

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

Website; <https://marinabayproperties.com/>
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I LIVE IT - I SELL IT !



MLS # 73028090 - Contingent - Inspection
Condo - Townhouse

82 Harbourside Rd - Unit 70 List Price: **\$889,900**
Quincy, MA: Marina Bay, 02171-1548
Norfolk County

Unit Placement: End	Total Rooms: 6
Unit Level: 1	Bedrooms: 2
Grade School: Squantum	Bathrooms: 2f 1h
Middle School: Middle	Main Bath: Yes
High School: North Quincy	Fireplaces: 1
Outdoor Space Available: Yes - Common	Approx. Acres:
Handicap Access/Features: No	
Directions: Rte. 93 South from Boston, Exit 12 follow signs to Marina Bay	

Remarks

Harbourside Marina Bay Nantucket style village, this lovely 2-level, end unit town home nestled on a cul-de-sac road w/seasonal peek-a-boo view water views, features approx. 1,770s/f, rare 2 car detached garage. The bright open floor plan, kitchen island offers a fantastic flow for entertaining right out to the private patio off the dining area & fire-placed living room. 1st floor laundry rm + 1/2 bath, a den/office/3rd bedroom with built-in bookcase. Upstairs 2 bedrooms, 2 full baths, + loft open to a vaulted ceiling w/skylight. Home has fresh paint throughout, refinished hardwood floors combined w/brand new carpeting. Community lap pool & cabana. Follow the stone path to the waters edge that opens up amazing cape like views of the Boston skyline & harbor islands (and perhaps your boat?). A short stroll to the famous Marina Bay boardwalk, w/casual & fine dining restaurants, exciting night life, full service marina & nature walks, bike riding, abundant wildlife at peaceful Squantum Point park

Property Information

Approx. Living Area Total: 1,770 SqFt (\$502.77/SqFt)	Living Area Includes Below-Grade SqFt: No	Living Area Source: Public Record
Approx. Above Grade: 1,770 SqFt	Approx. Below Grade:	Levels in Unit: 2
Living Area Disclosures: A peek of water view from the primary bedroom deck & possible winter water views of Boston & marina		
Heat Zones: Central Heat, Gas, Individual, Unit Control	Cool Zones: Central Air, Individual, Unit Control	
Parking Spaces: 2 Paved Driveway	Garage Spaces: 2 Detached	
Disclosures: New Dry Zone basement system, new electric panel, Dryer makes a squealing sound from time to time, no hose for central vac		

Complex & Association Information

Complex Name: Harbourside	Units in Complex: 101 Complete: Yes	Units Owner Occupied: Source:
Association: Yes Fee: \$757 Monthly		
Assoc. Fee Inclds: Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds, Management Fee		
Special Assessments: No		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Ceiling - Vaulted, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Cable Hookup, Deck - Exterior, Open Floor Plan
Dining Room:	1		Flooring - Hardwood, Lighting - Pendant
Family Room:	1		Flooring - Wall to Wall Carpet, Main Level
Kitchen:	1		Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Cabinets - Upgraded, Open Floor Plan, Stainless Steel Appliances
Main Bedroom:	2		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet, Balcony - Exterior, Ceiling - Half-Vaulted
Bedroom 2:	2		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Loft:			Flooring - Wall to Wall Carpet

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, 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: **Yes**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
Basement: **No**
Beach: **Yes**
Construction: **Frame**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws**
Electric Features: **Circuit Breakers**
Exterior: **Clapboard**
Exterior Features: **Deck - Wood**
Flooring: **Wall to Wall Carpet, Hardwood**
Hot Water: **Electric, Tank**
Interior Features: **Central Vacuum**
Management: **Professional - On Site**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water, Individual Meter**
Sewage District: **MWRA**
Waterfront: **No**
Water View: **Yes Bay, Dock/Mooring, Marina, Ocean**

Exclusions:
Green Certified: **No**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built/Converted: **1984**
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:70**

Assessed: **\$623,500**

Tax: **\$7,470** Tax Year: **2022**

Book: **106** Page: **240**

Cert:

Zoning Code: **PUD**

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.25%**

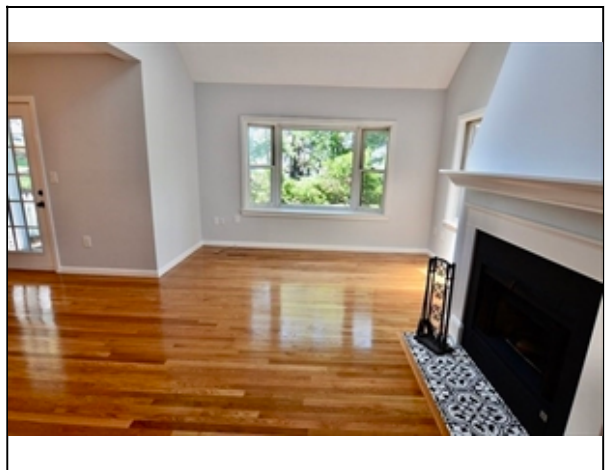
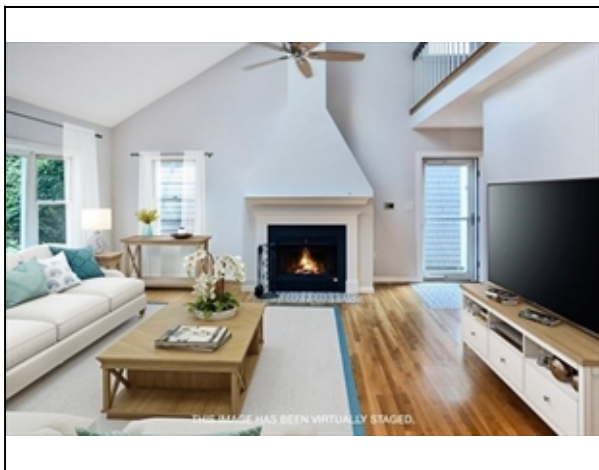
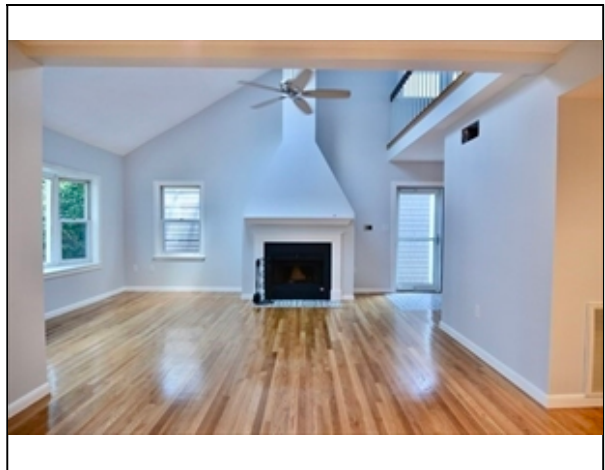
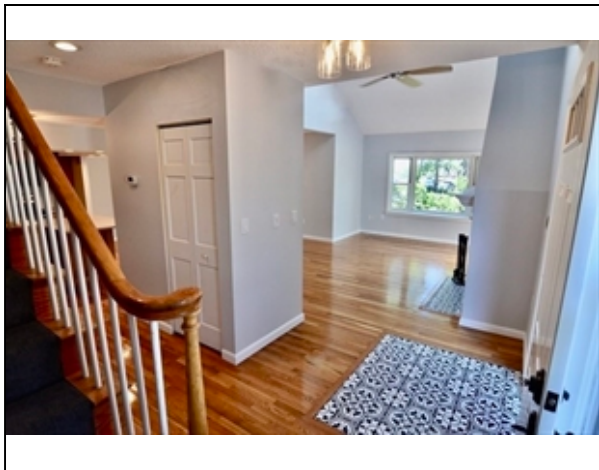
Facilitator: **0**

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

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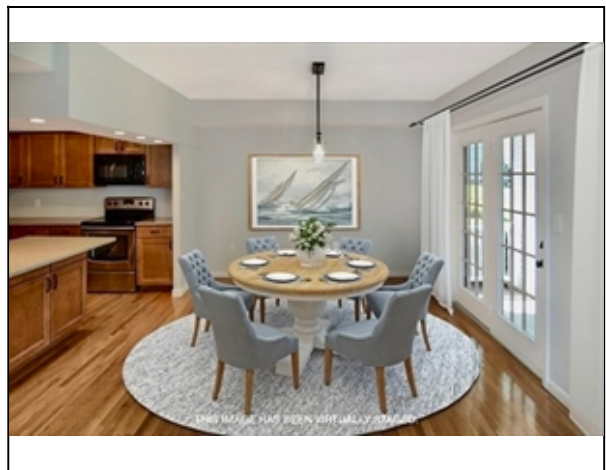
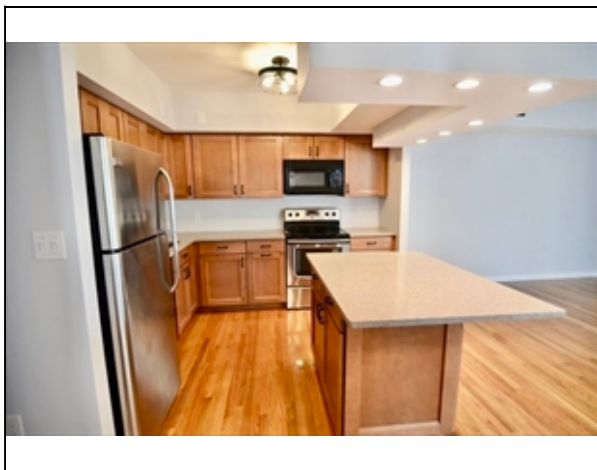
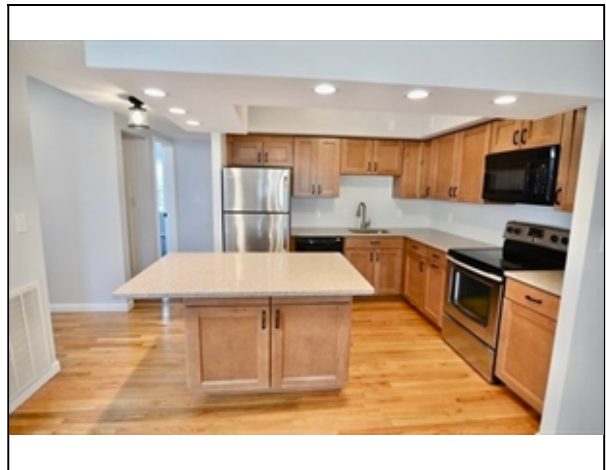
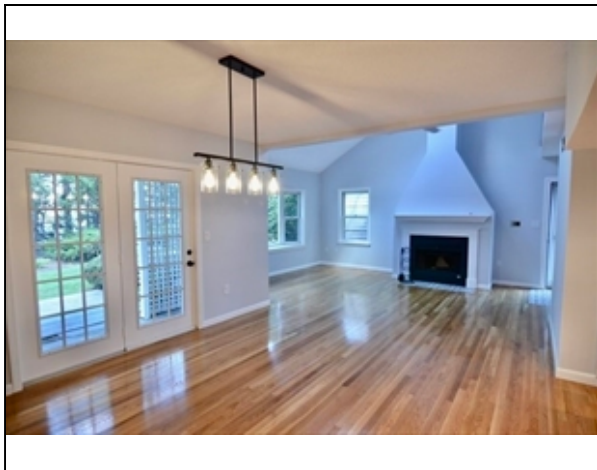
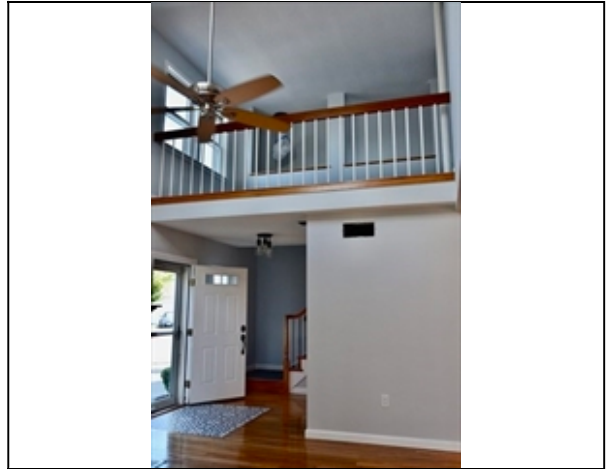
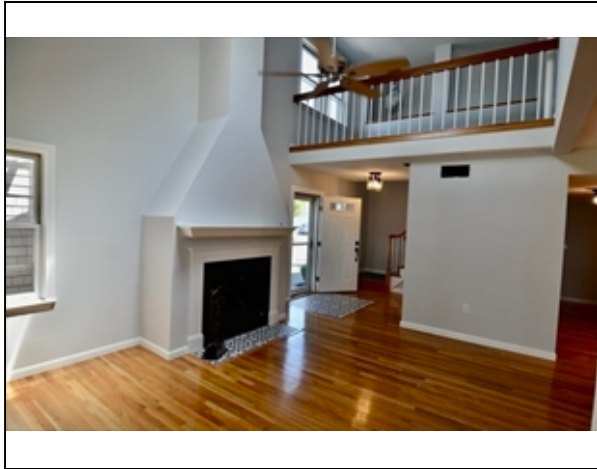
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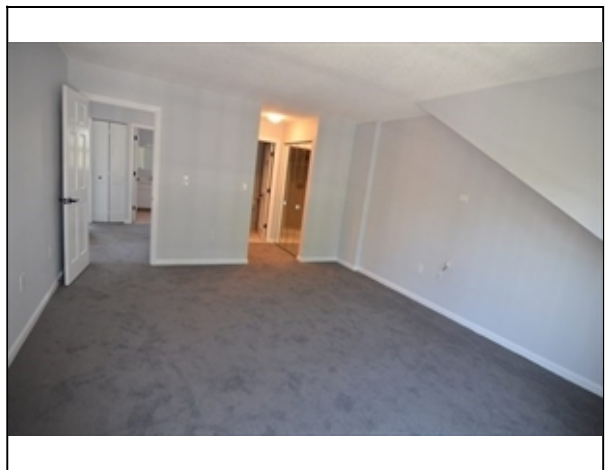
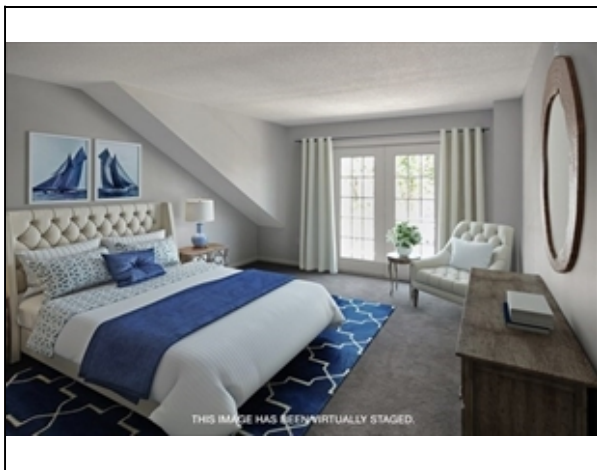
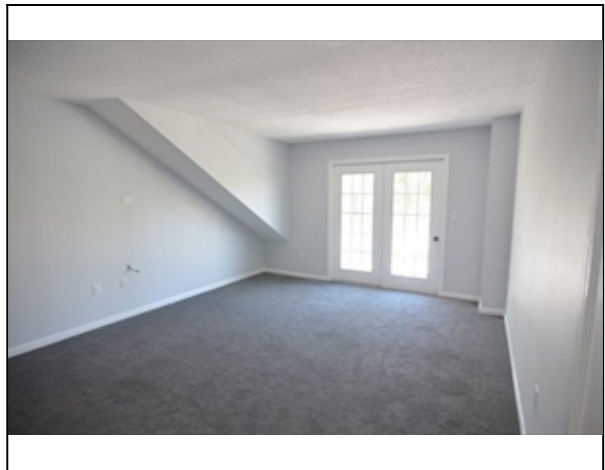
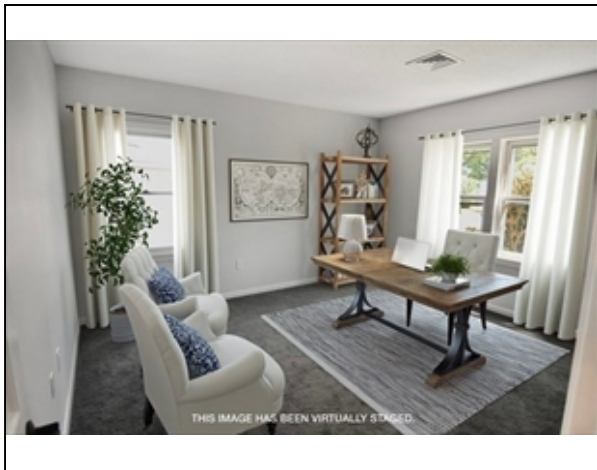
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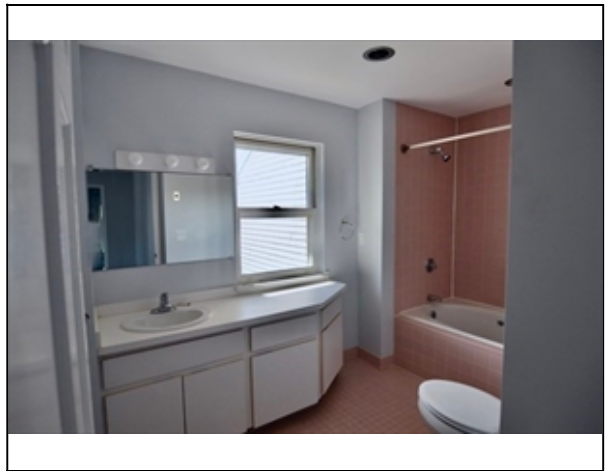
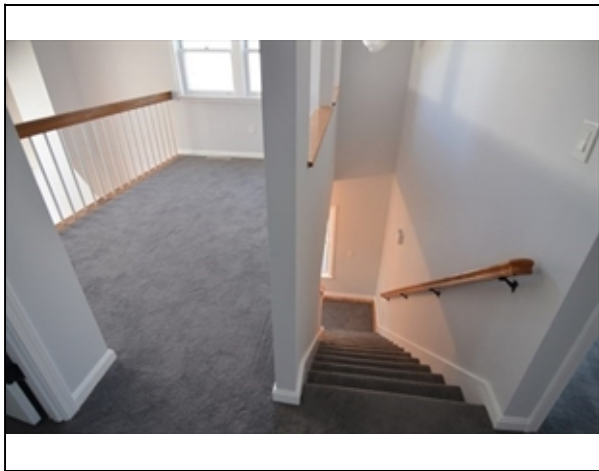
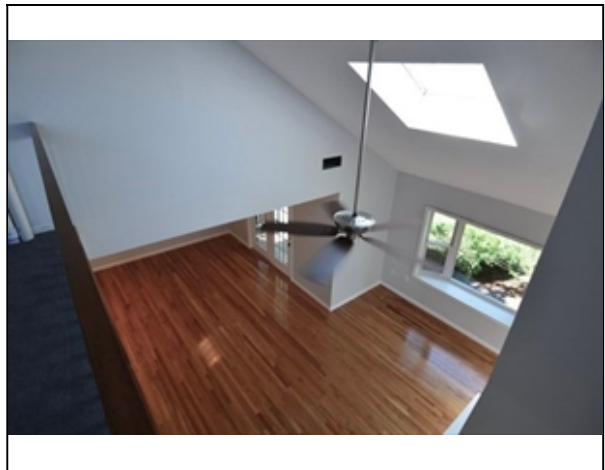
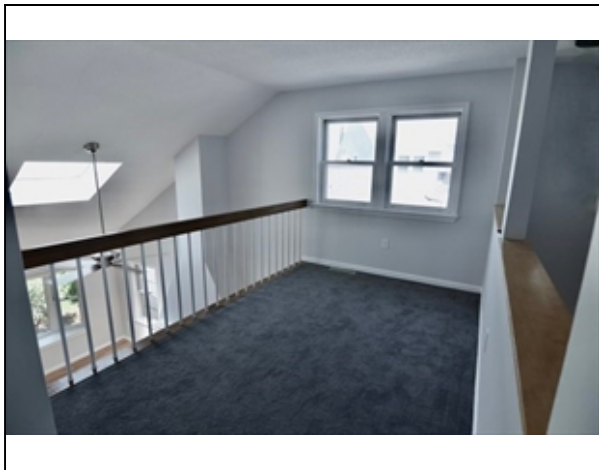
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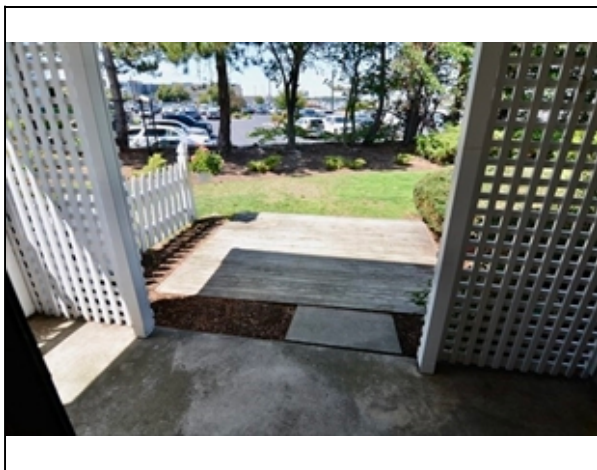
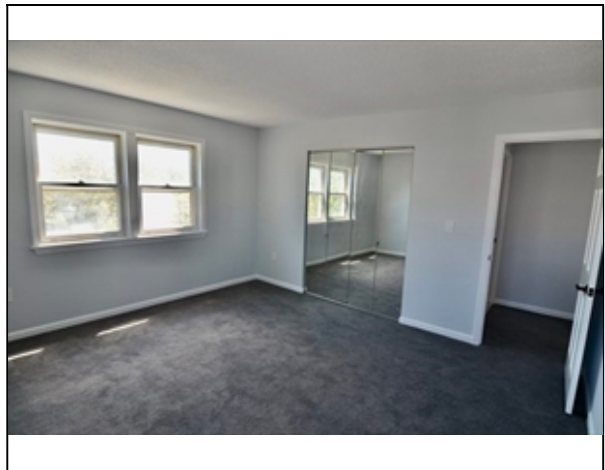
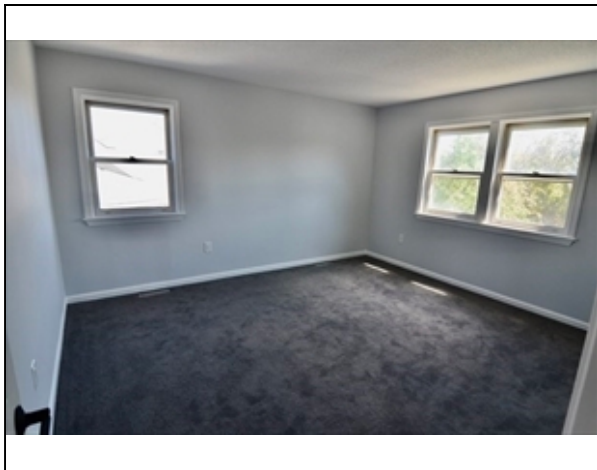
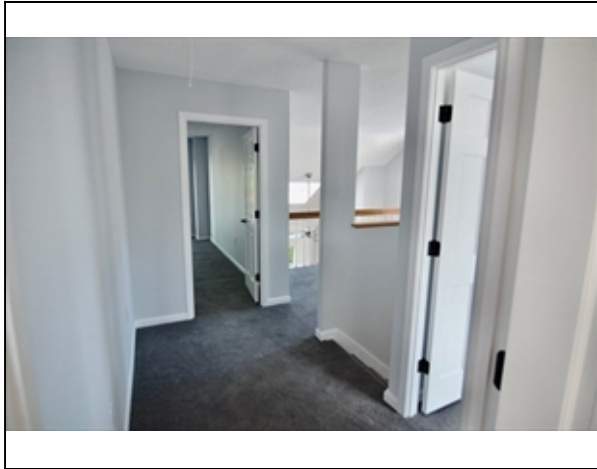
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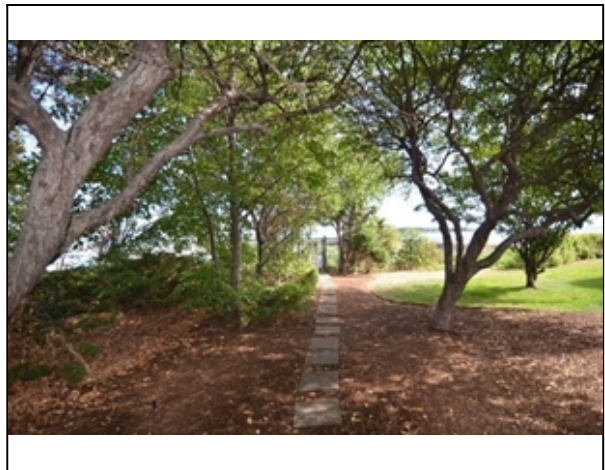
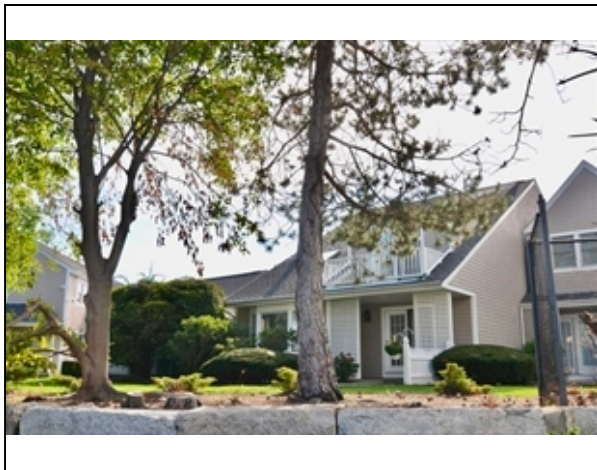
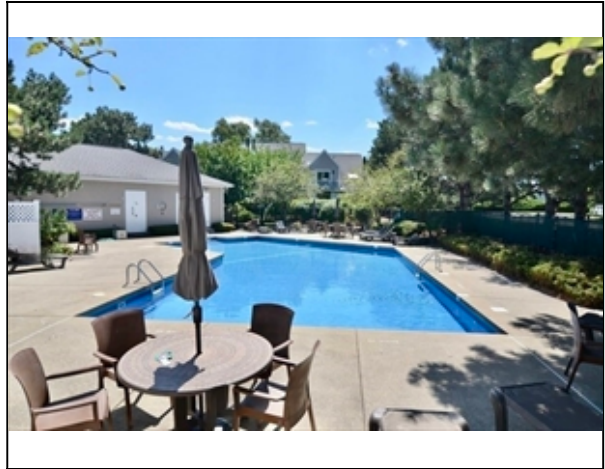
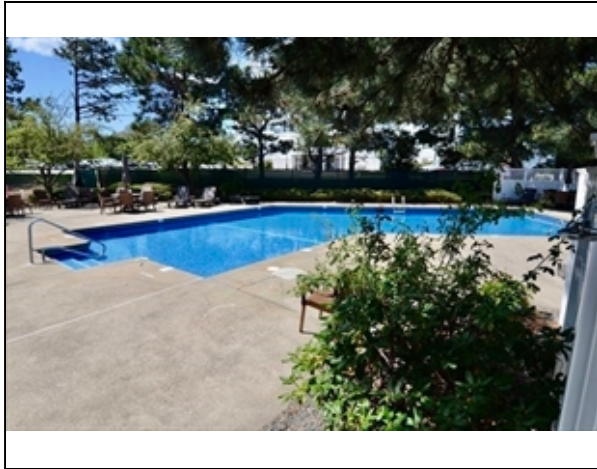
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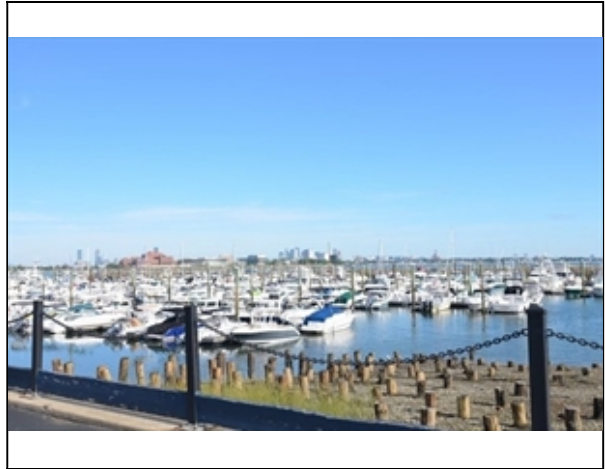
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Colleen Russo Broker/Realtor