

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



MLS # 72907172 - Price Changed
Condo - Mid-Rise

100 Marina Drive - Unit 615
Quincy, MA: Marina Bay, 02171
Norfolk County

List Price: **↓ \$459,000**

Unit Placement:
 Unit Level: **6**
 Grade School:
 Middle School:
 High School:
 Outdoor Space Available:
 Handicap Access/Features:
 Directions: **E Squantum to Victory Road to Marina Drive**

Total Rooms: **5**
 Bedrooms: **1**
 Bathrooms: **1f 0h**
 Master Bath:
 Fireplaces: **0**

Remarks

MARINA BAY! Beautiful PENTHOUSE-TOP FLOOR.... - UNBELIEVABLE VIEWS FROM EVERY WINDOW, 1 OVERSIZED bedroom corner unit featuring panoramic VIEWS of the Ocean, Boston Harbor and Skyline/entire Marina. A DIFFERENT VIEW FROM EVERY WINDOW, BEING A CORNER, MORE WINDOWS THAN MOST. SUNSHINE PLUS Well maintained with a newer kitchen and appliances plus hardwood flooring throughout.....NOW VACANT.....EASY SHOW..... Located in the Seaport Condominium building, which includes gym access (included in condo fee), concierge services, complimentary shuttle to the North Quincy T. GARAGE parking UNDER, TWO cars - deeded. Whalen, heat/pump system, percentage of heat, all hot water (gas) included in condo fee. So many great restaurants located in this full-service Marina. Walk to the Boardwalk with restaurants and shops. 680 Boat slip Marina. Washer + Dryer/ refrigerator in unit. Newer roof, TOP FLOOR

Property Information

Approx. Living Area: **861 Sq. Ft. (\$533.10/Sq. Approx. Acres: Ft.)**

Garage Spaces: **2 Under, Garage Door Opener**

Living Area Includes:

Heat Zones: **1 Forced Air, Heat Pump, Individual, Unit Control**

Parking Spaces: **0 Deeded**

Living Area Source: **Public Record**

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

Levels in Unit: **1**

Living Area Disclosures:

Disclosures: **NOW VACANT**

Complex & Association Information

Complex Name: **Seaport condominiums**

Units in Complex: **125 Complete: Yes**

Units Owner Occupied: Source:

Association: **Yes Fee: \$695 Monthly**

Assoc. Fee Inclds: **Hot Water, Gas, Water, Sewer, Master Insurance, Security, Laundry Facilities, Elevator, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Exercise Room, Refuse Removal, Flood Insurance**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
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Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station, University**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**

Association Pool: **No**

Assoc. Security: **Concierge**

Basement: **No**

Beach: **Yes Ocean**

Beach Ownership: **Public**

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

Construction: **Brick**

Electric Features: **Circuit Breakers, 150 Amps**

Energy Features: **Insulated Windows**

Exterior: **Shingles**

Exterior Features: **City View(s)**

Flooring: **Wood**

Hot Water: **Natural Gas**

Pets Allowed: **No**

Sewer Utilities: **City/Town Sewer**

Water Utilities: **City/Town Water**

Sewage District: **MWRA**

Other Property Info

Elevator: **Yes**

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **Northeast**

Laundry Features: **In Unit**

Lead Paint: **None**

UFFI: **No** Warranty Features:

Year Built/Converted: **1988**

Year Built Source: **Public Record**

Year Built Desc: **Actual**

Year Round: **Yes**

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

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$326,100**

Tax: **\$3,958** Tax Year: **2021**

Book: **C262** Page: **6**

Cert:

Zoning Code: **PUD**

Map: **6076C** Block: **59** Lot: **615**

Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**

Waterfront: **No**

Water View: **Yes Bay, Harbor, Marina, Ocean**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2%**

Facilitator: **2%**

Compensation Based On: **Net Sale Price**

Market Information

Listing Date: **10/12/2021**

Days on Market: Property has been on the market for a total of **83** day(s)

Expiration Date:

Original Price: **\$479,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **83** day(s)

Office Market Time: Office has listed this property for **83** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Market History for 100 Marina Drive U:615, Quincy, MA: Marina Bay, 02171

MLS #	Date		DOM	DTO	Price
72907172	10/12/2021	Listed for \$479,000			\$479,000
	11/17/2021	Price Changed to: \$469,000			\$469,000
EXT	12/11/2021	Status Changed to: Extended			
	1/1/2022	Price Changed to: \$459,000	83		\$459,000
Market History for Office Id: AN6540			83		
Market History for this property			83		

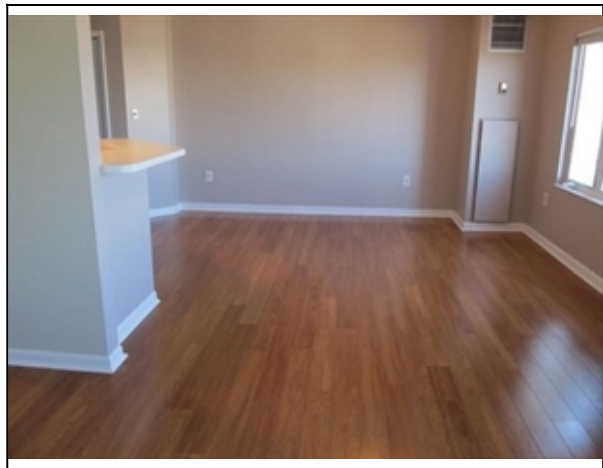
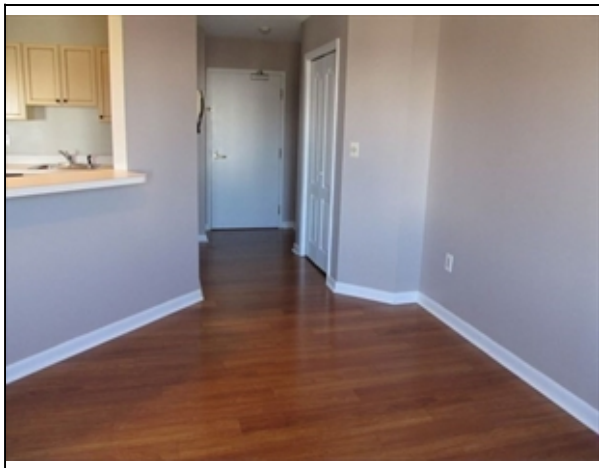
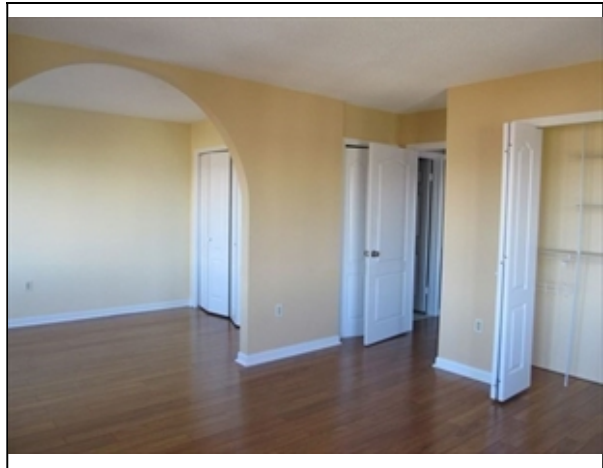
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100 Marina Drive U:615, Quincy, MA: Marina Bay, 02171

Date		Amount	%	DOM to PCG	DOM of PCG
10/12/2021	Listed for \$479,000				
11/17/2021	Price Changed to: \$469,000	\$-10,000	2.09%	36	36
01/01/2022	Price Changed to: \$459,000	\$-10,000	2.13%	45	81
					Listing DOM: 83
					Property DOM: 83

**** Calculates and removes Offmarket activity in DOM Timeframe**

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Condominium - Condo
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