**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 # 73516449 - Active**
**Condo - Mid-Rise**

**100 Marina Dr - Unit 418**
**Quincy, MA: Marina Bay, 02171**
**Norfolk County**

List Price: **$499,999**

Unit Placement: **Upper, Front**
Unit Level: **4**
Grade School: **Squantum**
Middle School: **Middle**
High School: **North Quincy**
Outdoor Space Available: **Yes - Common**
Handicap Access/Features: **No**

Total Rooms: **4**
Bedrooms: **1**
Bathrooms: **1f 0h**
Main Bath: **Yes**
Fireplaces: **0**
Approx. Acres:

Directions: **Quincy Shore Drive, left on East Squantum St., left on Victory Rd. to Marina Bay**

**NEW PRICE! Seaport Condominium at Marina Bay—where waterfront living, convenience and lifestyle come together! This light-filled 1-bedroom residence offers an opportunity to own in one of Marina Bay's desirable waterfront communities, with TWO deeded garage parking spaces (37 & 39)—a rare and valuable advantage.The spacious living/dining areas feature beautiful hardwood flooring and abundant natural light, with double glass-pane doors opening to the private balcony—an inviting extension of the living space. The kitchen features ample original cabinetry, Formica countertops, stainless-steel appliances and a breakfast bar. The generously sized bedroom has neutral light-beige wall-to-wall carpeting and offers flexibility for a home office, sitting area or additional storage. The original bathroom and kitchen finishes provide an opportunity to personalize and update the home to your own taste. A neutral interior and abundant natural light create a great canvas for future enhancements.Seaport Condominium offers a full-service lifestyle with staggered lobby security hours, onsite management and elevator service. Fitness center hours are 5:30 AM–10 PM. Step outside and enjoy the vibrant Marina Bay lifestyle—a short stroll the famous Nantucket-style waterfront boardwalk, dine at casual and fine restaurants, enjoy dockside lounges and nightlife, walk the scenic paths at Squantum Point Park, bike, boat or simply take in the harbor views. Safe Harbor Marina at Marina Bay provides boating and dockside activities with access to some of New England's most beloved waterways. Perhaps you would like to join the Freedom Boat Club!Marina Bay also offers convenient everyday amenities including Marina Bay Market, Aria Salon & Spa, 3-D medical and dental services, plus a complimentary weekday shuttle to the North Quincy MBTA Red Line station. During the season, the MBTA Marina Bay water shuttle from Squantum Point Park provides service to Boston with stops including the Seaport, Long Wharf/Aquarium and Logan Airport.Just minutes from downtown Boston, this is more than a condominium—it is a waterfront lifestyle with the Boston skyline as your backdrop from Marina Bay boardwalk. Come experience Marina Bay for yourself! See Firm Remarks.**

## Property Information

Approx. Living Area Total: **873 SqFt ($572.74/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **873 SqFt** Approx. Below Grade: Levels in Unit: **1**
Living Area Disclosures: **As per Mgmt. age of the roof = approximately 8 years old. the roof was replaced in 2018**

Heat Zones: **1 Heat Pump, Electric, Individual, Unit Control, Wall Unit**
Cool Zones: **1 Central Air, Heat Pump, Individual, Unit Control**
Total Parking Spaces: **2 Guest, Paved Driveway**
Garage Spaces: **2 Attached, Under, Garage Door Opener, Deeded, Assigned**
Disclosures: **The security personnel are stationed at the desk Monday through Thursday from 4PM-10PM, Fridays from 4PM-12AM, Saturdays and Sundays from 12PM-12AM.**

## Complex & Association Information

Complex Name: **Seaport Condominium** Units in Complex: **125** Complete: **Yes** Units Owner Occupied: Source:
Association: **Yes** Fee: **$614 Monthly**
Assoc. Fee Incldes: **Hot Water, Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Exercise Room, Refuse Removal, Reserve Funds, Management Fee**
Special Assessments: **No**

## Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|---|---|---|---|
| Living Room: | | | **Flooring - Hardwood, Balcony / Deck** |

| | |
|---|---|
| Kitchen: | **Flooring - Stone/Ceramic Tile** |
| Main Bedroom: | **Flooring - Wall to Wall Carpet** |

## Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Public School, T-Station, Other (See Remarks)**
Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Association Pool: **No**
Assoc. Security: **Other (See Remarks)**
Basement: **No**
Beach: **Yes Ocean, Walk to, Other (See Remarks)**
Beach Ownership: **Public**
Beach - Miles to: **3/10 to 1/2 Mile**
Construction: **Brick**
Docs in Hand: **Master Deed, Rules & Regs, Management Association Bylaws**
Electric Features: **Circuit Breakers**
Exterior: **Brick**
Exterior Features: **Balcony**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Hot Water: **Natural Gas**
Interior Features: **Cable Available, Elevator**
Management: **Professional - On Site**
Pets Allowed: **No**
Restrictions: **Smoking - In Common Areas**
Roof Material: **Asphalt/Fiberglass Shingles, Rubber**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Sewage District: **MWRA**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **Yes Marina, River, Other (See Remarks)**

## Other Property Info

Adult Community: **No**
Elevator: **Yes**
Disclosure Declaration: **No**
Exclusions:
Facing Direction: **Southwest**
Green Certified: **No**
Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: 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:59 L:418**
Assessed: **$439,200**
Tax: **$5,173.78** Tax Year: **2026**
Book: **C262** Page: **366**
Cert: **000001392736**
Zoning Code: **PUD**
Map: Block: Lot:

## Firm Remarks

**Staggered lobby Security hours. Condo fee includes a portion of the heat except for the electric to run the heat pump.Seaport has a central heating & cooling system that feeds the building & is included in the condo fee. Mercantile MGMT onsite Monday, Tuesday, Thursday, and Friday from 8:30AM-5PM and Wednesdays from 10AM-6:30PM.**

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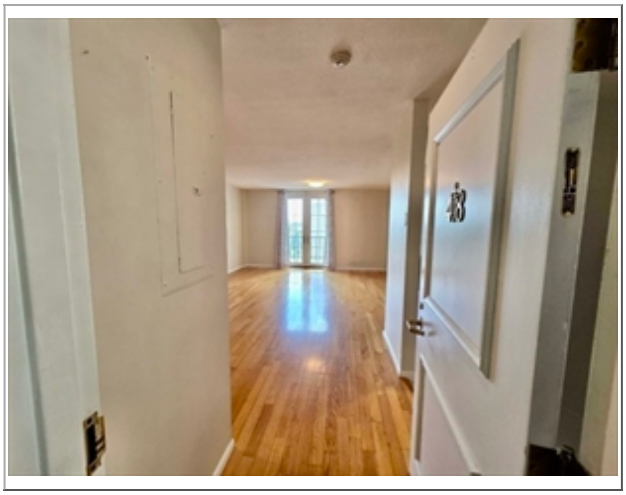

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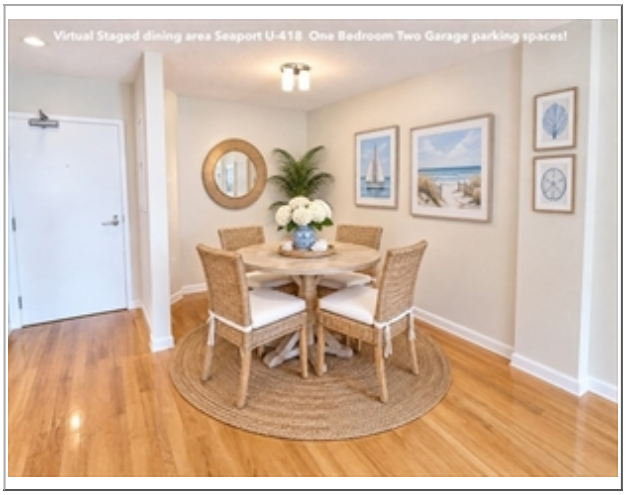






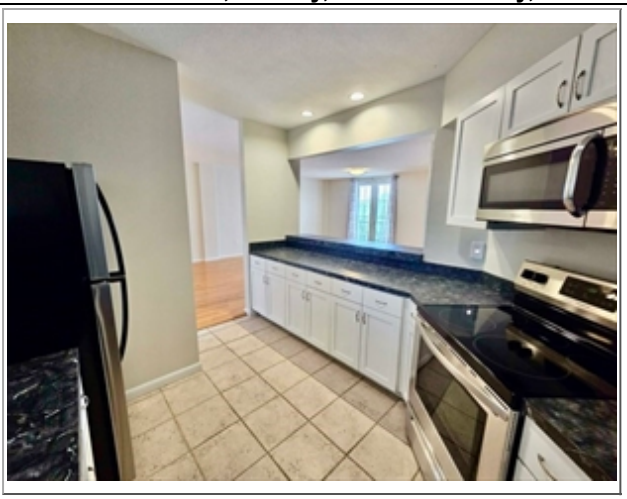







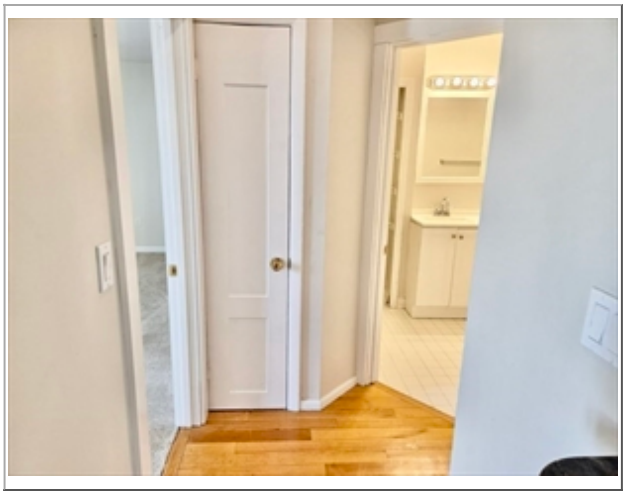

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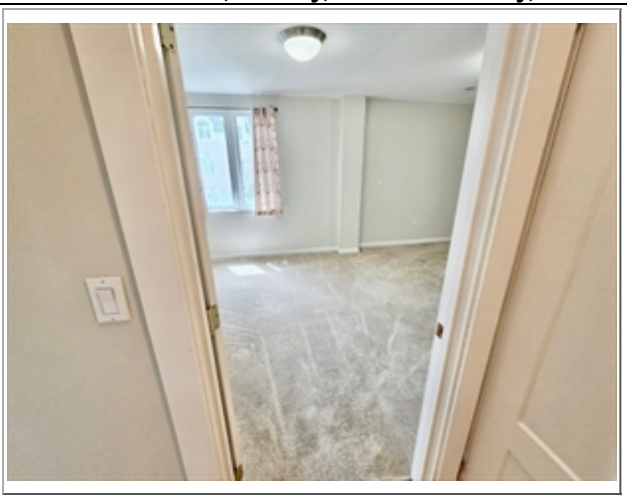





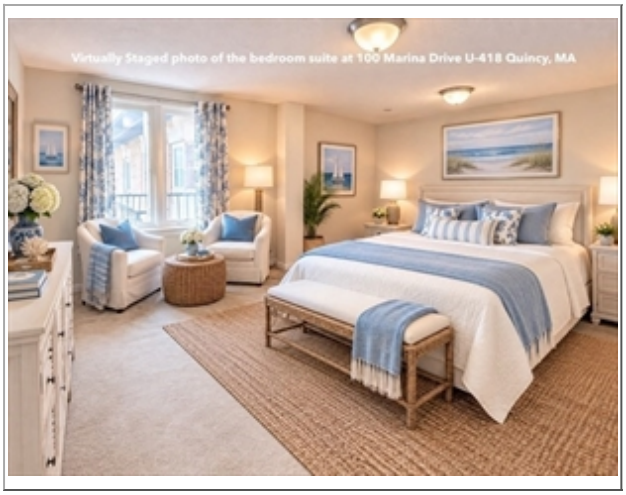


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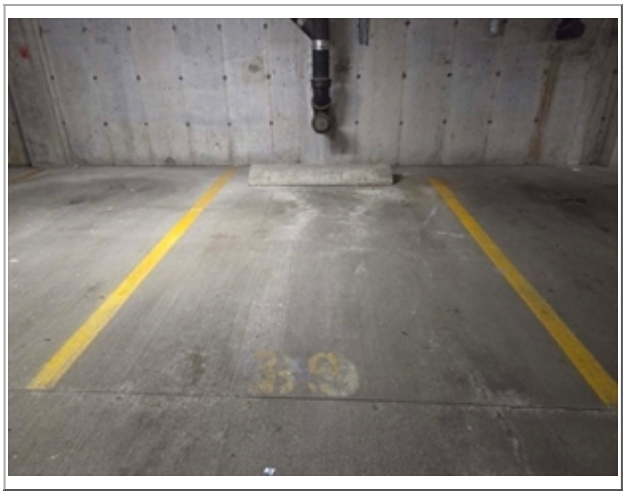



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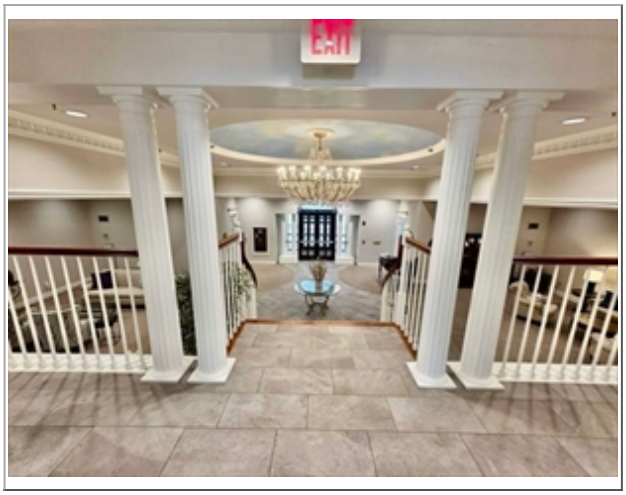
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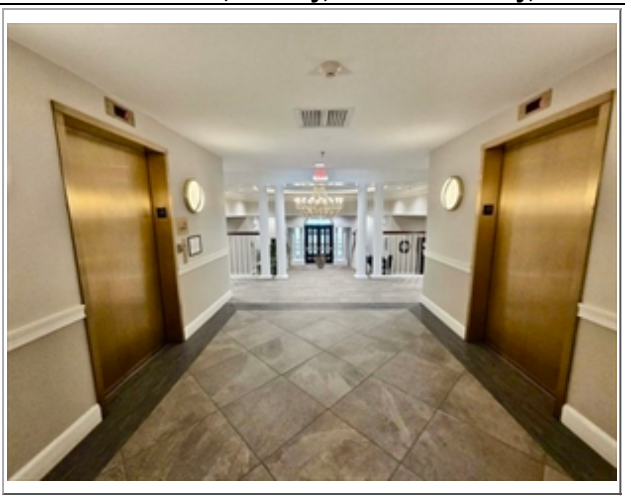
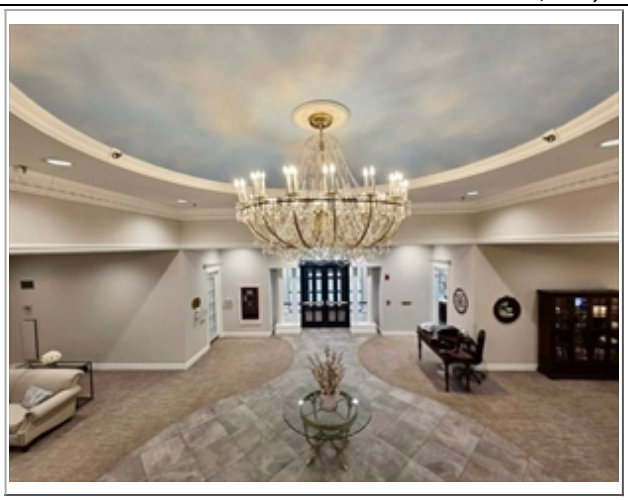


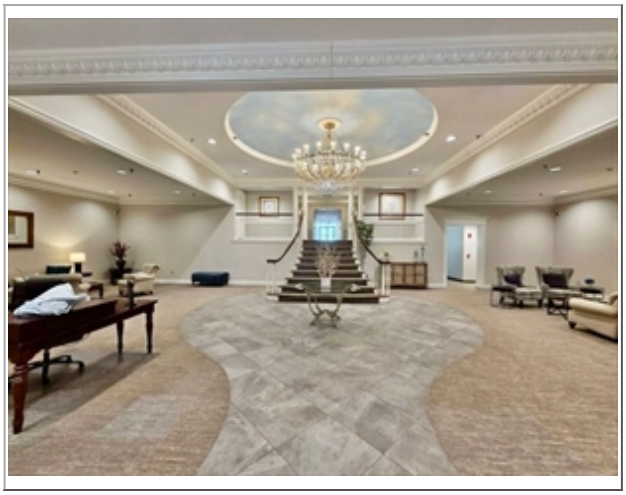





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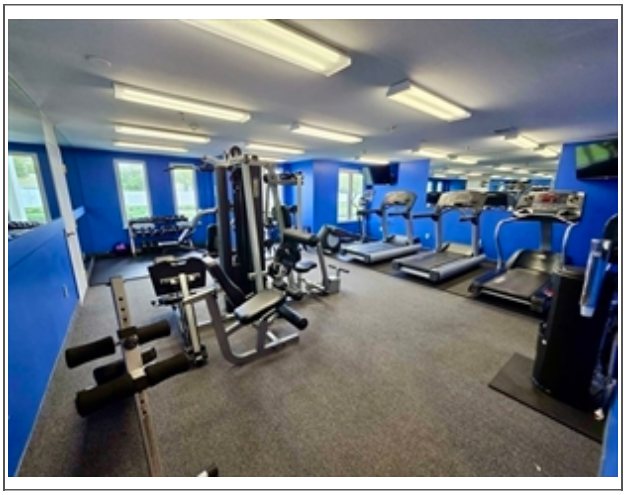
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