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 # 73597928 - Coming Soon
Condo - High-Rise

1001 Marina Dr - Unit 407
Quincy, MA: Marina Bay, 02171-1535
Norfolk County

List Price: **$1,100,000**

Unit Placement: **End, Corner, Lower Level**
Unit Level: **2**
Grade School: **Squantum**
Middle School: **Middle**
High School: **North Quincy**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features: **No**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **2f 0h**
Main Bath: **Yes**
Fireplaces: **0**
Approx. Acres:

Directions: **From the North, take exit 12 of Rte. 3 follow signs to Marina Bay**

An exceptional opportunity to own a premier waterfront residence in Marina Bay! This expansive Marina Point 2-bedroom, 2-bath condominium offers 1,770 sq. ft. of refined living space, showcasing commanding views of Marina Bay and the Boston skyline. The fully renovated kitchen features quality finishes, custom cabinetry, granite surfaces, and stainless steel appliances, flowing seamlessly into the open-concept dining and living areas, ideal for both everyday living and upscale entertaining. The spacious primary bedroom suite features a large custom organized walk-in closet, and private ensuite bath with Crema Marfil marble double vanity and an oversized walk-in shower. The ensuite bathroom has also been professionally polished and regrouted. Recent interior improvements include fresh paint throughout, from ceilings to walls, new baseboards throughout, and brand-new Italian porcelain flooring throughout being installed now, with the exception of the primary ensuite floor polished in October. An exciting new chapter for Marina Point is underway, with the highly anticipated capital improvement balcony replacement project officially beginning the week of October 19, 2026. TWO deeded garage parking spaces (#458 & #452, P-1) and private storage (S12-300) are included. Just outside your door, enjoy the vibrant Marina Bay boardwalk, featuring acclaimed restaurants, retail, medical and dental services, Marina Bay Market, Aria Salon, yoga, marina access for boaters, and seasonal MBTA water ferry service to Boston. Building amenities include 24-hour concierge service, fitness center (fee), hospitality suite (fee), and weekday shuttle bus service to the North Quincy Red Line T station. Whether seeking an exceptional primary residence, luxurious waterfront retreat, or investment opportunity, this distinctive property offers an outstanding combination of location, lifestyle, and value, approximately 8 miles from downtown Boston. As the new flooring continues to be installed, I will update and add photos.

Property Information

Approx. Living Area Total: **1,770 SqFt ($621.47/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: **1**

Living Area Disclosures: **Marina Point charges. $200.00 move-in and out fee. Moves 8-5pm M-F, No moves on Sunday/Holidays**

Heat Zones: **4 Heat Pump, Electric, Individual, Unit Control, Wall Unit**
Cool Zones: **4 Central Air, Heat Pump, 2 Units, Individual, Unit Control**

Total Parking Spaces: **2 Off-Street, Common, Guest, Available for Purchase, Improved Driveway, Paved Driveway**
Garage Spaces: **2 Under, Garage Door Opener, Storage, Deeded**

Disclosures: **Balcony replacement project is in process and 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 exclusive property of Marina Bay Properties, LLC**

Complex & Association Information

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

Association: **Yes** Fee: **$1,229 Monthly**

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

Optional Fee: **$148** Incldes: **Exercise Room**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features

Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Golf Course, Medical Facility, Conservation Area, Highway Access, Marina, Public School, T-Station, University, Other (See Remarks)**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer / Dryer Combo**
Association Pool: **No**
Assoc. Security: **Intercom, 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)**
Docs in Hand: **Master Deed, Unit Deed, Rules & Regs, Management Association Bylaws, Floor Plans, Association Financial Statements, Certificate of Insurance**
Electric Features: **Circuit Breakers**
Exterior: **Aluminum**
Exterior Features: **Covered Patio/Deck, City View(s), Professional Landscaping**
Flooring: **Tile, Marble**
Hot Water: **Natural Gas**
Interior Features: **Elevator**
Management: **Owner Association, Other (See Remarks)**
Pets Allowed: **No**
Restrictions: **Smoking - In Common Areas, 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: **Yes Ocean, Walk to, Deep Water Access, Marina, Navigable, Public**
Water View: **Yes Bay, Dock/Mooring, Harbor, Marina, Ocean, Public, Walk to, Other (See Remarks)**

Other Property Info

Adult Community: **No**
Elevator: **Yes**
Disclosure Declaration: **Yes**
Exclusions:
Facing Direction: **North**
Green Certified: **No**
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: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:6076C B:0063 L:0407**
Assessed: **$975,500**
Tax: **$11,491** Tax Year: **2026**
Book: **C-193** Page: **984**
Cert: **000001421039**
Zoning Code: **BUSC**
Map: Block: Lot:

Firm Remarks

FIRM REMARKS: Seller will pay the current Special Assessment at closing. Per Marina Point Condominium Documents, propane gas grills are prohibited. Pets are prohibited unless they are approved service animals in accordance with applicable law. The Association's capital improvement project began the week of 10/19/2026 with an estimated construction period of approximately 18+ months, barring unforeseen construction or weather delays. Access to all balconies is prohibited until further notice from Marina Point Management. Marina Point Condominium is presently a non-warrantable condominium and is on the Fannie Mae Ineligible Project List while the Association completes its capital improvement project. Conventional Fannie Mae financing is unavailable at this time. Prior to scheduling a showing, buyers must provide proof of funds for a cash purchase or a pre-approval from a lender experienced in financing non-warrantable condominiums.

Market Information

Active List Date: **11/23/2026**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date: **10/31/2027**
Original Price:
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **0** day(s)
Office Market Time: Office has listed this property for **0** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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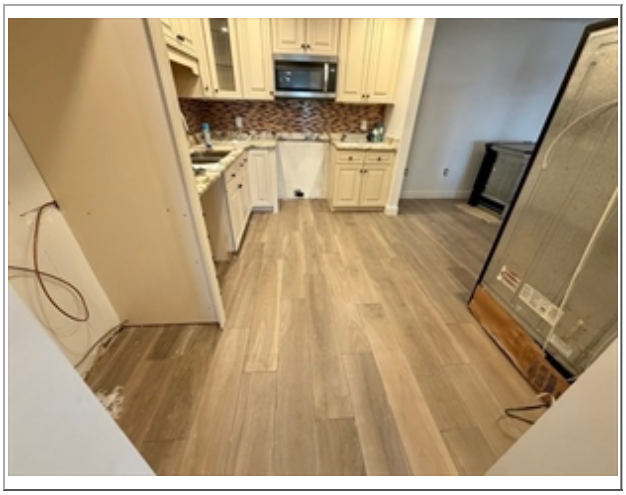




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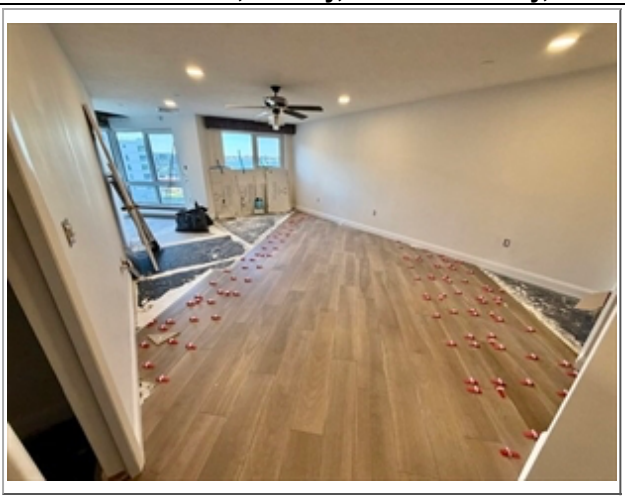
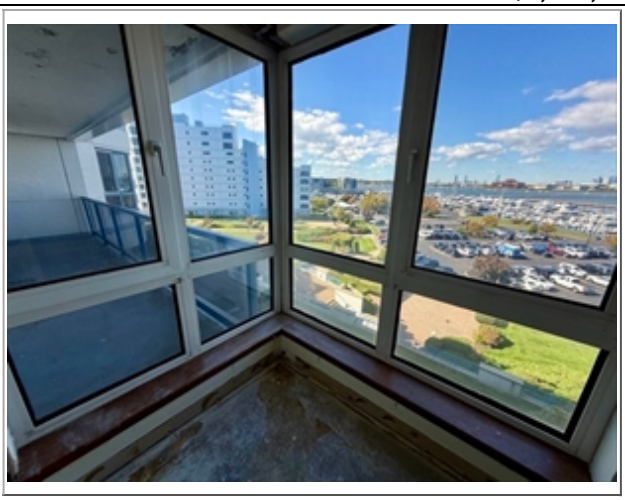







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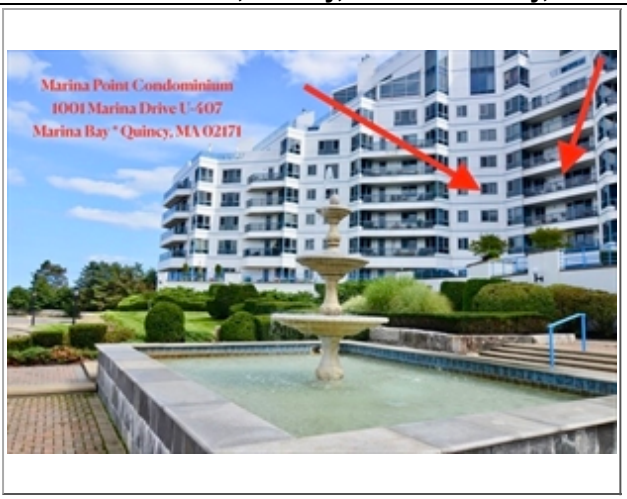






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