

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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LIFE, LUXURY AND THE PURSUIT OF HAPPINESS



MLS # 73489618 - Active

Condo - High-Rise

1001 Marina Dr - Unit 301
Quincy, MA: Marina Bay, 02171
Norfolk County

List Price: **\$1,119,000**

Unit Placement: **Upper, End**

Total Rooms: **5**

Unit Level: **3**

Bedrooms: **2**

Grade School: **SQUANTUM**

Bathrooms: **2f 0h**

Middle School: **MIDDLE**

Main Bath: **Yes**

High School: **North Quincy**

Fireplaces: **0**

Outdoor Space Available:

Approx. Acres:

Handicap Access/Features:

Directions: **Please use Navigation.**

Step inside East Tower residence 301 at Marina Point Condominium in Marina Bay & enjoy refined waterfront living. This spacious 3rd-floor end unit premium location, turnkey condo home offers approx.1,976 s/f with 2 bedrooms & 2 full baths in a split floor plan layout. Sold FURNISHED for immediate enjoyment, the fully renovated kitchen with quality finishes anchors open-concept living & dining areas, ideal for upscale entertaining. The primary suite includes an en-suite bath with marble double vanity & large jetted tub. Amenities: 24-hour concierge, fitness center (fee), hospitality suite (fee), weekday shuttle to North Quincy Red Line. Steps to Marina Bay boardwalk, dining, retail, marina access, weekday shuttle bus to the N.Quincy "T" & seasonal water ferry to Boston & Logan Airport. 4 deeded garage spaces 413 & 414, 221 & 223 & private storage (S12-293) included.

Property Information

Approx. Living Area Total: **1,976 SqFt (\$566.30/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**

Approx. Above Grade: **1,976 SqFt** Approx. Below Grade: Levels in Unit: **1**

Living Area Disclosures: **Home is sold FURNISHED. Access to all balconies is prohibited until notice from Mgmt.**

Heat Zones: **4 Heat Pump, Electric, Individual, Unit Control** Cool Zones: **4 Central Air, Heat Pump, Individual, Unit Control**

Parking Spaces: **0 Guest, Paved Driveway** Garage Spaces: **4 Under, Garage Door Opener, Storage, Deeded, Assigned**

Disclosures: **Balcony & construction project is in process, access to all balconies is prohibited until completed. Inquire with MP management. Buyer and/or buyers agent to conduct their own due diligence and verify all information. All photos are property of Marina Bay Properties, LLC**

Complex & Association Information

Complex Name: **Marina Point Condominium** Units in Complex: **245** Complete: **Yes** Units Owner Occupied: Source:

Association: **Yes** Fee: **\$1,335 Monthly**

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

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

Special Assessments: **Yes - \$114,263.70 - Construction project is in process for the next 18+ months, access to all balconies is prohibited until construction is complete.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		-
Dining Room:	1		-
Kitchen:	1		-
Main Bedroom:	1		-
Bedroom 2:	1		-
Bath 1:	1		-
Bath 2:	1		-
Laundry:	1		-

Features

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

Appliances: **Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Washer, Dryer**

Association Pool: **No**

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

Basement: **No**

Beach: **Yes Ocean**

Beach Ownership: **Public**

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

Construction: **Other (See Remarks)**

Electric Features: **Circuit Breakers**

Energy Features: **Insulated Windows**

Exterior: **Aluminum**

Exterior Features: **Balcony**

Flooring: **Tile, Engineered Hardwood**

Hot Water: **Natural Gas**

Insulation Features: **Fiberglass**

Pets Allowed: **No**

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, Icemaker Connection**

Waterfront: **Yes**

Water View: **Yes**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty

Features: **No**

Year Built/Converted: **1988**

Year Built Source: **Public Record**

Year Built Desc: **Approximate**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #: **M:6076C B:63 L:301**

Assessed: **\$963,400**

Tax: **\$11,108** Tax Year: **2025**

Book: **C193** Page: **916**

Cert: **000001259960**

Zoning Code: **BUSC**

Map: Block: Lot:

Firm Remarks

As per Marina Point condo documents, propane gas grills are prohibited as well as pets unless they are approved service animal. Construction project to begin in approx. May - June 2026 ongoing for the next 18+ months, access to all balconies is prohibited until notice from Management. Management Company is Thayer and Associates, Thayer Property Manager Dwight Johnson

Market Information

Listing Date: **3/25/2026**

Days on Market: Property has been on the market for a total of **17** day(s)

Expiration Date: **10/31/2026**

Original Price: **\$1,119,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **17** day(s)

Office Market Time: Office has listed this property for **17** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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January 14, 2026

Assessment Confirmation – Marina Point Condominium Association

Dear Unit Owner,

This letter serves as confirmation of your special assessment selection based on the information you provided to the Marina Point Condominium Association regarding the approved \$20,000,000 assessment.

Assessment Overview

Total Assessment Amount: **\$20,000,000**

Unit owners were offered the following payment options:

- **Option A:** Pay the full amount in a single lump sum on **March 16, 2026**
- **Option B:** Pay in **monthly installments over 18 months** (no interest or fees), from **March 16, 2026, through August 16, 2027**
- **Option C:** Pay in **three scheduled installments over 18 months** (no interest or fees):
 - March 16, 2026
 - December 16, 2026
 - August 16, 2027

Your Unit Information

Unit Number: **301E**

Ownership Percentage: **0.5713185%**

Selected Payment Option

Option Selected: **Option B – Monthly installments over 18 months**

Total Assessment Amount Due: **\$114,263.70** starting **March 16th** you will receive a monthly invoice for **\$6,347.98**

Payment Start Date: **March 16, 2026**

You will receive **two separate invoices** from our accounting firm:

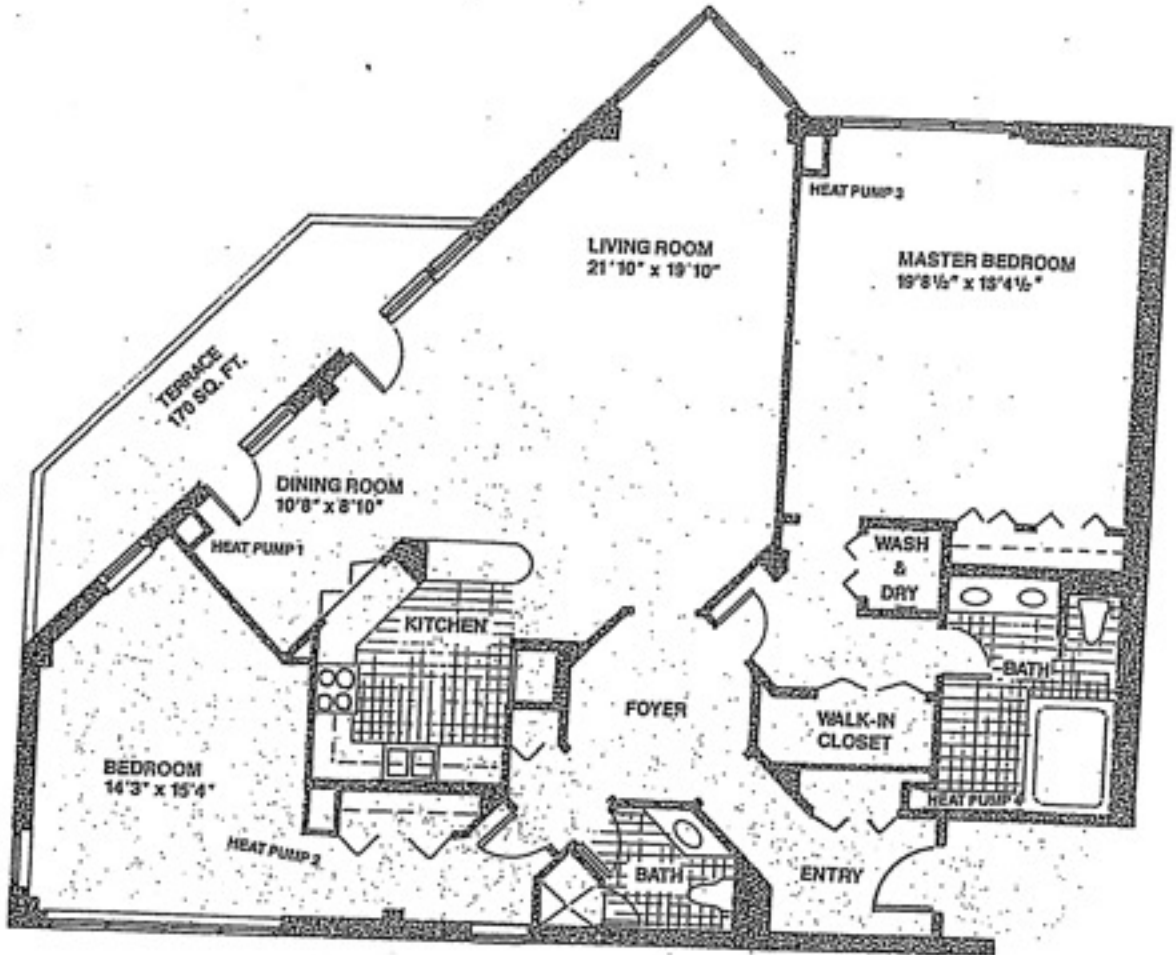
1. Your regular HOA assessment invoice, and
2. A separate invoice for the special assessment amount of **\$6,347.98**, which will be **issued prior to March 16, 2026**.

If any of the information above is incorrect or if your selected payment option does not reflect your intent, please contact the Marina Point office immediately so the necessary corrections can be made.

Thank you for your prompt attention to this matter.

Sincerely,

Marina Point Condominium Association



UNIT A – 1910 SQ. FT.

All specifications herein are subject to change without notice.

DISCLOSURE / ATTENTION: This floor plan is provided as a courtesy to give an approximate idea of the layout and space. The floor plan originates from 1987 and was obtained from third-party sources, including the developer, the Marina Point management office, and public records. MARINA BAY PROPERTIES LLC and its associates do not guarantee the accuracy of measurements or room sizes shown. Buyers are responsible for independently verifying all dimensions and details.

**Marina Point Condominium – March-April 2026
Notice to Prospective Buyers & Cooperating Agents**
Website: www.marinapointcondominium.com

Marina Point Condominium has approved a **\$20 million special assessment** for capital improvements, with construction anticipated to commence in April -May 2026.

All prospective buyers and cooperating brokers are strongly encouraged to obtain the most current and complete details regarding the assessment directly from Management.

Balcony Access:

Access to all balconies has been prohibited since November 2024 and will remain restricted until construction is complete. The Board of Trustees currently anticipates the project duration to be approximately **18+ months from the start of construction.**

Onsite Management Office Contact Information:

Phone: 617-773-1112

Email: officemarinapoint@gmail.com

Office Hours:

Monday – Friday

7:30 AM – 3:30 PM

As of February 2026 Board of Trustees

- Swapan Rahman, Chairman
- Concetta “Connie” Sambataro, Treasurer
- Joseph Caputo
- Barbara Broderick
- Mike Walsh

March 4, 2026

Executive Session Notes Trustee/Chairman Swapan Rahman

Supplemental Assessment Payment: All unit owners are responsible for their own financial arrangements to pay for the assessment. The payment date has been changed from March 16 to April 1 so owners will receive one invoice from Thayer that includes HOA fees, other fees and Supplemental Assessment amount based on options selected by the unit owner.

The options were:

- Option A: Pay the Full Amount in a single lump sum on **APRIL 1, 2026**
- Option B: Pay in Monthly Installments over 18 months (No interest/fees) **starting on APRIL 1, 2026 to SEPTEMBER 1, 2027**
- Option C: Pay in Three Scheduled Installments over 18 months (No interest/fees) **1st payment on APRIL 1, 2026; 2nd Payment on JANUARY 1, 2027, and 3rd payment on SEPTEMBER 1, 2027**
- **Reserve Study: The Board selected Criterium for the reserve study. The Reserve Study is crucial to fund long term capital projects on a planned basis and reduce unplanned expenses. The report will be available by the end of March 2026.**

Balcony: The design and pre-construction activities started in December and will continue until May/June of 2026. The design engineering firm is WJE, and the preconstruction contractor is The Haynes Group. The Design-Build approach will repair/replace the 205 balconies. The selection was based on guidance from the Engineering Advisory Team.

- **The cost for the pre-construction phase is \$520,329 and is payable in installments starting in December 2025 and ending in June 2026.**
- **Pre-construction phase includes the following activities:** Initial Investigation and Stabilization; Schematic Design Phase; Design Development Design Phase; Construction Document Phase; Constructibility and logistics analysis; Value engineering that preserves design intent; Scheduling and phasing strategy & development plans; Trade contractor engagement and bid packaging; Permitting and agency coordination

- **Pre-construction** activities require access to certain open balconies to review, analyze the extent of corrosion on the exposed metals and cantilevers attached to the building. This will provide design data for repair/replacement of the balconies.

WJE and The Haynes Group evaluated sample balconies to determine the extent of corrosion. Based on their evaluation, all balconies have various degrees of corrosion that must be addressed. However, temporary shoring is not required at this time. No Access to the balcony will remain in effect until repair/restoration is completed.

Capital Projects and Funding: A special assessment of \$20million is needed to address

- 205 balcony repairs
- 20 roof replacements
- Windows & doors replacement (quantity to be determined);
- Leak repairs - Units, Garages
- P2 garage shoring
- P1 garage granite sealing
- P1 & P2 garage floor sealing
- Interior/exterior refurbish,
- HVAC replacement and
- Other critical infrastructure upgrades.

Maintenance Updates:

- **P2 Garage Fire repair** - partial repair completed. Remaining repair requires Insurance Company to authorize. Expected to receive authorization in March 2026
- **Granite Caulking-(E) building-pricing for crack tiles near the (E) building garage** - Waiting for quote from Commercial Masonry. Work to be conducted in April/May 2026
- **Conservation Labs-Water sensor - Dashboard on water usage** - Conservation Labs developed dashboard on water usage. Further detailed analysis is needed to identify sources of significant water usage. - Alex completed the sensor drawing for the (W) building, working on the (E) building; Expected to complete in Mar 2026.
- **P2 Garage Permanent Shoring-** Architectural drawing completed The work will be sent for bidding in Q2, 2026.

- **Fountain light replacement** - Maintenance has closed down fountains for the season, Repair scheduled for next year. (Spring) - **On hold until Spring 2026**
- **West Fountain Leak** - Alex has caulked the leaking for the winter months, will be reevaluated in the Spring 2026
- **Signage for not trespassing** - Installed in all recommended areas except the rear sign - **On hold**-may need to pass this area with boom lift for repair of the twenty-six units.
- **City of Quincy Inspection: Stair & elevator pressurization** - APEX identified vent dampers that require repair. Also vent motors are required to be checked and will require shutting off fire alarms. Alex is looking into options if the vent motors can be checked without shutting down the fire alarm. Regardless, the goal is to complete the test by March 2026.
- **Doors & Windows Inventory Quantity on Hand** - New windows and doors will be ordered in Q1, 2026.
- **Leaks in P1(E) Garage** - many localized water spots were detected in East building P1 garage; Further investigation is required.
- **P1 Garage Sprinklers Replacement** - To be replaced in Q1/Q2, 2026
- **Heating System - Expansion Tank (East & West Building):** The tanks are 40 years old and are building up pressure. If the tank fails it will disrupt heating in the building. Maintenance is getting quotes to replace the extension tank. - two (2) proposals received, calling additional vendors for a third quote.
- **Boiler Room (East & West)** - floor coating is needed. Waiting for quotes
- **P1 Garage Floor** - coating requires, Waiting for quotes.
- **Fire pump shut off valve replacement (West)** - Waiting for quotes; To be repaired in April. 2026
- **MB Access Projects** -
 - Repainting of crosswalks and stop white lines -Vendor will be contacted in the April/May 2026 to schedule.
 - Evaluate road surfaces for possible crack ceiling or resurfacing- T&K will take a look in the Spring and submit a proposal for crack ceiling or possible resurfacing.

- D'Allessandro Corp.-The board received a proposal to install a new 12" gate valve on the MB Access. (Seaport Drive- To be done in March 2026)

Management Company is:

Thayer & Associates Achieves AMO®

(617) 354-6480

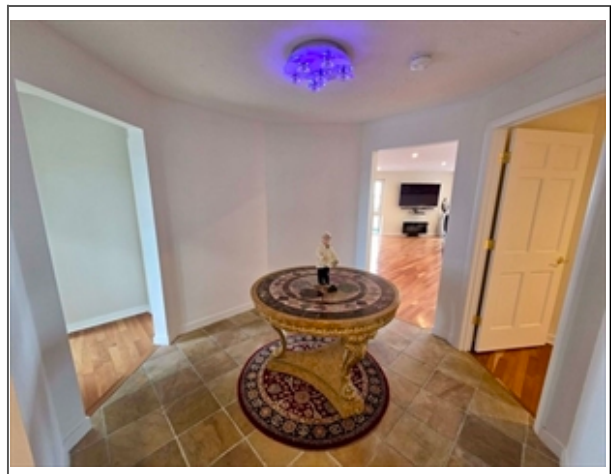
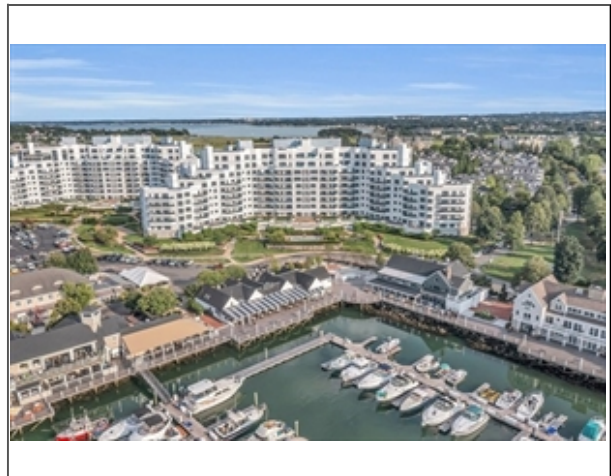
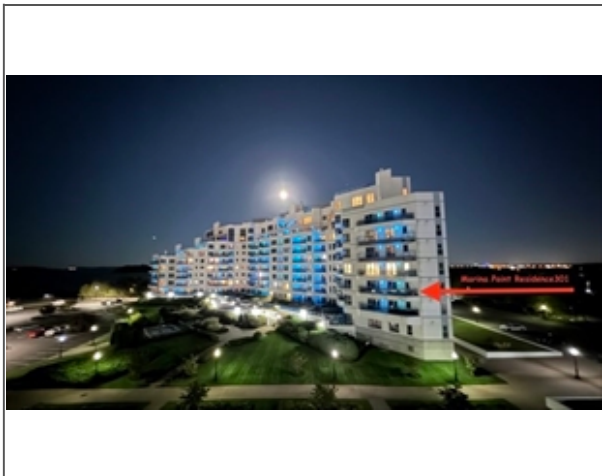
We are pleased to announce that the Board of Trustees has selected Thayer & Associates, Inc., AMO®, as the new managing agent for Marina Point Condominium and Marina Bay Access. To ensure a smooth transition, the Board has set the effective date for Thayer & Associates to assume management responsibilities on March 1, 2026.

Disclosures:

All information contained in this listing has been obtained from sources deemed reliable, including the Marina Point Condominium Trustees and publicly available records; however, no representation or warranty is made as to its accuracy by Marina Bay Properties, LLC. Seller has never occupied the unit. Buyers and their agents are responsible for independently verifying all information.

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Condominium - Condo
List Price: \$1,119,000



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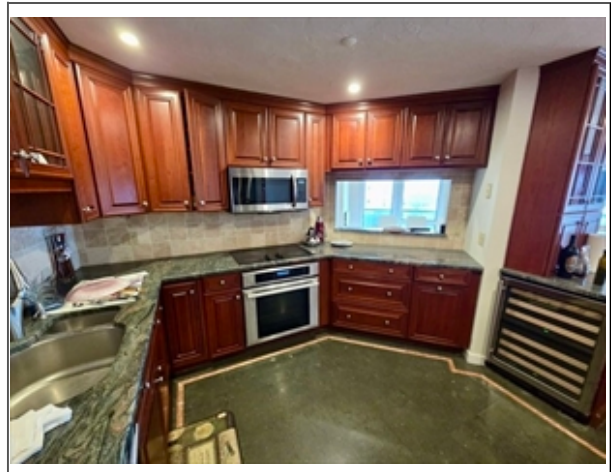
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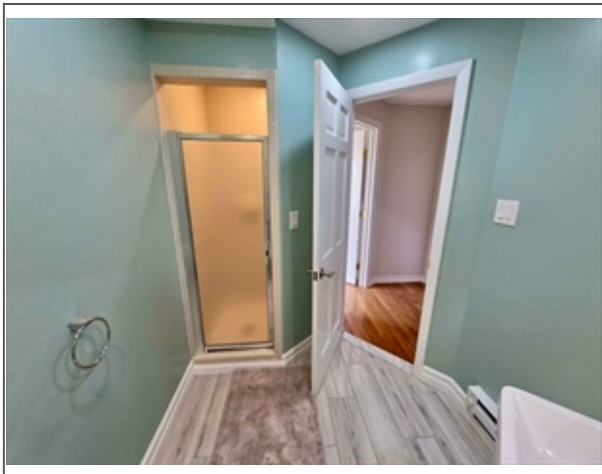
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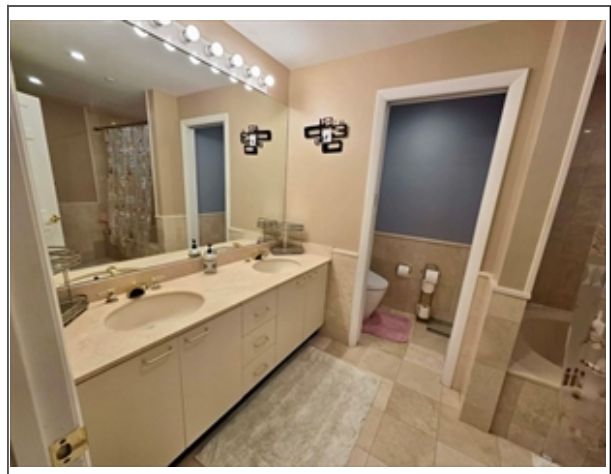
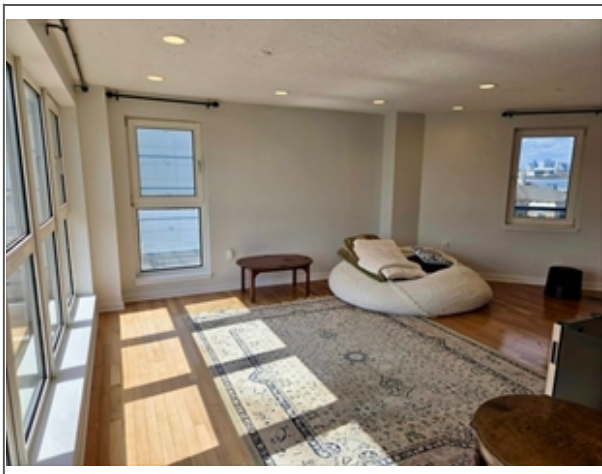
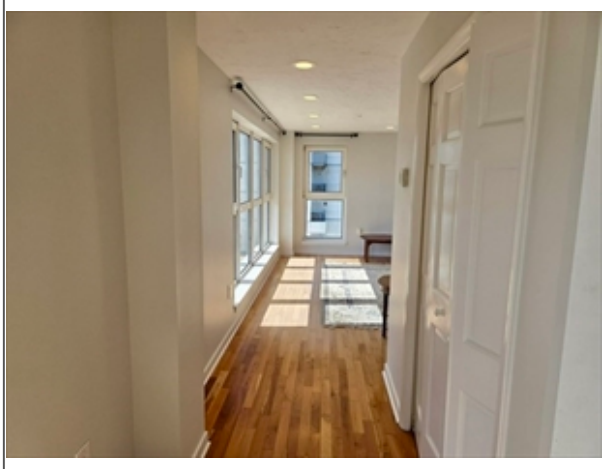
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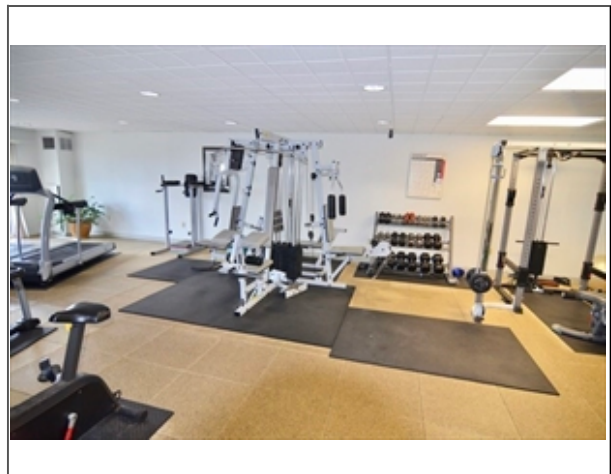
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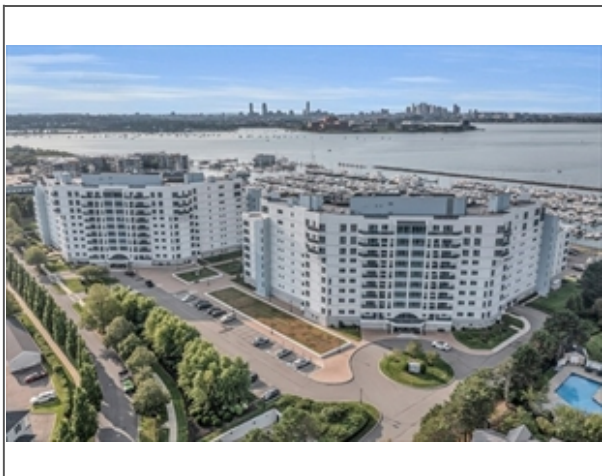
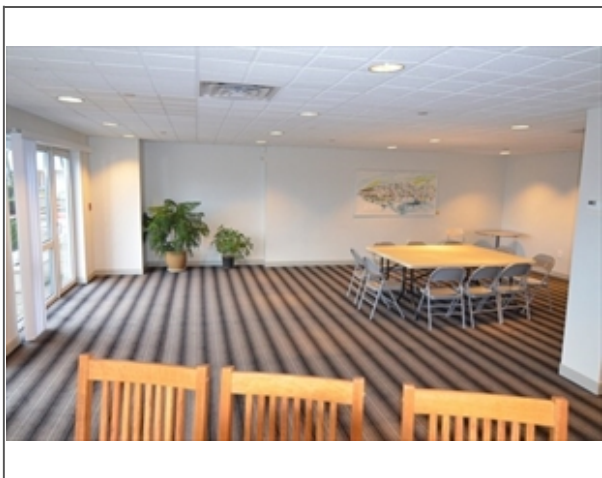
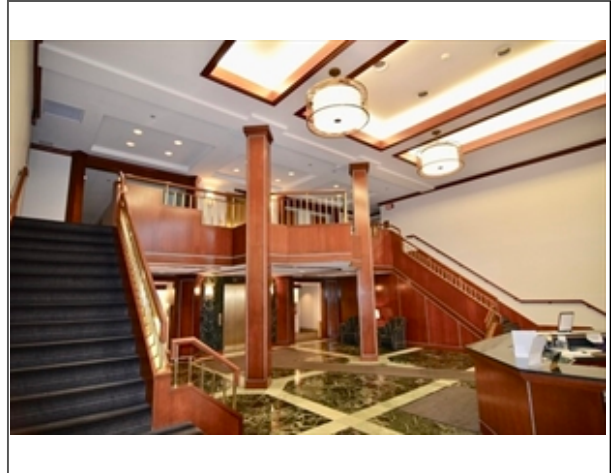
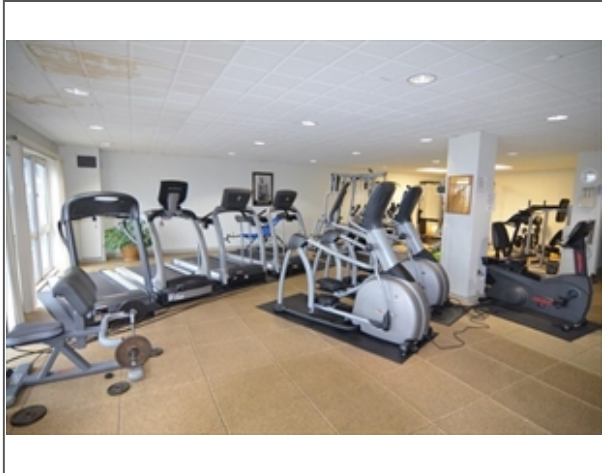
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Colleen Russo Broker/Realtor

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