  
**Norfolk County**

List Price: **\$1,160,000**

Unit Placement: **Street, Middle**  
 Unit Level: **3**

Total Rooms: **6**Grade School: **Squantum**Bedrooms: **2**Middle School: **Middle**Bathrooms: **2f 1h**High School: **North Quincy**

Main Bath:

Outdoor Space Available: **Yes - Common**Fireplaces: **1**Handicap Access/Features: **No**

Approx. Acres:

Directions: **E. Squantum St. to Victory Rd. right on Marina Dr. Right on Harbourside Rd. Immediate left on Whaler**

**Indulge in the perfect blend of coastal charm and timeless elegance of this tri-level Harbourside townhome, nestled in the heart of Marina Bay. First time available in 39 years, this stunning residence has been thoughtfully enhanced with exceptional renovations, showcasing premium features & finishes: wainscoting, crown molding, recessed lighting, newer Anderson windows & sliders on floors 2 & 3, custom kitchen cabinetry w/sleek black granite surfaces, tumbled marble backsplash, & stainless steel appliances. The adjacent morning room offers a cozy spot to start your day. Bathrooms are beautifully updated w/modern finishes. Main living area level 2: A spacious living room with a wood-burning fireplace, custom built-ins & covered deck—perfect for cozy relaxing evenings. The formal dining room provides an elegant space for entertaining. Level 3: boasts an enchanting primary bedroom featuring vaulted ceiling, sweeping ocean views.**

**Property Information**Approx. Living Area Total: **2,424 SqFt (\$478.55/SqFt)** Living Area Includes Below-Grade SqFt: **No**Living Area Source: **Public Record**Approx. Above Grade: **2,424 SqFt**

Approx. Below Grade:

Levels in Unit: **3**Living Area Disclosures: **3 level townhome, 1 car attached garage**Heat Zones: **2 Forced Air, Electric, Individual, Unit Control**Cool Zones: **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: **Representations made in good faith from sources deemed reliable including Sellers & Thayer Mgmt., subject to errors and omissions. Media, photography and floor plan illustration property of listing firm and agent.**

**Complex & Association Information**Complex Name: **Harbourside**Units in Complex: **101** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$1,489 Monthly**

Assoc. Fee Incl'ds: **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, Closet/Cabinets - Custom Built, Flooring - Hardwood, Balcony / Deck, Cable Hookup, Open Floor Plan, Recessed Lighting, Remodeled, Slider, Wainscoting, Crown Molding |
| Dining Room:  | 2     |      | Flooring - Hardwood, Crown Molding  |
| Family Room:  | 1     |      | Bathroom - Half, Closet, Flooring - Hardwood, Balcony - Exterior, Deck - Exterior, Exterior Access, Crown Molding   |
| Kitchen:      | 2     |      | Flooring - Hardwood, Dining Area, Crown Molding   |
| Main Bedroom: | 3     |      | Bathroom - Full, Skylight, Ceiling - Cathedral, Closet - Walk-in, Flooring - Hardwood, Balcony / Deck, Crown Molding  |
| Bedroom 2:    | 3     |      | Bathroom - Full, Flooring - Wood  |
| Laundry:      | 1     |      | Dryer Hookup - Electric   |
| Center Hall:  |       |      | Wainscoting, Crown Molding  |

**Features**

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)**

**Other Property Info**Adult Community: **No**Elevator: **No**Disclosure Declaration: **No**

Appliances: **Range, Dishwasher, Disposal, 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**  
 Electric Features: **Circuit Breakers**  
 Energy Features: **Insulated Windows**  
 Exterior: **Clapboard**  
 Exterior Features: **Deck - Wood, Patio, Covered Patio/Deck**  
 Flooring: **Hardwood**  
 Hot Water: **Electric, Tank**  
 Insulation Features: **Fiberglass**  
 Interior Features: **Central Vacuum, Cable Available**  
 Management: **Professional - On Site, Professional - Off Site, Owner Association**  
 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: **Yes Ocean, Bay, Walk to, Deep Water Access, Marina, Marsh**  
 Water View: **Yes Bay, Harbor, Marina, Marsh, Ocean, Private, Public, Walk to, Other (See Remarks)**

Exclusions: **Owners' personal property, some furniture for sale**  
 Green Certified: **No**  
 Laundry Features: **In Unit**  
 Lead Paint: **None, Unknown**  
 UFFI: **Unknown** 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:85**  
 Assessed: **\$906,900**  
 Tax: **\$11,094.6** Tax Year: **2024**  
 Book: **C-106** Page: **788**  
 Cert: **C-106**  
 Zoning Code: **PUD**  
 Map: Block: Lot:

#### Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:  
 Seller-Offered Buyer's Broker Compensation:  
 Seller-Offered Facilitator Compensation:  
 Seller-Offered Compensation Based On:



#### Office/Agent Information

Listing Office: **Marina Bay Properties, LLC** (617) 842-8065  
 Listing Agent: **Colleen Brennan Russo** (617) 842-8065  
 Team Member(s):  
 Sale Office:  
 Sale Agent:  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agency:  
 Showing: Buyer's Broker: **Call List Office, Call List Agent, Accompanied Showings, Appointment Required, Email List Agent**  
 Showing: Facilitator:  
 Special Showing Instructions:

#### Firm Remarks

**Included: Bar on level 1 from the historic https://thebellinhand.com/ and Lynx Grill on lower deck ( seller paid \$3,200.00) , additional refrigerator in garage stay w/sale. Please see attached Features & Upgrades Included With The Sale list. Crawl space maintained by association.**

#### Market Information

Listing Date: **4/1/2025**  
 Days on Market: Property has been on the market for a total of **31** day(s)  
 Expiration Date: **10/31/2025**  
 Original Price: **\$1,195,000**  
 Off Market Date:  
 Sale Date:

Listing Market Time: MLS# has been on for **31** day(s)  
 Office Market Time: Office has listed this property for **31** day(s)  
 Cash Paid for Upgrades:  
 Seller Concessions at Closing:

\*\*\*This is a generic calculator. Rates and products shown below are only examples based on market averages and are intended only as an approximate estimate of payments.\*\*\*

**i** Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

Mortgage Payment Calculator

| KEY INFO        | 30 Year<br>Fixed | 15 Year<br>Fixed | VA                    | Conv 5/6<br>ARM |
|-----------------|------------------|------------------|-----------------------|-----------------|
| Down Payment:   | \$232,000        | \$232,000        | \$0 <sup>^</sup>      | \$232,000       |
| Mortgage Paymt: | \$6,331          | \$8,148          | \$7,200               | \$5,942         |
| Rate:           | 7.250%           | 6.625%           | 6.125%                | 6.625%          |
| APR:            | 7.330%           | 6.705%           | 6.205%                | 6.705%          |
| Taxes:          | \$925            | \$925            | \$925                 | \$925           |
| Ins./HOA Dues:  | \$1,876          | \$1,876          | \$1,876               | \$1,876         |
| PMI:            | \$0              | \$0              | \$0                   | \$0             |
| Mo. Payment:    | \$9,132          | \$10,949         | \$10,001 <sup>^</sup> | \$8,743         |

Personalize Your Mortgage

Estimated Sales Price:  
\$

Down Payment:  
Amount or Percent  
\$ 20

CALCULATE

Asking Price of **\$1,160,000** with a Down Payment of **20.0%** and a Loan Amount of **\$928,000**. <sup>^</sup>\*\*\*VA loans allow for a 0.0% Down Payment. ARM loan payment & interest rates will change during term. Jumbo loans may require 20% down. [Click Key Info for required disclosure](#). Ins. = Home Owners Insurance [Click here for relationship disclosure](#).

Market History for 14 Sloop Ln U:85, Quincy, MA: Marina Bay, 02171

| MLS #  | Date      |                                      | DOM | DTO | Price       |
|--|-----------|--------------------------------------|-----|-----|-------------|
| 73352567   | 4/1/2025  | Listed for <b>\$1,195,000</b>        |     |     | \$1,195,000 |
|  | 4/25/2025 | Price Changed to: <b>\$1,160,000</b> | 24  |     | \$1,160,000 |
| Market History for Marina Bay Properties, LLC (BB9115) |           |                                      | 31  |     |             |
| Market History for this property                       |           |                                      | 31  |     |             |

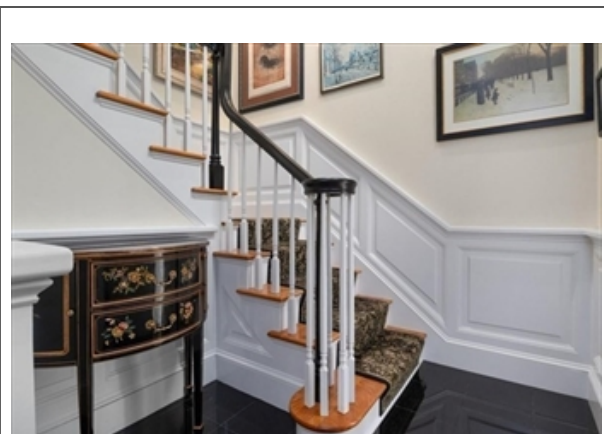
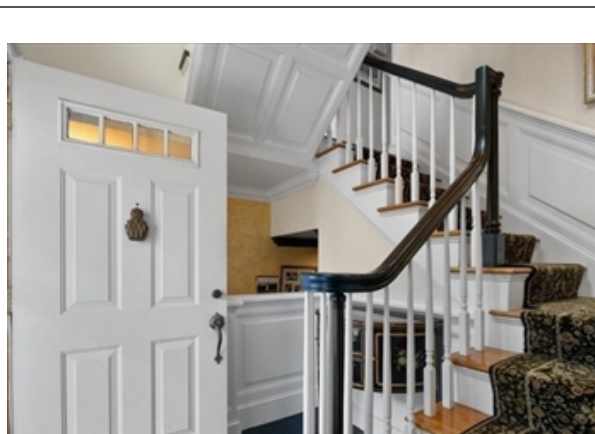
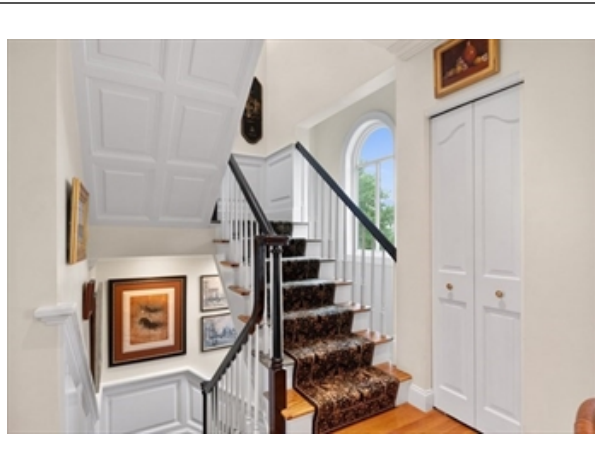
Price History for 73352567  
14 Sloop Ln U:85, Quincy, MA: Marina Bay, 02171

| Date       |                               | Amount    | %     | DOM to PCG | DOM of PCG       |
|------------|-------------------------------|-----------|-------|------------|------------------|
| 04/01/2025 | Listed for \$1,195,000        |           |       |            |                  |
| 04/25/2025 | Price Changed to: \$1,160,000 | \$-35,000 | 2.93% | 24         | 24               |
|            |                               |           |       |            | Listing DOM: 31  |
|            |                               |           |       |            | Property DOM: 31 |

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

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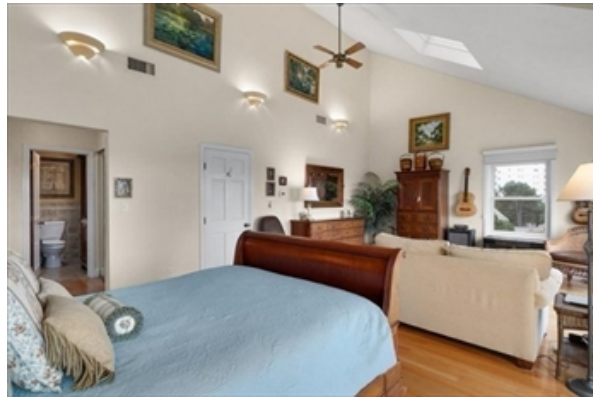
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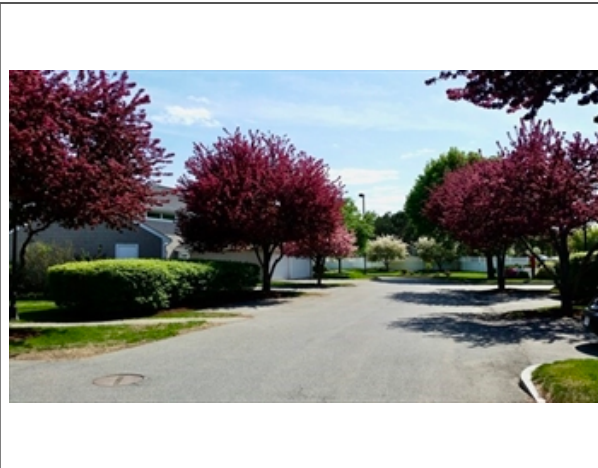
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