

**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 # 73368084 - New  
Condo - High-Rise**

**1001 Marina Dr - Unit 213  
Quincy, MA: Marina Bay, 02171  
Norfolk County**

List Price: **\$549,000**

Unit Placement: **Middle, Front**

Total Rooms: **4**

Unit Level: **2**

Bedrooms: **1**

Grade School: **Squantum**

Bathrooms: **1f 0h**

Middle School: **Middle**

Main Bath: **Yes**

High School: **North Quincy**

Fireplaces: **0**

Outdoor Space Available: **Yes - Common**

Approx. Acres:

Handicap Access/Features: **No**

Directions: **Capital improvements are in process, i.e., 6 new elevator  
mechanicals, exterior panels, balconies, etc.**

**Marina Bay's luxury residences, this lovely Marina Point East tower sunny one bdrm condo features approx. 820sf, w/floor to ceiling windows overlooking tranquil manicured grounds. 1 full bath w/new vanity & ceramic tile floor, central AC, in-unit washer & dryer, beautifully remodeled kitchen w/granite countertops & stainless steel appliances. Engineered wood floors thru-out, 24hr. Concierge, one deeded garage parking space in P-2 #114 + storage Door S-15, Bin#358, guest parking avail., hospitality suite, fitness room w/fee. Walk out your back door to the famous Marina Bay Boardwalk featuring delicious restaurant choices, exciting nightlife, Marina Bay's 685+ slip full service Marina, Marina Bay Market, Aria Salon & Spa, 3-D Medical, Dentist, Pet Grooming, etc. Easy access to 93, approx. 8 miles south of Boston! Complimentary shuttle to the N. Quincy Red Line "T" station 6:00AM-8:00PM (M-F) & Seasonal water Shuttle to Boston from Squantum Point Park.**

### Property Information

Approx. Living Area Total: **820 SqFt (\$669.51/SqFt)** Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **820 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **1 Heat Pump, Electric, Individual, Unit Control, Wall Unit**

Cool Zones: **1 Central Air, Heat Pump, Individual, Unit Control**

Parking Spaces: **1 Common, Guest, Available for Purchase, Paved Driveway**

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

Disclosures: **[www.marinapointcondominium.com](http://www.marinapointcondominium.com) / please call (617) 773-1112 for construction & balcony updates.**

### Complex & Association Information

Complex Name: **Marina Point Condominium**

Units in Complex: **245** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$424 Monthly**

Assoc. Fee Incls: **Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds**

Optional Fee: **\$125** Incls: **Exercise Room**

Special Assessments: **No**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Cable Hookup, Deck - Exterior, Recessed Lighting, Flooring - Engineered Hardwood</b>
Kitchen:	<b>1</b>		<b>Countertops - Stone/Granite/Solid, Cabinets - Upgraded, Recessed Lighting</b>
Main Bedroom:	<b>1</b>		<b>Closet, Recessed Lighting</b>

### Features

Area Amenities: **Public Transportation, Shopping, 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, Disposal, Microwave, Refrigerator, Washer / Dryer Combo**

Association Pool: **No**

Assoc. Security: **TV Monitor, Concierge**

Basement: **No**

Beach: **Yes Ocean, Walk to**

Beach Ownership: **Public**

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

Construction: **Other (See Remarks)**

### Other Property Info

Adult Community: **No**

Elevator: **Yes**

Disclosure Declaration: **Yes**

Exclusions:

Facing Direction: **South**

Green Certified: **No**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **No**

Year Built/Converted: **1988**

Year Built Source: **Public Record**

Docs in Hand: **Master Deed, Rules & Regs**  
 Electric Features: **Circuit Breakers**  
 Energy Features: **Insulated Windows, Backup Generator**  
 Exterior: **Aluminum**  
 Exterior Features: **Covered Patio/Deck, Decorative Lighting, Sprinkler System**  
 Flooring: **Tile, Engineered Hardwood**  
 Hot Water: **Natural Gas**  
 Interior Features: **Cable Available**  
 Management: **Owner Association**  
 Pets Allowed: **No**  
 Restrictions: **Other (See Remarks)**  
 Roof Material: **Rubber**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Sewage District: **MWRA**  
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**  
 Waterfront: **No**  
 Water View: **No**

Year Built Desc: **Approximate**  
 Year Round: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

#### Tax Information

Pin #: **M:6076C B:63 L:213**  
 Assessed: **\$481,200**  
 Tax: **\$5,423** Tax Year: **2024**  
 Book: **C-193** Page: **810**  
 Cert:  
 Zoning Code: **PUD**  
 Map: Block: Lot:

#### Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:  
**Not Offered**  
 Seller-Offered Buyer's Broker Compensation:  
 Seller-Offered Facilitator Compensation:  
**Not Offered**  
 Seller-Offered Compensation Based On:  
**Compensation Offered but Not in MLS**

#### 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**  
 Showing: Facilitator:  
 Special Showing Instructions: **PLEASE SEE DOCUMENTS ATTACHED TO THIS LISTING. Capital improvements are in process,(617) 773-1112**

#### Firm Remarks

**"This transaction is subject to Seller obtaining a license to sell from the Norfolk County Probate and Family Court. Seller is acting as a fiduciary and is under the obligation to obtain the highest and best price for the property. In the event that Seller receives a higher offer, Seller shall notify Buyer within 24 hours of receipt of said higher offer, at which point Buyer shall have 48 hours to unilaterally amend this agreement to match the sale price, in order to remain bound under the agreement. Should Buyer elect not to match said price, the agreement shall become null and void with no further recourse to either party."**

#### Market Information

Listing Date: **5/1/2025**  
 Days on Market: Property has been on the market for a total of **1** day(s)  
 Expiration Date: **10/31/2025**  
 Original Price: **\$549,000**  
 Off Market Date:  
 Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)  
 Office Market Time: Office has listed this property for **1** day(s)  
 Cash Paid for Upgrades:  
 Seller Concessions at Closing:

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.



# Marina Bay Properties, LLC

Real Estate Broker Colleen A. Brennan-Russo

2001 Marina Drive Quincy, MA 02171

(617) 842-8065

*\* Please include in the offer;  
Pre-Approval letter and /or Proof of Funds*

*Please block out the routing and account numbers at the bottom of the escrow  
checks before sending*

*Include Buyer Agency Disclosure*

*Please email the offer to: [ColleenRusso@MarinaBayProperties.com](mailto:ColleenRusso@MarinaBayProperties.com)*

*Please Text Colleen at (617) 842-8065 that you have emailed the offer*

*Please submit the offer and accompanying documents as one combined .PDF*

*Please make offer deadline contingency good for 24 hours after the offer  
deadline submission date.*

*All offers will be reviewed within 24 hours, by seller and their attorney if  
submitted on a weekday.*

*Please include the following paragraph in the offer*

*As per seller's Attorney:*

*"This transaction is subject to Seller obtaining a license to sell from the  
Norfolk County Probate and Family Court. Seller is acting as a fiduciary and  
is under the obligation to obtain the highest and best price for the property.*

*In the event that Seller receives a higher offer, Seller shall notify Buyer  
within 24 hours of receipt of said higher offer, at which point Buyer shall  
have 48 hours to unilaterally amend this agreement to match the sale  
price, in order to remain bound under the agreement. Should Buyer elect  
not to match said price, the agreement shall become null and void with no  
further recourse to either party."*

*Thank you in advance !*

## MarinaBayProperties.com

**Marina Point Condominium 2025**  
**Website: [www.marinapointcondominium.com](http://www.marinapointcondominium.com)**

**Please contact Marina Point Management office** if you have any questions for updates please contact the Marina Point office at 617-773-1112 or via email

**officemarinapoint@gmail.com Office Hours: Monday - Friday, 7:30AM - 3:30PM**

**Christopher Ashe, Property Manager**  
**email: [managermarinapoint@gmail.com](mailto:managermarinapoint@gmail.com)**

**Board of Trustees**

Rudy Crichlow, Chairman

Les Gosule, Treasurer

Larry Goldman

Barbara Broderick

Robert Chmielinski (resigned 4/29/25)

**email: [marinapointboard@gmail.com](mailto:marinapointboard@gmail.com)**



**Elevator Project**

**May 1, 2025:** The elevator modernization project is now complete on all 6 elevators between the Marina Point East and West Towers. Thank you for your patience during this project.

Marie Bronske

Marina Point Condominium

Office Manager 617-773-1112 email: [officemarinapoint@gmail.com](mailto:officemarinapoint@gmail.com)

## **November 19, 2024 notice from MP Trustees**

### **Important Notices and Reminders**

#### **Closure of all Balconies in buildings 1001 and 2001**

Effective immediately, all balconies at 1001 & 2001 Marina Dr. shall remain closed until further notice. This measure is necessary to allow our engineering firm, Simpson Gumpertz & Heger Inc. (SGH), to conduct a comprehensive investigation and analysis of the balconies and guardrails. **For your safety, no residents shall access the balcony areas during this evaluation period.**

As you may be aware, SGH and Boston Panel Systems have been addressing significant deterioration issues with three specific balconies at Marina Point—units E308, E501, and E905. During their evaluation, SGH identified potential defects that may extend to other balconies in both buildings. To ensure the safety of all residents and protect property value, we are taking proactive steps to assess and address these concerns comprehensively

**Please see MP newsletters attached to this listing for progress updates from the Trustees or call Marina Point office weekdays and speak to the property manager, thank you!**

**Disclosures:** All info contained herein this listing was obtained through reliable standard business sources including Marina Point Trustees and management, Seller and Seller's attorneys. Seller has never lived in this condominium. Buyers are responsible for verification of all info in listing. All information deemed accurate and should be verified by buyers and their Realtor.

**\*\*\*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

<b>KEY INFO</b>	<b>30 Year Fixed</b>	<b>15 Year Fixed</b>	<b>30 Year Fixed FHA</b>	<b>VA</b>	<b>Conv 5/6 ARM</b>
Down Payment:	\$109,800	\$109,800	\$19,215 <sup>^*</sup>	\$0 <sup>^**</sup>	\$109,800
Mortgage Paymt:	\$2,922	\$3,736	\$3,319	\$3,453	\$2,812
Rate:	7.000%	6.125%	6.250%	6.250%	6.625%
APR:	7.080%	6.205%	6.330%	6.330%	6.705%
Taxes:	\$452	\$452	\$452	\$452	\$452
Ins./HOA Dues:	\$607	\$607	\$607	\$607	\$607
PMI:	\$0	\$0	\$247	\$0	\$0
<b>Mo. Payment:</b>	<b>\$3,981</b>	<b>\$4,795</b>	<b>\$4,625<sup>^*</sup></b>	<b>\$4,512<sup>^**</sup></b>	<b>\$3,871</b>

#### Personalize Your Mortgage

Click on the calculate button below to enter your offer price and down payment:

**CALCULATE**

Asking Price of **\$549,000** with a Down Payment of **20.0%** and a Loan Amount of **\$439,200**. <sup>^\*</sup>FHA loans allow for a 3.5% Down Payment. <sup>^\*\*</sup>VA loans allow for a 0.0% Down Payment. ARM loan payment & interest rates will change during term. Click **Key Info** for required disclosure. Ins. = Home Owners Insurance Click here for relationship disclosure.

#### Market History for 1001 Marina Dr U:213, Quincy, MA: Marina Bay, 02171

MLS #	Date		DOM	DTO	Price
73368084	5/1/2025	Listed for <b>\$549,000</b>	1		\$549,000
<b>Market History for Marina Bay Properties, LLC (BB9115)</b>			<b>1</b>		
<b>Market History for this property</b>			<b>1</b>		

**Please keep scrolling down...**

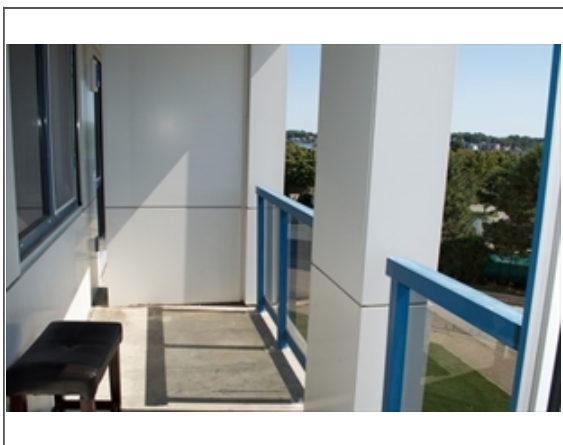
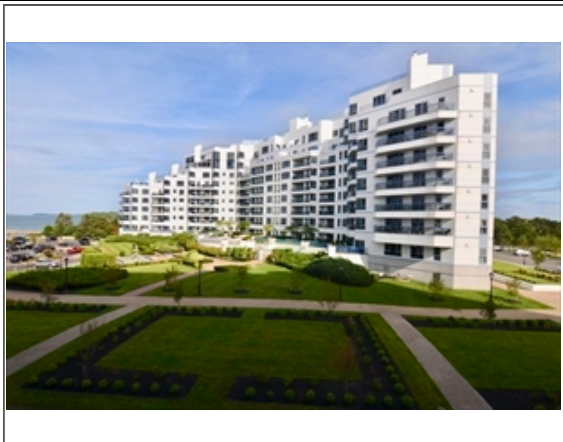
**Call Colleen Russo (617) 842-8065**  
**Marina Bay Properties, LLC**  
**Today to Schedule a tour to view this fabulous**  
**Marina Point One Bedroom listing!**

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.



**MLS # 73368084 - New**  
**1001 Marina Dr U:213, Quincy, MA: Marina Bay, 02171**

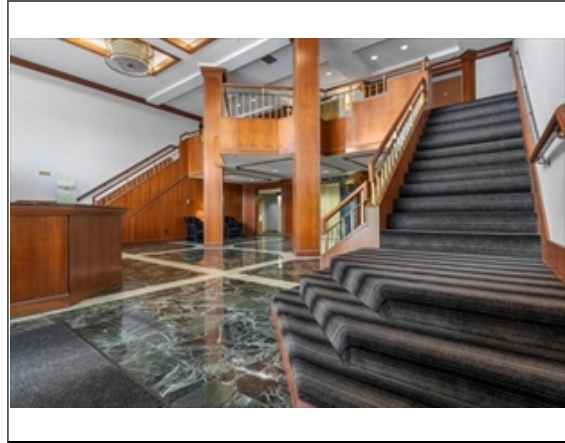
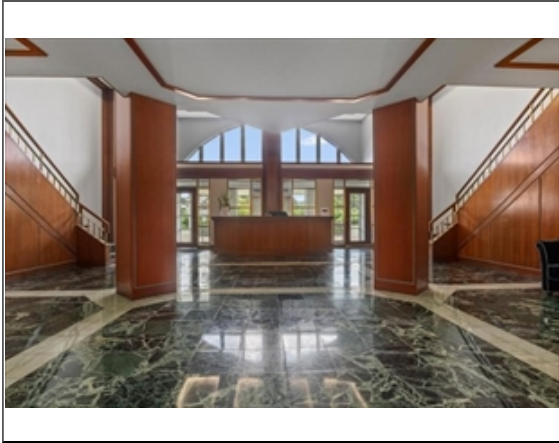
**Condominium - Condo**  
**List Price: \$549,000**



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

**MLS # 73368084 - New**  
**1001 Marina Dr U:213, Quincy, MA: Marina Bay, 02171**

**Condominium - Condo**  
**List Price: \$549,000**

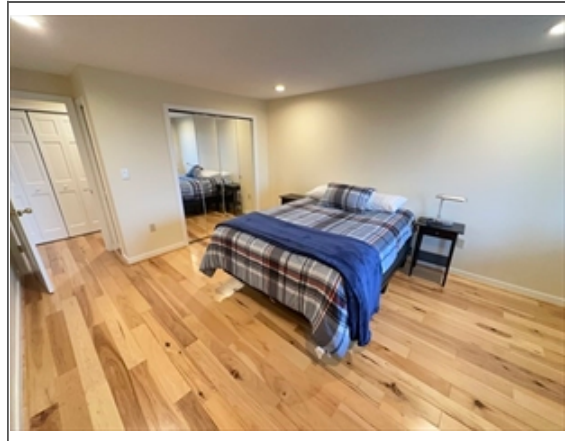


The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.



**MLS # 73368084 - New**  
**1001 Marina Dr U:213, Quincy, MA: Marina Bay, 02171**

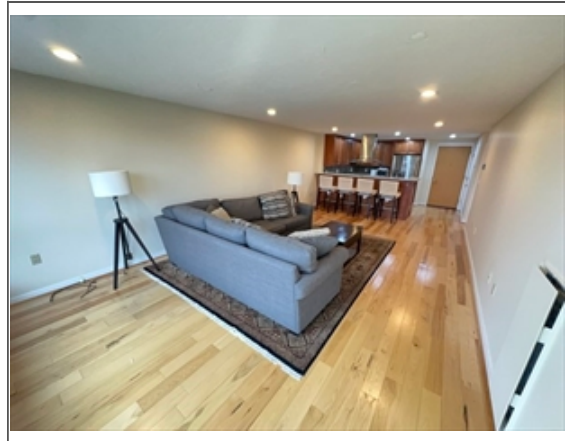
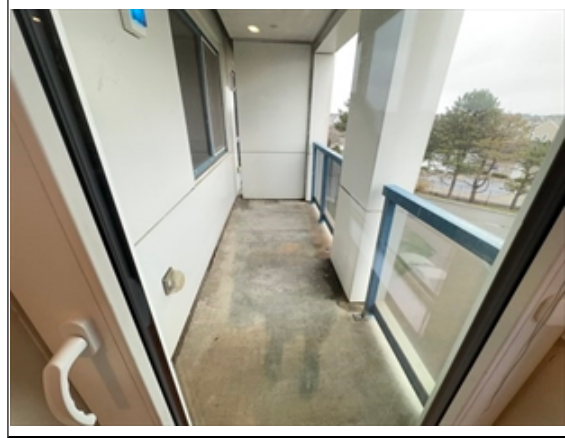
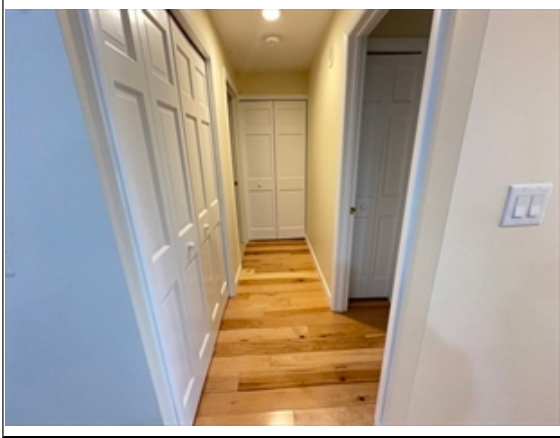
**Condominium - Condo**  
**List Price: \$549,000**



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

**MLS # 73368084 - New**  
**1001 Marina Dr U:213, Quincy, MA: Marina Bay, 02171**

**Condominium - Condo**  
**List Price: \$549,000**

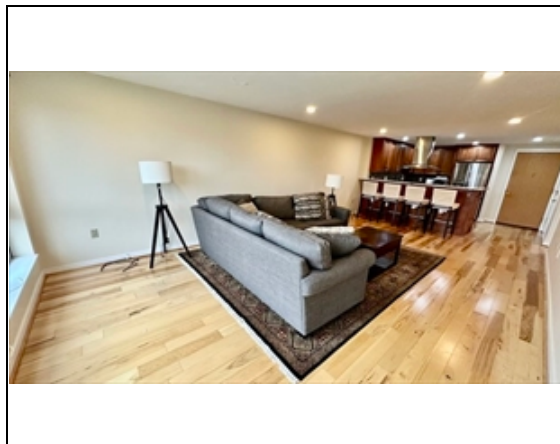


The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.



**MLS # 73368084 - New**  
**1001 Marina Dr U:213, Quincy, MA: Marina Bay, 02171**

**Condominium - Condo**  
**List Price: \$549,000**



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

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

**email; ColleenRusso@MarinaBayProperties.com**  
**Please visit our website today! <https://marinabayproperties.com/>**